



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: May 3, 2023 REPORT NO. HO-23-020

HEARING DATE: May 10, 2023

SUBJECT: PAN RESIDENCE, Process Three Decision

PROJECT NUMBER: 698872

OWNER/APPLICANT: Janet Pan and Daniel Dai, Owner / Angel Rodriguez, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing two-story, 940-square-foot, single-family residence and construction of a new three-story, 1,465-square-foot single-family residence with exterior decks and attached garage at 3812 Bayside Lane within the Mission Beach Community Plan Area?

Staff Recommendation: Approve Coastal Development Permit No. 2588320

Community Planning Group Recommendation: On October 18, 2022, the Mission Beach Community Planning Group voted 7-0-0 to recommend approval of the proposed project without conditions or recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 12, 2023, and the opportunity to appeal that determination ended January 27, 2023.

### BACKGROUND

The 0.03-acre site is located at 3812 Bayside Lane and is currently developed with a two-story 940-square-foot single-family residence in an established residential area within the Mission Beach Precise Plan and Local Coastal Program (Community Plan). The project site is in the Mission Beach Planned District-Residential-Northern (MBPD-R-N) Base Zone, Coastal (Appealable) Overlay zone, Coastal Height Limit Overlay Zone, Parking Impact (Beach) Overlay Zone, Transit Area Overlay and Transit Priority Area (Attachments 1-3). The existing structure is more than 45 years old, requiring City staff to evaluate the proposal for historic significance. The historical determination found that

the structure does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

Pursuant to San Diego Municipal Code (SDMC) Section 126.0702, a Process 3, Coastal Development Permit is required for development of a premises within the Coastal Overlay Zone. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.

#### DISCUSSION

The project will demolish an existing two-story, 940-square-foot, single-family residence and construct a new three-story, 1,465-square-foot single-family residence with exterior decks and attached garage (Attachment 9). The project was designed to be in general conformance with the development patterns and bulk and scale of the existing neighborhood per the MBPD-R-N Zone pursuant to SDMC Section 1513.0301 et seq., including floor area ratio, density, and setbacks. Also, the proposed building height does not exceed the maximum Coastal Height Limit of 30-feet pursuant to SDMC Section 132.0505. Staff has determined that the placement of the proposed development fits into the established theme of the neighborhood that includes single-family and small multi-family structures.

The Community Plan designates the project site for a maximum density of 36 Dwelling Units per Acre, and the project complies. The Community Plan also contains the following goals related to the project:

- The continuation of the existing medium-density character of Mission Beach, exemplified by the overall low profile and random mix of housing types and styles. Mission Beach Precise Plan (MBPP), p17.
- The permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. MBPP, p17.

The project complies with these Community Plan goals of reducing bulk and scale by incorporating step-backs and other articulations throughout the building's envelope. The proposed residence will not encroach upon, negatively alter, or reduce any existing physical access corridor or public view corridor. The proposed development is contained within the legal lot area and conforms to property line setbacks and angled building envelope requirements for this area. The project is in conformity with the certified Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 2588320, PTS-698872, with modifications.
2. Deny Coastal Development Permit No. 2588320, PTS-698872, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

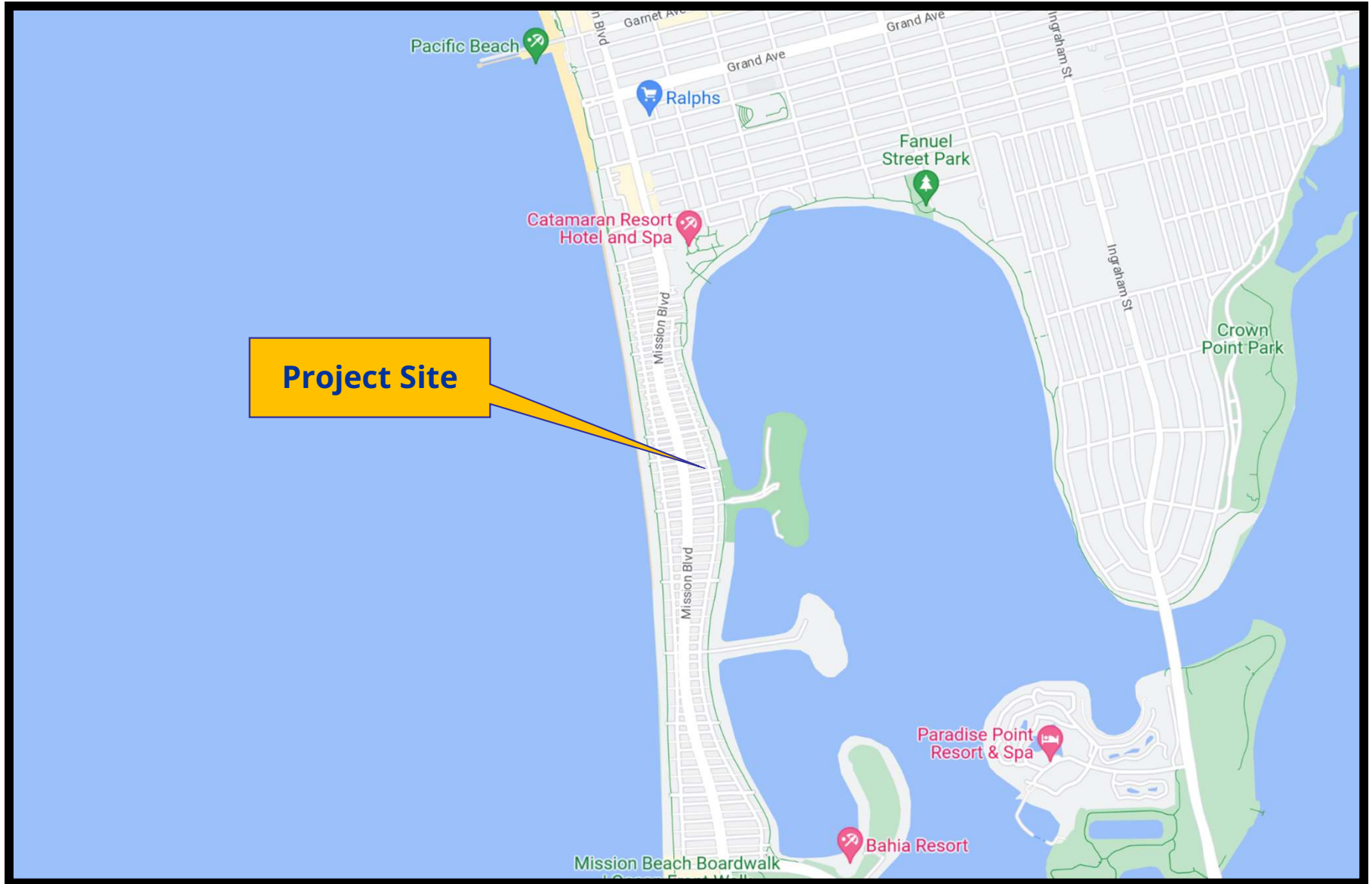
A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

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Mark Lopez  
Development Project Manager  
Development Services Department

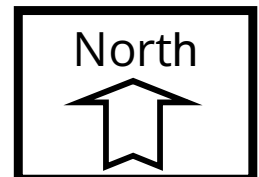
Attachments:

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

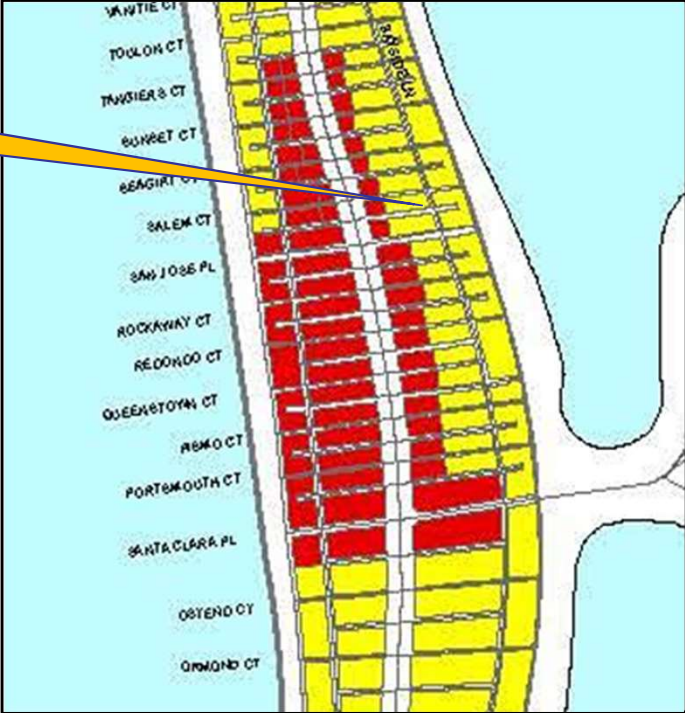


## Project Location Map



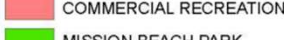
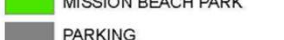


Pan Residence; Project No. 698872  
3812 Bayside Lane, San Diego, CA 92109

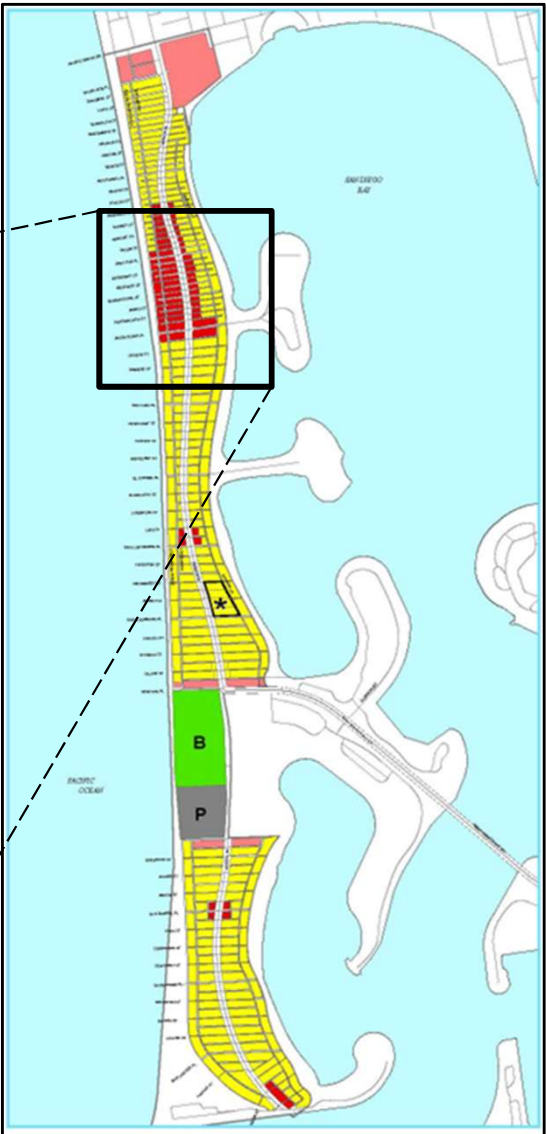


**Project Site**



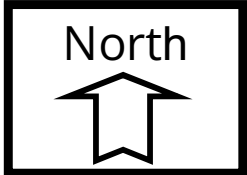
**Legend**

-  RESIDENTIAL (36 DU/AC)
-  NEIGHBORHOOD COMMERCIAL
-  COMMERCIAL RECREATION
-  MISSION BEACH PARK
-  PARKING
- P** PARKING
- B** BELMONT AMUSEMENT PARK
-  Park location shall be sited along the southern side of Jersey Court, a park of 0.32 acre or larger shall be located on site.



# Community Plan Land Use Map

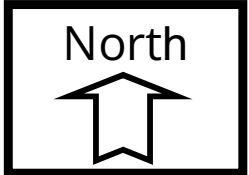
Pan Residence; Project No. 698872  
3812 Bayside Lane, San Diego, CA 92109





# Aerial Photograph

Pan Residence; Project No. 698872  
3812 Bayside Lane, San Diego, CA 92109



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

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

INTERNAL ORDER NUMBER: 24009087

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT  
**PAN RESIDENCE, PROJECT NO. 698872**  
HEARING OFFICER

This Coastal Development Permit No. 2588320 is granted by the Hearing Officer of the City of San Diego to Janet Pan and Daniel Dai, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.03-acre site is located at 3812 Bayside Lane and is in the Mission Bay Planned District-Residential-Northern (MBPD-R-N) Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Beach) Overlay Zone, Transit Area Overlay Zone and Transit Priority Area within the Mission Beach Community Plan Area. The project site is legally described as: Lot A in Block 200 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651 filed in the Office of the County Recorder of San Diego County December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Janet Pan and Daniel Dai, Owner/Permittee to demolish an existing two-story single-family residence and construct a new three-story single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **May 10, 2023**, on file in the Development Services Department.

The project shall include:

- b. Demolition of an existing two-story, 940-square-foot single-family residence and construction of a new three-story, 1,465-square-foot single-family residence with exterior decks and attached garage; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **May 24, 2026**.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. The Owner/Permittee shall secure all necessary construction 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.
9. 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.



10. 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.

11. 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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

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 occupancy, the Owner/Permittee shall process a "Non-Conversion Agreement" for the garage area, subject to inundation.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
16. Prior to the issuance of any construction permits, the Owner 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 flood waters.
17. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall denote on the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus 2 feet.
19. Prior to occupancy, an Elevation Certificate must be submitted demonstrating that sufficient freeboard and venting (if applicable) has been provided with the design. The Elevation Certificate may be downloaded from <https://www.fema.gov/media-library/assets/documents/160>
20. Per the Code of Federal Regulations (CFR) Section 60.3(c)(5), any enclosed areas below the lowest floor of a proposed structure must have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade.

**LANDSCAPE REQUIREMENTS:**

21. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
22. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
23. Prior to issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape and irrigation construction documents that are consistent with Landscape Standards. The construction documents shall be in

substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)6.

24. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as "landscaping area".

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

**PLANNING/DESIGN REQUIREMENTS:**

27. Owner/Permittee shall always maintain the number of off-street parking spaces on the property in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

28. 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.

29. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 10, 2023, and Resolution Number

\_\_\_\_\_.

DRAFT

**ATTACHMENT 4**

Coastal Development Permit No. 2588230  
Date of Approval: May 10, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Mark Lopez  
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.

By \_\_\_\_\_  
**Janet Pan**  
Owner/Permittee

By \_\_\_\_\_  
**Daniel Dai**  
Owner/Permittee

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

HEARING OFFICER RESOLUTION NO. HO- \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2588320  
**PAN RESIDENCE - PROJECT NO. 698872**

WHEREAS, JANET PAN and DANIEL DAI, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing two-story, 940-square-foot, single-family residence and construct a new three-story, 1,469 square-foot, single-family residence with an attached garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2588320), on portions of a 0.03-acre site;

WHEREAS, the project site is located at 3812 Bayside Lane and is in the Mission Bay Planned District -Residential-Northern (MBPD-R-N) Base Zone, Coastal (Appealable) Overlay zone, Coastal Height Limit Overlay Zone, Parking Impact (Beach) Overlay Zone, Transit Area Overlay and Transit Priority Area within the Mission Beach Community Plan Area (Community Plan);

WHEREAS, the project site is legally described as Lot A in Block 200 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651 filed in the Office of the County Recorder of San Diego County December 14, 1914;

WHEREAS, on January 12, 2023, 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 15302; and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on May 10, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2588320 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2588320:

**A. COASTAL DEVELOPMENT PERMIT - SDMC Section 126.0708**

**1. Findings for all Coastal Development Permits:**

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

The project proposes to demolish an existing two-story, 940-square-foot, single-family residence and construct a new three-story, 1,469 square-foot, single-family residence with an attached garage.

The 0.03-acre site is located at 3812 Bayside Lane. The property is in the Mission Beach Planned District -Residential-Northern (MBPD-R-N) Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Beach) Overlay Zone, Transit Area Overlay and Transit Priority Area, and the Land Use designation is Residential (36 dwelling units per acre) as identified in the Community Plan.

The project site is located approximately 200 feet west of Mission Bay and 500 feet east of the Pacific Ocean and is not within the First Public Roadway. The site does not include physical accessway or public view corridors as designated in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public access way identified in the Community Plan.

The project site is adjacent to existing public streets and sidewalks on the north, east, and south and no encroachment into those accessways are proposed. The project complies with the community goals of public view preservation as the project is designed to be in general conformance with the bulk and scale and development patterns of the existing neighborhood and the requirements of the MBPD-R-N Zone, including floor area ratio, density, setbacks and height not exceeding the Coastal Height Limit of 30-feet pursuant to SDMC Section 132.0505.

Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program land use plan; and the proposed project will protect public views to

and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project site does not contain environmentally sensitive lands (ESL) as defined in the SDMC Section 113.0103. The property is not within or adjacent to the Multiple Species Conservation Program, or Multiple Habitat Planning Area. Drainage patterns for the project comply with the City's drainage regulations and standards. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**c. 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.**

Staff has determined that the placement of the proposed development fits into the established character of the neighborhood that includes both single-family and small multi-family structures. The project has been designed to be in general conformance with the development patterns, and bulk and scale of the existing neighborhood per the MBPD-R-N Base Zone, including the floor area ratio, density, setbacks and height.

The 0.03-acre (1,335 square-foot) site is designated as Residential (36 dwelling units per acre) which could support one dwelling unit. Additionally, SDMC Section 1513.0304 allows a maximum permitted density of 1,200 square-foot per dwelling unit in Residential Subdistricts. The proposed project is consistent with the Community Plan land use designation. The Community Plan also contains the following goals related to the project:

- The continuation of the existing medium-density character of Mission Beach, exemplified by the overall low profile and random mix of housing types and styles. Mission Beach Precise Plan (MBPP), p. 17.
- The permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. MBPP, p. 17.

The project implements these goals through step-backs and other design articulations throughout the building's envelope. Also, the project will not encroach the proposed development and is contained within the legal lot area and conforms to property line setbacks and angled building envelope requirements for this area. Furthermore, the proposed building height does not exceed the maximum Coastal Height Limit of 30-feet pursuant to SDMC Section 132.0505.

The existing structure proposed for demolition is more than 45 years old. In accordance with SDMC Section 143.0212, City staff evaluated the building for historic significance and determined that the property does not meet the local designation



criteria as an individually significant resource under any adopted Historical Resources Board Criteria. No impacts to a historical resource would result from the proposed demolition. Therefore, the project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located approximately 200 feet west of Mission Bay and 500 feet east of the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. There are no public views or coastal access from the project site, as identified in the Community Plan. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, Coastal Development Permit No. 2588320 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2588320, a copy of which is attached hereto and made a part hereof.

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Mark Lopez  
Development Project Manager  
Development Services

Adopted on: May 10, 2023

IO#: 24009087



THE CITY OF SAN DIEGO

Date of Notice: January 12, 2023

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24009087

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**PROJECT NAME / NUMBER:** Pan Residence/ 698872  
**COMMUNITY PLAN AREA:** Mission Beach Community Plan  
**COUNCIL DISTRICT:** 2  
**LOCATION:** 3812 Bayside Lane, San Diego, CA 92109

**PROJECT DESCRIPTION:** The project proposes a Coastal Development Permit (CDP) for the demolition of an existing 2-level residence and the construction of a new 1,469 square-foot (sf), 3-level single family residence with an attached garage, on a 0.03-acre site. The project is in the MBPD-R-N Zone, within the Mission Beach Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Priority Area, and the Parking Impact Overlay Zone (Coastal Impact, Beach Impact). The community plan designates the site as residential.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302, Replacement or Reconstruction.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15302 which consists of replacement or reconstruction of existing structures and facilities where the new structure would be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Since CEQA Section 15302 allows for the replacement of existing structures, this exemption was deemed appropriate for this project. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:**

Veronica Davison

**MAILING ADDRESS:**

1222 First Avenue, MS 501, San Diego, CA 92101-4153

**PHONE NUMBER / EMAIL:**

(619) 446-5462/ HDavison@sandiego.gov

On January 12, 2023, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (January 27, 2023). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

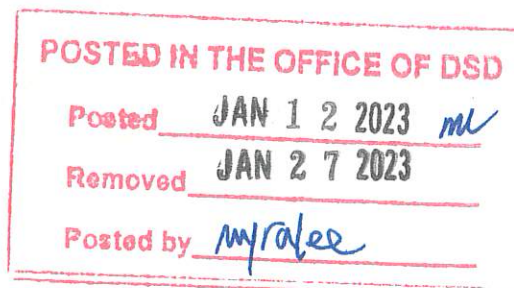
- 1) Appeals filed via E-mail: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.


Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00pm. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

This information will be made available in alternative formats upon request.




Page 3		City of San Diego · Information Bulletin 620		August 2018	
		<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form</b>	
Project Name: Pan Residence CDP			Project Number: 698872		
Community: Mission Beach					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: October 18, 2022	
# of Members Yes 7		# of Members No 0		# of Members Abstain 0	
Conditions or Recommendations:					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Debbie Watkins					
TITLE: Chair, Mission Beach Precise Planning Board				DATE: October 25, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>
			October 2017

**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:** Pan Residence **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 3812 Bayside Lane, San Diego CA 92105

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. 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.

**Property Owner**

Name of Individual: Daniel Dai & Janet Pan  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 29 Bridgeport Rd.  
 City: Newport Coast State: CA Zip: 92657  
 Phone No.: 714 365 2582 Fax No.: 831 603 0092 Email: uclajanpan@msn.com  
 Signature: \_\_\_\_\_ Date: 11/16/2021  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
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# PAN RESIDENCE

3812 BAYSIDE LN  
SAN DIEGO, CA 92109

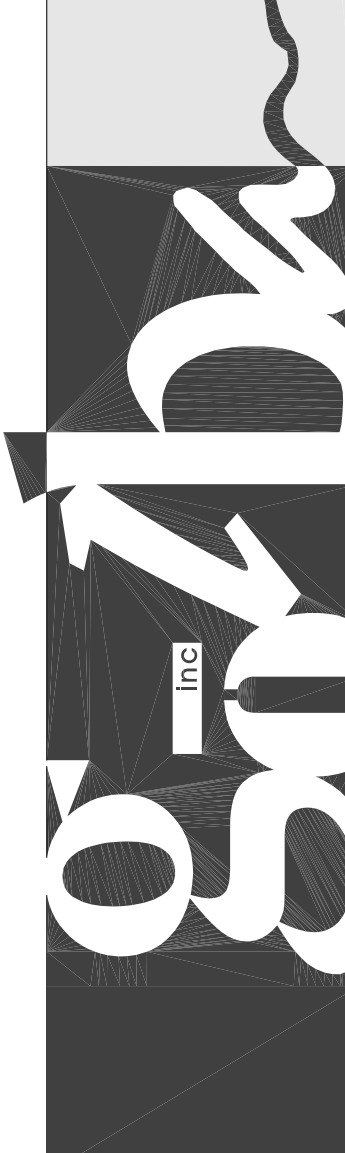
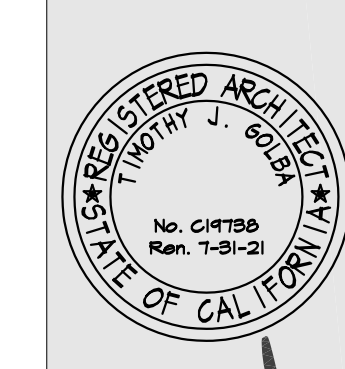


## COASTAL PERMIT SET

August 04, 2022

**GOLBA ARCHITECTURE**  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave. #100 San Diego California 92109  
Phone: (619) 231-9905 Fax: (858) 750-3471

**PAN RESIDENCE**  
3812 BAYSIDE LANE  
SAN DIEGO, CA 92109



**TS1**

# SYMBOLS

**SHEET NUMBER**  
**A1.5**

SHEET NUMBER  
CATEGORY NUMBER  
DISCIPLINE LETTER

**NORTH ARROW**

**ELEVATION MARKS**

**BUILDING SECTION MARKS**

**WALL SECTION MARKS**

**DETAIL TARGETS**

**PLAN BLOW-UP DETAILS**

**DOOR SYMBOL**

**WINDOW SYMBOL**

**BATT INSULATION**

**PLAN NOTE TARGET**

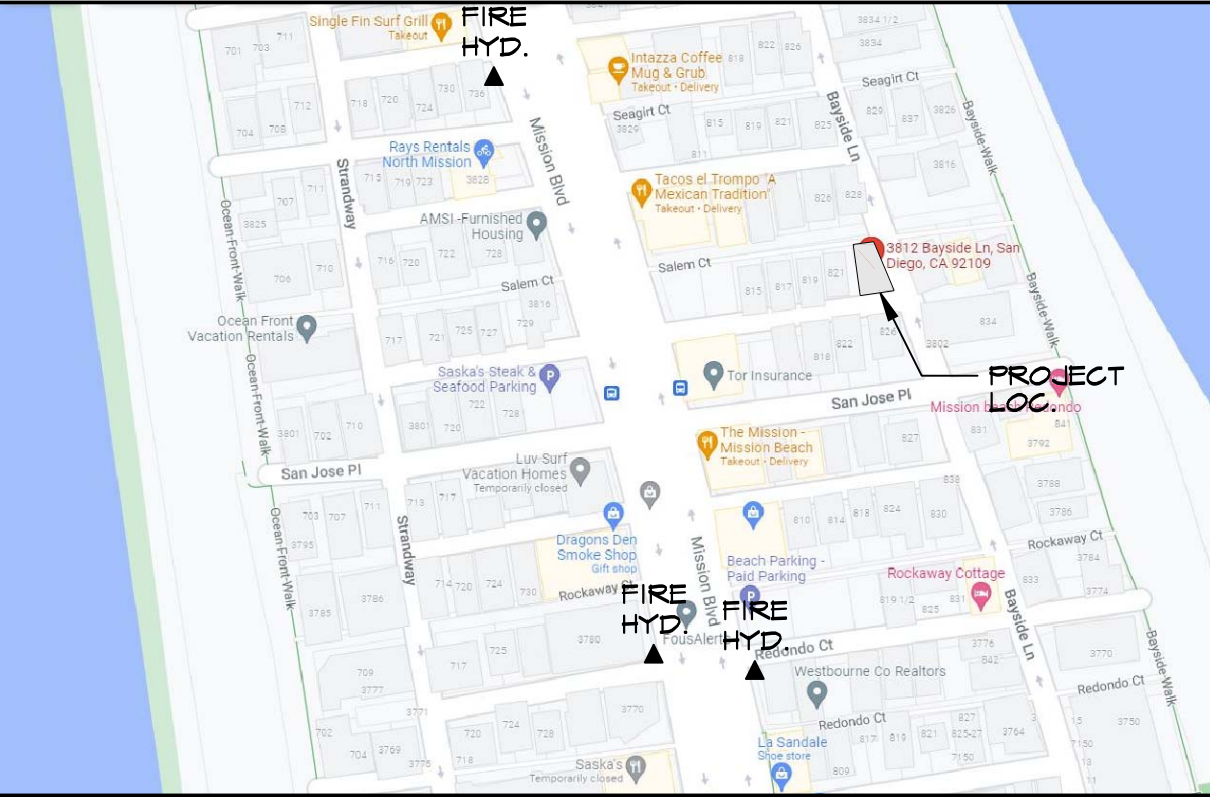
**ELEVATION TARGETS**

**INTERIOR ELEVATION TARGETS**

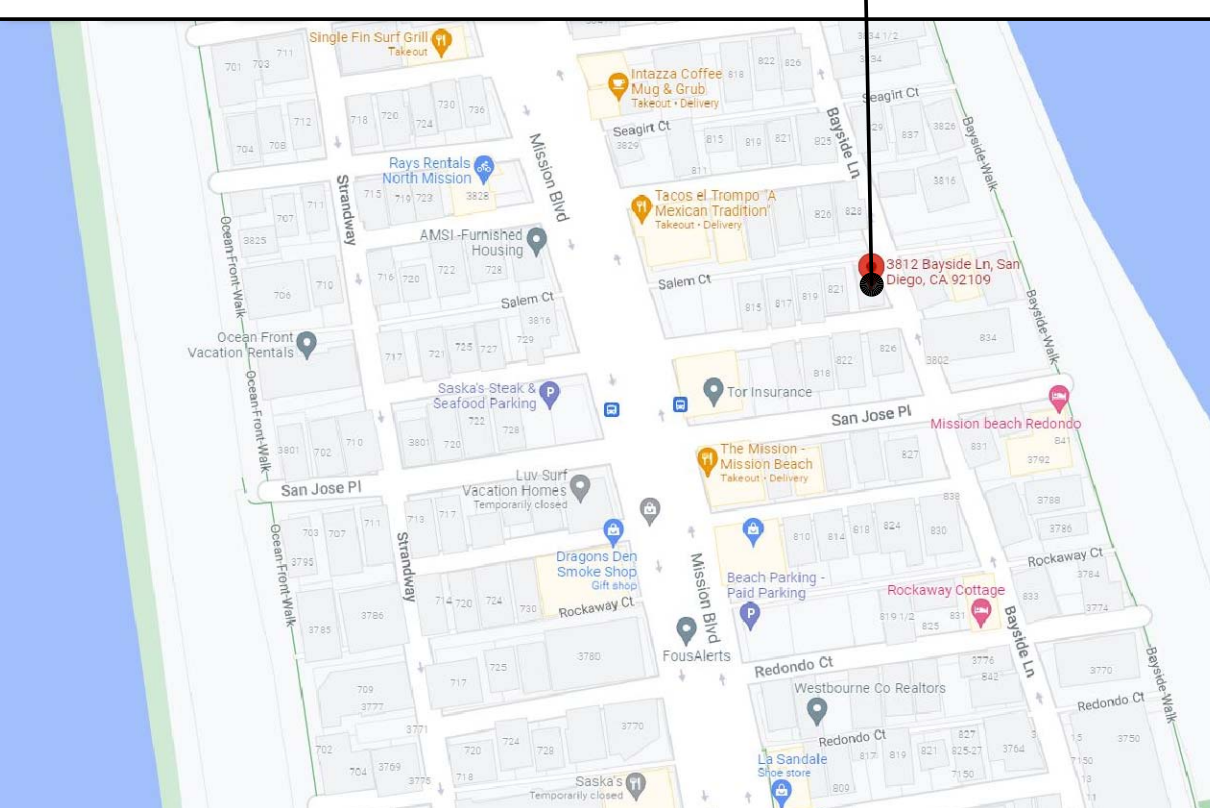
# ABBREVIATIONS

ACOUS. A.C.T. AD.J. A.F.F. AGG. ALUM. ALT. A.P. APPROX. ARCH. ASPH. ASST. AUTO.	ACOUSTICAL ADJUSTABLE. AT FINISHED FLOOR. AGGREGATE ALUMINUM ALTERNATE ACCESS PANEL APPROXIMATE ARCHITECTURAL ASPHALT ASSISTANT AUTOMATIC	MATL. MAX. MECH. MEMB. MEZZ. MFR. MIN. MISC. M.O. MOV. MTD. MTL. MUL.	MATERIAL MAXIMUM MECHANICAL MEMBRANE MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MOVABLE MOUNTED METAL MULLION
BD. BLDG. BOT. B.U.R.	BOARD BUILDING BOTTOM BUILT UP ROOFING	N. N.I.C. NO. NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
CAB. CIRC. C.L. CLR. C.O. C.M.U. COL. CONC. CONF. CONN. CONSTR. CONT. CONTR. COORD. CORR. CFT. C.J. C.T. CTR. C.W.	CABINET CIRCULATION CENTER LINE CLEAR CEILING CLOSET CONCRETE MASONRY UNIT CONCRETE CONFERENCE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COORDINATE CORRIDOR CARPET CONTROL JOINT CERAMIC TILE CENTER COLD WATER	OA. O.C. O.D. O.F.D. OFF. OH. OPNG. OPF.	OVERALL ON CENTER OUTSIDE DIAMETER OVERFLOW DRAIN OFFICE OVERHEAD OPENING OPPOSITE
DBL. DEMO. DEPT. DIA. DIAS. DIFF. DIM. DIV. DN. D.P. DR. DTL.	DOUBLE DEMOLITION DEPARTMENT DIAMETER DIAGONAL DIFFUSER DIMENSION DIVISION DOWN DAMPPROOFING DOOR DETAIL	FAV. F.C. PL. P.L.A.M. PLAS. PLBS. PL.M.D. PNT. PNL. POL. PROP. F.S.F. F.S.I. FTD. PTN. PT. QTY.	FAVING PRE-CAST PLATE PLASTIC LAMINATE PLASTER PLUMBING PLUMBING PAINT PANEL POLISHED PROPERTY POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINTED PARTITION POINT QUANTITY
E. EA. EL. ELAS. ELEC. ELEV. EMEK. ENCL. ENGR. ENT. E.J. E.FNL. EQ. EQUIP. E.W.C. EXH. EXST. EXP. EXT.	EAST EACH ELEVATION ELASTOMERIC ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ENGINEER ENTRANCE EXPANSION JOINT ELECTRICAL PANEL EQUAL EQUIPMENT ELECTRIC WATER COOLER EXHAUST EXISTING EXPANSION EXTERIOR	R. RECP. REINF. R.O.W. RAD. R.B. R.C.P. R.D. REC. REF. REFR. REINF. REQD. RESL. REV. RFS. RM. R.O.	RUBBER RECEPTION REINFORCING RIGHT OF WAY RADIUS RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN RECESSED REFERENCE REFRIGERATOR REINFORCED REQUIRED RESULTANT REVISION ROOFING ROOM ROOM ROUGH OPENING
F.D. FDN. F.E. F.F. F.H.C. FIN. FL. FLEX. FLOUR. FT. FRUN. FURR. FUT.	FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISH FLOOR FIRE HOSE CABINET FINISH FLOOR FLEXIBLE FLOURESCENT FOOT FURNITURE FURRING FUTURE	S. SAN. SCHED. SECT. SECUR. SF. SHR. SHT. SIM. SL. S.P. SPEC. SPKR. SQ. S.ST. STA. STD. STL. STOR. STRUC. SUSP. SYM.	SOUTH SANITARY SCHEDULE SECTION SECURITY SQUARE FOOT SHOWER SHEET SIMILAR SLOPE STANDPIPE SPECIFICATION SPEAKER SQUARE STAINLESS STEEL STATION STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
GA. GALV. GEN. GL. GND. GR. GYP. BD.	GAUGE GALVANIZED GENERAL GLASS GROUND GRADE GYPSUM BOARD	T. T.O. T.4B. T.4G. TEL. TEMP. TER. THK. TL.T. TOPO. T.V. TYP.	TREAD TOP OF TOP AND BOTTOM TONGUE AND GROOVE TELEPHONE TEMPERED TERRAZZO THICK TOILET TOPOGRAPHY TELEVISION TYPICAL
H.G. HDND. H.M. HORZ. HR. HT. HTG. H.V.A.C. H.W.	HARD CORE HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING HEATING, VENTILATION HOT WATER	UNEXC. UNF. U.N.O. UTL.	UNEXCAVATED UNFINISHED UNLESS OTHERWISE NOTED UTILITY
IN. INCAND. INCL. INSL. INT. INTERM.	INCH(ES) INCANDESCENT INCLUDED INSULATED INTERIOR INTERMEDIATE	VAC. V.C.T. VENT. VERT. VEST. V.I.F. VOL. V.T.	VACUUM VINYL COMPOSITION TILE VENTILATION VERTICAL VESTIBULE VERIFY IN FIELD VOLUME VINYL TILE
JAN. JT. KIT. LAM. LAUN. LAV. LB(S) L.F. LT. MACH. MAINT. MAS.	JANITOR JOINT KITCHEN LAMINATE LAUNDRY LAVATORY POUNDS LINEAR FOOT LIGHT MACHINE MAINTENANCE MASONRY	W. W.C. W.D. W.F. W.H. W.M. W.M.F. W.T. W.W.F.	WEST WATER CLOSET WOOD WIDE FLANGE WATER HEATER WINDOW WIRE MESH WATERPROOFING WATER WELDED WIRE MESH
		YD.	YARD

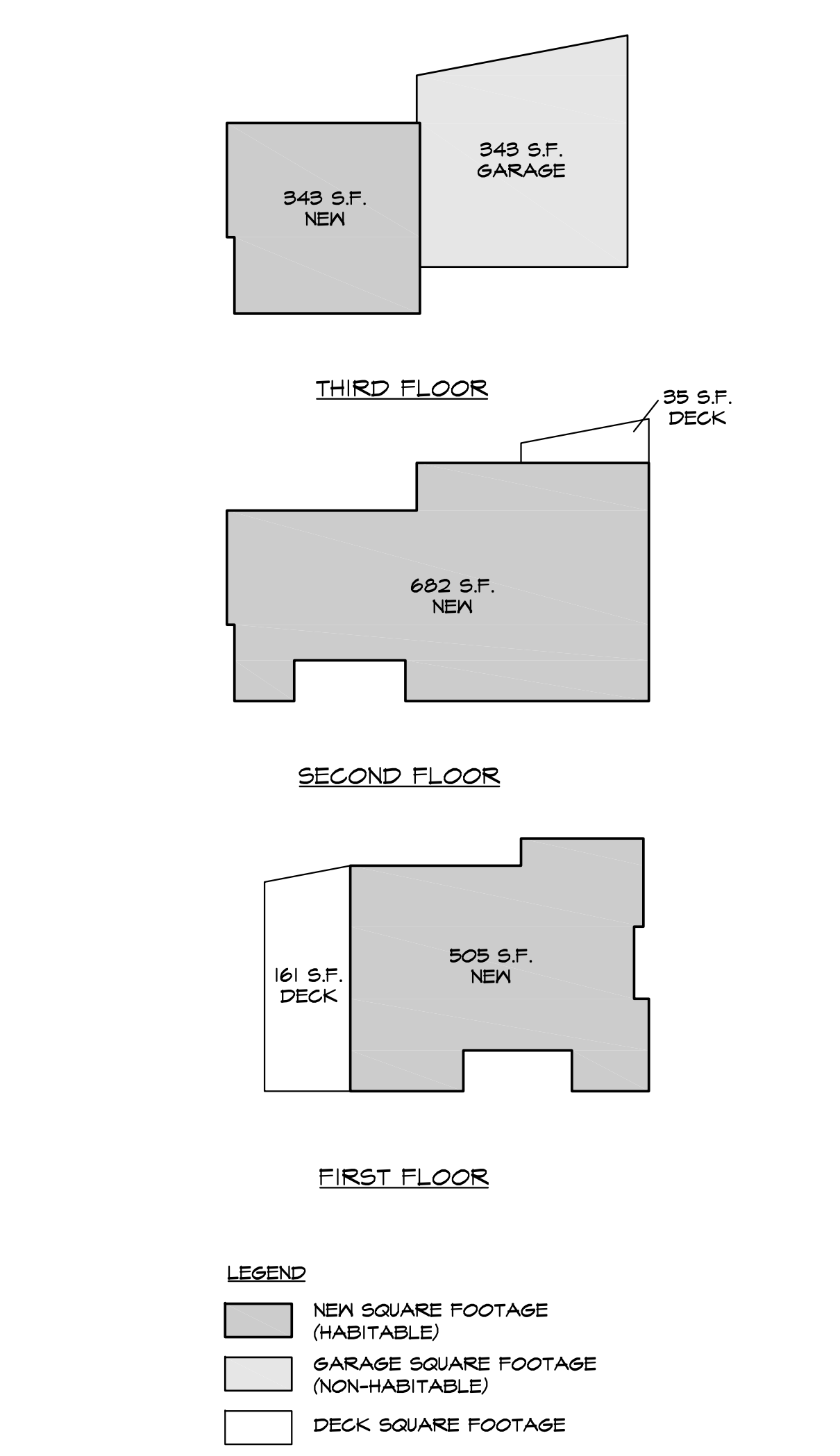
# FIRE HYDRANT MAP



# VICINITY MAP



# GROSS FLR AREA DIAGRAM



# PROJECT DATA

**PROJECT DESCRIPTION:** THE PROJECT SEEKS A PROCESS 3 CITY OF SAN DIEGO COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF ONE NEW 3-LEVEL SINGLE FAMILY RESIDENCES ON LOT A IN BLOCK 200. EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISHED.

**SITE ADDRESS:** 3812 BAYSIDE LANE SAN DIEGO, CA 92104

**ASSESSORS PARCEL NUMBER:** 423-577-07

**LEGAL DESCRIPTION:** LOT "A" IN BLOCK 200 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

**EXISTING DISCRETIONARY PERMITS:** N/A

**YEAR EXISTING STRUCTURE WAS BUILT:** 1942

**EXISTING SOIL CONDITIONS:** DISTURBED

**GEOLOGIC HAZARD CATEGORY:** 53

**LOT USE:** EXISTING: SINGLE-FAMILY RESIDENTIAL PROPOSED: SINGLE FAMILY RESIDENTIAL

**LOT ZONING:** RM-1-I

**OVERLAY ZONE DESIGNATION:** COASTAL, COASTAL HEIGHT LIMIT, PARKING IMPACT (BEACH AND COASTAL), RESIDENTIAL TANDEM PARKING, TRANSIT AREA, TRANSIT PRIORITY

**LOT ZONING:** MBPD-R-N

**OVERLAY ZONE DESIGNATION:** COASTAL, COASTAL HEIGHT LIMIT

**LOT SIZE:** 1,335 S.F.

**ALLOWABLE LOT COVERAGE:** 65%

**PROPOSED LOT COVERAGE:** 52%

**OCCUPANCY:** R-3

**BUILDING CODE:** 2019 CA. BLDG. CODE, 2019 CA. RES. CODE, 2019 CA. ELECT. CODE, 2019 CA. MECH. CODE, 2019 CA. PLUMB. CODE, 2019 CA. GRN. BLDG. CODE, 2019 CA. BLDG. ENERGY EFF. STAND.

**CONSTRUCTION TYPE:** TYPE VB SPRINKLERED IN ACCORDANCE WITH RESP-3 (TYPE: NFPA 13D, TO BE DEFERRED)

**NUMBER OF STORIES:** EXISTING: TWO LEVELS PROPOSED: THREE LEVELS

**BUILDING HEIGHT:** EXISTING: 14'-0" PROPOSED: 24'-11 1/4"

# ALLOWABLE FAR

<b>ALLOWABLE FAR:</b>	1.1 X 1335 S.F. = 1,469 S.F. ALLOWED
<b>FIRST FLOOR PLAN</b>	278 S.F.
<b>SECOND FLOOR PLAN</b>	682 S.F.
<b>THIRD FLOOR PLAN</b>	505 S.F.
<b>TOTAL HABITABLE:</b>	1,465 S.F.
<b>NON-HABITABLE:</b>	343 S.F. (THIS FOOTAGE IS EXEMPT PER S.D.M.C. 113.0234 (a)(6))
<b>GARAGE:</b>	
<b>TOTAL FLOOR AREA:</b>	1,465 S.F. < 1,469 SF ALLOWED
<b>DECKS:</b>	
<b>SECOND FLOOR DECKS:</b>	35 S.F.
<b>THIRD FLOOR:</b>	161 S.F.

# PROJECT DIRECTORY

**GENERAL**

TS1 COVER SHEET  
TS2 LEGEND AND PROJECT DATA  
TS3 STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST  
TS4 CALIFORNIA GREEN BUILDING STANDARDS

**SURVEY**

CO1 TOPOGRAPHY SURVEY

**ARCHITECTURAL**

A01 EXISTING SITE PLAN  
A02 PROPOSED SITE PLAN  
A10 PROPOSED FLOOR PLANS  
A20 PROPOSED ELEVATIONS  
A30 PROPOSED SECTIONS

**LANDSCAPE**

L10 LANDSCAPE PLAN

# CONSULTANT DIRECTORY

**OWNER:** DANIEL DEI & JANET PAN  
1940 GARNET AVENUE SUITE 100  
SAN DIEGO, CA 92104

**ARCHITECT:** GOLBA ARCHITECTURE, INC.  
1940 GARNET AVENUE, SUITE 100  
SAN DIEGO, CA 92104  
TEL. (619) 231-9905  
CONTACT: ANGEL RODRIGUEZ

**SURVEY:** SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
4028 CONVAY COURT  
SAN DIEGO, CA 92123  
TEL. (858) 565-8362  
CONTACT: ROBERT J. BATEMAN

# SELF-CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS OR RESULT IN A CHANGE IN FEE/DEPOSIT REQUIREMENTS;
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED;
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4, AND/OR SECTION 6 FOR REZONES; AND
- FOR THE PROPOSED PROJECT, I HAVE DETERMINED THE APPROPRIATE PROCESS AND APPROVAL TYPES TO BE AS FOLLOWS:

PROJECT PROCESS LEVEL (2-5): 3  
PROJECT APPROVAL(S) NEEDED: COASTAL DEVELOPMENT PERMIT

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: TIMOTHY GOLBA

SIGNATURE: DATE: 11/15/21

# SPECIAL INSPECTIONS:

**GENERAL REQUIREMENTS:**

- THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER DS-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
- TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
- "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
- "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
- "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

**GOLBA ARCHITECTURE**  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave. #100 San Diego, California 92109  
Phone: (619) 231-9905 Fax: (858) 750-3471

**PAN RESIDENCE**  
3812 BAYSIDE LANE  
SAN DIEGO, CA 92109

**REGISTERED ARCHITECT**  
TIMOTHY J. GOLBA  
No. C14730  
Exp. 1-31-21  
STATE OF CALIFORNIA

**GOLBA ARCHITECTURE, INC.**

REV. DATE: DATE: 11/15/21

TS2

DATE: 08-04-22

Source Control BMP Checklist for Standard Projects Form I-4A

Table with 4 columns: Source Control Requirement, Applied (Yes/No/N/A), and checkboxes. Requirements include prevention of illicit discharges, storm drain stenciling, protection of outdoor materials, and BMPs based on potential sources of runoff pollutants.

Site Design BMP Checklist for Standard Projects Form I-5A

Table with 4 columns: Site Design Requirement, Applied (Yes/No/N/A), and checkboxes. Requirements include maintaining natural drainage paths, conserving natural areas, minimizing impervious area, and landscaping with native or drought-tolerant species.

Discussion / justification for all "No" answers shown above: All new concrete walkways and porch will convey runoff to landscape areas.

1) Answer for each source control and site design category shall be pursuant to the following:
- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual...
- "No" means the BMP is applicable to the project but it is not feasible to implement...
- "N/A" means the BMP is not applicable to the project site because the project does not include the feature...

PART D - PDP Exempt Requirements
PDP Exempt projects are required to implement site design and source control BMPs.
- If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
- If "no" is checked for all questions in Part D, continue to Part E.

- 1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
- Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
- Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
- Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?

PART E - Determine if Project is a Priority Development Project (PDP)
Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SQWMP).

- 1. New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.
2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.
3. New development or redevelopment of a restaurant.
4. New development or redevelopment on a hillside.
5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface.
6. New development or redevelopment of streets, roads, highways, freeways, and driveways.

FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 3812 Bayside Lane, San Diego CA 92109 Project Number:

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the California State Water Resources Control Board.

For all projects, complete Part A. If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- 1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities...
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity...
3. Does the project propose routine maintenance to maintain the original line and grade...
4. Does the project only include the following Permit types listed below?
- Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit...
Check one of the boxes below and continue to Part B

- 7. New development or redevelopment discharging directly to an environmentally sensitive area.
8. New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.
9. New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.
10. Other Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land...

PART F - Select the appropriate category based on the outcomes of Part C through Part E

- 1. The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance.
3. The Project is PDP EXEMPT. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance.
4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance or determining if the project requires hydromodification plan management.

Angel Rodriguez Project Manager - Agent
Name of Owner or Agent Title
10/27/2021 Date

PART B - Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality."

Complete Part B and continue to Section 2

- 1. ASBS
A. Projects located in the ASBS watershed.
2. High Priority
A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.
3. Medium Priority
A. Projects that are not located in an ASBS watershed or designated as a High priority site.
B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
C. WPCP projects (5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.
4. Low Priority
A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements
Additional information for determining the requirements is found in the Stormwater Standards Manual.

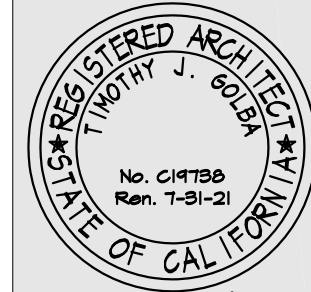
PART C - Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- If "yes" is checked for any number in Part C: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- If "no" is checked for all the numbers in Part C: Continue to Part D.
1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint...

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Phone: (619) 231-9905 Fax: (858) 750-3471

PAN RESIDENCE 3812 BAYSIDE LANE SAN DIEGO, CA 92109



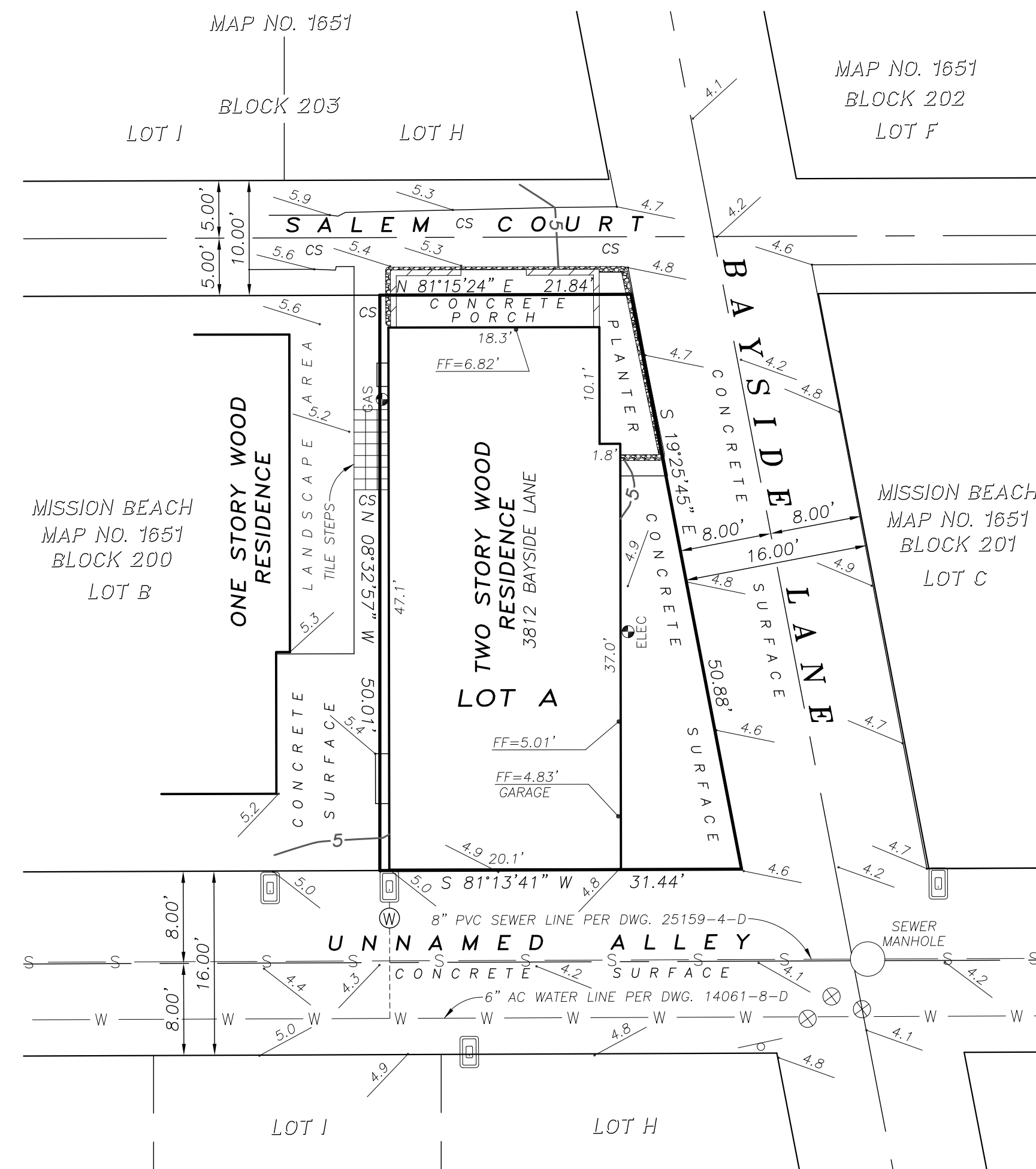
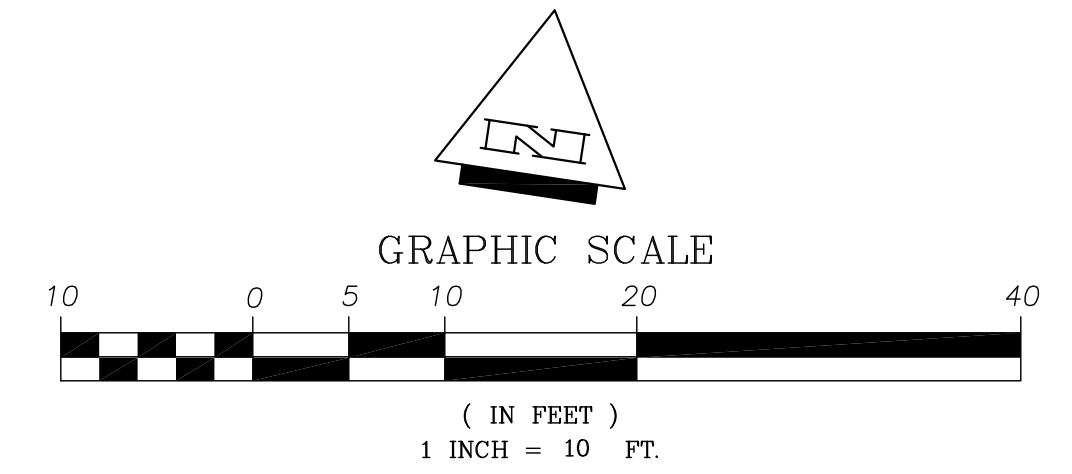
sm INC

TS3

REV. DATE: 08-04-22







**LEGEND:**

- INDICATES WATER METER
- INDICATES GAS METER
- INDICATES ELECTRIC METER
- INDICATES SIGN
- INDICATES FINISH FLOOR
- INDICATES CONCRETE SURFACE
- INDICATES GATE VALVE
- INDICATES PROPERTY LINE
- INDICATES ROCK WALL
- INDICATES WALL
- INDICATES WATER LINE
- INDICATES SEWER LINE
- INDICATES WATER SERVICE
- INDICATES SEWER CONNECTION

**LEGAL DESCRIPTION:**

LOT "A" IN BLOCK 200 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

**BASIS OF ELEVATION:**

CITY OF SAN DIEGO BENCHMARK:  
STANDARD STREET SURVEY MONUMENT "M-10" LOCATED AT THE EASTERLY 4' LINE AT THE INTERSECTION OF MISSION BOULEVARD AND SALEM COURT.  
ELEVATION = 5.105 M.S.L. N.G.V.D. 29 FEET

**ELEVATION DATUM NOTE:**

THE ELEVATIONS SHOWN HEREON ARE IN RELATION TO THE CITY OF SAN DIEGO BENCH MARK SYSTEM BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. ALL ELEVATIONS SHOULD BE RAISED BY 2.23 FEET TO ADJUST TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

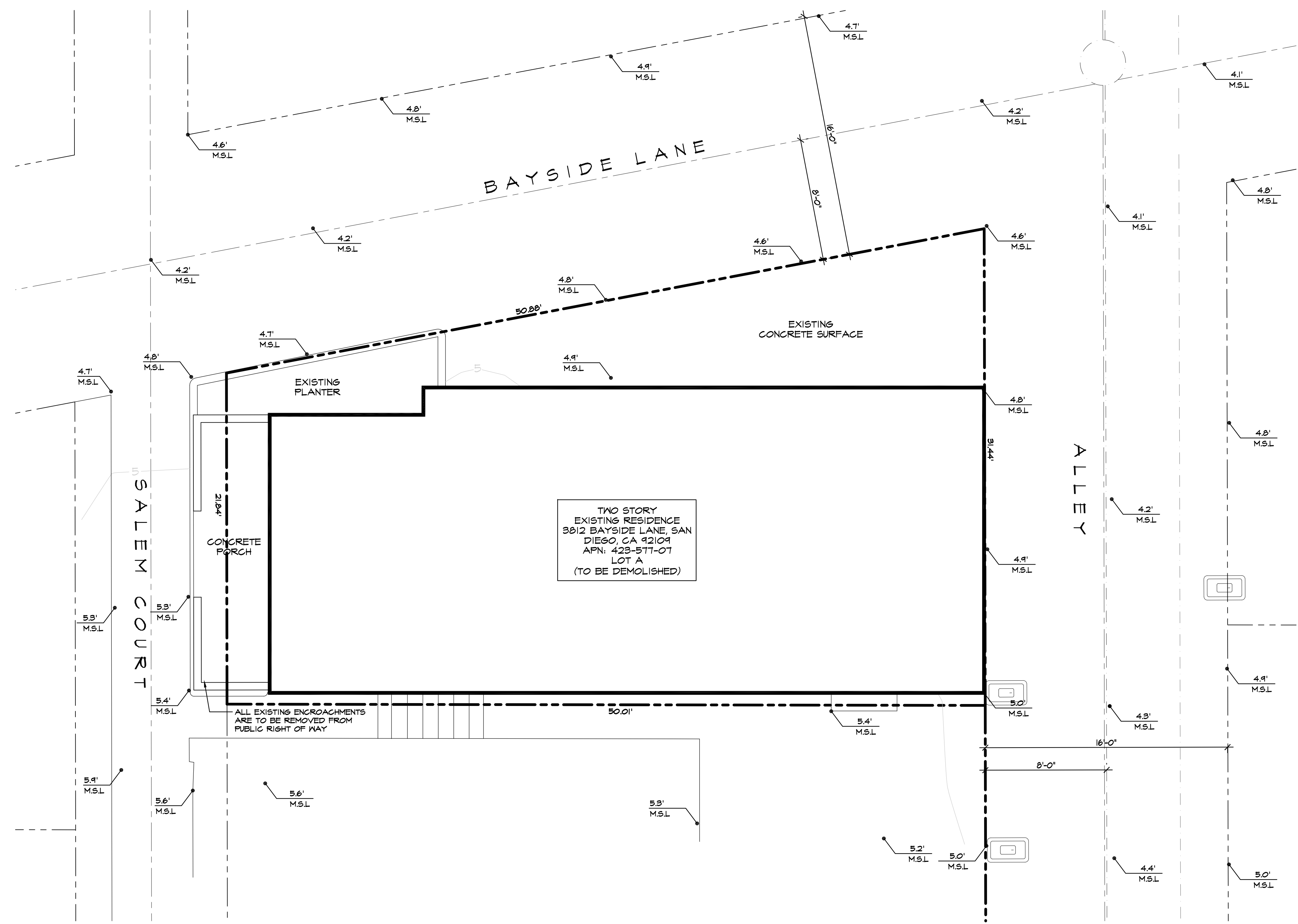
C01



*Robert J. Bateman*  
ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHY SURVEY		
For the exclusive use of: <b>JANET PAN</b> 3812 BAYSIDE LANE SAN DIEGO, CALIFORNIA 92109		
<b>San Diego Land Surveying &amp; Engineering, Inc.</b> 7028 Convoy Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 10-15-2020	Revised: 6-24-2021	Revised:
Scale: 1"=10'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet
Drawing: Boyside Lane 3812 Topo		A.P.N. 423-577-07

PROFESSIONAL DESIGN: THE DRAWING, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONTRACT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.



TWO STORY  
EXISTING RESIDENCE  
3812 BAYSIDE LANE, SAN  
DIEGO, CA 92109  
APN: 423-577-07  
LOT A  
(TO BE DEMOLISHED)

ALL EXISTING ENCROACHMENTS  
ARE TO BE REMOVED FROM  
PUBLIC RIGHT OF WAY

**SPECIAL NOTE #1:**  
THE PROJECT WILL NOT DISCHARGE ANY  
INCREASE IN STORM WATER RUN-OFF ONTO  
THE ADJACENT PROPERTIES

**SPECIAL NOTE #2:**  
PRIOR TO THE ISSUANCE OF ANY  
CONSTRUCTION PERMIT THE  
OWNER/PERMITEE SHALL SUBMIT A WATER  
POLLUTION CONTROL PLAN.

**GENERAL NOTES:**

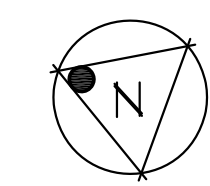
1. NO EASEMENTS ARE KNOWN TO EXIST OR ARE PROPOSED FOR THE SITE.
2. NO BUS STOPS EXIST OR ARE PROPOSED FOR THE SITE.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).  
3'-0" MAX. HEIGHT SOLID FENCING  
6'-0" MAX. HEIGHT SOLID FENCING

**EARTHWORK QUANTITIES:**  
CUT QUANTITIES: 60 [CYD]  
FILL QUANTITIES: 0 [CYD]  
EXCAVATED FROM FOUNDATIONS: 60 [CYD]  
EXPORT QUANTITIES: 60 [CYD] EXPORT  
MAX. CUT DEPTH: 1'  
MAX. FILL DEPTH: 1'

**LEGEND**

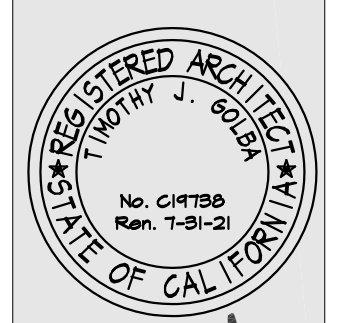
	INDICATES PROPERTY LINE
	INDICATES SETBACK LINE
	CENTER OF STREET
	EXISTING FAMILY RESIDENCE

EXISTING & DEMOLITION SITE PLAN  
SCALE: 1/4"=1'-0"



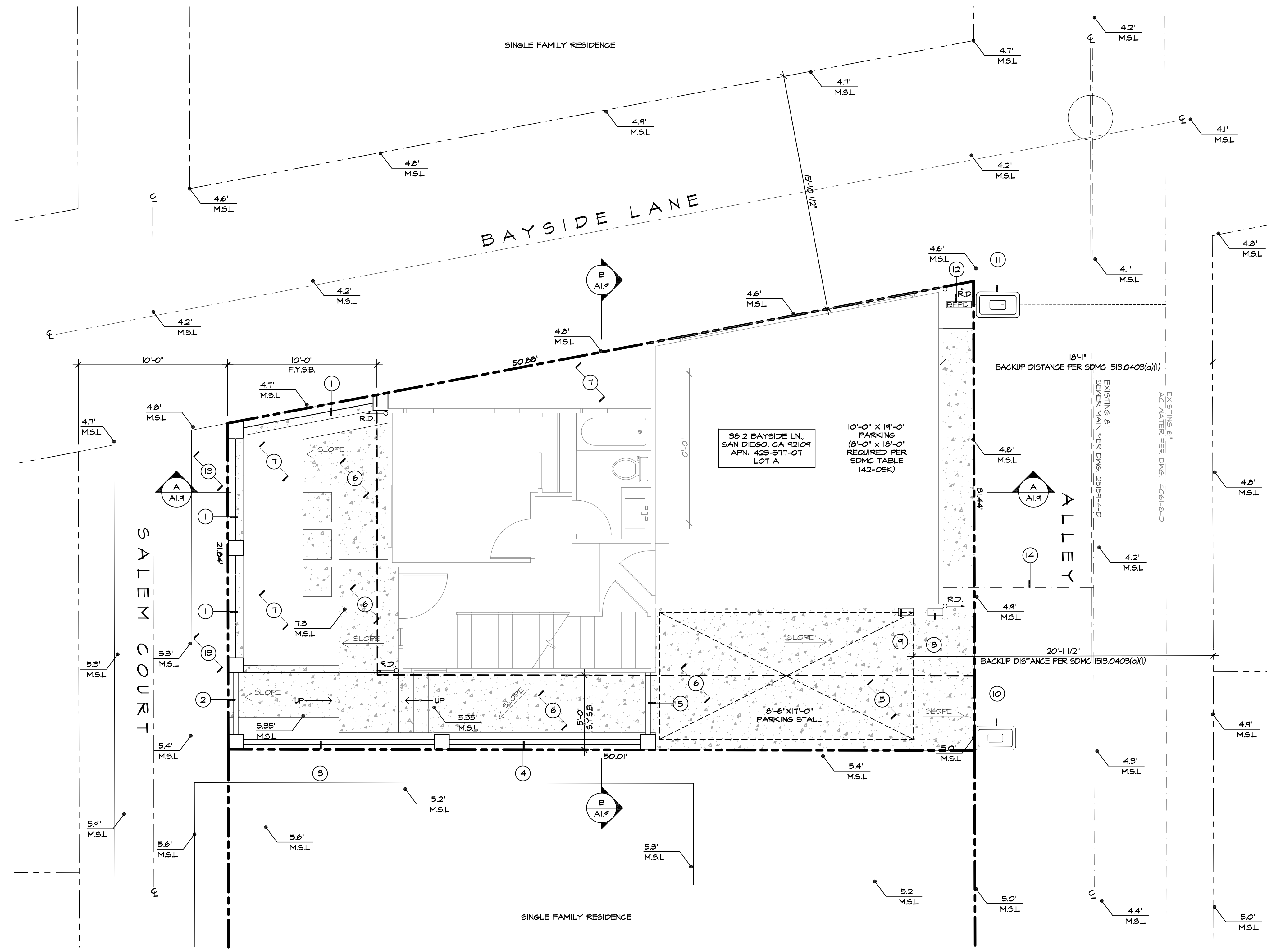
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Phone: (619) 231-9905 Fax: (858) 750-3471

**PAN RESIDENCE**  
3812 BAYSIDE LANE  
SAN DIEGO, CA 92109



**golba**  
INC  
A01  
DATE: 08-04-22 REV. DATE:

- SITE NOTES:**
1. NO EASEMENTS ARE KNOWN TO EXIST OR ARE PROPOSED FOR THE SITE.
  2. NO BUS STOPS EXIST OR ARE PROPOSED FOR THE SITE.
  3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFG 901.4.4).
  4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT OF 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.
  5. "SUBJECT TO INUNDATION" ALL AREAS LOWER THAN ELEVATION 10 FT WHICH IS BASE FLOOD ELEVATION PLUS 2 FEET.
  6. THE APPLICANT SHALL FLOODPROOF ALL STRUCTURES SUBJECT TO INUNDATION. THE FLOODPROOFED STRUCTURES MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FEDERAL INSURANCE ADMINISTRATION'S TECHNICAL BULLETIN 9-43. ADDITIONALLY, REGISTERED CIVIL ENGINEER OR ARCHITECT MUST CERTIFY PRIOR TO OCCUPANCY THAT THOSE REQUIREMENTS HAVE BEEN MET.
  7. PRIOR TO OCCUPANCY, THE APPLICANT SHALL PROCESS A "NON-CONVERSION AGREEMENT" FOR THE GARAGE AREA, SUBJECT TO INUNDATION.
  8. THE APPLICANT SHALL ENTER INTO AN AGREEMENT WITH THE CITY WAIVING THE RIGHT TO OPPOSE SPECIAL ASSESSMENT INITIATED FOR THE CONSTRUCTION OF FLOOD CONTROL FACILITIES AND THEIR PERPETUAL MAINTENANCE.
  9. THE PROPERTY OWNER 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 FLOOD WATERS.
  10. FILL PLACED IN THE SPECIAL FLOOD HAZARD AREA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.
  11. THE APPLICANT WILL BE REQUIRED TO CONSTRUCT ALL PUBLIC IMPROVEMENTS TO MEET CURRENT STATE ACCESSIBILITY COMPLIANCE AND CURRENT CITY STANDARDS OR ARE DAMAGED DURING CONSTRUCTION.



- SITE PLAN NOTES:**
- ① LOW WALL @ 3'-0" MAX. HGT. WITHIN THE 10'-0" FRONT SETBACK.
  - ② ENTRY GATE @ 3'-0" MAX. HGT.
  - ③ FENCE @ 3'-0" MAX. HEIGHT WITHIN 10'-0" SETBACK.
  - ④ FENCE @ 6'-0" MAX. HEIGHT PAST 10'-0" SETBACK.
  - ⑤ REAR ENTRY GATE @ 6'-0" MAX. HGT.
  - ⑥ CONCRETE SURFACE.
  - ⑦ LANDSCAPED AREA.
  - ⑧ ELECTRIC METER.
  - ⑨ GAS METER.
  - ⑩ EXISTING 1" WATER METER TO REMAIN.
  - ⑪ NEW 1" WATER METER.
  - ⑫ NEW REDUCED PRESSURE BACKFLOW PREVENTOR DEVICE 1" ZURN MODEL 975XL2.
  - ⑬ RIGHT OF WAY TO BE PAVED WITH STANDARD GREY CONCRETE TO MATCH EXISTING SIDEWALK.
  - ⑭ EXISTING SEWER LINE TO REMAIN.

**LEGEND**

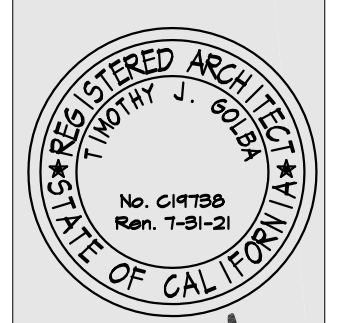
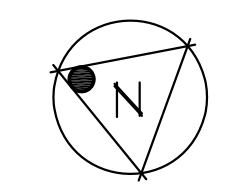
	INDICATES PROPERTY LINE
	INDICATES SETBACK LINE
	CENTER OF STREET
	NEW SINGLE FAMILY RESIDENCE

**EARTHWORK QUANTITIES:**  
 CUT QUANTITIES: 60 [CYD]  
 FILL QUANTITIES: 0 [CYD]  
 EXCAVATED FROM FOUNDATIONS: 60 [CYD]  
 EXPORT QUANTITIES: 60 [CYD] EXPORT  
 MAX. CUT DEPTH: 1'  
 MAX. FILL DEPTH: 1'

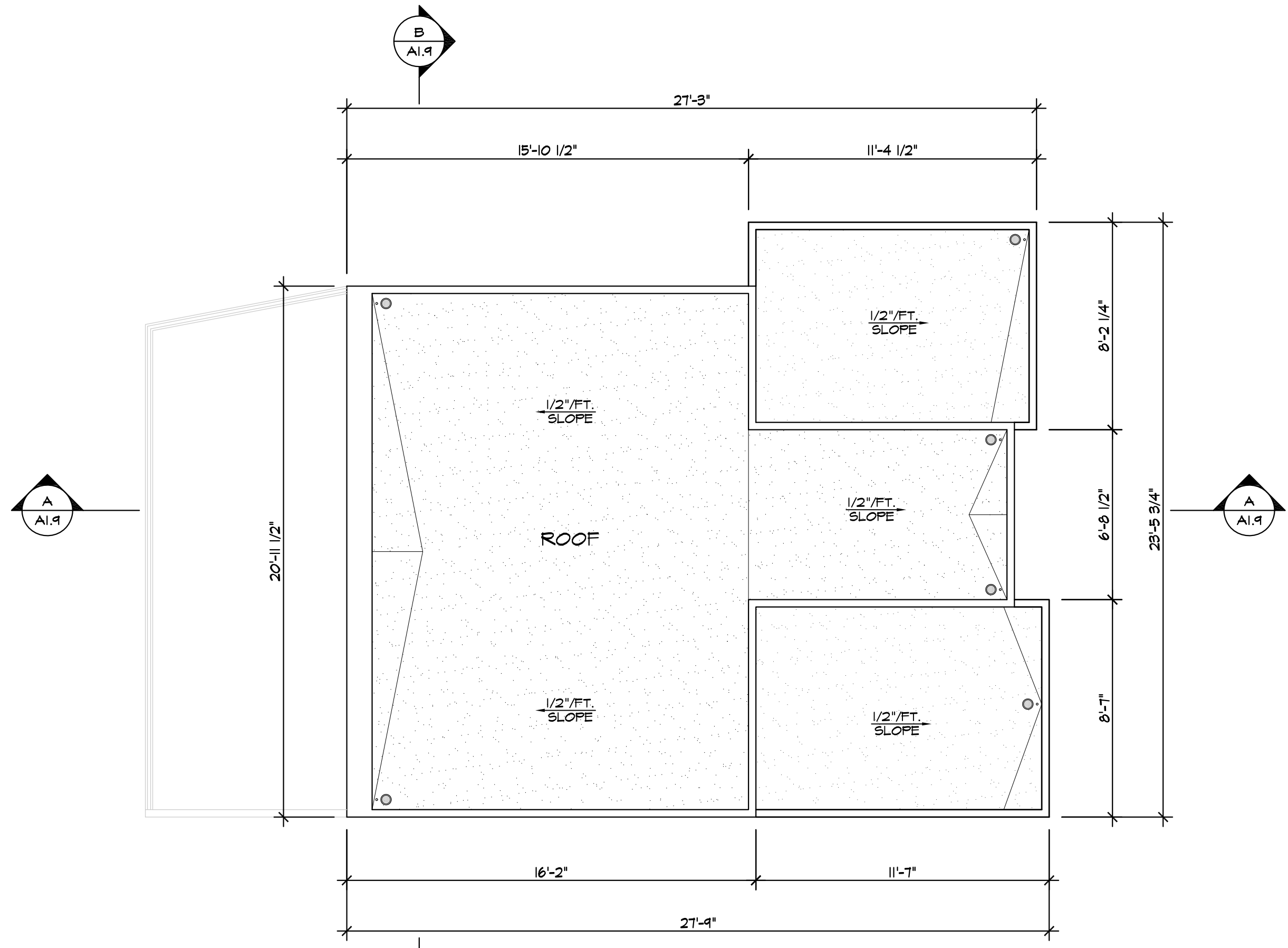
**SPECIAL NOTE #1:**  
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**SPECIAL NOTE #2:**  
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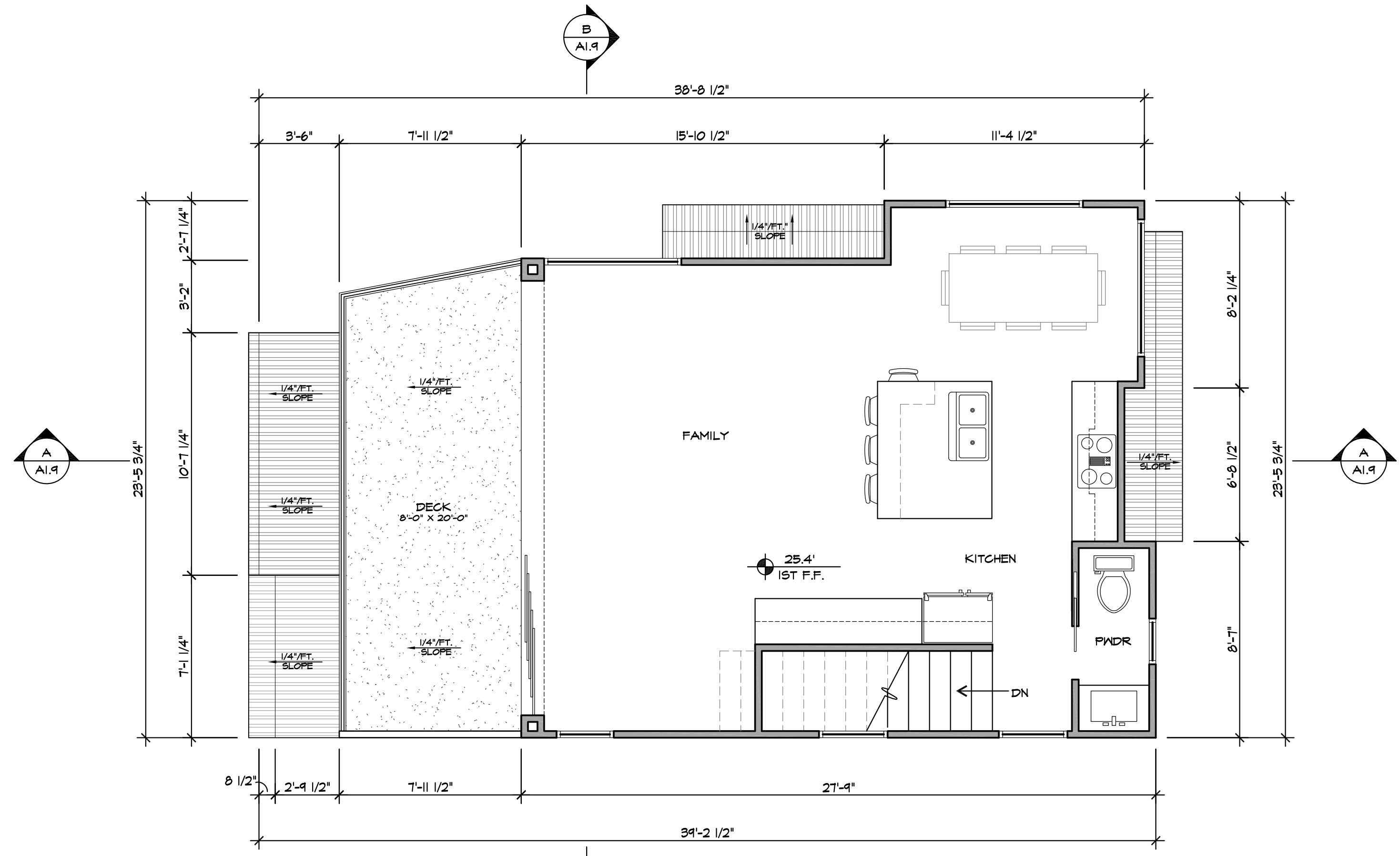
**PROPOSED SITE PLAN**  
 SCALE: 1/4"=1'-0"



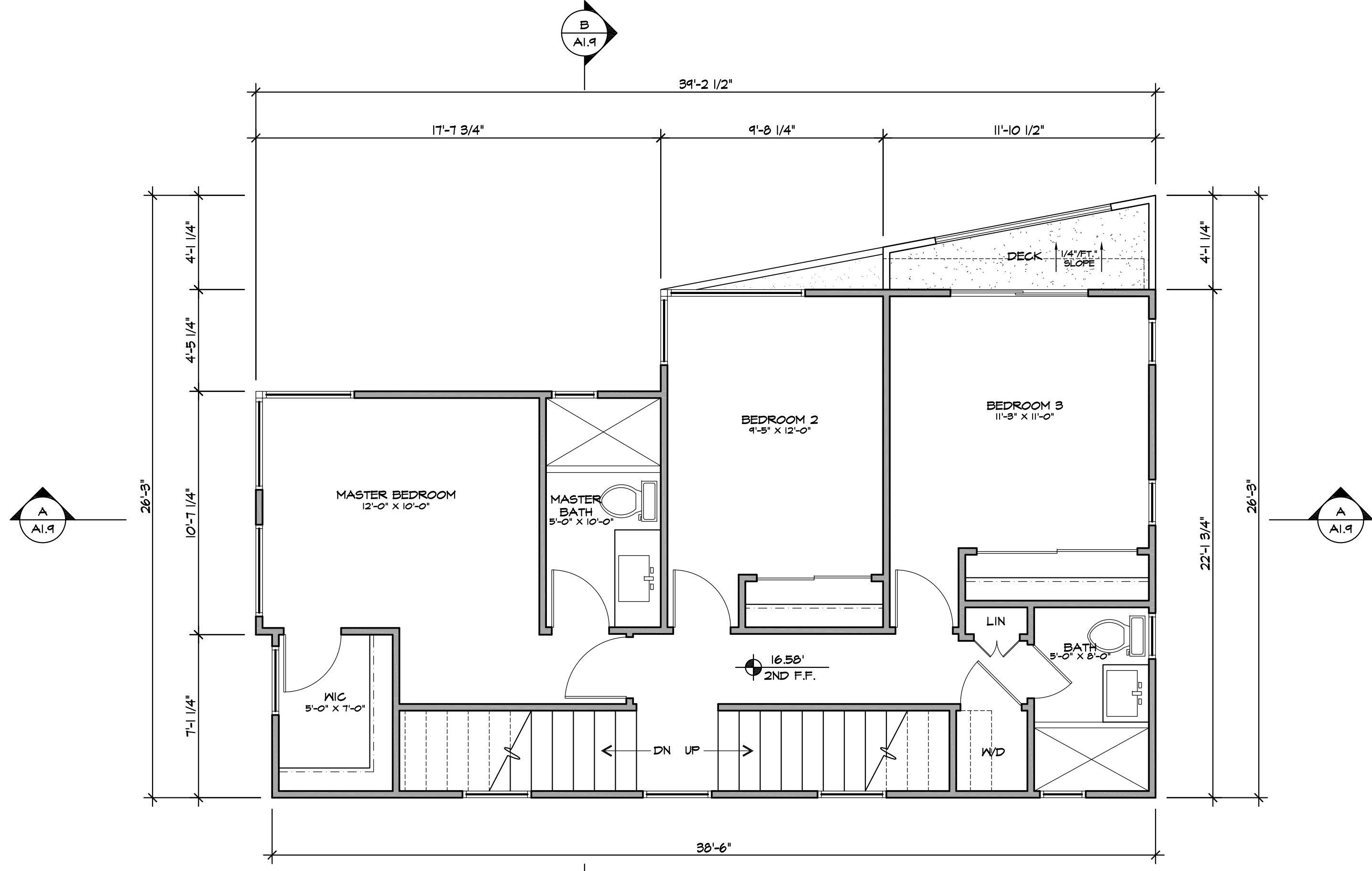
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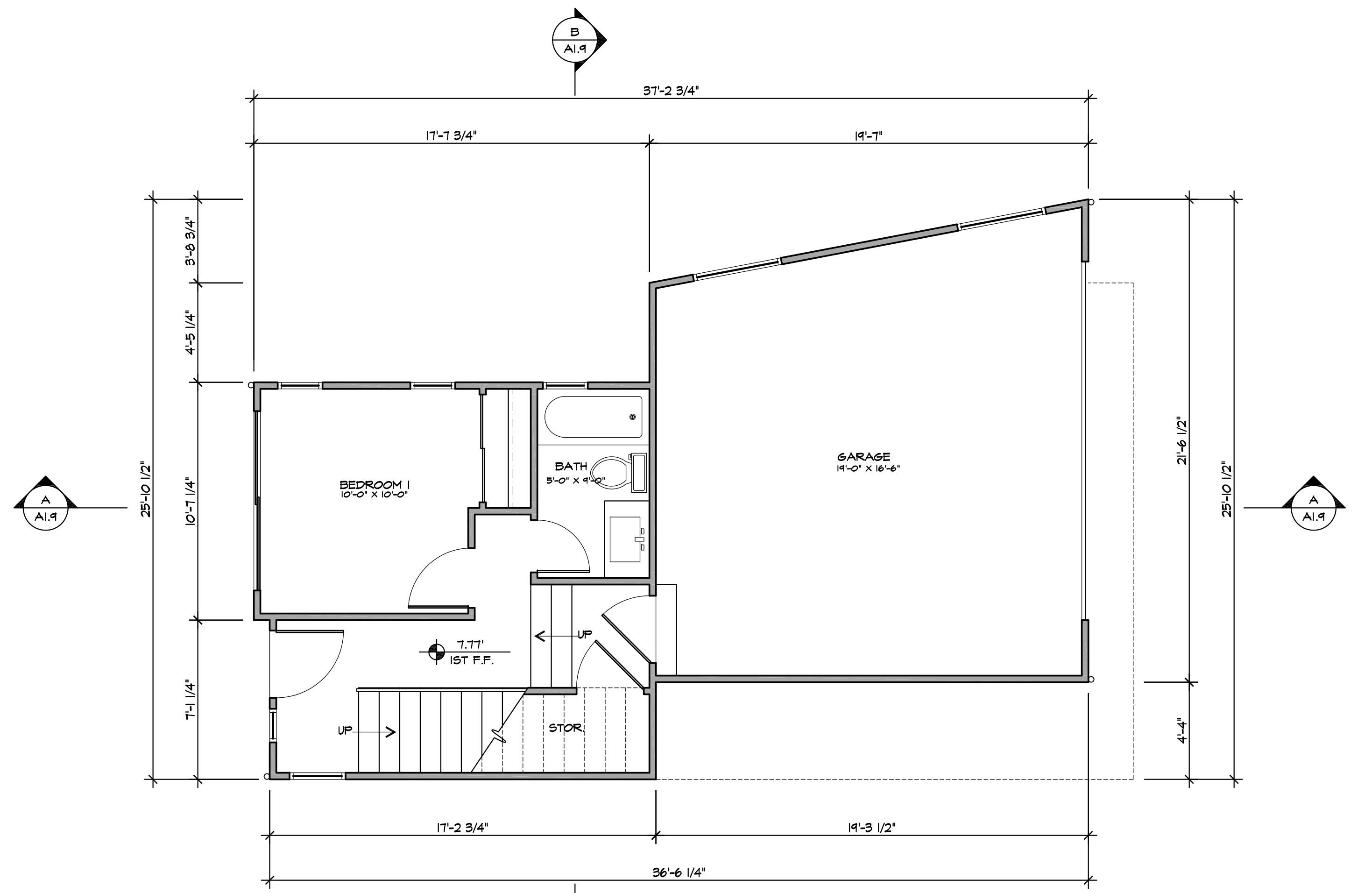
ROOF PLAN



THIRD FLOOR PLAN



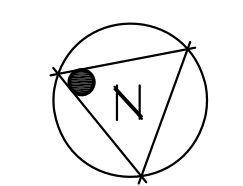
SECOND FLOOR PLAN



FIRST FLOOR PLAN

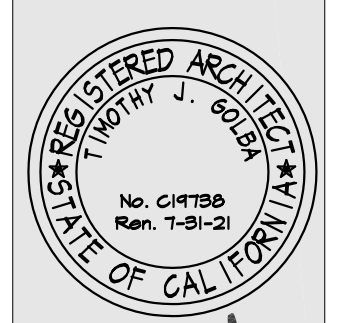
PROPOSED FLOOR PLANS

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



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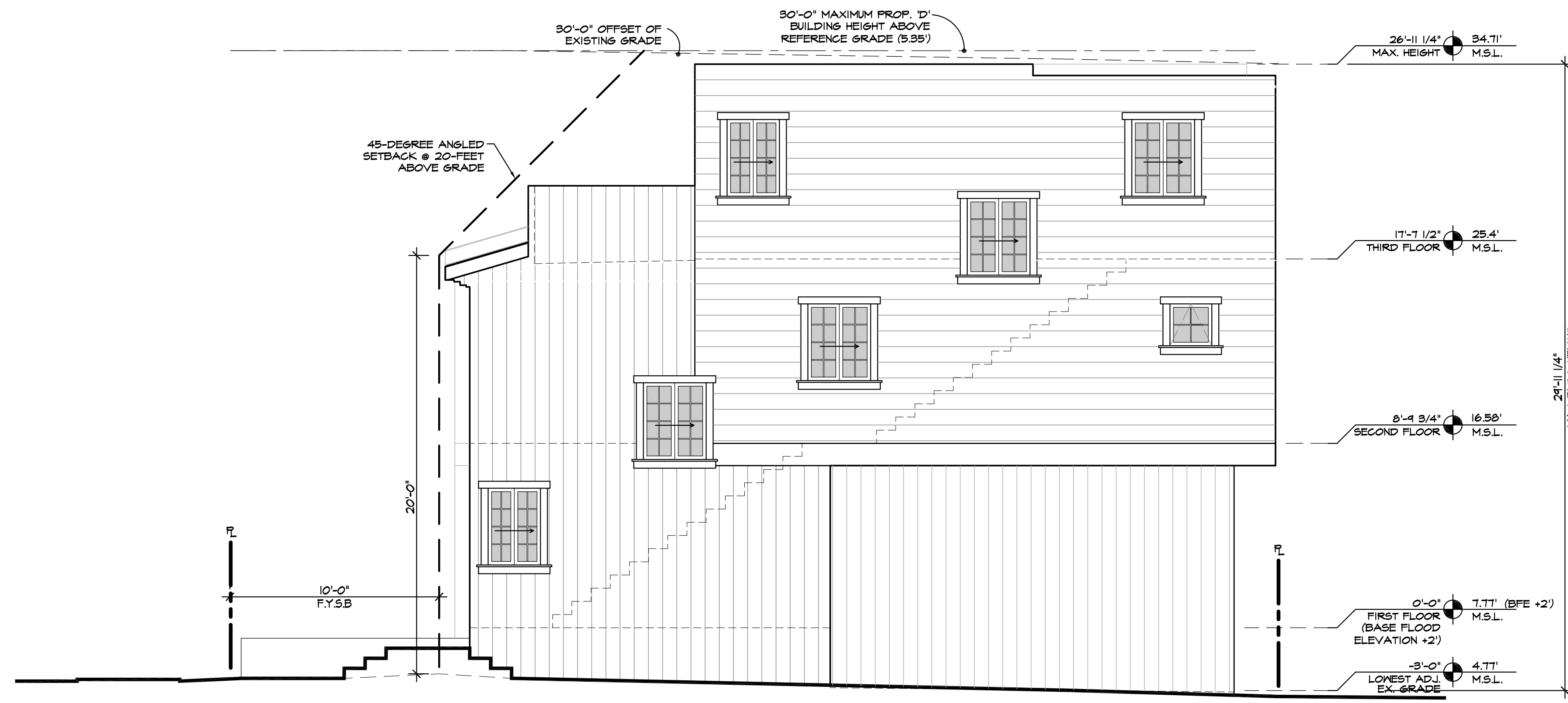
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 3812 BAYSIDE LANE  
 SAN DIEGO, CA 92109



**golba** INC.  
 A10

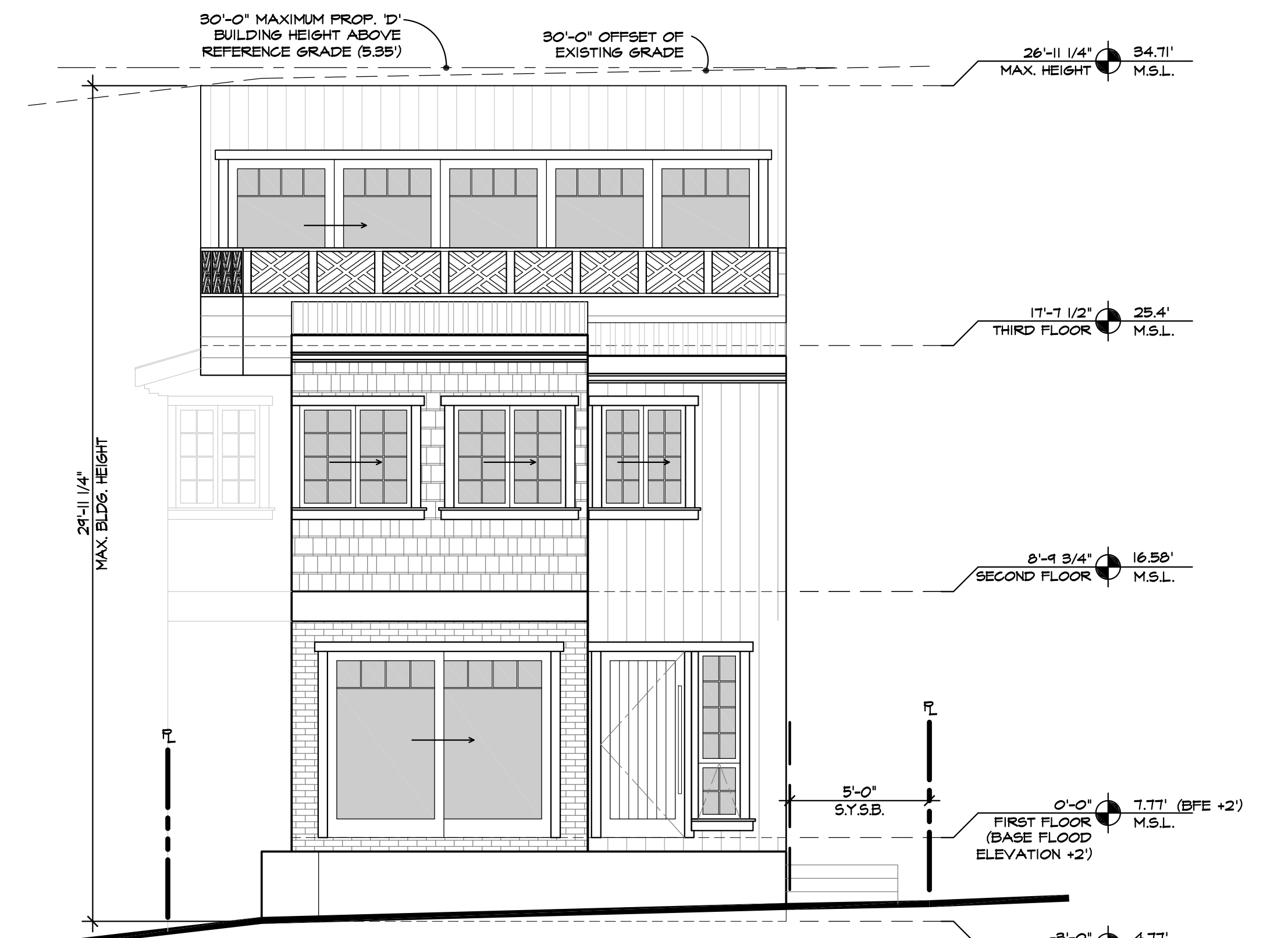
DATE: 08-04-22 REV. DATE: A

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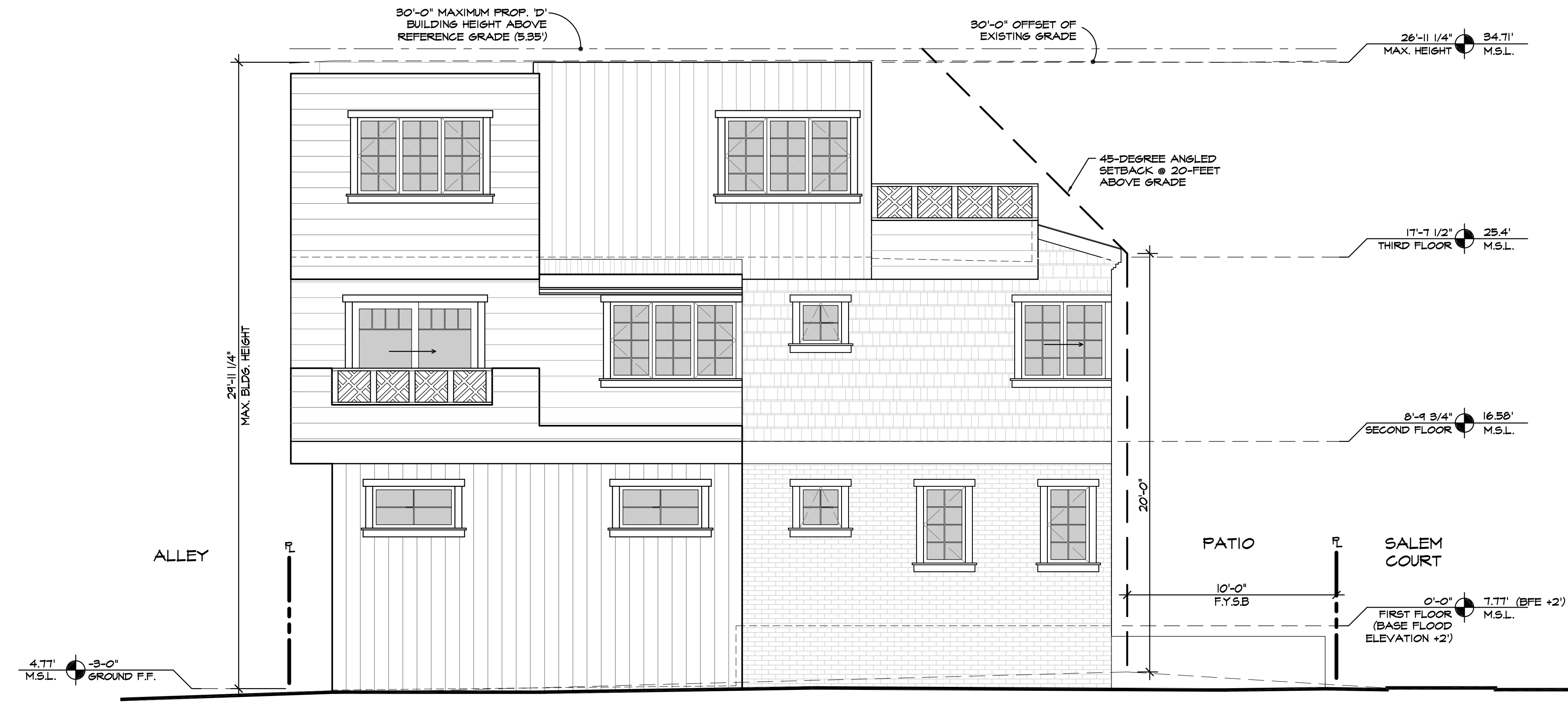


**EAST ELEVATION**

3.799'  
M.S.L.  
PER CITY OF SAN DIEGO  
CONTROL BOOK 10/04/11 PAGE 549

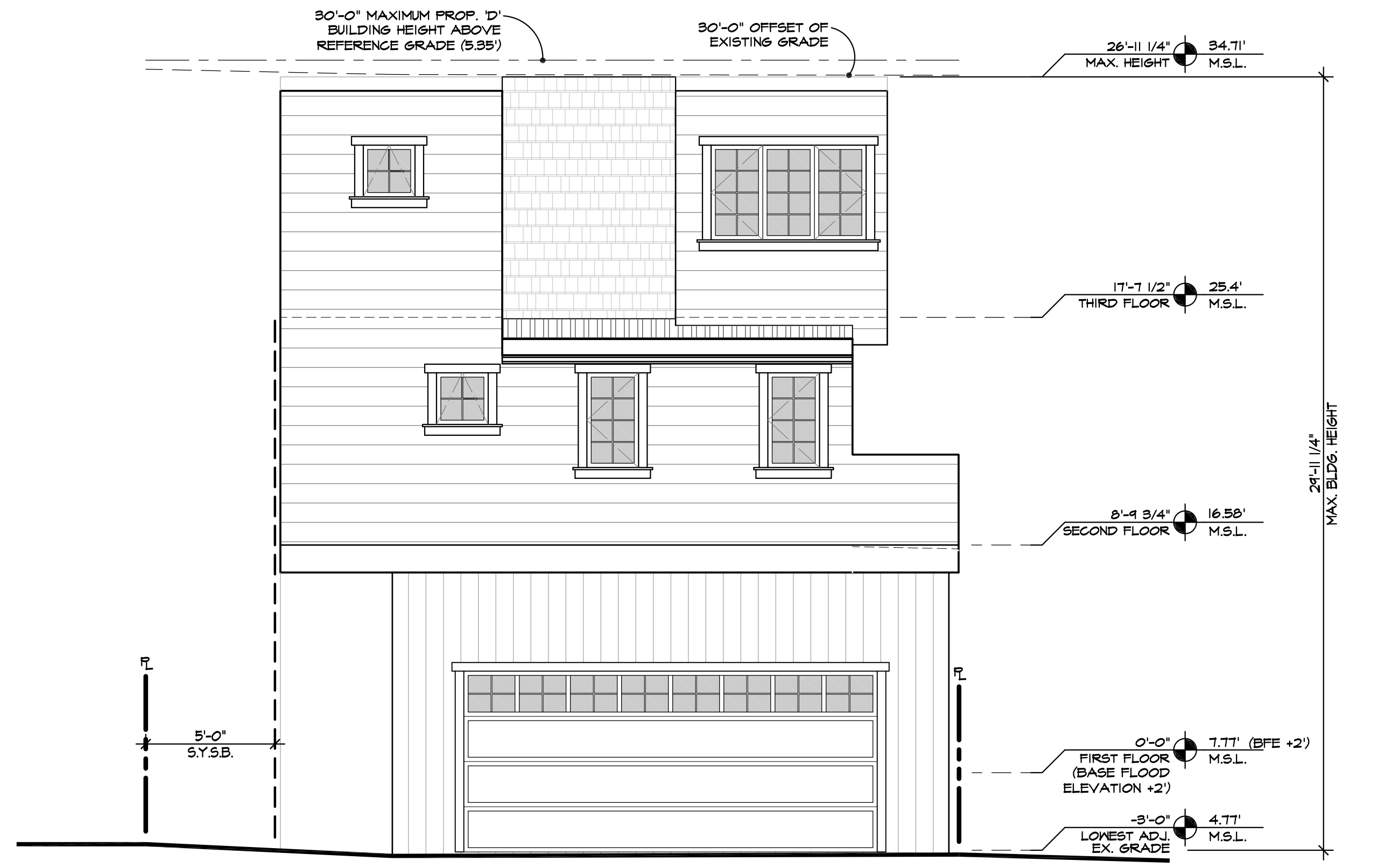


**NORTH ELEVATION**



**WEST ELEVATION**

3.799'  
M.S.L.  
PER CITY OF SAN DIEGO  
CONTROL BOOK 10/04/11 PAGE 549



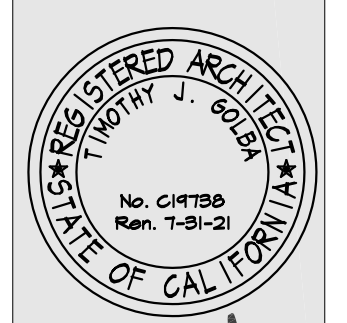
**SOUTH ELEVATION**

NOTE:  
THE HIGHEST POINT OF THE ROOF EQUIPMENT,  
OR ANY VENT, PIPE, ANTENNA, OR OTHER  
PROJECTION SHALL NOT EXCEED 30'-0"  
ABOVE THE GRADE (SDMG 192.0505(a))

**BUILDING ELEVATIONS**  
SCALE: 1/4"=1'-0"

**GOLBA ARCHITECTURE**  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave. #100 San Diego California 92109  
Phone: (619) 231-9905 Fax: (858) 750-3471

**PAN RESIDENCE**  
3812 BAYSIDE LANE  
SAN DIEGO, CA 92109

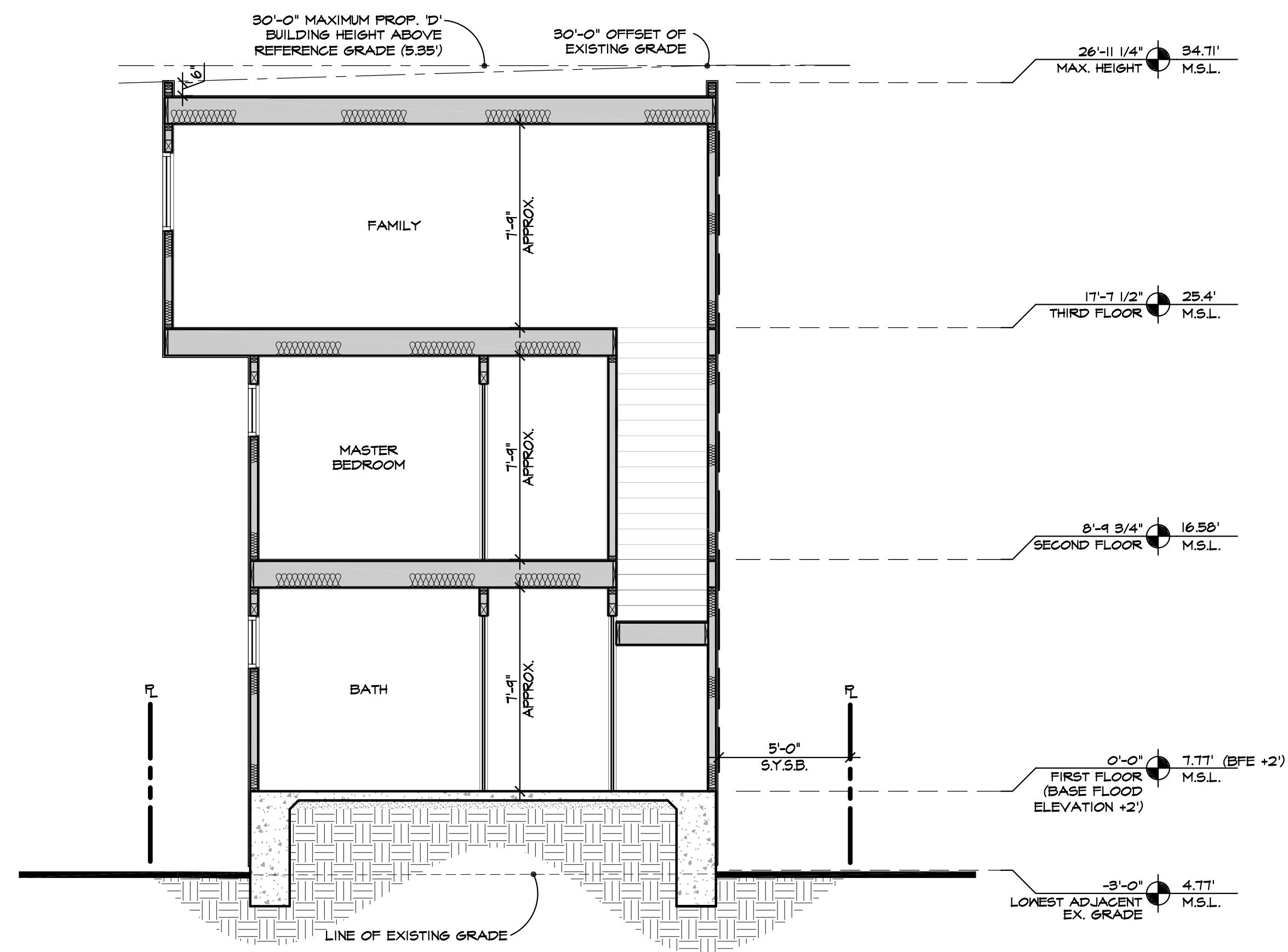


**GOLBA**  
INC.

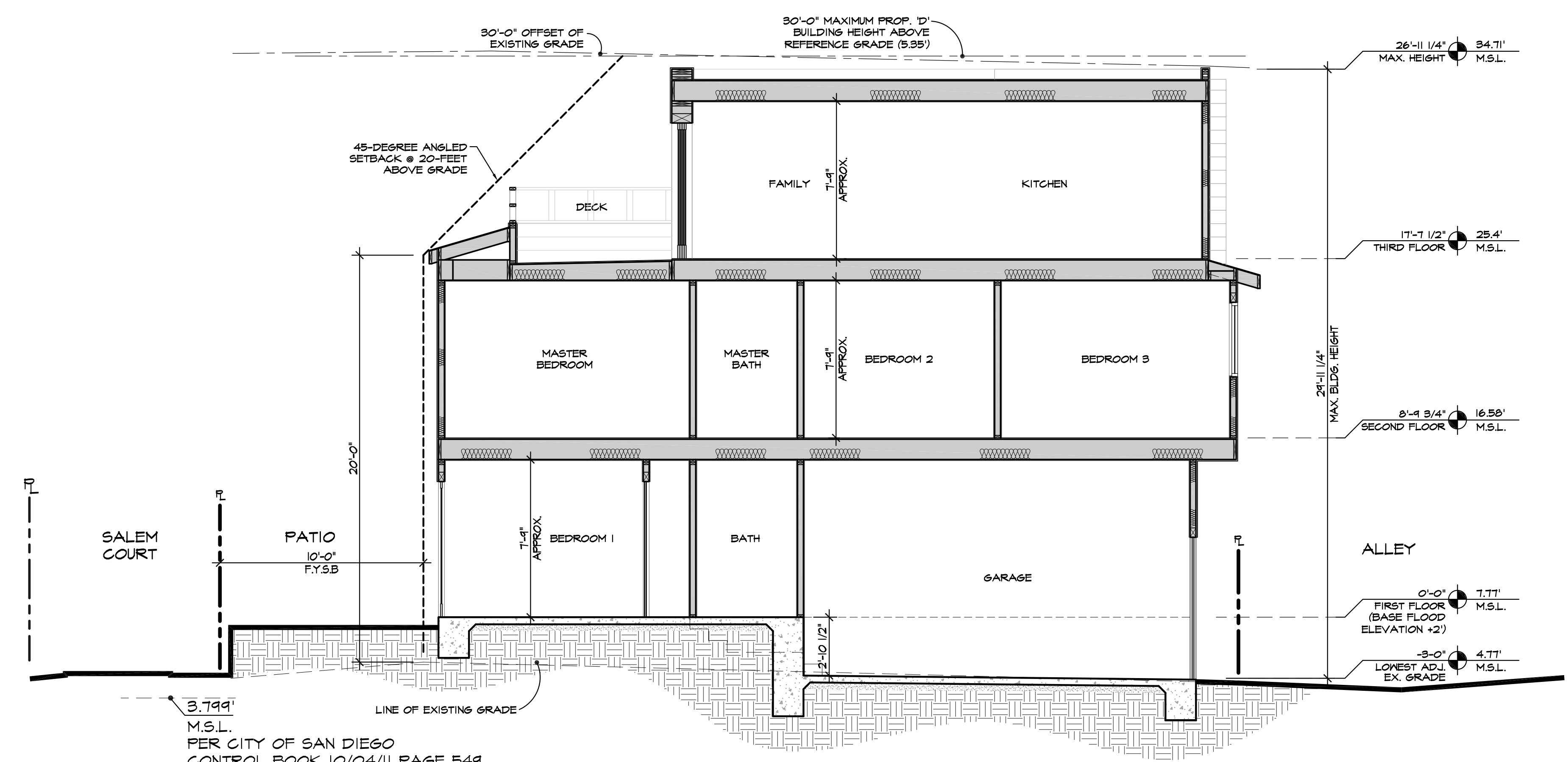
**A20**

REV. DATE: DATE: 08-04-22

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SECTION B



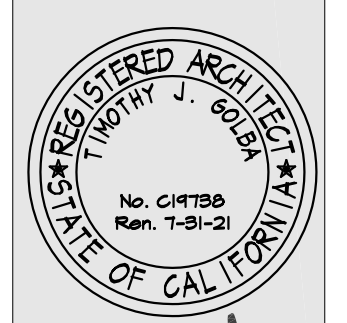
SECTION A

3.799'  
M.S.L.  
PER CITY OF SAN DIEGO  
CONTROL BOOK 10/04/11 PAGE 549

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

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Phone: (619) 231-9905 Fax: (858) 750-3471

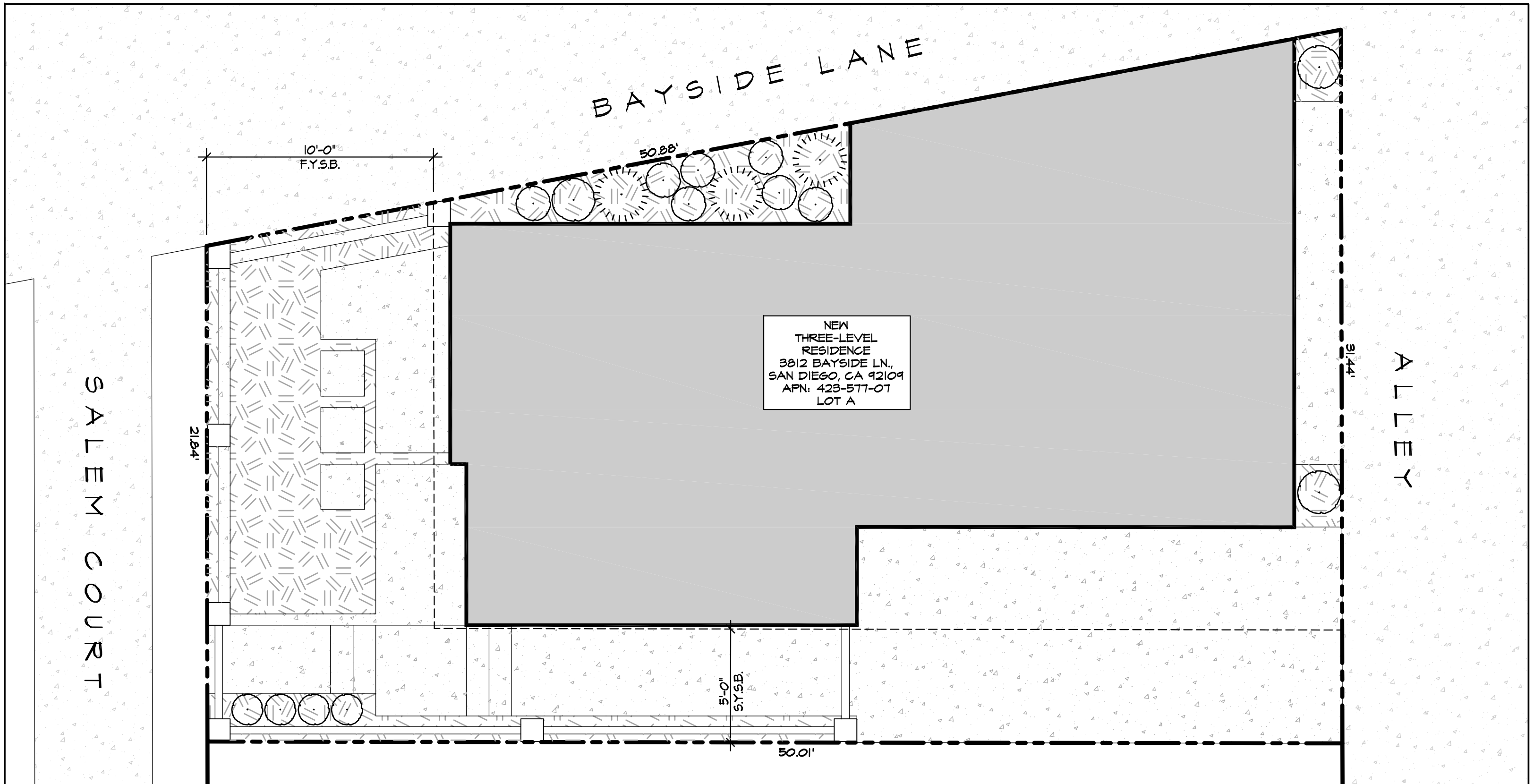
**PAN RESIDENCE**  
3812 BAYSIDE LANE  
SAN DIEGO, CA 92109



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INC

**A30**

DATE: 08-04-22 REV. DATE:



**LANDSCAPE NOTES:**

1. ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; THE MISSION BEACH PLANNED DISTRICT; & ALL OTHER CITY & REGIONAL STANDARDS.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM (SPRAY) SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, & MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE (SDMC 142.0403).
3. LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS & PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRoACH OR OVERHANG INTO THE COURTS AND PLACES RIGHT-OF-WAY BELOW MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC-RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL (LDC 1513.0402(g)(2)).
4. MAINTENANCE: ASK REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS & LITTER CONDITION & ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF PERMIT.
5. ALL LANDSCAPING & IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
6. ALL PLANTERS WITHIN PROPERTY NOT TO EXCEED 3'-0" IN HEIGHT.
7. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).
8. 100% OF ALL REQUIRED YARDS EXCEPT INTERIOR AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS, AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3'-0" IN HEIGHT AND PAVED AREAS (LDC 1513.0402(g)(1)).

**SITE NOTES:**

1. THIS PROJECT SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMC SECTION 152.0505(a).
2. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
3. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
4. PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW & EXISTING STRUCTURES VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (IFC 901.4.4) MIN. SIZE OF NUMBERS SHALL BE 12".
5. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.

**LANDSCAPING LEGEND \***

**SHRUBS:**

FORM: VERTICAL SHRUB  
FUNCTION: SCREENING  
DIANELLA VARIEGATA  
'TASMAN FLAX-LILY'  
5 GAL. MIN.  
EVERGREEN PERENNIAL  
COLOR

FORM: VERTICAL SHRUB  
FUNCTION: SCREENING  
CALLISTEMON  
'BETTER JOHN'  
5 GAL. MIN.  
PERIMETER HEDGE

OPTIONAL ALTERNATIVE FOR SHRUBS:  
LAVANDULA ANGUSTIFOLIA  
ENGLISH LAVENDER - BROADLEAF  
EVERGREEN

**HARDSCAPE:**

CONCRETE

**GROUND COVER:**

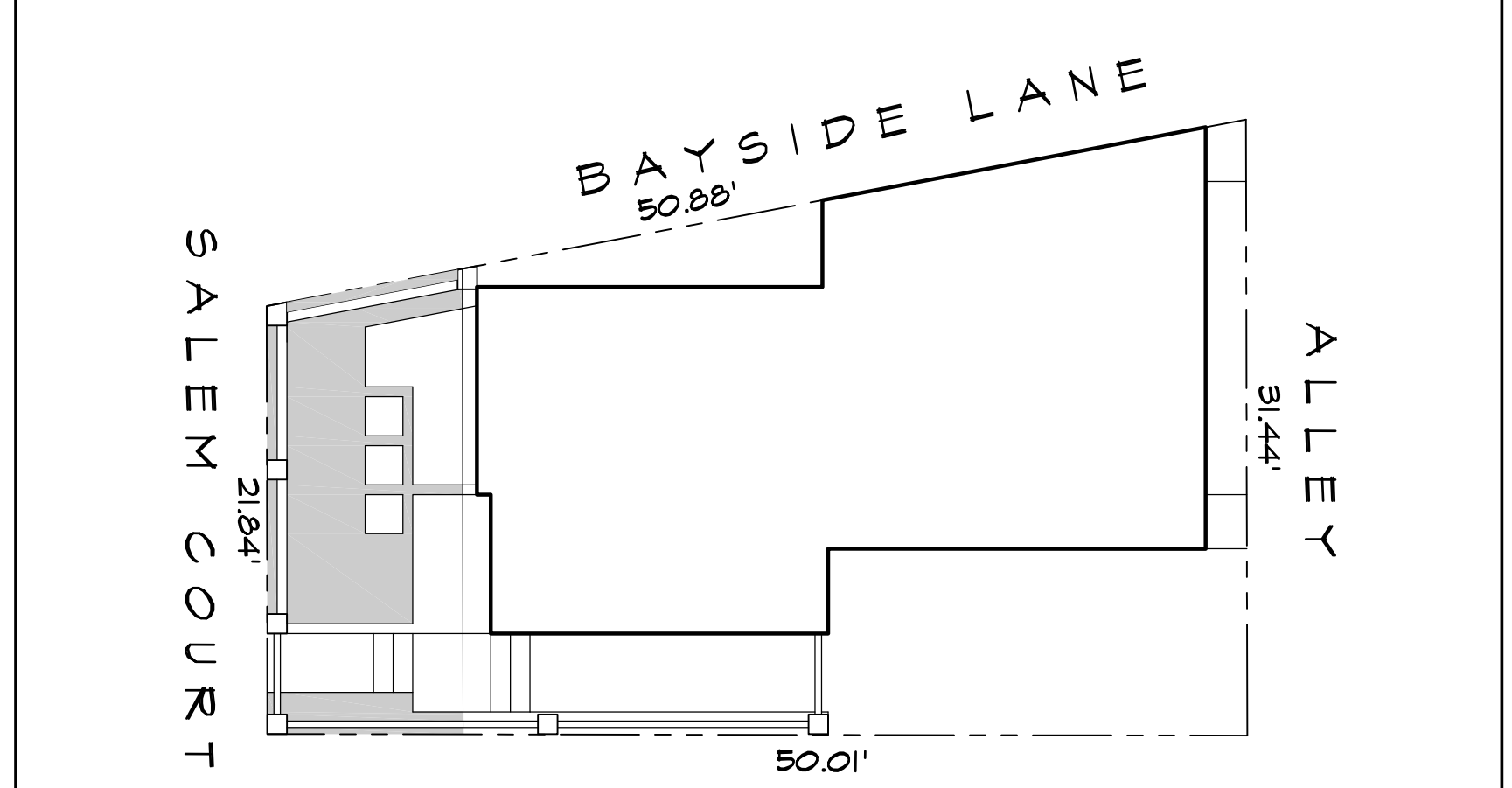
MEYER ZOYSIA  
FORM: SOD  
FUNCTION: GROUND COVER  
PELARGONIUM PELTATUM  
IVY GERANIUM  
FLATS  
ANNUAL COLOR

OPTIONAL ALTERNATIVES FOR GROUND COVER:

CYNODON DACTYLON  
BERMUDAGRASS  
FESTUCA ARUNDINACEA  
TALL FESCUE

\* NO PLANT SPECIES LISTED AS INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLAN COUNCIL, OR IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE. NO PLANT SPECIES LISTED AS 'NOXIOUS WEED' BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY.

**LANDSCAPE REQUIREMENTS**



SCALE: N.T.S.

ALL REQUIRED YARDS EXCEPT INTERIOR YARDS AND REAR YARDS SHALL BE LANDSCAPED WITH MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3 FEET IN HEIGHT AND PAVED AREAS.

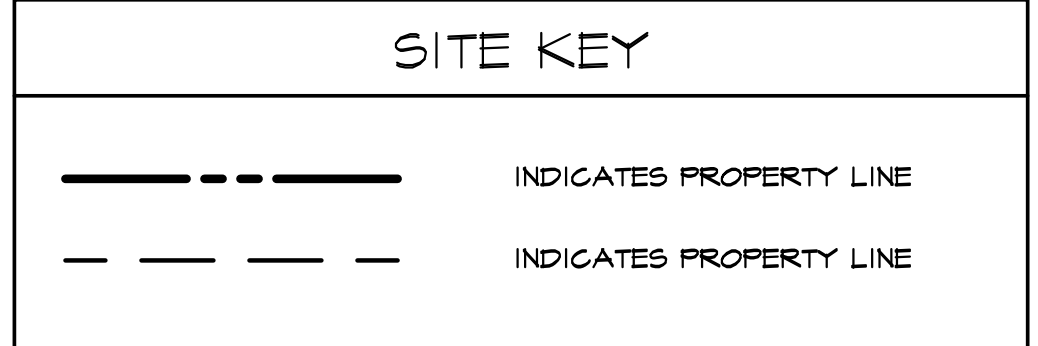
LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS, WALKS, AND PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRoACH OR OVERHANG INTO THE COURTS, WALKS, AND PLACES RIGHT-OF-WAY BELOW A HEIGHT OF 8 FEET ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

**LANDSCAPE CALCULATIONS:**

TOTAL FRONT PROVIDED YARD AREA: 229 S.F.  
TOTAL FRONT PROVIDED LANDSCAPED AREA: 118 S.F.  
TOTAL FRONT PROVIDED HARDSCAPE AREA: 111 S.F.

50% TOTAL WALK YARD AREA (229 S.F.) = 114.5 S.F. (REQUIRED LANDSCAPE)

TOTAL LANDSCAPED WALK AREA (118 S.F.) > 114.5 S.F. REQ'D



NOTE:  
ALL PROPOSED LANDSCAPING IN REAR YARD AREAS SHALL BE MAINTAINED AT A HEIGHT OF 3' OR LOWER. ALL FRONT YARD WALLS TO BE NO GREATER THAN 3' IN HEIGHT.

**PROPOSED FLOOR PLANS**

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

