



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 13, 2023 REPORT NO. HO-23-049
HEARING DATE: September 20, 2023
SUBJECT: BAYSIDE LANE DUPLEX – PROCESS THREE DECISION
PROJECT NUMBER: 682669
OWNER/APPLICANT: DLKR ONE, LLC/ Bryan Elia

SUMMARY

Issue: Should the hearing officer approve a new 4,896 square-foot, three-story duplex located at [2625-2627 Bayside Lane](#) within the [Mission Beach Community Planning area](#)?

Proposed Actions:

1. APPROVE Coastal Development Permit No. 2516799.

Fiscal Considerations: None. All staff costs associated with the processing of this project are recovered from a deposit account funded by the project applicant.

Community Planning Group Recommendation: On November 30, 2021, the Mission Beach Precise Planning Board voted 12-0 to recommend approval (Attachment 7) of the proposed project with the following condition: To reduce the cornice in the interior side yard from 9 inches to 6 inches pursuant to the Planned District Ordinance (PDO) requirements.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (b) (New Construction and 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 February 25, 2022, and the opportunity to appeal that determination ended on March 11, 2022.

BACKGROUND: The 0.08-acre site is located at 2625-2627 Bayside Lane, in the MBPD-R-S Zone, San Diego International Airport – Airport Influence Area – Review Area 1, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), First Public Roadway, and the Parking Impact Overlay Zone (Beach Impact) within the Mission Beach Precise Plan and Local Coastal Addendum (Community Plan) area.

The project site is located approximately 175 feet west of Mariners Basin, 125 feet north of the Mission Bay Channel, and approximately 1200 feet west of the Pacific Ocean. Although the proposed development is along the First Public Roadway and within 175 feet of Mariners Basin, there is no existing or proposed public access to the beach on the project site as identified in the Community Plan.

The current site includes a two-story, 2,364-square-foot stucco duplex with two-car covered parking at the west end of the building. The surrounding development includes two and three-story duplexes to the north, south, and west. To the east is a public pathway named Bayside Walk that is not accessible to vehicular traffic which abuts Mariners Basin and Mission Point public park.

DISCUSSION

Permits Required:

- A Process Three Coastal Development Permit (CDP), in accordance with SDMC Section [126.0702\(a\)](#) for all coastal development of a premises within the Coastal Overlay Zone described in SDMC Chapter 13, Article 2, Division 4.

Project Description: The project proposes the demolition of an existing 2,364-square-foot duplex, and the construction of a new, three-story, 4,896 square-foot duplex with two attached garages and site walls. The two dwelling units within the duplex mirror each other with each individual dwelling unit having three bedrooms, two full bathrooms, two half bathrooms and two exterior decks. The 0.08-acre site is located at 2625-2627 Bayside Lane.

The development is proposed on private property located east of Bayside Lane, directly adjacent to Bayside Walk (the public boardwalk on the bayside) to the east of the property, and designed in conformance with all applicable development regulations including the 30-foot height limit. The proposed project is 29' 11 and 5/8" in height. Due to its location, the development would not block views to and along the shoreline from public areas, as identified MBPP Local Coastal Program Addendum, Section V (A) on page 14. The project would not impact public view of Mariners Basin from the boardwalk as the project is observing all required setbacks and will not encroach upon any existing or proposed physical accessway that is legally used by the public identified in the Community Plan.

Project conditions include construction documents incorporating sound attenuating measures to ensure interior noise levels attributable to airport operations shall not exceed 45 dB CNEL, showing certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation.

Community Plan and Local Coastal Program Analysis:

Land Use

The project site is in the MBPD-R-S Zone within the Mission Beach Precise Plan (MBPP) and Local

Coastal Program. All project development is located within the lot boundaries, observes setback and height requirements, limits the height of landscaping, and proposes no encroachments into the public right of way that would impede access or block views. The MBPP (page 20) discusses limiting building height to 35 feet and three stories, however, the Mission Beach Planned District limits building height to 30 feet per SDMC Section 1513.0304(h) and the Coastal Height Limitation Overlay Zone limits height to 30 feet per SDMC Section 132.0505(a). The project height is 30 feet and complies with MBPP and SDMC height limits.

Public Views

The MBPP doesn't identify specific public views across the project site, however, the adjacent public right-of-way to the east is Bayside Walk which provides bicycle and pedestrian access to Mission Bay and the Pacific Ocean. The right-of-way is considered a public area, and the MBPP Local Coastal Program Addendum, Section V (A) on page 14 recommends that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. The project complies with this recommendation as no portion of the proposed development blocks views to or along the shoreline from the public right of way at Bayside Walk or the adjacent Mission Point public park. In addition, project conditions of the CDP require a "Visual Corridor" along the lengths of both sides of the interior side yard setbacks, and no permanent obstructions over three feet in height shall be permitted along the Visual Corridor per SDMC Section [132.0403](#).

MBPP GOALS

The Residential Element of the MBPP identifies goals to control height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. To meet this goal, the project proposes a 59.4 percent lot coverage which is less than the allowable 65 percent coverage. At 30 feet tall, the project meets the requirements of the MBPD-R-S Zone (SDMC Section 1513.0304(h)) and the 30-foot Coastal Zone height limit (SDMC Section 132.0505). The project also meets the Floor Area Ratio (FAR) requirement of the MBPD-R-S zone (1.1 where 1.1 is allowed), as well as front setback (ten feet) and interior side setback (five feet) requirements.

In addition, the Residential Element of the MBPP lists a goal to continue the development of existing medium-density housing. The MBPP designates the project site for medium-density residential development with a limit of 36 dwelling units per acre (p. 17). The R-S zone implements the designated use and density (SDMC Section 1513.0302). The proposal of two dwelling units is consistent with the current density and is also consistent with the prescribed use and density of the MBPP. The proposal of two dwelling units on a 0.08-acre lot results in a density of 22 dwelling units per acre, which is within the zone limit of 36 dwelling units per acre.

Conclusion:

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 and the adopted City Council policies and regulations of the Land Development

Code. Staff has provided draft findings (Attachment 5) and conditions of approval (Attachment 4) and recommends the Hearing Officer APPROVE Coastal Development Permit No. 2516799.

ALTERNATIVES

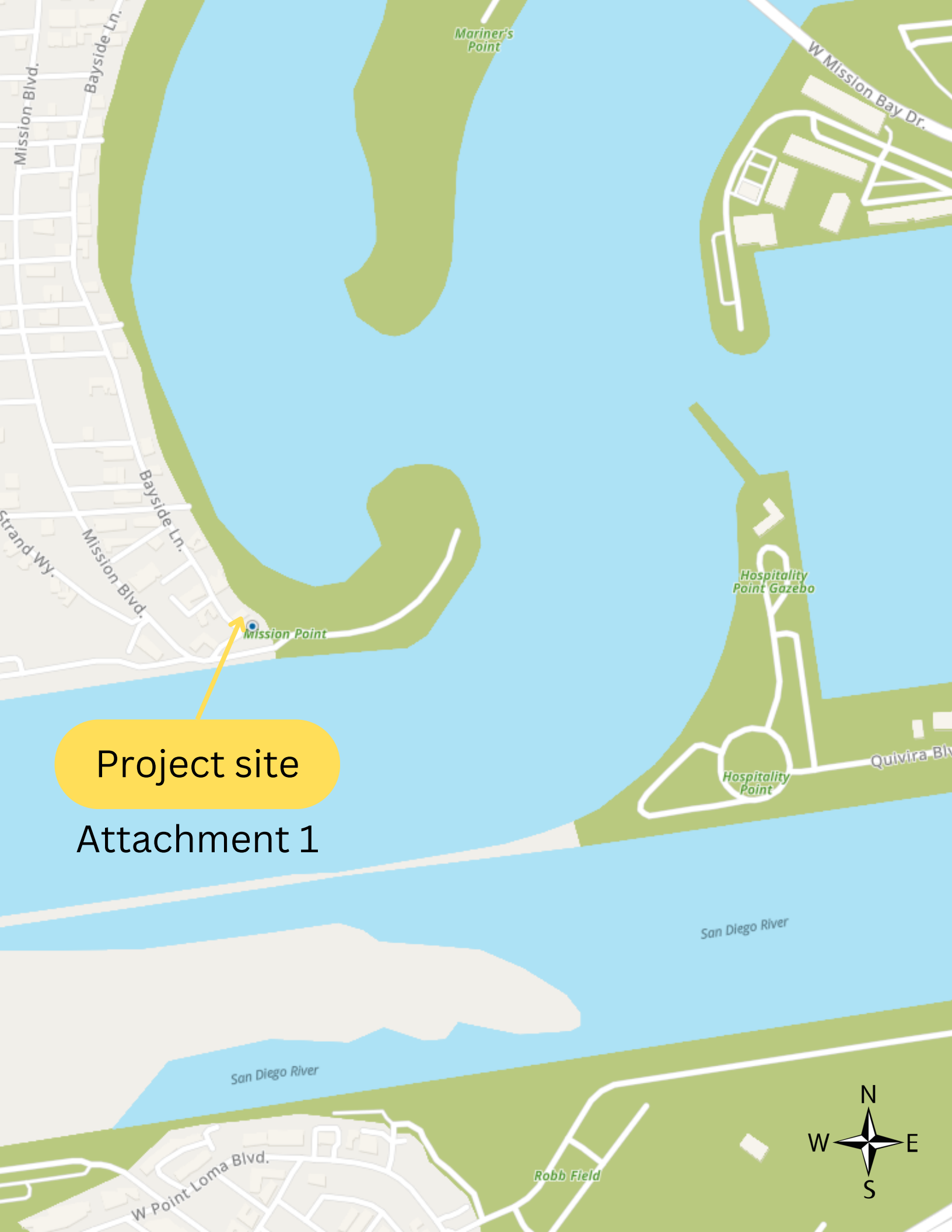
1. Approve Coastal Development Permit No. 2516799, with modifications.
2. Deny Coastal Development Permit No. 2516799, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Robin MacCartee
Development Project Manager
Development Services Department

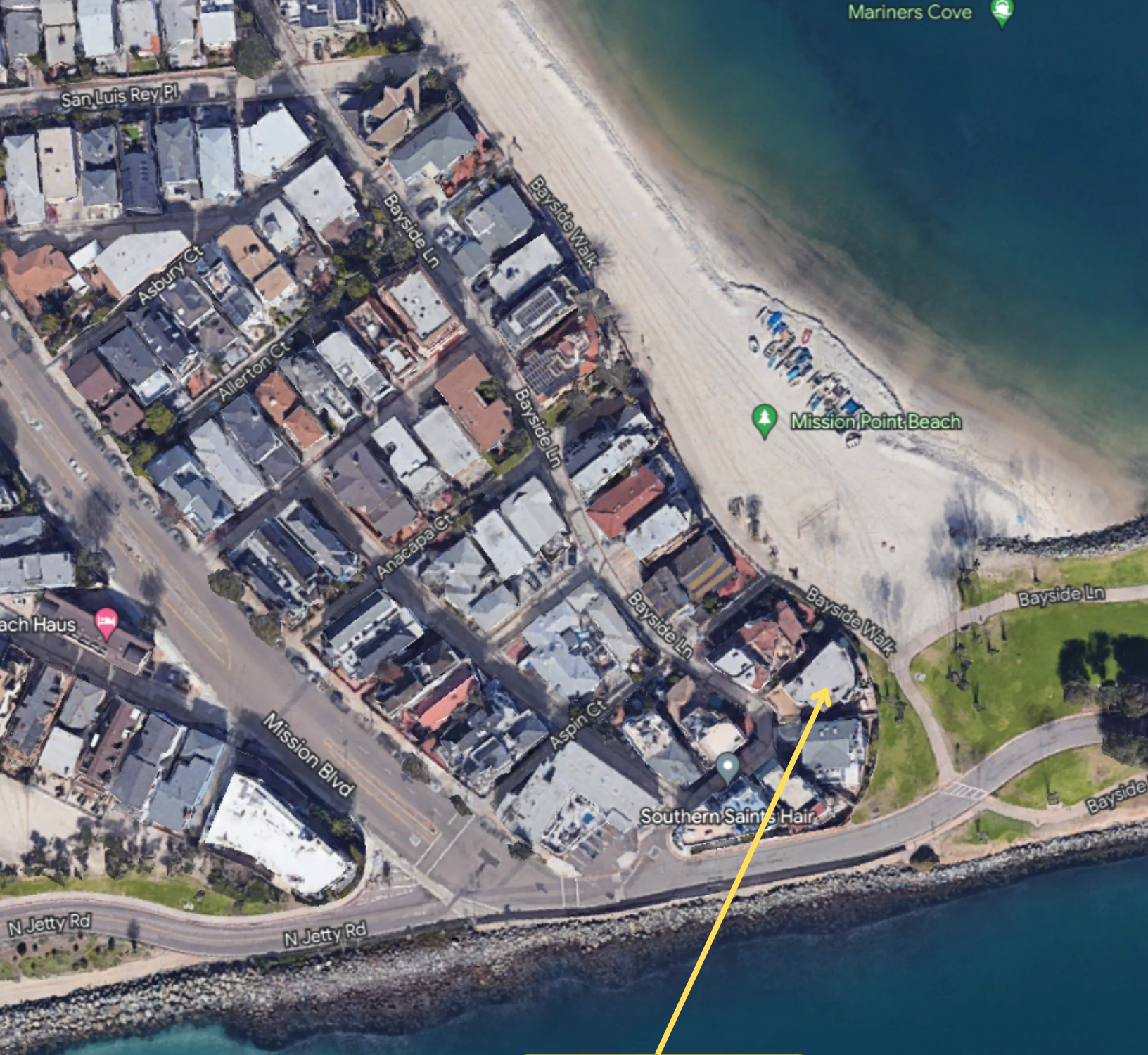
Attachments:

1. Project Location Map
2. Aerial Photographs
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Notice of Right to Appeal
7. Community Planning Group Recommendation
8. Ownership Disclosure
9. Project Plans



Project site

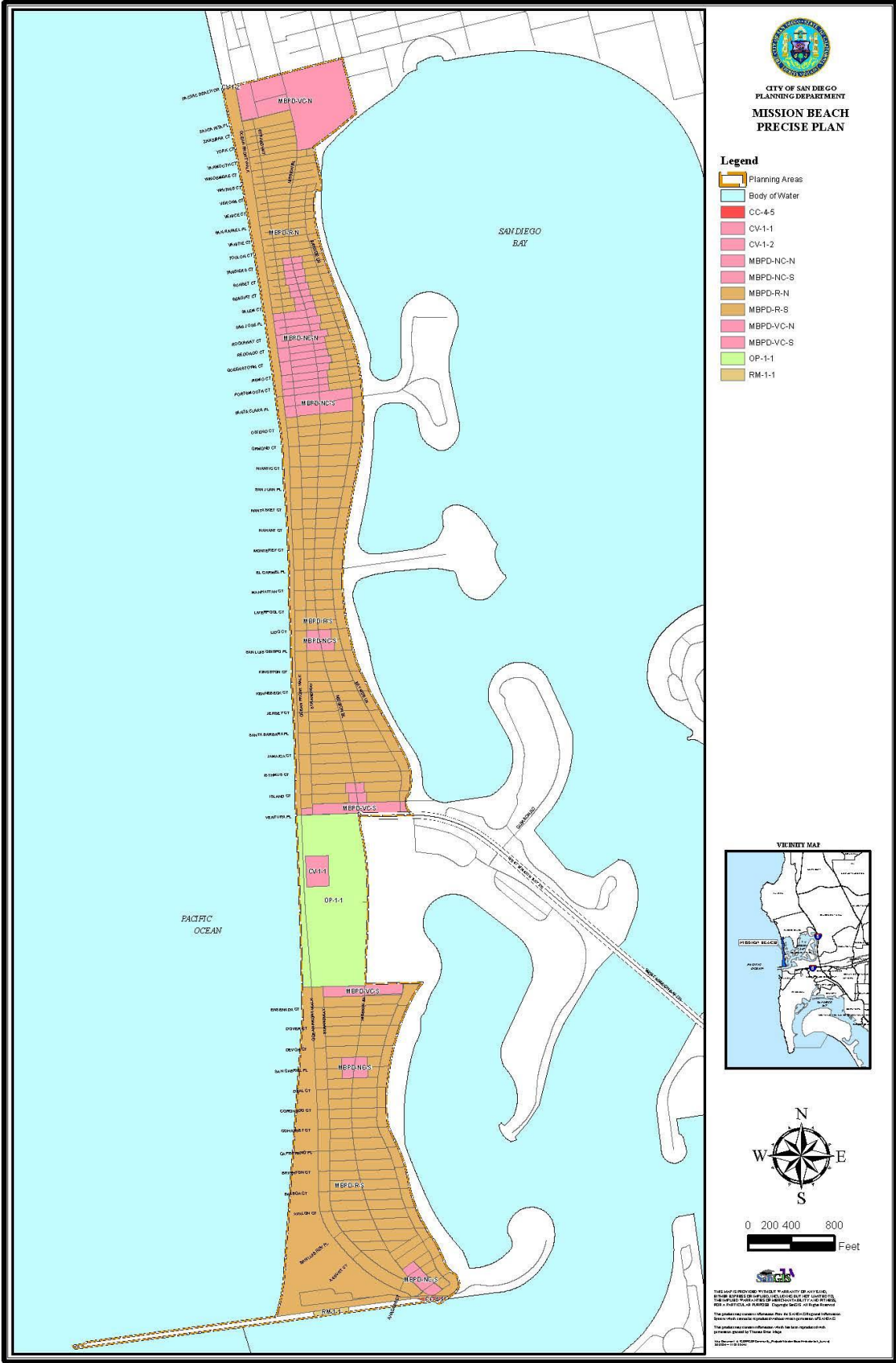
Attachment 1



Project site

Attachment 2





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: 24008808

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2516799
BAYSIDE LANE DUPLEX - PROJECT NO. 682669
HEARING OFFICER

This Coastal Development Permit No. 2516799 is granted by the Hearing Officer of the City of San Diego to DLKR ONE, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.08-acre site is located at 2625-2627 Bayside Lane, also known as Assessor's Parcel Number 423-764-09-00, in the MBPD-R-S Zone, San Diego International Airport – Airport Influence Area – Review Area 1, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), First Public Roadway and the Parking Impact Overlay Zone (Beach Impact) within the Mission Beach Precise Plan and Local Coastal Addendum (Community Plan) area. The project site is legally described as: Lot "B" in Block 1 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1809, filed in the Office of the County Recorder of San Diego County, December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing duplex and construct a new duplex described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 20, 2023, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing , 2,364-square-foot duplex;
- b. Construction of a new, three-story duplex with two attached garages and site walls totaling 4,896 square feet;
- c. Landscaping (planting, irrigation, and landscape related improvements); and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by October 4, 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 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:

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.

AIRPORT REQUIREMENTS:

12. Prior to the issuance of any construction permits for the structure, the Owner/Permittee shall demonstrate on construction documents the incorporation of sound attenuating measures to ensure interior noise levels attributable to airport operations shall not exceed 45 dB CNEL, in accordance with the Airport Land Use Compatibility Plan for San Diego International Airport (SDIA) and applicable regulations in the SDMC.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall record an overflight notification agreement with the Office of the County Recorder for any new dwelling unit within the overflight area for SDIA.

14. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove and replace existing pavement (property line to property line) along property frontage on Bayside Lane per current City Standards to the satisfaction of the City Engineer.

16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

17. 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.

18. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A" the Mission Beach Planned District Ordinance, the Mission Beach Precise Plan and Local Coastal Addendum, and the Land Development Manual - Landscape Standards.

20. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

22. The Owner/Permittee shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in §132.0403(e) of the Land Development Code, Coastal Overlay Zone Regulations. Landscaping materials shall not encroach or overhang into the Courts and Places right-of-way below a height of eight feet above the finish surface or finish grade, as measured at the trunk [§1513.0402(a)(2)].

TRANSPORTATION REQUIREMENTS:

23. All automobile, motorcycle and bicycle 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.

PLANNING/DESIGN REQUIREMENTS:

24. 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.

25. 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.

26. Prior to the issuance of any construction permits, the Owner/Permittee shall record a five-foot wide View Corridor Easement along the northern interior side yard setback area and a five-foot wide View Corridor Easement along the southern interior side yard setback area as shown on Exhibit "A" in accordance with SDMC section 132.0403 to protect and restore public views to the ocean. Open fencing and landscaping may be permitted within the visual corridor, provided such improvements and landscaping do not significantly obstruct public views of the ocean and no permanent obstructions over three feet in height shall be permitted along the Visual Corridor.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

27. 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.

28. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

29. 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 September 20,2023 and [Approved Resolution Number].

ATTACHMENT 4

Coastal Development Permit No. 2516799
Date of Approval: September 20, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Robin MacCartee
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.

**DLKR ONE, LLC, a California limited liability
company**
Owner/Permittee

By _____
NAME:
TITLE:

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

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2516799
BAYSIDE LANE DUPLEX - PROJECT NO. 682669

WHEREAS, DLKR ONE, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 2,364-square-foot duplex and construct a new, three-story, 4,896 square-foot duplex with two attached garages and site walls (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2516799), on portions of a 0.08-acre site;

WHEREAS, the project site is located at 2625-2627 Bayside Lane in the MBPD-R-S Zone, San Diego International Airport – Airport Influence Area – Review Area 1, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (CST-APP), First Public Roadway and the Parking Impact Overlay Zone (Beach Impact) within the Mission Beach Precise Plan and Local Coastal Addendum (Community Plan) area;

WHEREAS, the project site is legally described as Lot "B" in Block 1 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1809, filed in the Office of the County Recorder of San Diego County, December 14, 1914;

WHEREAS, on February 25, 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 (B); 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 20, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit (CDP) No. 2516799 pursuant to the Land Development Code of the City of San Diego;

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. 2516799:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development permit 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.**

The project proposes to demolish an existing 2,364-square-foot duplex and construct a new 4,896-square-foot, three-story duplex with two attached garages and site walls. The project site is located at 2625–2627 Bayside Lane, also known as Assessor’s Parcel Number 423-764-09-00, in the MBPD-R-S Zone within the Mission Beach Precise Plan (MBPP) and Local Coastal Program. The MBPP doesn’t identify specific public views across the project site, however, the adjacent public right-of-way to the east is Bayside Walk which provides bicycle and pedestrian access to Mariners Basin and the Pacific Ocean. The right-of-way is considered a public area, and the MBPP Addendum Visual Resource section page 14 recommends that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. The project complies with this recommendation by the addition of a condition to the Coastal Development Permit to require a "Visual Corridor" along the lengths of both sides of the interior side wall, and no permanent obstructions over three feet in height shall be permitted along the Visual Corridor.

All project development is located within the lot boundaries, observes setback and height requirements, limits the height of landscaping, and proposes no encroachments into the public right-of-way that would impede access or block views. The MBPP at page 20 discusses building height limits. The MBPP (page 20) discusses limiting building height to 35 feet and three stories, however, the Mission Beach Planned District limits building height to 30 feet per SDMC Section 1513.0304(h), and the Coastal Height Limitation Overlay Zone limits height to 30 feet per SDMC Section 132.0505(a). The project height is 30 feet and complies with MBPP and SDMC height limits.

The Residential Element of the MBPP identifies goals to control height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. To meet this goal, the project proposes a 59.4 percent lot coverage which is less than the allowable 65 percent coverage. The project also meets the Floor Area Ratio (FAR) requirement of the

MBPD-R-S zone (1.1 where 1.1 is allowed), as well as front setback (ten feet) and interior side setback (five feet) requirements.

In addition, the Residential Element of the MBPP lists a goal to continue the development of existing medium-density housing. The MBPP designates the project site for medium-density residential development with a limit of 36 dwelling units per acre (p. 17). The R-S zone implements the designated use and density (SDMC Section 1513.0302). The proposal of two dwelling units is consistent with the current density and is also consistent with the prescribed use and density of the MBPP. The proposal of two dwelling units on a 0.08-acre lot results in a density of 22 dwelling units per acre, which is within the zone limit of 36 dwelling units per acre.

Therefore, 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.

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

The proposed project is not within or adjacent to environmentally sensitive lands. However, it is near both the Pacific Ocean and Mariners Basin, and runoff from the site may reach one or both bodies of water. Construction and operation of the proposed development will follow all applicable standards related to emissions, drainage/water quality/stormwater, refuse and recycling, and other standards related to preserving public health, safety, and welfare. Construction documents will be required to prepare a Water Pollution Control Plan (WPCP) as shown on Exhibit A. This will ensure that water quality standards appropriate to the project location are met. The project site is a previously graded and developed site located within an urbanized area and does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to Multi-Habitat Planning Area designated lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project proposes the demolition of an existing 2,364-square-foot duplex and the construction of a new, three-story, 4,896-square-foot duplex with two attached garages and a site wall on an existing lot. The proposed duplex will consist of a variety of finish materials, colors, and offsetting planes to create visual interest. The project also proposes a 59.4 percent lot coverage which is less than the allowable 65 percent coverage. This is in line with the MBPP's Residential Element Goal of

controlling building bulk so as to not have adverse effects on surrounding property, the beaches, and the community in general. At 30 feet tall, the project meets the requirements of the MBPD-R-S Zone (SDMC Section 1513.0304(h)) and the 30-foot Coastal Zone height limit (SDMC Section 132.0505). The project also meets the Floor Area Ratio (FAR) requirement of the MBPD-R-S zone (1.1 where 1.1 is allowed), as well as front setback (ten feet) and interior side setback (five feet) requirements, and parking requirements.

The Residential Element of the MBPP also lists a goal to continue the development of existing medium-density housing. The MBPP designates the project site for medium-density residential development with a limit of 36 dwelling units per acre (p. 17). The R-S zone implements the designated use and density (SDMC Section 1513.0302). The proposal of two dwelling units is consistent with the current density and is also consistent with the prescribed use and density of the MBPP. The proposal of two dwelling units on a 0.08-acre lot results in a density of 22 dwelling units per acre, which is within the zone limit of 36 dwelling units per acre. Therefore, the proposed coastal development is in conformity with certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located approximately 175 feet west of Mariners Basin, 125 feet north of the Mission Bay Channel, and approximately 1200 feet from the Pacific Ocean. Although the proposed development is along the First Public Roadway and within 175 feet of Mariners Basin, there is no existing or proposed public access to the beach on the project site as identified in the MBPP. The development is proposed on private property located east of Bayside Lane, directly adjacent to Bayside Walk (the boardwalk on the bay side) and is designed in conformance with all applicable development regulations. Due to its location, the development would not block views to and along the shoreline from public areas, as recommended under MBPP Local Coastal Program Addendum, Section V (A) on page 14. The project would not impact public view of Mariners Basin from the boardwalk as the project is observing all required setbacks and will not encroach upon any existing or proposed physical accessway that is legally used by the public identified in the MBPP. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2516799 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. 2516799, a copy of which is attached hereto and made a part hereof.

Robin MacCartee
Development Project Manager
Development Services

Adopted on: September 20, 2023

IO#: 24008808



THE CITY OF SAN DIEGO

Date of Notice: February 25, 2022

**NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT**

SAP or I.O. No. 24008808

PROJECT NAME / NUMBER: Bayside Lane Duplex CDP / 682669

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 2

LOCATION: 2625-2627 Bayside Lane, San Diego, California, 92109

PROJECT DESCRIPTION: A request for a COASTAL DEVELOPMENT PERMIT to demolish a duplex and construct a 4,896-square foot three-story duplex. Various site improvements would also be constructed that include associated hardscape and landscape. The 0.08-acre project site is located at 2625-2627 Bayside Lane. The land use designation is Residential and within the MBPD-R-S Zone of the Mission Beach Community Plan. Additionally, the project site is located within the Airport ALUCP Noise (San Diego International Airport – 60 – 65 CNEL), Airport Influence Area (San Diego International Airport – Review Area 1), Airport: FAA Part 77 Noticing Area (San Diego International Airport), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain) the Parking Impact Overlay Zone (Beach and Coastal), the Residential Tandem Parking Overlay Zone. (LEGAL DESCRIPTION: Block 1, Lot B of Map No. 001809.)


ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (B)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (B) (New Construction and Conversion of Small Structures) which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures including a duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. Additionally, the exceptions listed in Section 15300.2 would not apply.

ATTACHMENT 7

Page 3	City of San Diego · Information Bulletin 620	May 2020
	City of San Diego Development Services	<h2 style="margin: 0;">Community Planning Committee Distribution Form</h2>
Project Name: Bayside Lane Duplex		Project Number: 682669
Community: Mission 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 type="checkbox"/> Vote to Approve <input checked="" 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		
# of Members Yes 12	# of Members No 0	# of Members Abstain 0
Conditions or Recommendations: On November 16, 2021, the Mission Beach Precise Planning Board voted to APPROVE the project with the CONDITION to reduce the cornice in the interior side yard from 9 inches to 6 inches pursuant to the PDO requirements. Applicant agreed to reduce the cornice to 6 inches.		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Debbie Watkins		
TITLE: Chair		DATE: November 30, 2021
<i>Attach additional pages if necessary (maximum 3 attachments).</i>		



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 [x] 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: Bayside Lane Duplex

Project No. For City Use Only:

Project Address: 2625-27 Bayside Lane, San Diego, CA 92109

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

[] Corporation [x] Limited Liability -or- [] General - What State? CA Corporate Identification No.
[x] 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: DLKR One LLC [x] Owner [] Tenant/Lessee [] Successor Agency
Street Address: PO Box 60304
City: San Diego State: CA Zip: 92166
Phone No.: 619-987-0111 Fax No.: Email: dlreaty1@gmail.com
Signature: [Signature] Date: 1/15/21
Additional pages Attached: [] Yes [x] No

Applicant

Name of Individual: DLKR One LLC Street [x] Owner [] Tenant/Lessee [] Successor Agency
Address: PO Box 60304
City: San Diego State: CA Zip: 92166
Phone No.: 619-987-0111 Fax No.: Email: dlreaty1@gmail.com
Signature: [Signature] Date: 1/15/21
Additional pages Attached: [] Yes [x] 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

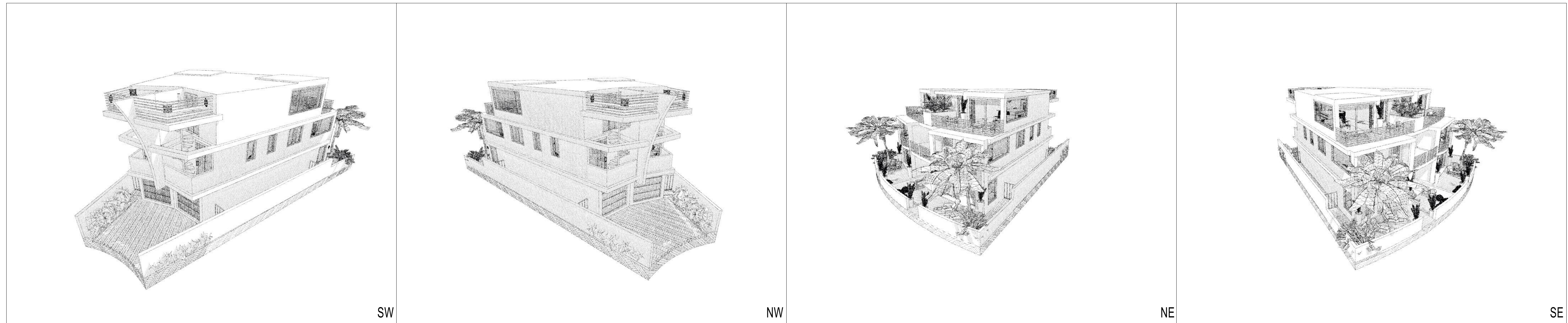
Bayside Lane Duplex

2625-2627 Bayside Lane San Diego, CA 92109

MASTERWORKS
construction co.

7730 Herschel Ave. suite H
La Jolla, California 92037
Phone 858 (456) 8000
Fax 858 (456) 8001

Title Sheet



Project Overview

Scope of Work: Demolish existing duplex and construct new duplex and site walls

Project Owner: DLKR One LLC
619-987-0111

Project Address: 2625-2627 Bayside Lane
San Diego, CA 92109

Assessor's Parcel: 423-764-09-00

Legal Description: BLK 1 LOT B
MAP 001809

Governing Codes: 2019 California Residential Code
Adopts 2018 IRC
Adopts 2018 UMC
Adopts 2018 UPC
Adopts 2018 NEC

Zoning: MBPD-R-S

Occupancy: R3/U

Construction Type: Type VB, Non-rated

Deferred Submittals: Fire Sprinklers
NFPA Type 13D

Project Directory

Designer: Masterworks Construction Company
7730 Herschel Ave, Suite H
La Jolla, California, 92037
858.456.8000 Office

Project Data

Lot Area: 3,724.95 sf
Allowable FAR: 1.1
Allowable Area: 4,097.45 sf
Lot Coverage: 2,212.6 sf
Coverage Percentage: 59.4%
Max Allowable Lot Coverage: 65%

Building Area: 4,896.0 sf
First Floor: 877.1 sf
Second Floor: 1,739.8 sf
Third Floor: 1,303 sf
Garage: 976.1 sf

Proposed Habital Area: 3,919.9 sf
Existing Habital Area: 0 sf
Added Habital Area: 3,919.9 sf

Proposed Non-Habital Area: 976.1 sf
Existing Non-Habital Area: 0 sf
Added Non-Habital Area: 976.1 sf

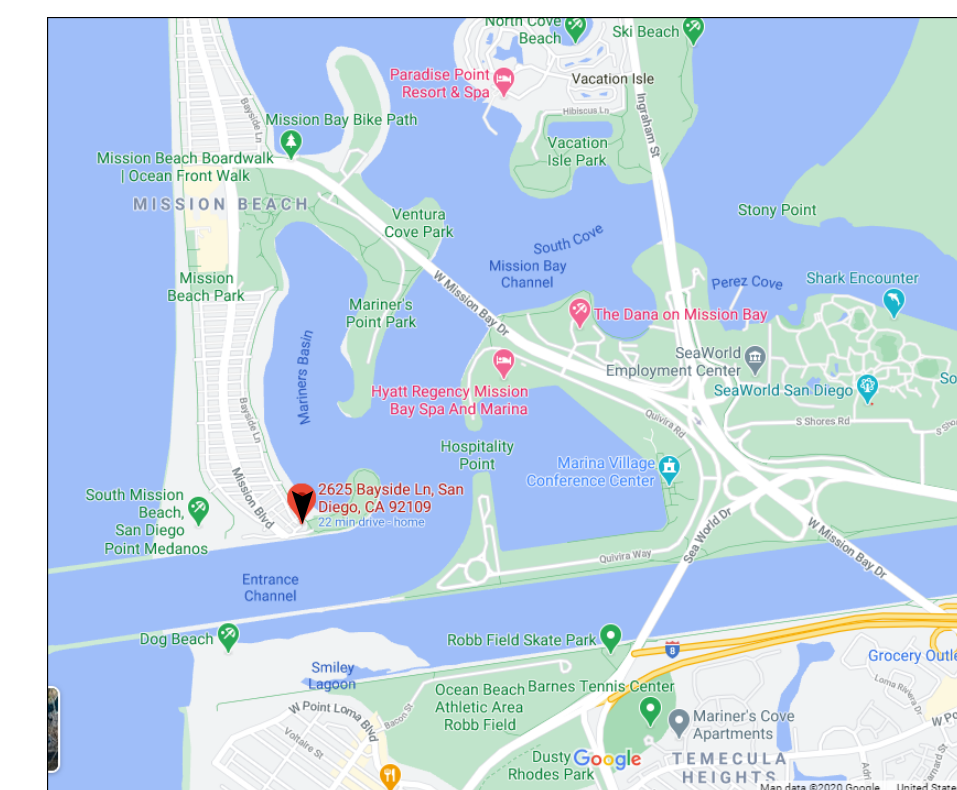
FAR Area: 4,096.0 sf
First Floor: 877.1 sf
+ Phantom: 0 sf
- Exempt: 0 sf
Second Floor: 1,739.8 sf
+ Phantom: 0 sf
- Exempt: 0 sf
Third Floor: 1,303.0 sf
+ Phantom: 0 sf
- Exempt: 0 sf
Garage: 976.1 sf
+ Phantom: 0 sf
- Exempt: 800 sf

Total FAR Area: 4,096.0 sf
Actual FAR: 1.1

Sheet Index

- A0.1 TITLE SHEET
- A0.2 SITE PLAN
- A0.3 TOPOGRAPHIC MAP & SURVEY
- A0.4 ACCESSOR'S MAP & OWNER/OCCUPANT INFO
- A0.5 DOOR & WINDOW SCHEDULE
- A0.6 F.A.R. COMPLIANCE
- A1.1 FIRST FLOOR PLAN NOTED
- A1.2 FIRST FLOOR PLAN DIMENSIONED
- A2.1 SECOND FLOOR PLAN NOTED
- A2.2 SECOND FLOOR PLAN DIMENSIONED
- A3.1 THIRD FLOOR PLAN NOTED
- A3.2 THIRD FLOOR PLAN DIMENSIONED
- A4.1 ROOF PLAN
- A5.1 EXTERIOR ELEVATIONS
- A5.2 EXTERIOR ELEVATIONS
- A6.1 SECTIONS
- A6.2 SECTIONS
- A6.3 SECTIONS
- C-1 SURVEY
- L-1 LANDSCAPE PLAN, AREA DIAGRAM & HYDROZONE DIAGRAM
- L-2 WATER BUDGET CALCULATIONS

Vicinity Map



Additional notes:

1. Adequate noise attenuation will be provided to ensure an interior noise level of 45 dB CNEL for all habitable rooms.
2. I J. A. Hato 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

After the building permit has been issued, the owner shall be responsible for any costs incurred as a result of changes to the design of the fire sprinkler system which produce a higher GPM and a larger meter size requirement:

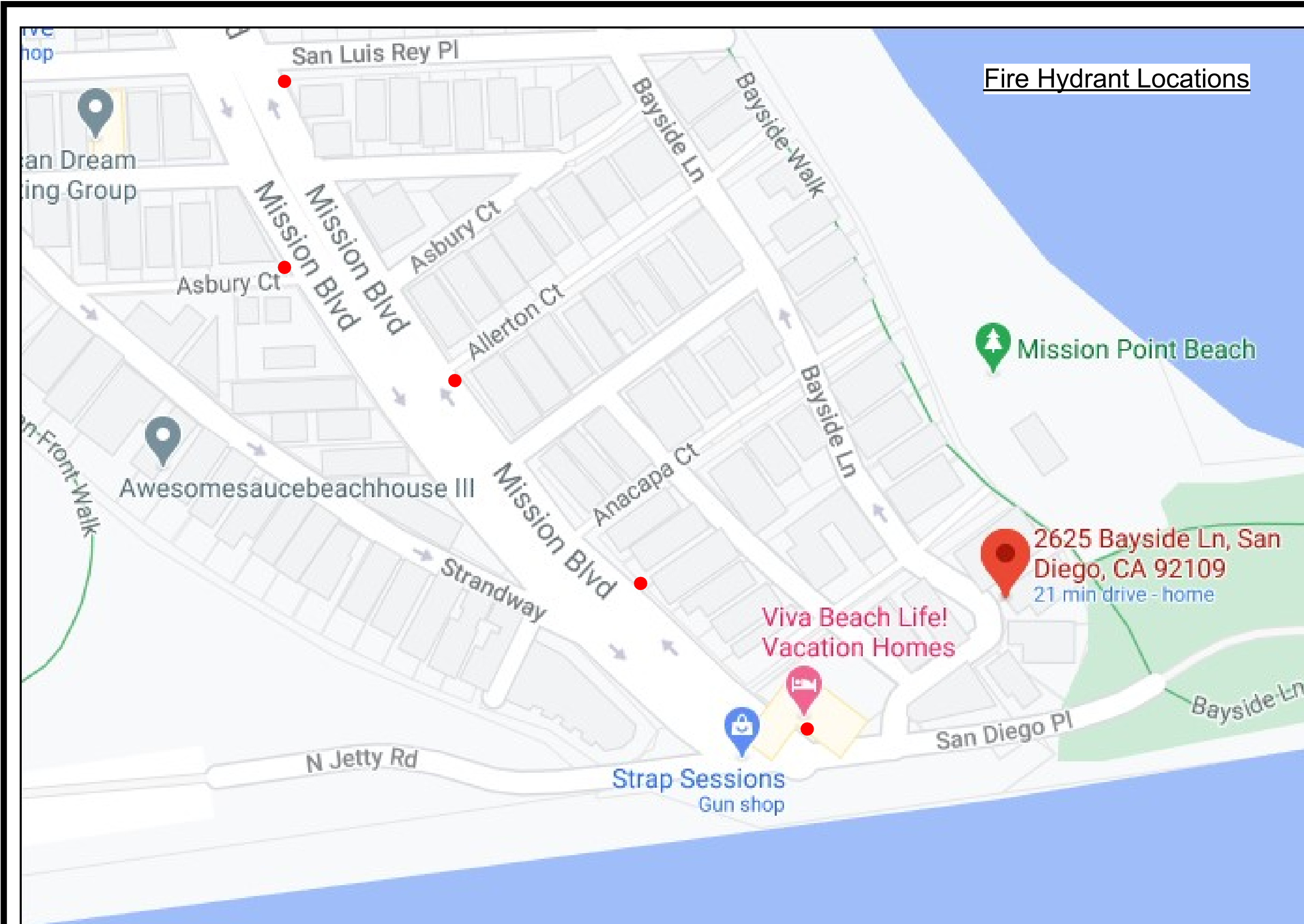
Owner Signature: _____

Contractor shall comply with all OSHA requirements.

Bayside Lane Duplex
New Construction
2625-2627 Bayside Lane
San Diego, CA 92109

REVISIONS		
DELTA	DATE	DESCRIPTION
	01/18/21	Initial Submittal
	07/23/21	Second Submittal
	10/18/21	Planned District Review
	10/29/21	Third Submittal
	11/28/22	CCC Review
	07/17/23	Fourth Submittal

Project Number: 0682669
Approval Number: -
MW Project Number: 202016
Date Revised: 07/17/2023



Site Plan Symbol Key

● Fire Hydrant

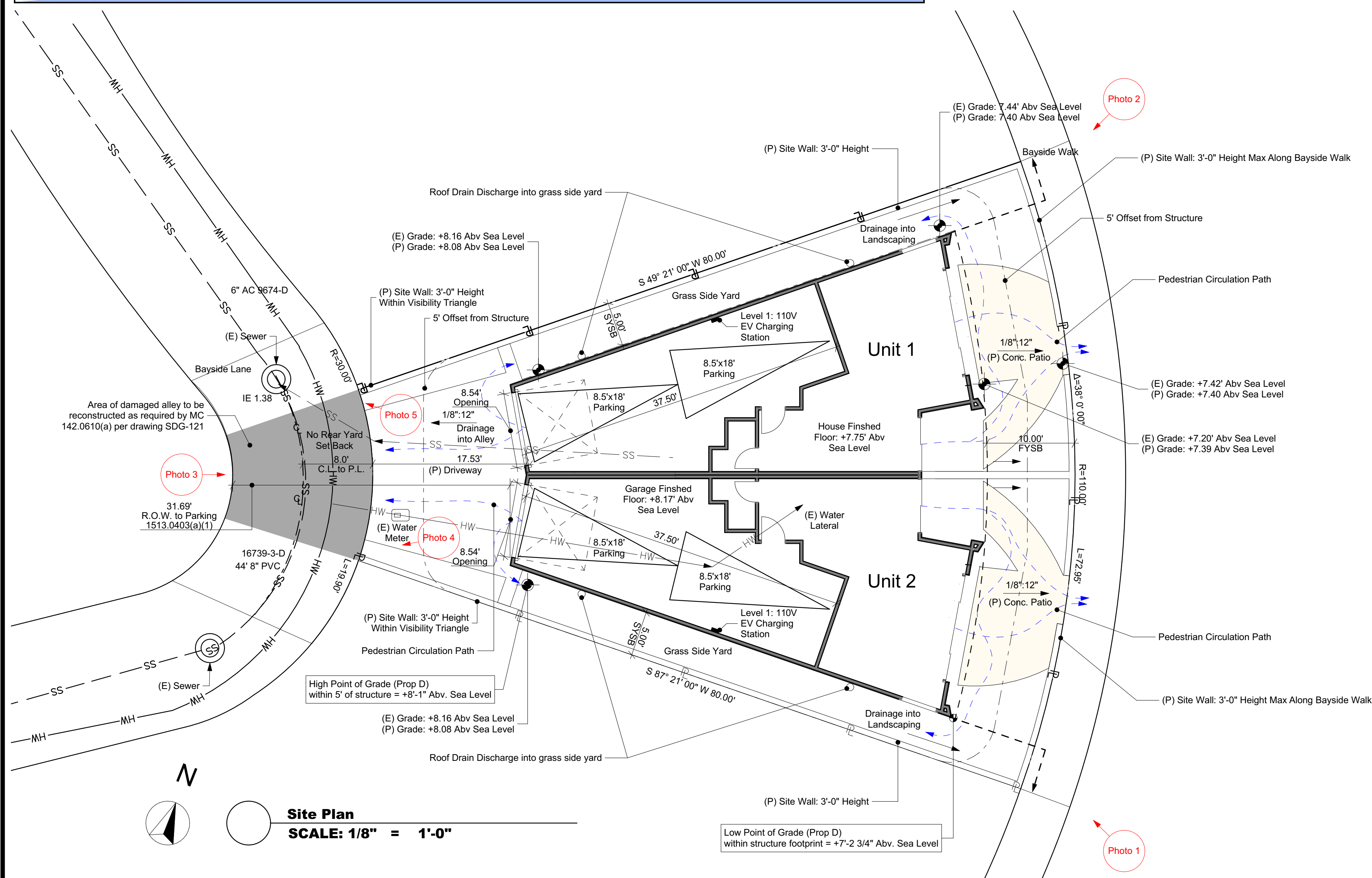
Lot Area:	3,724.95 sf
Allowable FAR:	1.1
Allowable Area:	4,097.45 sf
Building Area:	4,896.0 sf
First Floor:	877.1 sf
Second Floor:	1,739.8 sf
Third Floor:	1,303 sf
Garage:	976.1 sf
Proposed Habital Area:	3,919.9 sf
Existing Habital Area:	0 sf
Added Habital Area:	3,919.9 sf
Proposed Non-Habital Area:	976.1 sf
Existing Non-Habital Area:	0 sf
Added Non-Habital Area:	976.1 sf

Cut Quantities: +/- 10 CYs
 Fill Quantities: +/- 10 CYs
 Import/Export: +/- 10 CYs
 Max cut depth: 0.33 ft
 Max fill depth: 0.33 ft

Total disturbance area: 3,724.95 sf
 Existing amount of impervious area: 3,724.95 sf
 Total proposed impervious Area: 2,983 sf
 Impervious % Decrease: 20%

Site Plan Notes

- The nearest transit stop is approximately 5,280 ft from the project site.
- Street address is visible and legible from the street fronting the property.
- No work will be performed in the Right of Way
- All spot elevations are based off of the attached SanGIS topographic survey (Sheet A-0.3).
- There are no easements, public or private, on this property.
- Required parking to be provided by two, 2-car garages.
- This project must comply with the Municipal Code Requirements for maximum height of the structure not to exceed 30 feet, (SDMC, Sections 131.0444 and 132.0505). Highest point on roof equipment, pipe, vent, antenna or other projection shall not exceed 30 feet above grade.
- The project shall be located entirely on native/undisturbed soil.
- There are 5 fire hydrants within 600' of the property. They are shown on the map located at the top left corner of this sheet.
- Both tandem spaces shall be assigned to the same unit per SDMC Section 1513.0403(b)(4)(B)
- (E) Water service and sewer service to remain and there will be no new water service or sewer service proposed.
- 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
- Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
- I 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
- This project WILL NOT result in any encroachments into the Bayside Walk right of way and any existing encroachments shall be removed.



Parking Table: New Multiple Dwelling Unit 1513.0403(b)(1)

Unit	Required Parking Spots	Proposed Parking Spots
1	2	2
2	2	2

MASTERWORKS construction co.
 7730 Herschel Ave. suite H
 La Jolla, California 92037
 Phone 858 (456) 8000
 Fax 858 (456) 8001

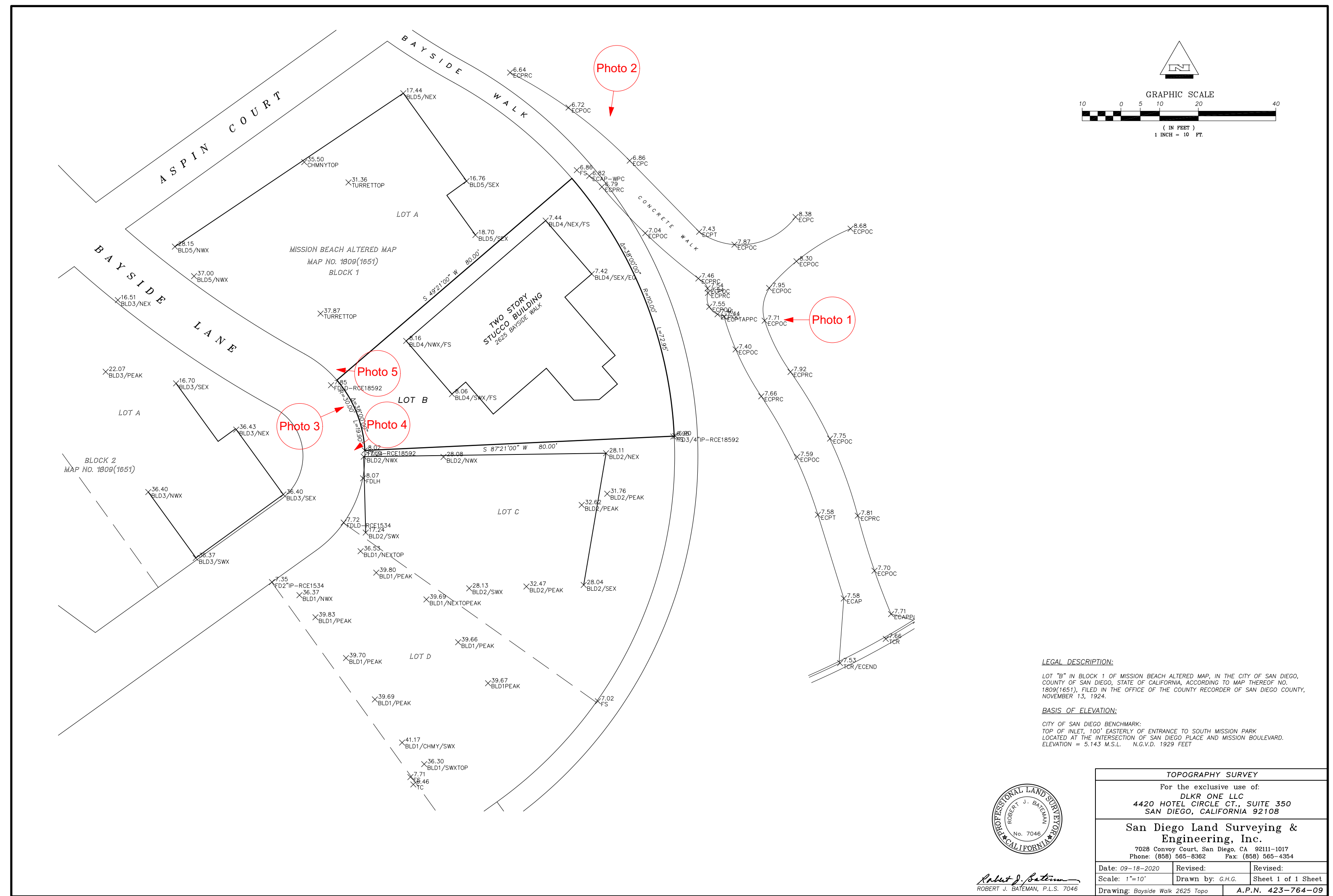
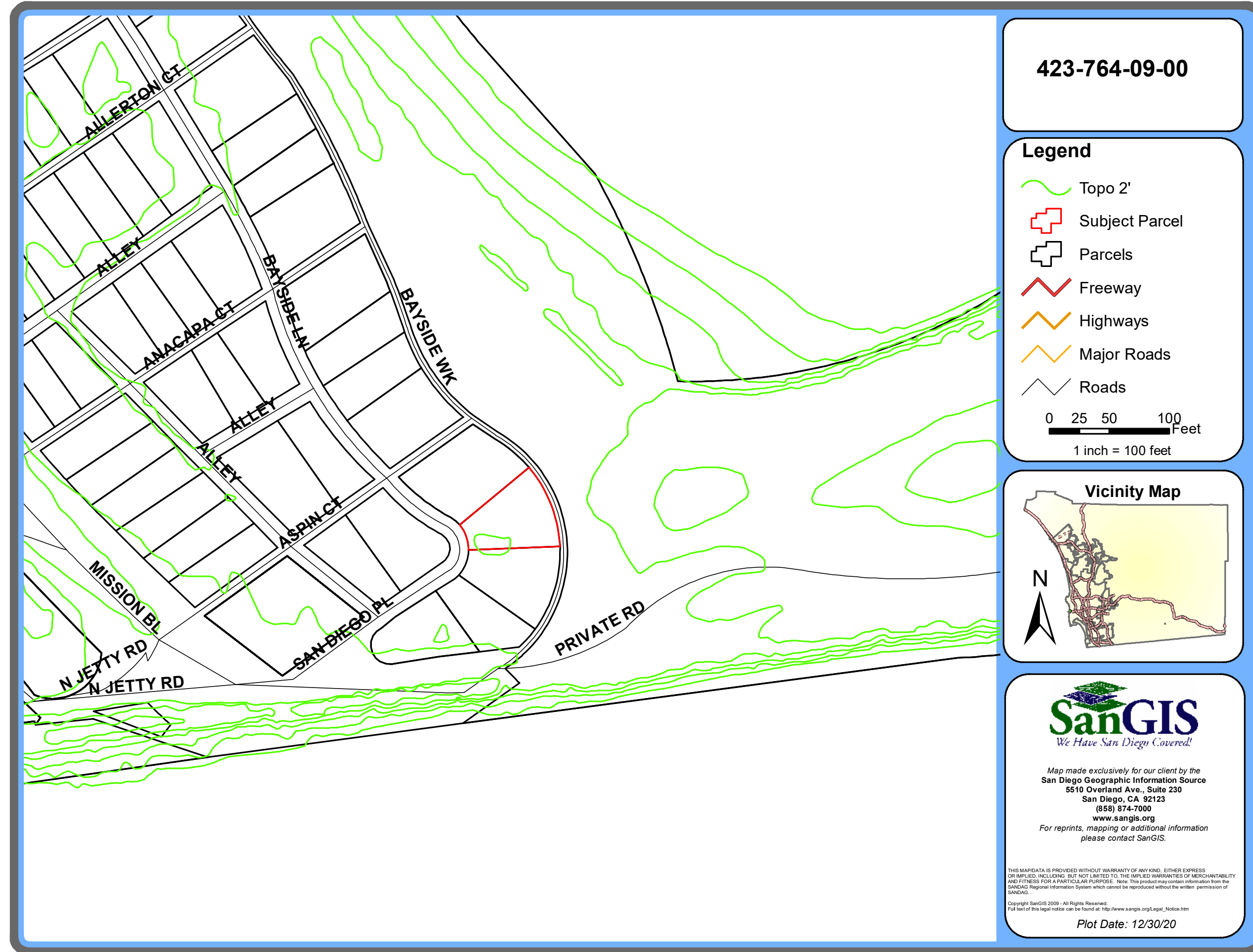
Site Plan

**Bayside Lane Duplex
 New Construction**
 2625-2627 Bayside Lane
 San Diego, CA 92109

REVISIONS		
DELTA	DATE	DESCRIPTION
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	07/17/23	Fourth Submittal

Project Number: 0682669
 Approval Number: -
 MW Project Number: 202016
 Date Revised: 07/17/2023

G:\My Drive\Project Data\2020\202016 - 2625-2627 Bayside Lane\Design\2625-2627 Bayside Lane_Back up 042622.pln



MASTERWORKS
construction co.

7730 Herschel Ave. suite H
La Jolla, California 92037
Phone 858 (456) 8000
Fax 858 (456) 8001

Topographic Map & Photo/Land Survey



Photo 1: SE View

Photo 1



Photo 2: NE View

Photo 2



Photo 3: Rear View

Photo 3



Photo 4: SW Off Site View

Photo 4



Photo 5: NW Off Site View

Photo 5

Photographic survey key is found above on the top right of this page and again on the Site Plan

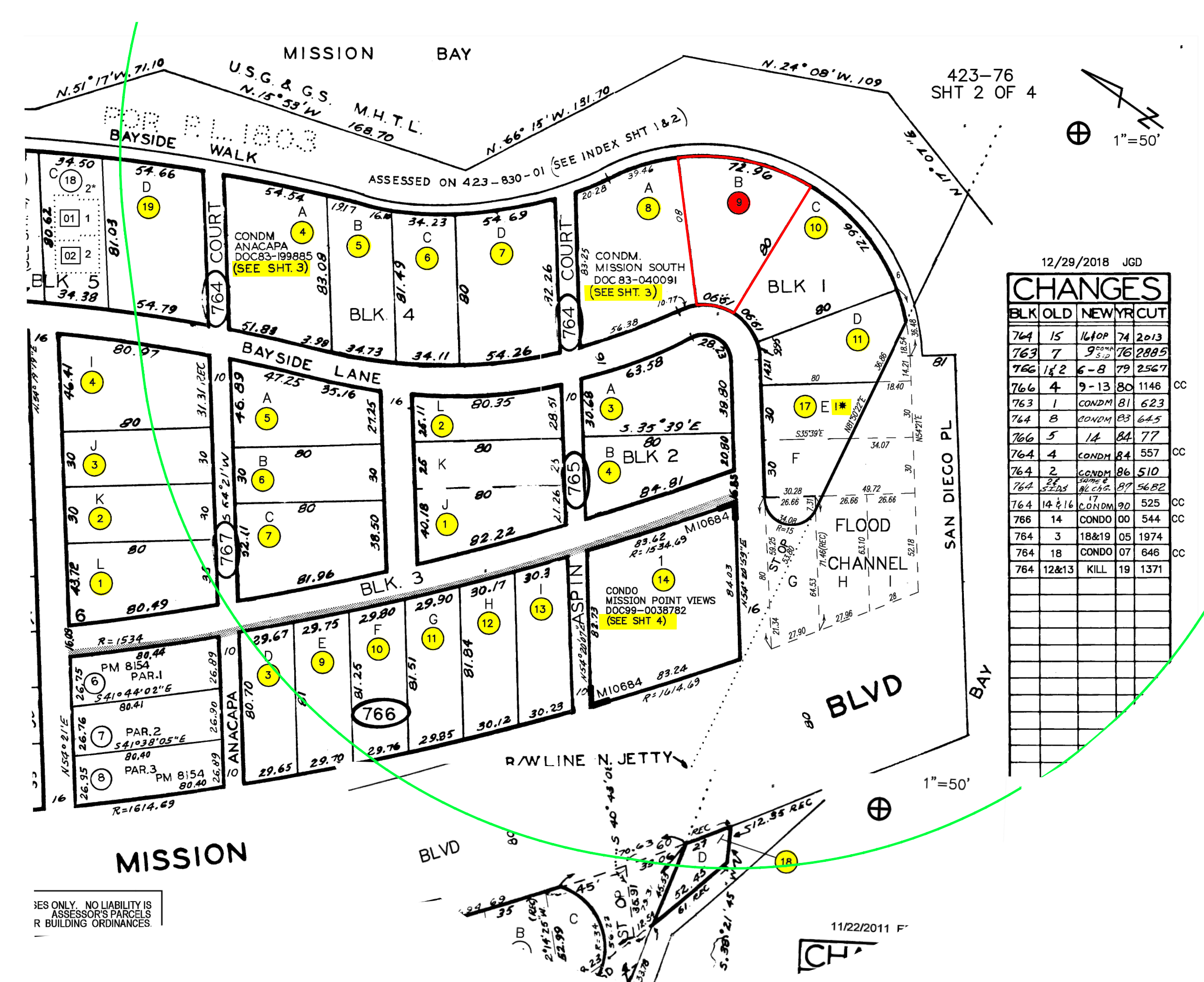
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Approval Number: -
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PARCEL NUMBER	OCCUPANT	SITE ADDRESS	CITY	STATE	ZIP
423-761-18-00	OCCUPANT	1200 3RD 1700	SAN DIEGO	CA	92101
423-764-04-01	OCCUPANT	837 ANACAPA CT	SAN DIEGO	CA	92109
423-764-04-02	OCCUPANT	831 ANACAPA CT	SAN DIEGO	CA	92109
423-764-05-00	OCCUPANT	2646 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-05-00	OCCUPANT	2648 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-06-00	OCCUPANT	2640 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-06-00	OCCUPANT	2642 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-06-00	OCCUPANT	2644 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-07-00	OCCUPANT	824 ASPIN CT	SAN DIEGO	CA	92109
423-764-07-00	OCCUPANT	826 ASPIN CT	SAN DIEGO	CA	92109
423-764-08-01	OCCUPANT	2632 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-08-02	OCCUPANT	2634 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-09-00	OCCUPANT	2625 BAYSIDE LN	SAN DIEGO	CA	92109
423-764-09-00	OCCUPANT	2627 BAYSIDE LN	SAN DIEGO	CA	92109
423-764-10-00	OCCUPANT	2622 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-11-00	OCCUPANT	2610 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-17-01	OCCUPANT	2604 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-17-02	OCCUPANT	2606 BAYSIDE LN	SAN DIEGO	CA	92109
423-764-19-00	OCCUPANT	2656 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-19-00	OCCUPANT	2658 BAYSIDE WALK	SAN DIEGO	CA	92109
423-765-01-00	OCCUPANT	812 ASPIN CT	SAN DIEGO	CA	92109
423-765-01-00	OCCUPANT	816 ASPIN CT	SAN DIEGO	CA	92109
423-765-02-00	OCCUPANT	822 ASPEN CT	SAN DIEGO	CA	92109
423-765-03-00	OCCUPANT	2630 BAYSIDE LN	SAN DIEGO	CA	92109
423-765-04-00	OCCUPANT	811 ASPIN CT	SAN DIEGO	CA	92109
423-765-04-00	OCCUPANT	815 ASPIN CT	SAN DIEGO	CA	92109
423-766-03-00	OCCUPANT	821 ASPIN CT	SAN DIEGO	CA	92109
423-766-03-00	OCCUPANT	805 ANACAPA CT	SAN DIEGO	CA	92109
423-766-09-00	OCCUPANT	2647 MISSION BLVD	SAN DIEGO	CA	92109
423-766-10-00	OCCUPANT	2643 MISSION BLVD	SAN DIEGO	CA	92109
423-766-11-00	OCCUPANT	2641 MISSION BLVD	SAN DIEGO	CA	92109
423-766-12-00	OCCUPANT	2637 MISSION BLVD	SAN DIEGO	CA	92109
423-766-13-00	OCCUPANT	804 ASPIN CT	SAN DIEGO	CA	92109
423-766-14-01	OCCUPANT	2613 MISSION BLVD #01	SAN DIEGO	CA	92109
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423-766-14-14	OCCUPANT	2613 MISSION BLVD #14	SAN DIEGO	CA	92109
423-767-01-00	OCCUPANT	812 ANACAPA CT	SAN DIEGO	CA	92109
423-767-01-00	OCCUPANT	814 ANACAPA CT	SAN DIEGO	CA	92109
423-767-02-00	OCCUPANT	818 ANACAPA CT	SAN DIEGO	CA	92109
423-767-02-00	OCCUPANT	820 ANACAPA CT	SAN DIEGO	CA	92109
423-767-03-00	OCCUPANT	824 ANACAPA CT	SAN DIEGO	CA	92109
423-767-03-00	OCCUPANT	826 ANACAPA CT	SAN DIEGO	CA	92109
423-767-04-00	OCCUPANT	830 ANACAPA CT	SAN DIEGO	CA	92109
423-767-04-00	OCCUPANT	2654 BAYSIDE LN	SAN DIEGO	CA	92109
423-767-05-00	OCCUPANT	829 ANACAPA CT	SAN DIEGO	CA	92109
423-767-05-00	OCCUPANT	827 ANACAPA CT	SAN DIEGO	CA	92109
423-767-05-00	OCCUPANT	821 ANACAPA CT	SAN DIEGO	CA	92109
423-767-06-00	OCCUPANT	819 ANACAPA CT	SAN DIEGO	CA	92109
423-767-06-00	OCCUPANT	815 ANACAPA CT	SAN DIEGO	CA	92109
423-767-07-00	OCCUPANT	811 ANACAPA CT	SAN DIEGO	CA	92109
423-830-01-00	OCCUPANT	1200 3RD 1700	SAN DIEGO	CA	92101

PARCEL NUMBER	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP
423-761-18-00	CITY OF SAN DIEGO	1200 3RD 1700	SAN DIEGO	CA	92101
423-764-04-01	STRAHM RALPH & NANCY FAMILY TRUST03-08-18	2023 FAIRWAY DR	HOLTVILLE	CA	92250
423-764-04-02	LARSEN FAMILY TRUST 05-30-08	1433 N TIGERTAIL RD	LOS ANGELES	CA	90049
423-764-05-00	FLAMING FAMILY TRUST 10-08-97	4437 TWAIN AVE	SAN DIEGO	CA	92120
423-764-06-00	SALSBURY FAMILY TRUST	301 LARKSPUR AVE	CORONA DL MAR	CA	92625
423-764-07-00	SORGE ANTHONY M REVOCABLE TRUST 04-28-92	P O BOX 675280	RANCHO SANTA FE	CA	92067
423-764-08-01	LABRUCHERIE STEPHANIE D	P O BOX 1420	EL CENTRO	CA	92244
423-764-08-02	LOCICERO STEPHEN & RAE A FAMILY TRUST 02-18-00	2634 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-09-00	D L K R ONE LLC	814 MORENA BLVD #101	SAN DIEGO	CA	92110
423-764-10-00	FOWLER RHUDOLPH W & NANCY H REVOCABLE TRUST 07-19-99	1576 PLUM ST	SAN DIEGO	CA	92106
423-764-11-00	LOUIS LIVING TRUST 06-11-18	2612 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-17-01	DRAKE TOM & PATTIE LIVING SURVIVORS TRUST 06-15-99	2604 BAYSIDE WALK	SAN DIEGO	CA	92109
423-764-17-02	PIERCE STEPHEN & JOAN FAMILY TRUST 07-17-82	14000 N 7 V RANCH RD	PRESCOTT	AZ	86305
423-764-19-00	HEDGECOCK ROGER & CYNTHIA REVOCABLE TRUST 02-11-80	2656 BAYSIDE WALK	SAN DIEGO	CA	92109
423-765-01-00	WILLMONT MARY T TRUST 04-08-91	816 ASPIN CT	SAN DIEGO	CA	92109
423-765-02-00	WALZ FAMILY TRUST B 07-11-84	1931 KAUAI DR	COSTA MESA	CA	92626
423-765-03-00	STEVENS DAVID & JANICE REVOCABLE TRUST 07-09-2020	2630 BAYSIDE LN	SAN DIEGO	CA	92109
423-765-04-00	PASSARETTI ANDREW M	P O BOX 9229	SAN DIEGO	CA	92169
423-766-03-00	MUNDAY WILLIAM R & JENNIFER S	805 ANACAPA CT	SAN DIEGO	CA	92109
423-766-09-00	VANHOFWEGEN ROBERT T & ANDREA M	2647 MISSION BLVD	SAN DIEGO	CA	92109
423-766-10-00	MCMULLAN KENNETH R	2643 MISSION BLVD	SAN DIEGO	CA	92109
423-766-12-00	YUNKER FAMILY TRUST 04-13-00	2875 CALLE RANCHO VIS	ENCINITAS	CA	92024
423-766-12-00	GILES FAMILY LLC	1721 W PLANO PKWY #121	PLANO	TX	75075
423-766-13-00	OLSON MARTIN & DIANE LIVING TRUST 11-07-13	2205 55TH STREET CT NW	GIG HARBOR	WA	98335
423-766-14-01	DRISCOLL MICHAEL G & LAURYL Z	2613 MISSION BLVD #1	SAN DIEGO	CA	92109
423-766-14-02	BODACK VICTORIA G	2613 MISSION BLVD #2	SAN DIEGO	CA	92109
423-766-14-03	MCLAY ROBERT N	2613 MISSION BLVD #3	SAN DIEGO	CA	92109
423-766-14-04	MURCZEK KENNETH E & JENNIFER M	2613 MISSION BLVD #4	SAN DIEGO	CA	92109
423-766-14-05	JASENIUK MARILYN G TR	2613 MISSION BLVD #5	SAN DIEGO	CA	92109
423-766-14-06	JACOBS FAMILY TRUST 08-12-95	3945 LAMONT ST	SAN DIEGO	CA	92109
423-766-14-07	DAWSON JASON	2613 MISSION BLVD #7	SAN DIEGO	CA	92109
423-766-14-08	CHRISTINE LAURA E	2613 MISSION BLVD #8	SAN DIEGO	CA	92109
423-766-14-09	MILLER JAGIR FAMILY TRUST 05-04-13	15316 SKY HIGH RD	ESCONDIDO	CA	92025
423-766-14-10	HINSHAW D K TRUST 10-24-08	43 W SARAH LN	TEMPE	AZ	85284
423-766-14-11	WESTPHAL DOUGLAS K & JOHNSON JEAN M	33 TAFT CT	NOVATO	CA	94947
423-766-14-12	BREDON FAMILY TRUST 10-05-05	2613 MISSION BLVD #12	SAN DIEGO	CA	92109
423-766-14-13	2613 MISSION BLVD LLC	2613 MISSION BLVD #13	SAN DIEGO	CA	92109
423-766-14-14	SIDELL JASON B	2613 MISSION BLVD #14	SAN DIEGO	CA	92109
423-767-01-00	STRAHM RALPH & NANCY FAMILY TRUST 03-08-18	2023 FAIRWAY DR	HOLTVILLE	CA	92250
423-767-02-00	ABBOTT DONALD K & REBECCA J TRUST 04-06-93	818 ANACAPA CT	SAN DIEGO	CA	92109
423-767-03-00	VOLPE VINCENT & MARLA	4353 ISSAQUAH PINE LAKE RD SE	SAMMAMISH	WA	98075
423-767-04-00	KOCAR FAMILY TRUST 05-03-88	830 ANACAPA CT	SAN DIEGO	CA	92109
423-767-05-00	JOHNSON TED & RUTH TRUST 06-19-15	829 ANACAPA CT	SAN DIEGO	CA	92109
423-767-06-00	GOLDMAN FAMILY TRUST 05-07-13	819 ANACAPA CT	SAN DIEGO	CA	92109
423-767-07-00	BALLOU DONALD	815 ANACAPA CT	SAN DIEGO	CA	92109
423-830-01-00	CITY OF SAN DIEGO	1200 3RD 1700	SAN DIEGO	CA	92101
PLANNING GROUP: MISSION BEACH		NO ADDRESS AVAILABLE	SEE ATTACHED		



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Accessor's Map & Occupant Info

**Bayside Lane Duplex
New Construction**

2625-2627 Bayside Lane
San Diego, CA 92109

REVISIONS		
DELTA	DATE	DESCRIPTION
	01/18/21	Initial Submittal
	07/23/21	Second Submittal
	10/18/21	Planned District Review
	10/29/21	Third Submittal
	11/28/22	CCC Review
	07/17/23	Fourth Submittal

Project Number: 0682669
Approval Number: -
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Date Revised: 07/17/2023

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INTERIOR DOOR SCHEDULE

ID	Manufacturer	Glazing	Operation Type	Leaf Dimensions	Hardware Set	Notes	Elevation
D107	---			32"x84"			
D108	---			28"x84"			
D109	---			32"x84"			
D110	---			28"x84"			
D207	---			60"x84"			
D208	---			30"x84"			
D209	---			30"x84"			
D210	---			72"x84"			
D211	---			30"x84"			
D212	---			30"x84"			
D213	---			30"x84"			
D214	---			30"x84"			
D215	---			28"x84"			
D216	---			28"x84"			
D217	---			28"x84"			
D218	---			28"x84"			
D219	---			30"x84"			
D220	---			30"x84"			
D221	---			30"x84"			
D222	---			30"x84"			
D223	---			72"x84"			
D224	---			30"x84"			
D225	---			30"x84"			
D226	---			60"x84"			
D305	---			30"x84"			

WINDOW AND GLASS DOOR SCHEDULE*

ID	Size		Manufacturer	Operation Type	Glazing*	U-value	SHGC	Exterior Elevation
	W	H						
D102	144"	96"						
D103	72 3/8"	105 1/4"						
D104	72 3/8"	105 1/4"						
D105	144"	96"						
D201	72"	105 1/4"						
D202	144"	96"						
D203	60"	105 1/4"						
D204	60"	105 1/4"						
D205	144"	96"						
D206	72"	105 1/4"						
W101	48"	72"						
W102	48"	72"						
W201	30"	60"						
W202	30"	60"						
W203	30"	60"						
W204	30"	60"						
W205	134 7/16"	60"						
W206	134 7/16"	60"						
W207	30"	60"						
W208	30"	60"						
W209	30"	60"						
W210	30"	60"						

NOTES:

- Dwelling to garage door #107 and #109 - Provide a self-closing and self-latching door at the opening between the garage and the non-sprinklered dwelling unit. Minimum 1-3/8" thick solid wood, minimum 1-3/8" thick steel with honeycomb-core, or 20 minute fire-rated. (CRC R302.5.1)
- Glazing frames made from vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWDA 101/I.S.2 structural requirements.
- All exterior window and exterior glazed door assemblies shall be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of CRC R308 for Safety Glazing.
- All exterior door surfaces or cladding shall be of noncombustible or ignition-resistant material.
- Fleetwood doors and windows are completely aluminum construction.
- Garage door is aluminum frame and glass.

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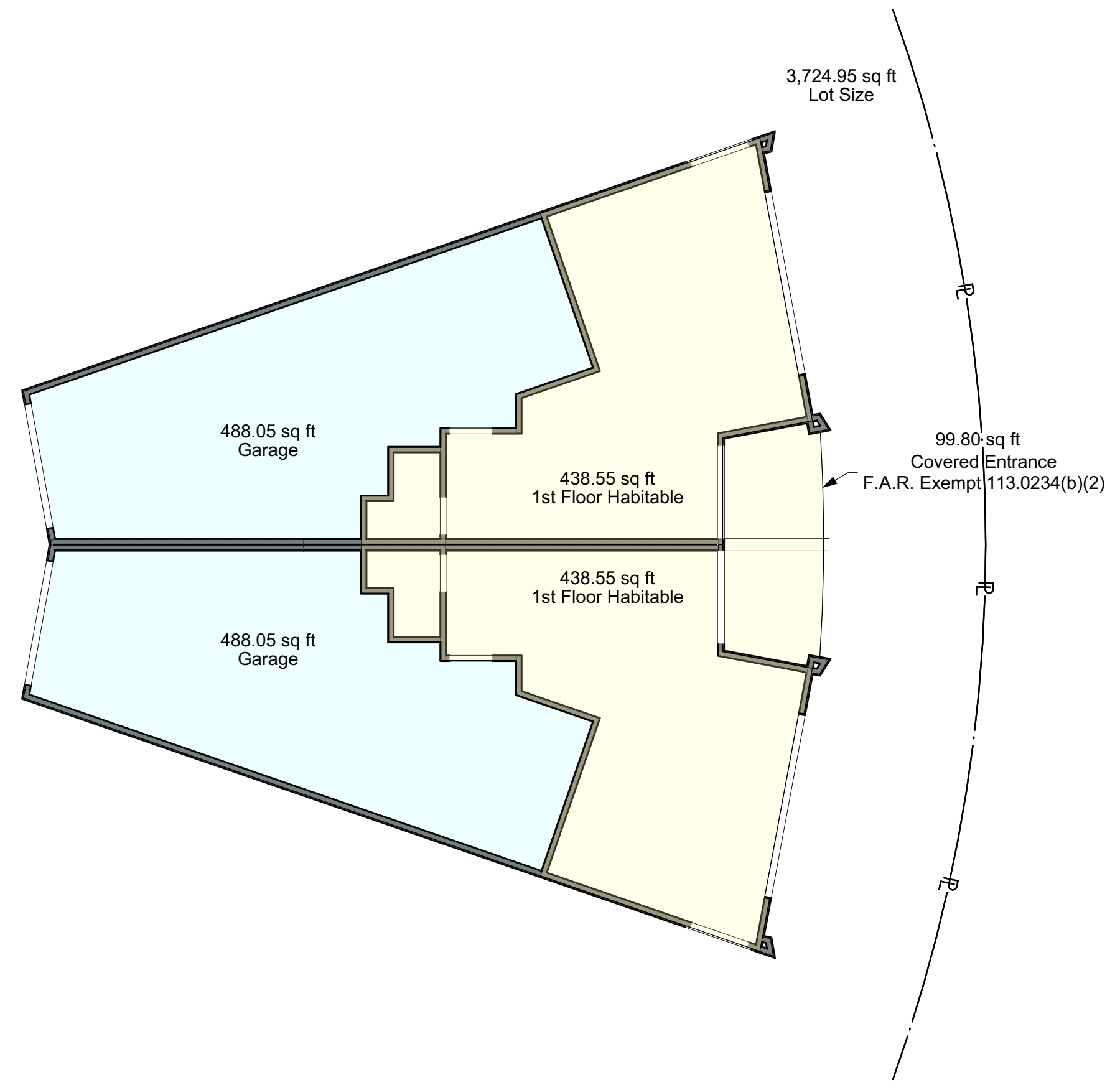
D/W Schedule and Details

Bayside Lane Duplex
New Construction
 2625-2627 Bayside Lane
 San Diego, CA 92109

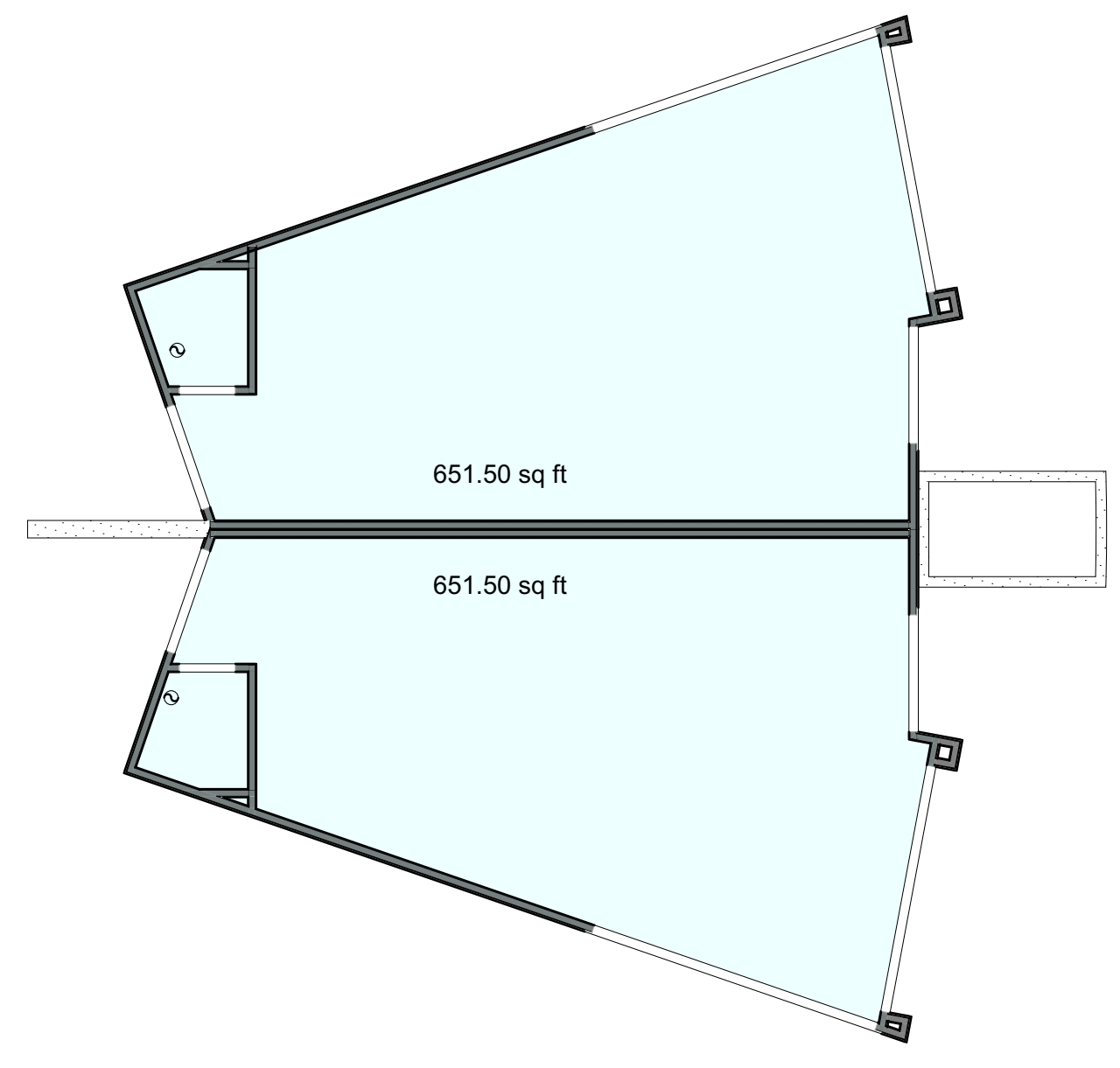
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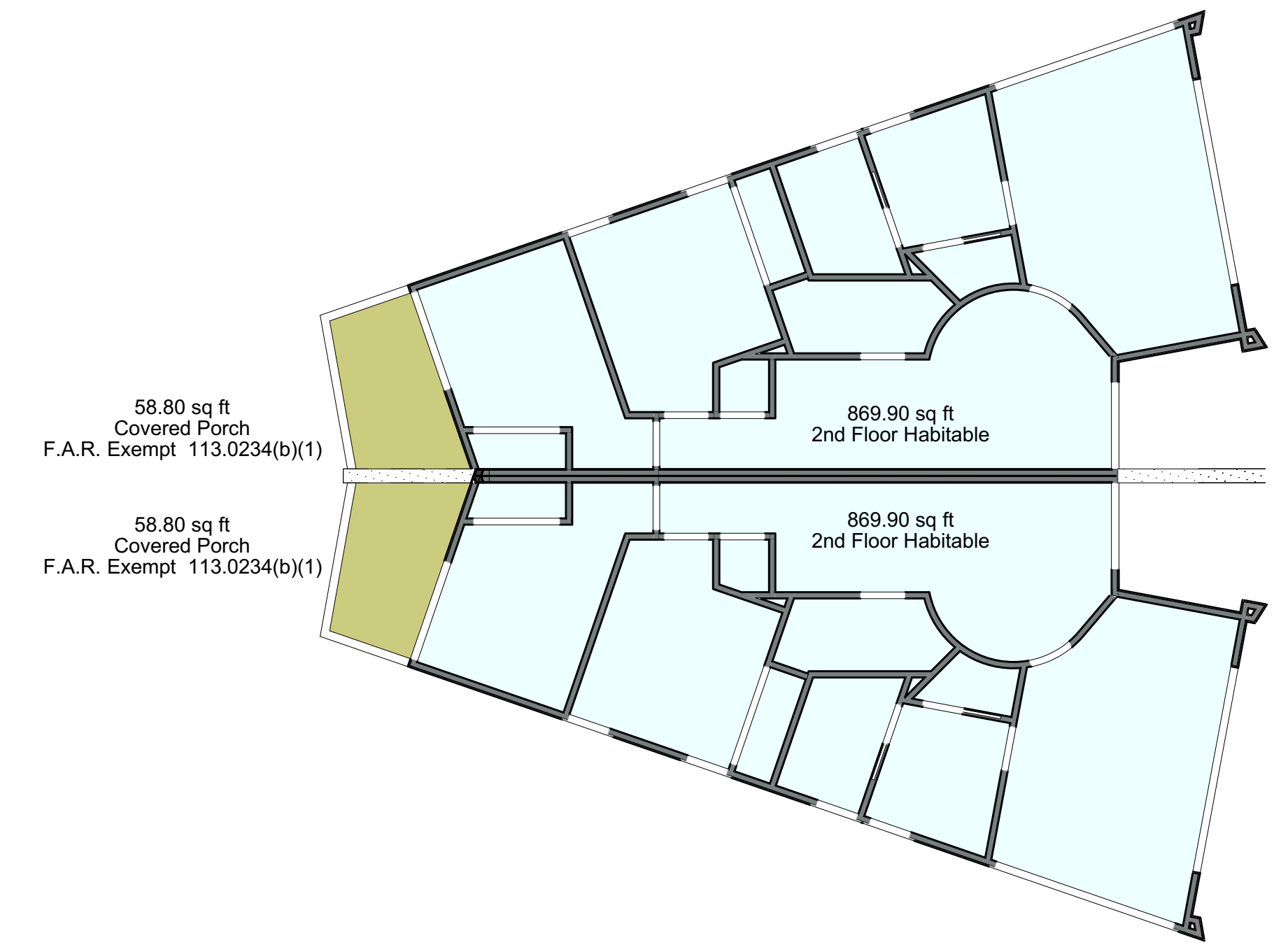
Project Number: 0682669
 Approval Number: -
 MW Project Number: 202016
 Date Revised: 07/17/2023



N
1st Floor F.A.R.
 SCALE: 1/8" = 1'-0"



N
3rd Floor F.A.R.
 SCALE: 1/8" = 1'-0"



N
2nd Floor F.A.R.
 SCALE: 1/8" = 1'-0"

Lot Area:	3,724.95 sf
Allowable FAR:	1.1
Allowable Area:	4,097.45 sf
Building Area:	4,896.0 sf
First Floor:	877.1 sf
Second Floor:	1,739.8 sf
Third Floor:	1,303 sf
Garage:	976.1 sf
Proposed Habital Area:	3,919.9 sf
Existing Habital Area:	0 sf
Added Habital Area:	3,919.9 sf
Proposed Non-Habital Area:	976.1 sf
Existing Non-Habital Area:	0 sf
Added Non-Habital Area:	976.1 sf
FAR Area:	4,096.0 sf
First Floor:	877.1 sf
+ Phantom:	0 sf
- Exempt:	0 sf
Second Floor:	1,739.8 sf
+ Phantom:	0 sf
- Exempt:	0 sf
Third Floor:	1,303.0 sf
+ Phantom:	0 sf
- Exempt:	0 sf
Garage:	976.1 sf
+ Phantom:	0 sf
- Exempt:	800 sf
Total FAR Area:	4,096.0 sf
Actual FAR:	1.1 sf

Wall Legend

2x4 New Int wall	▬
2x4 New Ext wall	▬
2x4 New Int wall	▬

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FAR Compliance

Bayside Lane Duplex New Construction
 2625-2627 Bayside Lane
 San Diego, CA 92109

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Project Number:	0682669
Approval Number:	-
MW Project Number:	202016
Date Revised:	07/17/2023

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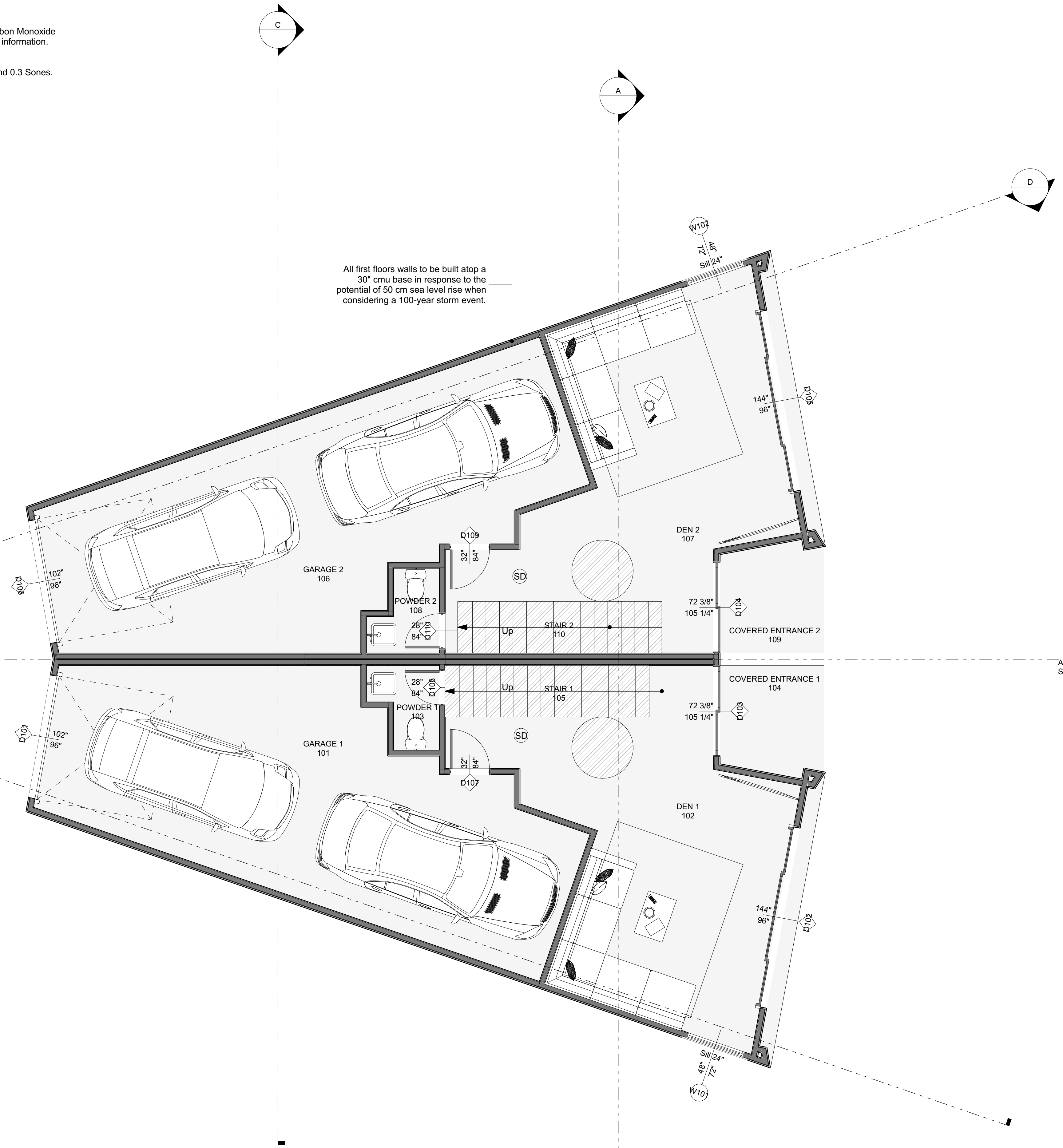
Floor plan Notes

1. Provide integrated backdraft dampers for all exhaust fans.
2. Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
 - Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 - Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
3. Environmental air ducts and exhaust terminations shall terminate not less than 3' from a property line and not less than 3' from openings into the building.
4. Provide guardrail where 30" or greater measured vertically to the grade below at any point within 36" horizontally to the edge of the open side. Guardrails have 42" min. height and opening will not allow the passage of a 4" sphere.
5. Provide one-hour separation between garage and house. Provide min. 1/2" gypsum board applied to the garage side of walls separating the garage from the dwelling and attics. Provide min. 5/8" Type X gypsum board on the garage side of the floor/ceiling/wall assemblies supporting habitable rooms above the garage.
6. All plumbing walls shall be framed using 2 x 6 construction.
7. Provide switched exterior light at all exterior doors.
8. Direct Vent FAU and Water Heater Vented Thru Roof.

- SD Combination Smoke Detector and Carbon Monoxide Detector. See General Notes for more information.
- Nutone QTEN Exhaust Fan. 80CFM and 0.3 Sones.

- 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
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity

All first floors walls to be built atop a 30" cmu base in response to the potential of 50 cm sea level rise when considering a 100-year storm event.



Additional Section:
Sheet A-6.3

Additional Section:
Sheet A-6.3

First Floor - Noted
SCALE: 1/4" = 1'-0"

Wall Legend	
2x4 New Int wall	▬
2x4 New Ext wall	▬
2x4 New Int wall	▬

Sheet 7 of 21

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1st Floor - Noted

**Bayside Lane Duplex
New Construction**
2625-2627 Bayside Lane
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	07/17/23	Fourth Submittal

Project Number: 0682669
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MW Project Number: 202016
Date Revised: 07/17/2023

A-1.1

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1st Floor - Dimensioned

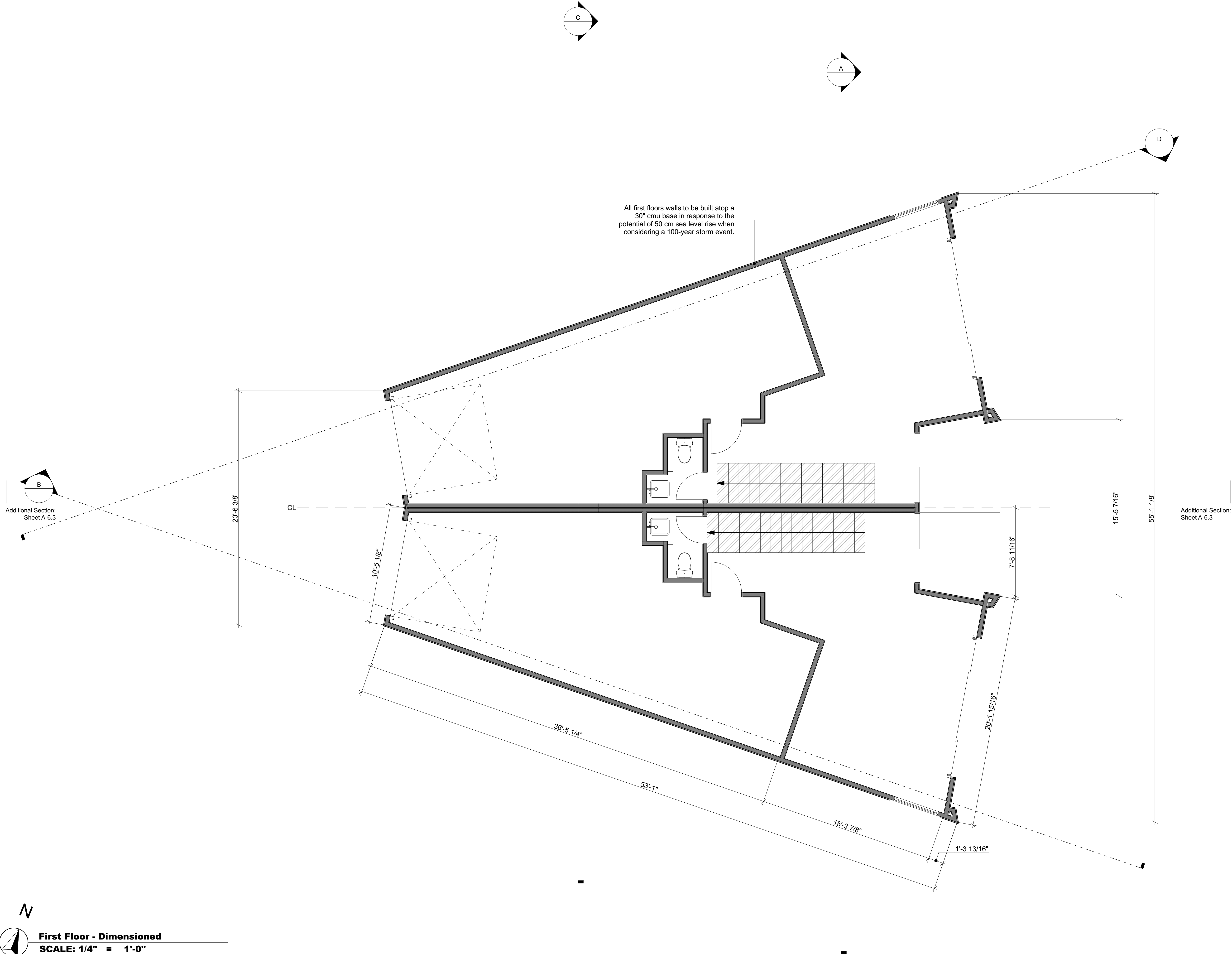
**Bayside Lane Duplex
New Construction**
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Date Revised: 07/17/2023

A-1.2



All first floors walls to be built atop a 30" cmu base in response to the potential of 50 cm sea level rise when considering a 100-year storm event.

Wall Legend

2x4 New Int wall	▬▬▬
2x4 New Ext wall	▬▬▬▬
2x4 New Int wall	▬▬▬▬▬

First Floor - Dimensioned
SCALE: 1/4" = 1'-0"

Floor plan Notes

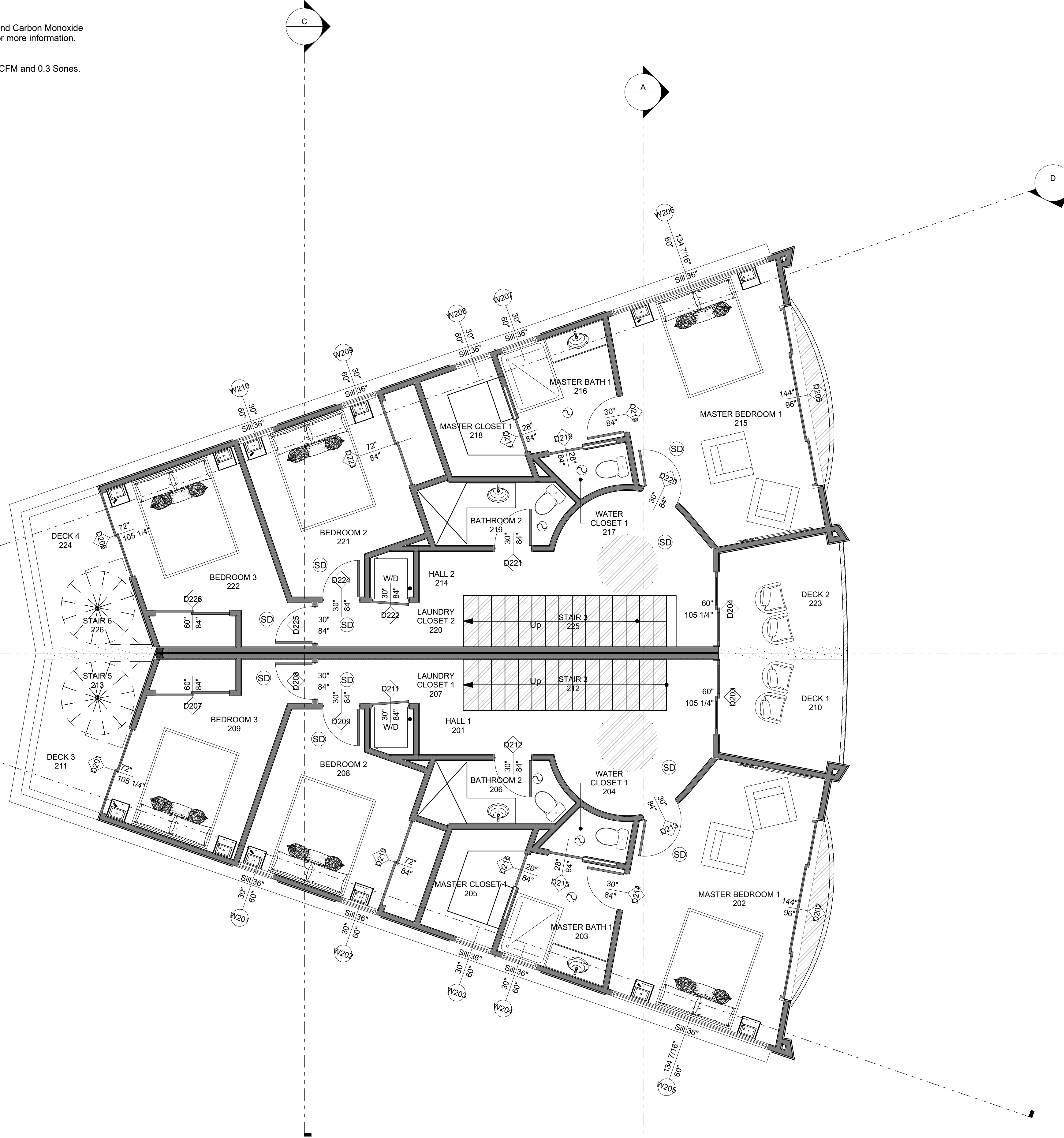
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6. All plumbing walls shall be framed using 2 x 6 construction.
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9. All plumbing fixture units are existing unless otherwise noted as (N) for new. Only Bath 3 and laundry sink are new.

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- Standard dishwashers: 4.25 gallons per cycle;
- Compact dishwashers: 3.5 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Additional Section:
Sheet A-6.3

Additional Section:
Sheet A-6.3



Second Floor Noted
SCALE: 1/4" = 1'-0"

Wall Legend

2x4 New Int wall	▬
2x4 New Ext wall	▬
2x4 New Int wall	▬

2nd Floor - Noted

**Bayside Lane Duplex
New Construction**
2625-2627 Bayside Lane
San Diego, CA 92109

REVISIONS

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	07/17/23	Fourth Submittal

Project Number: 0682669
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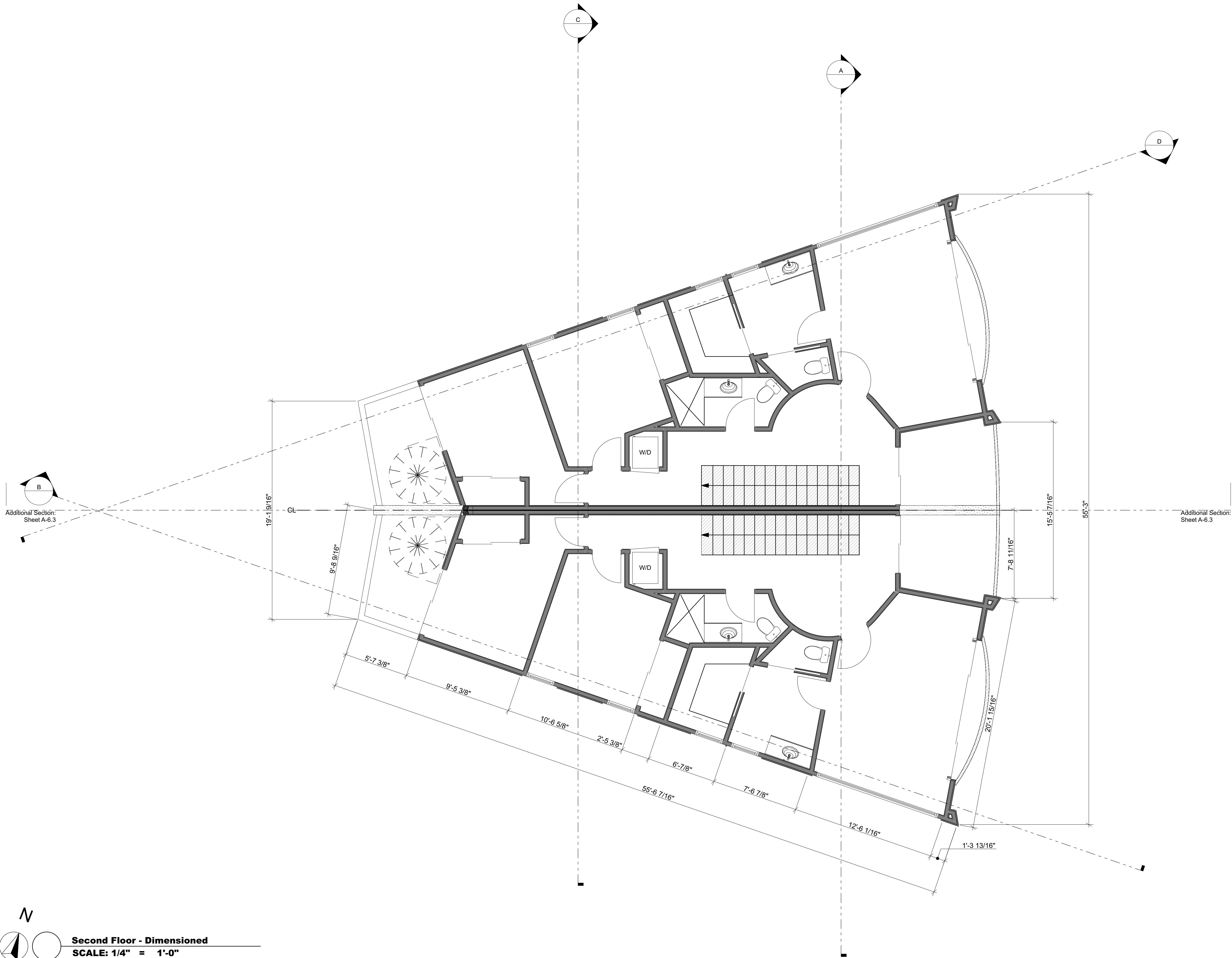
2nd Floor - Dimensioned

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Project Number: 0682669
Approval Number: -
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Date Revised: 07/17/2023

A-2.2



Additional Section:
Sheet A-6.3

Additional Section:
Sheet A-6.3

Second Floor - Dimensioned
SCALE: 1/4" = 1'-0"

Wall Legend	
2x4 New Int wall	
2x4 New Ext wall	
2x4 New Int wall	

Floor plan Notes

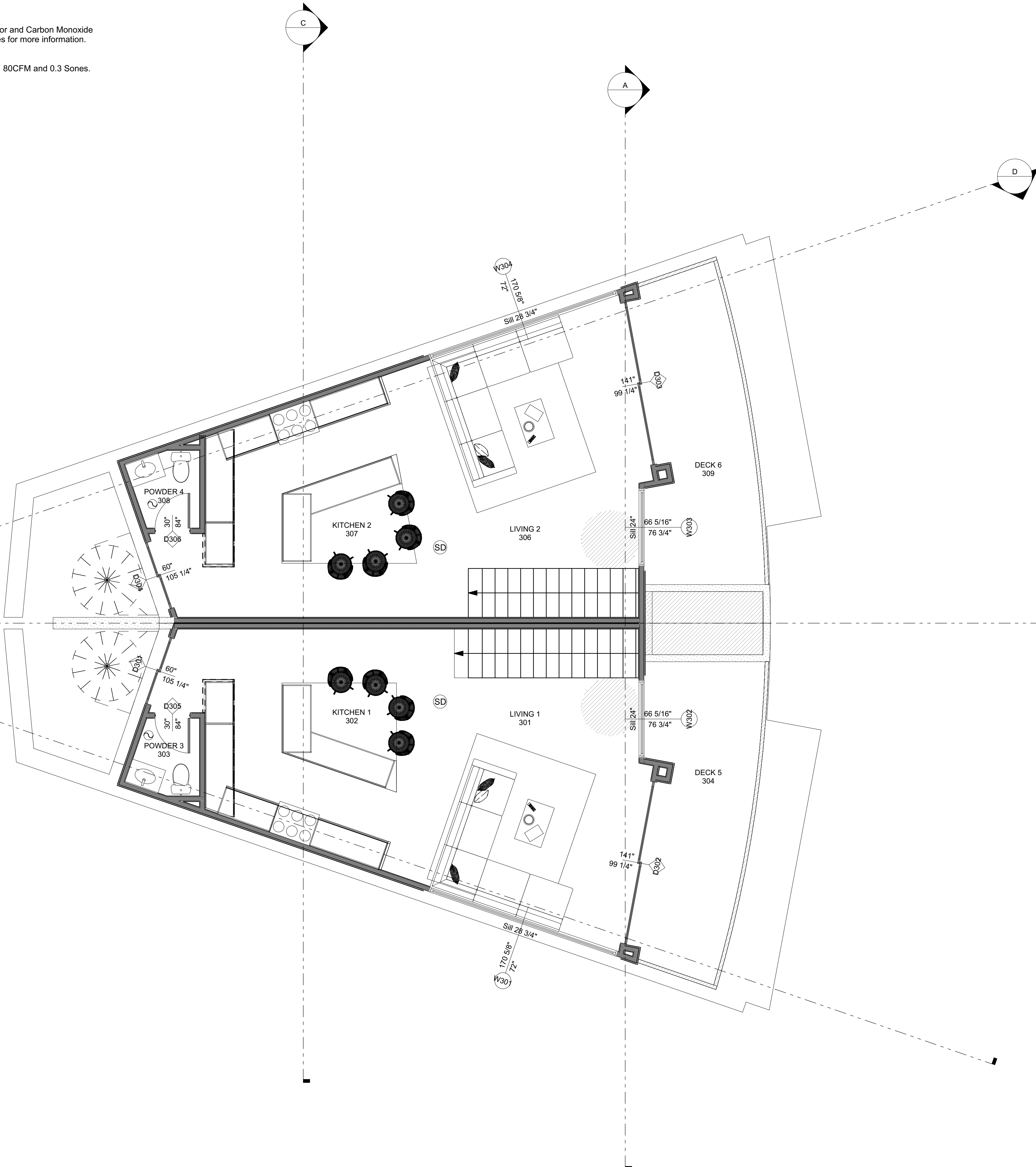
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- Compact dishwashers: 3.5 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Additional Section:
Sheet A-6.3

Additional Section:
Sheet A-6.3



Third Floor Noted
SCALE: 1/4" = 1'-0"

Wall Legend	
2x4 New Int wall	
2x4 New Ext wall	
2x4 New Int wall	

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3rd Floor - Noted

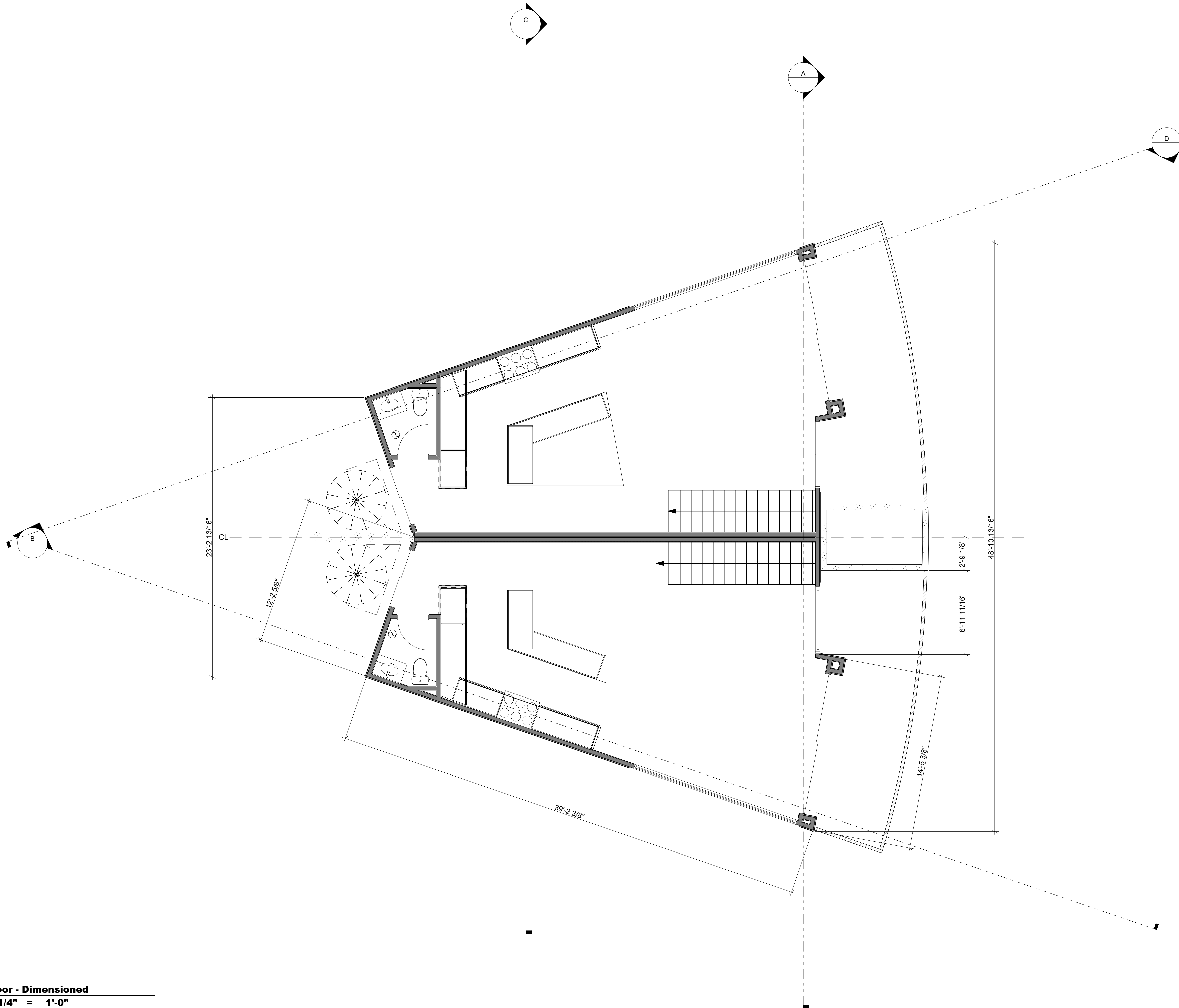
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Third Floor - Dimensioned
SCALE: 1/4" = 1'-0"

Wall Legend	
2x4 New Int wall	
2x4 New Ext wall	
2x4 New Int wall	

Sheet 12 of 21

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3rd Floor - Dimensioned

**Bayside Lane Duplex
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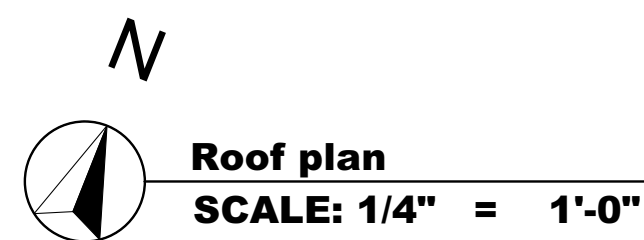
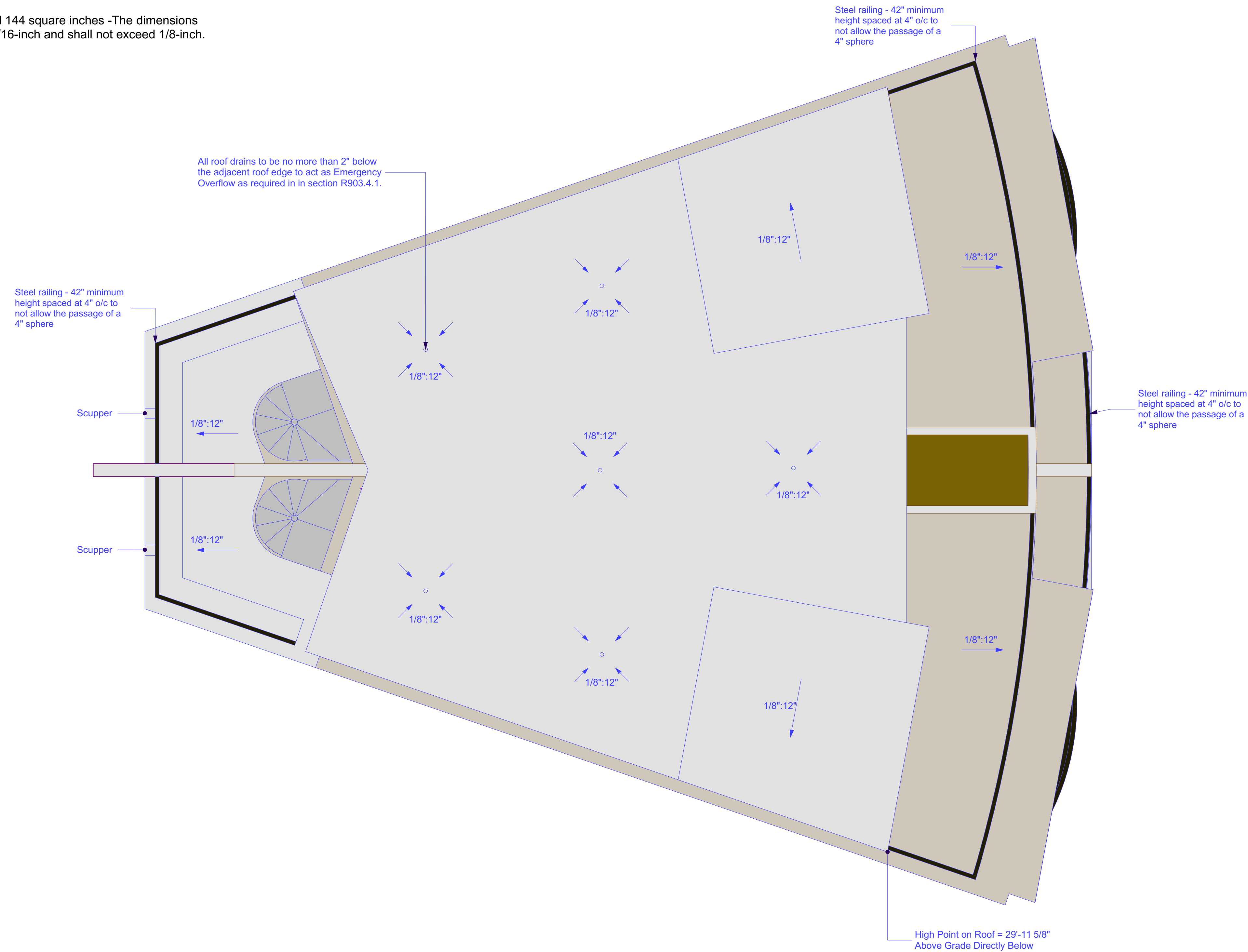
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A-3.2

Roof Notes:

- Evergaurd TPO Report: UL ER1306-01
GAF Materials Corporation, Class A
- Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
- All roof gutters and downspouts shall be constructed out of non-combustible materials.
- Drip edge flashing used at the free edges of roofing materials shall be non-combustible.
- Valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gauge) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
- Individual vent openings shall not exceed 144 square inches -The dimensions of the openings shall be a minimum of 1/16-inch and shall not exceed 1/8-inch.

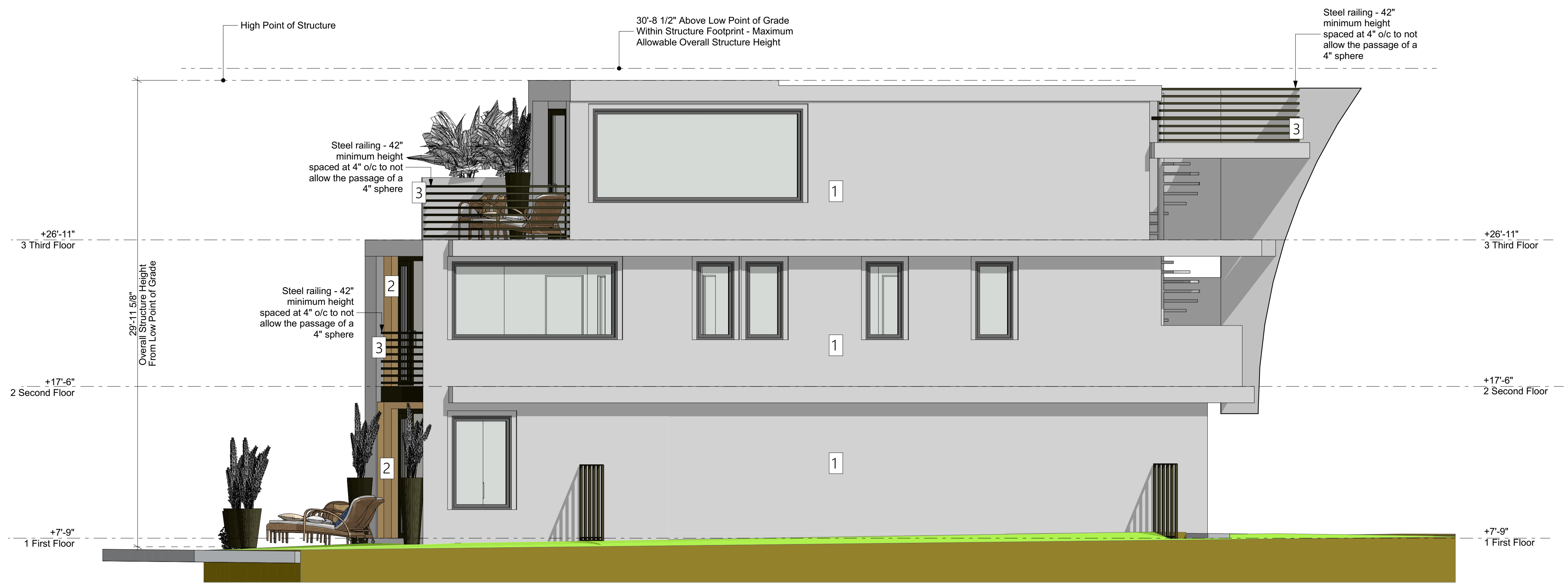


Roof Plan

**Bayside Lane Duplex
New Construction**
2625-2627 Bayside Lane
San Diego, CA 92109

REVISIONS		
DELTA	DATE	DESCRIPTION
	01/18/21	Initial Submittal
	07/23/21	Second Submittal
	10/18/21	Planned District Review
	10/29/21	Third Submittal
	11/28/22	CCC Review
	07/17/23	Fourth Submittal

Project Number: 0682669
Approval Number: -
MW Project Number: 202016
Date Revised: 07/17/2023



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

Elevation Keynotes:

- 1 Stucco
- 2 Wood Siding
- 3 Steel Railing



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

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construction co.

7730 Herschel Ave. suite H
La Jolla, California 92037
Phone 858 (456) 8000
Fax 858 (456) 8001

Exterior Elevations

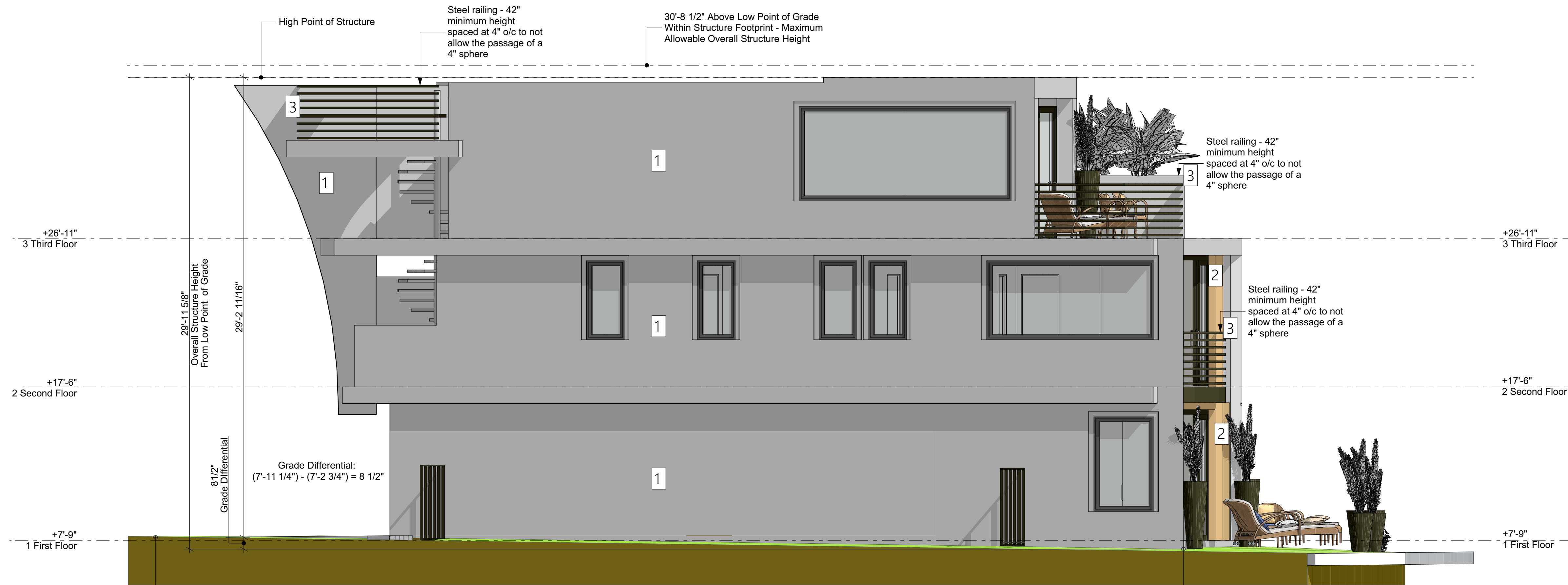
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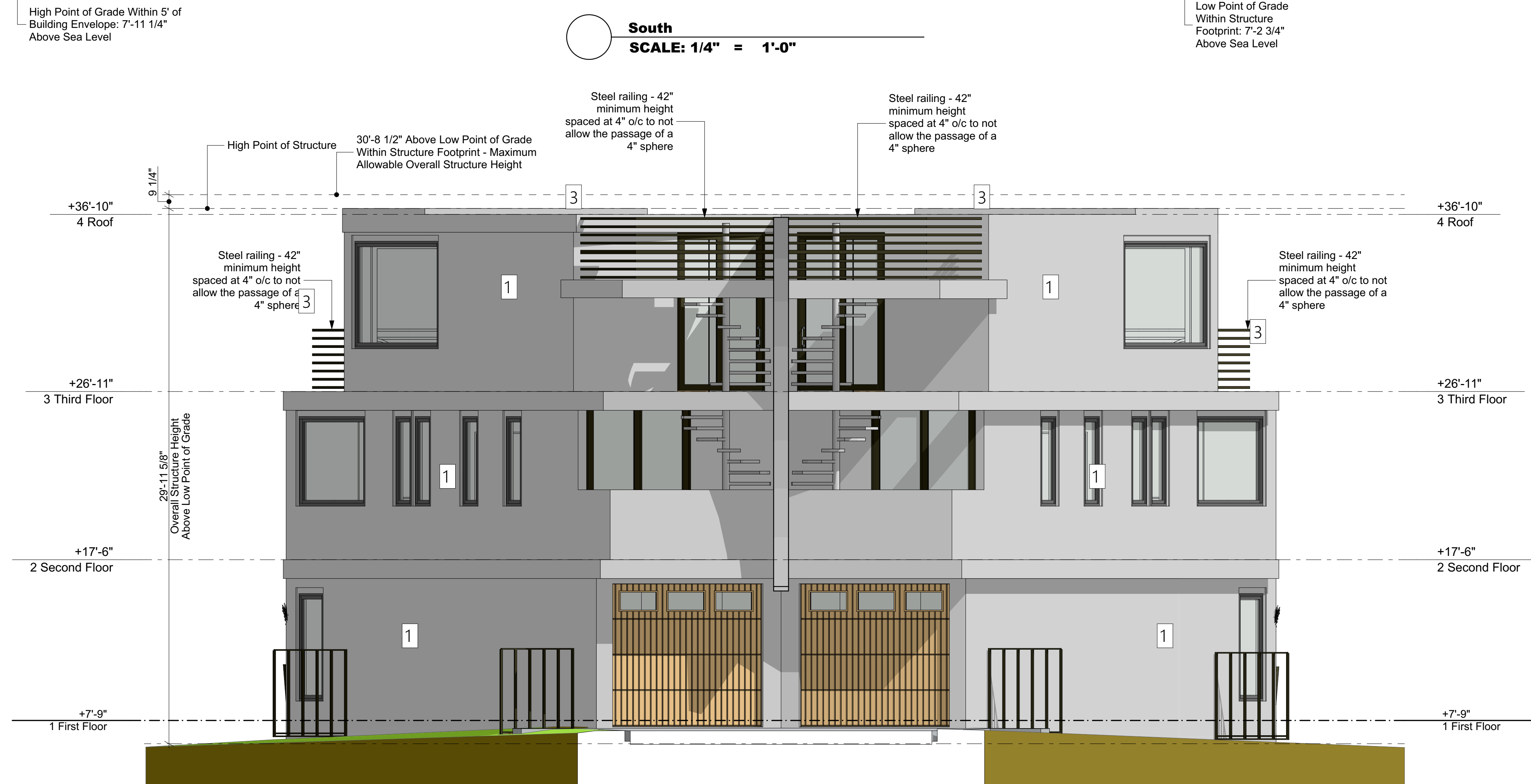
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Elevation Keynotes:

- 1 Stucco
- 2 Wood Siding
- 3 Steel Railing

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



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

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Exterior Elevations

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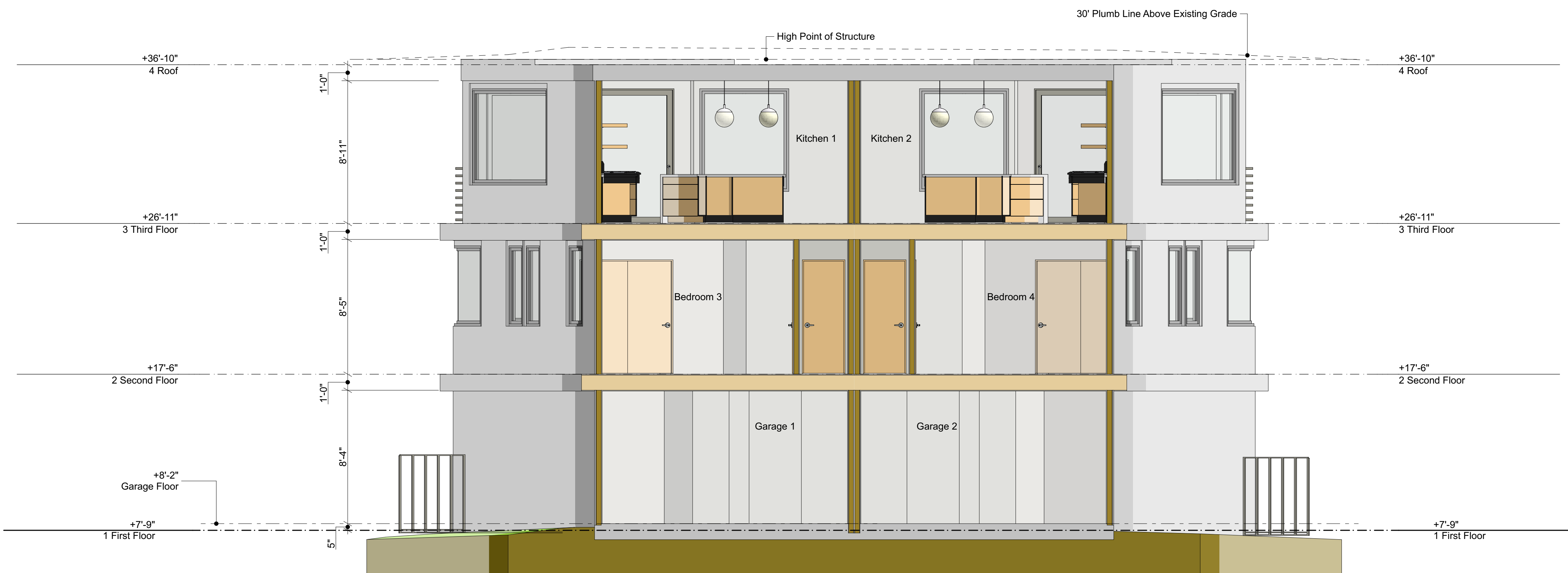
Project Number: 0682669
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Date Revised: 07/17/2023

Sections



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

Insulation
Roofs R30
Walls R19
Understory R19



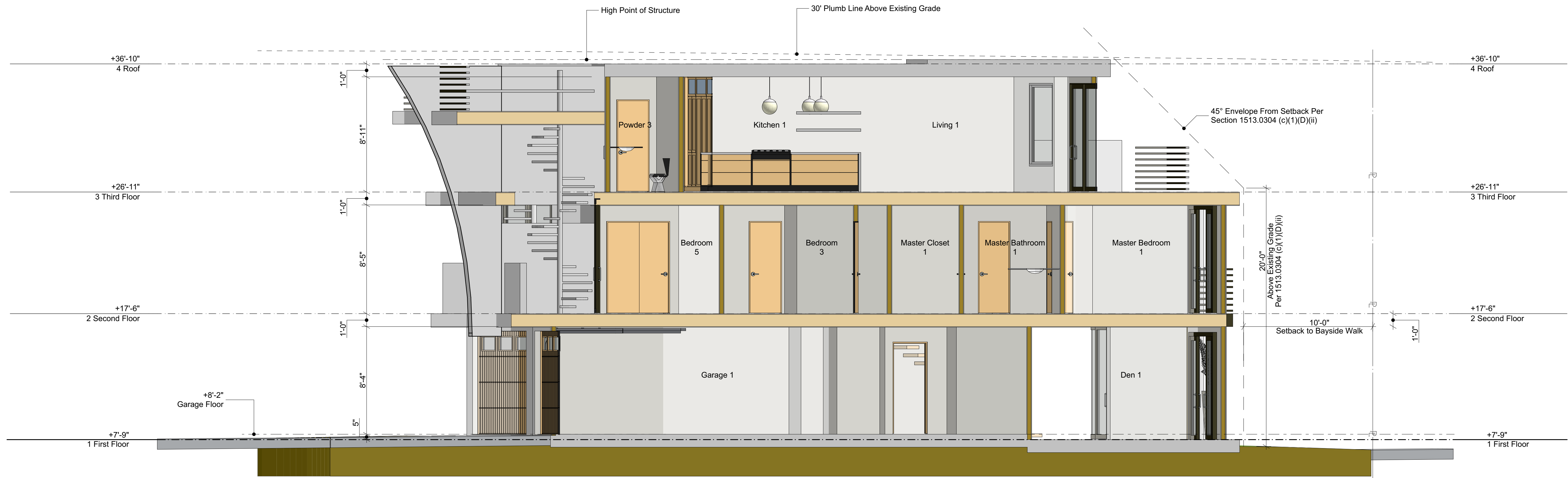
Section C
SCALE: 1/4" = 1'-0"

Bayside
Lane Duplex
New Construction
2625-2627 Bayside Lane
San Diego, CA 92109

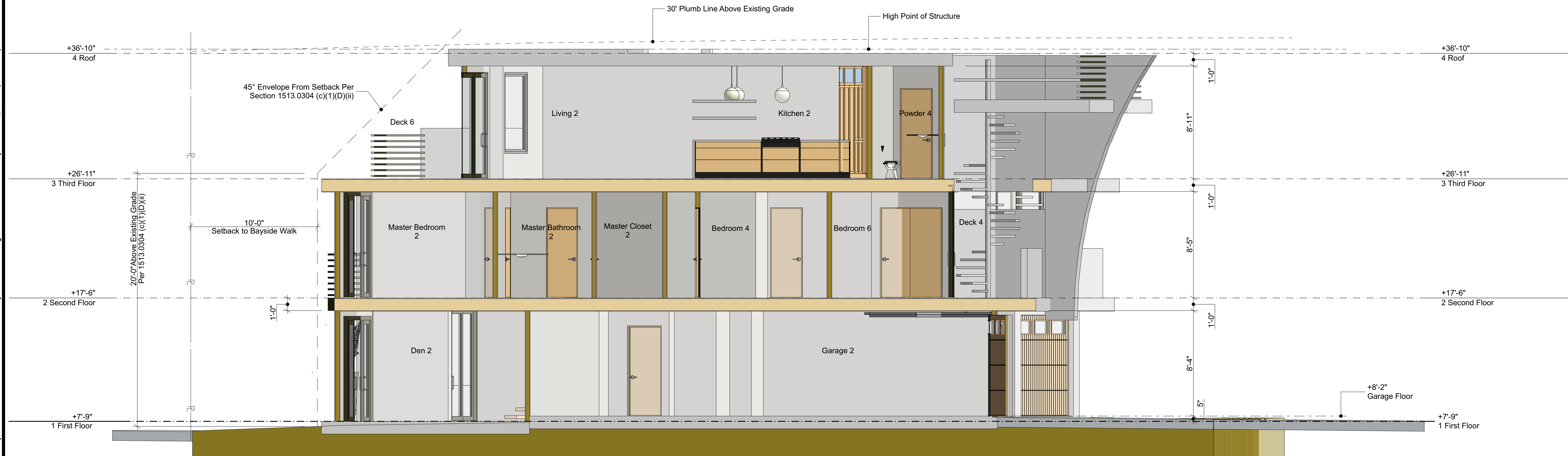
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Sections



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



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

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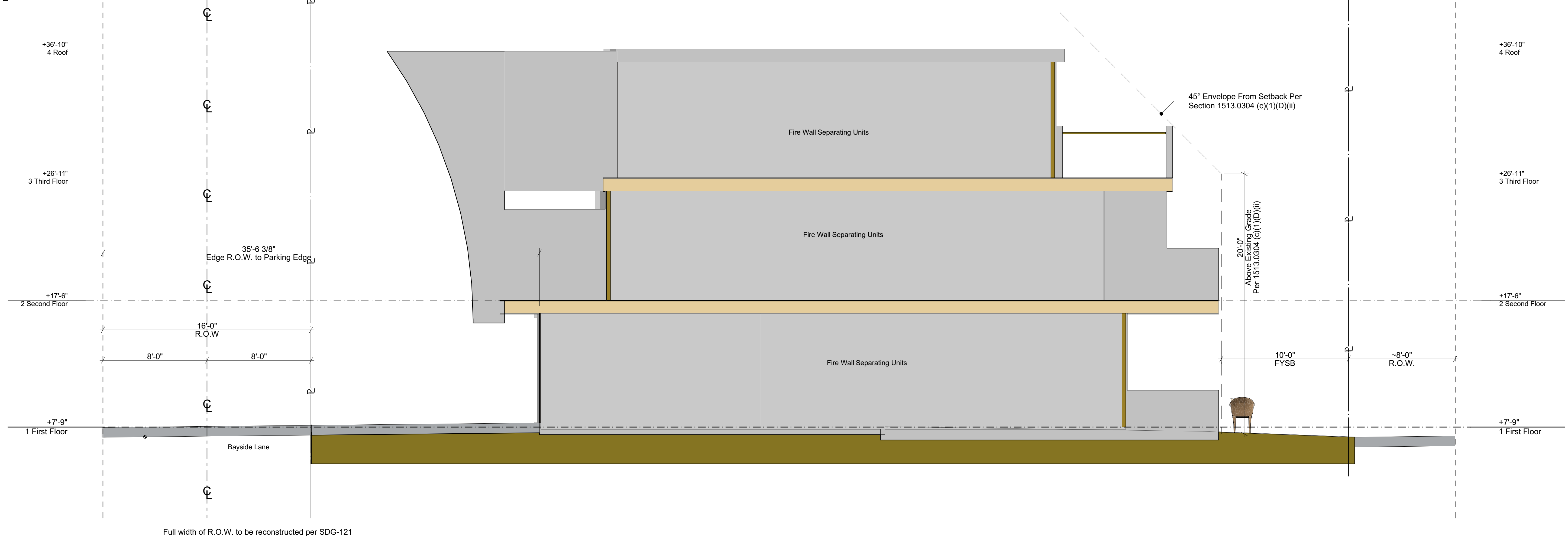
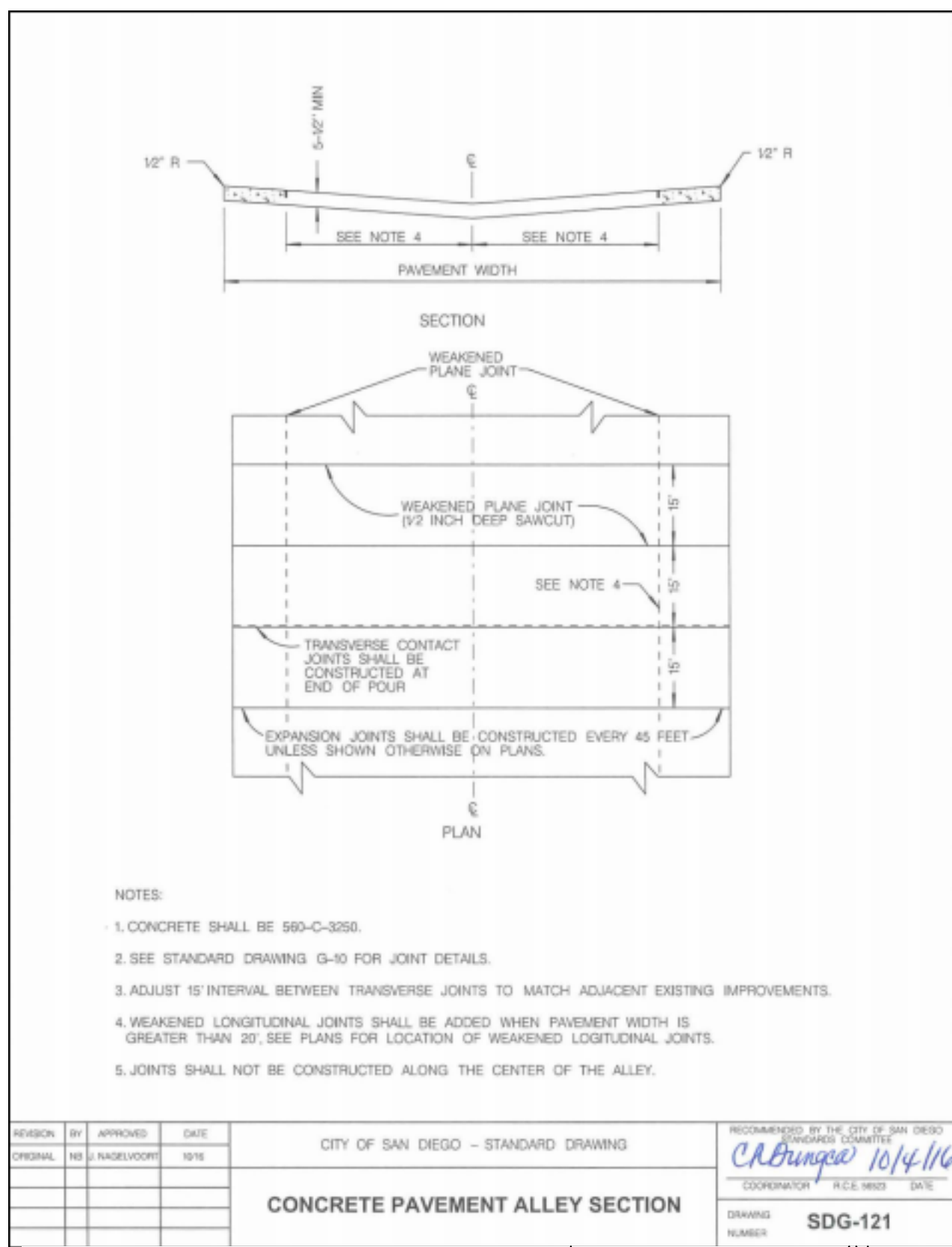
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Sections

**Bayside Lane Duplex
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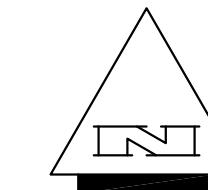
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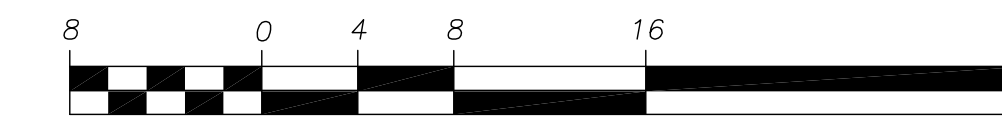


Additional Section -Bayside Lane
SCALE: 1/4" = 1'-0"

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GRAPHIC SCALE



(IN FEET)
1 INCH = 8 FT.

Topographic Survey

MASTERWORKS
construction co.

7730 Herschel Ave. suite H
La Jolla, California 92037
Phone 858 [456] 8000
Fax 858 [456] 8001

REVISIONS

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Project Number: 0682669
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 MW Project Number: 202016

C-1

**Bayside Lane Duplex
New Construction**
 2625-2627 Bayside Lane
 San Diego, CA 92109

LEGAL DESCRIPTION:

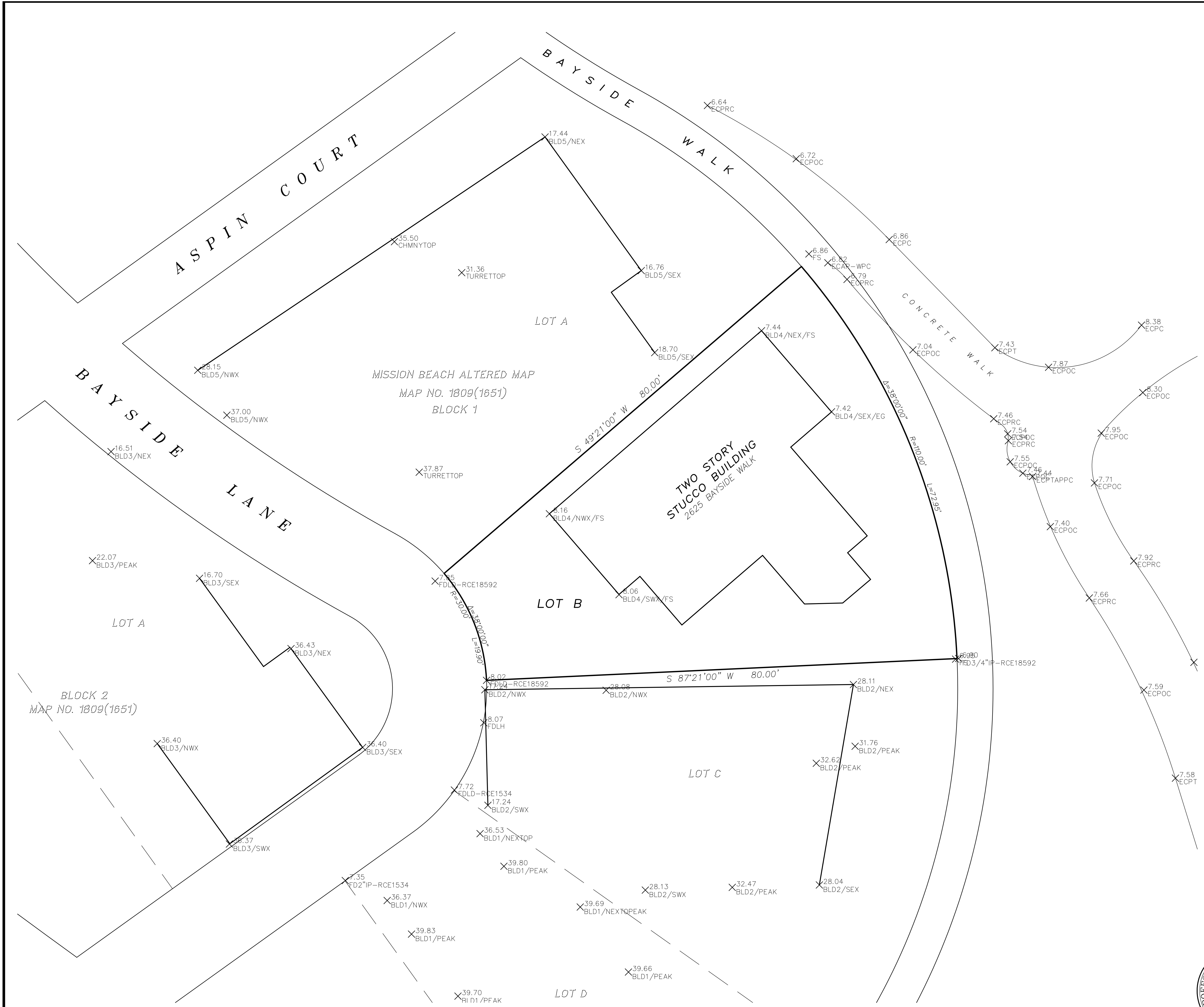
LOT "B" IN BLOCK 1 OF MISSION BEACH ALTERED MAP, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1809(1651), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1924.

BASIS OF ELEVATION:

CITY OF SAN DIEGO BENCHMARK:
 TOP OF INLET, 100' EASTERLY OF ENTRANCE TO SOUTH MISSION PARK
 LOCATED AT THE INTERSECTION OF SAN DIEGO PLACE AND MISSION BOULEVARD.
 ELEVATION = 5.143 M.S.L. N.G.V.D. 1929 FEET



TOPOGRAPHY SURVEY		
For the exclusive use of: DLKR ONE LLC 4420 HOTEL CIRCLE CT., SUITE 350 SAN DIEGO, CALIFORNIA 92108		
San Diego Land Surveying & Engineering, Inc.		
7028 Convoy Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 09-18-2020	Revised: 02-16-2021	Revised:
Scale: 1"=8'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet
Drawing: Bayside Walk 2625 Topo	A.P.N. 423-764-09	



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Landscape Plan Symbol Legend								
	Symbol	Botanical & Common Names	Quantity	Spacing	Mature Height	Form & Function	Points	Factor
Trees	☉	Queen Palm (Archontophoenix cunninghamiana)	4 trees total can be chosen from th species listed for street yard. No Trees to be planted in Rear	48-60 in	40 ft	Broad Headed Canopy Shade	30	0.4
		Queen Palm (Syagrus Romanzoffiana)		48-60 in	40 ft	Broad Headed Canopy Shade	30	0.4
Shrubs / Flowering Bush	▲	Pacific Coast Douglas Iris (Iris Douglasiana)	Apx. 6	12-24 in	2 ft	Balance and Aesthetics	10	0.4
	▲	Foothill Sedge (Carex Tumulicola)	Apx. 6	12-24 in	18 in	Balance and Aesthetics	2	0.2
	▲	California Sea Lavender (Limonium californicum)	Apx. 6	24-36 in	12-24 in	Balance and Aesthetics	2	0.2
	▲	Purple three-awn (Aristida purpurea)	Apx. 10	12-36 in	6-10 in	Vertical Screening - Front Yard Only	2	0.2
	▲	California Fescue (Festuca Californica)	Apx. 6	12-36 in	24 in	Balance and Aesthetics	2	0.1
Ground Cover	■	Soil/Planter - Containing flowering bushes or grasses listed in table	Refer to Rows Above	Refer to Rows Above	Refer to Rows Above	Refer to Rows Above	Calculated Above	Calculated Above
	■	Grass - Dune Sedge (Carex Pansa), Native California Bent Grass (Agrotis Pallens), St. Augustine (Stenotaphrum secundatum)	N/A	N/A	N/A	N/A	N/A	0.4

Landscape Area Diagram - Symbol Legend

- Exterior Impervious - 856.6 sq ft
- Interior Impervious - 1,875.35 sq ft
- Landscaped Pervious - 890.3 sq ft
- Site Wall, Impervious - 108.6 sq ft
- Required Street Yard - 687.60 sq ft

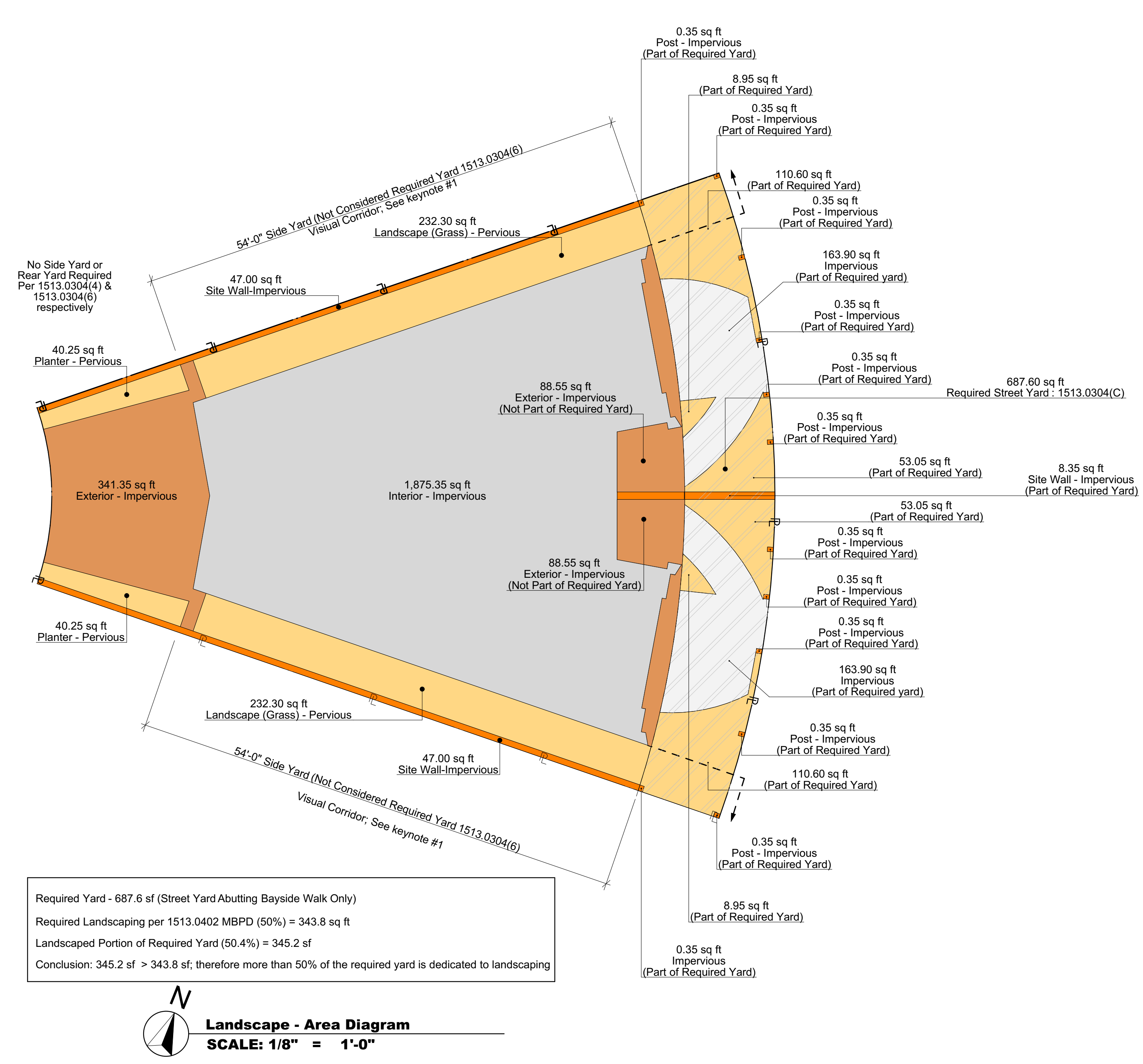
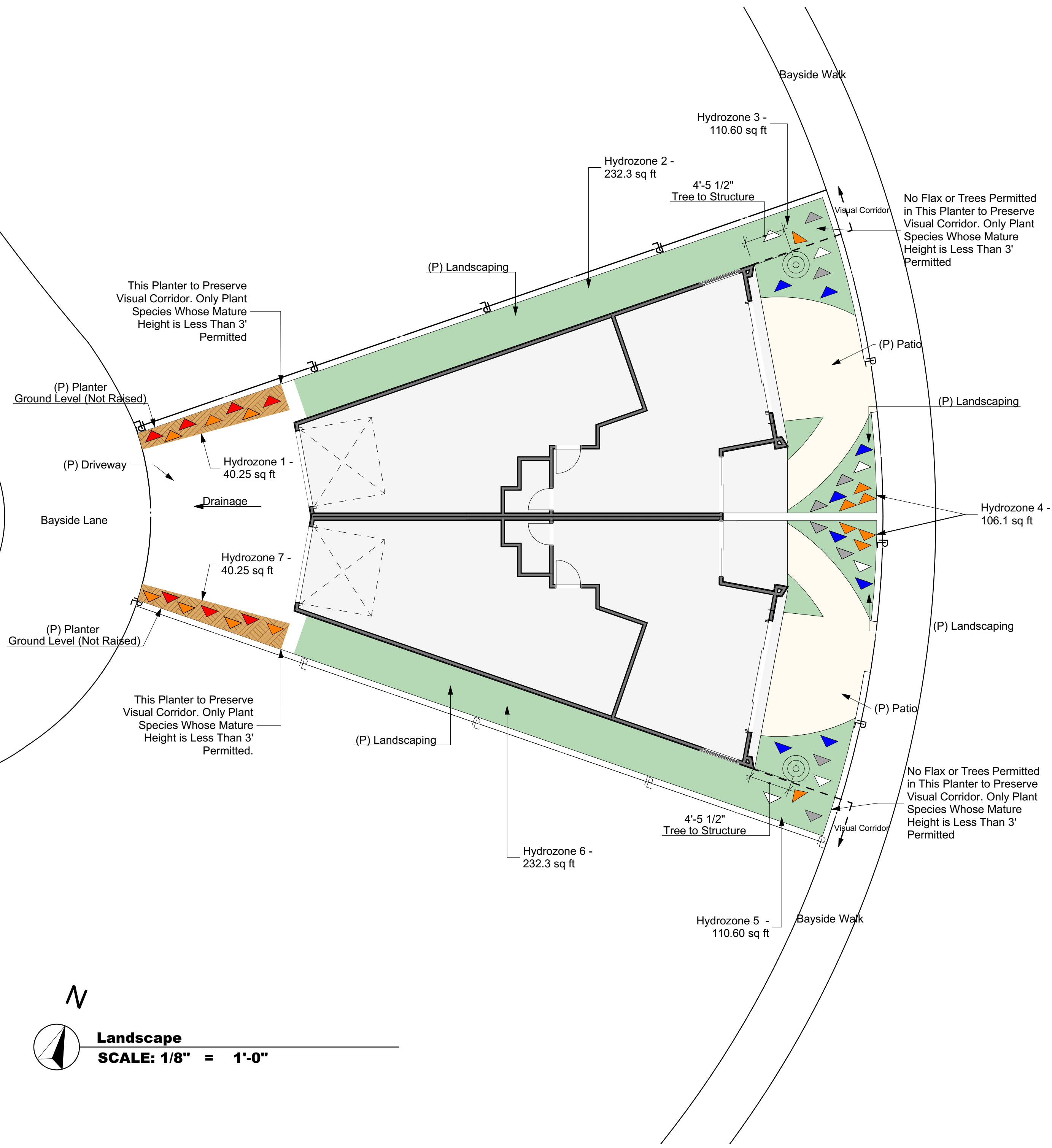
Lot Size: 3,724.95 sq ft

Total Landscape (Pervious) Area: 890.3 sq ft
(includes planting areas, landscaped areas and all pervious areas)

Total Impervious Area: (includes all hardscape, stairs, walkways and existing and proposed structure) 2,840.55 sq ft

Keynotes

- No permanent obstructions over 3'-0 in height shall be permitted along Visual Corridor. Open fencing & landscaping may be permitted if these do not significantly obstruct the ocean views. (Sec. 132.0403(b)(1))
- Project will be expected to meet landscape requirements for multi-dwelling unit residential development as set forth under 142.0402, table 142-04A, including street yard, remaining yard, vehicular use area, street trees, revegetation/erosion control, and water conservation. Applicable regulations: 142.0403-142.0407, 142.0409 & 142.0413
- No existing plant material will remain



MASTERWORKS construction co.
7730 Herschel Ave. suite H
La Jolla, California 92037
Phone 858 (456) 8000
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Landscape Plan, Area Diagram & Hydrozone Diagram

Bayside Lane Duplex New Construction
2625-2627 Bayside Lane
San Diego, CA 92109

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**WATER BUDGET
LANDSCAPE WORKSHEET**

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: Bayside Duplex Project #: PTS - 682669
 Project Address: 2625-2627 Bayside Lane, San Diego, CA 92109
 Individual/Business Completing the Worksheet: Masterworks Construction Company
 Phone Number: 858-456-8000

1. DEFINITIONS:

Estimated Total Water Use (ETWU): The total water used for the landscape based on the plants used and irrigation method selected for the landscape design. The ETWU shall not exceed the MAWA.

Evapotranspiration: The quantity of water as measured in average inches per year that evaporated from adjacent soil surfaces and transpired by plants during a specific time period. (Evapotranspiration data may be found at www.cimis.water.ca.gov. You may obtain a free password from the Department of Water Resources. The site also holds an abundance of informational links and complete instructions.)

Evapotranspiration Adjustment Factor (ETAF): A factor that when applied to reference evapotranspiration adjusts for plant water requirements and irrigation efficiencies, two major influences on the amount of water that is required for a healthy landscape.

Hydrozone: A section or zone of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For the purpose of the calculation, the surface area of manmade water features (see LDM Section 1.8) are included in the high water use hydrozone, and the surface area of artificial turf and temporary irrigation is included in the low water use hydrozone.

Irrigation Audit: An in-depth evaluation of the performance of an irrigation system conducted by a professional authorized by the State to perform such work. An irrigation audit includes,

but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

Landscape Area: The entire premises less the area of building footprints, non-irrigated portions of parking lots, driveways, hardscapes (as defined in Land Development Code Section 113.0103), and areas designated for habitat preservation or Brush Management Zone 2.

Maximum Applied Water Allowance (MAWA) Water Budget -: The upper limit of annual applied water for the established landscaped area expressed in gallons per year. It is based upon the area's reference evapotranspiration (ETo), the evapotranspiration adjustment factor (ETAF), and the size of the landscape area.

Plant Factor: A factor that when multiplied by the average inches per year evapotranspiration rate, estimates the amount of water used by plants. Plant water use calculations are based on the current Water Use Classification of Landscape Species (WUCOLS) list published by the University of California Cooperative Extension and the California Department of Water Resources: http://ucanr.edu/sites/WUCOLS/Download_WUCOLS_IV_List/

Plant Water Use	Plant Factor	Also includes
Very Low	0.0 to 0.1	
Low	0.1-0.3	Artificial Turf; Temporary Irrigation
Moderate	0.4-0.6	
High	0.7-1.0	Water features
Special Landscape Area	1.0	

Special Landscape Area: Areas used for active and passive recreation areas, areas solely dedicated to the production of fruits and vegetables, and areas irrigated with reclaimed water.

2. DETERMINE THE WATER BUDGET

MAWA Water Budget Calculation

The MAWA Water Budget is calculated using the following calculation formula:
 MAWA Water Budget = (ETo)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)] = gallons per year

For residential landscape areas = (ETo)(0.62)[(0.55)(LA) + (0.45)(SLA)]
 For non-residential landscape areas = (ETo)(0.62)[(0.45)(LA) + (0.55)(SLA)]

**EVAPOTRANSPIRATION (ETo) TABLE
BY COMMUNITY PLANNING AREA**

Community Planning Area	Average Annual ETo (inches/year)	Community Planning Area	Average Annual ETo (inches/year)
Barrio Logan	40	North City FUA Subarea II	47
Black Mountain Ranch	47	Ocean Beach	40
Carmel Mountain Ranch	47	Old San Diego	47
Carmel Valley	47	Otay Mesa	47
Centre City	40	Otay Mesa-Nestor	40
City Heights	47	Pacific Beach	40
Clairemont Mesa	47	Pacific Highlands Ranch	47
College Area	47	Peninsula	40
Del Mar Mesa	47	Rancho Bernardo	57
East Elliott	47	Rancho Encantada	57
Eastern Area	47	Rancho Penasquitos	47
Encanto	47	Sabre Springs	47
Fairbanks Country Club	47	San Pasqual	54
Greater Golden Hill	47	San Ysidro	47
Greater North Park	47	Serra Mesa	47
Kearney Mesa	47	Scripps Miramar Ranch	47
Kensington-Talmadge	47	Skyline-Paradise Hills	47
La Jolla	40	Southeastern San Diego	47
Linda Vista	47	Tierrasanta	47
Midway-Pacific Highway Corridor	40	Tijuana River Valley	40
Mira Mesa	47	Torrey Highlands	47
Miramar Ranch North	47	Torrey Hills	47
Mission Beach	40	Torrey Pines	40
Mission Valley	47	University	47
Navajo	47	Uptown	47
Normal Heights	47	Via De La Valle	47

3. DETERMINE THE ESTIMATED TOTAL WATER USE (ETWU)

The Estimated Total Water Use (ETWU) is calculated using the following formula:

ETWU = [(ETo)(0.62)][(PF/IE x HA/IE) + SLA] = gallons per year

Legend for MAWA Water Budget Calculation Formula

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year); see Table 6 or ETo Map
0.62	Conversion factor to gallons
ETAF	Evapotranspiration Adjustment Factor
0.55 for residential landscape areas; 0.45 for non-residential landscape areas	
LA	Landscape Area (square feet)
1-ETAF	Additional Evapotranspiration Adjustment Factor for Special Landscape Areas and Reclaimed Water
0.45 for residential landscape areas; 0.55 for non-residential landscape areas	
SLA	Special Landscape Area (square feet)

In the calculation below provide the values for the water budget calculation used for the proposed project. The ETo for the calculation may be based on the precise location of the project using the ETo Map or based on the ETo for the Community Planning Area in Table 6 of the Landscape Standards each of which follows.

MAWA Water Budget calculation = (ETo)(0.62) [(ETAF)(LA) + (1-ETAF)(SLA)] = gallons per year

(40)(0.62)[(0.55)(890.3)+(0.45)(0)] = 12,143.7 gal/year

City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101

Landscape Calculations Worksheet FORM DS-6 August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

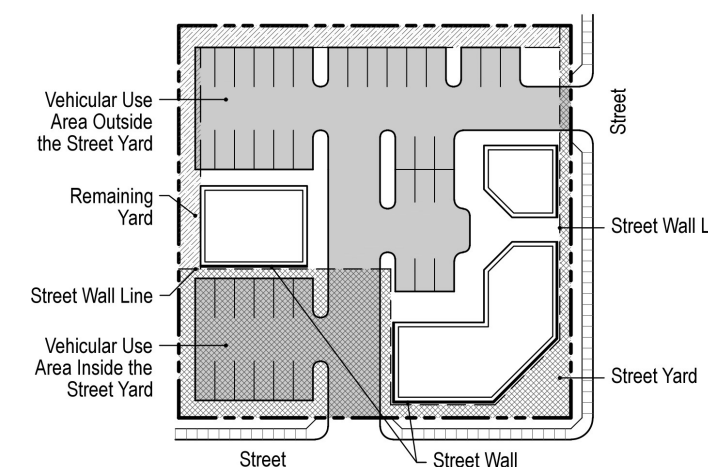
STREET YARD [§142.0404 - §142.0405] - All Multiple Dwelling Unit Residential Development

- Planting area in the public right-of-way is not counted towards fulfillment of the required street yard planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>687.6</u> sq. ft. x 50% = <u>343.8</u> sq. ft.	<u>345.2</u> sq. ft.	<u>1.4</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>687.6</u> sq. ft. x 0.05 = <u>34.38</u> points	<u>140</u> (min) points	<u>105.62</u> points
Plant Points Achieved with Trees (50%)		
96 (min) 120 (max) points		

ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE

Planting Area Reduction [§142.0405(a)(3)]	Minimum Planting Area with Allowed Reduction	Excess Points Required
Planting Area Required <u>N/A</u> sq. ft. x 25% = <u>N/A</u> sq. ft.	<u>N/A</u> sq. ft.	<u>N/A</u> points
Planting Area allowable as Hardscape [§142.0405(b)(1)(A)]	Hardscape Provided	
Planting Area Required <u>0</u> sq. ft. x 10% = <u>0</u> sq. ft.	<u>N/A</u> sq. ft.	



Revised on 08/18/2020. Use only with the City of San Diego Landscape Regulations.

REMAINING YARD [§142.0404 - §142.0405] - 4 Dwelling Units or Less
 A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.

Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x <u>1</u> # of residential structures	<u>60</u> sq. ft.	<u>0</u> sq. ft.
Plant Points Achieved with Trees (50%)		
<u>0</u> points		

REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

Option 1:
 A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>N/A</u> sq. ft. x 30% = <u>N/A</u> sq. ft.	<u>N/A</u> sq. ft.	<u>N/A</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>N/A</u> sq. ft. x 0.05 = <u>N/A</u> sq. ft.	<u>N/A</u> points	<u>N/A</u> points
Plant Points Achieved with Trees (50%)		
<u>N/A</u> points		

Option 2:
 Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 30 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>N/A</u> sq. ft. x 20% = <u>N/A</u> sq. ft.	<u>N/A</u> sq. ft.	<u>N/A</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>N/A</u> sq. ft. x 0.05 = <u>N/A</u> sq. ft.	<u>N/A</u> points	<u>N/A</u> points
Plant Points Achieved with Trees (50%)		
<u>N/A</u> points		

MASTERWORKS construction co.
 7730 Herschel Ave. suite H
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Water Budget Calculations

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