

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

<u>SUMMARY</u>

<u>Issue</u>: Should the Hearing Officer approve the conversion of an existing garage to an accessory dwelling unit located at <u>702 Loring Street</u> within the Pacific Beach Community Planning Area?

Proposed Actions:

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

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

<u>Code Enforcement Impact</u>: There are no open code enforcement actions on this site.

<u>Housing Impact Statement</u>: 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.

<u>Community Planning Group Recommendation</u>: 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.

<u>Environmental Impact:</u> 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 <u>Pacific Beach Community Plan</u> 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 Mones

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



ATTACHMENT 4

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. <u>Findings for all Coastal Development Permits:</u>

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 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 AB

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.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 11. 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 <mark>[Approved] Resolution Number].</mark>

ATTACHMENT 5

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. 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 Overly 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

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?

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

Senior Planner itle

<u>February 21, 2024</u> Date

Check One: ⊠ Signed By Lead Agency □ Signed by Applicant

Date Received for Filing with County Clerk or OPR:

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SD	City of San I Developme 1222 First Av San Diego, C	nt Services ve., MS-302			ity Plan Distribu F	-
Project Name: 702 Loring			Project Numbe 1072455	er:		
Community: Pac	ific Beach					
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	e with Conditi	ons Listed Below nding Recomme	<i>i</i> ndations Listed E	Below	Date of Vote: August 09,	2023
# of Members Yes		# of Members N	_	# of M	embers Abstain	
10			0		1	
Conditions or Reco			Lack of quorum, etc.	.)		
NAME: Marcella B	othwell, MD, I	МВА				
TITLE: Chair PBP	G			DATE:	August 09, 20	23
	Attach additic	onal pages if nece	ssary (maximum 3	3 attachi	ments).	

Visit our web site at <u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities. DS-5620 (08-18) ONLINE FORM



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

Ownership Disclosure Statement **DS-318**

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October 2017

Approval Type: Check appropriate box for type of a □ Neighborhood Development Permit □ Site Dev □ Tentative Map □ Vesting Tentative Map □ Map	elopment Permit 🛯 Planned Developm	ent Permit 🕻	Conditional Use Pe	
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	e check):			
Corporation 🗅 Limited Liability -or- 🛚 General	– What State?Corporate	Identificatior	n No	
🗅 Partnership 📮 Individual				
By signing the Ownership Disclosure Statement, ti with the City of San Diego on the subject proper owner(s), applicant(s), and other financially intere individual, firm, co-partnership, joint venture, ass with a financial interest in the application. If the individuals owning more than 10% of the shares. officers. (A separate page may be attached if nece ANY person serving as an officer or director of A signature is required of at least one of the pro notifying the Project Manager of any changes in ownership are to be given to the Project Manager accurate and current ownership information could	ty with the intent to record an encum sted persons of the above referenced ociation, social club, fraternal organiza applicant includes a corporation or pa If a publicly-owned corporation, includ essary.) If any person is a nonprofit org the nonprofit organization or as true operty owners. Attach additional page ownership during the time the applica r at least thirty days prior to any public	brance again property. A fittion, corpora rtnership, ind de the names canization or stee or bene s if needed. tion is being hearing on t	nst the property. P financially interested tion, estate, trust, r clude the names, tit s, titles, and address a trust, list the nam ficiary of the nonp Note: The applicar s processed or cons	lease list below the d party includes any eceiver or syndicate les, addresses of all ses of the corporate es and addresses of irofit organization. It is responsible for idered. Changes in
Property Owner				
Name of Individual: <u>Amber Pfau</u>		🛛 Owner	Tenant/Lessee	Successor Agency
Street Address: 702 Loring St				
City: San Diego			State: <u>CA</u>	Zip: <u>92109</u>
Phone No.: _7038872204	Fax No.:	Email: amb	perfau@gmail.com	
Signature: Imbur Pfau		9/2 Date:	1/2022	
Additional pages Attached:	□ No			
Applicant				
Name of Individual: _ ADU Geeks (Xavier Rodriguez)		🛛 Owner	Tenant/Lessee	Successor Agency
Street Address: 2828 University Ave				
City: _ San Diego			State: <u>CA</u>	Zip: 92104
Phone No.: 8559994335	Fax No.:	Email: ope	rations@adugeeks.com	
Signature: Xavier Rodriguez		Date: 8/3		
Additional pages Attached: Q Yes	□ No	Date		
Other Financially Interested Persons				
Name of Individual:		Owner	Tenant/Lessee	Successor Agency
Street Address:				
City:			State:	Zip:
Phone No.:	Fax No.:	Email:		
Signature:		Date:		
Additional pages Attached: 🛛 🖵 Yes	□ No			

Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities.



IMPERVIOUS SURFACE	ΓΑΕ	BLE	
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 KEP	

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

SITE NOTES:

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

STORMWATER NOTES:

- I. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREME OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- 2. NO ROOF, DECK OR BALCONY DRAINS ARE PROPOSED FOR THIS PROJECT.
- 3. 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 (GRADING REGULATION) OF THE SAN DIEGO MUNICIPAL CODE, INTO CONSTRUCTION PLANS OR SPECIFICATIONS.

	VICINITY MAP		ADUGeeks
702 LORING S		BERYL ST I-5 BERYL ST I-5 GARNET AV GARNET AV	855-999-4335DATEREVISIONS7.25.22APPROVED DESIGN9.16.22CDP PRE-REVIEW SUBMITTAL12.27.22PRE-REVIEW 2nd SUBMITTAL2.21.23CDP SUBMITTAL8.22.23CDP CORRECTIONS10.31.23CDP CORRECTIONS
	SHEET INDEX		
	COUNT #TITLEIA-IPROJECT INFO2A-2DEMOLITION PL3A-3EXTERIOR ELE4A-4STORMWATER	_AN / PROPOSED FLOOR PLAN / EXISTING ROOF PLAN VATIONS	St 92109
	PROJECT INFO	RMATION	CA CA CA
	AMBER PFAU	JJ.	Pfau 702 Lc Diego,
	702 LORING ST SAN DIEGO, CA 92109		
	ASSESSOR'S PA 415-290-29-00	ARCEL #:	San
	LEGAL DESCRI		
	PROJECT DATA	UNIT A, RECORDED SEPT 30, 1949	CDP PRJ-1072455
	ייס הס אד אד	OASTAL HEIGHT LIMIT (CHLOZ) OASTAL (COZ) OASTAL OVERLAY FIRST PUBLIC RIGHT WAY (COZFPR) ARKING IMPACT (PIOZ) RANSIT AREA OVERLAY ZONE (TAOZ) RANSIT PRIORITY AREA (TPA) FFORD. HOUSING PARKING DEMAND	
	LOT AREA:	6,955 SQ.FT.	
	CONSTRUCTION TYPE		
	OCCUPANCY GROUP		
	GEOLOGIC HAZ. CAT YEAR BUILT:		
		I949, 2009 ALLOWED 6,955 \times 0.58 = 4,034 EXISTING I,434 + 664 = 2,098 / 4,034 = 0.52 PROPOSED I,434 + 664 = 2,098 / 4,034 = 0.52	
	SCOPE OF WOR CONVERT DETACHED GARAGE INT		Z
	PROJECT AREA	NS:	PLAN
RADE	AREAS BEFORE PROJECT SCOPE EXISTING RESIDENCE EXISTING DETACHED GARAGE	1,434 SQ.FT.	STTE TE
ROM ICY	AREAS AFTER PROJECT SCOPE EXISTING RESIDENCE DETACHED ADU	1,434 SQ.FT. 664 SQ.FT.	
MENTS 25 IS THE 25 S S		ALL COMPLY WITH THE CALIFORNIA ND IN STATE OF CALIFORNIA TITLE 24 BY THE CITY OF SAN DIEGO. L CODE L CODE L CODE	IN TOPOSE DRAWN BY: STEPHANIE LUPTON
			A-1

DOOR / WINDOW NOTES:

- SEALED.
- TEMPERED GLASS.

WATER HEATER NOTES:

RHEEM ON DEMAND WATER HEATER,

GAS HOT WATER SYSTEM APPROVED GAS TYPES: NATURAL INSTALLATION: OUTDOOR WALL MOUNT DIMENSIONS: APPROX. 19"x28"x10 WEIGHT: 82 POUNDS WATER SUPPLY: 8.4 GPM



I. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS.

2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NUMA STANDARDS AND ARE SO LABELED.

3. ALL EXTERIOR OPENINGS ARE TO BE FULLY WEATHERSTRIPPED, CAULKED AND

4. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE

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.

MODEL NO. RTGH-90XLN-2

TYPE OF APPLIANCE: TEMPERATURE CONTROLLED, CONTINUOUS FLOW,

- OPERATION: WITH OR WITHOUT REMOTE CONTROLS
- EXHAUST SYSTEM: DIRECT VENT, FORCED COMBUSTION GAS RATE (INPUT BTUH): II,000 BTU'S - 199,000 BTUH
- TEMPERATURE (WITHOUT REMOTES): 85-140 DEG. F

IGNITION SYSTEM: ELECTRIC CONTINUOUS SPARKING

FLOOR PLAN GENERAL NOTES:

- PROVIDE SAFETY GLAZING IN HAZARDOUS AREAS SUCH AS GLASS IN DOORS \$ q. THE WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS GLAZING ADJACENT TO SUCH DOORS AS WELL AS GLAZING ADJACENT TO SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR WALKING SURFACES. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING FIRE-RESISTIVE CONSTRUCTION AS FOLLOWS: 2x4 WOOD STUDS @ 16" O.C. W/ (1) LABEL ATTACHED, SHOWING THE U-VALUE. ONE LAYER OF 5/8" GYPSUM WALLBOARD EACH SIDE **ADUGeeks** IO. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. BOTTOM OF CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE 855-999-4335 FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, PER UPC SECTION FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE 412.7. HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE DATE REVISIONS TOOLS. INCLUDING FLOW RATES FOR ALL INTERIOR PLUMBING FIXTURES. APPROVED 7.25.22 PROVIDE FIRESTOPS, VERTICAL AND HORIZONTAL, IN ENCLOSED SPACES AT Ш. DESIGN 10'-0" INTERVALS MAXIMUM. CDP LAMINATED OR APPROVED PLASTICS. VERIFY TYPE WITH OWNER. 9.16.22 PRE-REVIEW 12. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN SUBMITTAL CDP SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL ACCORDANCE WITH UPC SECTION 507 AND TABLE 5-1. BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHTS OF 12.27.22 PRE-REVIEW NOT LESS THAN 6 FEET ABOVE THE FLOOR. 13. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS 2nd SUBMITTA AND FLOORS COVERED WITH TYPE X GYP BD OR SIMILAR ASSEMBLIES THAT CDP GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE 2.21.23 PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANES SUBMITTAL FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR IS NOT REQUIRED. OR CEILING. CBC, SECTION 711.3 CDP 8.22.23 CORRECTIONS THE DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3' FROM ANY CDP 0.31.23 CORRECTIONS OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. 2109 σ Ś CA AD 0 au 0 0 0 ____ - A) 20 \square **D** S CDP PRJ-1072455 REMOVE EXISTING OVERHEAD GARAGE DOOR AND PARTIALLY FILL IN OPENING - SEE DEMO PORTION OF -PROPOSED FLOOR DEMO PORTION OF WALL TO CREATE NEW PLAN FOR NEW WINDOW WALL TO CREATE NEW WINDOW OPENING LOCATION WINDOW OPENING 5036 XO ═<u>╤</u>╤╤╧╤╤╧╤╤╤╤╤╤╤╤╤╤╤╤╤╤╤╤╤╤╤╤ OFFICE 9' x 10' FRAME-IN OPENING GARAGE 00 - REMOVE EXISTING OVERHEAD GARAGE A V DOOR AND PARTIALLY FILL IN OPENING - SEE PROPOSED FLOOR PLAN FOR NEW DOOR LOCATION A N N AN ______ PROPOSED F EXISTING ROC DEMOLITION PLAN SCALE : 1/4" = 1'-0" EXISTING 2x4 WOOD FRAMED WALL _____ \equiv \equiv \equiv \equiv EXISTING TO BE REMOVED DRAWN BY: STEPHANIE LUPTON NORTH A-2

- Ι. 2. ALL WATER CLOSETS SHALL HAVE A MINIMUM FRONT CLEARANCE OF 24". 3. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE 4. SEE SHEET XXX. SECTION 4.303 FOR ALL WATER CONSERVATION MEASURES 5. GLAZING @ SHOWER & TUB ENCLOSURES SHALL BE OF TEMPERED GLASS, 6. 7 8. TEMP



PROPOSED FLOOR PLAN SCALE : 1/4" = 1'-0"

EXISTING 2x4 WOOD FRAMED WALL PROPOSED 2x4 WOOD FRAMED WALL

















EXISTING STUCCO --SIDING



WEST (left) ELEVATION

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

EAST (right) ELEVATION

SOUTH (front) ELEVATION







SD Develo Service	S	THE CITY OF	SAN DIEGO	Cit
FORM	Stormwater Requireme	nts		РА
	Applicability Checklist			Thirig
DS-560	Applicability checklist			ba
September 2021				the spe
Project Address:		Project Number:		nif
Project Address: 702 Lor	ng St			Co
SECTION 1: Constructio	n Stormwater Best Management Practices (BMI	P) Requirements		
	quired to implement construction BMPs per the performa required to obtain coverage under the State Constructio			
California State Water Reso			by the	
	Part A - If the project is required to submit a Stormwa lan (WPCP), continue to Part B.	ater Pollution Prevention Plan (SWPPI	P) or	
	uction Phase Stormwater Requirements			
	t to California's statewide General National Pollutant Disc	harge Elimination System (NPDES) perm	ait for	
Stormwater Discha	ges Associated with Construction Activities, also known as			
	ith land disturbance greater than or equal to 1 acre.) quired; skip questions 2-4.	ne next question		
				_
	pose construction or demolition activity, including but no ther activity resulting in ground disturbance and/or conta		,	V
O Yes, WPCP is req	uired; skip questions 3-4.	ne next question.		
3. Does the project pr	ppose routine maintenance to maintain the original line a	nd grade, hydraulic capacity, or original	purpose of	Se
	s such as pipeline/utility replacement)			Ado
O Yes, WPCP is req	uired; skip question 4.	ne next question.		PA
4. Does the project on	ly include the following Permit types listed below?			Pro
	rmit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing P	ermit, Sign Permit, Mechanical Permit,		acc
	ight of Way Permits that exclusively include only ONE of t	he following activities: water service, sev	ver lateral,	
	/ Permits with a project footprint less than 150 linear feet			
	rb ramp, sidewalk and driveway apron replacement, poth			1
	pcument is required.			
	boxes below and continue to Part B			2
🔵 lf you c	necked "Yes" for question 1, an SWPPP is REQUIRED – co	ontinue to Part B		
	necked "No" for question 1 and checked "Yes" for que			3
	s less than 5,000 square feet of ground disturbance AND oject area, a Minor WPCP may be required instead. Cont i		over the	
entirep				
	neck "No" for all questions 1-3 and checked "Yes" for c	question 4, Part B does not apply, and r	10	
🔵 lf you c	neck "No" for all questions 1-3 and checked "Yes" for c nt is required. Continue to Section 2.	question 4, Part B does not apply, and r	10	
¹ More information on the City	nt is required. Continue to Section 2. construction BMP requirements as well as CGP requirements car		10	
¹ More information on the City	nt is required. Continue to Section 2.			
More information on the City http://www.sandiego.gov/stor	nt is required. Continue to Section 2. construction BMP requirements as well as CGP requirements car	n be found at CLEAR		
¹ More information on the City http://www.sandiego.gov/stor	nt is required. Continue to Section 2. construction BMP requirements as well as CGP requirements car <u>mwater/regulations/index.shtml</u> Visit our web site: <u>sandiego.gov/dsc</u> request, this information is available in alternative format DS-560 (09-21)	n be found at CLEAR	FORM	
¹ More information on the City http://www.sandiego.gov/stor	nt is required. Continue to Section 2. construction BMP requirements as well as CGP requirements car <u>mwater/regulations/index.shtml</u> Visit our web site: <u>sandiego.gov/dsc</u> request, this information is available in alternative format DS-560 (09-21)	n be found at CLEAR	FORM P1	City
¹ More information on the City http://www.sandiego.gov/stor Upon	nt is required. Continue to Section 2. construction BMP requirements as well as CGP requirements car mwater/regulations/index.shtml Visit our web site: <u>sandiego.gov/dsc</u> request, this information is available in alternative format DS-560 (09-21)	n be found at CLEAR d. is for persons with disabilities.	FORM P1	-
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r of San Diego • Form DS-560 • September 2021 RT B – Determine Construction Site Priority s prioritization must be completed within this form, noted on the at to adjust the priority of projects both before and after constru- sed on if the project has a "high threat to water quality." The City risk determination approach of the State Construction General I scific sediment risk and receiving water risk. Additional inspectior cance (ASBS) watershed. NOTE: The construction priority does N her, it determines the frequency of inspections that will be condu- mplete Part B and continue to Section 2	ction. Construction projects are assigned an ins has aligned the local definition of "high threat to Permit (CGP). The CGP determines risk level bas n is required for projects within the Areas of Spe OT change construction BMP requirements tha	pection freque o water quality ed on project ecial Biological S	ncy ' to Sig-	ADUGeeks 855-999-4335 DATE REVISIONS 7.25.22 APPROVED DESIGN CDP
 ASBS A. Projects located in the ASBS watershed. High Priority A. Projects that qualify as Risk Level 2 or Risk Level 3 per th ASBS watershed. B. Projects that qualify as LUP Type 2 or LUP Type 3 per the Medium Priority A. Projects that are not located in an ASBS watershed or d B. Projects that qualify as Risk Level 1 or LUP Type 1 per th C. WPCP projects (>5,000 square feet of ground disturbance area. Low Priority 	e CGP and are not located in the ASBS watershe esignated as a High priority site. ne CGP and are not located in an ASBS watershe	ed. ed.		9.16.22 PRE-REVIEW SUBMITTAL CDP 12.27.22 PRE-REVIEW 2nd SUBMITTAL 2nd SUBMITTAL 2.21.23 CDP SUBMITTAL CDP 8.22.23 CDP IO.31.23 CDP CORRECTIONS COP
 A. Projects not subject to a Medium or High site priority destion 2: Construction Stormwater BMP Requirements Itional information for determining the requirements is found in the termine if Not Subject to Permanent Stormwater Requirements that are considered maintenance or otherwise not categorie ording to the Stormwater Standards Manual are not subject to P If "yes" is checked for any number in Part C: Proceed to Requirements." If "no" is checked for all the numbers in Part C: Continue Does the project only include interior remodels and/or is the have the potential to contact stormwater? Yes O No Does the project only include the construction of overhead or O Yes O No Does the project fall under routine maintenance? Examples in replacement, resurfacing or reconfiguring surface parking lots and routine replacement of damaged pavement (grinding, overlap) 	n the <u>Stormwater Standards Manual</u> . rements zed as "new development projects" or "redevelo ermanent Stormwater BMPs. Part F and check "Not Subject to Permanent Sto e to Part D. project entirely within an existing enclosed struct the underground utilities without creating new imp sclude but are not limited to roof or exterior structs or existing roadways without expanding the im	opment project ormwater BMP cture and does pervious surfac ucture surface	not es?	Pfau ADU 702 Loring St San Diego, CA 92109
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