



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 30, 2023 REPORT NO. HO-23-044

HEARING DATE: September 6, 2023

SUBJECT: SMITH RESIDENCE, Process Three Decision

PROJECT NUMBER: [PRJ-1048449](#)

OWNER/APPLICANT: Kevin Dean Smith and Jill Colleen Smith, Trustees of the Kevin and Jill Smith Family Trust, Owner; HLLK Architects, Applicant.

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit for the construction of a detached 1,940-square-foot four-car garage with a storage mezzanine on a site with an existing single-family residence located at 414 La Crescentia Drive within the Peninsula Community Plan area?

Proposed Action: Approve Site Development Permit No. 3137647.

Fiscal Considerations: All costs associated with this action are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project does not include the development of additional units.

Community Planning Group Recommendation: On October 20, 2022, the Peninsula Community Planning Group voted 14-0 to approve the project with no conditions (Attachment 7).

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, for New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 26, 2023, and the opportunity to appeal that determination ended July 12, 2023.

BACKGROUND

The 1.45-acre project site at 414 La Crescentia Drive is developed with a two-story, 3,048 square-foot single-family residence within an established residential area in the Peninsula Community Plan area.

The site is in the Coastal Overlay Zone (Non-Appealable Area 1), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, Transit Priority Area, Land Use Compatibility Overlay Zone (North Island Station and San Diego International Airport), Airport Influence Area Review Area 2 (North Island Station and San Diego International Airport), Federal Aviation Administration Part 77 Noticing Area. The site contains Environmentally Sensitive Lands in the form of steep hillsides with slopes of 25 percent or greater.

The project site is a designated historic resource and is listed as Historical Resources Board Site No. 1462. Historical Resources staff reviewed the project for conformance with the City's Historical Resources Regulations and determined that the proposed project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not adversely affect the site's special character or special historical, architectural, archaeological, or cultural value as a historical resource.

Pursuant to San Diego Municipal Section (SDMC) [143.0110](#), a Process 3 Site Development Permit is required for development on a premises with environmentally sensitive lands, with a decision by the Hearing Officer appealable to the Planning Commission.

A Coastal Development Permit is not required for any improvement to a single dwelling unit or for structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage, pursuant to [SDMC Section 126.0704\(i\)](#) and Title 14, Section 13250(a) of the California Code of Regulations.

DISCUSSION

The proposed project includes the construction of a detached 1,940-square-foot four-car garage with a storage mezzanine. The project was designed to comply with the development requirements of the underlying RS-1-4 Zone, including building height (29 feet, 2 inches) not exceeding the 30-foot height limit, density of 0.69 per acre where 4 dwelling units per acre are allowed, setbacks, lot coverage of 0.04 where 0.50 is allowed, and Floor Area Ratio of 0.09 which is below the 0.45 maximum. There are no deviations or variances required.

The Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) designates the site for single-family residential uses with a maximum density of four dwelling units per acre. The project proposes construction of an accessory structure, which does not increase the density of the site. The Community Plan recommends that new development shall be in harmony with the surrounding environment by implementing building scale and architectural design standards. The project is consistent with this policy because it proposes a structure that is similar in bulk and scale to surrounding development. The neighborhood is primarily comprised of one- and two-story single-family homes with accessory structures. In addition, the proposed architectural design elements and materials include gabled roofs, irregularly placed windows, concrete roof tiles and smooth stucco finish to match the existing residence.

The Community Plan encourages sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading and landform alteration. The project site contains environmentally sensitive lands in the form of steep hillsides. The proposed development is

sensitive to the portions of steep hillsides present on site, it is located entirely on a previously disturbed area, and the proposed design minimizes grading by partially supporting the structure with a pier-style foundation.

The project site does not contain any sensitive vegetation and is not located within or adjacent to the City's Multiple Species Conservation Program or Multiple Habitat Planning Area. Staff has reviewed and accepted a preliminary geotechnical report prepared for the site that concluded the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

In addition, the permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing construction best management practices, a water pollution control plan, a drainage system to be approved by the City Engineer, a geotechnical report that specifically addresses the construction plans, and an as-graded geotechnical report to be reviewed for adequacy by the Geology Section of the Development Services Department prior to release of the bond and grading permit close-out.

Staff has reviewed the proposal, including all the issues identified through the review process and determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Staff recommends approval of the project. Draft findings and conditions of approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Site Development Permit No. 3137647, with modifications.
2. Deny Site Development Permit No. 3137647, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

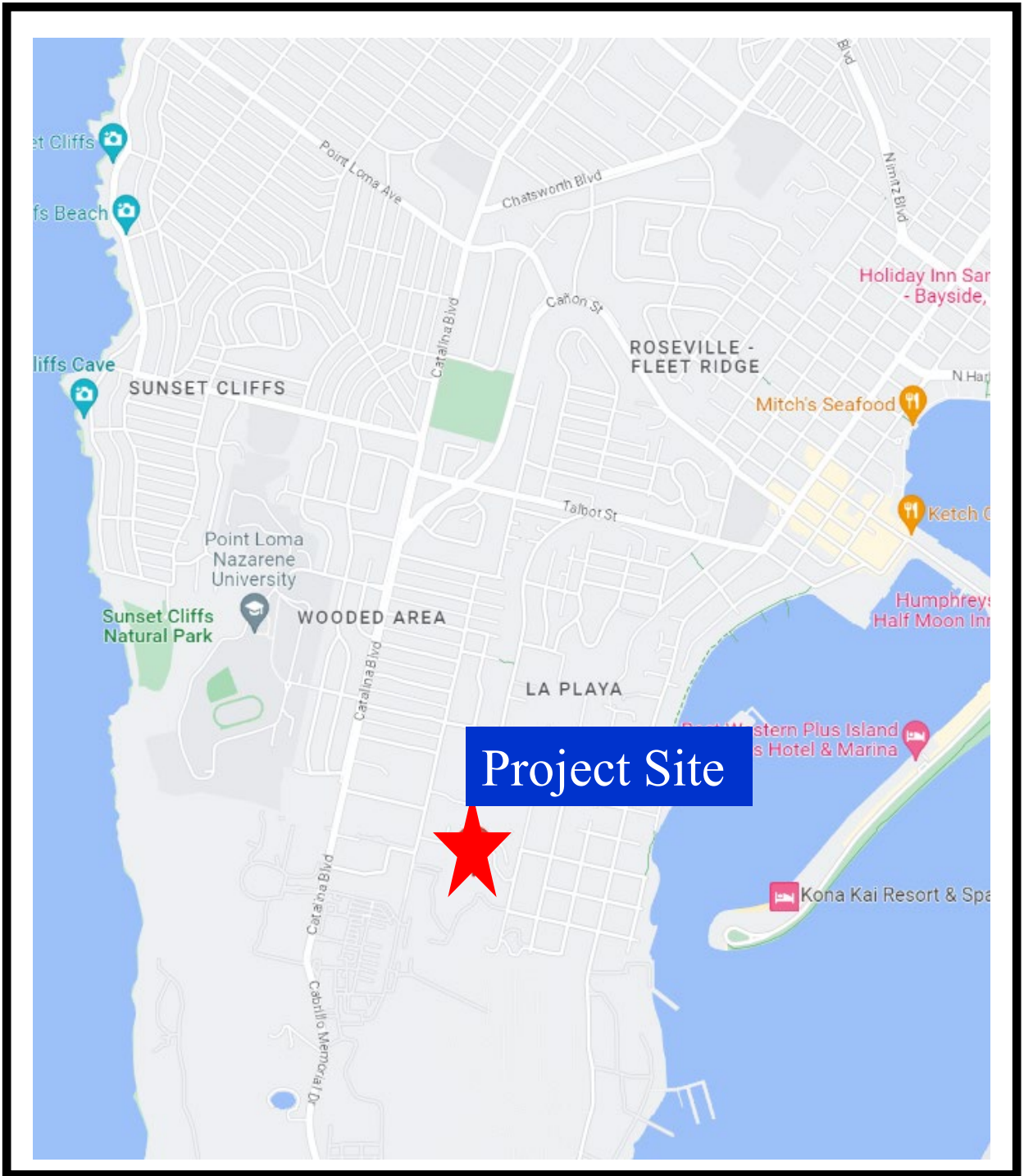


Veronica Davison
Development Project Manager
Development Services Department

Attachments:

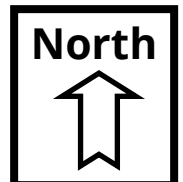
1. Project Location Map
2. Community Plan Land Use Map

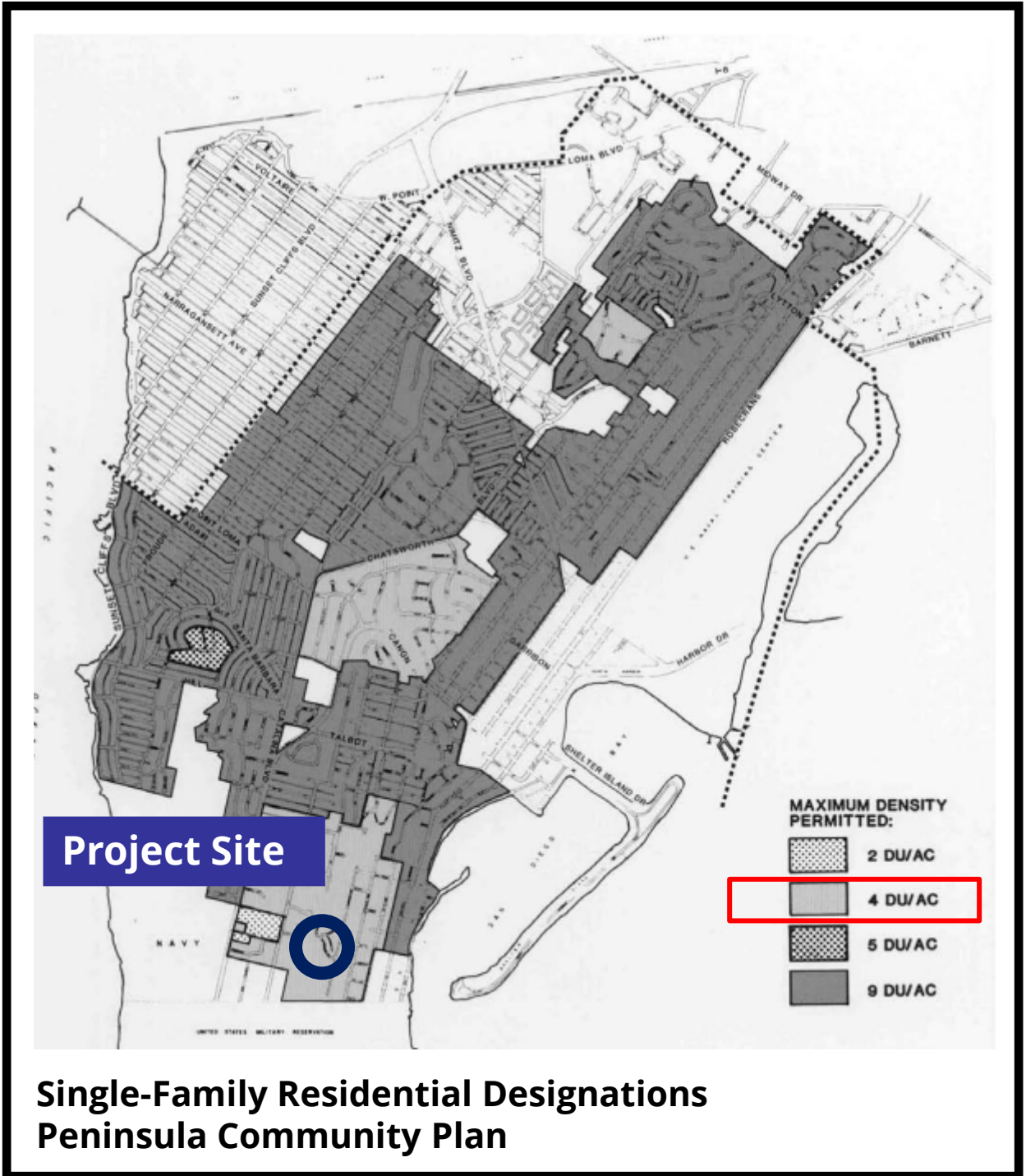
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Notice of Exemption
7. Peninsula Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location

Smith Residence New Garage, Project No. 1048449
414 La Crescentia Drive

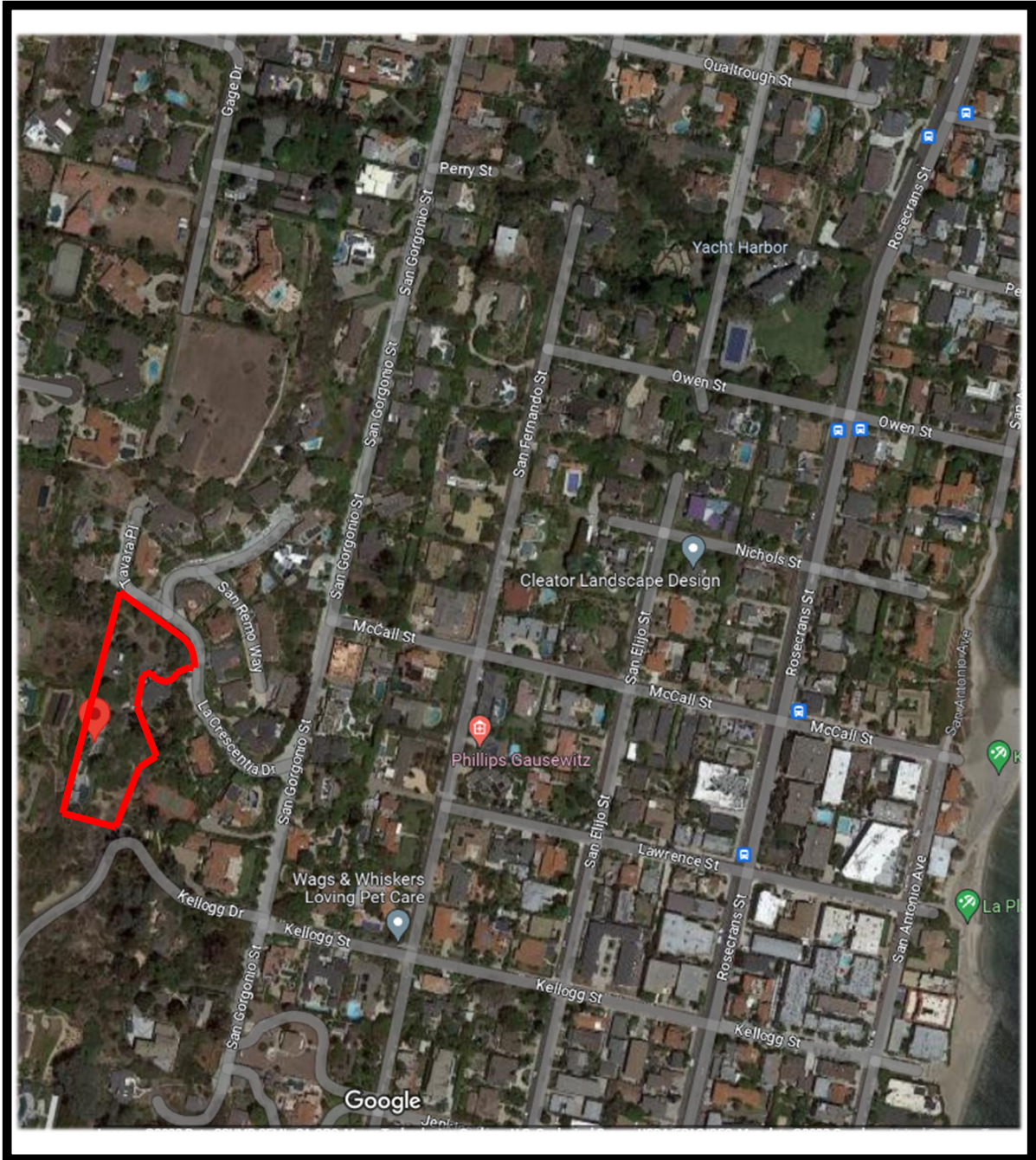




Community Land Use Map

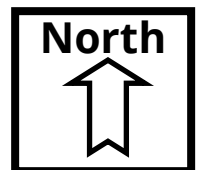
Smith Residence New Garage, Project No. 1049448
414 La Crescentia Drive





Aerial Photo

Smith Residence New Garage, Project No. 1048449
414 La Crescentia Drive



HEARING OFFICER RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 3137647
SMITH RESIDENCE - PROJECT NO. 1048449

WHEREAS, KEVIN DEAN SMITH and JILL COLLEEN SMITH, Trustees of the Kevin and Jill Smith Family Trust, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a detached 1,940-square-foot four-car garage with a storage mezzanine on a site with an existing single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3137647), on portions of a 1.45-acre site;

WHEREAS, the project site is located at 414 La Crescentia Drive and is in the RS-1-4 Zone, Coastal Overlay Zone (Non-Appealable Area 1), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, Transit Priority Area, Land Use Compatibility Overlay Zone (North Island Station and San Diego International Airport), Airport Influence Area Review Area 2 (North Island Station and San Diego International Airport), Federal Aviation Administration Part 77 Noticing Area, and contains a designated historical resource (Historical Resources Board Site No. 1462), and Environmentally Sensitive Lands (steep hillsides) within the Peninsula Community Plan area;

WHEREAS, the project site is legally described as all of Lots 20 and 21 of La Playa Highlands, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2091, filed in the Office of The County Recorder of San Diego County, February 6, 1928;

WHEREAS, on June 27, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15303 (New Construction or Conversion of

Small Structures), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 6, 2023, the Hearing Officer of the City of San Diego considered Site Development Permit No. 3137647 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 Site Development Permit No. 3137647:

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

The project site is located at 414 La Crescentia Drive and is developed with a two-story, 3,048 square-foot single-family residence within an established residential area in the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan). The project includes the construction of a detached 1,940-square-foot four-car garage with storage mezzanine.

The project site is designated for single-family residential uses with a maximum density of four dwelling units per acre. The Community Plan recommends protecting single-family neighborhoods within existing low- and very low-density residential areas. The project proposes an accessory structure that supports a land use that is consistent with the Community Plan and does not increase the density of the site. The Community Plan also recommends that new development should be in harmony with the surrounding environment by implementing building scale and architectural design standards. The project is consistent with this Community Plan policy because it proposes a structure that is similar in bulk and scale to surrounding development. The neighborhood is primarily comprised of one- and two-story single-family homes with accessory structures. In addition, the proposed architectural design elements and materials include gabled roofs, irregularly placed windows, concrete roof tiles and smooth stucco finish to match the existing residence. Therefore, the project will not adversely affect the applicable land use plan.

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

The project site contains environmentally sensitive lands in the form of steep hillsides with slopes of 25 percent or greater. The project is sensitive to the portions

of steep hillsides present on site, it is located entirely on a previously disturbed area, and the proposed design minimizes grading by partially supporting the structure with a pier-style foundation. Staff review of preliminary Geotechnical studies for the site determined that soil and geologic conditions potentially affecting the proposed project have been adequately addressed. The project site is in a Very High Fire Hazard Severity Zone; however, it is surrounded by urbanized, single-dwelling unit type development and is more than 100 feet from highly flammable native / naturalized vegetation, and no formal Brush Management Plan is required per SDMC Section 142.0412. The project site is not located within a flood area.

The proposed project provides an accessory structure that supports a land use that is consistent with the Community Plan and does not increase the density of the site. In addition, the permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing construction best management practices, a water pollution control plan, a drainage system to be approved by the City Engineer, a geotechnical report that specifically addresses the construction plans, and an as-graded geotechnical report to be reviewed for adequacy by the Geology Section of the Development Services Department prior to release of the bond and grading permit close-out.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project was designed to conform with all applicable development regulations of the underlying RS-1-4 Zone, including building height (29 feet, 2 inches) not exceeding the 30-foot height limit, density of 0.69 dwelling units per acre where 4 dwelling units per acre are allowed, setbacks, lot coverage of 0.04 where 0.50 is allowed, and Floor Area Ratio (FAR) of 0.09 which is below the 0.45 FAR maximum.

The proposed project provides an accessory structure that supports a land use that is consistent with the Community Plan and does not increase the density of the site. There are no deviations or variances required. Therefore, the project will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project site is a designated historic resource and is listed as Historical Resources Board Site No. 1462. Historical Resources staff reviewed the project for conformance with the City's Historical Resources Regulations and determined that the proposed project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not adversely affect the site's special character or special historical, architectural, archaeological, or cultural value as a historical resource.

2. Supplemental Findings – Environmentally Sensitive Lands

- a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project includes the construction of a detached 1,940-square-foot four-car garage with storage mezzanine on a site with an existing single-family residence. The project site contains environmentally sensitive lands in the form of steep hillsides with slopes of 25 percent or greater. Staff determined that the proposed project is sited in a manner that does not adversely impact the steep hillsides that are present on site; it is located entirely on a previously disturbed area, and the proposed design minimizes grading by partially supporting the structure with a pier-style foundation. The project site does not contain any sensitive vegetation and is not located within or adjacent to the City's Multiple Species Conservation Program or Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

- b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project is sensitive to the portions of steep hillsides present on site, it is located entirely on a previously disturbed area, and the proposed design minimizes grading by partially supporting the structure with a pier-style foundation. Staff has reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions. The project site is in a Very High Fire Hazard Severity Zone; however, it is surrounded by urbanized, single-dwelling unit type development and is more than 100 feet from highly flammable native/naturalized vegetation, and no formal Brush Management Plan is required. The project site is not located within a special flood hazard area, and drainage for the project complies with the City's drainage regulations and standards.

Therefore, the proposed development will minimize the alteration of natural forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The project site contains environmentally sensitive lands in the form of steep hillsides with slopes of 25 percent or greater. The proposed project is sited in a manner that does not adversely impact the steep hillsides that are present on site, it is located entirely on previously disturbed areas, and the proposed design minimizes grading by partially supporting the structure with a pier-style foundation. The project site does not contain any sensitive vegetation and is not located within or adjacent to the City's Multiple Species Conservation Program or Multiple Habitat Planning Area. The project will not result in any impacts to adjacent environmentally sensitive lands. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

In addition, prior to issuance of any construction permits, an executed and recorded Covenant of Easement which ensures the preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises is included as a permit condition.

Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP)

The project site does not contain any sensitive vegetation and is not located within or adjacent to the City's Multiple Species Conservation Program or Multiple Habitat Planning Area. Staff has reviewed and accepted a preliminary geotechnical report prepared for the site that concluded the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. The project site does not contain vernal pools. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The project site is located approximately half a mile east of the shoreline. There are no physical beach access routes from or through the project site. In addition, the permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing construction best management practices, a water pollution control plan, a drainage system to be approved by the City Engineer, a geotechnical report that specifically addresses the

construction plans, and an as-graded geotechnical report to be reviewed for adequacy by the Geology Section of the Development Services Department prior to release of the bond and grading permit close-out. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

There is no mitigation required as a condition to the permit. The project site contains environmentally sensitive lands in the form of steep hillsides with slopes of 25 percent or greater. The project is sensitive to the portions of steep hillsides present on site, it is located entirely on a previously disturbed area, and the proposed design minimizes grading by partially supporting the structure with a pier-style foundation. The project site does not contain any sensitive vegetation and is not located within or adjacent to the City's Multiple Species Conservation Program or Multiple Habitat Planning Area. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

In addition, the permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include implementing construction best management practices, a water pollution control plan, a drainage system to be approved by the City Engineer, a geotechnical report that specifically addresses the construction plans, and an as-graded geotechnical report to be reviewed for adequacy by the Geology Section of the Development Services Department prior to release of the bond and grading permit close-out.

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 these findings adopted by the Hearing Officer, Site Development Permit No. 3137647 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3137647, a copy of which is attached hereto and made a part hereof.

Veronica Davison
Development Project Manager
Development Services

Adopted on: September 6, 2023

IO#: 24009149

DRAFT

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: 24009149

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 3137647
SMITH RESIDENCE - PROJECT NO. 1048449
HEARING OFFICER

This Site Development Permit No. 3137647 is granted by the Hearing Officer of the City of San Diego to Kevin Dean Smith and Jill Colleen Smith, Trustees of the Kevin and Jill Smith Family Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The 1.45-acre site is located at 414 La Crescentia Drive and is in the RS-1-4 Zone, Coastal Overlay Zone (Non-Appealable Area 1), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, Transit Priority Area, Land Use Compatibility Overlay Zone (North Island Station and San Diego International Airport), Airport Influence Area Review Area 2 (North Island Station and San Diego International Airport), Federal Aviation Administration Part 77 Noticing Area, and contains a designated historical resource (Historical Resources Board Site No. 1462) and Environmentally Sensitive Lands (steep hillsides) within the Peninsula Community Plan area. The project site is legally described as all of Lots 20 and 21 of La Playa Highlands, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2091, filed in the Office of The County Recorder of San Diego County, February 6, 1928.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct a detached four-car garage with storage mezzanine for an existing single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 6, 2023, on file in the Development Services Department.

The project shall include:

- a. Construction of a detached 1,940-square-foot four-car garage with a storage mezzanine on a site with an existing single-family residence; 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 September 20, 2026.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the 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, the 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:

11. 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:

12. 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 SDMC, satisfactory to the City Engineer.

13. 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.

14. The proposed drainage system for this development is private and subject to approval by the City Engineer.

15. The project proposes to export 26 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the current Standard Specifications for Public Works Construction (the "Green Book"), and Regional Supplement Amendments adopted by Regional Standards Committee. Approval of this project does not allow onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per SDMC Section 141.0620(i).

GEOLOGY REQUIREMENTS:

16. The Owner/Permittee shall submit a geotechnical investigation report or updated letter that specifically addresses the proposed construction plans. The geotechnical investigation report or updated letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

17. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to release of the bond and grading permit close-out.

PLANNING/DESIGN REQUIREMENTS:

18. The automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

19. 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.

20. Prior to issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures the preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on "Exhibit A" for Site Development Permit No. 3137647, in accordance with SDMC Section 143.0152.

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on September 6, 2023 and [Approved Resolution Number].

Permit Approval No.: Site Development No. 3137647
Date of Approval: September 6, 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.

KEVIN AND JILL SMITH TRUST
Dated April 13, 2012
Owner/Permittee

By _____
KEVIN DEAN SMITH
Trustee

KEVIN AND JILL SMITH TRUST
Dated April 13, 2012
Owner/Permittee

By _____
JILL COLLEEN SMITH
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: 414 La Crescentia/ 1048449

SCH No.: Not Applicable

Project Location-Specific: 414 La Crescentia Drive, San Diego, CA 92106

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

Description of nature and purpose of the Project: The project proposes a Site Development Permit (SDP) for the construction of a new detached 1,940 square foot (sf), 4 car garage with a second story storage mezzanine, accessory to an existing 3,048 sf single dwelling unit, on a 1.45-acre site. The project is in the RS-1-4 (Residential Single Unit) Zone within the Peninsula Community Plan, Coastal Overlay Zone (Non-Appealable), Coastal Height Limitation Overlay Zone, Very High Fire Hazard Severity Zone, Brush Management, Parking Impact Overlay Zone (Coastal Impact), Airport Influence Area (San Diego International Airport (SDIA), Review Areas 1 and 2), and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA and NASNI). The community plan designates the site as single-family residential with a maximum permitted density of 4 dwelling units per an acre.

Name of Public Agency Approving Project: City of San Diego Development Services

Name of Person or Agency Carrying Out Project: Lindsay King, HLLK architects (Firm), 1298 Prospect Street, Suite 2k, La Jolla, CA 92037, (858) 255-1561.

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 (e), 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 to cause 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. Further, CEQA Section 15303 (e) includes, but is not limited to: accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. Since CEQA Section 15303 (e) allows for the construction of a garage, this exemption is appropriate. 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

Courtney Holowach Senior Planner
Signature/Title

July 13, 2023
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>	
Project Name: 414 La Cresentia Drive		Project Number: PRJ-1048449	
Community: Peninsula			
<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: October 20, 2022
# of Members Yes 14	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Joe Holasek			
TITLE: Project Review Chair		DATE: October 20, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

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: Smith Residence New Garage **Project No. For City Use Only:** _____

Project Address: 414 La Crescentia Drive, San Diego, CA 92106

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

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Kevin & Jill Smith Owner Tenant/Lessee Successor Agency

Street Address: 414 La Crescentia Drive

City: San Diego State: CA Zip: 92106

Phone No.: (626)419-1992 Fax No.: _____ Email: ksmith@wshlaw.com

Signature:  Date: 12/17/2021

Additional pages Attached: Yes No


Applicant

Name of Individual: Kevin Smith Owner Tenant/Lessee Successor Agency

Street Address: 414 La Crescentia Drive

City: San Diego State: CA Zip: 92106

Phone No.: (626)419-1992 Fax No.: _____ Email: ksmith@wshlaw.com

Signature:  Date: 12/17/2021

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Smith Residence NEW GARAGE

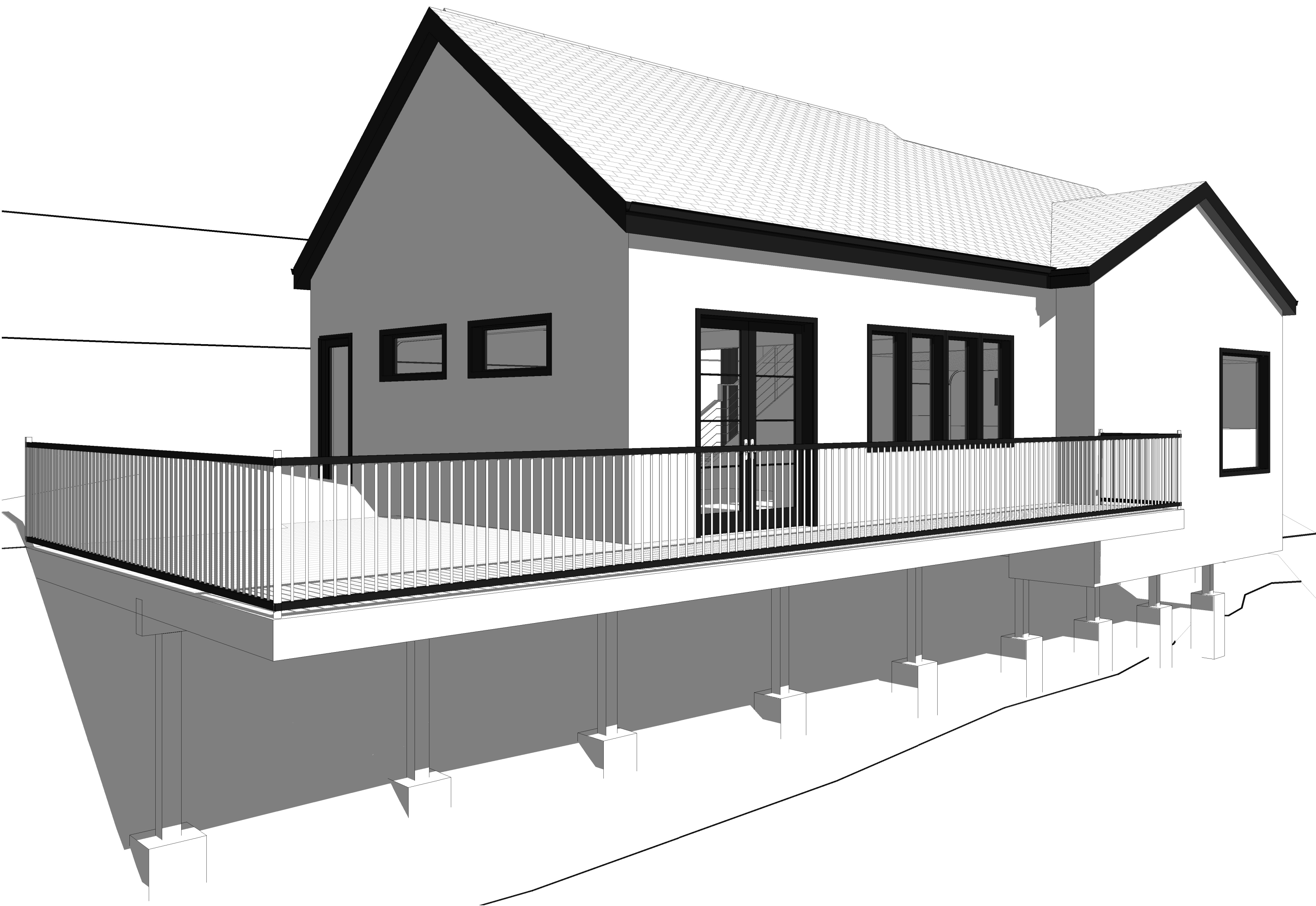
414 La Crescentia Drive
San Diego, CA 92106



1298 Prospect Street, Suite 2K
La Jolla, California, 92037
858.255.1561
lindsay@HLLKarchitects.com
hilary@HLLKarchitects.com



SMITH RESIDENCE
414 La Crescentia Drive
San Diego, CA 92106



PROJECT SUMMARY

PROJECT NAME:
SMITH RESIDENCE: NEW GARAGE

PROJECT DESCRIPTION:
NEW DETACHED 4-CAR GARAGE WITH PARTIAL STORAGE MEZZANINE ABOVE.

REQUESTING DETERMINATION FOR HISTORICAL DESIGNATION FOR DEVELOPMENT CONSTRAINTS.

APPLICATION:
SITE DEVELOPMENT PERMIT

USE:
EXISTING = SINGLE FAMILY RESIDENCE
PROPOSED = SINGLE FAMILY RESIDENCE

ORIGINAL CONSTRUCTION:
BUILT IN 1924

OVERLAYS:
- PENINSULA COMMUNITY PLAN AREA
- COASTAL OVERLAY ZONE (NON-APPEALABLE)
- COASTAL HEIGHT LIMIT
- PARKING IMPACT OVERLAY ZONE
- VERY HIGH FIRE HAZARD SEVERITY ZONE
- GEOLOGIC HAZARD CATEGORY: YES, 53

PROJECT ADDRESS:
414 LA CRESCENTIA DRIVE, SAN DIEGO, CA 92106

APN:
532-461-01-00

LEGAL DESCRIPTION:
PORTIONS OF LOT 20 & 21 OF LA PLAYA HIGHLANDS IN THE CITY OF SAN DIEGO, MAP 2091

ZONE: RS - 1 - 4

OCCUPANCY: R-3

CONSTRUCTION: TYPE V-B, UN SPRINKLERED

DEVELOPMENT SUMMARY

LOT AREA: 63,010.32 SF / 1.45 ACRES

EXISTING STORIES: 2 STORY
PROPOSED STORIES: 2 STORY

ALLOWABLE SETBACKS:
FRONT: 25'-0"
REAR: 25'-0"
SIDE: 15'-0"

EXISTING SQUARE FOOTAGE:
FIRST FLOOR: 1,977 SF
SECOND FLOOR: 1,071 SF
MAIN HOUSE SUB-TOTAL: 3,048 SF

ACCESSORY BUILDING: 400 SF

TOTAL GFA: 3,448 SF

PROPOSED SQUARE FOOTAGE:
(E) FIRST FLOOR: 1,977 SF
(E) SECOND FLOOR: 1,071 SF
(E) MAIN HOUSE SUB-TOTAL: 3,048 SF

(E) ACCESSORY BUILDING: 400 SF
(E) SUB-TOTAL GFA: 3,448 SF

NEW GARAGE: 1,202 SF
NEW GARAGE MEZZANINE: 560 SF
NEW PHANTOM FLOOR BELOW: 178 SF
SUB-TOTAL NEW GFA: 1,940 SF

TOTAL GFA: 5,388 SF

NEW GARAGE DECK: 554 SF

ALLOWABLE FLOOR AREA RATIO: .45

EXISTING FAR:
3,464 SF / 63,010.32 SF = .055

PROPOSED FAR:
5,388 SF / 63,010.32 SF = .086

EXISTING LOT COVERAGE:
2,377 SF / 63,010.32 SF = .038

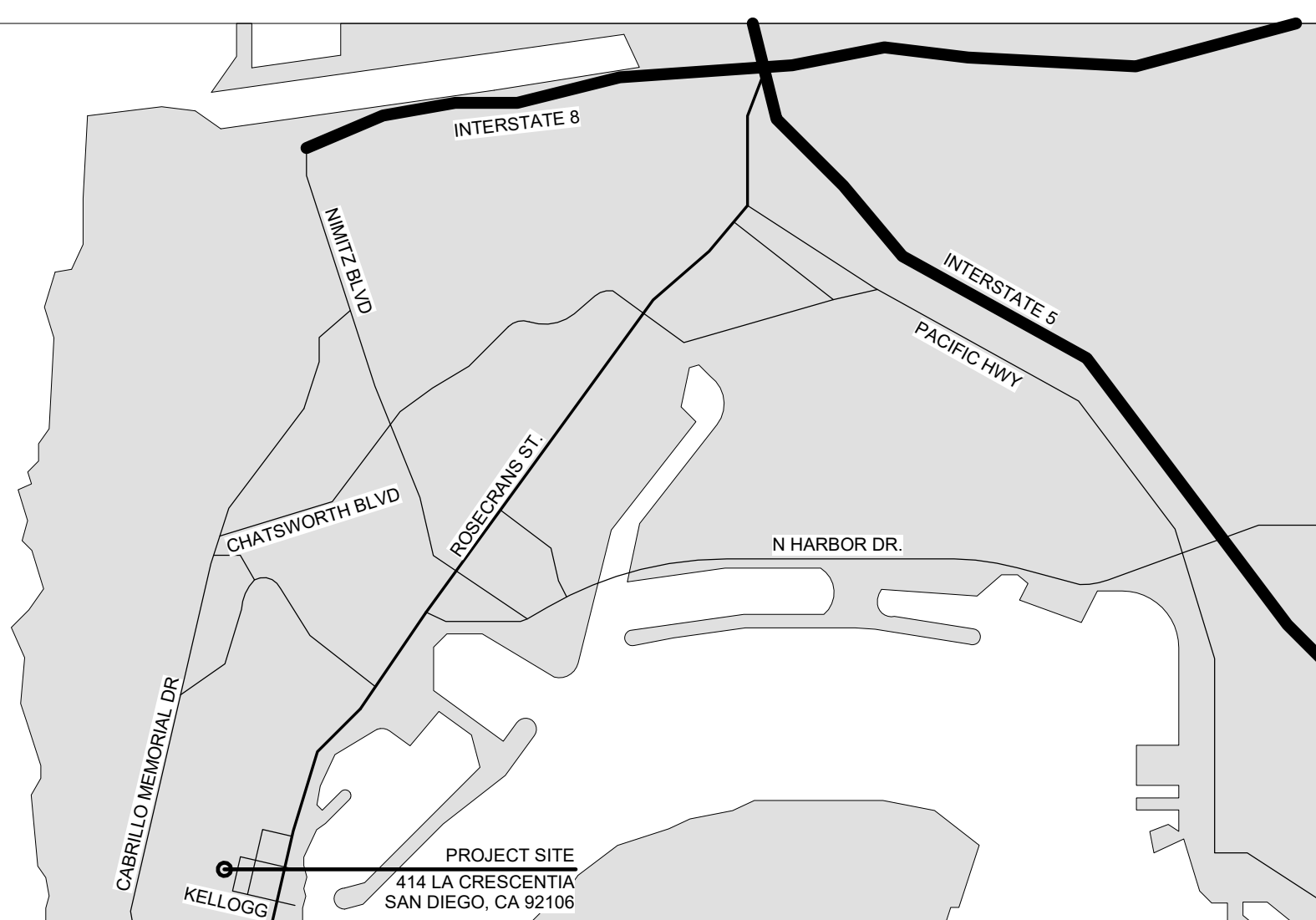
PROPOSED LOT COVERAGE:
3,579 SF / 63,010.32 SF = .057

NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDLINE IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- FAA CERTIFICATION:**
I, LINDSAY KING, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

L. King

VICINITY MAP:



PROJECT TEAM

OWNER:
KEVIN & JILL SMITH
414 LA CRESCENTIA DRIVE
SAN DIEGO, CA 92106
T: 626.419.1962
E: ksmith@wshlaw.com

ARCHITECT:
HLLK ARCHITECTS
P.O. BOX 177002
SAN DIEGO, CA 92177
T: 858.255.1561
E: lindsay@HLLKarchitects.com

GEOTECHNICAL:
GEOTECHNICAL EXPLORATION, INC.
7420 TRADE ST SAN DIEGO, CA 92121
T: 858.549.7222
E: hestrella@gei-sd.com.com

SHEET INDEX

- | | |
|-----|---------------------------|
| 01 | TITLE SHEET |
| 02 | TOPOGRAPHIC SURVEY |
| 03 | FAR & LOT COV. DIAGRAMS |
| 04 | 300' RADIUS |
| 05A | SITE DEVELOPMENT PLAN |
| 05B | GRADING & SLOPE ANALYSIS |
| 06 | PROPOSED FLOOR PLANS |
| 07 | PROPOSED ROOF PLAN |
| 08 | EXT. ELEVATIONS |
| 09 | EXT. ELEVATIONS & SECTION |
| 10 | BUILDING & SITE SECTIONS |

COMPLETENESS REVIEW CERTIFICATION

1. I am accountable for knowing and complying with the governing policies, regulations and submittal requirements applicable to this proposed development;
2. I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process;
3. I have taken the Professional Certification for Development Permit Completeness Review training and am on the approved list for Professional Certification;
4. Maintaining my Professional Certification for Development Permit Completeness Review privilege requires accurate submittals on a consistent basis;
5. Submitting incomplete documents and plans on a consistent basis may result in the revocation of my Professional Certification for Development Permit Completeness Review;
6. If required documents or plan content is missing, project review will be delayed; and
7. This submittal package meets all of the minimum submittal requirements contained in Land Dev Manual, Vol 1, Chapter 1, Section 4, and/or section 6 for rezones; and
8. For the proposed project, I have determined the appropriate process and approval types to be as follows:

Project Process Level (2-5): Process 3
Project Approval(s) Needed: Site Development Permit

Responsible Certified Professional Name: Lindsay King

Signature: *L. King* Date: 12/22/21

DISCRETIONARY PERMIT SUMMARY

PROJECT NAME: NEW GARAGE AT SMITH RESIDENCE

PROJECT ADDRESS: 414 LA CRESCENTIA DRIVE
SAN DIEGO, CA 92106

APN: 532-461-01-00

OWNER: KEVIN & JILL SMITH

ARCHITECT: HLLK ARCHITECTS
P.O. BOX 177002
SAN DIEGO, CA 92177
858.255.1561
lindsay@HLLKarchitects.com

PRJ: 1048449

SDP DATE: DECEMBER 17, 2021

RESUBMITTAL: 8/4/2022
4/24/2023

SHEET: 1 OF 11

SITE DEVELOPMENT PERMIT
8/3/23

No.	Description	Date

Drawing Title:
TITLE SHEET

Scale:
As indicated

Sheet Number:
01

PARCEL 1:

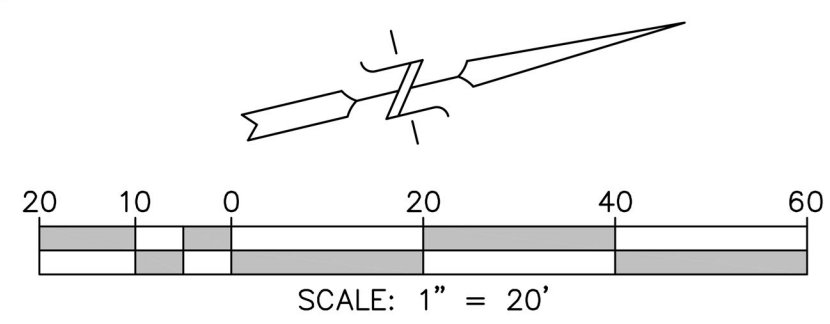
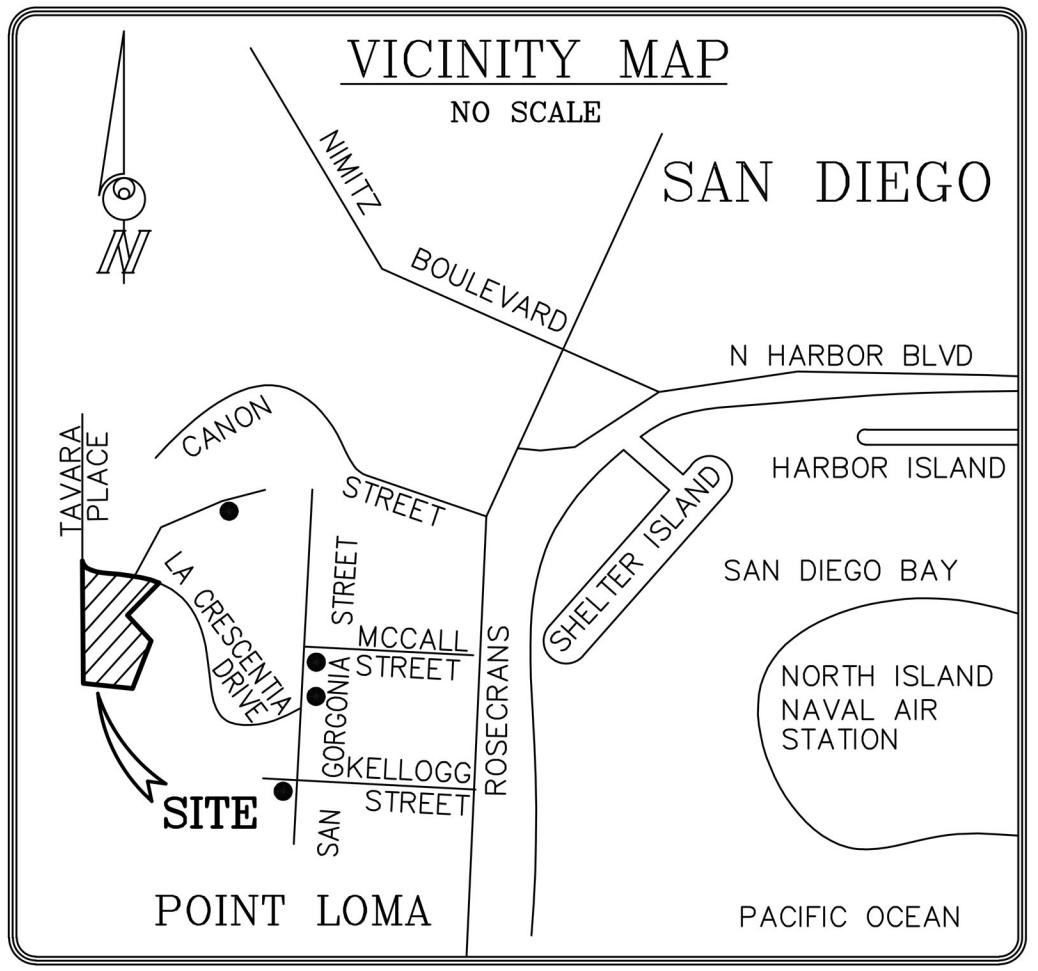
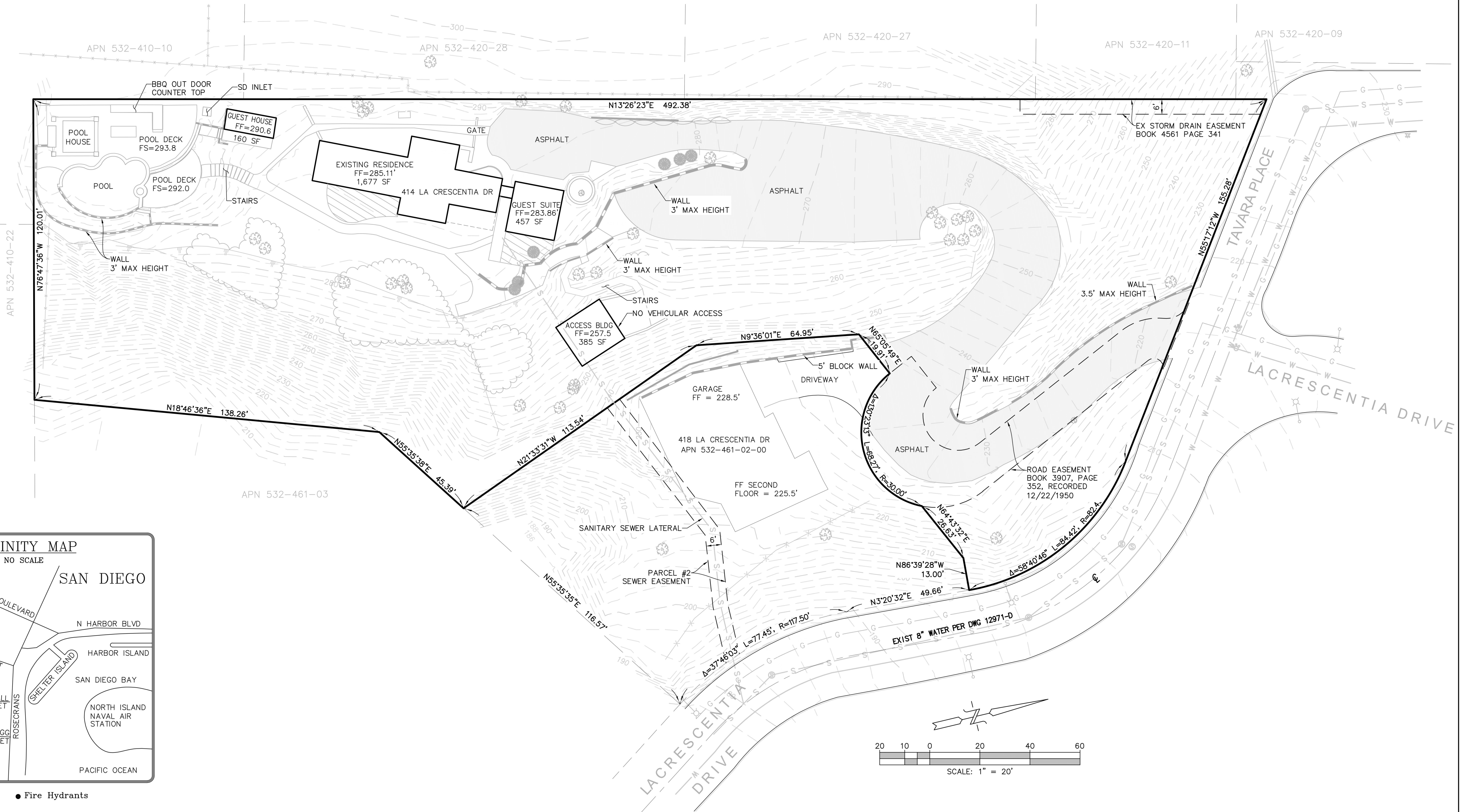
ALL OF LOTS 20 AND 21 OF LA PLAYA HIGHLANDS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2091, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 6, 1928, EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY COMMON CORNER OF SAID LOTS 20 AND 21; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 20, NORTH 2° 43' 30" EAST, 49.67 FEET TO THE SOUTHERLY TERM/TERMINUS OF A TANGENT 82.50 FOOT RADIUS BOUNDARY CURVE (CONCAVE SOUTHWESTERLY); THENCE LEAVING SAID SOUTHERLY TERM/TERMINUS OF SAID BOUNDARY CURVE, RADIAL TO SAID CURVE NORTH 87° 16' 30" WEST, 13 FEET; THENCE SOUTH 64°06' 30" WEST, 26.63 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF A 30-FOOT RADIUS CIRCULAR PARCEL OF LAND, THE CENTER OF SAID CIRCULAR PARCEL BEARING NORTH 65° 54' 30" WEST, 30 FEET FROM SAID POINT; THENCE ALONG SAID BOUNDARY OF SAID CIRCULAR PARCEL BEGINNING SOUTHWESTERLY AND TURNING CLOCKWISE, AN ARC DISTANCE OF 68.33 FEET, THROUGH AN ANGLE OF 130° 30'; THENCE RADIAL TO SAID CIRCULAR PARCEL SOUTH 64° 35' 30" WEST, 20 FEET; THENCE SOUTH 8° 58' 50" WEST, 64.91 FEET; THENCE SOUTH 22° 10' 40" EAST, 113.59 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 21; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY NORTH 54° 59' 30" EAST, 116.61 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 21, SAID SOUTHEASTERLY CORNER BEING THE SOUTHERLY TERMINUS OF A 117.50 FOOT RADIUS CURVE (CONCAVE EASTERLY) FORMING THE EASTERLY BOUNDARY OF SAID LOT 21; THENCE NORTHERLY ALONG SAID BOUNDARY CURVE 71.38 FEET THROUGH AN ANGLE OF 37°44' TO THE EASTERLY COMMON CORNER OF SAID LOTS 20 AND 21 AT THE NORTHERLY TERMINUS OF SAID BOUNDARY CURVE AND THE TRUE POINT OF BEGINNING.

PARCEL 2:

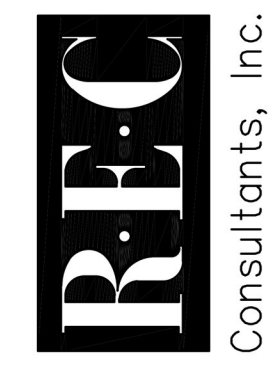
AN EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF INSTALLING AND MAINTAINING SEWER PIPE LINES, WATER PIPE LINES, ELECTRIC CONDUITS AND TELEPHONE CONDUITS, ALL OF WHICH SHALL BE INSTALLED AND OR MAINTAINED UNDERGROUND, OVER A STRIP OF LAND 6 FEET IN WIDTH, OVER THAT PORTION OF LOTS 20 AND 21 OF LA PLAYA HIGHLANDS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2091, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 6, 1928, THE CENTER LINE OF SAID EASEMENT STRIP, 6 FEET WIDE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE 117.50 FOOT RADIUS CURVE, CONCAVE EASTERLY, IN THE EASTERLY BOUNDARY OF SAID LOT 21 OF SAID LA PLAYA HIGHLANDS, WHICH IS DISTANT ALONG SAID BOUNDARY CURVE 49.50 FEET THROUGH AN ANGLE OF 24° 08' 15" FROM THE EASTERLY COMMON CORNER OF LOTS 20 AND 21 OF SAID LA PLAYA HIGHLANDS, AND FROM WHICH POINT OF BEGINNING A RADIAL OF SAID CURVE BEARS SOUTH 68° 35' 15" WEST; THENCE SOUTH 89° 41' 50" WEST 21.50 FEET; THENCE NORTH 83° 25' 40" WEST 29.60 FEET; THENCE SOUTH 65° 16' 20" WEST 64.86 FEET, SAID EASEMENT STRIP, 6 FEET WIDE, BEGINNING IN SAID EASTERLY BOUNDARY OF SAID LOT 21 AND TERMINATING IN THE WESTERLY LINE OF PARCEL 1 OF DEED RECORDED AUGUST 24, 1951 AS DOCUMENT NO. 104893 IN BOOK 4214, PAGE 427 OF OFFICIAL RECORDS.



NO.	REVISIONS DESCRIPTION	DATE	APP'D

Civil Engineering - Environmental
Land Surveying
2970 Fifth Avenue, Unit 340
San Diego, CA 92103
(619)232-9200 (619)232-9210 Fax

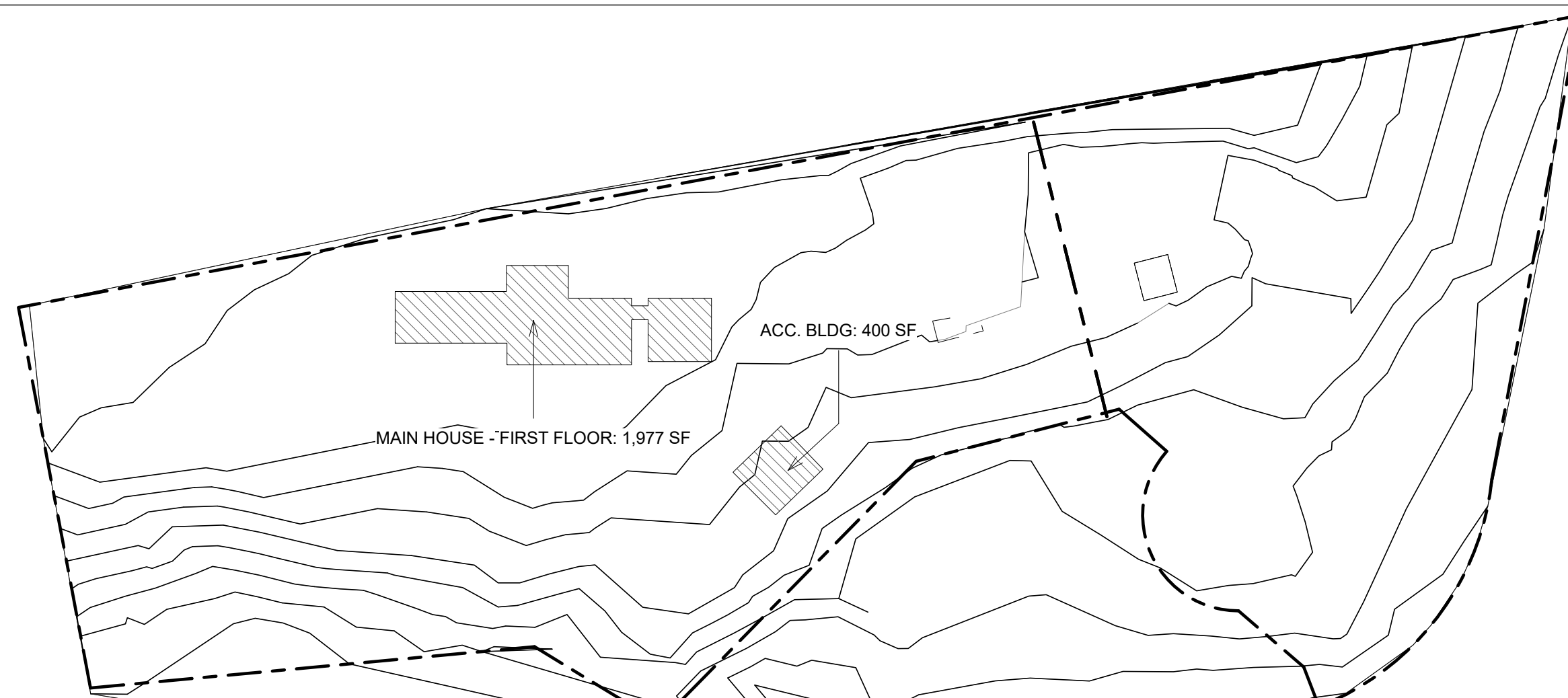


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SCALE: 1" = 20'
DRAWN: J.M.W.
CHECKED: J.R.R.

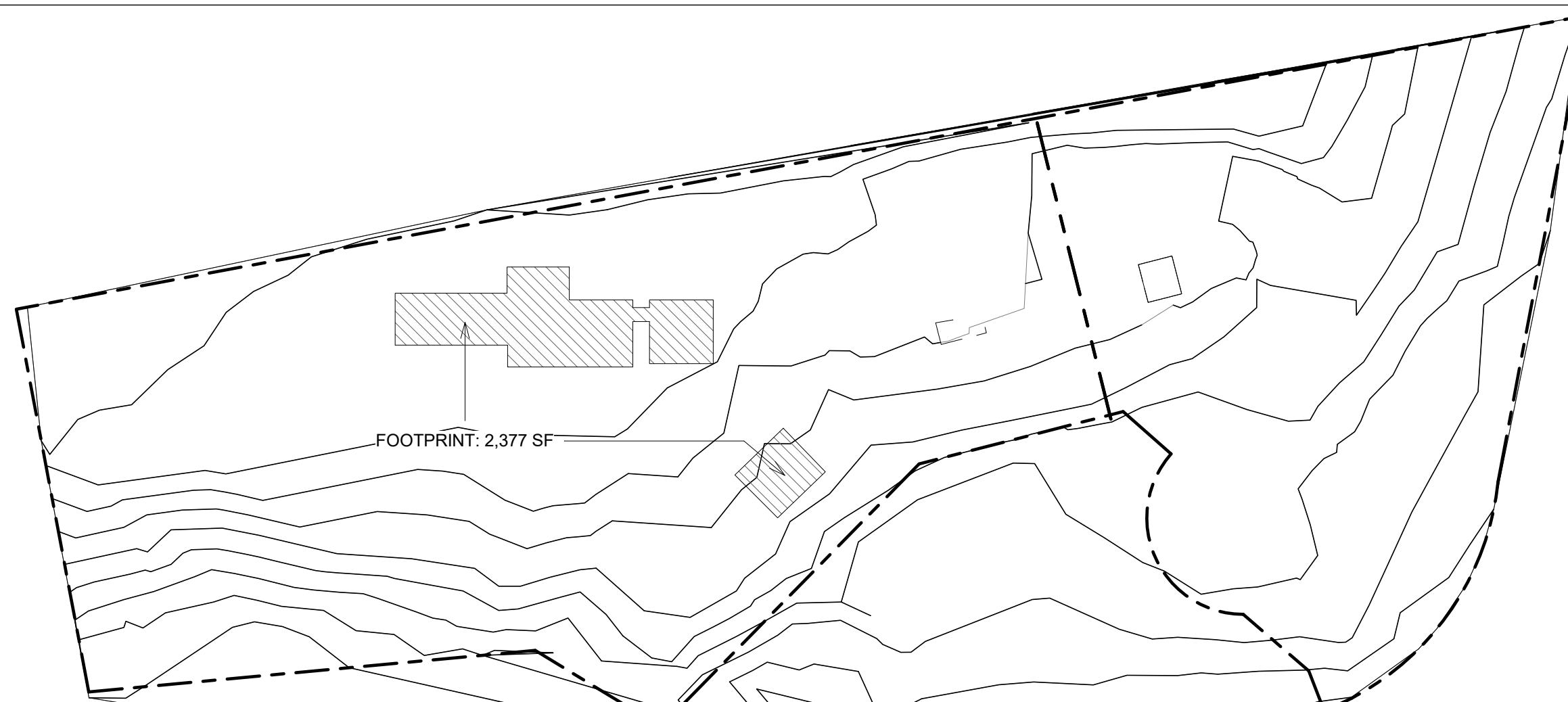
SHEET TITLE: BOUNDARY AND SITE EXHIBIT
PROJECT: POR. LOT 20 & 21 ~ MAP 2091
414 LA CRESCENTIA DRIVE
SAN DIEGO, CA 92106

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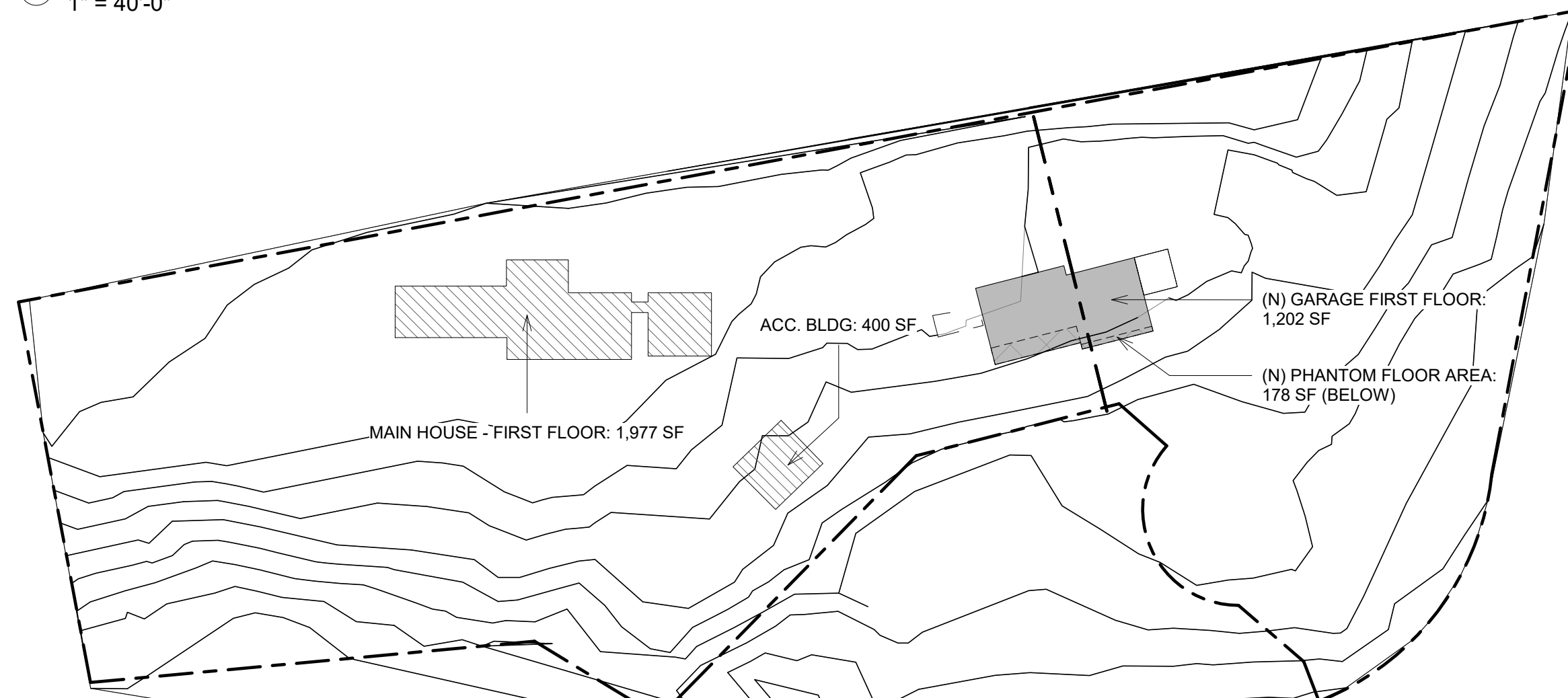
COPYRIGHT 2020 HLLK ARCHITECTS. ALL RIGHTS RESERVED. These drawings & related project instruments of service are the property of the Architect. They shall neither be used for any other work except by agreement with the Architect, written dimensions take precedence over scaled dimensions & shall be verified in the field. Any discrepancy shall be brought to the attention of the Architect prior to commencement of any work.



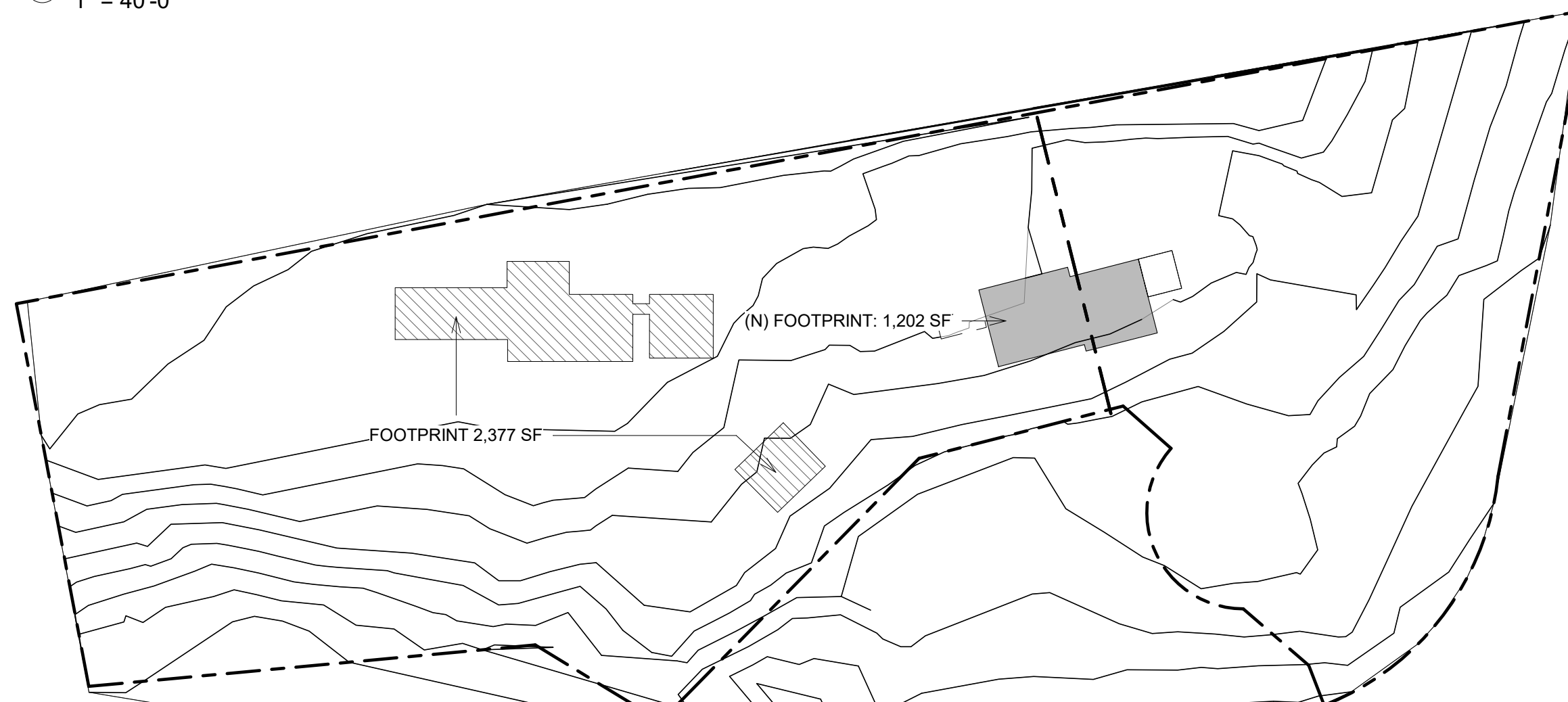
1 FAR DIAGRAM - EXISTING 1ST FLOOR
1" = 40'-0"



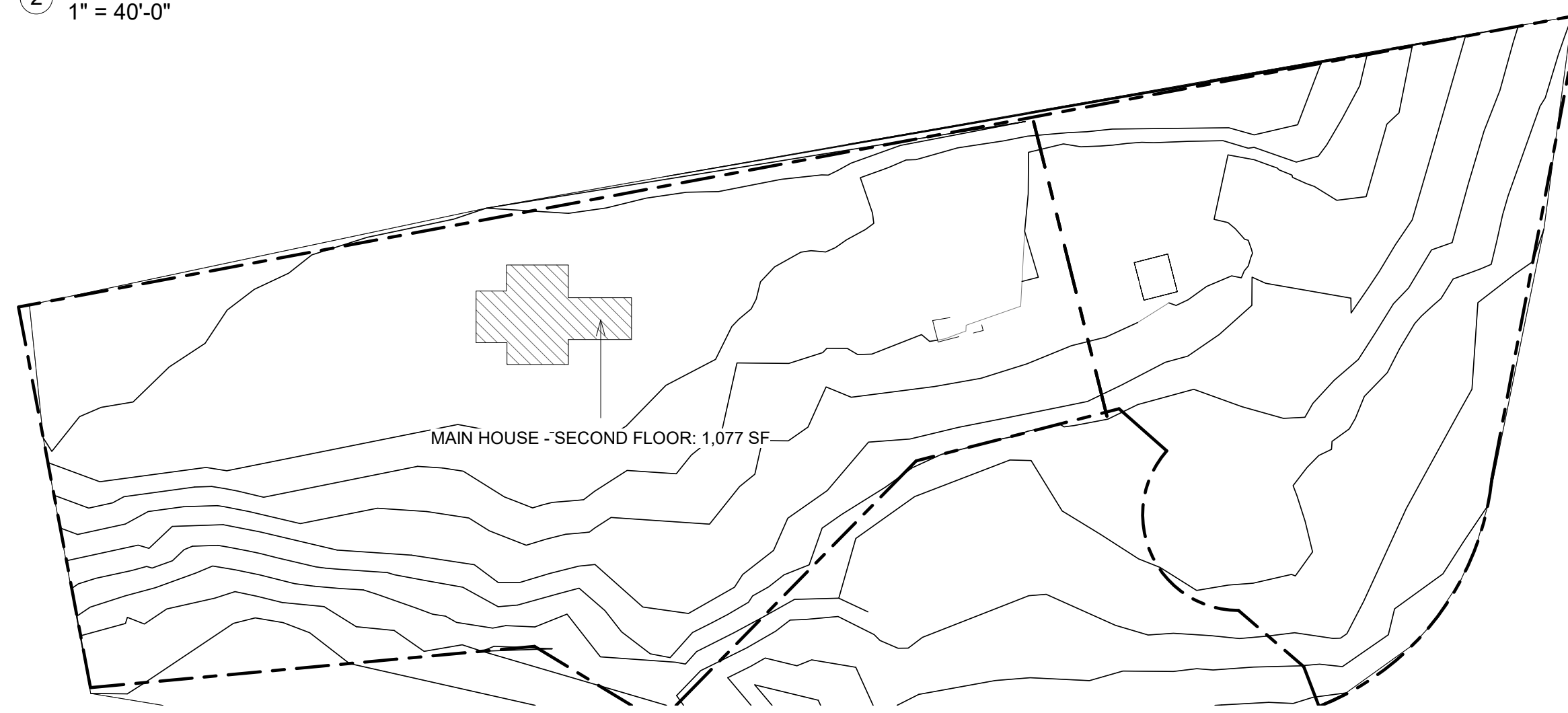
6 LOT COVERAGE DIAGRAM (N)
1" = 40'-0"



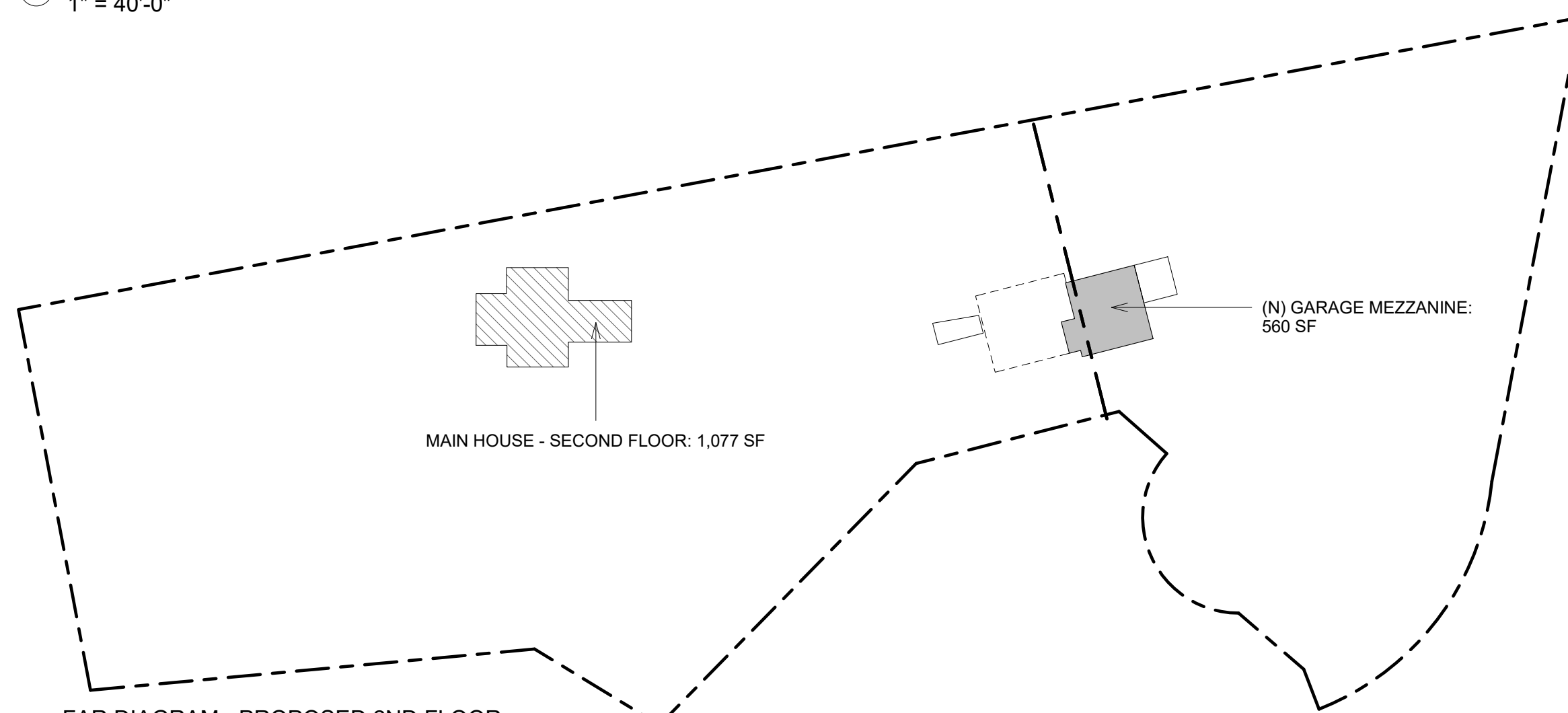
2 FAR DIAGRAM - PROPOSED 1ST FLOOR
1" = 40'-0"



5 LOT COVERAGE DIAGRAM (E)
1" = 40'-0"



3 FAR DIAGRAM - EXISTING 2ND FLOOR
1" = 40'-0"



4 FAR DIAGRAM - PROPOSED 2ND FLOOR
1" = 40'-0"

DEVELOPMENT SUMMARY

LOT AREA:	63,010.32 SF / 1.45 ACRES
EXISTING STORIES:	2 STORY
PROPOSED STORIES:	2 STORY
ALLOWABLE SETBACKS:	
FRONT:	25'-0"
REAR:	25'-0"
SIDE:	15'-0"
EXISTING SQUARE FOOTAGE:	
FIRST FLOOR:	1,977 SF
SECOND FLOOR:	1,071 SF
MAIN HOUSE SUB-TOTAL:	3,048 SF
ACCESSORY BUILDING:	400 SF
TOTAL GFA:	3,448 SF
PROPOSED SQUARE FOOTAGE:	
(E) FIRST FLOOR:	1,977 SF
(E) SECOND FLOOR:	1,071 SF
(E) MAIN HOUSE SUB-TOTAL:	3,048 SF
(E) ACCESSORY BUILDING:	400 SF
(E) SUB-TOTAL GFA:	3,448 SF
NEW GARAGE:	1,202 SF
NEW GARAGE MEZZANINE:	560 SF
NEW PHANTOM FLOOR BELOW:	178 SF
SUB-TOTAL NEW GFA:	1,940 SF
TOTAL GFA:	5,388 SF
NEW GARAGE DECK:	554 SF

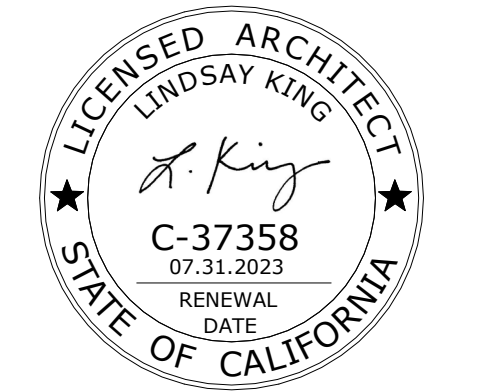
ALLOWABLE FLOOR AREA RATIO: 45	
EXISTING FAR:	
3,464 SF / 63,010.32 SF =	.055
PROPOSED FAR:	
5,388 SF / 63,010.32 SF =	.086
EXISTING LOT COVERAGE:	
2,377 SF / 63,010.32 SF =	.038
PROPOSED LOT COVERAGE:	
3,579 SF / 63,010.32 SF =	.057

DISCRETIONARY PERMIT SUMMARY

PROJECT NAME:	NEW GARAGE AT SMITH RESIDENCE
PROJECT ADDRESS:	414 LA CRESCENTIA DRIVE SAN DIEGO, CA 92106
APN:	532-461-01-00
OWNER:	KEVIN & JILL SMITH
ARCHITECT:	HLLK ARCHITECTS P.O. BOX 177002 SAN DIEGO, CA 92177 858.255.1561 lindsay@HLLKarchitects.com
PRJ:	1048449
SDP DATE:	DECEMBER 17, 2021
RESUBMITTAL:	8/4/2022 4/24/2023
SHEET:	3 OF 11



1298 Prospect Street, Suite 2K
La Jolla, California, 92037
858.255.1561
lindsay@HLLKarchitects.com
hilary@HLLKarchitects.com



SMITH RESIDENCE
414 La Crescentia Drive
San Diego, CA 92106

SITE DEVELOPMENT PERMIT
8/3/23

No.	Description	Date

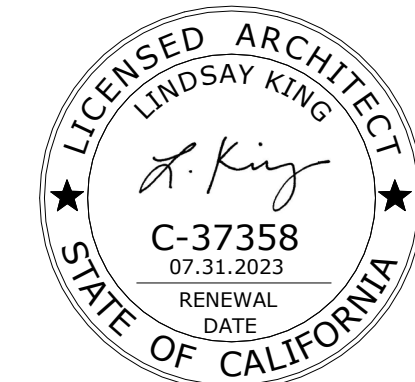
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DIAGRAMS**

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As indicated

Sheet Number:

03

1298 Prospect Street, Suite 2K
 La Jolla, California, 92037
 858.255.1561
 lindsay@HLLKarchitects.com
 hilary@HLLKarchitects.com



SMITH RESIDENCE

414 La Crescentia Drive
 San Diego, CA 92106

SITE DEVELOPMENT PERMIT
 8/3/23

No.	Description	Date

Drawing Title:
300' RADIUS

Scale:
As indicated

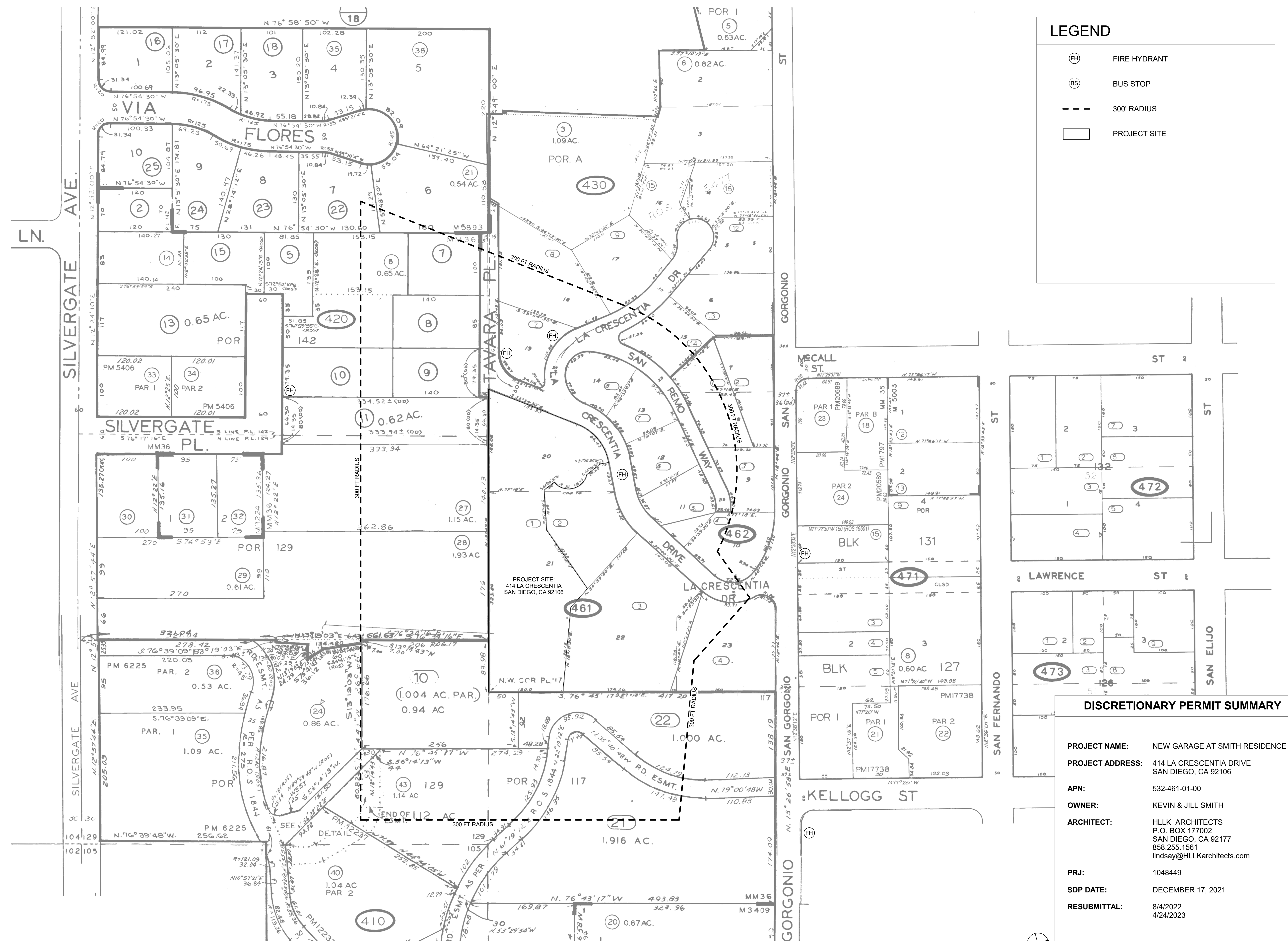
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LEGEND

- FIRE HYDRANT
- BUS STOP
- 300' RADIUS
- PROJECT SITE

DISCRETIONARY PERMIT SUMMARY

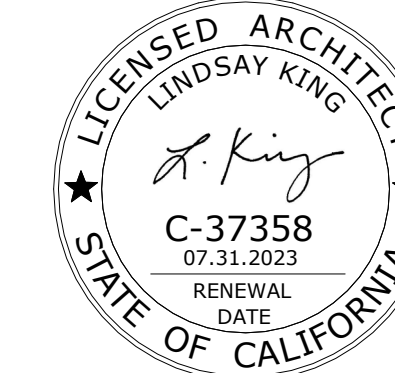
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 SAN DIEGO, CA 92106
APN: 532-461-01-00
OWNER: KEVIN & JILL SMITH
ARCHITECT: HLLK ARCHITECTS
 P.O. BOX 177002
 SAN DIEGO, CA 92177
 858.255.1561
 lindsay@HLLKarchitects.com
PRJ: 1048449
SDP DATE: DECEMBER 17, 2021
RESUBMITTAL: 8/4/2022
 4/24/2023
SHEET: 4 OF 11



300' RADIUS MAP
 12" = 1'-0"

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 La Jolla, California, 92037
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SMITH RESIDENCE

414 La Crescentia Drive
 San Diego, CA 92106

SITE DEVELOPMENT PERMIT
 8/3/23

No.	Description	Date

Drawing Title:

SITE DEVELOPMENT PLAN

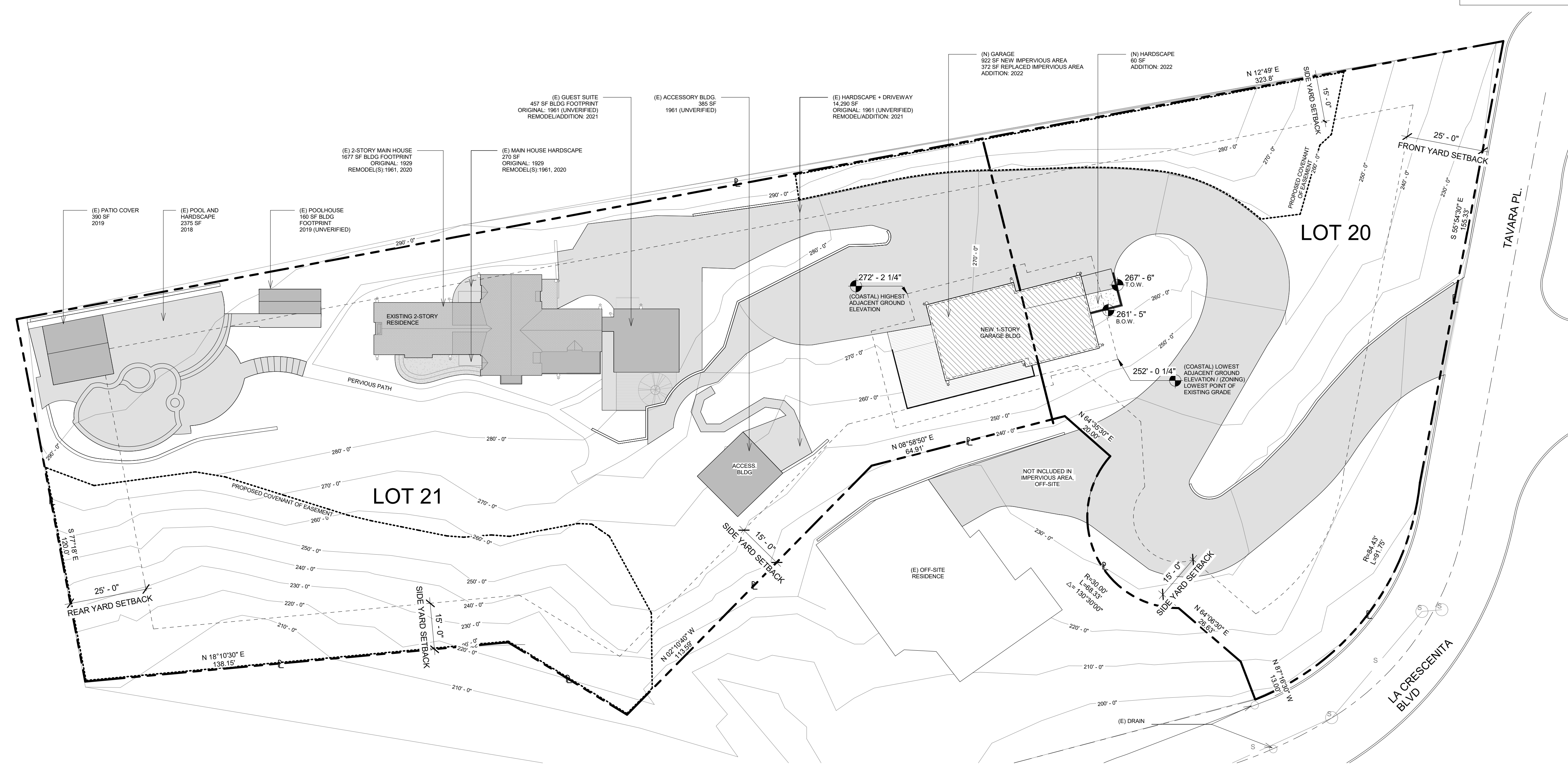
Scale:

As indicated

Sheet Number:

05A

LEGEND	
	EXISTING BUILDING/STRUCTURE
	EXISTING HARDSCAPE
	EXISTING PERVIOUS AREA
	PROPOSED STRUCTURE
	PROPOSED HARDSCAPE
	(E) ROOF DRAINS AND DISCHARGE DIRECTION
	(N) ROOF DRAINS AND DISCHARGE DIRECTION
	PROPERTY LINE
	PROPOSED COVENANT OF EASEMENT



1 OVERALL SITE DEVELOPMENT PLAN
 1" = 20'-0"

IMPERVIOUS AREA SUMMARY	NOTES	DISCRETIONARY PERMIT SUMMARY
<p>EXISTING IMPERVIOUS AREA: 20,004 SF (32%)</p> <p>PROPOSED IMPERVIOUS AREA: 20,986 SF (33%)</p> <p>EXISTING PERVIOUS AREA: 43,006 SF (68%)</p> <p>PROPOSED PERVIOUS AREA: 42,024 SF (67%)</p> <p>TOTAL AREA: 63,010 SF</p>	<ol style="list-style-type: none"> THE TOPOGRAPHIC SURVEY WAS PREPARED BY R.E.C. CONSULTANTS, INC ON JULY 25, 2022. BENCHMARK FOR THE PLAT IS THE SOUTHWEST BRASS PLUG AT THE INTERSECTION OF SAN GORGONIO DRIVE AND LA CRESCENTIA DRIVE. ELEVATION = 142.46' DATUM IS MEAN SEA LEVEL. THE TOPOGRAPHIC DATA IS BASED ON TOPOGRAPHIC SURVEY PLAT FOR LOT 20&21, MAP 2091-LA PLAYA FOR PARCEL NO. 532-461-01-00 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 SDMC, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDLINE IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS. 	<p>PROJECT NAME: NEW GARAGE AT SMITH RESIDENCE</p> <p>PROJECT ADDRESS: 414 LA CRESCENTIA DRIVE SAN DIEGO, CA 92106</p> <p>APN: 532-461-01-00</p> <p>OWNER: KEVIN & JILL SMITH</p> <p>ARCHITECT: HLLK ARCHITECTS P.O. BOX 177002 SAN DIEGO, CA 92177 858.255.1561 lindsay@HLLKarchitects.com</p> <p>PRJ: 1048449</p> <p>SDP DATE: DECEMBER 17, 2021</p> <p>RESUBMITTAL: 8/4/2022 4/24/2023</p> <p>SHEET: 5 OF 11</p>

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SITE DEVELOPMENT PERMIT
 8/3/2023

No.	Description	Date

Drawing Title:
GRADING & SLOPE ANALYSIS

Scale:
As indicated

Sheet Number:

05B

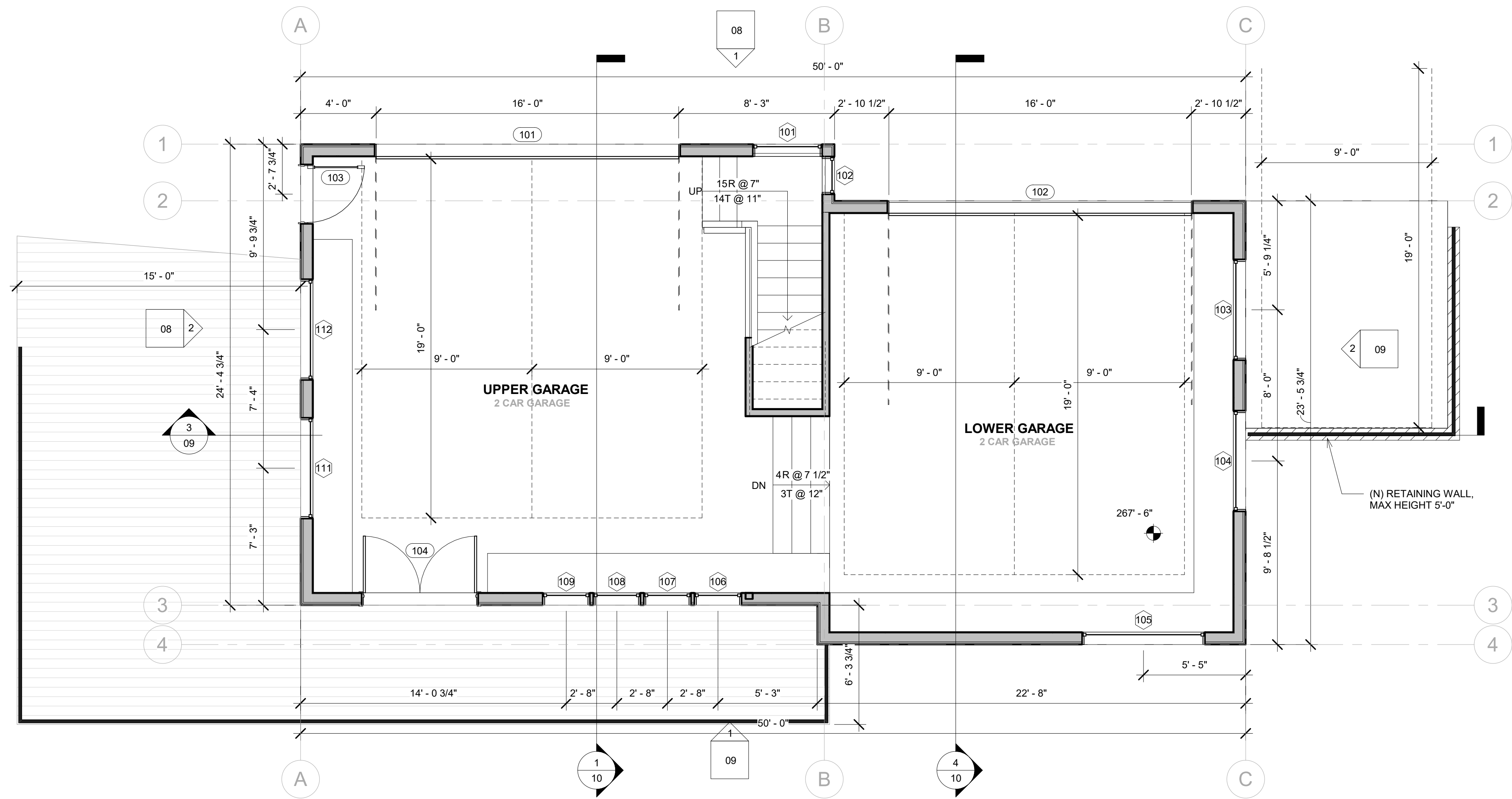


1 SLOPE ANALYSIS - SITE PLAN
 1" = 20'-0"

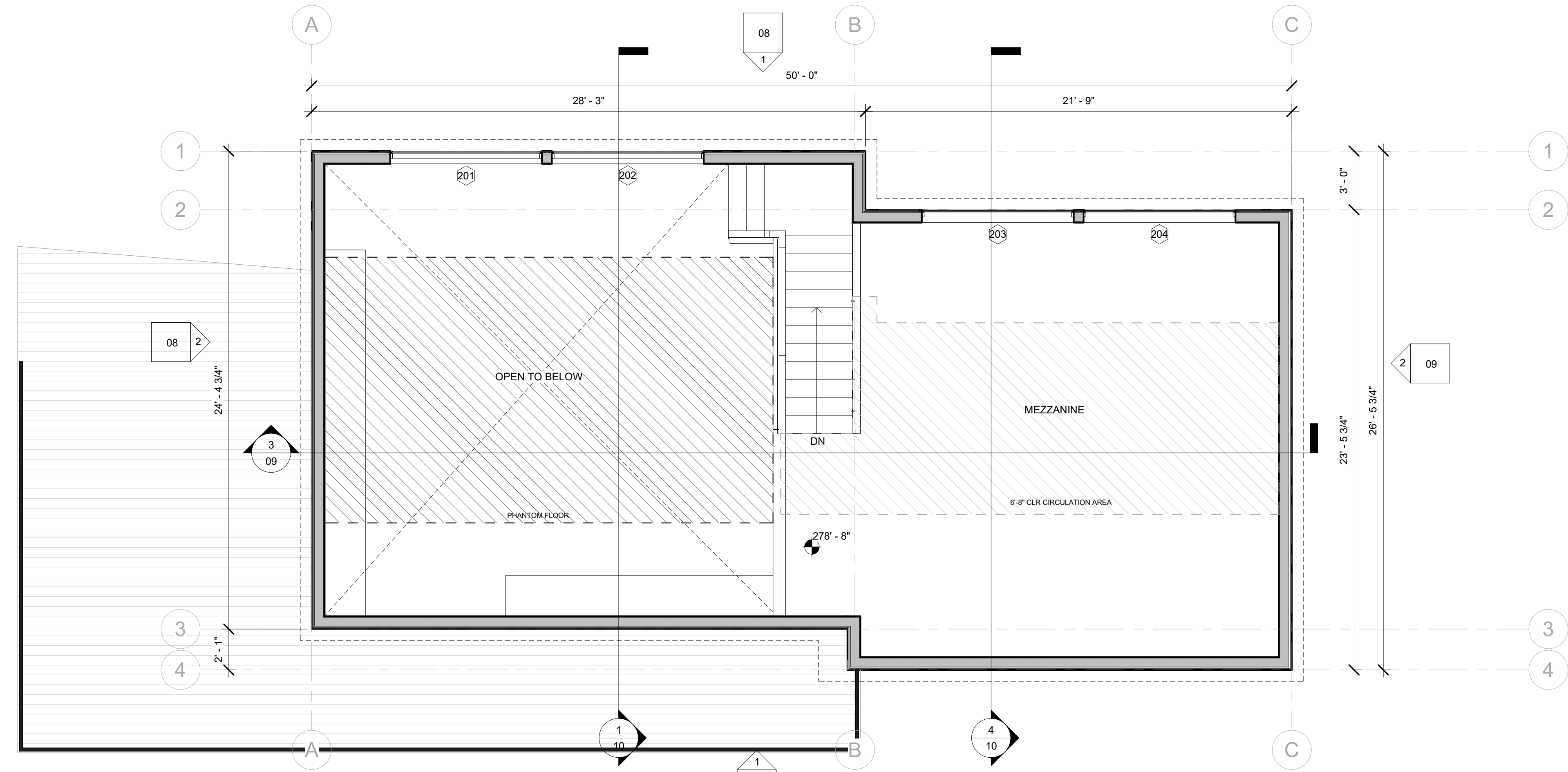
GRADING TABULATIONS	LOT CALCULATIONS	LEGEND	DISCRETIONARY PERMIT SUMMARY
<p>CUT QUANTITIES: 47 CYD FILL QUANTITIES: 21 CYD IMPORT/EXPORT: 26 CYD PROJECT MAX CUT DEPTH: 15 FT (@ CAISSON) MAX CUT DEPTH OUTSIDE FOOTPRINT: N/A PROJECT MAX FILL DEPTH: 4 FT MAX FILL DEPTH OUTSIDE FOOTPRINT: 3'-11"</p> <p>TOTAL DISTURBANCE AREA NEW BLDG FOOTPRINT = 1,202 SF NEW HARDSCAPE/CONCRETE AREAS = 68 SF NEW LANDSCAPE AREAS = 0 SF REMOVAL OF (E) BLDG(S) FOOTPRINT = 0 SF REMOVE & REPLACE (E) HARDSCAPE = 0 SF REMOVAL OF (E) LANDSCAPE AREAS = 870 SF REMOVAL OF (E) HARDSCAPE AREAS = 332 SF</p> <p>NOTE: 5 FEET OR MORE OF CUT/FILL MEASURED VERTICALLY THAT IS NOT DIRECTLY UNDER THE FOOTPRINT/ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE GRADING PERMIT PER SDMC 129.0602.</p> <p>THIS PROJECT PLANS TO EXPORT 26 CUBIC YARDS OF MATERIAL OFF SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2019 GREENBOOK & SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING & SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.</p>	<p>LOT AREA (TOTAL) = 63,010 SF</p> <p>LOT AREA <25% SLOPE = 8,867+3,726 + 1,311 = 13,904 SF 13,904 / 63,010 = 22%</p> <p>LOT AREA PREVIOUSLY DISTURBED (PREVIOUSLY DISTURBED + LOT AREA < 25% SLOPE): 33,003 SF 33,003 / 63,010 = 52%</p> <p>LOT AREA NATURAL HILLSIDE (UNDISTURBED + LOT AREA > 25% SLOPE): 21,029+6,573+3,913 = 31,515 SF 31,515 / 63,010 = 50%</p>	<p>--- PROPOSED GARAGE FOOTPRINT</p> <p>— EDGE OF NATURAL HILLSIDE PER 7.29.22 ADDENDUM BY TO GEOLOGICAL REPORT BY GEOTECHNICAL EXPLORATION, INC. DATED 6.22.2021</p> <p>■ LOT AREA > 25% SLOPE NATURAL HILLSIDE</p> <p>■ PREVIOUSLY DISTURBED</p> <p>□ LOT AREA < 25% SLOPE</p> <p>▨ LIMITS OF GRADING</p>	<p>PROJECT NAME: NEW GARAGE AT SMITH RESIDENCE</p> <p>PROJECT ADDRESS: 414 LA CRESCENTIA DRIVE SAN DIEGO, CA 92106</p> <p>APN: 532-461-01-00</p> <p>OWNER: KEVIN & JILL SMITH</p> <p>ARCHITECT: HLLK ARCHITECTS P.O. BOX 177002 SAN DIEGO, CA 92177 858.255.1561 lindsay@HLLKarchitects.com</p> <p>PRJ: 1048449</p> <p>SDP DATE: DECEMBER 17, 2021</p> <p>RESUBMITTAL: 8/4/22 4/24/2023</p> <p>SHEET: 6 OF 11</p>

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1 PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"



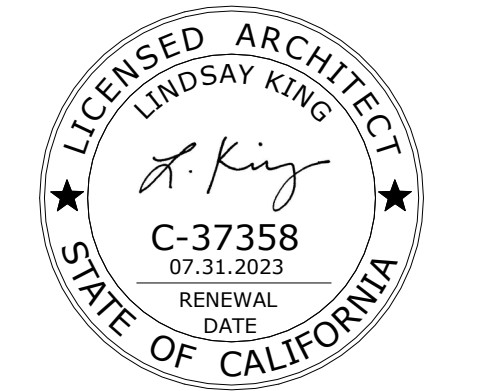
2 PROPOSED MEZZANINE PLAN
 1/4" = 1'-0"

LEGEND

- (N) WALLS
- PHANTOM FLOOR
- MEZZANINE AREA WITH 6'-8" HEAD CLEARANCE
- ROOF ABOVE OR WALL BELOW
- DOWNSPOUT



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DISCRETIONARY PERMIT SUMMARY

PROJECT NAME: NEW GARAGE AT SMITH RESIDENCE
PROJECT ADDRESS: 414 LA CRESCENTIA DRIVE
 SAN DIEGO, CA 92106
APN: 532-461-01-00
OWNER: KEVIN & JILL SMITH
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PRJ: 1048449
SDP DATE: DECEMBER 17, 2021
RESUBMITTAL: 8/4/2022
 4/24/2023
SHEET: 7 OF 11

SITE DEVELOPMENT PERMIT
8/3/23

No.	Description	Date

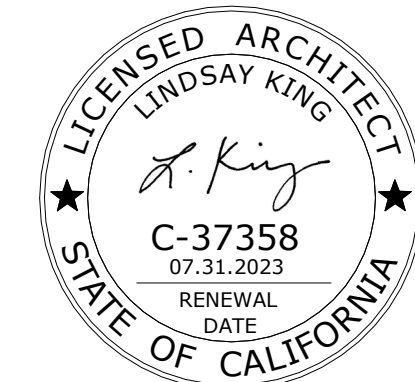
Drawing Title:
PROPOSED FLOOR PLANS

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

Sheet Number:

06

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SITE DEVELOPMENT PERMIT
 8/3/23

No.	Description	Date

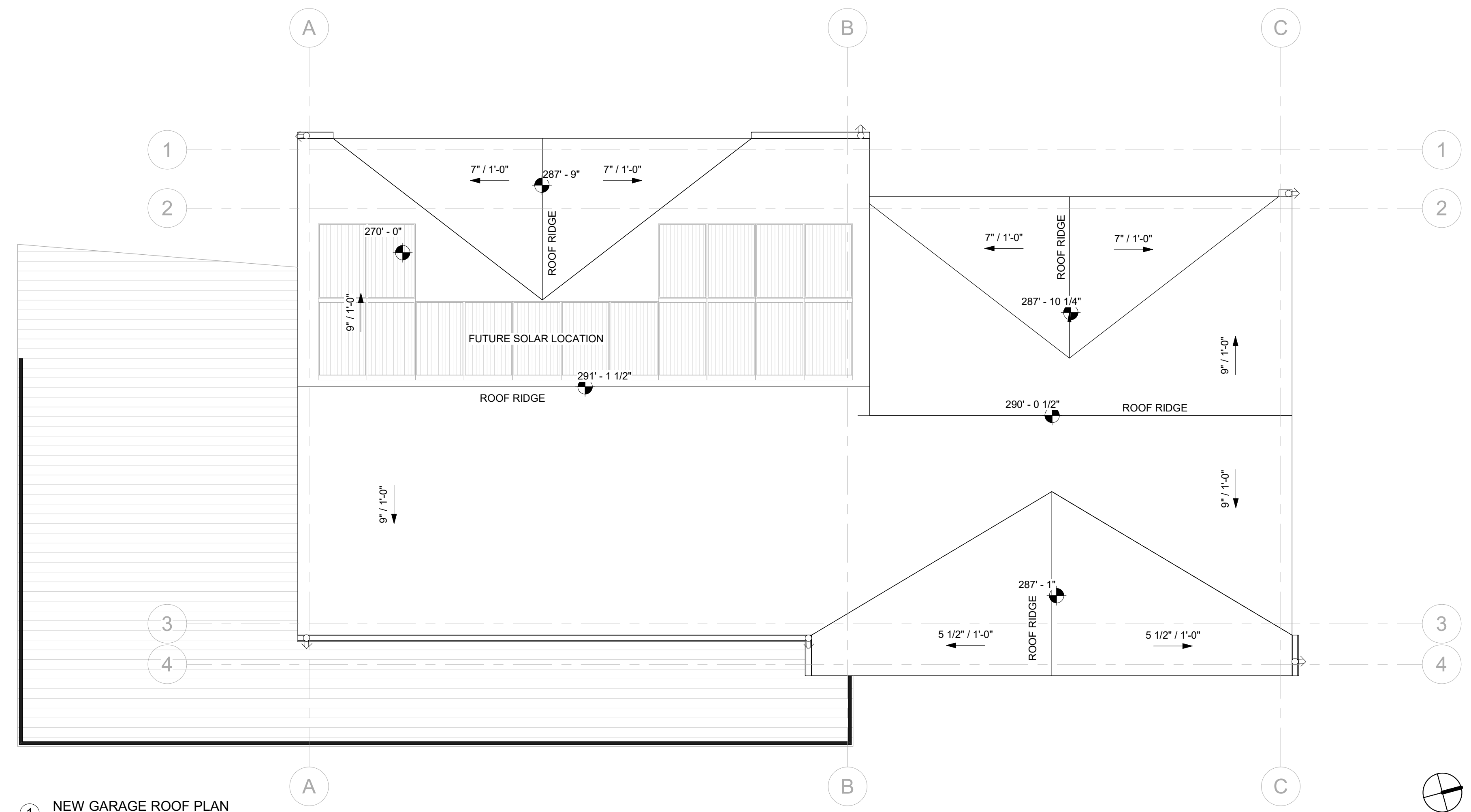
Drawing Title:
PROPOSED ROOF PLAN

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

Sheet Number:
07

LEGEND

- (N) WALLS
- PHANTOM FLOOR
- MEZZANINE AREA WITH 6'-8" HEAD CLEARANCE
- ROOF ABOVE OR WALL BELOW
- DOWNSPOUT



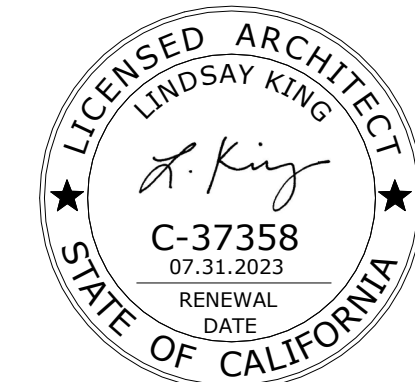
1 NEW GARAGE ROOF PLAN
 1/4" = 1'-0"

DISCRETIONARY PERMIT SUMMARY

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SHEET: 8 OF 11

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SITE DEVELOPMENT PERMIT
 8/3/23

No.	Description	Date

Drawing Title:
EXT. ELEVATIONS

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

Sheet Number:

08

KEY

- M1** CONCRETE TILE ROOF
 MANUFACTURER:
 COLOR:
- M2** SMOOTH STUCCO FINISH
 MANUFACTURER:
 COLOR:
- M3** ALUMINUM GUTTERS
 PREFINISHED, BLACK
- M4** ALUMINUM CLAD WOOD WINDOWS & DOORS
 MANUFACTURER: SIERRA PACIFIC
 COLOR: BLACK ANNOZIZED
- M5** EXPOSED WOOD MEMBERS/FASCIA/TRIM
 COLOR: BLACK
- M6** EXPOSED CONCRETE FOOTINGS
 STAINED WOOD
- M7** WOOD & ROPE RAILING
 (TO MATCH EXISTING)
- M8** GARAGE DOOR
 FINISH: WOOD
- M9** SOLAR PANELS (FUTURE)
- M10** EXPOSED CONCRETE FOOTINGS

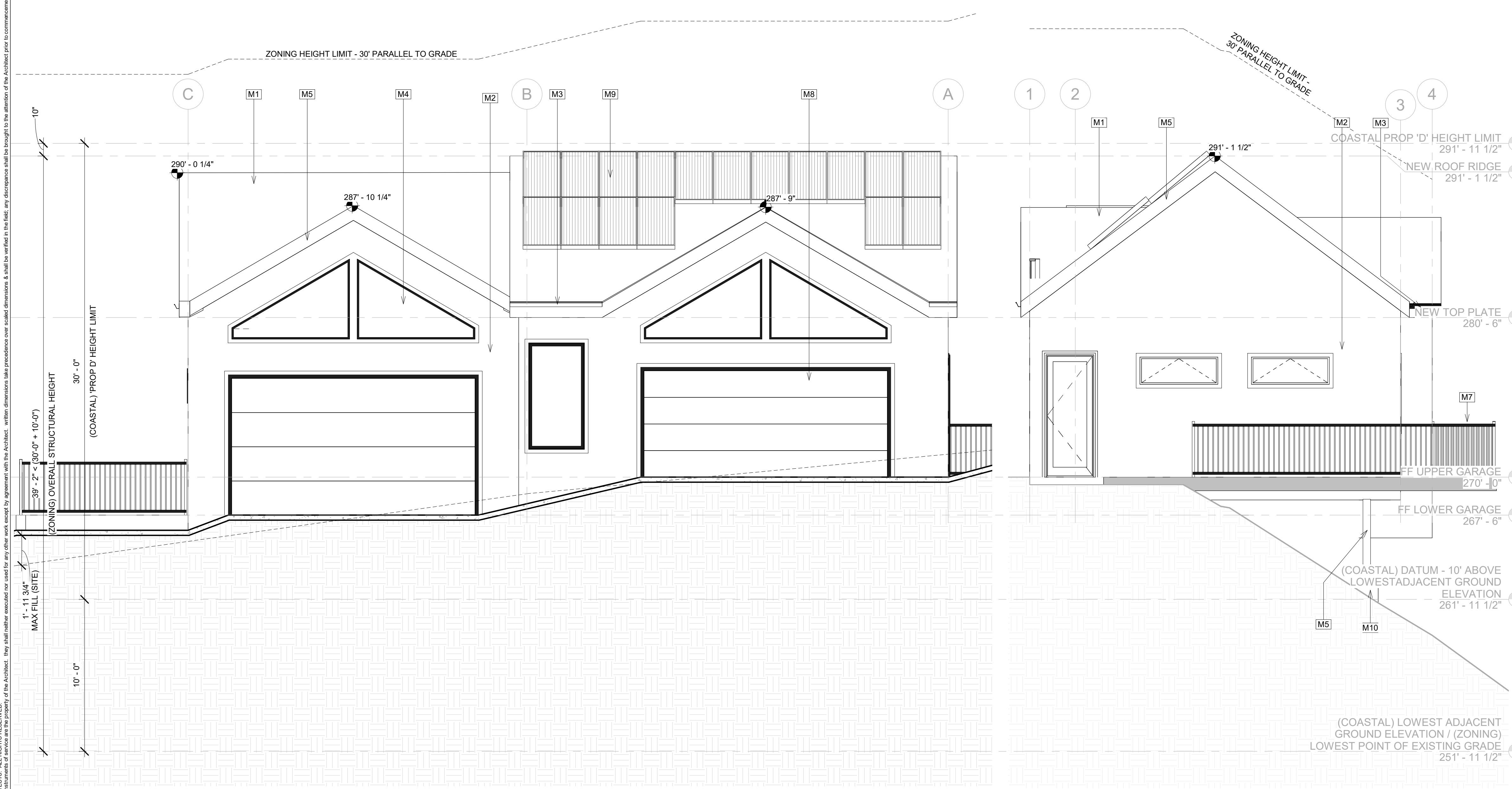
NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG 5-4.
2. A PRE-CONSTRUCTION INSPECTION **IS** REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING GREATER THAN 1 FOOT FROM THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). A PRE-CONSTRUCTION MEETING IS TO BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTION CAN BE SCHEDULED. CALL (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

DISCRETIONARY PERMIT SUMMARY

PROJECT NAME: NEW GARAGE AT SMITH RESIDENCE
PROJECT ADDRESS: 414 LA CRESCENTIA DRIVE
 SAN DIEGO, CA 92106
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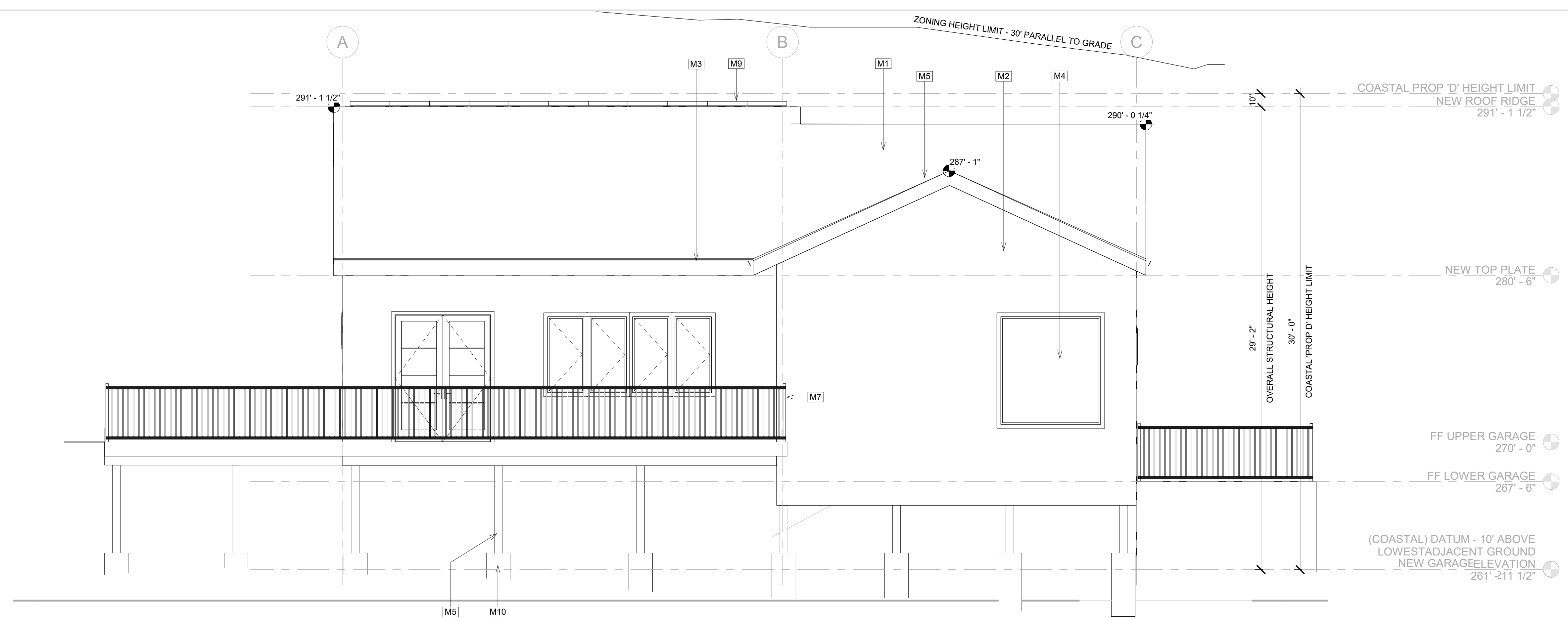
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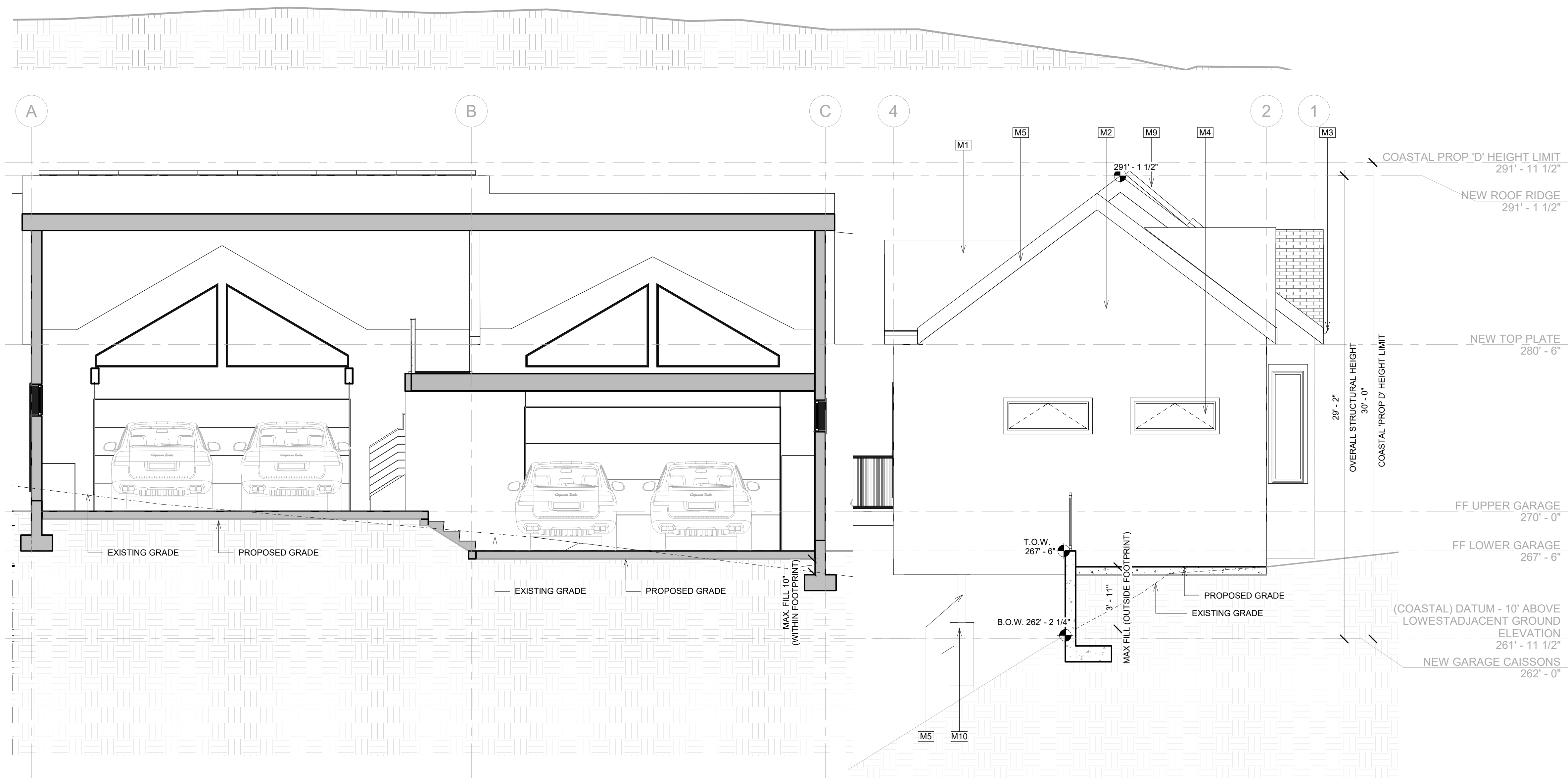
1 NORTH ELEVATION
 1/4" = 1'-0"

2 WEST ELEVATION
 1/4" = 1'-0"

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1 SOUTH ELEVATION
1/4" = 1'-0"



3 BUILDING SECTION 1
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

KEY

- M1 CONCRETE TILE ROOF
MANUFACTURER:
COLOR:
- M2 SMOOTH STUCCO FINISH
MANUFACTURER:
COLOR:
- M3 ALUMINUM GUTTERS
PREFINISHED, BLACK
- M4 ALUMINUM CLAD WOOD WINDOWS & DOORS
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COLOR: BLACK ANNOZIZED
- M5 EXPOSED WOOD MEMBERS/FASCIA/TRIM
COLOR: BLACK
- M6 EXPOSED CONCRETE FOOTINGS
STAINED WOOD
- M7 WOOD & ROPE RAILING
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- M8 GARAGE DOOR
FINISH: WOOD
- M9 SOLAR PANELS (FUTURE)
- M10 EXPOSED CONCRETE FOOTINGS

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SITE DEVELOPMENT PERMIT
 8/3/23

No.	Description	Date

Drawing Title:
EXT. ELEVATIONS & SECTION

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

Sheet Number:

09

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No.	Description	Date

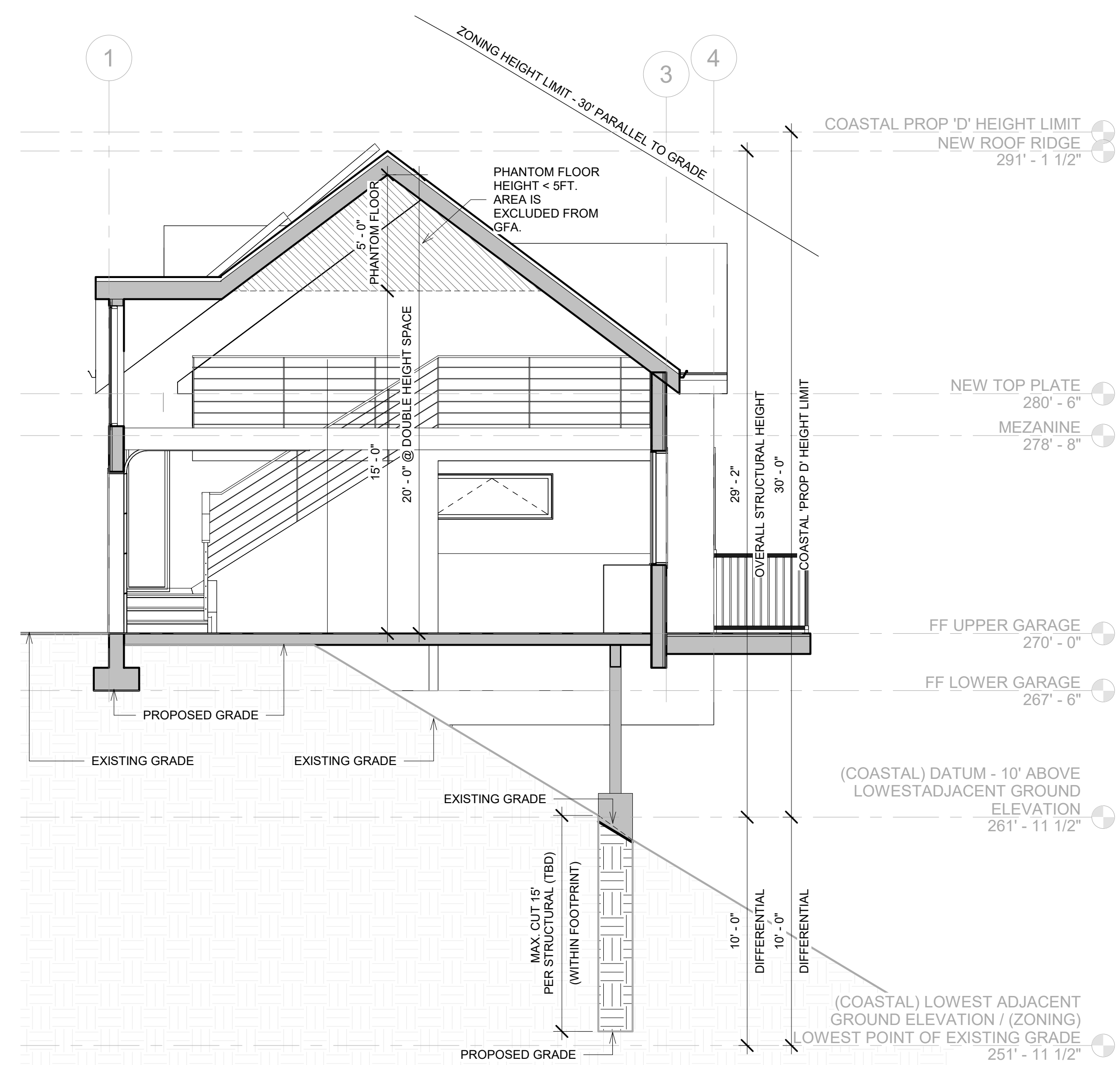
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BUILDING & SITE SECTIONS

Scale:
As indicated

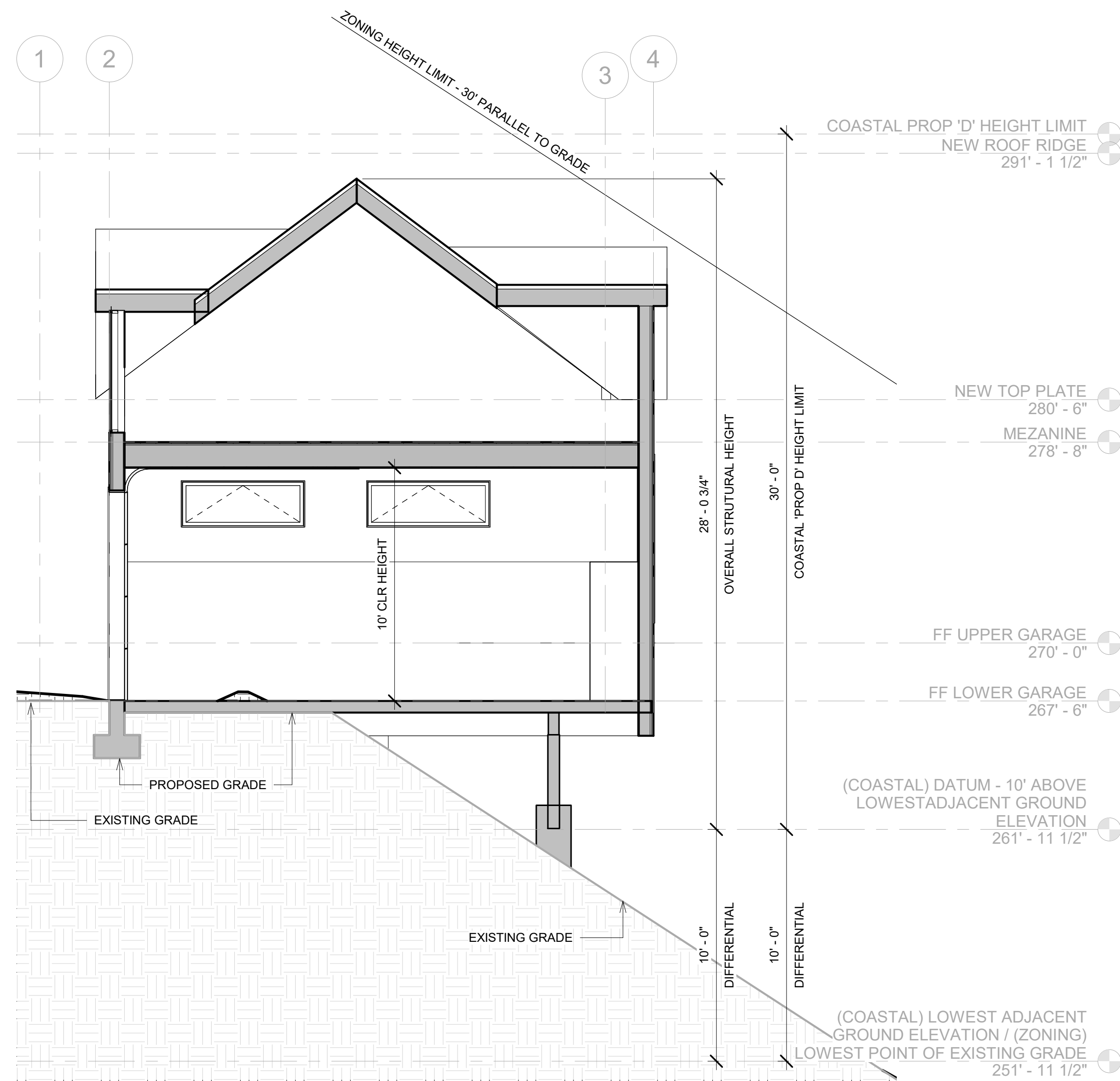
Sheet Number:



2 SITE SECTION
 1" = 10'-0"



1 BUILDING SECTION 2
 1/4" = 1'-0"



4 BUILDING SECTION 3
 1/4" = 1'-0"

DISCRETIONARY PERMIT SUMMARY

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