



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 19, 2023 REPORT NO. HO-23-036

HEARING DATE: July 26, 2023

SUBJECT: MULLEN RESIDENCE ACCESSORY DWELLING UNIT, Process Three Decision

PROJECT NUMBER: [697315](#)

OWNER/APPLICANT: Robinson-Mullen Family Living Trust, Owner / Kim Grant Designs, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing detached one-car garage and the construction of a new two-story 1,198-square-foot accessory dwelling unit with second floor deck and attached ground level two-car garage at 4953 Coronado Avenue within the Ocean Beach Community Plan Area?

Staff Recommendation: Approve Coastal Development Permit No. 2582498.

Community Planning Group Recommendation: On June 1, 2022, the Ocean Beach Community Planning Group voted 9-2-0 to recommend approval of the project with one recommendation, which is discussed herein.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15303 (New Construction or Conversion of Small Structures). On May 23, 2023, an appeal of the CEQA determination was denied by the City Council per Resolution No. 314395 (Attachment 10).

BACKGROUND

The 0.08-acre site is located at 4953 Coronado Avenue and is developed with a one-story, 732 square-foot residence and detached 325-square-foot garage within an established residential area in the Ocean Beach community. The project site is in the RM-2-4 Zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limit Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, First Public Roadway, Transit Priority Area, Airport Influence Area (San Diego International Airport Review Area 2), Federal Aviation Administration Part 77 Noticing Area, and the Ocean Beach Cottage District within the Ocean Beach Community Plan (Attachments 1-3).

The existing structure is more than 45 years old, requiring historic evaluation. City Staff determined that the property 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 Coastal Development Permit is required for all coastal development of a premises within the Coastal Overlay Zone. The decision within the appealable area of the Coastal Overlay Zone is a Process Three, Hearing Officer decision, pursuant to SDMC Section [126.0707](#) and the decision is appealable to the Planning Commission. For decisions involving coastal development within the appealable area, the final City decision is appealable to the Coastal Commission.

DISCUSSION

The project proposes to demolish a detached garage to the existing residence and construct a new two-story 1,198- square-foot accessory dwelling unit with a second-floor deck and attached ground level two-car garage (Attachment 9 - Project Plans). The project also includes a six-foot-high fence with three-foot lattice above on the side yard property line. The project is sited at the rear of the lot adjacent to the alleyway and will be developed entirely within private property. The project was designed to comply with the requirements of the underlying RM-2-4 Zone, including building height (24 feet, 5 inches) that does not exceed the 30-foot height limit, density, setbacks, and floor area ratio (0.69) that is below the 0.70 maximum requirement.

The Community Plan designates the site for medium density residential uses (15 to 29 dwelling units per acre). The 0.08-acre site results in a density of 12.5 dwelling units per acre. In addition, pursuant to SDMC Section [141.0302\(b\)\(2\)\(B\)](#) accessory dwelling units are not subject to the density limitations for the premises. Therefore, the project is consistent with the prescribed density. The Community Plan recommendations include minimizing building bulk by using vertical and horizontal offsets and other architectural features and ensuring the building scale and articulation is compatible with surrounding development. The Community Plan also encourages the development of a variety of housing types.

The project is consistent with the above-mentioned recommendations by incorporating step backs, building articulation, and roof line variations that address bulk and scale. In addition, placement of the accessory dwelling unit at the rear of the lot adjacent to the alley is compatible with the existing scale and character of the area. The project also provides an additional residential dwelling unit which is consistent with the Community Plan goal of encouraging a variety of housing types.

On June 1, 2022, the Ocean Beach Community Planning Group voted 9-2-0 to approve the project with one recommendation: "to remove lattice on the fence right where grade starts to go up." Staff determined that the proposed fence complies with SDMC Section [142.0310](#) and combination fence section 142.03010(B) with no deviations. No revisions were required.

The project site is between the first public roadway and the Pacific Ocean, approximately 280 feet from the mean high tide line; however, there are no public views or coastal access from the project site, as identified in the Community Plan. Staff has reviewed site drainage and determined the project complies with the City's drainage regulations and standards. The project site does not contain, nor is it near any environmentally sensitive lands.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect public health, safety and welfare. Permit requirements include obtaining an Encroachment Maintenance Removal Agreement for private improvements within the public right-of-way; Implementing Construction Best Management Practices; submitting a Water Pollution Control Plan; Constructing public and private water and sewer facilities within the public right-of-way, in accordance with all applicable City regulations and standards; and the requirement to apply for a plumbing permit for the installation of appropriate private back flow prevention devices on each water service.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, adopted City Council policies, and the regulations of the Land Development Code. Draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer approve Coastal Development Permit No. 2582498.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2582498, with modifications.
2. Deny Coastal Development Permit No. 2582498, if the findings required to approve the project cannot be affirmed.

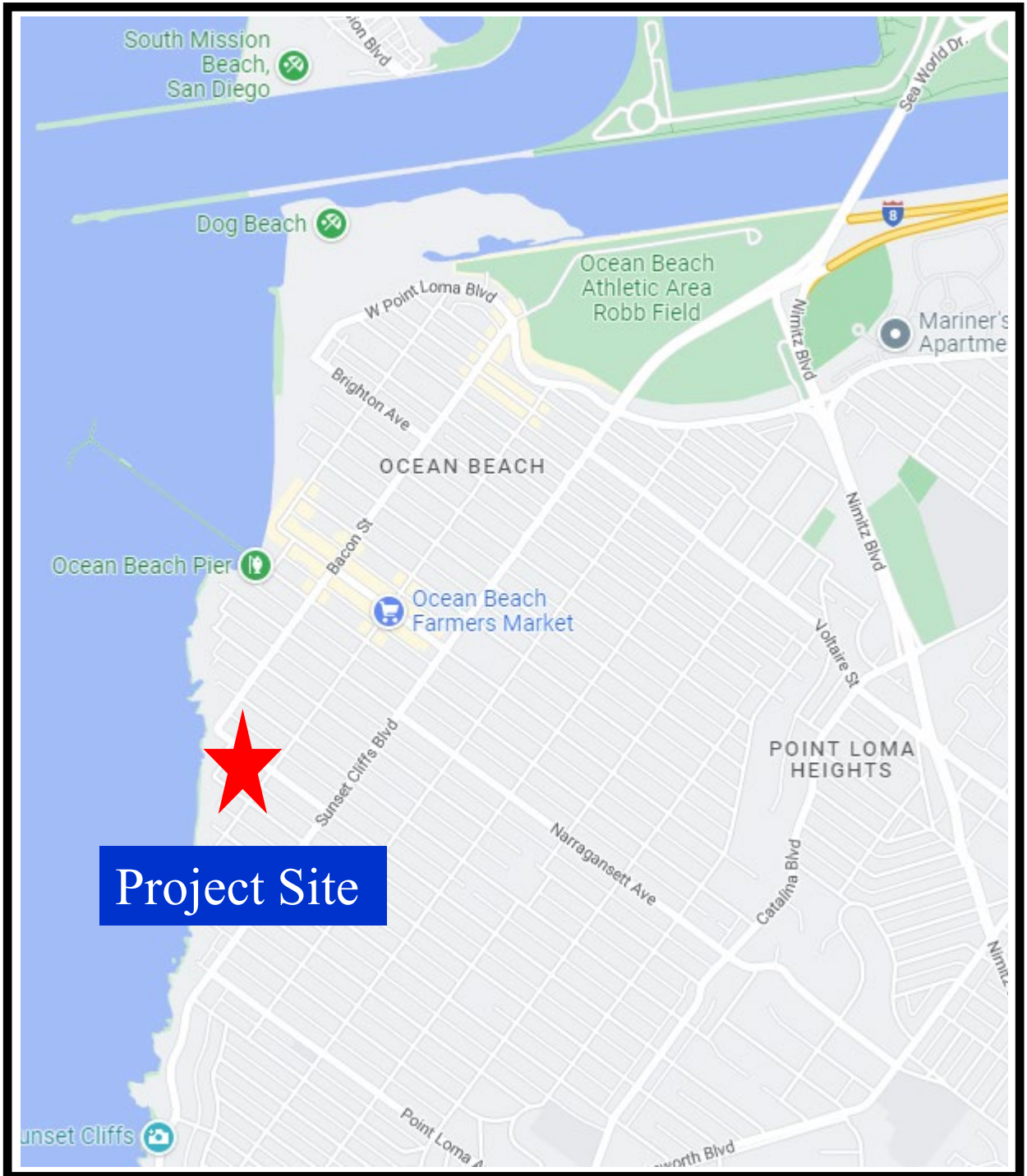
Respectfully submitted,



Veronica Davison,
Development Project Manager

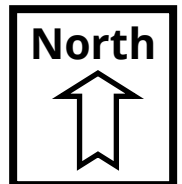
Attachments:

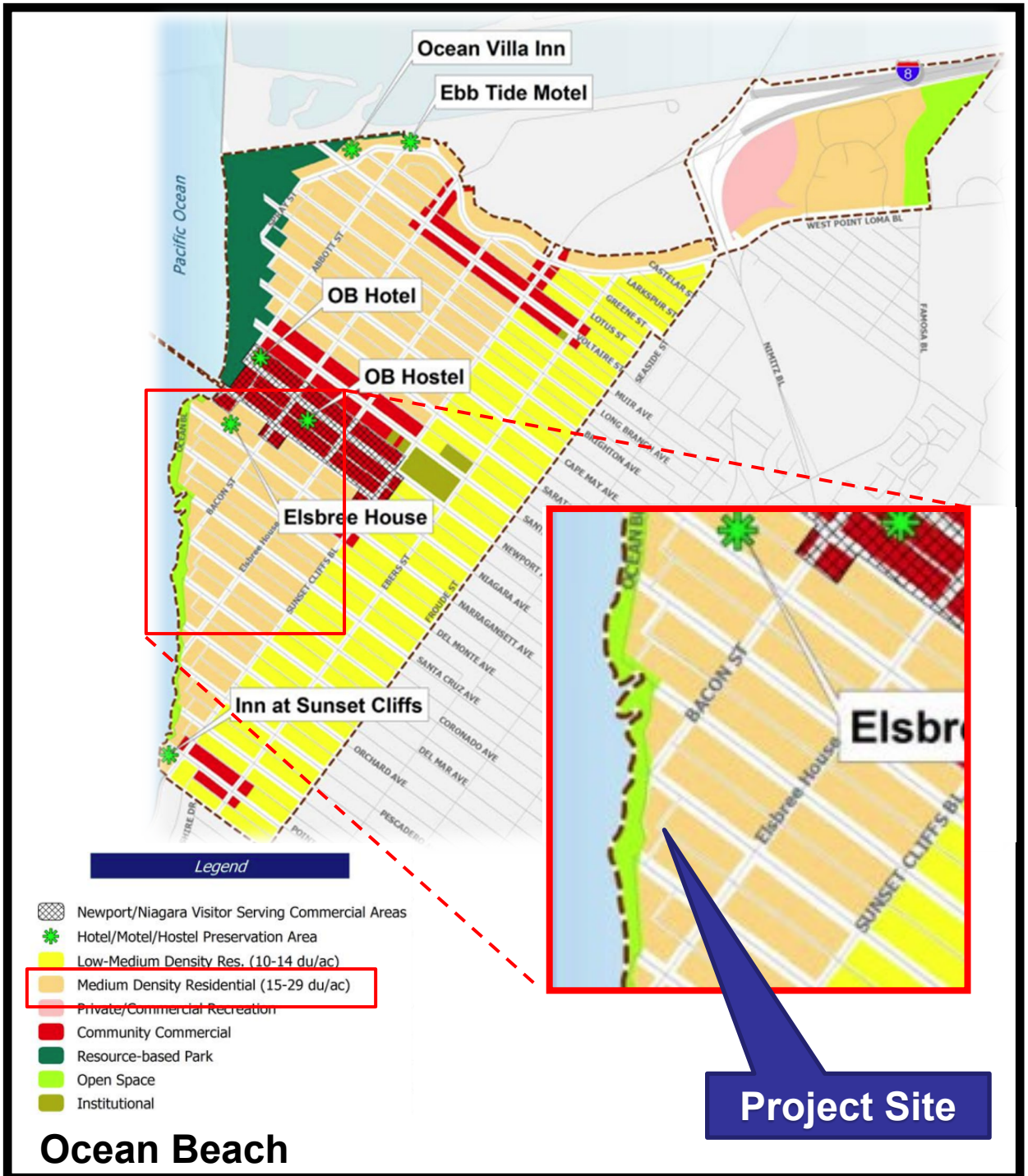
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. City Council Resolution R-314935



Project Location

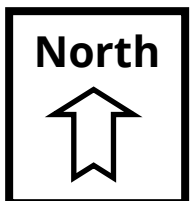
Mullen Residence Accessory Dwelling Unit,
Project No. 697315
4953 Coronado Avenue





Community Land Use Map

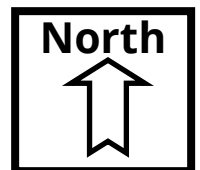
Mullen Residence Accessory Dwelling Unit,
 Project No. 697315
 4953 Coronado Avenue





Aerial Photo

Mullen Residence Accessory Dwelling Unit
Project No. 697315
4953 Coronado Avenue



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2582498
MULLEN RESIDENCE ACCESSORY DWELLING UNIT - PROJECT NO. 697315

WHEREAS, DEBORAH DEFOREST MULLEN AND DAVID MICHAEL ROBINSON, TRUSTEES OF THE ROBINSON-MULLEN FAMILY LIVING TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing detached garage and to construct a new Accessory Dwelling Unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2582498), on portions of a 0.08-acre site;

WHEREAS, the project site is located at 4953 Coronado Avenue in the in the RM-2-4 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, First Public Roadway, Transit Priority Area, Airport Influence Area (San Diego International Airport Review Area 2), the Federal Aviation Administration Part 77 Noticing Area, and the Cottage District within the Ocean Beach Community Plan Area;

WHEREAS, the project site is legally described as Lot 41 in Block 66 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;

WHEREAS, on October 17, 2022, 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 15303 (New construction or Conversion of Small Structures); and the Environmental Determination was appealed to City Council, which heard and denied the appeal on May 23, 2023 pursuant to Resolution No. 314935;

WHEREAS, on July 26, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2582498 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. 2582498:

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 site is located at 4953 Coronado Avenue and is developed with a one-story, 732-square-foot residence and detached 325-square-foot garage within an established residential area in the Ocean Beach Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project proposes to demolish an existing detached garage and construct a new two-story, 1,198-square-foot accessory dwelling unit (ADU) with second floor deck and attached ground level two-car garage. The project also includes a six-foot-high fence with three-foot lattice above on the side yard property line.

The project site is between the first public roadway and the Pacific Ocean, approximately 280 feet from the coastline, however there are no public views or coastal access from the project site identified in the Community Plan. The project was designed to comply with the requirements of the underlying RM-2-4 Zone, including floor area ratio (.69) that is below the 0.70 maximum requirement, density, setbacks, and height (24 feet 5 inches) that does not exceed the 30-foot height limit.

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 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.

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

The project site has been previously graded and improved with an existing dwelling unit and detached garage; it is located within an urbanized community and is surrounded by residential development. Staff has reviewed site drainage and determined the project complies with the City's drainage regulations and standards. The project site does not contain, nor is it near any environmentally sensitive lands as defined in the San Diego Municipal Code. The proposal was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). An appeal to this determination was denied by City Council resolution No. 314935 on May 23, 2023.

Therefore, the proposed 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.

The existing structure is more than 45 years old, requiring historic evaluation. City Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. The project was designed to comply with the requirements of the underlying RM-2-4 Zone, including floor area ratio (0.69) that is below the 0.70 maximum requirement, density, setbacks, and height (24 feet 5 inches) that does not exceed the 30-foot height limit.

The Community Plan designates the site for medium density residential uses (15 to 29 dwelling units per acre). The 0.08-acre site results in a density of 12.5 dwelling units per acre. In addition, pursuant to SDMC Section 141.0302(b)(2)(B) ADUs are not subject to the density limitations for the premises. Therefore, the project is consistent with the prescribed density. The Community Plan recommendations include minimizing building bulk by using vertical and horizontal offsets and other architectural features; and ensuring the building scale and articulation is compatible with surrounding development; The Community Plan also encourages the development of a variety of housing types.

The project design is consistent with the above-mentioned recommendations by incorporating step backs, building articulation, and roof line variations that address bulk and scale. In addition, placement of the accessory dwelling unit at the rear of the lot adjacent to the alley is compatible with the existing scale and character of the area. The project also provides an additional residential dwelling unit which is consistent with the Community Plan goal of encouraging a variety of housing types.

The project is not requesting, nor does it require any deviations or variances from the applicable regulations of the Certified Implementation Program. Therefore, the

development is in conformity with the Certified Local Coastal Program land use plan and 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 between the First Public Roadway and the ocean. The site is approximately 280 feet from the coastline, however there are no public views or coastal access from the project site, as identified in the Community Plan.

The proposed development is contained within the boundaries of the private property and is sited at the rear of the lot adjacent to the alleyway. The project will not adversely impact public access or 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. 2582498 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. 2582498, a copy of which is attached hereto and made a part hereof.

Veronica Davison
Development Project Manager
Development Services

Adopted on: July 26, 2023

IO#: 24009042

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: 24009042

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2582498
MULLEN RESIDENCE ACCESSORY DWELLING UNIT - PROJECT NO. 697315
HEARING OFFICER

This Coastal Development Permit No. 2582498 is granted by the Hearing Officer of the City of San Diego to DEBORAH DEFOREST MULLEN and DAVID MICHAEL ROBINSON, TRUSTEES OF THE ROBINSON-MULLEN FAMILY LIVING TRUST, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.08-acre site is located at 4953 Coronado Avenue and is in the RM-2-4 Zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limit Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, First Public Roadway, Transit Priority Area, Airport Influence Area (San Diego International Airport Review Area 2), Federal Aviation Administration Part 77 Noticing Area, and the Ocean Beach Cottage District within the Ocean Beach Community Plan Area. The project site is legally described as: Lot 41 in Block 66 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 demolish existing garage and to construct new accessory dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 26, 2023, on file in the Development Services Department. The project shall include:

- a. Demolition of an existing detached one-car garage and construction of new two-story 1,198-square-foot accessory dwelling unit with a second-floor deck and attached ground level two-car garage; and
- b. 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 August 9, 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 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.
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. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for all existing private improvements within the Coronado Avenue public right-of-way, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.

PLANNING/DESIGN REQUIREMENTS:

16. Owner/Permittee shall always maintain the number of off-street parking spaces on the property as 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.

17. 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.

18. 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.

WATER AND SEWER DEVELOPMENT REQUIREMENTS:

19. Prior to the issuance of any construction permits, if determined during the building permit review process that the existing water and sewer service will not be adequate to serve the project, the Owner/Permittee shall assure by permit and bond the design and construction of new water and sewer services outside of any driveway or drive aisle, including the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPDs) on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. The BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the public right-of-way.

21. All proposed private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

22. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

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 July 26, 2023, and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Coastal Development Permit No.: 2582498
Date of Approval: July 23, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Veronica Davison
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.

**ROBINSON-MULLEN FAMILY LIVING TRUST,
DATED SEPTEMBER 29, 2014**
Owner/Permittee

By _____
Deborah Deforest Mullen
Trustee

**ROBINSON-MULLEN FAMILY LIVING TRUST
DATED SEPTEMBER 29, 2014**
Owner/Permittee

By _____
David Michael Robinson
Trustee

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

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name/Number: Digital-4953 Coronado Avenue CDP/ 697315

SCH No.: Not Applicable

Project Location-Specific: 4953 Coronado Avenue, San Diego, CA 92107

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

Description of nature and purpose of the Project: The project proposes a Coastal Development Permit (CDP) to demolish an existing detached garage and construct a new 1,200 square-foot, 2-story Accessory Dwelling Unit with attached garage, second floor deck and roof deck, on a 0.08-acre site. The existing 732 sf single family residence would remain. The project is in the RM-2-4 (Residential-Multiple Unit) Zone, of the Ocean Beach Community Plan, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, Ocean Beach Cottage Emerging District, Transit Priority Area, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Coastal Impact/Beach Impact), Airport Approach Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration Part 77 Notification (SDIA and North Island Naval Air Station). The community plan designates the site as Medium Density Residential.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Maureen Dant, Kim Grant Design, 2400 Kettner Boulevard, Studio #207, San Diego, CA 92101, (619) 269-3630

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new small facilities or structures. Since CEQA Section 15303 allows for the construction of a new residential unit, this exemption was deemed appropriate. This exemption includes but is not limited to: one single family residence or a second dwelling unit in a residential zone. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Jeff Gonzalez Senior Planner
Signature/Title

November 1, 2022
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

	<p>City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101</p>		<h1>Community Planning Committee Distribution Form</h1>	
	Project Name: Digital 4953 Cornado Ave CDP		Project Number: 697315	
Community: Ocean Beach				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="checkbox"/> 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: June 01, 2022	
# of Members Yes 9	# of Members No 2	# of Members Abstain 0		
Conditions or Recommendations: Suggested to remove lattice on the fence right where the grade starts to go up.				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Andrea Schlageter				
TITLE: Chair, Ocean Beach Planning Board			DATE: June 07, 2022	
<p><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>				

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM



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

Ownership Disclosure Statement

**FORM
DS-318**

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: Mullen Residence ADU **Project No. For City Use Only:** _____

Project Address: 4953 Coronado Avenue
San Diego, CA 92107

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 TRUST 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: Robinson-Mullen Fam Liv Trust UAD Sept 29, 2014 Owner Tenant/Lessee Successor Agency

Street Address: 4953 Coronado Avenue

City: San Diego State: CA Zip: 92107

Phone No.: (858) 395-8585 Fax No.: _____ Email: debdefmul@gmail.com

Signature: Deborah D. Mullen & David M. Robinson, Trustees Date: May 25, 2021

Additional pages Attached: Yes No

Applicant

Name of Individual: Deborah D Mullen, Robinson-Mullen Fam Liv Trust UAD 9/29/2014 Trustee Owner Tenant/Lessee Successor Agency

Street Address: 4953 Coronado Avenue

City: San Diego State: CA Zip: 92107

Phone No.: 858-395-8585 Fax No.: _____ Email: debdefmul@gmail.com

Signature: Deborah D. Mullen, Trustee Date: May 25, 2021

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: David M. Robinson, Robinson-Mullen Fam Liv Trust UAD 9/29/2014 Trustee Owner Tenant/Lessee Successor Agency

Street Address: 4953 Coronado Ave

City: San Diego State: CA Zip: 92107

Phone No.: 858-395-2281 Fax No.: _____ Email: davmicrob@gmail.com

Signature: David M. Robinson, Trustee Date: May 25, 2021

Additional pages Attached: Yes No

SD CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

• The Checklist is required only for projects subject to CEO review.
 • If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in **Chapter 11: Land Development Procedures** of the City's Municipal Code.
 • The requirements in the Checklist will be included in the project's conditions of approval.
 • The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Contact Information
 Project No./Name: **PTSM 897315 Digital-4653 Coronado Avenue CDP**
 Property Address: **4653 Coronado Avenue San Diego, CA 92107**
 Applicant Name/Co: **Maureen Dant / Kim Grant Design, Inc.**
 Contact Phone: **(619) 269-3630** Contact Email: **maureen@kimgrantdesign.com**
 Was a consultant retained to complete this checklist? Yes No **If Yes, complete the following**
 Consultant Name: _____ Contact Phone: _____
 Company Name: _____ Contact Email: _____

Project Information
 1. What is the size of the project (acres)? **3,471.95 s.f. / .08 acres**
 2. Identify all applicable proposed land uses:
 • Residential (indicate # of single-family units): **1 existing single family unit, 1 proposed ADU**
 • Residential (indicate # of multi-family units): _____
 • Commercial (total square footage): _____
 • Industrial (total square footage): _____
 • Other (describe): _____
 3. Is the project or a portion of the project located in a Transit Priority Area? Yes No
 4. Provide a brief description of the project proposed:
Demolish existing detached Garage, Construct New 1,198.85 s.f. detached 2 bedroom, 2 story Accessory Dwelling Unit with attached 462.55 s.f. 2 car Garage. Existing single story single family residence to remain.

Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to complete the Checklist to qualify for ministerial level review. See Departmental Development Regulations in the project's community plan to determine applicability.

3 City Council Approved July 12, 2016 Revised June 2017

Strategy 3: Bicycling, Walking, Transit & Land Use

3. Electric Vehicle Charging

• Multiple family projects of 17 dwelling units or more: Would 5% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a rated cabinet, box or enclosure connected to conduit linking the parking space with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?

• Multiple family projects of more than 17 dwelling units of the total required rated cabinet, box or enclosure, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?

• Non-residential projects: Of the total required rated cabinets, boxes or enclosures, would 20% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is a single-family project or would not require the provision of rated cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces.

The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore electrical vehicle charging is not applicable to this project.

Strategy 3: Bicycling, Walking, Transit & Land Use (Complete this section if project includes non-residential or mixed uses)

4. Bicycle Parking Spaces
 Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 2)?
 Check "N/A" only if the project is a residential project.

The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore bicycle parking spaces is not applicable to this project.

7 City Council Approved July 12, 2016 Revised June 2017

Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

- Would the proposed project implement the General Plan City of Villages Strategy in an Identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?
 Considerations for this question:
 - Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
 - Is the project site suitable to accommodate mixed use village development, as defined in the General Plan, within the TPA?
 - Does the land use and zoning associated with the project increase the capacity for transit-supportive employment densities within the TPA?
- Would the proposed project implement the General Plan Mobility Element in Transit Priority Areas to increase the use of transit?
 Considerations for this question:
 - Does the proposed project support/reconnect identified transit routes and stoppings?
 - Does the project include transit priority measures?
- Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?
 Considerations for this question:
 - Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
 - Does the proposed project urban design include features for walkability to promote a transit-supportive environment?
- Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?
 Considerations for this question:
 - Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
 - Does the overall project circulation system provide a balanced, multimodal, "complete street" approach to accommodate mobility needs of all users?
- Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?
 Considerations for this question:
 - Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
 - Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
 - Do the accompanying regulations associated with the proposed project support the efficient use of parking through mechanisms such as shared parking, parking districts, unattended parking, reduced parking, paid or time-limited parking, etc.?
- Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?
 Considerations for this question:
 - Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
 - Does the proposed project include policies or strategies for preserving existing trees?
 - Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?

City Council Approved July 12, 2016 Revised June 2017

SD CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP Consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No	N/A
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? <u>CS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department? <u>CS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intense project when compared to the existing designations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If "Yes" proceed to Step 2 of the Checklist. For Question A above, complete Step 3. For Question C above, provide estimated project emissions under both existing and proposed designations for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If "No" in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15309. Proceed and complete Step 2 of the Checklist.

The proposed project is consistent with the General Plan, Community Plan land use & zoning designations. The proposed project is in the RM-2-4 zone, a multi-family zoning designation. The proposed project is to construct an Accessory Dwelling Unit with an attached two car Garage on a lot with an existing to remain single story single family residence.

The question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.
 * This category applies to all projects that answered in the affirmative to question 3 on the previous page. Is the project a portion of the project located in a transit priority area?

4 City Council Approved July 12, 2016 Revised June 2017

5. Shower Facilities

If the project includes nonresidential development that would accommodate over 10 tenant employees, would the project include changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below.

Number of Tenant Occupants/Employees	Shower/Changing Facilities Required	See the CIP 12.1.11 (2) Annual Effects Load as Required
0-10	0	0
11-50	1 shower stall	2
51-100	1 shower stall	3
101-200	1 shower stall	4
Over 200	1 shower stall + additional shower stall for each 100 additional tenant-employees	5 additional tenant-employees

Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore changing/shower facilities is not applicable to this project.

6. Designated Parking Spaces

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-entailment, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Required Parking Spaces	Number of Designated Spaces
0-4	0
5-10	2
11-20	4
21-30	6
31-40	8
41-50	10
51-60	12
61-70	14
71-80	16
81 and over	At least 15% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lanes programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore designated parking spaces is not applicable to this project.

5 City Council Approved July 12, 2016 Revised June 2017

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and/or family dwelling or townhouses as defined in the California Residential Code and their accessory structures. All other development projects that would not require a certificate of occupancy from the Building Official that implement Best Management Practices for construction activities as set forth in the GreenBook for public projects.

Step 2: CAP Strategies Consistency

Checklist Item
(Check the appropriate box and provide explanation for your answer)

Yes	No	N/A
-----	----	-----

Strategy 1: Energy & Water Efficient Buildings

1. CoolGreen Roofs

- Would the project include roofing materials with a minimum 3-year aged solar reflectance and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code Attachment A? CS
- Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated green roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code? CS
- Would the project include a combination of the above two options? Yes No N/A

The proposed project, an Accessory Dwelling Unit with attached Garage, will include roofing materials with a minimum 3-year aged solar reflectance and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the California Green Building Standards Code.

3. Does the project include a water saving showerhead?

4. Does the project include a water saving toilet?

5. Does the project include a water saving faucet?

6. Does the project include a water saving dishwasher?

6 City Council Approved July 12, 2016 Revised June 2017

7. Transportation Demand Management Program

If the project would accommodate over 50 tenant occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market-rate for single occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpool or vanpools
- Unattended parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG Commute program and promoting its bike/bus/rer service to tenant/employees
- On-site car sharing vehicles or bike-sharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Free or reduced fare transit or carpool fares and bicycle commute kits
- Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or child care, either onsite or within 1,000 feet (1/4 mile) of the structure/lot?

Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant occupants (employees).

The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore a transportation demand management program is not applicable to this project.

7 City Council Approved July 12, 2016 Revised June 2017

Plumbing fixtures and fittings
 With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

Residential buildings:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi
- Standard dishwashers: 4.25 gallons per cycle
- Compact dishwashers: 3.5 gallons per cycle and
- Clothes washers: water factor of 6 gallons per cubic foot of drum capacity?

Nonresidential buildings:

- Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table 68.0.3.302.3.1 (voluntary measures of the California Green Building Standards Code (See Attachment A)) and
- Appliances and fixtures for commercial applications that meet the provisions of Section 68.0.3.302.3.3 (voluntary measures of the California Green Building Standards Code (See Attachment A))?

Check "N/A" only if the project does not include any plumbing fixtures or fittings.

The proposed project, an Accessory Dwelling Unit with attached Garage, will include low-flow plumbing fixtures and appliances complying with the following: Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi; standard dishwashers: 4.25 gallons per cycle; compact dishwashers: 3.5 gallons per cycle, and clothes washers: water factor of 6 gallons per cubic foot of drum capacity.

8. Does the project include a water saving showerhead?

9. Does the project include a water saving toilet?

10. Does the project include a water saving faucet?

11. Does the project include a water saving dishwasher?

8 City Council Approved July 12, 2016 Revised June 2017



CITY STANDARD TITLEBLOCK

PREPARED BY:
KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA. 92101
 Phone: (619) 269-3630

PROJECT NAME:
MULLEN RESIDENCE
 4653 CORONADO AVENUE
 SAN DIEGO, CA 92107

Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: 4-26-2022

Original Date: 09-08-2021

Sheet: 2 of 15
 DWP: _____

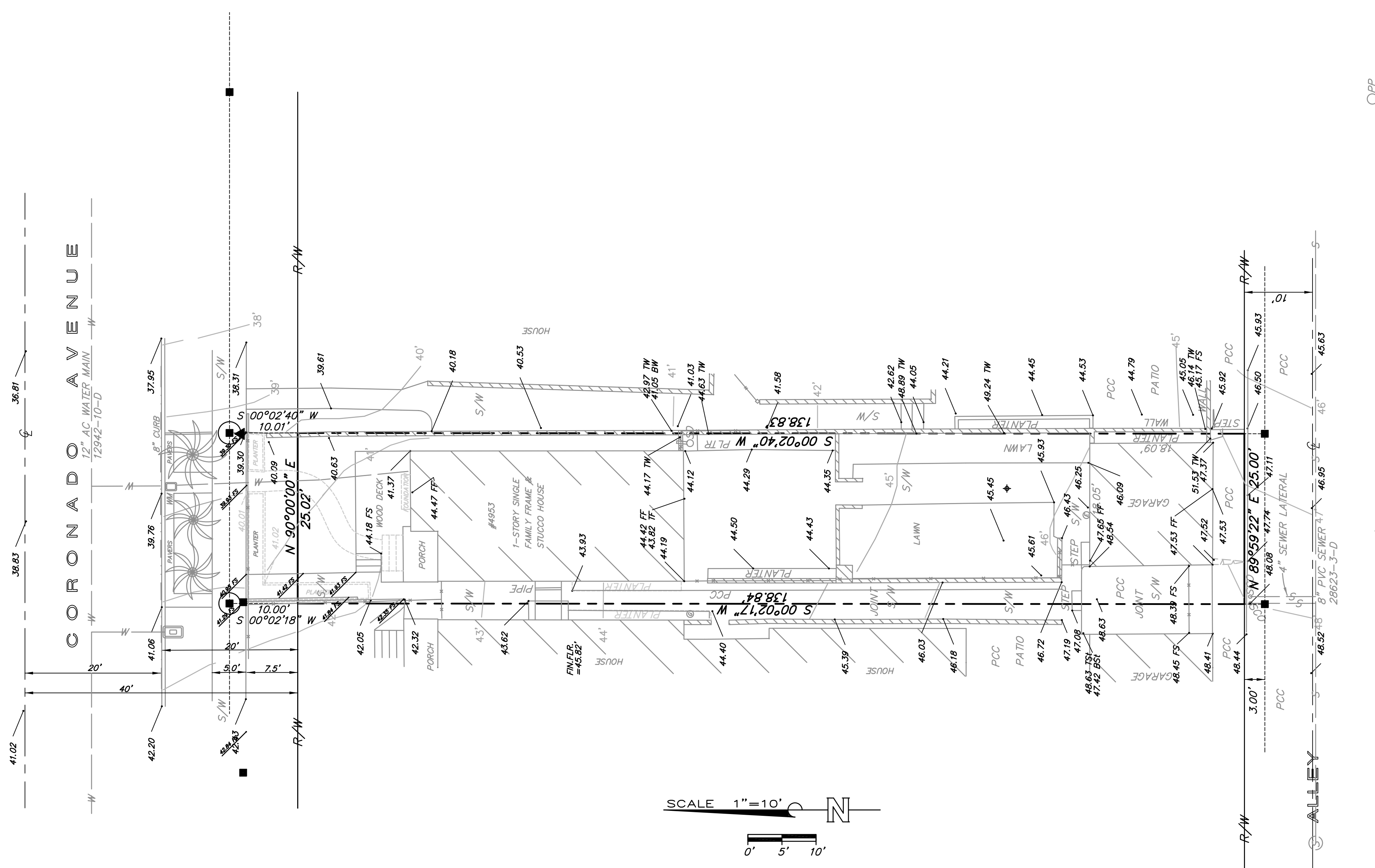
MULLEN RESIDENCE ADU
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92107

CLIMATE ACTION PLAN CHECKLIST

4-26-2022

T2



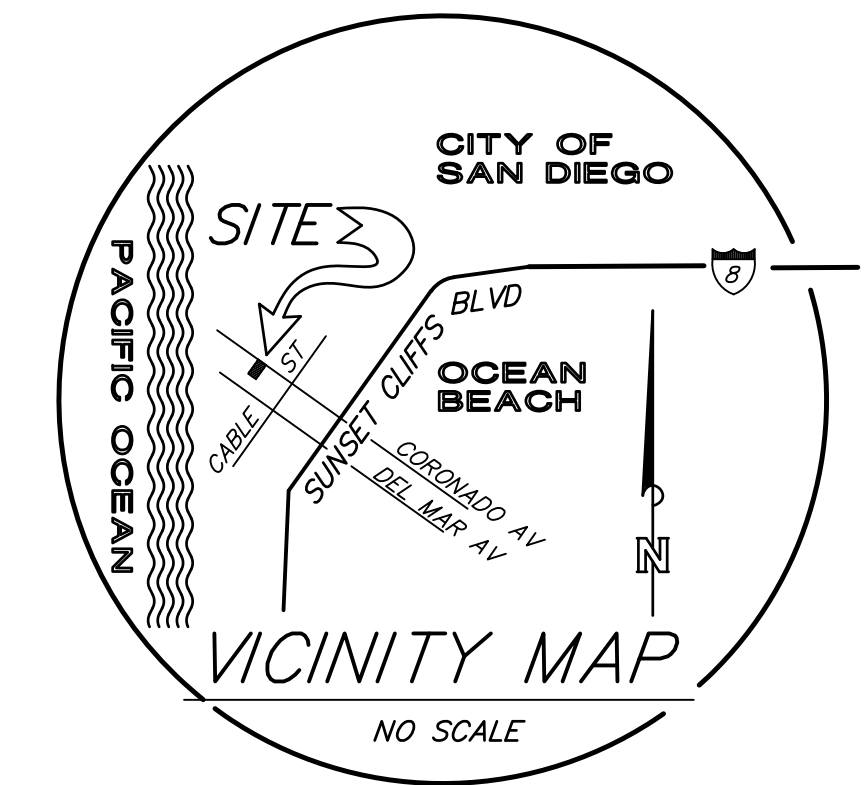


LEGEND

- PARCEL BRG AND DIST $N 78^{\circ}48'15'' E 48.25'$
- RECORD DESCRIPTION $(N 78^{\circ}48'15'' E 48.25')$
- PROPERTY BOUNDARY ---
- RIGHT OF WAY $\text{---R/W---$
- EASEMENT $\text{---E---$
- CENTER LINE STREET $\text{---CL---$
- CABLE TV $\text{---C---$
- TELEPHONE CABLE $\text{---T---$
- ELECTRICAL CABLE $\text{---E---$
- GAS LINE / MAIN $\text{---G---$
- WATER MAIN (SIZE AS SHOWN) $\text{---W---$
- SEWER (SIZE AS SHOWN) $\text{---S---$
- RETAINING WALL / WALL $\text{---(S)---$
- EXISTING CONTOUR $\text{---(S)---$
- *SCHEMATIC LOCATION ONLY

LEGAL

LOT 41, BLOCK 66 OF MAP 279



NOTE

THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGN OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OR EXTENSION OF THE TOPOGRAPHY.

THIS IS NOT A SURVEY OF PROPERTY LINES OR A RECORD OF SURVEY AND REPRESENTS ONLY AVAILABLE INFORMATION RELATING TO THE BOUNDARY OF THE PARCEL AND/OR EASEMENTS LINES WHICH ARE INCLUDED TO SHOW THE APPROXIMATE RELATIVE LOCATION OF THESE LINES TO THE TOPOGRAPHIC FEATURES. THE LOCATION OF THE PARCEL AND THE BEARING AND DISTANCES SHOWN ARE BASED ON FOUND MONUMENTS AND MAP 279 AND MAY VARY FROM THE DEED OR MAP DESCRIPTION. THE ACTUAL LOCATION OF THE BOUNDARY MUST BE DETERMINED BY A BOUNDARY SURVEY. NO MONUMENTS WERE FOUND EXCEPT AS SHOWN AND NO MONUMENTS WERE SET.

NO TITLE REPORT WAS AVAILABLE FOR THE PARCEL AND NO EASEMENTS ARE SHOWN OTHER THAN THOSE ON RECORDED SUBDIVISION MAPS.

LOCATION OF UTILITIES SHOWN ON THIS PLAN IS FROM RECORDS PROVIDED BY THE UTILITY COMPANIES AND/OR FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE EXACT LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION. PLEASE CONTACT THESE COMPANIES DIRECTLY FOR MARK-OUT AND LOCATIONS PRIOR TO EXCAVATION.

rev 1/12/22
 DATE: JUNE 28, 2020
 DESIGNER: F. DAN RINEHART
 DRAWN BY: FDR
 SCALE: 1"=10'
 JOB NUMBER: 20222TOA.DWG
 SHEET 1 OF 1

RINEHART ENGINEERING
 8431 CLEEVE WAY SAN DIEGO, CA 92117
 FDR@RINEHART-ENGINEERING.COM
 (858) 288-8401

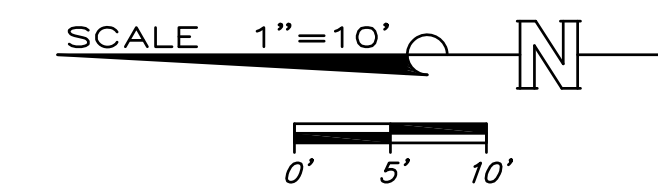
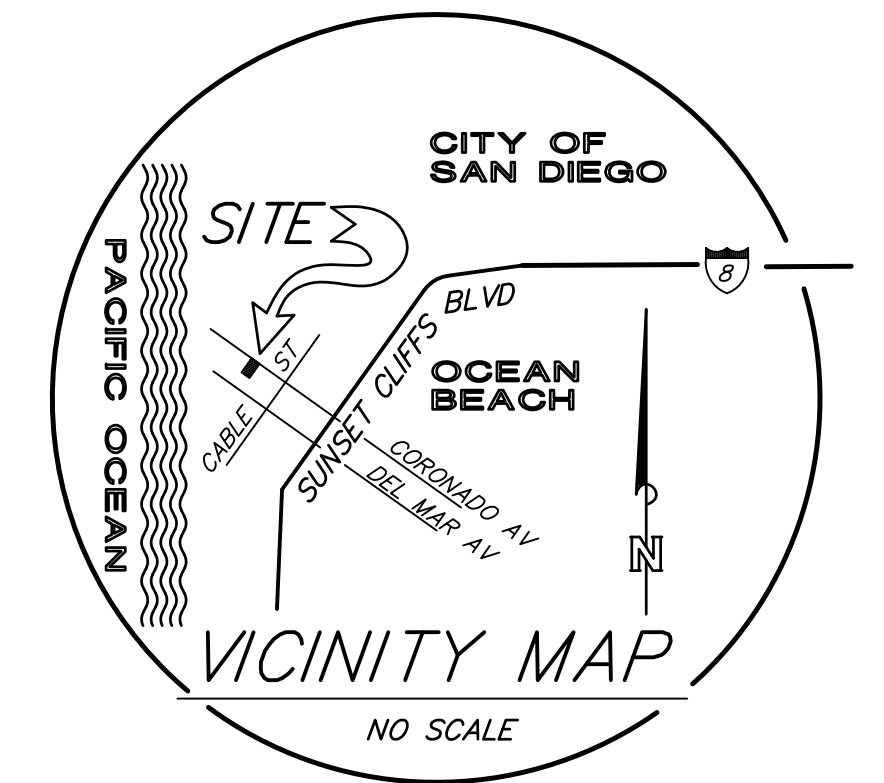
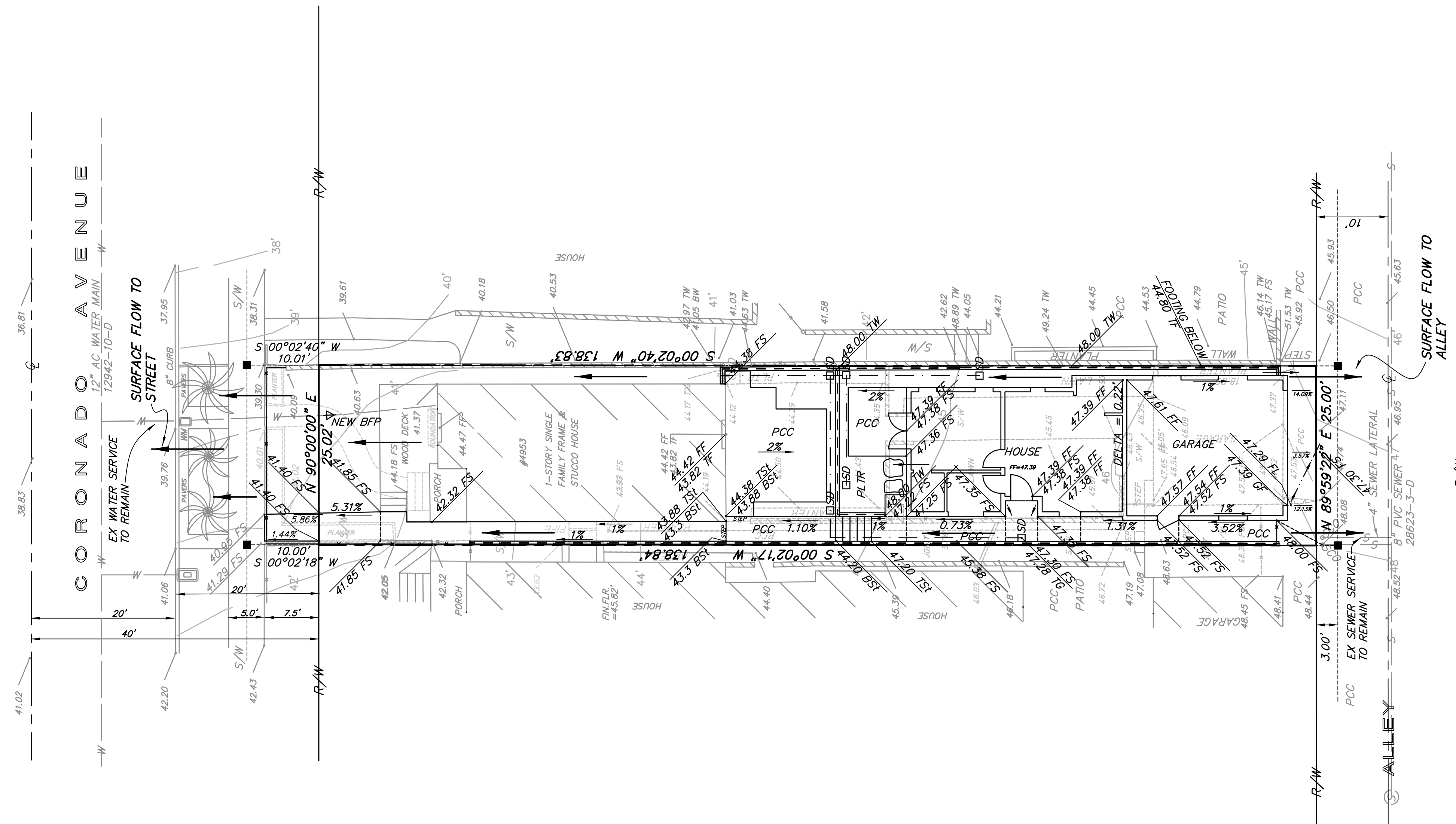
TOPOGRAPHIC MAP
 OF
LOT 41, BLOCK 66,
MAP 279



C1

BENCH MARK
 DESCRIPTION: BRASS PLUG TOP OF CURB
 LOCATION: S'LY CORNER OF CORONADO AVE AND CABLE ST.
 RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL
 ELEVATION: 34.378 DATUM: SAN DIEGO MEAN SEA LEVEL

PRELIMINARY GRADING PLAN



	EXISTING	PROPOSED
TOTAL AREA	3,472 SQFT	3,472 SQFT
TOTAL DISTURBED AREA		2,228 SQFT
IMPERVIOUS BUILDING AREA	1,062 SQFT	561 SQFT
IMPERVIOUS HARDSCAPE AREA	928 SQFT	854 SQFT
EXISTING IMPERVIOUS AREA		737 SQFT (EX HOUSE)
TOTAL IMPERMEABLE AREA	1,990 SQFT	2,632 SQFT
TOTAL PERMEABLE AREA	1,482 SQFT	840 SQFT

TOTAL EXISTING IMPERMEABLE AREA DOES NOT EXCEED 10,000 SQFT

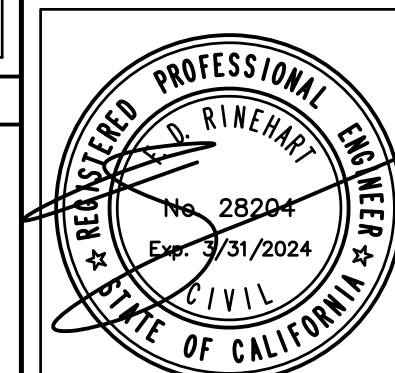
GRADING TABULATIONS
 TOTAL AREA: 3,472 SQFT
 AREA TO BE GRADED: 370 SQFT
 % OF SITE TO BE GRADED: 11%
 CUT 14 CY; DEPTH OF CUT: 1 FT
 FILL: 0 CY;
 DEPTH OF FILL: N/A
 MAX HEIGHT OF FILL SLOPE: N/A
 SLOPE RATIO: N/A
 CUT: 14 CY;
 DEPTH OF CUT: 1 FT
 MAX HEIGHT OF FILL SLOPE: N/A
 SLOPE RATIO: N/A
 EXPORT 14 CY

rev 4/22/22
 DATE: SEPT 21, 2021
 DESIGNER: F. DAN RINEHART
 DRAWN BY: FDR
 SCALE: 1"=10'
 JOB NUMBER: 20222T0C.DWG
 SHEET 1 OF 1

RINEHART ENGINEERING
 8431 CLEEVE WAY SAN DIEGO, CA 92117
 FDR@RINEHART-ENGINEERING.COM
 (658) 268-8401

**PRELIMINARY GRADING
 PLAN OF
 LOT 41, BLOCK 66,
 MAP 279**

BENCH MARK
 DESCRIPTION: BRASS PLUG TOP OF CURB
 LOCATION: SLY CORNER OF CORONADO AVE
 AND CABLE ST.
 RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL
 ELEVATION: 34.378 DATUM: SAN DIEGO MEAN SEA LEVEL



C2

STORM WATER STANDARDS

SOURCE CONTROL BEST MANAGEMENT PRACTICES FOR STANDARD PROJECTS:

1. PREVENT ILLICIT DISCHARGES INTO THE MS4 (MUNICIPAL SEPARATE STORM SEWER SYSTEM).
2. PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUN-OFF, AND WIND DISPERSAL.

SITE DESIGN BEST MANAGEMENT PRACTICES FOR STANDARD PROJECTS:

1. MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES.
2. CONSERVE NATURAL AREAS, SOILS AND VEGETATION.
3. MINIMIZE IMPERVIOUS AREA.
4. MINIMIZE SOIL COMPACTION.
5. DISPERSE IMPERVIOUS AREA.
6. COLLECT RUNOFF.
7. LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES.
8. HARVEST AND USE PRECIPITATION.

CONDITIONS

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

1. THE 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 3 SHEETS OF THE CONSTRUCTION PLANS UNDER THE HEADING "CLIMATE ACTION PLAN REQUIREMENTS". THE CLIMATE ACTION PLAN STRATEGIES AS IDENTIFIED ON EXHIBIT "A" SHALL BE ENFORCED AND IMPLEMENTED TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

ENGINEERING REQUIREMENTS:

2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT FOR ALL EXISTING PRIVATE IMPROVEMENTS WITHIN THE CORONADO AVE. RIGHT-OF-WAY, SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS, SATISFACTORY TO THE CITY ENGINEER.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP), THE WPCP SHALL BE DRAFTED IN ACCORDANCE WITH PART 2, CHAPTER 4.2 AND APPENDIX "D" OF THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL.

WATER AND SEWER REQUIREMENTS:

7. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, IF IT IS DETERMINED DURING THE BUILDING PERMIT REVIEW PROCESS THE EXISTING WATER AND SEWER SERVICE WILL NOT BE ADEQUATE TO SERVE THE PROPOSED PROJECT, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND THE DESIGN AND CONSTRUCTION OF NEW WATER AND SEWER SERVICE(S) OUTSIDE OF ANY DRIVEWAY OR DRIVE AISLE AND THE ABANDONMENT OF ANY EXISTING UNUSED WATER AND SEWER SERVICES WITHIN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
8. OWNER/PERMITTEE SHALL APPLY FOR A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE BACK FLOW PREVENTION DEVICES. ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BIFPOSS SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
9. ALL PROPOSED PRIVATE WATER AND SEWER FACILITIES ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
10. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.

PROJECT TEAM

ARCHITECT
 KIM GRANT
 KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD, STUDIO 207
 SAN DIEGO, CA 92101
 kimgrantdesign.com
 (619) 261-9650

ENGINEER
 DAN RINEHART
 RINEHART ENGINEERING
 6451 GLENNWAY
 SAN DIEGO, CA 92121
 RINEHART-ENGINEERING.COM
 (619) 268-8400

LANDSCAPE ARCHITECT
 KENT CHIP WILSON
 LANDSCAPE RESOURCE GROUP + ASSOC.
 8828 JEFFERSON AVE.
 LA MESA, CA 91941
 LRG-CHI@LRG.COM
 (619) 441-0556

SCOPE OF WORK

DEMOLISH EXISTING DETACHED 1 CAR GARAGE TO A SINGLE FAMILY RESIDENCE.
 CONSTRUCT NEW 2 STORY ACCESSORY DWELLING UNIT WITH ATTACHED 2 CAR GARAGE.
 MISCELLANEOUS SITE WORK, INCLUDING PROPOSED ADU PATIO, PROPOSED PATIO AT EXISTING DWELLING, SITE FENCING AND RETAINING WALLS.

BUILDING AREA

EXISTING SINGLE FAMILY RESIDENCE TO REMAIN: 732 S.F.
 EXISTING GARAGE TO BE DEMOLISHED: - (324.73 S.F.)
 PROPOSED ADU: 1,190.85 S.F. (1,200 S.F. MAX. ADU ALLOWABLE)
 PROPOSED FIRST FLOOR: 542.01 S.F.
 PROPOSED SECOND FLOOR: 656.78 S.F.
 PROPOSED GARAGE: 462.85 S.F.
 TOTAL S.F. (EXISTING AND PROPOSED) = 2,245.30 S.F.
 LOT SIZE: 3,471.45 S.F. X 70 TO F.A.R. = 2,450.57 S.F. ALLOWABLE

DEVELOPMENT SUMMARY

OWNER
 DEBORAH MULLEN
 P.O. BOX 7968
 SAN DIEGO, CA 92161
SITE ADDRESS
 4853 CORONADO AVENUE
 SAN DIEGO, CA 92101
A.P.N.
 448-16-108-00
LOT AREA
 3,471.45 S.F.

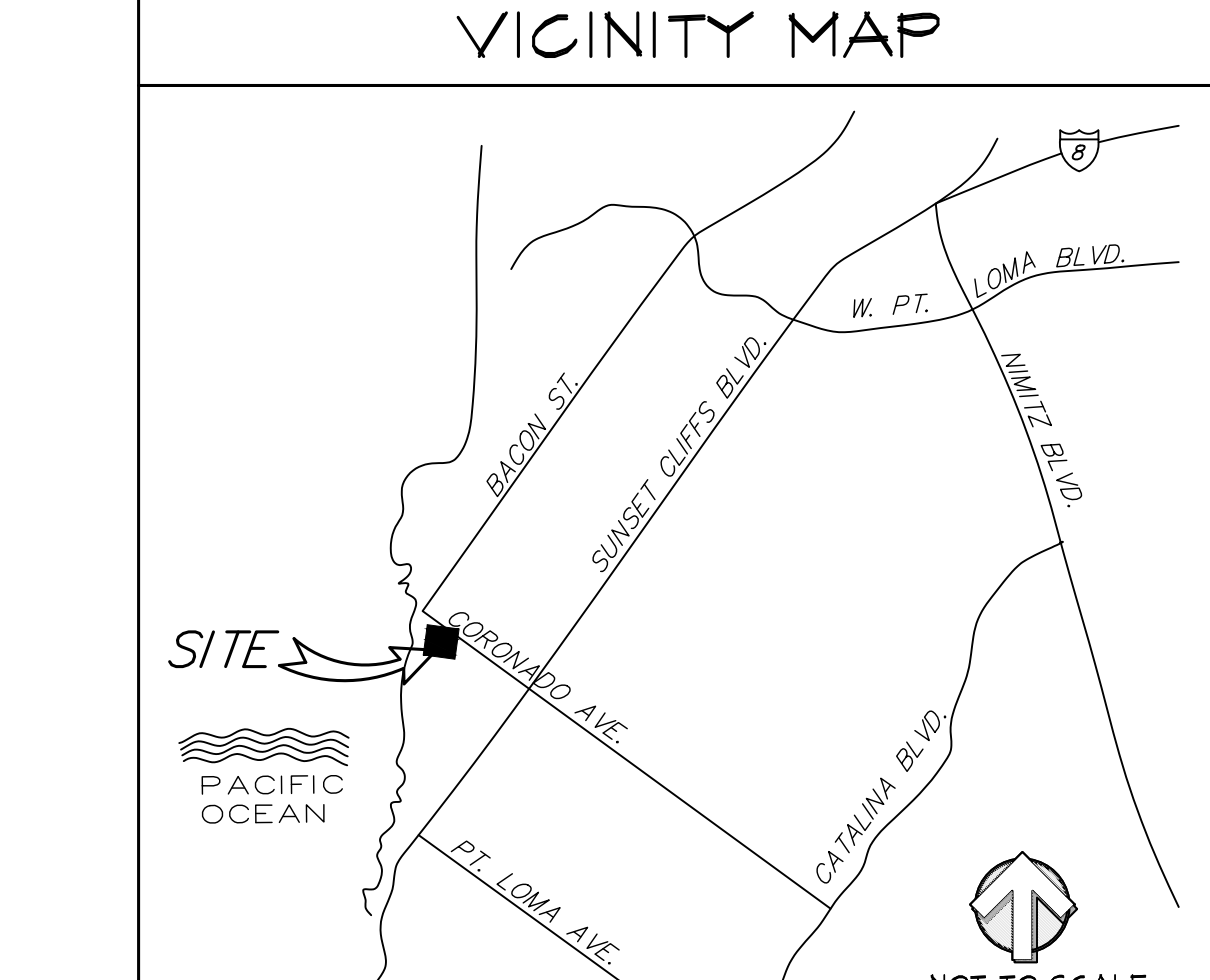
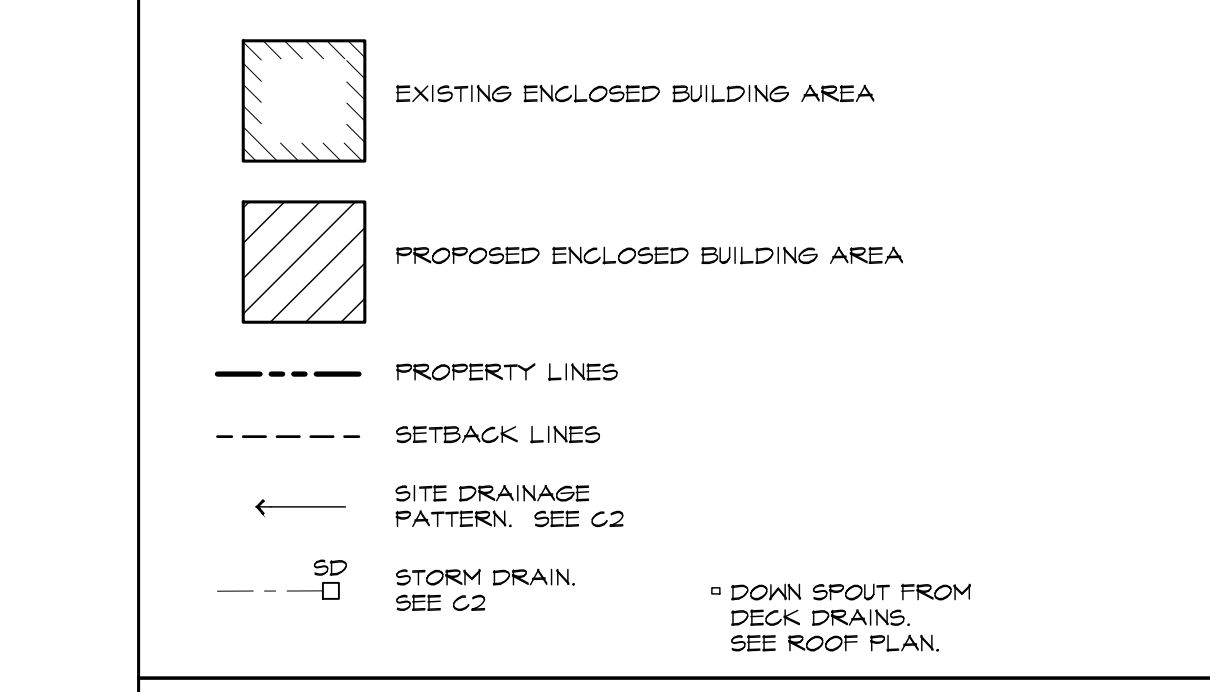
REQUIRED PERMIT
 COASTAL DEVELOPMENT PERMIT
 BUILDING PERMIT
OVERLAY ZONE:
 AIRPORT APPROACH
 AIRPORT INFLUENCE AREA (AIA)
 COASTAL HEIGHT LIMIT
 COASTAL
 FIRST PUBLIC ROADWAY
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING
 TRANSIT PRIORITY AREA

LEGAL DESCRIPTION
 LOT 41 BLOCK 46
 MAP 27H
BASE ZONE
 RM-2-4

SETBACKS
 FRONT MIN. 5'-0"
 FRONT STANDARD 20'-0"
 SIDE 5'-0"
 REAR 5'-0"

HISTORIC DISTRICT:
 OCEAN BEACH COTTAGE
AIRPORTS:
 YES
TYPE OF CONSTRUCTION:
 V-B, R-9 OCCUPANCY

ENVIRONMENTALLY SENSITIVE LANDS:
 N/A
No. OF STORIES:
 2
BUILDING HEIGHT:
 30' MAX HEIGHT
YEAR BUILT:
 1955 HOUSE, 1960 GARAGE
GEOLOGIC ZONE:
 B2
USAGE: (EXISTING & PROPOSED)
 EXISTING SINGLE FAMILY WITH PROPOSED ADU
SCHOOL DISTRICT:
 SAN DIEGO UNIFIED
PLANNED DISTRICT:
 OCEAN BEACH



SHEET INDEX

T1	TITLE SHEET/COVER SHEET
G1	CLIMATE ACTION PLAN CHECKLIST
G2	TOPOGRAPHIC PLAN
T2	PRELIMINARY GRADING PLAN
A10	SITE PLAN/STORM WATER CHECKLIST
D01	DEMOLITION PLAN
A21	ADU MAIN LEVEL AND UPPER LEVEL FLOOR PLANS
A21a	ADU DIMENSIONED MAIN LEVEL AND UPPER LEVEL FLOOR PLANS
A23	ADU ROOF PLAN
A41	ADU BUILDING ELEVATIONS
A42	ADU BUILDING ELEVATIONS
A51	ADU BUILDING SECTIONS/SITE SECTION
A52	SITE SECTION/FENCE ELEVATION
A53	FENCE ELEVATIONS
L10	LANDSCAPE PLAN

SITE NOTES

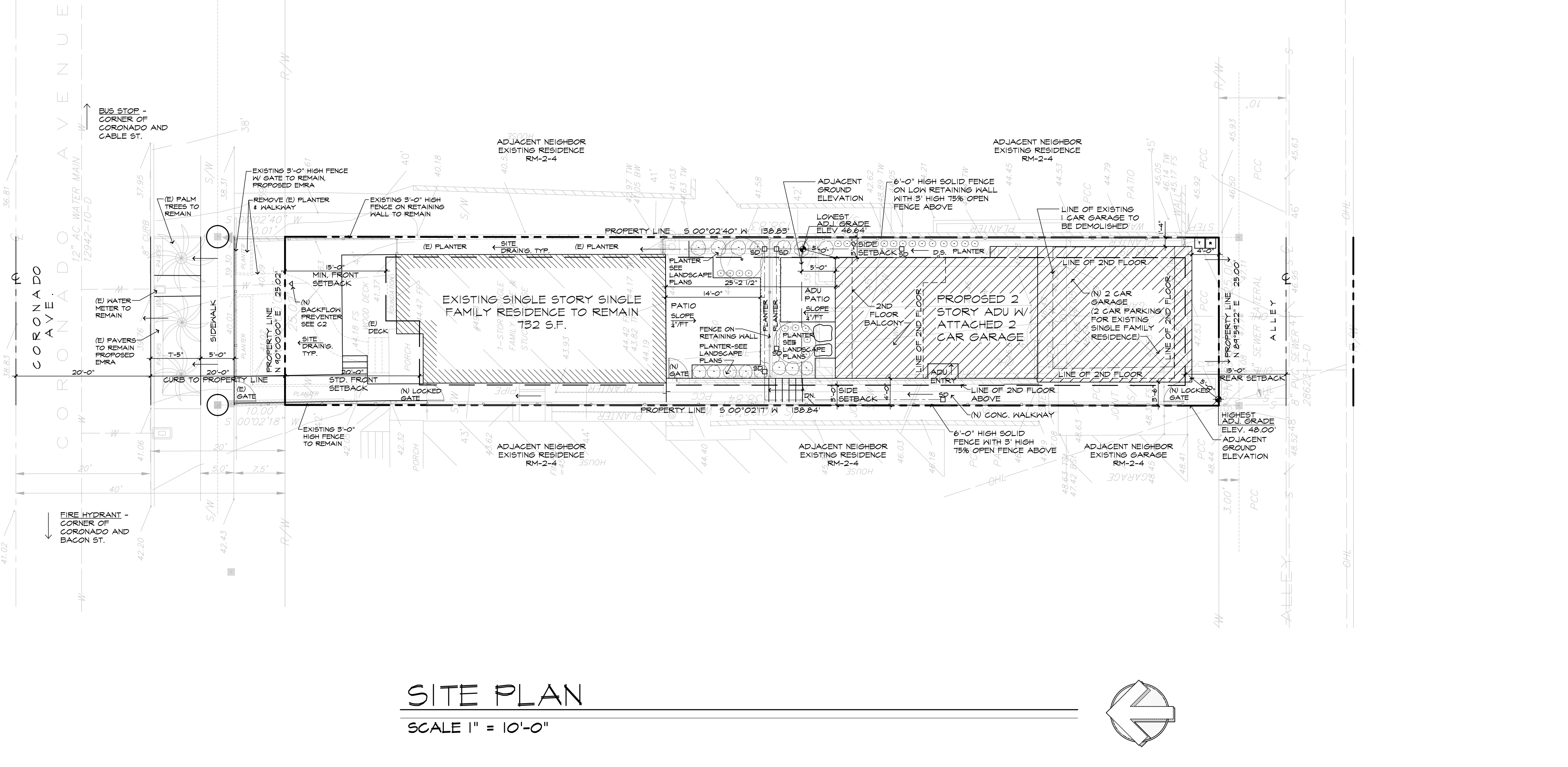
1. THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY.
2. TRANSIT + BUS STOP LOCATED AT THE CORNER OF CORONADO AND BACON ST.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY 7-006 (UTC 401-A).
4. STORM WATER FROM PROPOSED DOWNSPUTS AND IMPERVIOUS AREAS SHALL BE ROUTED TO LANDSCAPE AREAS PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
5. SEE SITE PLAN FOR PROPOSED DRAINAGE PLAN, DECK DRAINAGE TO DOWNSPUT ROUTED TO LANDSCAPE AREA, SEE ROOF PLAN FOR DECK DRAINAGE. THERE ARE NO ROOF DRAINS PROPOSED.

CITY STANDARD TITLEBLOCK

PREPARED BY:
 Name: **KIM GRANT DESIGN, INC.**
 2400 KETTNER BLVD, STUDIO 207
 SAN DIEGO, CA 92101
 Phone: (619) 261-9650

PROJECT NAME
 MULLEN RESIDENCE
 4853 CORONADO AVENUE
 SAN DIEGO, CA 92101

Project No: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: **8-24-2022**
 Revision 1: **4-26-2022**
 Original Date: **04-08-2021**
 Sheet: **5 of 15**
 DEPTH: _____



Development Services

FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 4953 Coronado Avenue
 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 Site Priority

1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
 Yes, SWPPP is required. skip questions 2-4. No, proceed to the next question.
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
 Yes, WPCP is required. skip questions 3-4. No, proceed to the next question.
3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? Projects such as pipeline/utility replacement
 Yes, WPCP is required. skip question 4. No, proceed to the next question.
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, Spa Permit.
 Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility trench.
 Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway appurtenant replacement, parking, curb and gutter replacement, and retaining wall encroachments.
 No, no document is required.
 No, no document is required.
 No, no document is required.

Check one of the boxes below and continue to Part B

I have checked "Yes" for question 1, so SWPPP IS REQUIRED - continue to Part B

I have checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP IS REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5 foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to Part B

I have checked "No" for all questions 1-3 and checked "Yes" for question 4. Part B does not apply, and no document is required. Continue to Section 2.

[View our website: \[sanidgo.gov/development\]\(#\)](#)
 Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)

Development Services

FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 4953 Coronado Avenue
 Project Number: _____

SECTION 2: Construction Stormwater BMP Requirements
 Additional information for determining the requirements is found in the [Stormwater Standards Manual](#).

Part C - Determine if Next Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redesign projects" according to the [Stormwater Standards Manual](#) are not subject to Permanent Stormwater Requirements.

If "Yes" is checked for any number in Part C, Proceed to Part D 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 include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
 Yes No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
 Yes No
3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grading, overlay and patchwork repairs).
 Yes No

[View our website: \[sanidgo.gov/development\]\(#\)](#)
 Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)

Development Services

FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 4953 Coronado Avenue
 Project Number: _____

PART D - FOF Exempt Requirements
 FOF Exempt projects are required to implement site design and source control BMPs.

If "Yes" is checked for any question in Part D, continue to Part F and check the box labeled "FOF Exempt".

If "No" is checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or re-sodded 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 Stormwater Standards Manual?
 No, proceed to next question.
2. Does the project ONLY include re-surfacing or re-paving existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the [City Stormwater Standards Manual](#)?
 No, proceed to next question.

PART E - Determine if Project 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 (SQMP).

If "Yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project".

If "No" is checked for all questions in Part E, continue to Part F and check the box labeled "Standard Development Project".

1. **New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
2. **Redesign project that creates and/or replaces 5,000 square feet or more of impervious surface on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and beverages for consumption, including auxiliary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5813), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. Yes No
4. **New development or redevelopment of a billboard.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is steeper than 5 percent or greater. Yes No
5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** Yes No
6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

Maurien Dant, Name of Owner or Agent
 Signature: *Maurien Dant*
 Title: _____
 Date: 09/10/2021

Agents for Owner/Architect/Project Manager
 Title: _____
 Date: _____

[View our website: \[sanidgo.gov/development\]\(#\)](#)
 Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)

Development Services

FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 4953 Coronado Avenue
 Project Number: _____

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

The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS Yes No

1. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance. Yes No

2. The project is a FOF EXEMPT. Site design and source control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance. Yes No

3. 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 on determining if the project requires hydraulic function plan management. Yes No

MAURIE N DANT
 Name of Owner or Agent
 Signature: _____
 Title: _____
 Date: 09/10/2021

Agents for Owner/Architect/Project Manager
 Title: _____
 Date: _____

[View our website: \[sanidgo.gov/development\]\(#\)](#)
 Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)

MULLEN RESIDENCE ADU
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92101

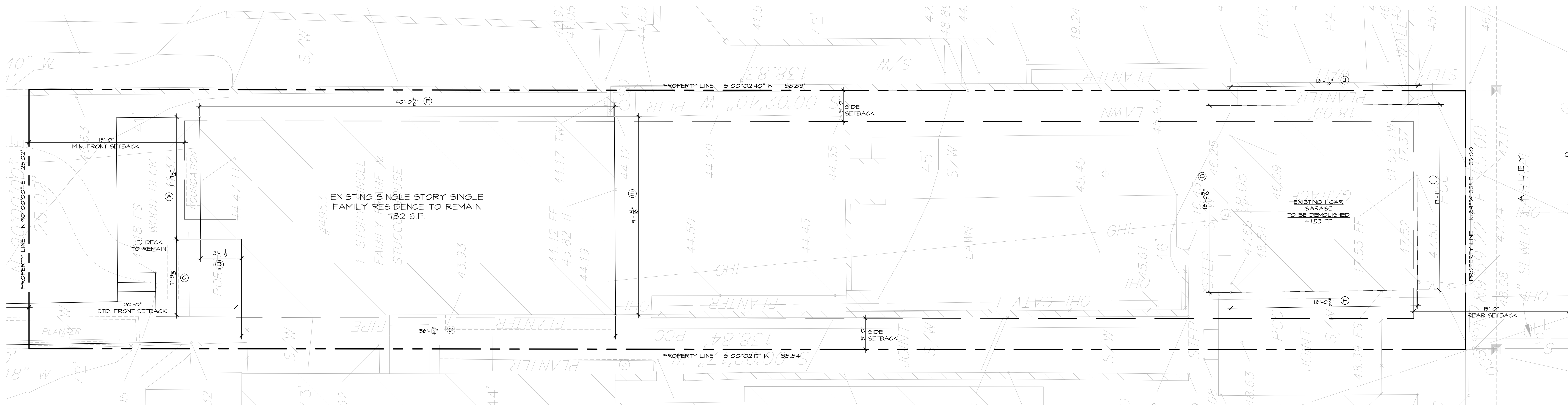
KIM GRANT DESIGN, INC.
 HISTORIC RESTORATION ARCHITECTURE
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA 92101
 7619.249.3830

THIS DRAWING IS AN INSTRUMENT OF SERVICE TO THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF KIM GRANT DESIGN, INC. ALL DESIGN AND OTHER INFORMATION SHOWN ON THIS DRAWING IS FOR THE SOLE USE OF THE SPECIFIC PROJECT ONLY AND SHALL NOT BE OTHERWISE USED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

SITE PLAN

4-26-2022

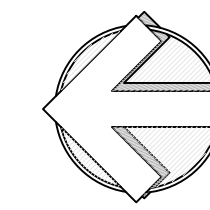
A10



MAIN LEVEL DEMO PLAN

SCALE 1/4" = 1'-0"

WALL LEGEND	
	EXTG WALL TO REMAIN
	WALL TO REMOVE



WALL MATRIX			
WALL	TOTAL LENGTH	EXTG. TO REMAIN	REMOVED
"A"	11'-9 1/2"	11'-9 1/2"	0'-0"
"B"	3'-11 1/2"	3'-11 1/2"	0'-0"
"C"	7'-3 7/8"	7'-3 7/8"	0'-0"
"D"	36'-1 3/4"	36'-1 3/4"	0'-0"
"E"	19'-1 9/16"	19'-1 9/16"	0'-0"
"F"	40'-0 15/16"	40'-0 15/16"	0'-0"
SUBTOTAL	118'-5 1/8"	118'-5 1/8"	0'-0"
"G"	18'-0 5/8"	0'-0"	18'-0 5/8"
"H"	18'-0 5/16"	0'-0"	18'-0 5/16"
"I"	17'-11"	0'-0"	17'-11"
"J"	18'-1 1/8"	0'-0"	18'-1 1/8"
SUBTOTAL	72'-1 1/16"	0'-0"	72'-1 1/16"
TOTALS	190'-6 3/16"	118'-5 1/8"	72'-1 1/16"
%	100%	62%	38%

CITY STANDARD TITLEBLOCK

PREPARED BY:
 Name: **KIM GRANT DESIGN, INC.**
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA. 92101
 Phone: (619) 264-3650

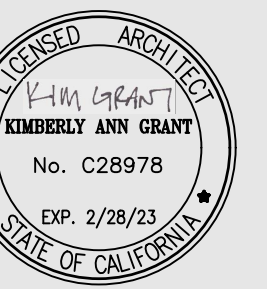
PROJECT NAME:
MULLEN RESIDENCE
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92107

Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: **4-26-2022**
 Original Date: **09-08-2021**

Sheet: **6** of 15
 DEP: _____



KIM GRANT DESIGN, INC.
 HISTORIC RESTORATION ARCHITECTURE
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA 92101
 T 619.264.3650



MULLEN RESIDENCE ADU
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92107

REV. DATE
 Δ --

THIS DRAWING IS AN INSTRUMENT OF SERVICE IN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF KIM GRANT DESIGN, INC. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR THE SOLE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE OTHERWISE USED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

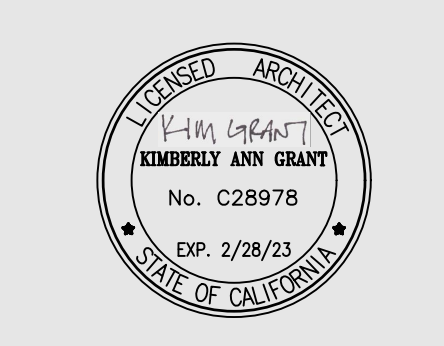
MAIN LEVEL DEMO PLAN

4-26-2022

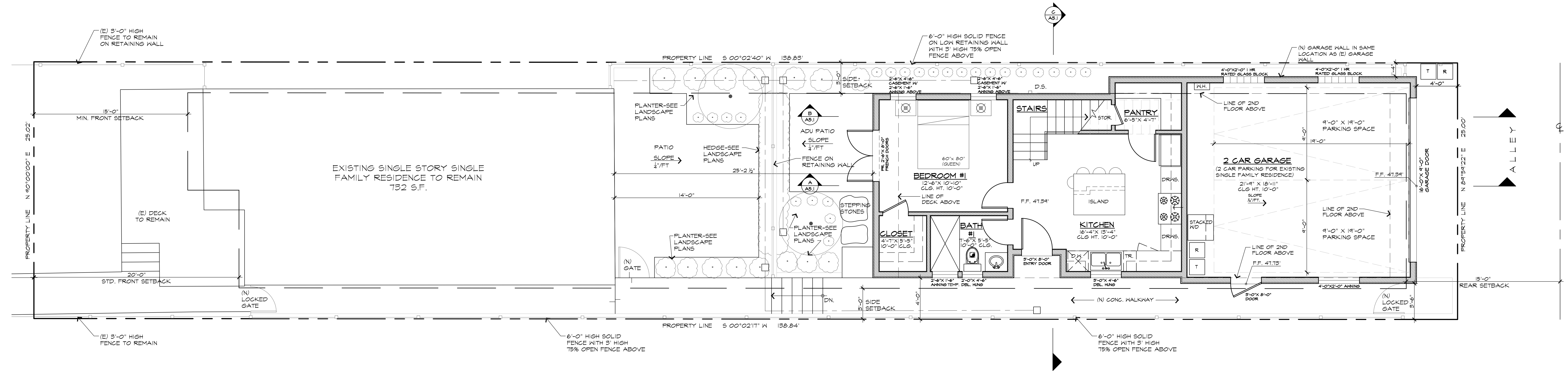
DE1



KIM GRANT DESIGN INC.
ARCHITECTURE
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
761.9.269.3630

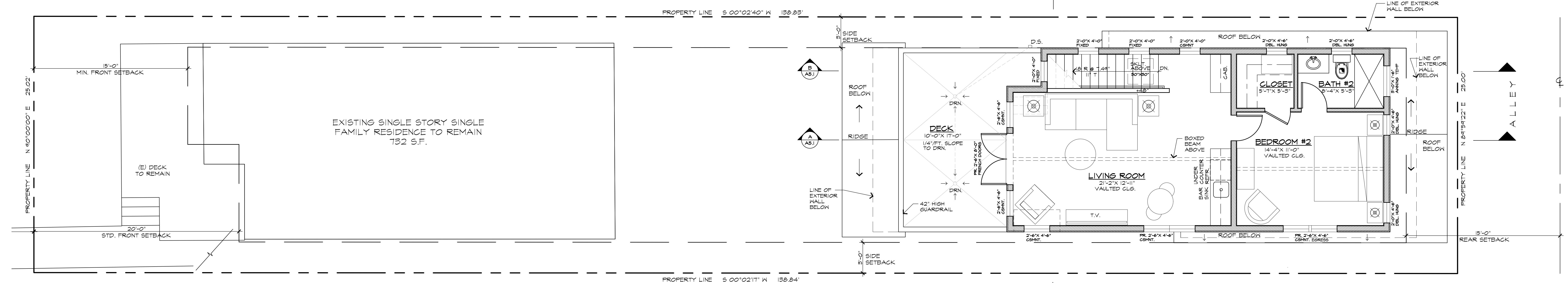
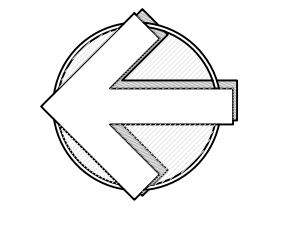


MULLEN RESIDENCE ADU
4953 CORONADO AVENUE
SAN DIEGO, CA 92107



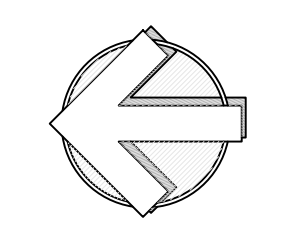
NOTED MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



NOTED UPPER LEVEL FLOOR PLAN - B

SCALE 1/4" = 1'-0"



NOTES

1. THE PROPOSED PROJECT SHALL INCLUDE LOW-FLOW PLUMBING FIXTURES AND APPLIANCES COMPLYING WITH THE FOLLOWING: KITCHEN FAUCETS: MAXIMUM FLOW RATE NOT TO EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI; STANDARD DISHWASHERS: 4.25 GALLONS PER MINUTE AT 60 PSI; COMPACT DISHWASHERS: 5.5 GALLONS PER CYCLE; AND CLOTHES WASHERS: WATER FACTOR OF 6 GALLONS PER CUBIC FEET OF DRUM CAPACITY.

BUILDING AREA	
PROPOSED ADU:	1,188.85 S.F. (1,200 S.F. MAX. ADU ALLOWABLE)
PROPOSED FIRST FLOOR:	542.01 S.F.
PROPOSED SECOND FLOOR:	656.78 S.F.
PROPOSED GARAGE:	462.65 S.F.
EXISTING SINGLE FAMILY RESIDENCE:	732 S.F.
TOTAL S.F. (EXISTING AND PROPOSED):	2,343.50 S.F.
LOT SIZE:	3,471.95 S.F. X .70 F.A.R. = 2,430.37 S.F. ALLOWABLE

WALL LEGEND	
[Solid Line]	NEW WALL
[Dashed Line]	2X6 STUDS EXTERIOR WALLS
[Dotted Line]	2X4 STUDS INTERIOR WALL, U.O.N.

CITY STANDARD TITLEBLOCK	
PREPARED BY:	KIM GRANT DESIGN, INC. 2400 KETTNER BLVD. STUDIO 207 SAN DIEGO, CA. 92101 Phone: (619) 264-3630
PROJECT NAME:	MULLEN RESIDENCE 4953 CORONADO AVENUE SAN DIEGO, CA 92107
Revision 10:	---
Revision 9:	---
Revision 8:	---
Revision 7:	---
Revision 6:	---
Revision 5:	---
Revision 4:	---
Revision 3:	---
Revision 2:	8-24-2022
Revision 1:	4-26-2022
Original Date:	04-08-2021
Sheet:	7 of 15
DEPTH:	---

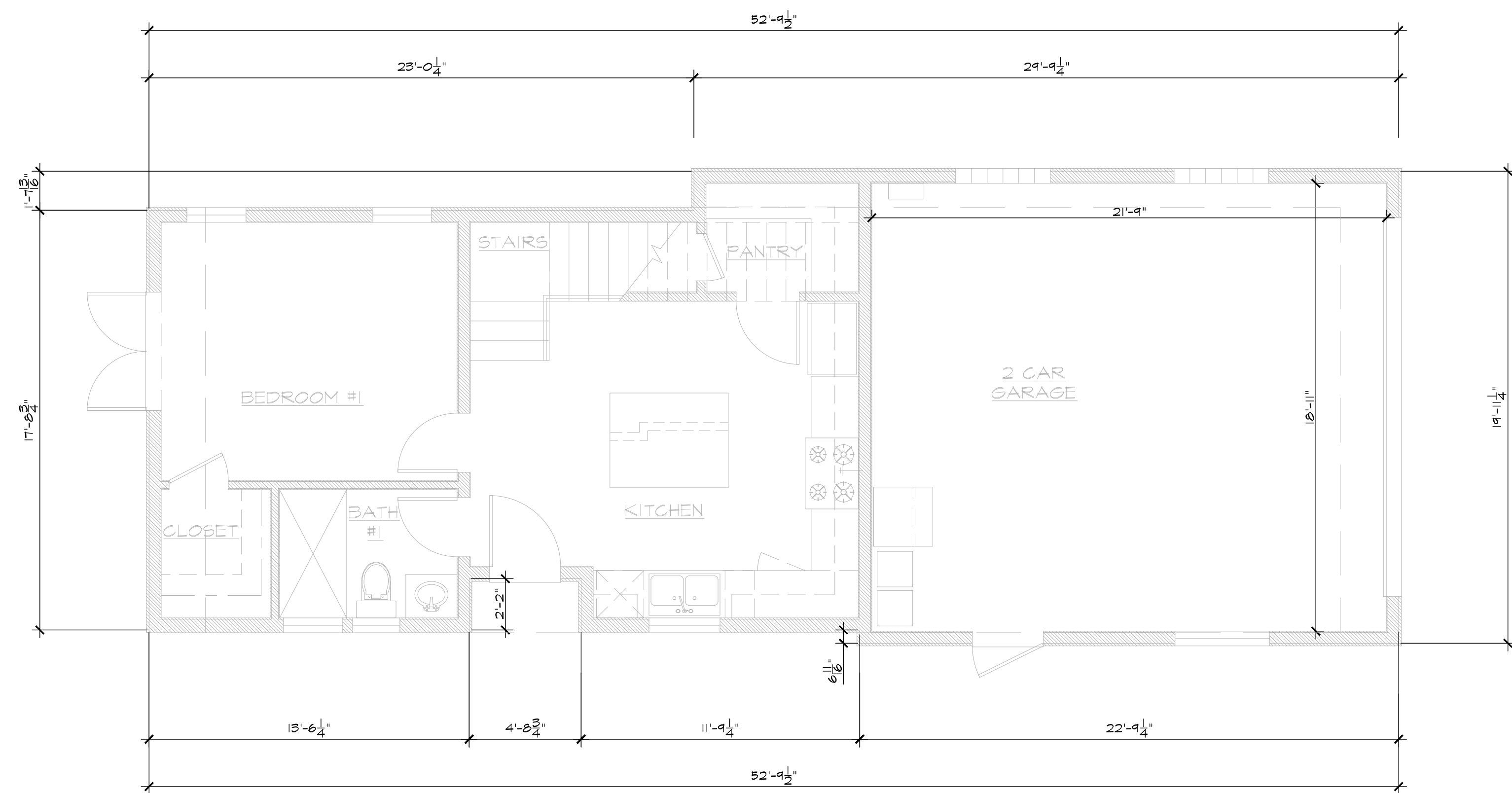
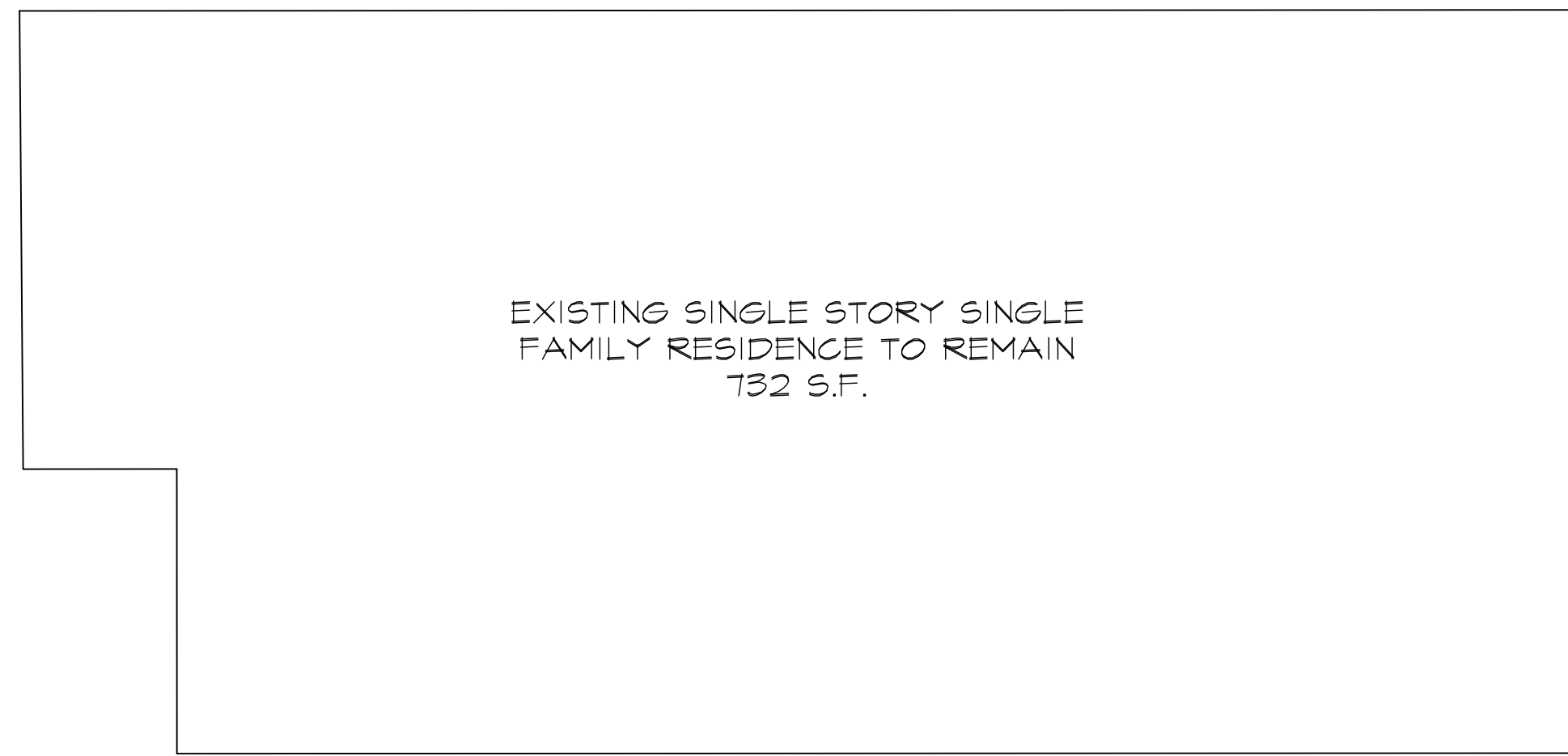
REV. DATE
△ --

THIS DRAWING IS AN INSTRUMENT OF SERVICE IN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF KIM GRANT DESIGN, INC. ALL DESIGN AND OTHER INFORMATION SHOWN ON THIS DRAWING ARE FOR THE SOLE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE OTHERWISE USED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

NOTED MAIN LEVEL & UPPER LEVEL FLOOR PLANS

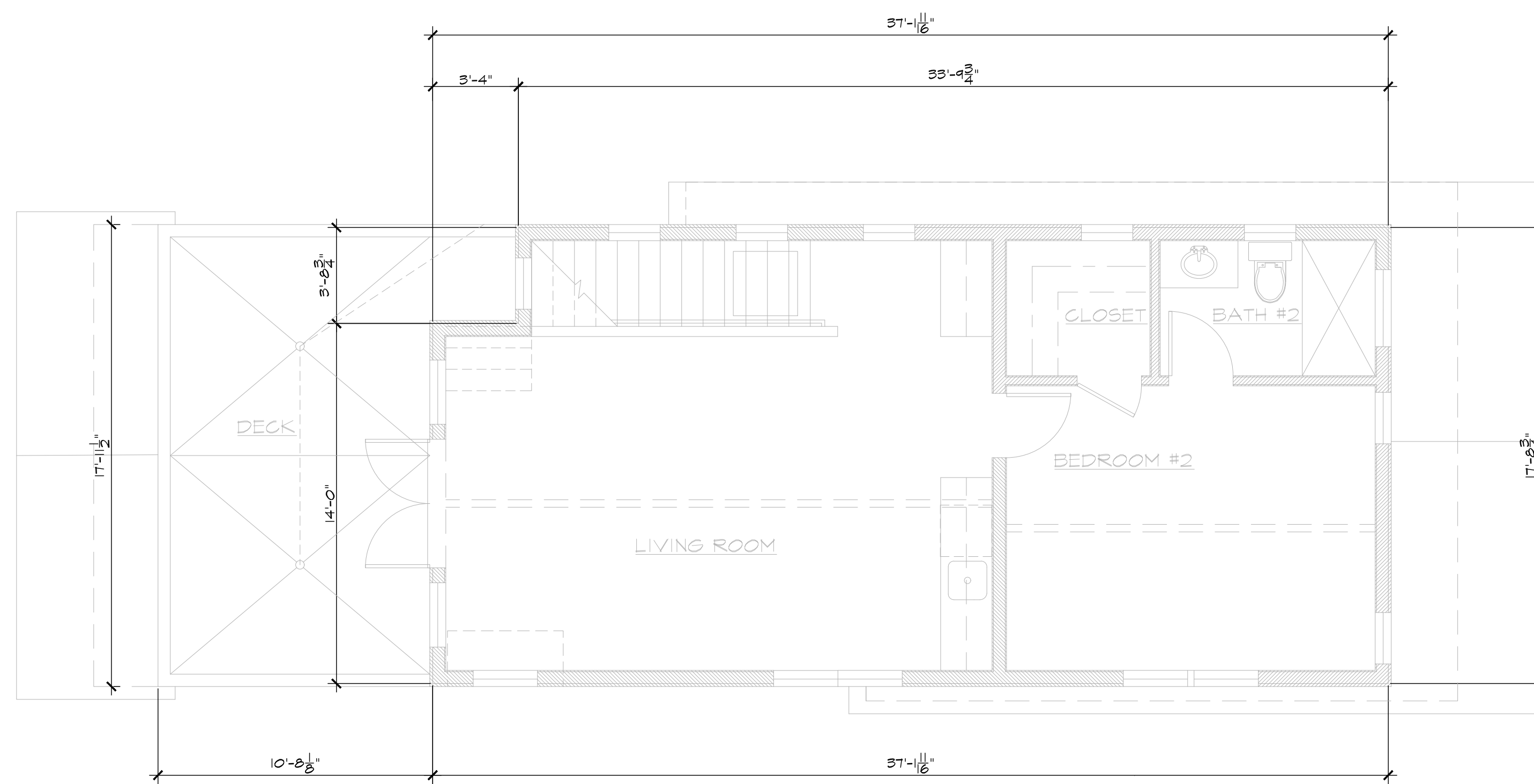
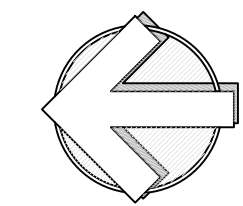
4-26-2022

A21



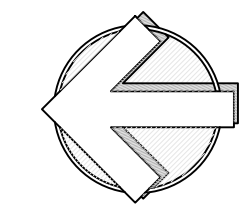
DIMENSIONED MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



DIMENSIONED UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA. 92101
Phone: (619) 264-5650

PROJECT NAME
MULLEN RESIDENCE
4953 CORONADO AVENUE
SAN DIEGO, CA 92107

Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 4-26-2022

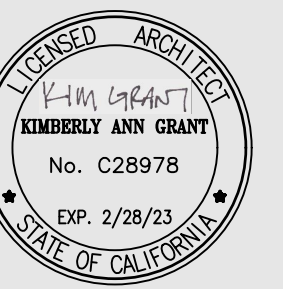
Original Date: 04-26-2022

Sheet: 8 of 15
DEPW: _____

1. DIMENSIONS ARE TO FRAMING OR CENTER LINE OF WALL, U.N.O.
2. DIMENSIONS AT EXISTING ARE TO FINISH, U.N.O.
3. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.



KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
T 619.264.5650



MULLEN RESIDENCE ADU
4953 CORONADO AVENUE
SAN DIEGO, CA 92107

REV. # DATE
△ --

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF KIM GRANT DESIGN, INC. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR THE SOLE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE OTHERWISE USED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

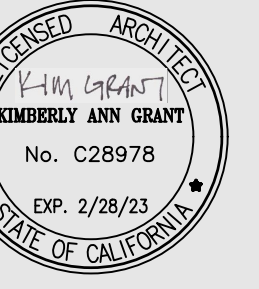
DIMENSIONED MAIN LEVEL & UPPER LEVEL FLOOR PLANS

4-26-2022

A21a

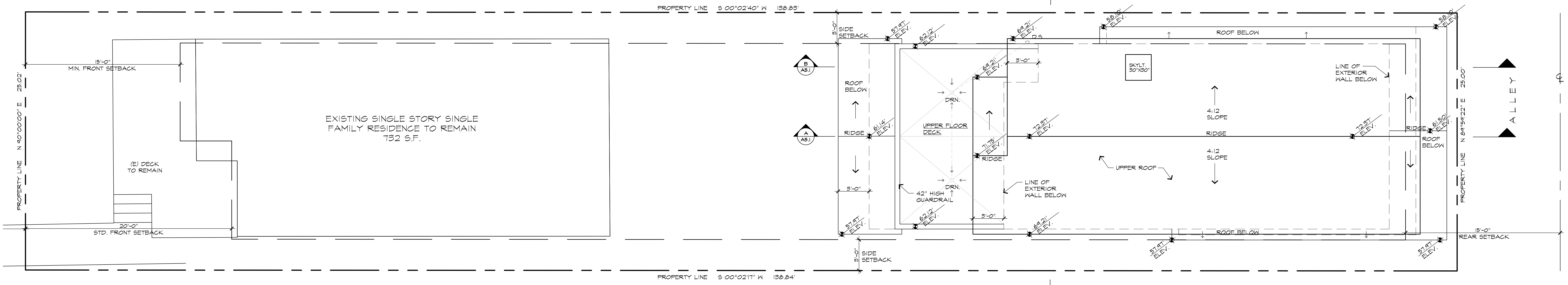


KIM GRANT DESIGN INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
T 619.269.3630



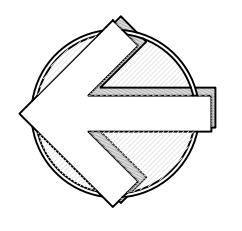
MULLEN RESIDENCE ADU

4953 CORONADO AVENUE
SAN DIEGO, CA 92107



ROOF PLAN

SCALE 1/4" = 1'-0"



NOTES

- THE PROPOSED ROOF MATERIALS SHALL HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTION AND THERMAL EMITTANCE OR SOLAR INDEX EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN THE VOLUNTARY MEASURES UNDER CALIFORNIA GREEN BUILDING STANDARDS CODE.

FOR ROOF SLOPES LESS THAN 2:12 - MINIMUM 3 YEAR AGED SOLAR REFLECTANCE: .55, THERMAL EMITTANCE: .75 & SOLAR REFLECTIVE INDEX: 64.

FOR ROOF SLOPES GREATER THAN 2:12 - MINIMUM 3 YEAR AGED SOLAR REFLECTANCE: .20, THERMAL EMITTANCE: .75 & SOLAR REFLECTIVE INDEX: 16.
- SEE ROOF PLAN FOR DECK DRAINAGE TO LANDSCAPE AREA. THERE ARE NO ROOF DRAINS PROPOSED. SEE SITE PLAN FOR PROPOSED DRAINAGE PLAN.

CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: KIM GRANT DESIGN INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
Phone: (619) 269-3630

PROJECT NAME
MULLEN RESIDENCE
4953 CORONADO AVENUE
SAN DIEGO, CA 92107

Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 4-26-2022

Original Date: 04-28-2022
Sheet: 4 of 15
DEPW: _____

REV. # DATE
△ --

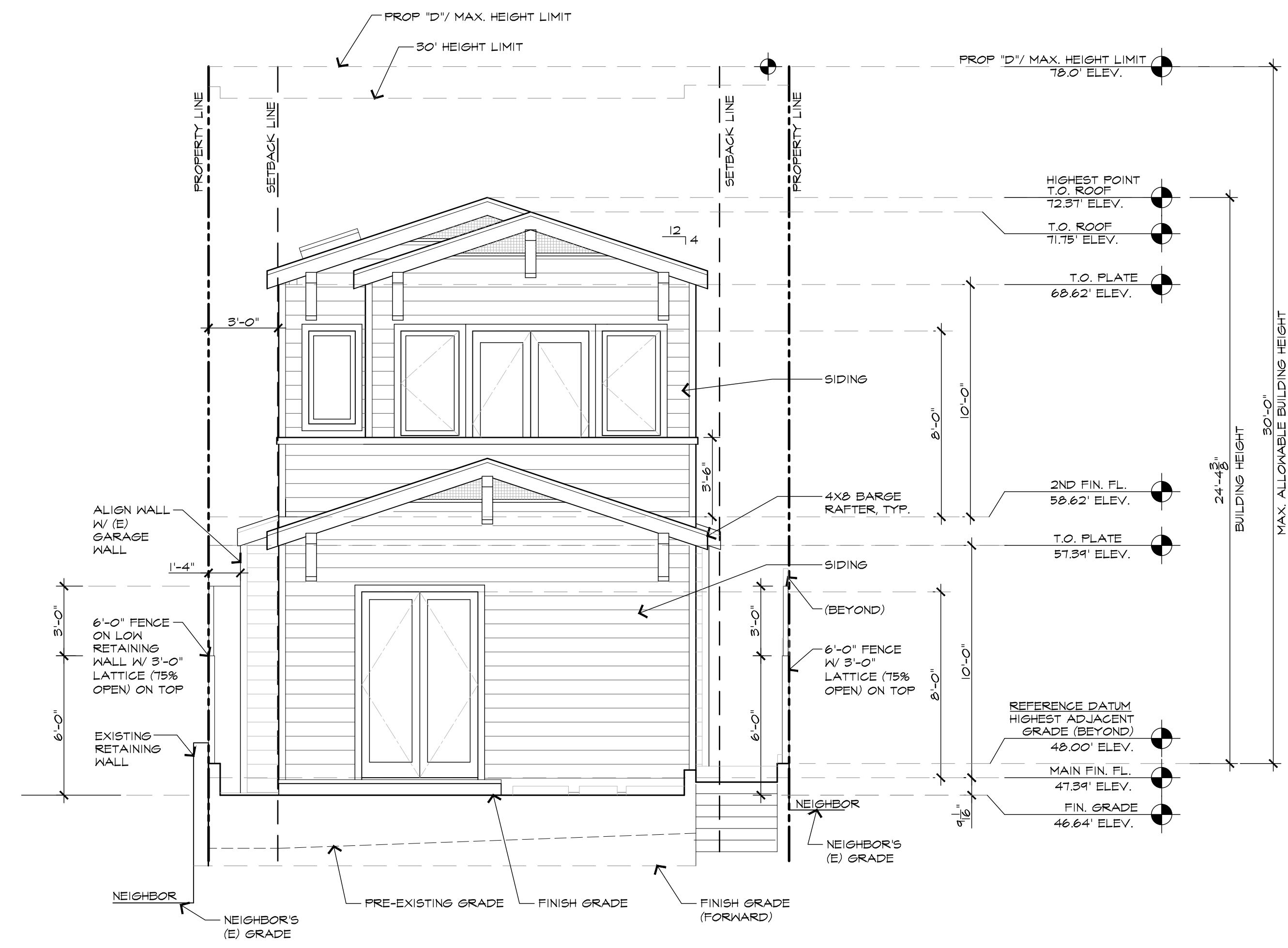
THIS DRAWING IS AN INSTRUMENT OF SERVICE IN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF KIM GRANT DESIGN, INC. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR THE SOLE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE OTHERWISE USED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

ROOF PLAN

4-26-2022

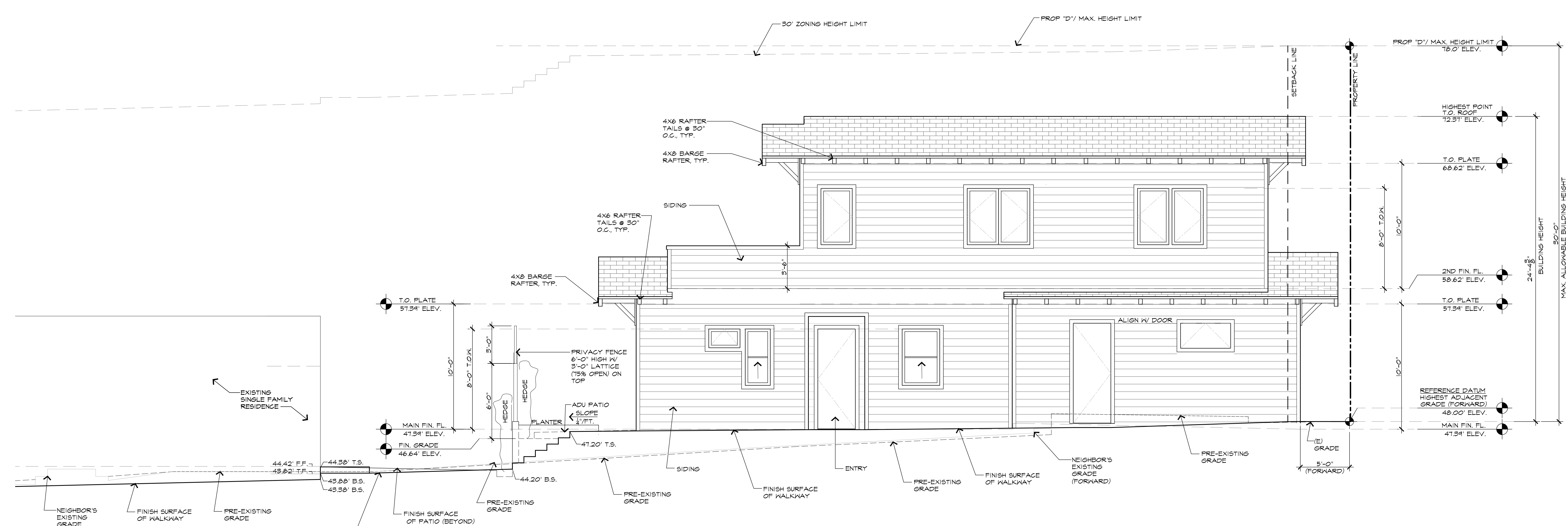
A23

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).



NORTH ELEVATION

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



WEST ELEVATION

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



KIM GRANT DESIGN INC.
ARCHITECTURE
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
T 619.269.3630



MULLEN RESIDENCE ADU
SAN DIEGO, CA 92107
4953 CORONADO AVENUE

CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
Phone: (619) 269-3630

PROJECT NAME:
MULLEN RESIDENCE
4953 CORONADO AVENUE
SAN DIEGO, CA 92107

Revision 10: -
Revision 9: -
Revision 8: -
Revision 7: -
Revision 6: -
Revision 5: -
Revision 4: -
Revision 3: -
Revision 2: -
Revision 1: 4-26-2022

Original Date: 04-28-2021

Sheet: 10 of 15
DEPW: -

REV. DATE
△ --

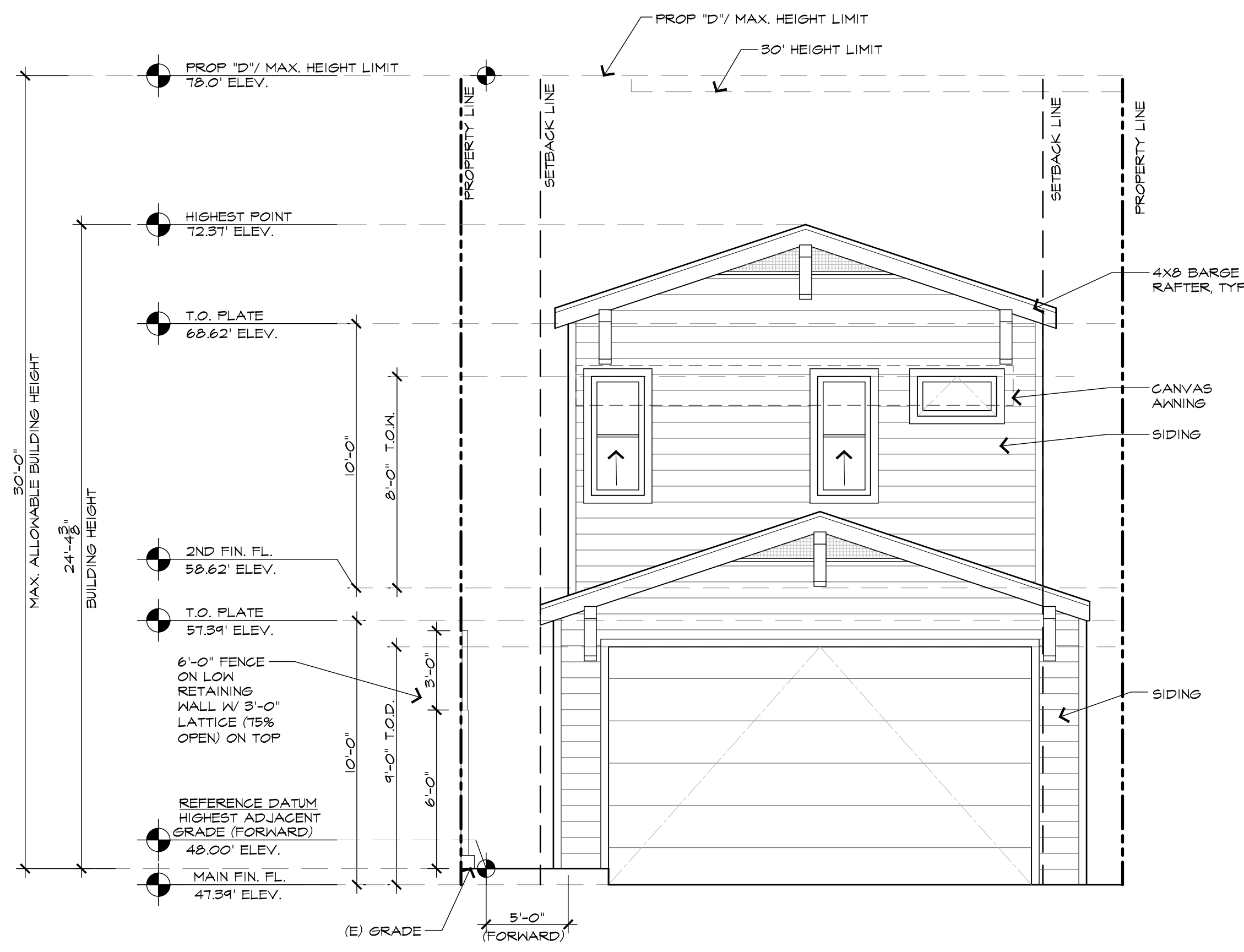
THIS DRAWING IS AN INSTRUMENT OF SERVICE IN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF KIM GRANT DESIGN, INC. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR THE SOLE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE OTHERWISE USED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

BUILDING ELEVATIONS

4-26-2022

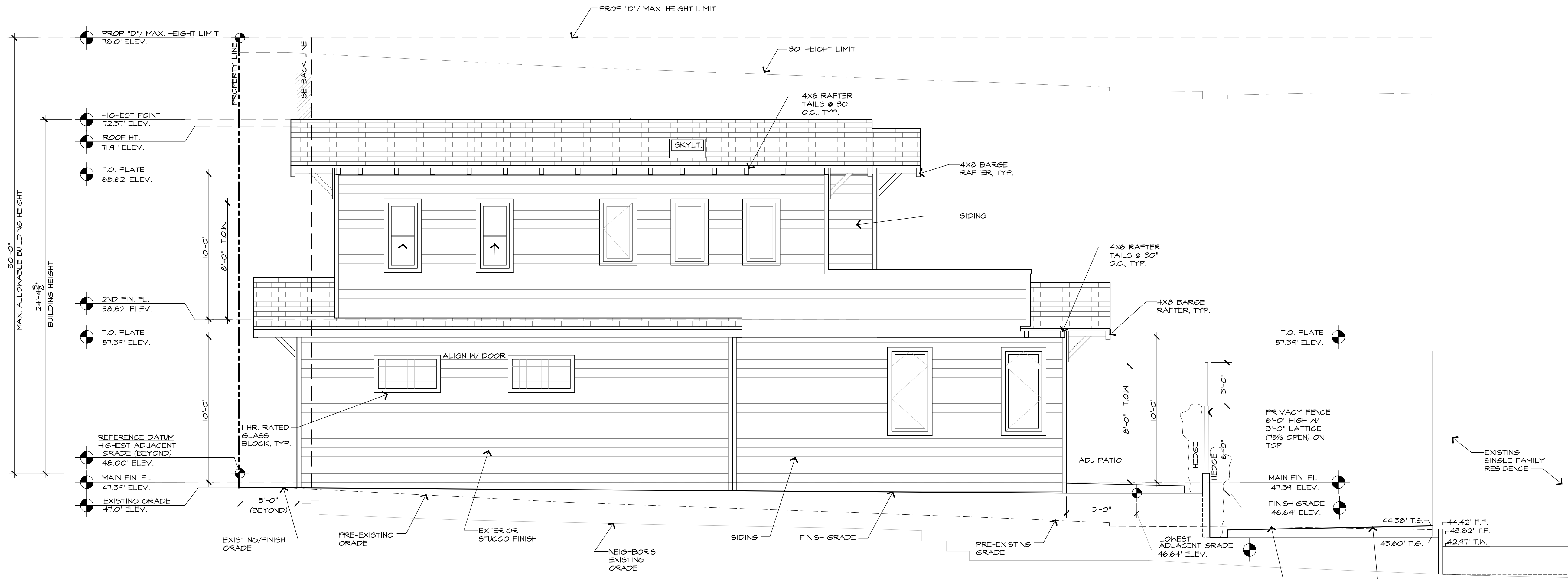
A41

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).



SOUTH ELEVATION

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



EAST ELEVATION

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

CITY STANDARD TITLEBLOCK

PREPARED BY:
 Name: KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA. 92101
 Phone: (619) 264-5650

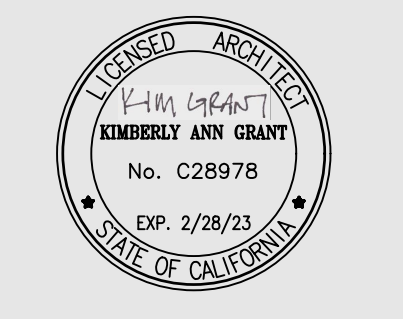
PROJECT NAME:
 MULLEN RESIDENCE
 4455 CORONADO AVENUE
 SAN DIEGO, CA. 92107

Revision 10: -
 Revision 9: -
 Revision 8: -
 Revision 7: -
 Revision 6: -
 Revision 5: -
 Revision 4: -
 Revision 3: -
 Revision 2: -
 Original Date: 04-26-2022

Sheet: 11 of 15
 DEP: -



HISTORIC RESTORATION ARCHITECTURE
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA. 92101
 T 619.264.5650



MULLEN RESIDENCE ADU
 SAN DIEGO, CA 92107
 4953 CORONADO AVENUE

REV. DATE
 Δ --

THIS DRAWING IS AN INSTRUMENT OF SERVICE IN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF KIM GRANT DESIGN, INC. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR THE SOLE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE OTHERWISE USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

BUILDING ELEVATIONS

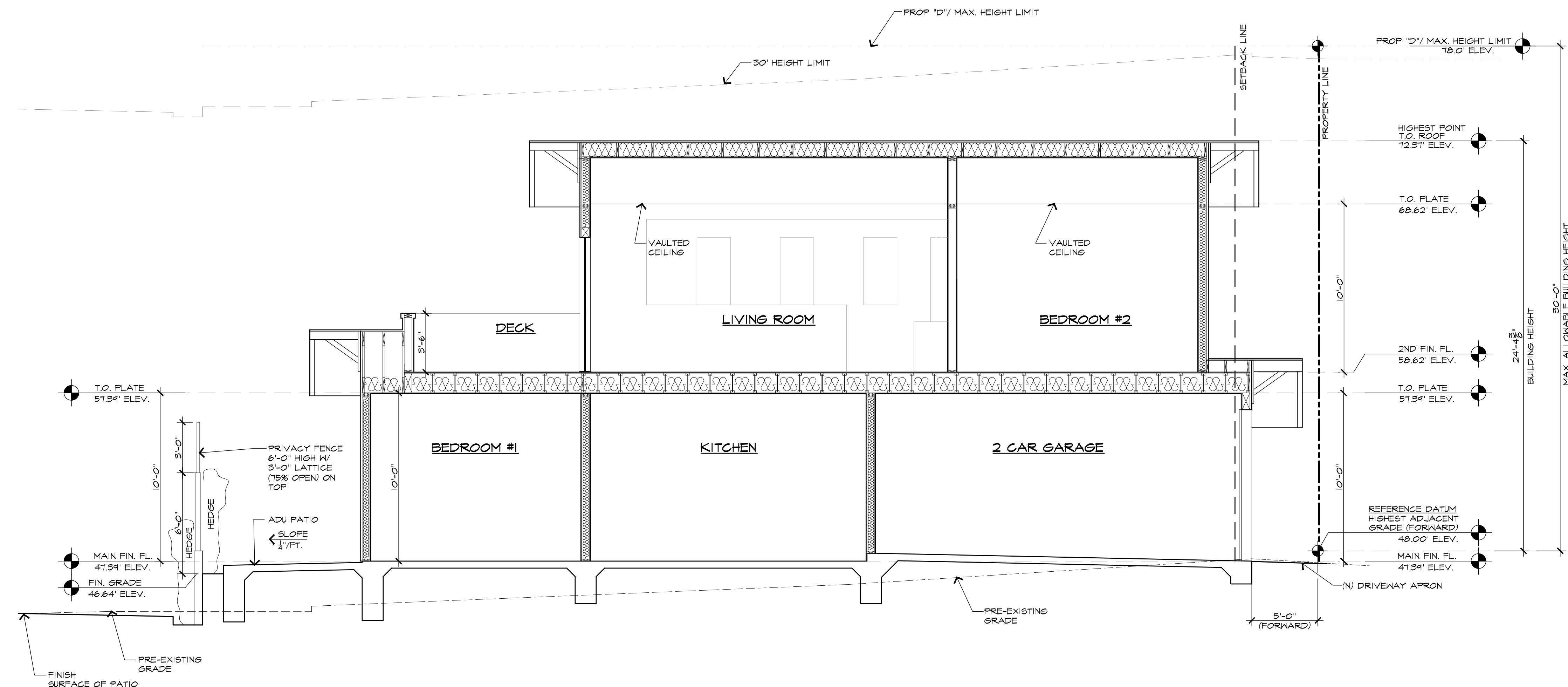
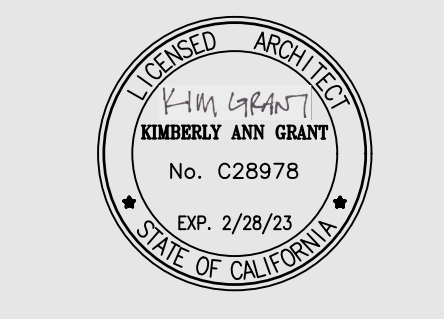
4-26-2022

A42

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).

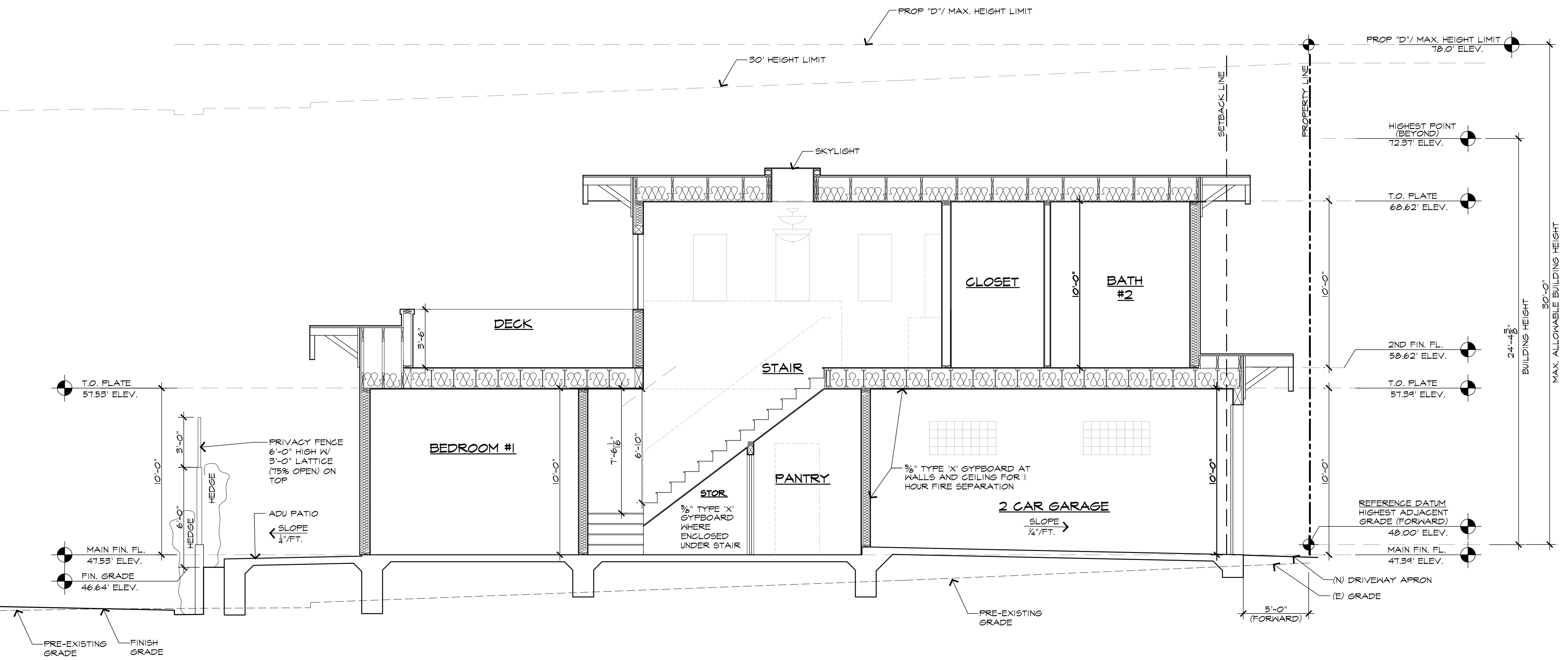


2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
T 619.269.3630



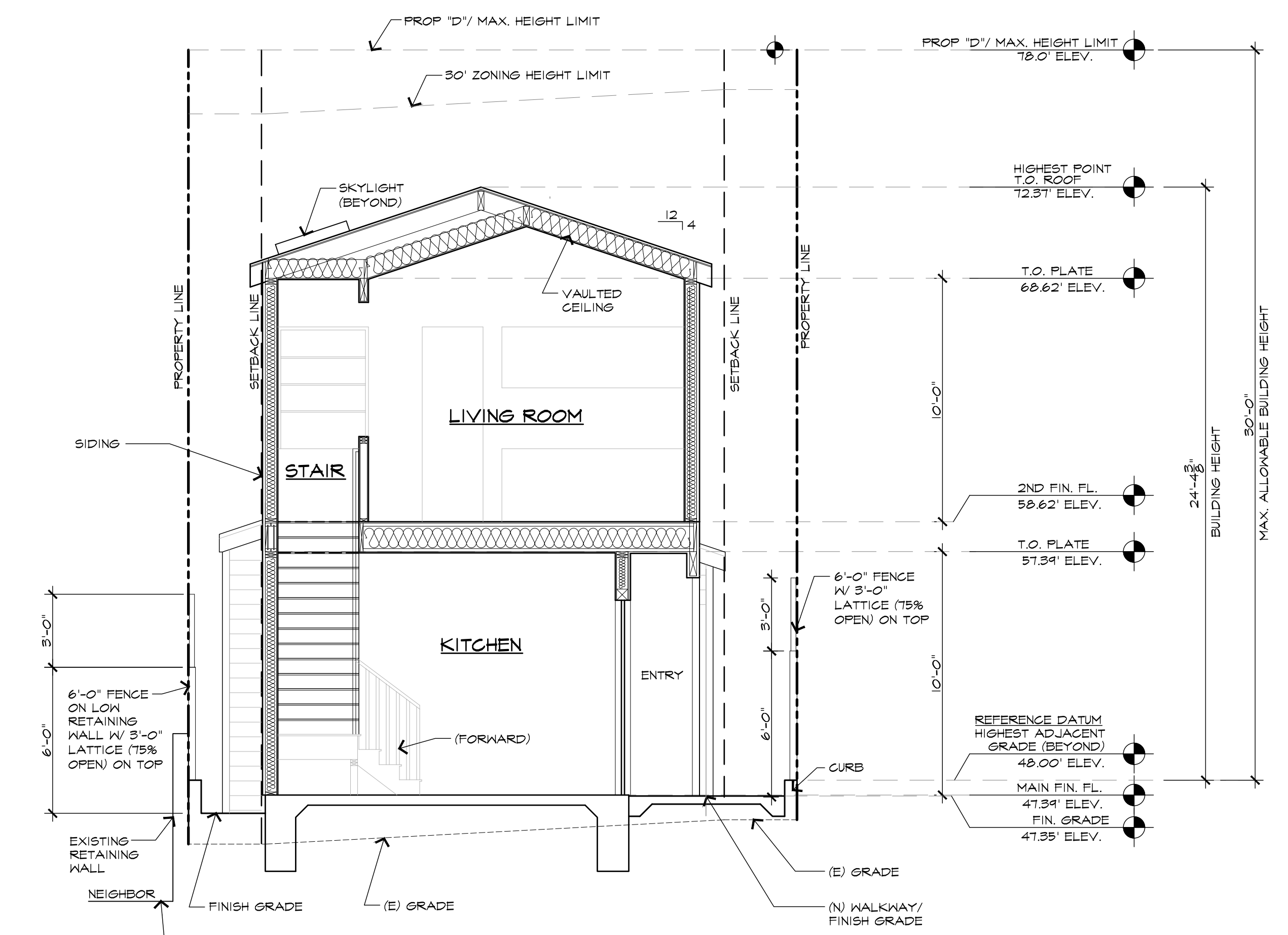
BUILDING SECTION - A

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



BUILDING SECTION - B

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



**BUILDING SECTION - C /
SITE SECTION**

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

CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
Phone: (619) 269-3630

PROJECT NAME
MULLEN RESIDENCE
4853 CORONADO AVENUE
SAN DIEGO, CA 92107

Revision 10	-
Revision 9	-
Revision 8	-
Revision 7	-
Revision 6	-
Revision 5	-
Revision 4	-
Revision 3	-
Revision 2	-
Revision 1	4-26-2022
Original Date	04-08-2021
Sheet	12 of 15
DEPN	-

THIS DRAWING IS AN INSTRUMENT OF SERVICE IN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF KIM GRANT DESIGN, INC. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR THE SOLE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE OTHERWISE USED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

**BUILDING SECTIONS/
SITE SECTION**
4-26-2022

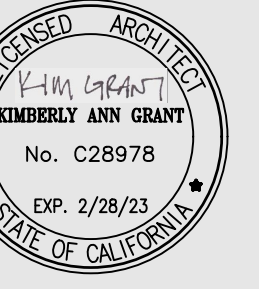
A51

MULLEN RESIDENCE ADU
4853 CORONADO AVENUE
SAN DIEGO, CA 92107

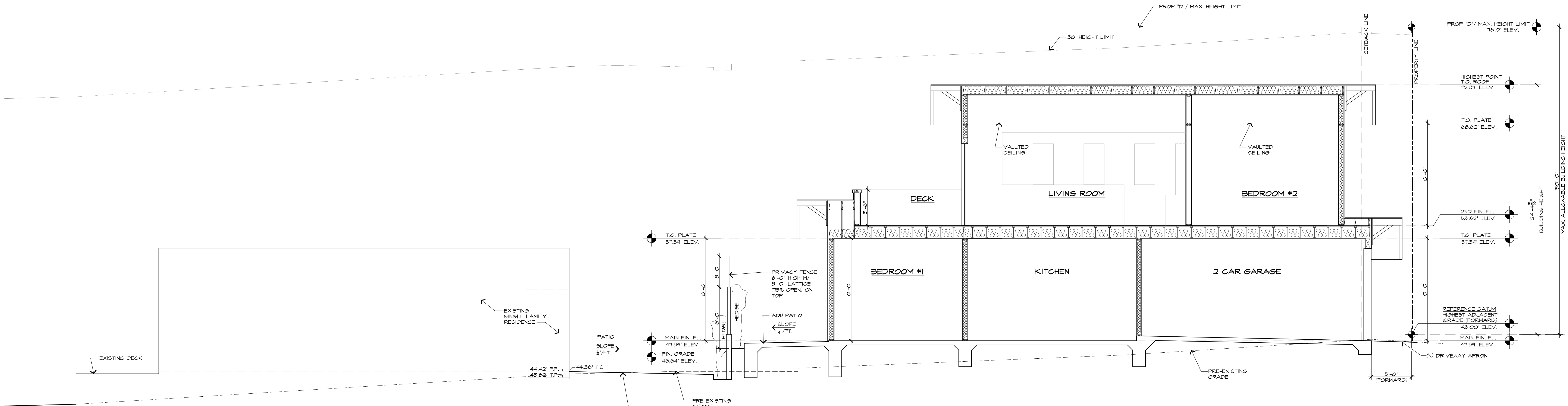
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).



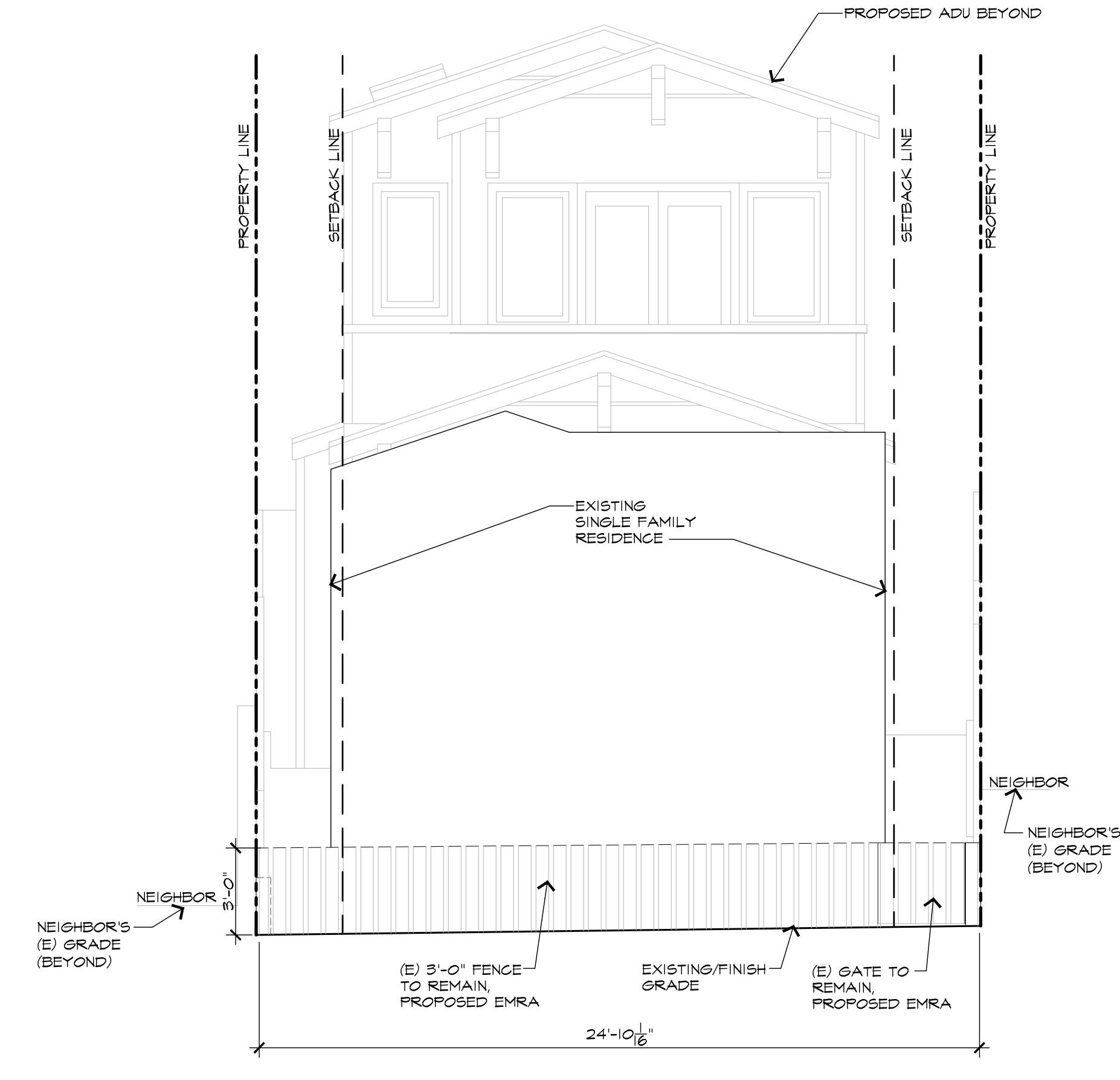
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
T 619.269.3630



MULLEN RESIDENCE ADU
4953 CORONADO AVENUE
SAN DIEGO, CA 92107



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



NORTH FENCE ELEVATION
SCALE: 1/4"=1'-0"

CITY STANDARD TITLEBLOCK	
PREPARED BY:	KIM GRANT DESIGN, INC. 2400 KETTNER BLVD. STUDIO 207 SAN DIEGO, CA 92101 Phone: (619) 269-3630
PROJECT NAME:	MULLEN RESIDENCE 4953 CORONADO AVENUE SAN DIEGO, CA 92107
Revision 10:	---
Revision 9:	---
Revision 8:	---
Revision 7:	---
Revision 6:	---
Revision 5:	---
Revision 4:	---
Revision 3:	---
Revision 2:	---
Revision 1:	4-26-2022
Original Date:	03-28-2021
Sheet:	15 of 15
DEPW:	---

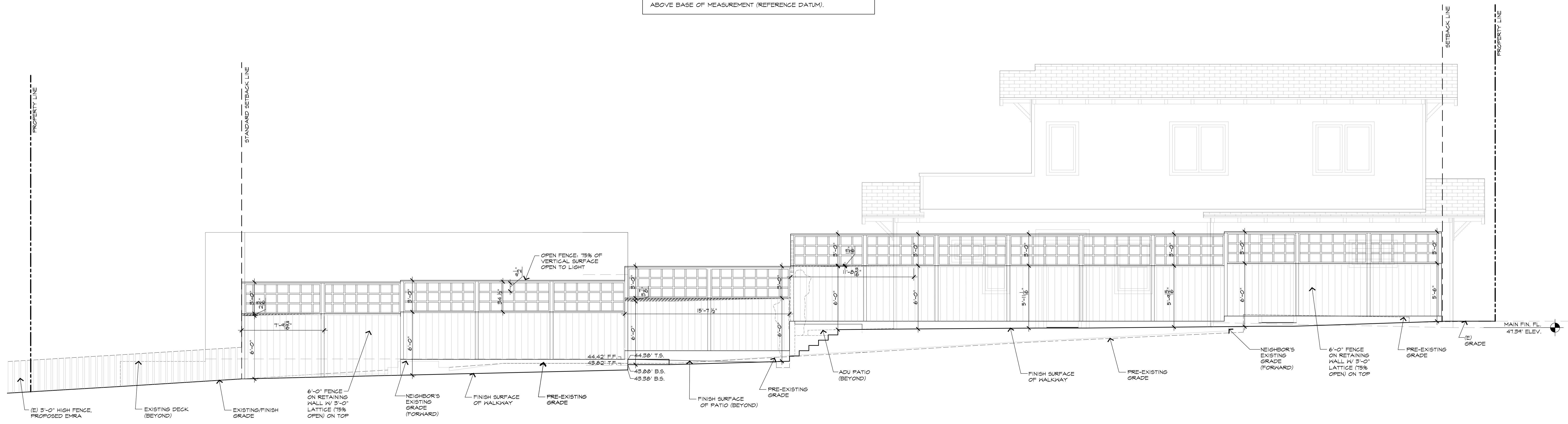
REV. # DATE
△ --

THIS DRAWING IS AN INSTRUMENT OF SERVICE IN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF KIM GRANT DESIGN, INC. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR THE SOLE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE OTHERWISE USED WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

SITE SECTION
& FENCE
ELEVATION
4-26-2022

A52

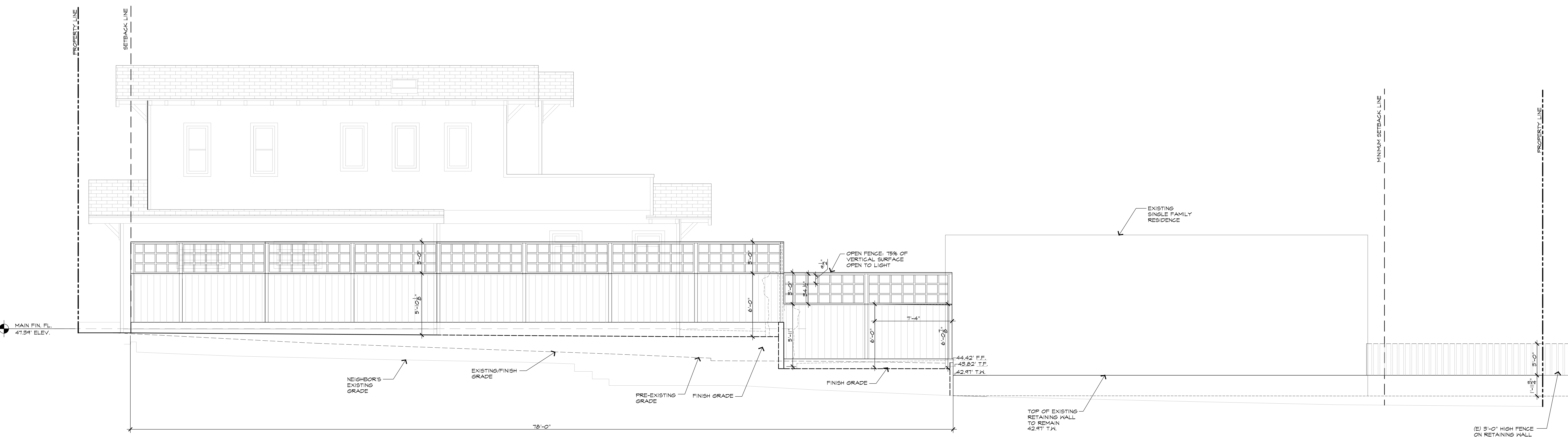
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).



OPEN FENCE CALCULATION:
 VERTICAL SURFACE OF ONE LATTICE PANEL: 34-1/2" X .75% OPEN = 25'-3" REQUIRED OPEN TO LIGHT, PROVIDED: 43' X 3' = 28.5' X .75%
 PER S.D.M.C. 142.0310

PER S.D.M.C. 142.0310, UP TO 30% OF THE LENGTH MAY EXCEED THE LIMITS BY UP TO 6'.
 WALL EXCEEDING 6'-0" HEIGHT
 WALL LENGTH 155'-1 3/4" X 30% = 46'-11"
 LENGTH OF WALL EXCEEDING 6'-0": 55'-3 5/16"

WEST FENCE ELEVATION
 SCALE: 1/4"=1'-0"



EAST FENCE ELEVATION
 SCALE: 1/4"=1'-0"

OPEN FENCE CALCULATION:
 VERTICAL SURFACE OF ONE LATTICE PANEL: 34-1/2" X .75% OPEN = 25'-3" REQUIRED OPEN TO LIGHT, PROVIDED: 43' X 3' = 28.5' X .75%
 PER S.D.M.C. 142.0310

PER S.D.M.C. 142.0310, UP TO 30% OF THE LENGTH MAY EXCEED THE LIMITS BY UP TO 6'.
 WALL EXCEEDING 6'-0" HEIGHT
 WALL LENGTH 78'-0" X 30% = 23'-5"
 LENGTH OF WALL EXCEEDING 6'-0": 7'-4"

CITY STANDARD TITLEBLOCK

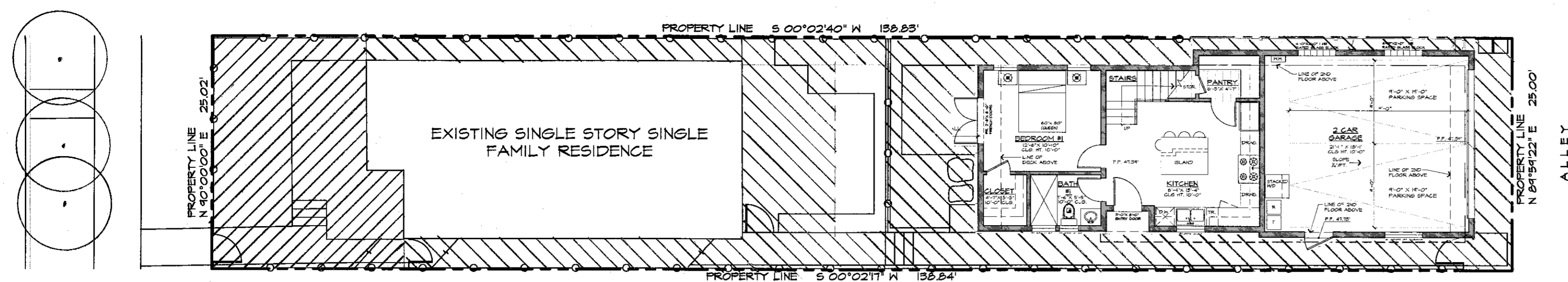
PREPARED BY:
 Name: KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA. 92101
 Phone: (619) 264-3630

PROJECT NAME:
MULLEN RESIDENCE
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92107

Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Original Date: 04-26-2022
 Original Date: 04-26-2021
 Sheet: 14 of 15
 DEP: _____



MULLEN RESIDENCE ADU
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92107



LANDSCAPE CALCULATIONS PLAN

Scale 1" = 10'-0"

LANDSCAPE CALCULATIONS

STREET TREE REQUIREMENTS: (1 Tree per 30 feet of Street Frontage)
 Street Trees Required - 01
 03 - Existing Street Tree (30'-40' height)
 Archontophoenix cunninghamiana / King Palm

STREET YARD PLANTING REQUIREMENTS:
 Planting Area Required - Total Area 457sf x 50% = 229sf.
 Allowable Plant Points for Area Square Footage - 229sf x 25% = 57 points
 Planting Area Provided - 190sf. + 57sf. from additional plant points = 247sf. Planting Area Provided
 Plant Points Required - 457sf. x 0.05 = 23 points
 Plant Points Provided - 100 points
 Additional Plant Points Provided - 77 points

QTY	SIZE	PLANT POINTS	TOTAL POINTS
03	Ex. Feather Palm Multi-trunk	9x3trees3points/BTH	81
01	Ex. shrub >24"	15 points/shrub	15
01	Ex. shrub <24"	4 points/shrub	04
100 Total Street Yard Points			
81 Plant Points from Trees			
77 Excess Points			

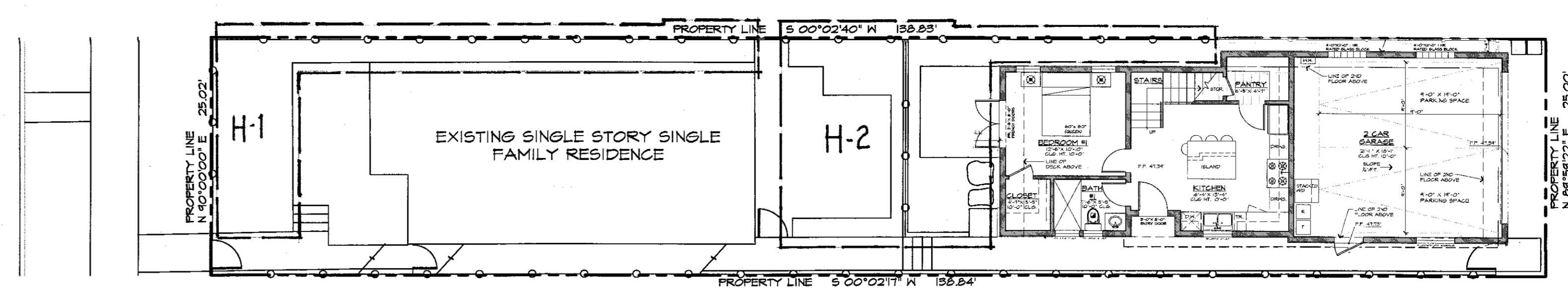
REMAINING YARD PLANTING REQUIREMENTS:
 Plant Points Required - 120
 Plant Points Provided - 131

QTY	SIZE	PLANT POINTS	TOTAL POINTS
01	36" box tree	50 points/tree	50
01	24" box tree	20 points/tree	20
08	Ex. shrub >24"	4 points/shrub	24
15	5gal shrub	2 points/shrub	30
07	1gal shrub	1 points/shrub	07
131 Total Remaining Yard Points			
70 Plant Points from Trees			

VEHICULAR USE AREA REQUIREMENTS: (<6,000sf.)
 No Vehicular Use calculations are required for this project.

GENERAL LANDSCAPE NOTES

- All Landscape and Irrigation shall conform to the standards of the City-wide Landscape Regulations and City of San Diego's Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
- All required planting areas shall be covered with mulch groundcover to a minimum depth of 3". All exposed soil areas without vegetation shall also be mulched to this minimum depth per the Land Development Manual, Landscape Standards. SDMC 142.0413(c).
- Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not be wrapped around the root ball. SDMC 142.0403(b)(12).
- Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by SDMC 142.0403(c) for proper irrigation, development and maintenance of vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected and shall be an automatic drip system. All proposed irrigation systems shall have an approved rain sensor shutoff device. SDMC 142.0403(c)(3)(D).
- Maintenance: All required landscape areas shall be maintained by the PROPERTY OWNER. The landscape and irrigation areas in the public right-of-way shall be maintained by the PROPERTY OWNER. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced with like kind per the conditions of the permit.
- A minimum root zone of 40sf. in area shall be provided for all trees. The minimum dimension for this area shall be 5' per SDMC 142.0403(b)(5).
- Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the SDMC 142.0403(b)(10).
- Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided:
 - A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
 - Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the dripline.
 - Root systems of existing trees will be protected from flooding, erosion, chemical spills, and excessive wetting and drying during dewatering.
 - Roots of existing trees will be cut approximately 6" back from new construction and all cuts will be sealed with wood paint as manufactured by Flintkote or approved equal.
 - A Certified Consulting Arborist shall oversee pruning of any roots 6" or greater in diameter.
 - Maintain and document a tree watering schedule during construction.
 - All damaged trees will be replaced with one of equal or greater size.
- If any required landscape 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.
- The applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MVELO) in accordance with state law and Land Development Code Section 142.0413(n), and will provide the record owner at the time of final inspection with a certificate of completion, certificate of installation, irrigation schedule and schedule of landscape and irrigation maintenance.



HYDRO-ZONE DIAGRAM

Scale: 1" = 10'-0"

LANDSCAPE WATER REQUIREMENT

H-1, Hydrozone 1 - 290sf. - Street Yard & Front East Side Yard Planting Areas
 ET0 - 40 Ocean Beach
 Plant Factor - 0.4
 Irrigation Efficiency - 0.81 Drip Irrigation
 Estimated Total Water Use
 ETWU = (ET0)(0.62) (Plant Factor x Hydrozone area) + Special Landscape Area
 Irrigation Efficiency
 = (40)(0.62) (0.4 x 290) + 0 = 3,552 gallyr.
 0.81

H-2, Hydrozone 2 - 254sf. - Rear Yard Planting Areas
 ET0 - 40 Ocean Beach
 Plant Factor - 0.4
 Irrigation Efficiency - 0.81 Drip Irrigation
 Estimated Total Water Use
 ETWU = (ET0)(0.62) (Plant Factor x Hydrozone area) + Special Landscape Area
 Irrigation Efficiency
 = (40)(0.62) (0.4 x 254) + 0 = 3,111 gallyr.
 0.81

ETWU - HYDROZONE TOTALS
 Hydrozone 1 - 3,552 gallyr.
 Hydrozone 2 - 3,111 gallyr.
 Total 6,663 gallyr.
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) - 544sf.
 The following are the calculations for the entire project landscape area.
 ET0 - 40 Ocean Beach
 Maximum Applied Water Use / Water Budget
 MAWA = (ET0)(0.62)(0.55 x Landscape Area + 0.3 x Special Landscape Area)
 = (40)(0.62)(0.55 x 544sf. + 0.3 x 0)
 MAWA = 7,420 gallyr.

PLANT LEGEND

TREES	SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
Existing Street Tree	1	Archontophoenix cunninghamiana / King Palm	03	8'-10"BTH
Existing Street Tree	2	Archontophoenix cunninghamiana / King Palm Triple Trunk Palm	02	8'-10"BTH
Existing Street Tree	3	Archontophoenix cunninghamiana / King Palm Double Trunk Palm	01	8'-10"BTH
Existing Street Tree	4	Archontophoenix cunninghamiana / King Palm Single Trunk Palm	01	8'-10"BTH
Existing Dypsis decaryi / Triangle Palm	5	Dypsis decaryi / Triangle Palm	01	1'BTH
Existing Howea forsterana / Kentia Palm (triple trunk)	6	Howea forsterana / Kentia Palm (triple trunk)	03	3' - 5'BTH
Small scale, canopy tree (25'ht x 20'wd) (Standard)	7	Cassia leptophylla / Gold Medallion Tree	01	36"box
	8	Cassia leptophylla / Gold Medallion Tree	01	24"box

SHRUBS, PERENNIALS, GROUNDCOVERS	SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
Existing Dracaena marginata / Dracaena	9	Dracaena marginata / Dracaena	02	8"ht.
Existing Philodendron 'Xanadu' / Dwarf Philodendron	10	Philodendron 'Xanadu' / Dwarf Philodendron	01	24"ht.
Existing Aloe varieties	11	Aloe varieties	11	18"ht.
Existing Crassula ovata / Jade Plant	12	Crassula ovata / Jade Plant	02	24"ht.
Existing Aeonium arboreum 'Zwartkop' / NCN	13	Aeonium arboreum 'Zwartkop' / NCN	03	18"ht.
Evergreen, flowering hedge planting (5'ht x 4'wd)	14	Escalonia fradesii / NCN	12	5gal
Evergreen, flowering hedge planting (3'ht x 3'wd)	15	Rosmarinus officinalis 'Tuscan Blue' / Upright Rosemary	08	5gal
Evergreen, flowering accent planting (18"ht x 18"wd)	16	Asparagus densiflorus 'Myers' / Myers Asparagus Fern	10	1gal
Evergreen, flower vine	17	Hardenbergia violacea 'Happy Wanderer' / Lilac Vine	01	5gal
Existing Gazania groundcover	18	Gazania groundcover		
3" Layer wood bark mulch groundcover	19	3" Layer wood bark mulch groundcover		

NOTE: Install 3" wood bark mulch groundcover throughout planting areas and on all exposed non-planting landscape areas per SDMC 142.0413(c).

SITE PLAN NOTES

- Existing concrete street curb.
 - Existing brick on sand paving.
 - Existing concrete sidewalk.
 - Existing 3' height picket fencing and gate.
 - Existing decorative dry riverbed.
 - Existing concrete paving.
 - Existing decking front porch.
 - Existing low volume drip valves and proposed new low volume drip irrigation valves, Rainbird or approved equal.
 - Proposed new irrigation controller and Rain Sensor shut-off. Rainbird or approved equal.
 - Existing masonry garden wall with new fencing per Architectural Plans.
 - Proposed masonry wall with new fencing and gate per Architectural Drawings.
 - Proposed new concrete paving and steps.
 - Proposed masonry wall with new fencing per Architectural Drawings.
 - Proposed gate per Architectural Drawings.
 - Proposed flagstone stepping stones with groundcover joints.
 - Proposed fencing and gate per Architectural drawings.
 - Proposed new concrete driveway paving.
- DESIGN STATEMENT**
 The design intent for this project is to provide trees with a smaller scale character to soften the building structure as well as give the project a more human scale within the neighborhood. The new plantings were also selected for drought tolerance and to respond to the sun exposures around the project with respect to their micro-climate and hydro-zone locations. This project will have an automated, low volume drip irrigation system designed with respect to their micro-climate and hydro-zone areas. With proper water management and maintenance this landscape will be drought tolerant and relatively self-sustaining after establishment.

MINIMUM TREE SEPARATION DISTANCE

Traffic Signals (Stop signs)	20 feet
Underground Utility Lines	5 feet
Above Ground Utility Structures	10 feet
Driveway (entries)	10 feet
Intersections (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet

Declaration of Responsible Charge:

I hereby declare that I am the Landscape Architect for this project, that I have exercised responsible charge over the design of the project as defined in Section 6703 of the Business and Professions Code, and that the design is consistent with current standards. I understand that the check on project drawings and specifications by the City of San Diego is confined to a review only and does not relieve me, as Landscape Architect of Work, of my responsibilities for the project design.

[Signature] Date: 8-16-2021
 Kent A. Wilson, RLA15006
 My License Expires 04/30/23
 Landscape Resource Group + Assoc.
 8828 Jefferson Avenue
 La Mesa, CA 91941
 (619) 497-0556

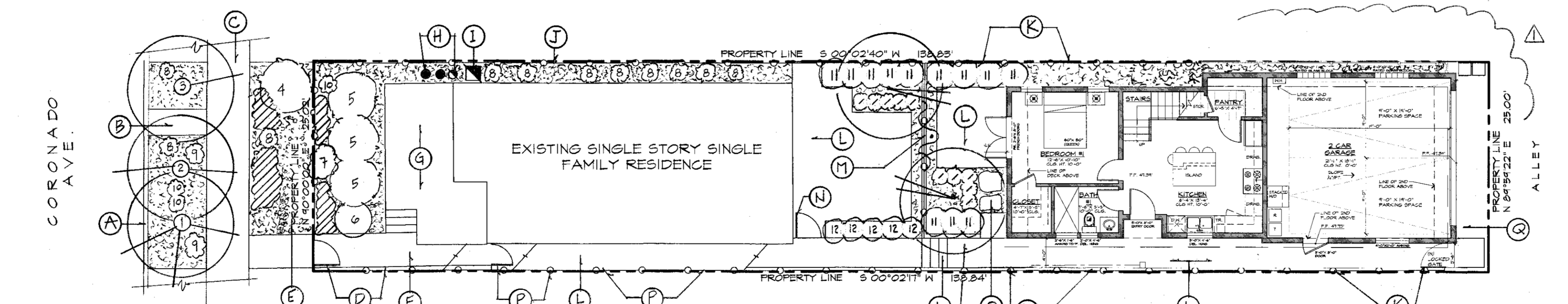
CITY STANDARD TITLEBLOCK

PREPARED BY:
 Name: *[Signature]*
 25518 JEFFERSON AVE
 LA MESA, CA 91941
 Phone: 619-497-0556

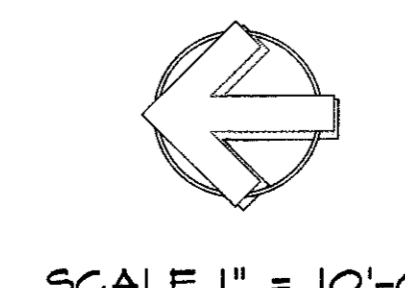
PROJECT NAME:
 MULLEN RESIDENCE ADU
 4953 CORONADO AVE.
 SAN DIEGO, CA 92107

Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: _____

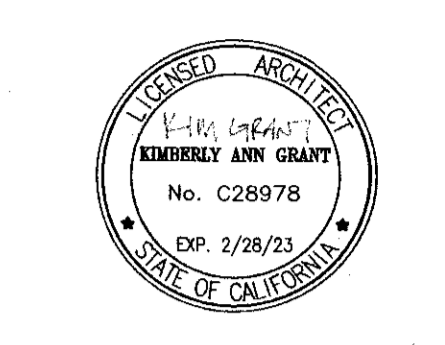
Original Date: _____
 Sheet 14 of 14
 DEPR: _____



LANDSCAPE DEVELOPMENT PLAN



SCALE 1" = 10'-0"



Landscape Resource Group + Assoc.
 8828 Jefferson Avenue
 La Mesa, CA 91941
 (619) 497-0556

MULLEN RESIDENCE ADU
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92107

REV # DATE
 4-25-22

THIS DRAWING IS AN INSTRUMENT OF SERVICE TO THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF KIM GRANT DESIGN, INC. ALL DESIGN AND OTHER INFORMATION SHOWN ON THIS DRAWING IS FOR THE SOLE USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE OTHERWISE USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF KIM GRANT DESIGN, INC.

LANDSCAPE DEVELOPMENT PLAN

8-16-2021

L10

RESOLUTION NUMBER R- 314935

DATE OF FINAL PASSAGE MAY 23 2023

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DENYING THE APPEAL AND APPROVING THE ENVIRONMENTAL DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) FOR THE MULLEN RESIDENCE ACCESSORY DWELLING UNIT – PROJECT NO. 697315.

WHEREAS, applicants filed an application with the City of San Diego for a Coastal Development Permit to demolish an existing detached garage at an existing single-family residence and to construct a new accessory dwelling unit with associated improvements located at 4953 Coronado Avenue within the Ocean Beach Community Plan and Local Coastal Program Land Use Plan area, Project No. 697315 (Project); and

WHEREAS, the Environmental Analysis Section (EAS) of the Development Services Department determined the Project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15303 (New Construction or Conversion of Small Structures) and determined that the exceptions to the exemption do not apply; and

WHEREAS, on October 17, 2022, a Notice to Right of Appeal was prepared and posted by EAS pursuant to San Diego Municipal Code Section 112.0310; and

WHEREAS, on October 31, 2022, Bruce Babcock and Christina Reilly filed an appeal of the Environmental Determination (Appeal); and

WHEREAS, City staff prepared a report responding to the issues raised in the Appeal for the City Council's consideration; and

WHEREAS, the Appeal was set for public hearing to be conducted by the City Council of the City of San Diego (City Council) on May 23, 2023, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, a project is exempt from CEQA under CEQA Guidelines Section 15303 if it consists of the construction and location of limited numbers of new, small facilities or structures; and

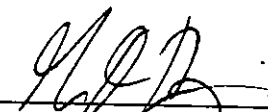
WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

WHEREAS, under San Diego Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the appeal of the environmental determination is denied, based upon the substantial evidence provided in the record to support the exemption and that no substantial evidence has been provided to support a fair argument that one of the exceptions to the categorial exemption applies.

BE IT FURTHER RESOLVED, that the Environmental Exemption No. 697315 for the Project is approved and the Project is exempt from CEQA, pursuant to Guidelines Section 15303.

APPROVED: MARA W. ELLIOTT, City Attorney

By 

Noah A. Brazier
Deputy City Attorney

NJB:nja
05/24/2023
Or. Dept: DSD
Doc. No. 3316332

Passed by the Council of The City of San Diego on MAY 23 2023, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAY 23 2023

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

(Seal)

TODD GLORIA
Mayor of The City of San Diego, California.

DIANA J.S. FUENTES
Interim City Clerk of The City of San Diego, California.

By [Signature], Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 314935