



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 10, 2024 REPORT NO. HO-24-018
HEARING DATE: April 17, 2024
SUBJECT: 702 LORING STREET, Process Three Decision
PROJECT NUMBER: [PRJ-1072455](#)

OWNER/APPLICANT: Michael A. and Amber H. Pfau, Owners and ADU Geeks, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the conversion of an existing garage to an accessory dwelling unit located at [702 Loring Street](#) within the Pacific Beach Community Planning Area?

Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3209014.

Fiscal Considerations: None. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: There are no open code enforcement actions on this site.

Housing Impact Statement: The project is converting an existing garage into an accessory dwelling unit (ADU) on a site containing a single dwelling unit. Relocation assistance is not required since the project site has one occupant, the existing property owner/applicant.

Community Planning Group Recommendation: On August 9, 2023, the Pacific Beach Community Planning Group voted 10-0-1 in favor, with no conditions or recommendations.

Community Plan Analysis:

The project is located in the Pacific Beach Community Plan and is designated for Residential land use with a density of 5-9 dwelling units per acre. This density category, which predominantly occupies those portions of the community that are closer to the beach and bay, is characterized by lower-intensity multi-dwelling units, such as two-on-ones or duplexes. The existing property contains a single dwelling unit with a detached garage and the density of 6 du/ac conforms with the land use

designation. The garage will be converted into one accessory dwelling unit. Per SDMC Section 141.0302, accessory dwelling units do not affect the density calculation therefore there is no change in density proposed by this project and there is no expansion of use as the accessory dwelling unit is within the footprint and building envelope of the existing garage structure. Figure 15, Ocean and Bay Access Points, and Figure 16, Coastal Views, do not identify the subject site as within a public view or along a designated coastal access. Additionally, the project is contained within the existing structural footprint and building envelope and will not change setbacks or height. City staff has determined that the project is consistent with the Community Plan and the regulations of the Land Development Code.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 5, 2024, and the opportunity for appeal of that determination ended on February 20, 2024.

BACKGROUND:

The 0.16-acre project site contains a 2,445 square-foot single dwelling unit with a 664 square-foot detached garage and is located at 702 Loring Street in the RS-1-7 zone in the Coastal Overlay Zone (Appealable Area), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, and the Transit Priority Area within the [Pacific Beach Community Plan](#) and Council District 1.

DISCUSSION:

The project proposes to convert the existing 664 square-foot garage into an Accessory Dwelling Unit, which includes demolishing the front and rear garage doors and portions of the existing garage walls and constructing new walls with stucco and windows. The resulting accessory dwelling unit floor plan is within the existing garage footprint and no additional building square footage is proposed. The site accommodates two on-site parking spaces.

Permits Required:

- A Coastal Development Permit (CDP) per San Diego Municipal Code (SDMC) Section 126.0702(a) and Section 126.0704(a)(9) is required for development within the Coastal Overlay Zone. A decision on an application for a City issued CDP in the appealable area of the Coastal Overlay Zone shall be made in accordance with Process Three, with the Hearing Officer as the decision maker.

Historic Review per SDMC Section 143.0212 is required for structures 45 or more years old to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. According to County of San Diego building records, the project site was originally improved in 1949, with a single dwelling unit added in 1950, and with subsequent modifications in 1963, 1967, and 2009. There have been no other recorded modifications or improvements since 2009. The City of San Diego's Historical Resources staff determined that the structure does not meet local

designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria and is not located in a designated historic district.

The site lies just west of La Jolla Boulevard, approximately 800 feet east of the Pacific Ocean, south of Opal Street on the north side of Loring Street. The site contains no coastal views, as identified in Figure 16 (Coastal Views) in the Pacific Beach Community Plan. Although the site is located between the sea and the First Public Roadway (La Jolla Boulevard), there are no public views or coastal access impacted by the project. The project is contained within the footprint and building envelope of the existing garage structure and will not encroach upon any existing visual or physical access to the coast. The project is within an established residential neighborhood, does not contain environmentally sensitive lands and complies with the development regulations of the underlying zone.

Conclusion:

The proposed project is in conformance with the Community Plan goals, policies, and land use designation as well as in conformance with the implementing base zone and overlay zones. Staff has provided draft findings and conditions to support approval of the project and recommends the Hearing Officer APPROVE Coastal Development Permit No. PMT-3209014.

ALTERNATIVES:

1. Approve Coastal Development Permit No. PMT-3209014, with modifications.
2. Deny Coastal Development Permit No. PMT-3209014, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

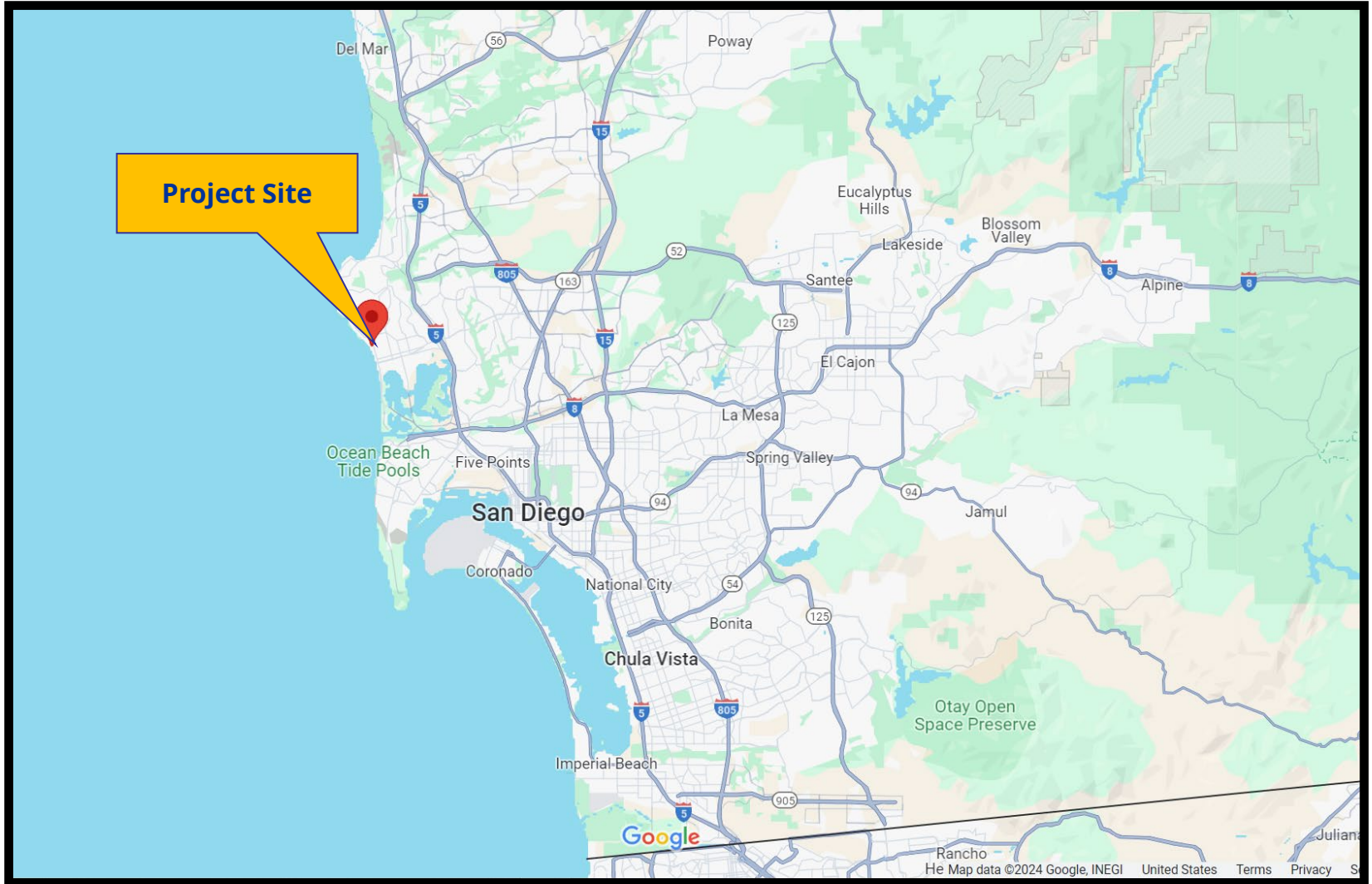


John Norris
Development Project Manager
Development Services Department

Attachments:

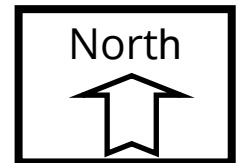
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph

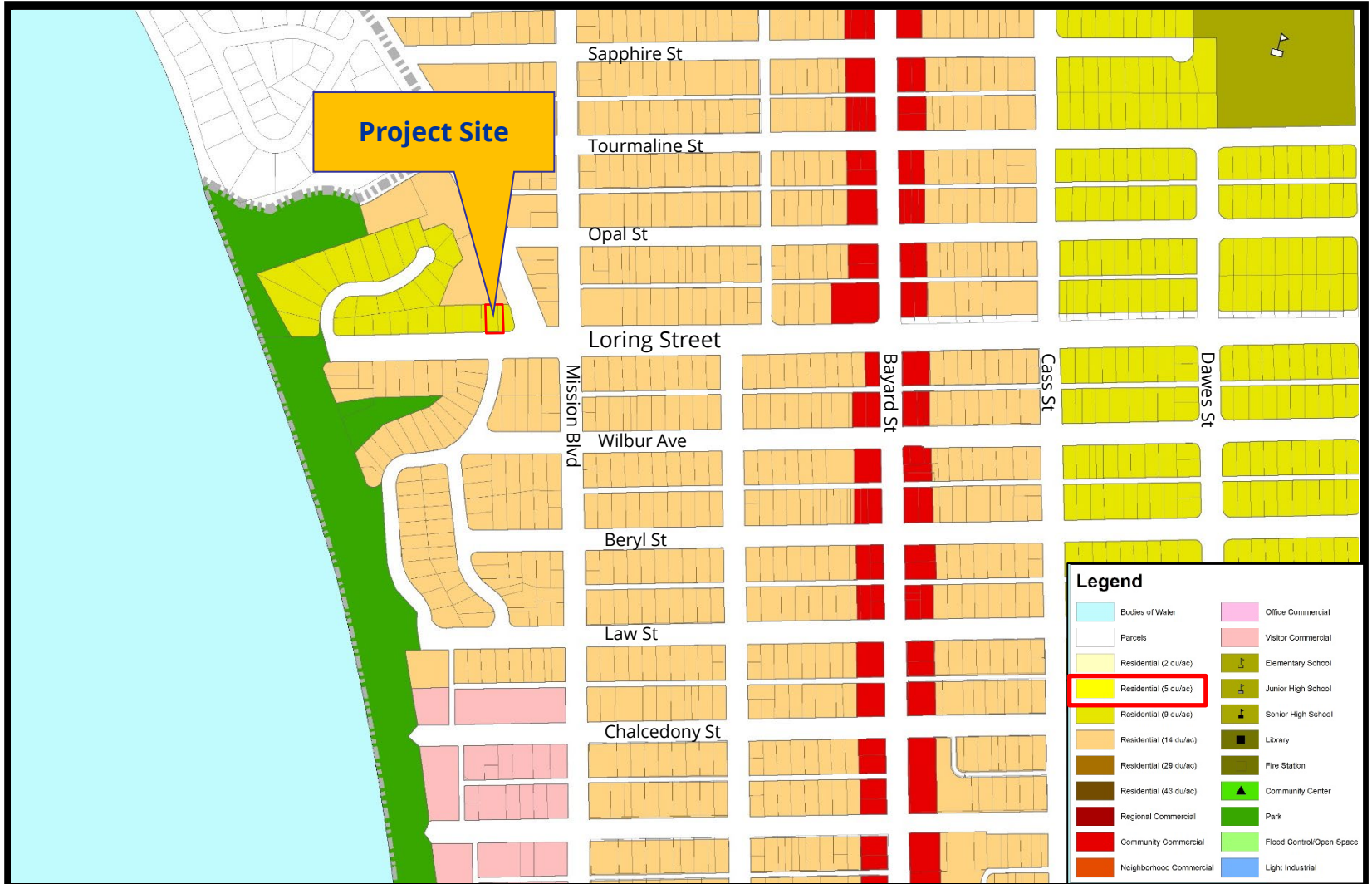
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

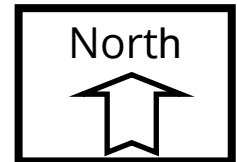
Project Name; PRJ-1072455
702 Loring Street, San Diego, CA 92109





Community Plan Land Use Map

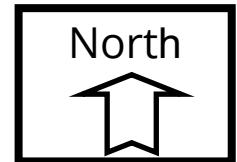
Project Name; PRJ-1072455
 702 Loring Street, San Diego, CA 92109





Aerial Photo

Project Name; PRJ-1072455
702 Loring Street, San Diego, CA 92109



HEARING OFFICER, RESOLUTION NO. HO-24-018
COASTAL DEVELOPMENT PERMIT NO. PMT-3209014
702 LORING STREET, PROJECT NO. PRJ-1072455

WHEREAS, Michael A. Pfau and Amber H. Pfau, Husband and Wife as joint tenants, Owner/Permittee, filed an application with the City of San Diego for a permit to convert an existing 664 square-foot detached garage into an Accessory Dwelling Unit (ADU) (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Permit No. PMT-3209014), on portions of a 0.16-acre site;

WHEREAS, the project site is located at 702 Loring Street in the RS-1-7 zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, and the Transit Priority Area within the Pacific Beach Community Plan and is legally described as Lot 2 in South Pacific Unit "A" according to Map thereof No. 2589, filed in the Office of the County Recorder of San Diego County, September 30, 1949;

WHEREAS, on February 21, 2024, 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 April 17, 2024, the HEARING OFFICER of the City of San Diego considered Coastal Development Permit No. PMT-3209014 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-3209014:

A. COASTAL DEVELOPMENT PERMIT SDMC Section 126.0708

1. Findings for all Coastal Development Permits:

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

The project proposes to convert a detached 664 square-foot garage into one accessory dwelling unit. The existing garage is detached from an existing single dwelling unit. The 0.16-acre lot is located at 702 Loring Street in the RS-1-7 zone within the Coastal Overlay Zone (Appealable Area), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, and the Transit Priority Area within the Pacific Beach Community Planning area.

The project site is located approximately 800 feet east from the Pacific Ocean, south of Opal Street on the north side of Loring Street. The site is located between the sea and the first public roadway paralleling the sea (La Jolla Boulevard). There are no public views or coastal access through or adjacent to the project site as identified on Figure 15, Ocean and Bay Access Points, and Figure 16, Coastal Views, within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. The project proposes to stay within the existing building envelope and footprint and there are no changes to setbacks or height. 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 the Local Coastal Program. or other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The project proposes to convert a 664 square-foot detached garage into one accessory dwelling unit and will remain within the existing building envelope. The project site is located within an urbanized community surrounded by residential development, and the site does not contain and is not adjacent to any environmentally sensitive lands as defined in San Diego Municipal Code section 113.0103. Therefore, the proposed development will not adversely affect environmentally sensitive lands (ESL).

Additionally, the environmental review has determined that the project is categorically exempt from CEQA pursuant to 15303 (New Construction or Conversion of Small Structures). The exemption allows for the construction of new small structures including accessory structures. Since the project would be converting an existing garage into an accessory dwelling unit in a residential use area, the exemption was deemed appropriate. Therefore, the proposed coastal development will not adversely affect ESL.

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

The project proposes to convert a detached garage into one accessory dwelling unit. The existing 664 square-foot garage is detached from an existing single dwelling unit.

Historic Review per SDMC Section 143.0212 is required for structures 45 or more years old to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. The City of San Diego's Historical Resources staff determined the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The Community Plan designates the site as Low-Medium Density Residential (9-15 dwelling units per acre(du/ac)). This density category, which predominantly occupies those portions of the community that are closer to the beach and bay, is characterized by lower-intensity multi-dwelling units, such as two-on-ones or duplexes. The existing property contains a single dwelling unit with a detached garage with a density of 6 du/ac. The garage will be converted into one accessory dwelling unit. Per SDMC Section 141.0302, accessory dwelling units do not affect the density calculation therefore there is no change in density proposed by this project and there is no expansion of use as the accessory dwelling unit is within the footprint and building envelope of the existing garage structure. The project does not propose any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for this site. Therefore, the proposed coastal development is in conformity with the certified LCP 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 0.16-acre project site is located approximately 800 feet east from the Pacific Ocean, south of Opal Street on the north side of Loring Street. The site contains no

coastal views, as identified in Figure 16 (Coastal Views) in the Pacific Beach Community Plan. Although the site is located between the sea and the First Public Roadway (La Jolla Boulevard), there are no public views or coastal access impacted by the project. The project is contained within the footprint and building envelope of the existing garage structure and will not encroach upon any existing visual or physical access to the coast. The proposed development does not contain public access crossing the site and will maintain sidewalk and street access to the shoreline. The development will be entirely within private property and not encroach on any legal or proposed public accessways to the shore or recreational opportunities. Therefore, the proposed coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on these findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. PMT-3209014 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. PMT-3209014, a copy of which is attached hereto and made a part hereof.

John Norris
Development Project Manager
Development Services

Adopted on: April 17, 2024

IO#: 24009449

Rm 4.2.24

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: 24009449

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3209014
702 LORING STREET, PROJECT NO. PRJ-1072455
HEARING OFFICER

This Coastal Development Permit No. PMT-3209014 is granted by the Hearing Officer of the City of San Diego to Michael A. Pfau and Amber H. Pfau, Husband and Wife as joint tenants, Owner/ Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0702. The 0.16 acre site is located at 702 Loring Street in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, and the Transit Priority Area within the Pacific Beach Community Plan. The project site is legally described as: Lot 2 in South Pacific Unit "A" according to Map thereof No. 2589, filed in the Office of the County Recorder of San Diego County, September 30, 1949.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee for a Coastal Development Permit to convert an existing 664 square-foot garage to an Accessory Dwelling Unit (ADU) described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated April 17, 2024, on file in the Development Services Department.

The project shall include:

- a. Conversion of a 664 square-foot detached garage into an ADU on a 0.16 acre lot with an existing detached 2,445 square-foot single dwelling unit. The proposed ADU will contain one bedroom, an office, a bathroom, living room and kitchen.
- 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 May 1, 2027.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations, or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private walkway, and gravel in the right of way, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Stormwater Standards.

PLANNING/DESIGN REQUIREMENTS:

15. 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 Owner/Permittee shall bear the cost of any such survey.

16. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14.

17. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS

18. Prior to the issuance of any building permits, if it is determined during the building permit review process that 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.

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 April 17, 2024, and [Approved Resolution Number].

Coastal Development Permit Approval No. PMT-3209014
Date of Approval: April 17, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

John Norris
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Owner/Permittee

By _____
MICHAEL A. PFAU

Owner/Permittee

By _____
AMBER H. PFAU

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

NOTICE OF EXEMPTION

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: Loring Street ADU/1072455

SCH No.: Not Applicable

Project Location-Specific: 702 Loring Street San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP) for the conversion of an existing garage to create a 644 square-foot Accessory Dwelling Unit (ADU) on a 0.159-acre residential lot. The project is located at 702 Loring St in the RS-1-7 zone, Coastal Overlay zone (Appealable), Coastal Height Limit Overlay Zone, Transit Area Overlay Zone and the Transit Priority Area within the Pacific Beach Community Plan and City Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: ADU Geeks 811 25th Street, Suite 101, San Diego, CA 92102 (855) 999-4335

Exempt Status: (CHECK ONE)

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

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). Section 15303 allows for the construction of new small structures including accessory structures. Since the project would be converting an existing garage into an ADU in a residential use area and no environmental would occur, the exemption was deemed appropriate. None of the exceptions described in CEQA Guidelines Section 15300.2 apply.


Lead Agency Contact Person: Jeff Szymanski

Telephone: (619) 446-5234

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.



Signature/Title

Senior Planner

February 21, 2024

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: 702 Loring		Project Number: 1072455	
Community: Pacific Beach			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: August 09, 2023	
# of Members Yes 10	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Marcella Bothwell, MD, MBA			
TITLE: Chair PBPG		DATE: August 09, 2023	
<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	FORM DS-318 October 2017
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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: Pfau ADU **Project No. For City Use Only:** _____

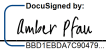
Project Address: 702 Loring St
 San Diego, CA 92109

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

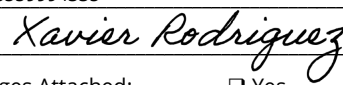
Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

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: Amber Pfau Owner Tenant/Lessee Successor Agency
 Street Address: 702 Loring St
 City: San Diego State: CA Zip: 92109
 Phone No.: 7038872204 Fax No.: _____ Email: amberfau@gmail.com
 Signature:  Date: 9/1/2022
 Additional pages Attached: Yes No

Applicant

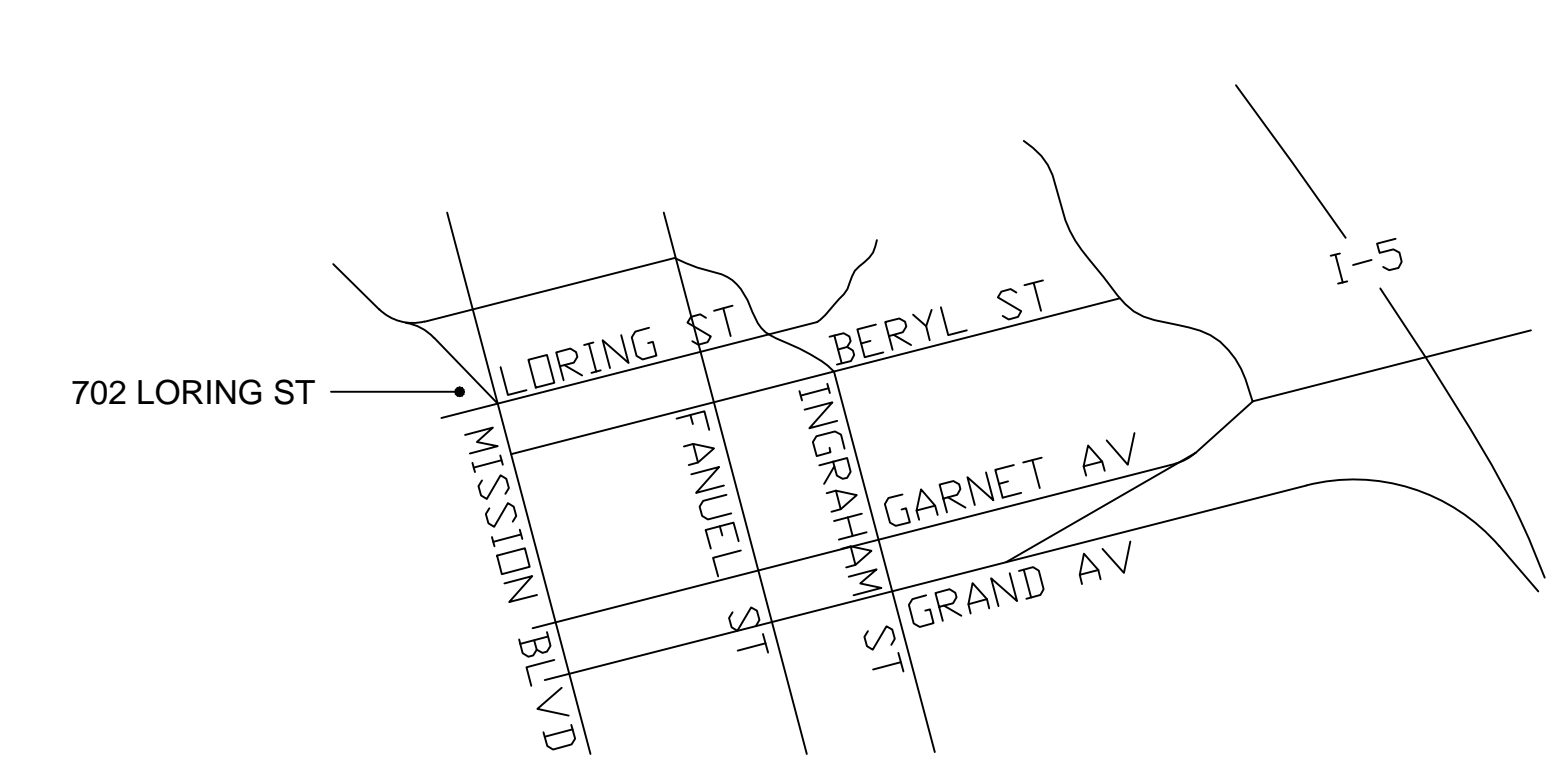
Name of Individual: ADU Geeks (Xavier Rodriguez) Owner Tenant/Lessee Successor Agency
 Street Address: 2828 University Ave
 City: San Diego State: CA Zip: 92104
 Phone No.: 8559994335 Fax No.: _____ Email: operations@adugeeks.com
 Signature:  Date: 8/31/2022
 Additional pages Attached: Yes No

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



VICINITY MAP
N.T.S.



SHEET INDEX

COUNT	#	TITLE
1	A-1	PROJECT INFO / SITE PLAN
2	A-2	DEMOLITION PLAN / PROPOSED FLOOR PLAN / EXISTING ROOF PLAN
3	A-3	EXTERIOR ELEVATIONS
4	A-4	STORMWATER FORM

PROJECT INFORMATION

OWNER ADDRESS:

AMBER PFAU
702 LORING ST
SAN DIEGO, CA 92109

ASSESSOR'S PARCEL #:

415-290-29-00

LEGAL DESCRIPTION:

LOT 2, MAP 2589, SOUTH PACIFIC UNIT A, RECORDED SEPT 30, 1944

PROJECT DATA:

ZONING: RS-1-1 / RM-1-1 (DEVELOPMENT FALLS WITHIN RS-1-1)
OVERLAY ZONES: COASTAL HEIGHT LIMIT (CHLOZ)
 COASTAL (COZ)
 COASTAL OVERLAY FIRST PUBLIC RIGHT WAY (COZFFR)
 PARKING IMPACT (PIOZ)
 TRANSIT AREA OVERLAY ZONE (TAOZ)
 TRANSIT PRIORITY AREA (TPA)
 AFFORD. HOUSING PARKING DEMAND

LOT AREA: 6,955 SQ.FT.
CONSTRUCTION TYPE: TYPE VB, NON-SPRINKLERED
OCCUPANCY GROUP: R-3
GEOLOGIC HAZ. CAT.: 52
YEAR BUILT: 1944, 2009
FLOOR AREA RATIO: ALLOWED 6,955 x 0.50 = 4,034
 EXISTING 1,434 + 664 = 2,098 / 4,034 = 0.52
 PROPOSED 1,434 + 664 = 2,098 / 4,034 = 0.52
 NO CHANGE

SCOPE OF WORK:

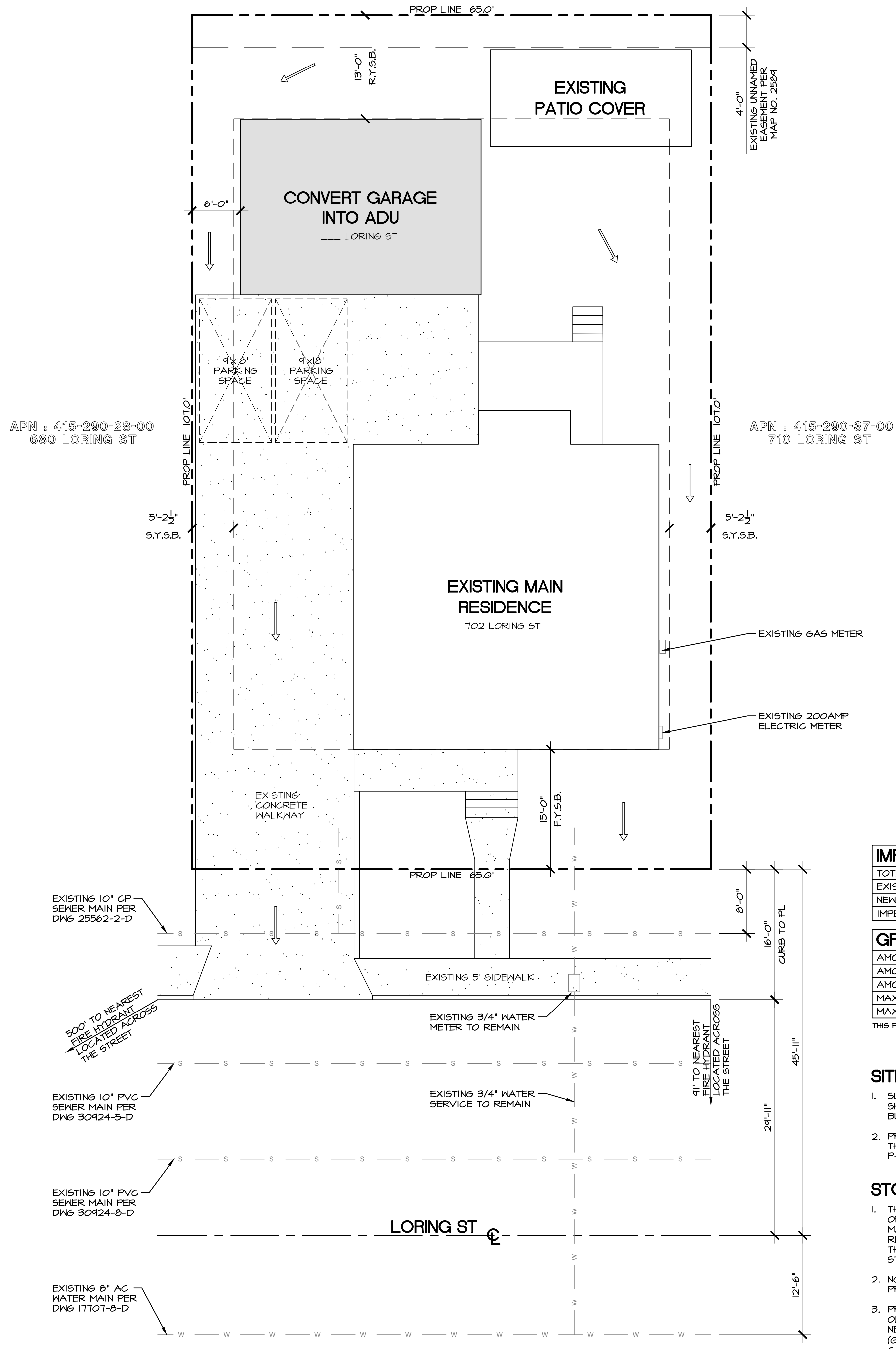
CONVERT DETACHED GARAGE INTO ADU

PROJECT AREAS:

AREAS BEFORE PROJECT SCOPE	
EXISTING RESIDENCE	1,434 SQ.FT.
EXISTING DETACHED GARAGE	664 SQ.FT.
AREAS AFTER PROJECT SCOPE	
EXISTING RESIDENCE	1,434 SQ.FT.
DETACHED ADU	664 SQ.FT.

BUILDING CODES

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
 2019 CALIFORNIA RESIDENTIAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS



IMPERVIOUS SURFACE TABLE

TOTAL GROUND DISTURBANCE AREA	0 SQ.FT.
EXISTING IMPERVIOUS AREA	4,730 SQ.FT.
NEW/REPLACED IMPERVIOUS AREA	0 SQ.FT.
IMPERVIOUS % INCREASE	0%

GRADING TABLE

AMOUNT OF CUT	0 C.Y.
AMOUNT OF FILL	0 C.Y.
AMOUNT OF EXPORT	0 C.Y.
MAX CUT DEPTH	0
MAX FILL DEPTH	0

THIS PROJECT PROPOSES NO EXPORT. ALL DIRT WILL BE KEPT ON SITE.

SITE NOTES:

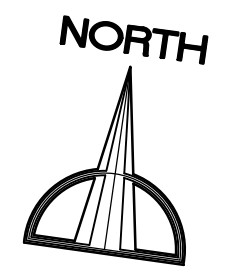
- SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' AWAY FROM BUILDING
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.

STORMWATER NOTES:

- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- NO ROOF, DECK OR BALCONY DRAINS ARE PROPOSED FOR THIS PROJECT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BMP'S NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATION) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

SITE PLAN

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



NO LANDSCAPING PROPOSED
 NO TRANSIT STOPS LOCATED ADJACENT TO THIS PROPERTY

Pfau ADU
702 Loring St
San Diego, CA 92109

CDP
PRJ-1072455

PROJECT INFO / SITE PLAN

DRAWN BY:
STEPHANIE LUPTON

A-1

DOOR / WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS.
2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NWMA STANDARDS AND ARE SO LABELED.
3. ALL EXTERIOR OPENINGS ARE TO BE FULLY WEATHERSTRIPPED, CAULKED AND SEALED.
4. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE TEMPERED GLASS.
5. WINDOWS ARE TO BE VINYL FRAME, DUAL GLAZED, CLEAR GLASS, U.N.O.
6. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
7. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATION.

WATER HEATER NOTES:

RHEEM ON DEMAND WATER HEATER,
MODEL NO. RT6H-40XLN-2

TYPE OF APPLIANCE: TEMPERATURE CONTROLLED, CONTINUOUS FLOW,
GAS HOT WATER SYSTEM
OPERATION: WITH OR WITHOUT REMOTE CONTROLS
EXHAUST SYSTEM: DIRECT VENT, FORCED COMBUSTION
GAS RATE (INPUT BTUH): 11,000 BTU's - 199,000 BTUH
TEMPERATURE (WITHOUT REMOTES): 85-140 DEG. F
APPROVED GAS TYPES: NATURAL
INSTALLATION: OUTDOOR WALL MOUNT
DIMENSIONS: APPROX. 19"x28"x10"
WEIGHT: 82 POUNDS
IGNITION SYSTEM: ELECTRIC CONTINUOUS SPARKING
WATER SUPPLY: 8.4 GPM

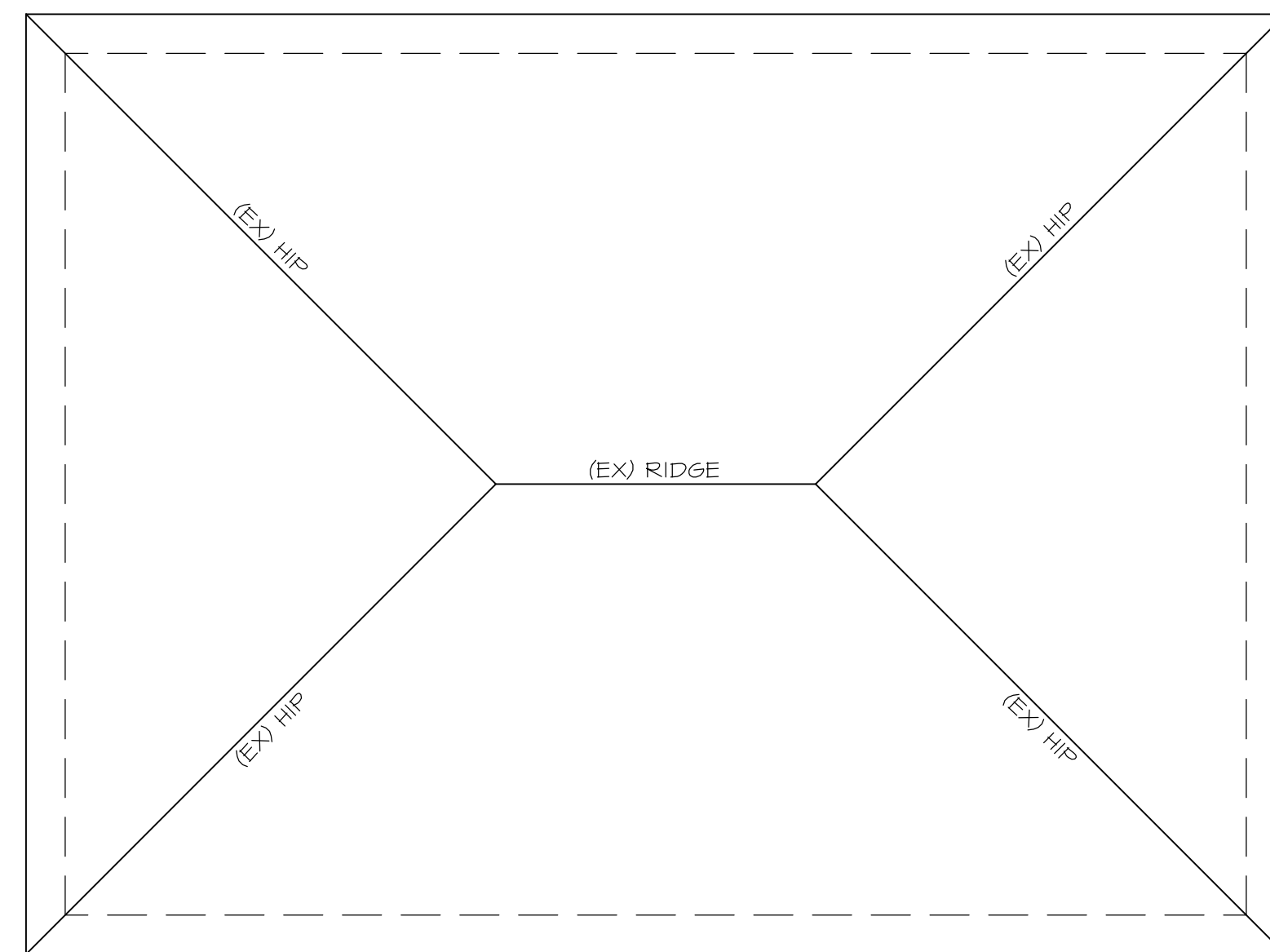
FLOOR PLAN GENERAL NOTES:

1. PROVIDE SAFETY GLAZING IN HAZARDOUS AREAS SUCH AS GLASS IN DOORS & GLAZING ADJACENT TO SUCH DOORS AS WELL AS GLAZING ADJACENT TO WALKING SURFACES. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
2. ALL WATER CLOSETS SHALL HAVE A MINIMUM FRONT CLEARANCE OF 24".
3. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, PER UPC SECTION 412.7.
4. SEE SHEET XXX, SECTION 4.303 FOR ALL WATER CONSERVATION MEASURES INCLUDING FLOW RATES FOR ALL INTERIOR PLUMBING FIXTURES.
5. GLAZING @ SHOWER & TUB ENCLOSURES SHALL BE OF TEMPERED GLASS, LAMINATED OR APPROVED PLASTICS. VERIFY TYPE WITH OWNER.
6. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHTS OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
7. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. CBC, SECTION 711.3
8. THE DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
9. THE WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION AS FOLLOWS: 2x4 WOOD STUDS @ 16" O.C. W/ (1) ONE LAYER OF 5/8" GYPSUM WALLBOARD EACH SIDE
10. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. BOTTOM OF CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
11. PROVIDE FIRESTOPS, VERTICAL AND HORIZONTAL, IN ENCLOSED SPACES AT 10'-0" INTERVALS MAXIMUM.
12. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN ACCORDANCE WITH UPC SECTION 507 AND TABLE 5-1.
13. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYP BD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANES IS NOT REQUIRED.

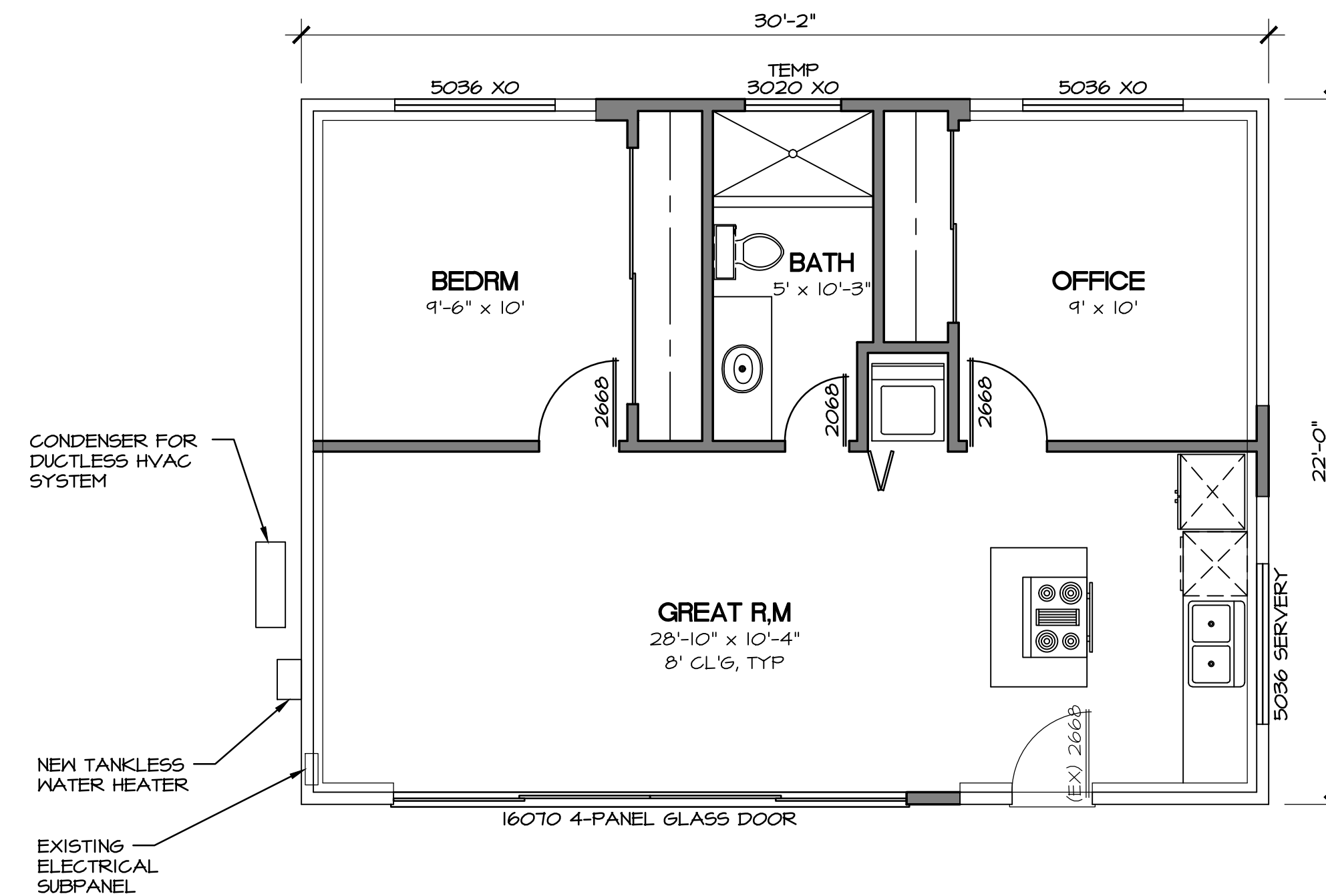
DATE	REVISIONS
7.25.22	APPROVED DESIGN
9.16.22	CDP PRE-REVIEW SUBMITTAL
12.27.22	CDP PRE-REVIEW 2nd SUBMITTAL
2.21.23	CDP SUBMITTAL
8.22.23	CDP CORRECTIONS
10.31.23	CDP CORRECTIONS

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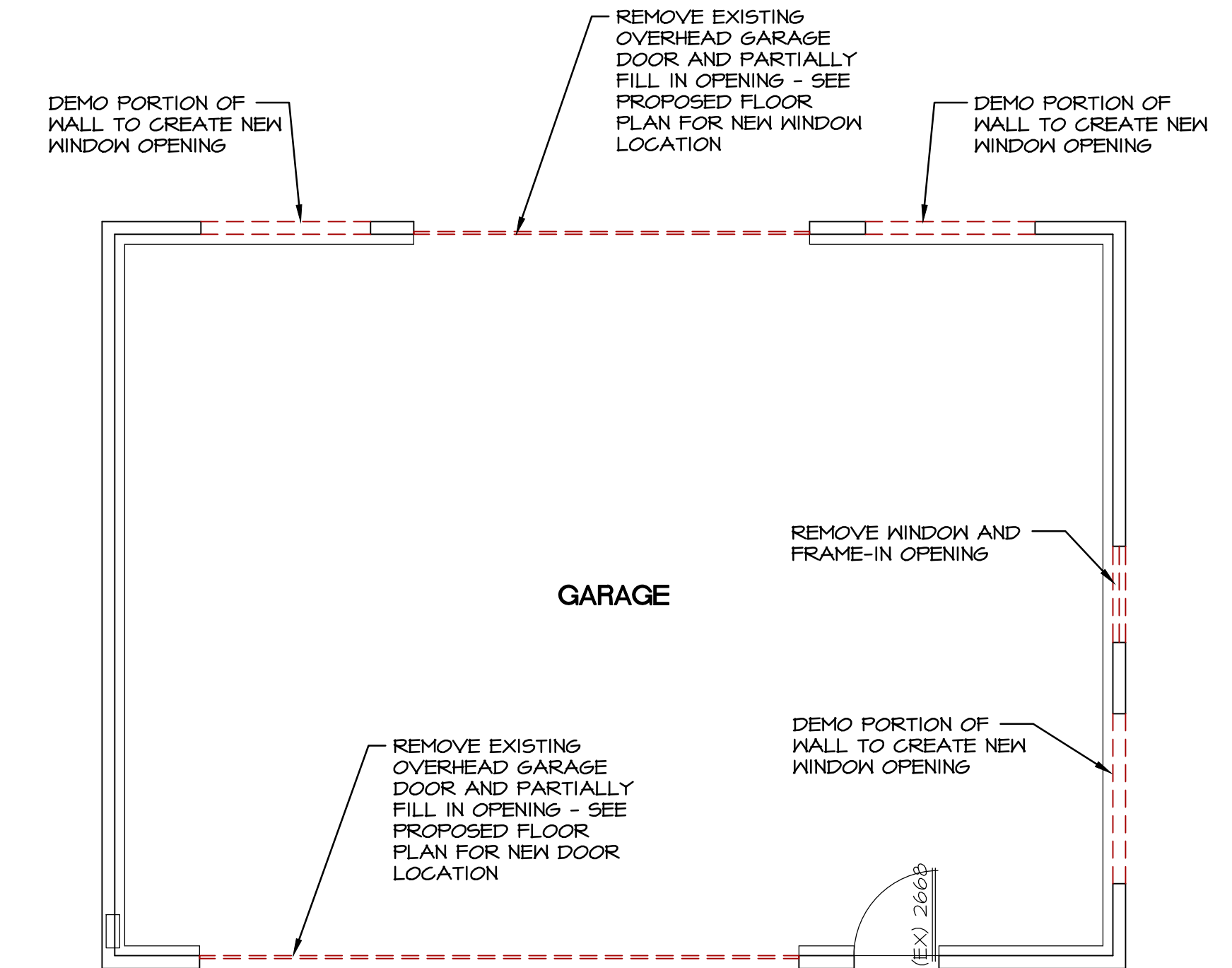
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PRJ-1072455



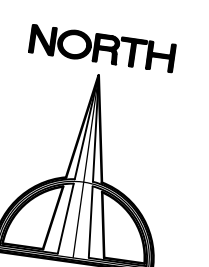
EXISTING ROOF PLAN
SCALE : 1/4" = 1'-0" (NO CHANGE)



PROPOSED FLOOR PLAN
SCALE : 1/4" = 1'-0"
 ——— EXISTING 2x4 WOOD FRAMED WALL
 ——— PROPOSED 2x4 WOOD FRAMED WALL



DEMOLITION PLAN
SCALE : 1/4" = 1'-0"
 ——— EXISTING 2x4 WOOD FRAMED WALL
 - - - - - EXISTING TO BE REMOVED



DEMOLITION PLAN
PROPOSED FLOOR PLAN
EXISTING ROOF PLAN

DRAWN BY:
STEPHANIE LUPTON

DATE	REVISIONS
7.25.22	APPROVED DESIGN
9.16.22	CDP PRE-REVIEW SUBMITTAL
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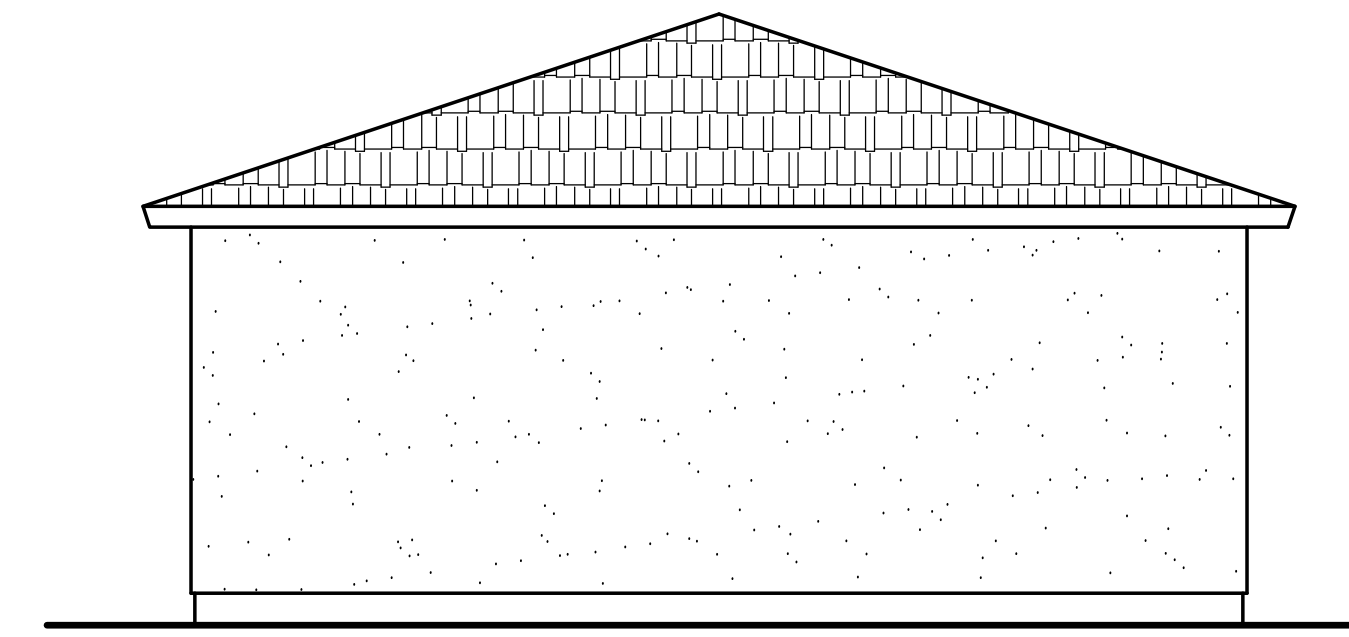
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San Diego, CA 92109

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PRJ-1072455

EXTERIOR ELEVATIONS

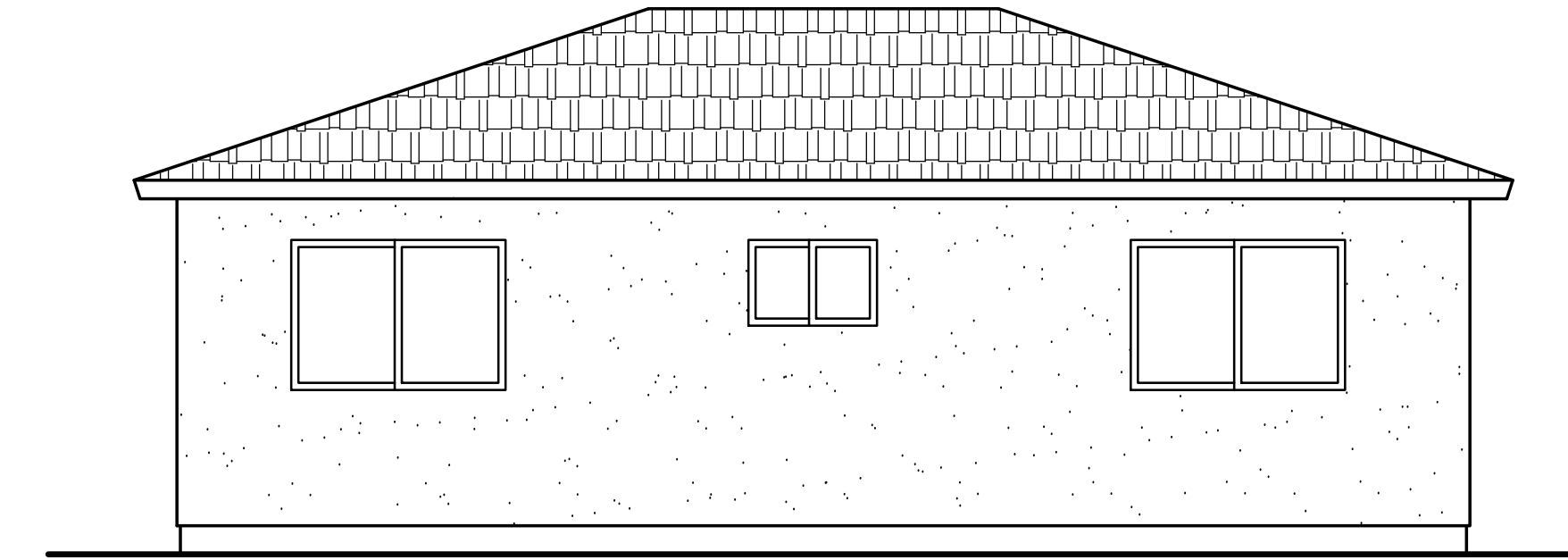
DRAWN BY:
STEPHANIE LUPTON

A-3



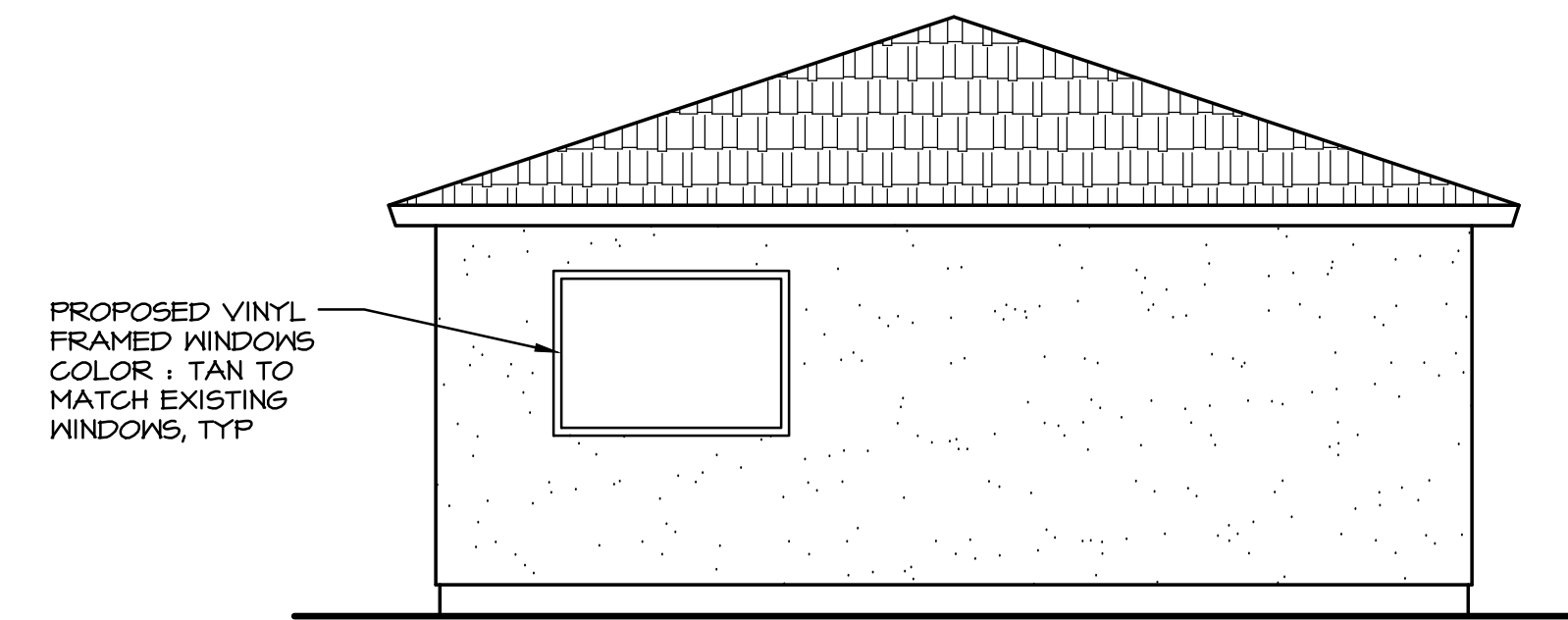
WEST (left) ELEVATION

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



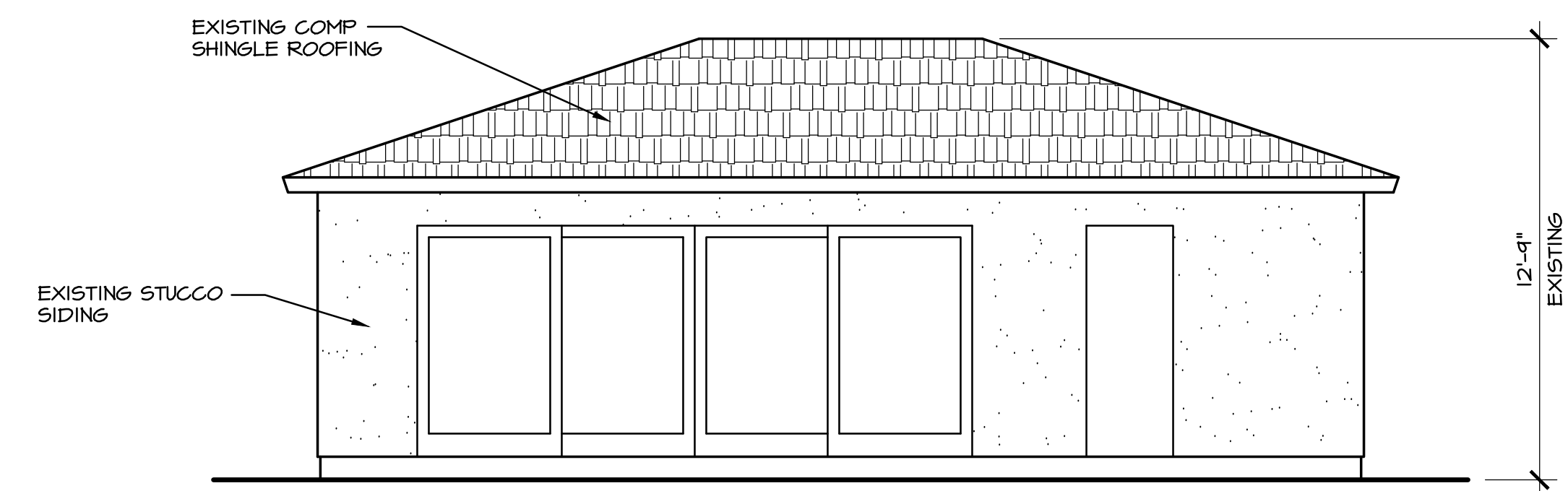
NORTH (rear) ELEVATION

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



EAST (right) ELEVATION

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



SOUTH (front) ELEVATION

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

FORM DS-560 Stormwater Requirements Applicability Checklist

Project Address: 702 Loring St

Project Number:

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

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual.

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

PART A - Determine Construction Phase Stormwater Requirements

- 1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities...
2. Does the project propose construction or demolition activity...
3. Does the project propose routine maintenance to maintain the original line and grade...
4. Does the project only include the following Permit types listed below?

Check one of the boxes below and continue to Part B

- o If you checked "Yes" for question 1, an SWPPP is REQUIRED - continue to Part B
o If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED...
o If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply...

1 More information on the City's construction BMP requirements as well as CGP requirements can be found at https://www.sandiego.gov/stormwater/regulations/index.shtml

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Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)

P1

PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- o If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
o If "no" is checked for all questions in Part D, continue to Part E.

- 1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
o Are designed and constructed to direct stormwater runoff to adjacent vegetated areas...
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

PART E - Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SQMP).

- o If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project."
o If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."

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

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P3

Stephanie Lupton

Name of Owner or Agent

Stephanie Lupton

Signature

Designer

Title

09/16/2022

Date

PART B - Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction.

Complete Part B and continue to Section 2

- o 1. ASBS
o 2. High Priority
o 3. Medium Priority
o 4. Low Priority

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C - Determine if Not Subject to Permanent Stormwater Requirements

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

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

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P2

- 7. New development or redevelopment discharging directly to an environmentally sensitive area.
8. New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.
9. New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.
10. Other Pollutant Generating Project.

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

- 1. The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply.
3. The Project is PDP EXEMPT. Site design and source control BMP requirements apply.
4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant control BMP requirements apply.

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P4



Table with 2 columns: DATE, REVISIONS. Contains revision history from 7.25.22 to 10.31.23.

Pftau ADU 702 Loring St San Diego, CA 92109

CDP PRJ-1072455

STORMWATER FORMS

DRAWN BY: STEPHANIE LUPTON

A-4