



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 19, 2025 REPORT NO. HO-25-012

HEARING DATE: March 26, 2025

SUBJECT: 630 SAN ANTONIO. Process Three Decision

PROJECT NUMBER: [PRJ-1110305](#)

OWNER/APPLICANT: Rodney M. Lewis and Catherine E. Lewis Declaration of Trust / Bruce Peeling

### SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing 2,048-square-foot, two-story, single dwelling unit and the construction of a new 4,117-square-foot, two-story, single dwelling unit located at [630 San Antonio Avenue](#) within the [Peninsula Community Plan and Local Coastal Program Land Use Plan](#)?

Proposed Actions: Approve Coastal Development Permit No. PMT-3272566

Fiscal Considerations: None with this action. All costs associated with the project's processing are paid from a deposit account maintained by the applicant.

Community Planning Group Recommendation: On June 25, 2024, the Peninsula Community Planning Board voted 11-0-0 to recommend approval of the proposed project with the recommendation that it be approved without a sidewalk as it is not common in the community.

Environmental Impact: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301(I)(1) (Existing Facilities and 15303(a) (New Construction or Conversion of Small Structures). The environmental exemption determination was made on December 13, 2024, and the opportunity to appeal that determination ended December 30, 2024. There were no appeals to the environmental determination.

### BACKGROUND:

The project site at 630 San Antonio Avenue is currently developed with a 2,048-square-foot, two-story dwelling unit with a basement and accessory structures. The 0.14-acre site is in the RS-1-7 (Residential Single Dwelling Unit) zone, the Coastal Zone (Appealable Area), the Coastal Height Limit Overlay Zone, and the First Public Roadway Overlay Zone of the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan), which designates the site as Residential:



Single Family (5-9 dwelling units per acre). The new dwelling unit is generally proposed over the same building footprint as the existing dwelling unit, upslope, towards the rear of the site.

## DISCUSSION

Project Description: The proposed project is to demolish the existing development and construct a new 4,117-square-foot, two-story single dwelling unit with a basement, landscape, hardscape and spa. The site is within the RS-1-7 (Residential Single Dwelling Unit) zone and conforms with the base zone regulation for setbacks, as the new structure will observe a front setback of 41.25 feet, where 15 feet is required by the zone, 4.5-foot side setbacks where four feet is required, and a rear setback of 16.58 feet where 13 feet is required. Development on the site proposes a floor area ratio of 0.58, equal to the maximum of the zone. The proposed dwelling unit is two stories over a basement with a height of 24.25 feet, consistent with the Coastal Height Limit maximum of 30 feet.

Historic Resources staff have reviewed the photos, Assessor's Building Record, and written description of the property and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

Permits Required: A Process Three Coastal Development Permit is required per San Diego Municipal Code (SDMC) Sections [126.0704\(a\)\(5\)](#) and [126.0707\(b\)](#), with the Hearing Officer as the decision maker, for demolition and new development within the Coastal Overlay Zone.

Community Plan Analysis: The Community Plan Land Use designation is Residential Single-Family (5-9 dwelling units per acre). The 0.14-acre site supports a density of one dwelling unit. Because it does not increase the number of dwelling units, the proposed project remains consistent with this designation.

Community Plan Residential objectives call for development to conserve the character and very low density of the existing stable of single-family neighborhoods as well as encourage design compatible with existing residential development for new infill housing. The vicinity of the project is characterized by one and two-story single-family dwellings of varying ages and styles. The proposed single-dwelling unit will be built largely on the previous building footprint in a coastal contemporary architectural style. The proposed building steps up the slope and is articulated on each side of the building with pitched roofs, balconies and roof projections, reducing the bulk and scale of the structure. The proposed architectural style blends well with the character of the community and the Residential objectives of the Community Plan. The project is not requesting, nor does it require, any deviations or variances from the applicable regulations of the Certified Implementation Program.

Conclusion: Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted City Council policies, the Community Plan, and the Land Development Code. Staff has provided draft findings and conditions in the affirmative and recommends that the Hearing Officer approve the proposed project.



## ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3272566, with modifications.
2. Deny Coastal Development Permit No. PMT-3272566, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



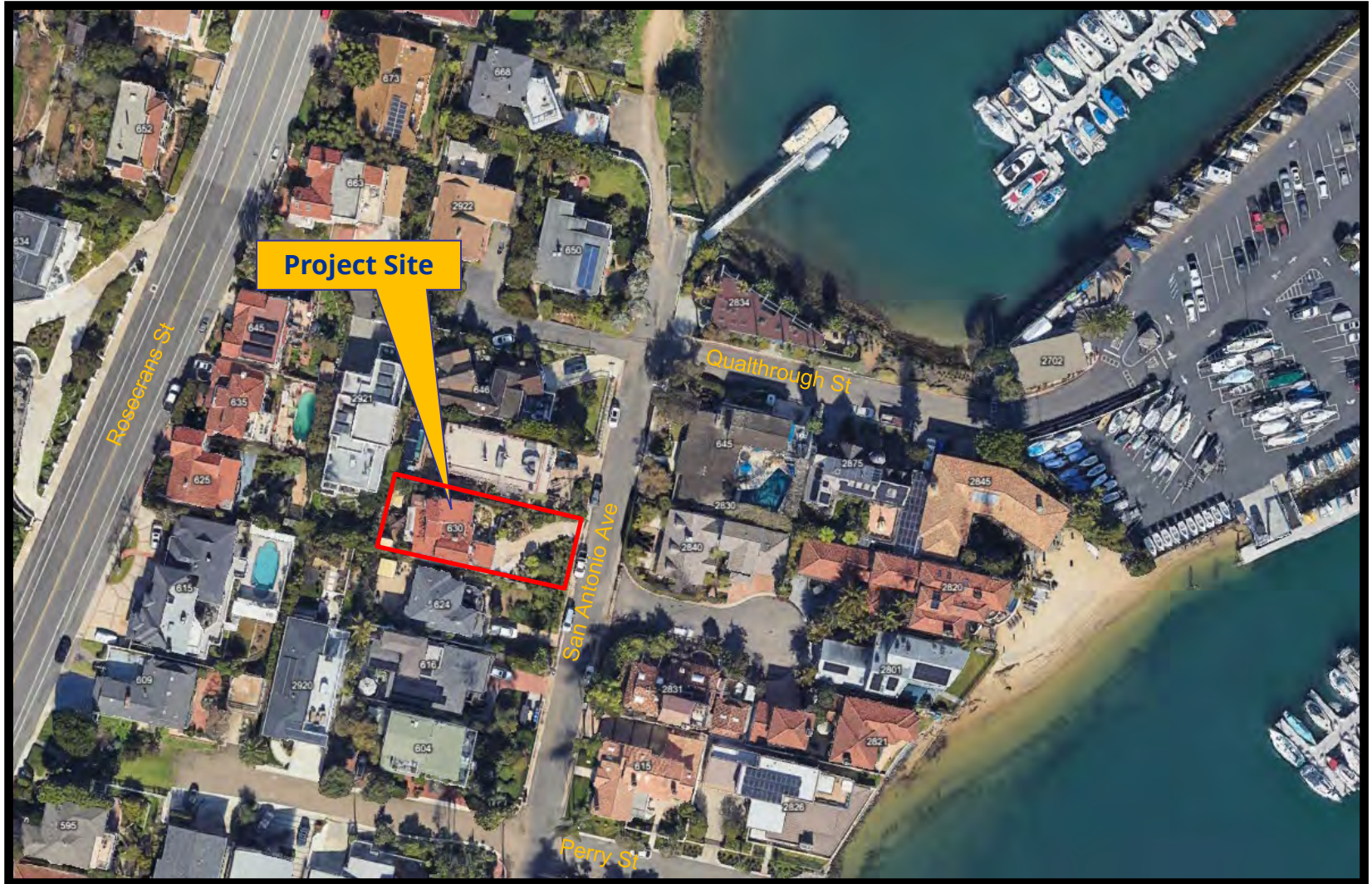
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Karen Bucey  
Development Project Manager  
Development Services Department

### Attachments:

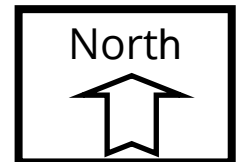
1. Aerial Photographs
2. Vicinity Map
3. Draft Permit
4. Draft Resolution
5. Environmental Exemption
6. Ownership Disclosure Statement
7. Community Planning Group Advisory Vote Sheet
8. Project Plans



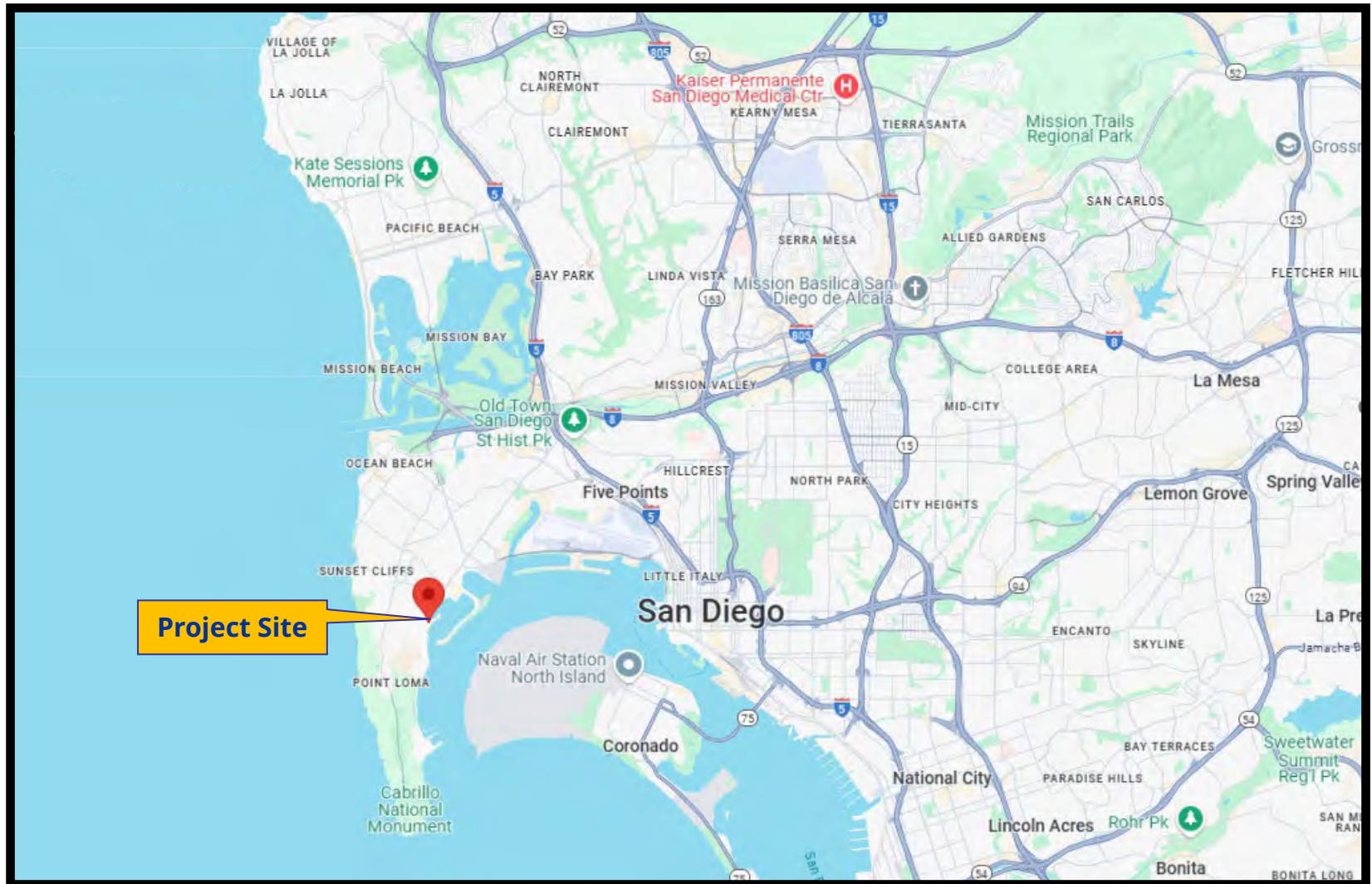


## Aerial Photograph

630 San Antonio Avenue CDP Project  
No. PRJ-1110305

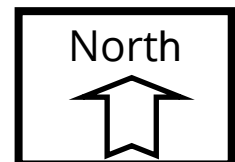






## Vicinity Map

630 San Antonio Avenue CDP  
Project No. PRJ-1110305





**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: 24009823

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3272566  
**630 SAN ANTONIO PROJECT NO. PRJ-1110305**  
HEARING OFFICER

This Coastal Development Permit No. PMT-3272566 is granted by the Hearing Officer of the City of San Diego to the Rodney M. Lewis and Catherine E. Lewis Declaration of Trust Dated April 10, 1996, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0704(a)(5) for demolition of 50 percent or more to an existing structure and new development in the Coastal Overlay Zone. The 0.14-acre site is located at 630 San Antonio Avenue in the RS-1-7 (Residential Single Dwelling Unit) zone, the Coastal Zone (Appealable Area), Coastal Height Limit Overlay Zone, and the First Public Roadway Overlay Zone of the Peninsula Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as: That portion of Block 163 Pueblo Lands, City of San Diego, Map by Charles Poole, 1856. Also, all that portion of the westerly 25 feet of San Antonio Avenue was vacated and closed in 1914 by Resolution No. 17359.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to demolish an existing single dwelling unit and construct a new single dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated March 26, 2025, on file in the Development Services Department.

The project shall include:

- a. Demolition of a 2,048 square foot, two-story, single dwelling unit;
- b. Construction of a new 4,117 square foot, two-story, single dwelling unit;
- c. Landscape, hardscape, and spa;
- d. Off-street parking;
- e. 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 April 26, 2028.
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 Hearing Officer.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.



9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

**ENGINEERING REQUIREMENTS:**

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

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



14. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate up to an additional two (2) feet along San Antonio Avenue for a 12-foot-wide parkway, satisfactory to the City Engineer.
15. The drainage system proposed for this development is private and subject to approval by the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape, irrigation, Cobble stones and sidewalk underdrains located within the City's right-of-way, satisfactory to City Engineer.
17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new 12-foot-wide City standard driveway adjacent to the site on San Antonio Avenue, satisfactory to the City Engineer.

**GEOLOGY REQUIREMENTS:**

18. The Geology Section has reviewed the submitted development plans and geotechnical documents. Based on that review, the project's geotechnical consultant has adequately addressed the geologic site conditions for the purposes of environmental review of the proposed development. The Geology Section has no additional comments at this time and has no geology requirement conditions for the project.

**PLANNING/DESIGN REQUIREMENTS:**

19. The off-street automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose unless otherwise authorized in writing authorized by the appropriate City decision-maker in accordance with the SDMC.
20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit



are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 26, 2025, and CM-\_\_\_\_.

DRAFT



Coastal Development Permit No. PMT-3272566  
March 26, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Karen Bucey  
Development Project Manager

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

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**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 \_\_\_\_\_  
Rodney M. Lewis  
Trustee

Owner/Permittee

By \_\_\_\_\_  
Catherine E. Lewis  
Trustee

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



HEARING OFFICER  
RESOLUTION NO. -----  
COASTAL DEVELOPMENT PERMIT APPROVAL NO, PMT-3272566  
**630 SAN ANTONIO - PROJECT NO. PRJ-1110305**

WHEREAS, Rodney M. Lewis and Catherine E. Lewis Declaration of Trust Dated April 10, 1996, Owner/Permittee, filed an application with the City of San Diego for a Coastal Development Permit to demolish an existing 2,048-square-foot, two-story single dwelling unit, and to construct a new 4,117-square-foot, two-story single dwelling unit, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3272566), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 630 San Antonio Avenue in the RS-1-7 (Residential Single Dwelling Unit) zone, the Coastal (Appealable) Overlay Zone, the Coastal Height Limit Overlay Zone, the First Public Roadway, the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 2), and the FAA Part 77 Noticing Area within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) Area;

WHEREAS, the project site is legally described as that portion of Block 163 Pueblo Lands, City of San Diego, Map by Charles Poole, 1856, also all that portion of the westerly 25 feet of San Antonio Avenue, vacated and closed 1914 By Resolution No. 17359;

WHEREAS, on December 13, 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 Guideline Section 15301 (I)(1) (Existing Facilities) and 15303(a) (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 (SDMC) Section 112.0520;

WHEREAS, on March 26, 2025, the Hearing Officer of the City of San Diego considered Coastal Development Permit Approval No, PMT-3272566 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 Approval No, PMT-3272566:

**A. COASTAL DEVELOPMENT PERMIT - SDMC Section 126.0708(a)**

**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 site is located at 630 San Antonio Avenue approximately 226 feet from San Diego Bay and approximately 1.15 miles from the Pacific Ocean. The site does not include any public physical accessways as identified in the Community Plan. Coastal public access is provided at the southern terminus of Perry Street, approximately 300 feet southeast of the site. Further, the site does not contain public views to the shore as identified in the Community Plan. The Community Plan identifies views along eastward streets terminating at the bay and intermittent views from Rosecrans Street west of the project site and at a higher elevation. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan, and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The 0.14-acre site is sloping with an elevation of approximately six feet Above Mean Sea Level (AMSL) at the northeastern property edge to 33 feet AMSL along the northwestern property line and is located outside of the 100-year floodplain. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat



Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in SDMC Section 113.0103.

The original residential structure dates to approximately 1928, and was subsequently remodeled in 1935, 1947, and 1976. SDMC Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site.

Plan-Historic staff have reviewed the photos, Assessor's Building Record, and written description of the property and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, the proposed coastal development will not adversely affect Environmental Sensitive Lands.

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

The Community Plan Land Use designation is Residential Single-Family (5-9 dwelling units per acre). The 0.14-acre site could support a density of one dwelling unit on the site. The proposed development of the site with a single dwelling unit is consistent with the community plan land use designation. The community plan land use is implemented through the Residential Single Dwelling Unit (RS-1-7) zone. The site conforms with the base zone regulation for setbacks, as the new structure will observe a front setback of 41.25 feet, where 15 feet is required by the zone, 4.5-foot side setbacks where four feet is required, and a rear setback of 16.58 feet where 13 feet is required. Development on the site proposes a floor area ratio of 0.58, equal to the maximum of the zone. The proposed dwelling unit is two stories over a basement with a height of 24.25 feet, consistent with the Coastal Height Limit maximum of 30 feet.

The Community Plan Residential objectives call for development to conserve the character and very low density of the existing stable of single-family neighborhoods as well as encourage design compatible with existing residential development for new infill housing. The vicinity of the project is characterized by one and two-story single-family dwellings of varying ages and styles. The proposed single-dwelling unit will be built largely on the previous residential building footprint in a coastal contemporary architectural style. The new building steps up the slope and is articulated on each side of the building with pitched roofs, balconies and roof projections, reducing the bulk and scale of the structure.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations of the Certified Implementation Program. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.



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

The project site is located within the First Public Roadway (Rosecrans Street) and San Diego Bay. The proposed development is entirely within private property and will not encroach upon any existing or proposed public views or physical accessways identified in the Community Plan.

Chapter 3, Article 2 of the California Coastal Act contains policies designed to provide, maintain, and enhance public access to the coast "consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse". Development shall not interfere with the public's right of access to the sea (Section 30211). The Coastal Act requires that public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where adequate access exists nearby per Section 30212(a)(2). As previously mentioned in finding A. above, access is provided within 300 feet at the southern terminus of Perry Street.

Chapter 3, Article 3 of the California Coastal Act contains policies designed to protect recreational opportunities along the coast. This article is designed to facilitate recreational use of existing oceanfront and upland areas for coastal recreational uses. The project takes place on private property and does not develop uses that impact the provision of nearby recreational opportunities.

Therefore, the 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 the findings hereinbefore adopted by the Hearing Officer 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-3272566, a copy of which is attached hereto and made a part hereof.



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Karen Bucey  
Development Project Manager  
Development Services

Adopted on: March 26, 2025

IO#: 24009823

DRAFT



**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 Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** 630 San Antonio Ave / PRJ-1110305

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 630 San Antonio Avenue, San Diego, CA 92106

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

**Description of nature and purpose of the Project:** Coastal Development Permit to demolish an existing three-story single-family residence and construct a new three-story, 4,117 square-foot single-family residence at 630 San Antonio Avenue. The 0.14-acre site is zoned Residential Single Unit (RS-1-7) and designated Single Family Residential in the Peninsula Community Plan. The project site is within Council District 2 and located within the following overlays/areas: Coastal Overlay Zone (COZ), COZ First Public Roadway, Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone (San Diego International Airport and NAS North Island), Airport Land Use Compatibility Plan Airport Influence Area, Federal Aviation Administration Part 77 Noticing Area, Parking Impact Overlay Zone, and Affordable Housing Parking Demand (High). Accessor's Parcel Number (APN): 532-352-10. (LEGAL DESCRIPTION: That portion of block 163 Pueblo Lands, City of San Diego, map by Charles Poole, 1856 also all that portion of the westerly 25 feet of San Antonio Avenue, vacated and closed 1914 by resolution No. 17359.)

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Bruce Peeling, 3538 Inez Street, San Diego, CA, 92106, (619) 517-7400.

**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: CEQA Section 15301(l)(1) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures)
- ☐ Statutory Exemptions:
- ☐ Other:



**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15301(l)(1) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures). The project meets the criteria set forth in CEQA Section 15301(l)(1) which allows for the demolition of one-single-family residence. This exemption was deemed appropriate since the project proposes to demolish the existing single-family residence. Additionally, the project meets the criteria set forth in CEQA Section 15303(a) which allows for construction and location of one single-family residence in a residential zone. This exemption was deemed appropriate since the project would construct a new single-family residence on a lot which is zoned Residential Single Unit. The exceptions listed in CEQA Section 15300.2 would not apply in that it is not located in a particularly sensitive environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; and the project is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

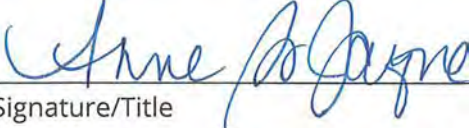
**Lead Agency Contact Person:** Carissa L. Garcia

**Telephone:** (619) 687-5959

**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 the California Environmental Quality Act.

 /Senior Planner  
Signature/Title

December 31, 2024  
Date

**Check One:**

- ☒ Signed by Lead Agency  
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  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:** Lewis Residence **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 630 San Antonio Avenue, San Diego, Ca. 92106

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☒ Individual

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

**Property Owner**

Name of Individual: Rodney M. Lewis and Catherine E. Lewis ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3312 Zola Street

City: San Diego State: Ca Zip: 92106

Phone No.: 619-419-8058 Fax No.: \_\_\_\_\_ Email: mlewis@gmail.com

Signature: Catherine E. Lewis Date: 01/10/2024

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: Bruce Peeling ☐ Owner ☐ Tenant/Lessee ☒ Successor Agency

Street Address: 3538 Inez Street

City: San Diego State: Ca Zip: 92106

Phone No.: 619-517-7400 Fax No.: \_\_\_\_\_ Email: bpaia@cox.net

Signature: Bruce Peeling Date: 01/10/2024

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

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
 Upon request, this information is available in alternative formats for persons with disabilities.





**City of San Diego  
Development Services**  
1222 First Ave., MS-302  
San Diego, CA 92101

# Community Planning Committee Distribution Form

Project Name: 630 San Antonio Ave	Project Number: PRJ-1110305
-----------------------------------	-----------------------------

Community: Peninsula
----------------------

For project scope and contact information (project manager and applicant),  
log into OpenDSD at <https://aca.accela.com/SANDIEGO>.

Select "Search for Project Status" and input the Project Number to access project information.

<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: June 20, 2024
--	--------------------------------

# of Members Yes 11	# of Members No 0	# of Members Abstain 0
------------------------	----------------------	---------------------------

Conditions or Recommendations:  
Approve the project. PCPB does not concur with City recommendation to add a sidewalk.  
Sidewalks are not common in this area.

<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)
--

NAME: Eric H Law
------------------

TITLE: Chair, Project Review Committee	DATE: June 25, 2024
--	---------------------

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

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

DS-5620 (08-18) ONLINE FORM



GENERAL INFORMATION

**OWNER:** MIKE AND CATHY LEWIS  
3312 ZOLA STREET  
SAN DIEGO, CA 92106  
PH: 619-419-8058

**SITE:** 630 SAN ANTONIO AVENUE  
SAN DIEGO, CA, 92106

**APN:** 532-352-10-00

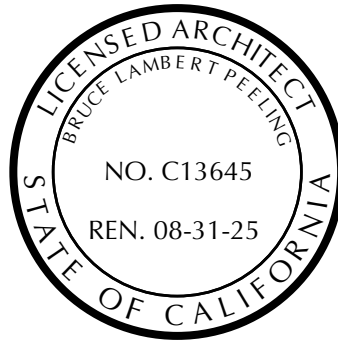
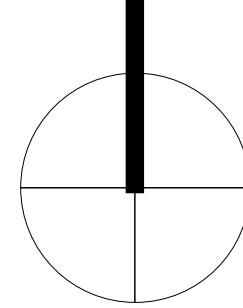
**ZONE:** RS-1-7  
COZ, CHLOZ, COZEP, TPA,  
AFFORDABLE HOUSING PARKING DEMAND  
PIOZ-COASTAL IMPACT, ALUCP (AIA), FAA PART 77  
PALEONTOLOGY SENSITIVITY AREA



LEWIS  
RESIDENCE

0 4 12 24

1/8" = 1'-0"



PROJECT NUMBER: PTS-1110305

**CLASSIFICATION TYPE:** TYPE V-B  
**OCCUPANCY GROUP:** R-3, U-1

**EXISTING & PROPOSED USE:** SINGLE FAMILY RESIDENCE

**CONSTRUCTION RECORD:** 1930

**CONSTRUCTION:** TYPE V-B

**GROSS LOT AREA:** 6,252 SF

**FAR:** LOT AREA = 6,250 x .58 ALLOWABLE (3625 S.F.)

**GEOLOGIC HAZARD CATAGORY** 53

**REQUIRED PERMITS**  
COMBINATION BUILDING PERMIT

**GOVERNING CODES**  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA BUILDING  
ENERGY EFFICIENCY STANDARDS

PROJECT TEAM

**ARCHITECT:**

BRUCE PEELING, ARCHITECT  
3538 INEZ STREET  
SAN DIEGO, CA 92106  
619-517-7400  
bpaia@cox.net

**SURVEY:**

SAN DIEGO LAND SURVEYING  
7028 CONVOY CT.  
SAN DIEGO, CA 92111-1017  
858-565-8362

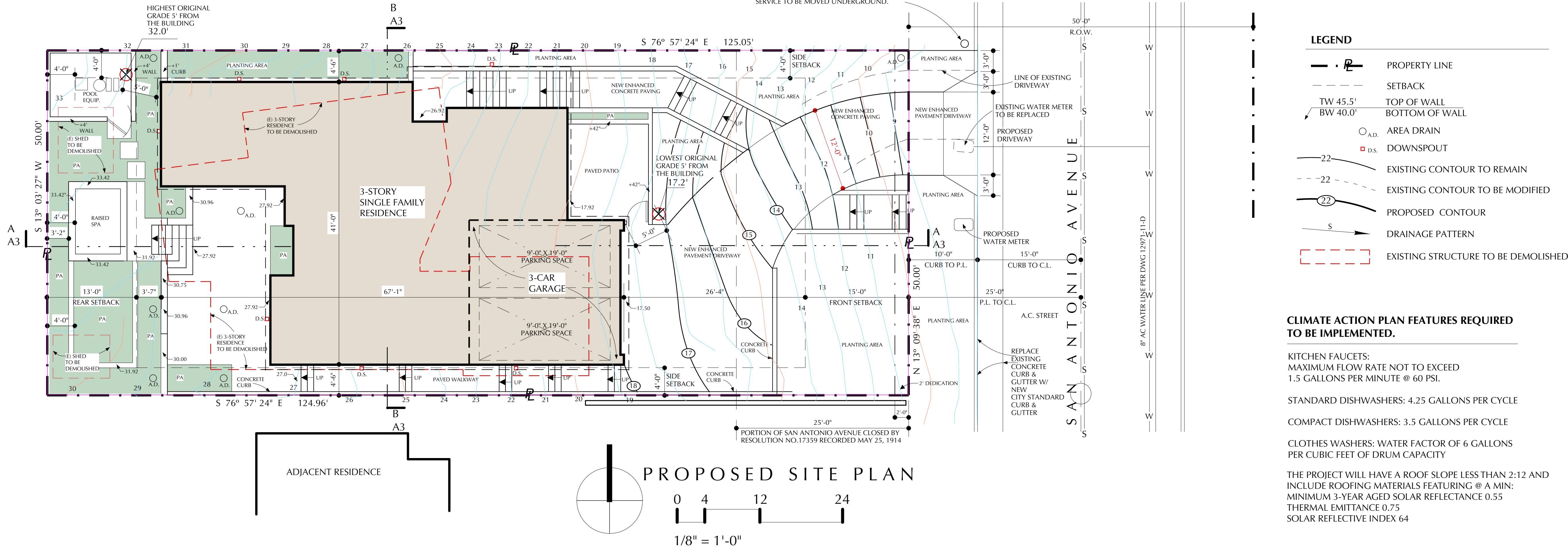
**BASIS OF ELEVATION:**

CITY OF SAN DIEGO BENCHMARK  
SOUTHWESTBRASS PLUG AT THE INTERSECTION  
OF OWEN ST AND ROSECRANS ST.  
ELEVATION = 54.7711 M.S.L.:

SHEET INDEX

- A1 SITE & DEMOLITION PLANS, NOTES  
A2 FLOOR AND ROOF PLANS  
A3 ELEVATIONS AND SECTIONS  
A4 TOPOGRAPHIC SURVEY  
C1 CIVIL PLAN

BUILDING AREAS	PROPOSED	DECKS
UPPER LEVEL RESIDENCE	1,117	70
MAIN LEVEL RESIDENCE	1,830	221
LOWER LEVEL RESIDENCE	190	
<b>TOTAL HABITABLE AREA</b>	<b>3,137</b>	
LOWER LEVEL GARAGE	451	
<b>TOTAL AREA</b>	<b>3,588</b>	
± 6,250 S.F. LOT AREA		
= .58 F.A.R.		
(MAX. .58 F.A.R.= 3,625 S.F.ALLOWABLE)		



NARRATIVE

WE PROPOSE TO ACQUIRE A COASTAL DEVELOPMENT PERMIT TO: DEMOLISH AN EXISTING 3-LEVEL SINGLE FAMILY RESIDENCE AND GARAGE, AND CONSTRUCT AN ALL-NEW 3-LEVEL SINGLE FAMILY RESIDENCE WITH AN ATTACHED 2-CAR GARAGE. ALL NEW PAVING AND LANDSCAPING.

DRAINAGE NOTES

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO ADJACENT LAND

DRAINAGE PATTERNS WILL NOT BE MODIFIED, AND ALL RUNOFF WILL BE DIRECTED TO THE R.O.W @ SAN ANTONIO AVENUE TO THE EAST.

STANDARD REQUIREMENTS

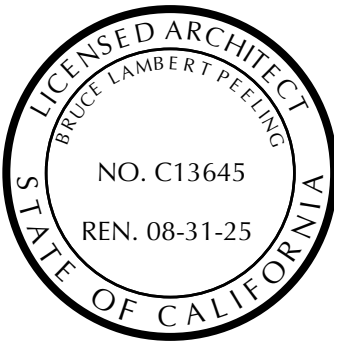
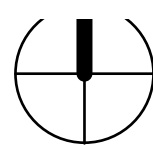
- "THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE"
- THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
- BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.

GRADING QUANTITIES:

GRADED AREA 0.14 [ACRES]  
CUT QUANTITIES 508 [CYD]  
FILL QUANTITIES 0 [CYD]  
EXPORT 508 [CYD]  
MAX. CUT DEPTH UNDER BLDG FOOTPRINT 10.1 FT  
MAX. CUT DEPTH OUTSIDE BLDG FOOTPRINT 1.7' FT  
MAX. CUT SLOPE RATIO N/A  
(NO PROPOSED MANUFACTURED CUT SLOPES, FOUNDATION)  
MAX. FILL DEPTH UNDER BLDG FOOTPRINT 0 FT  
MAX. FILL DEPTH OUTSIDE BLDG FOOTPRINT 0 FT  
MAX. FILL SLOPE RATIO: N/A  
(NO PROPOSED MANUFACTURED FILL SLOPES)



VICINITY MAP



NOTE:  
I, BRUCE PEELING, ARCHITECT, DO HEREBY CERTIFY THAT THE STRUCTURE AND MODIFICATIONS TO IT SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS (CFR) PART 77, NOTIFICATION IS NOT REQUIRED.

BRUCE PEELING, ARCHITECT

1	2	3	4
5			

Prepared By: \_\_\_\_\_ Revision 7: \_\_\_\_\_  
Name: BRUCE PEELING, ARCHITECT  
Address: 3538 INEZ STREET  
SAN DIEGO, CA. 91206  
Phone #: 619-517-7400  
email: bpaia@cox.net  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 3: 09-30-2024  
Revision 2: 07-25-2024  
Revision 1: 05-15-2024  
Original Date: 01-11-2024  
Sheet 1 OF 5  
SHEET TITLE: SITE PLAN, NOTES  
DEP # \_\_\_\_\_

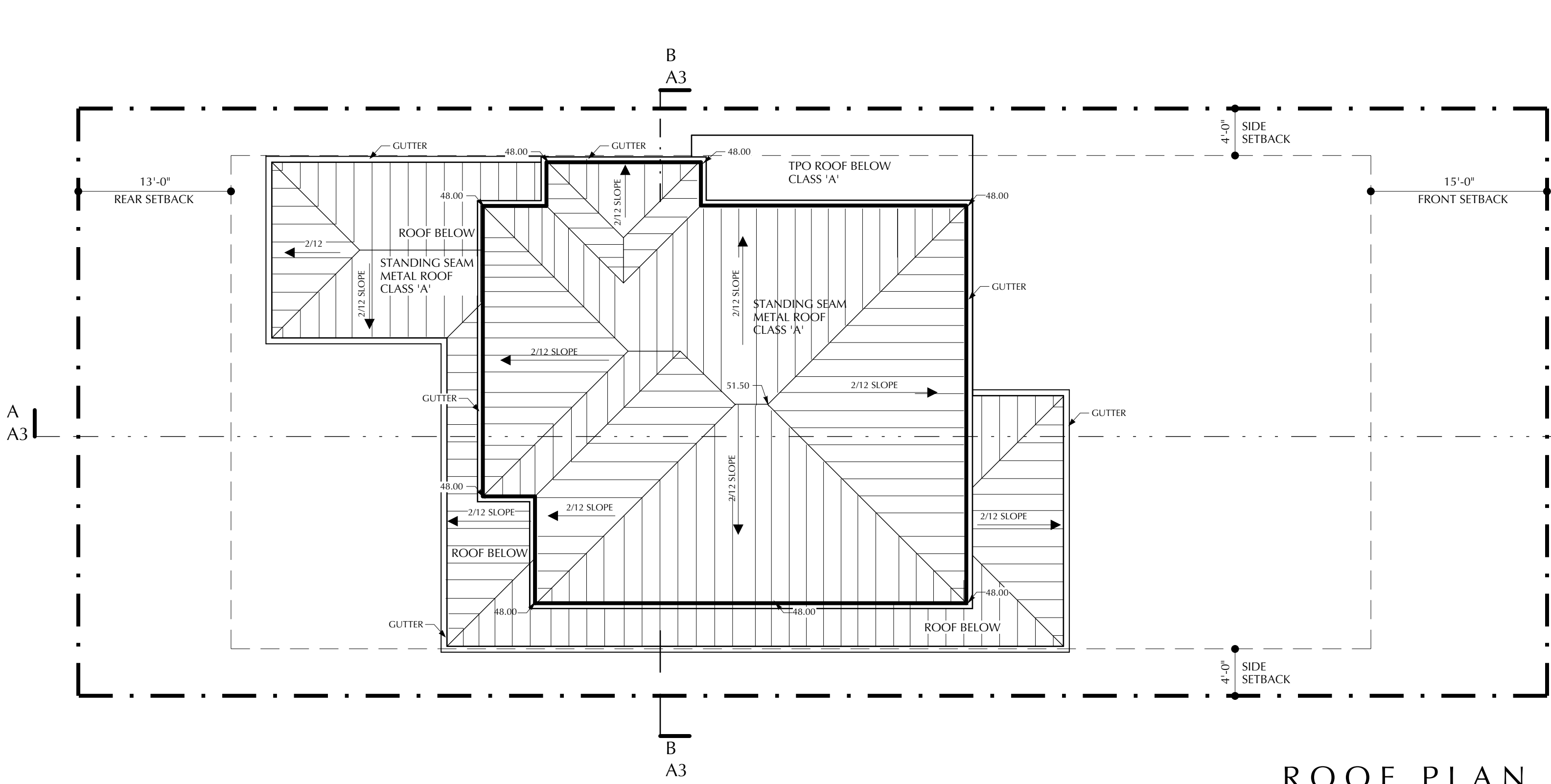
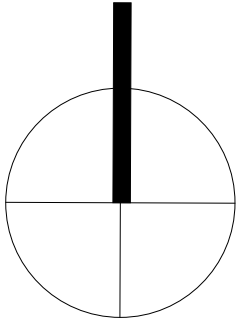
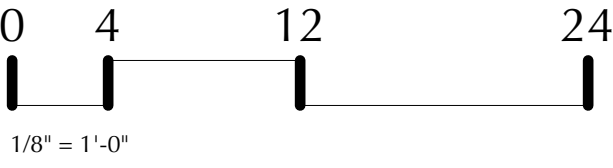


ARCHITECT  
BRUCE PEELING

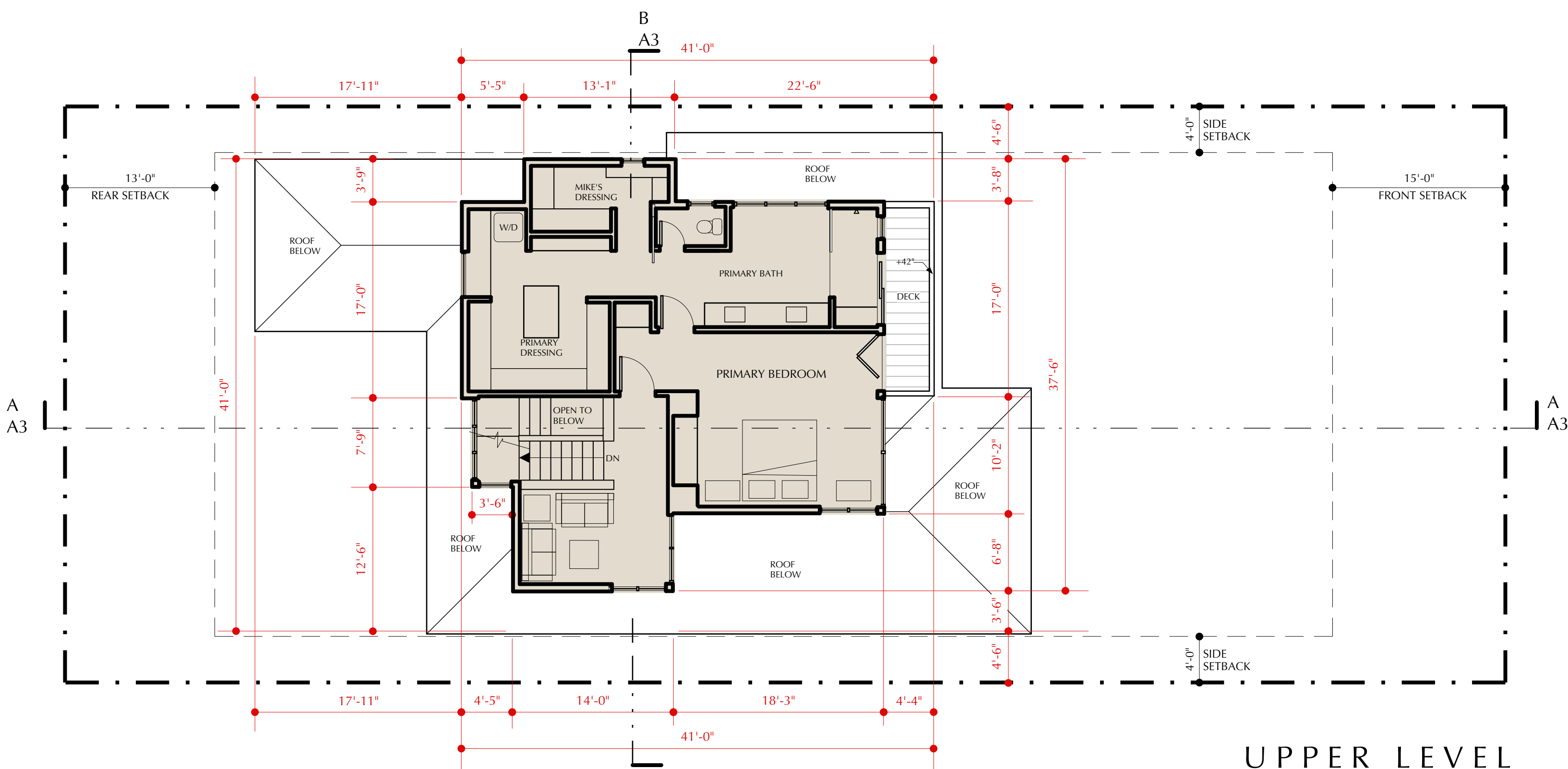
REGISTERED ARCHITECT  
PROJECT CREDENTIAL NO. C13645  
EXPIRATION DATE: 08-31-25  
STATE OF CALIFORNIA

bpaia@cox.net  
3538 Inez Street  
San Diego, Ca. 92106  
619-517-7400

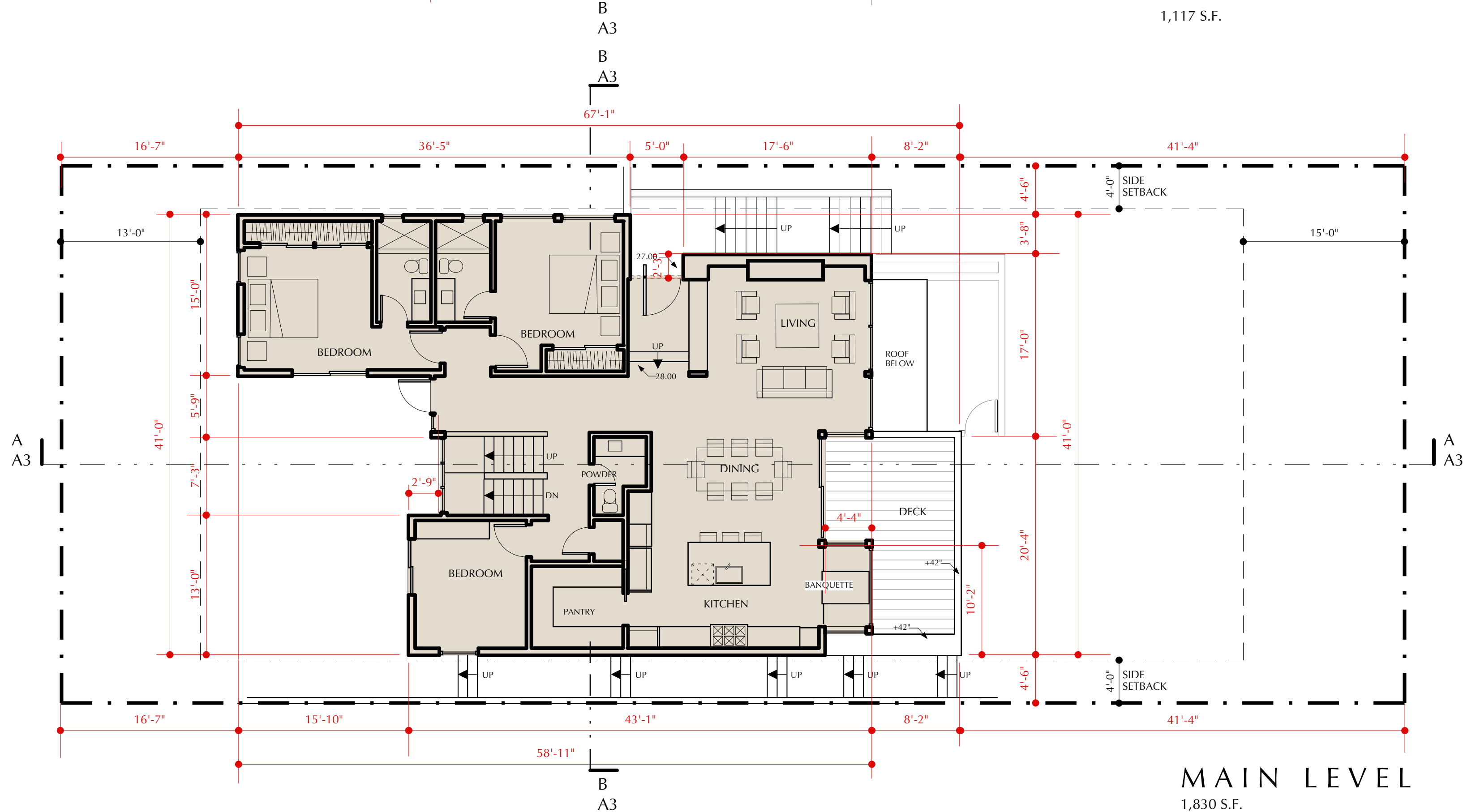
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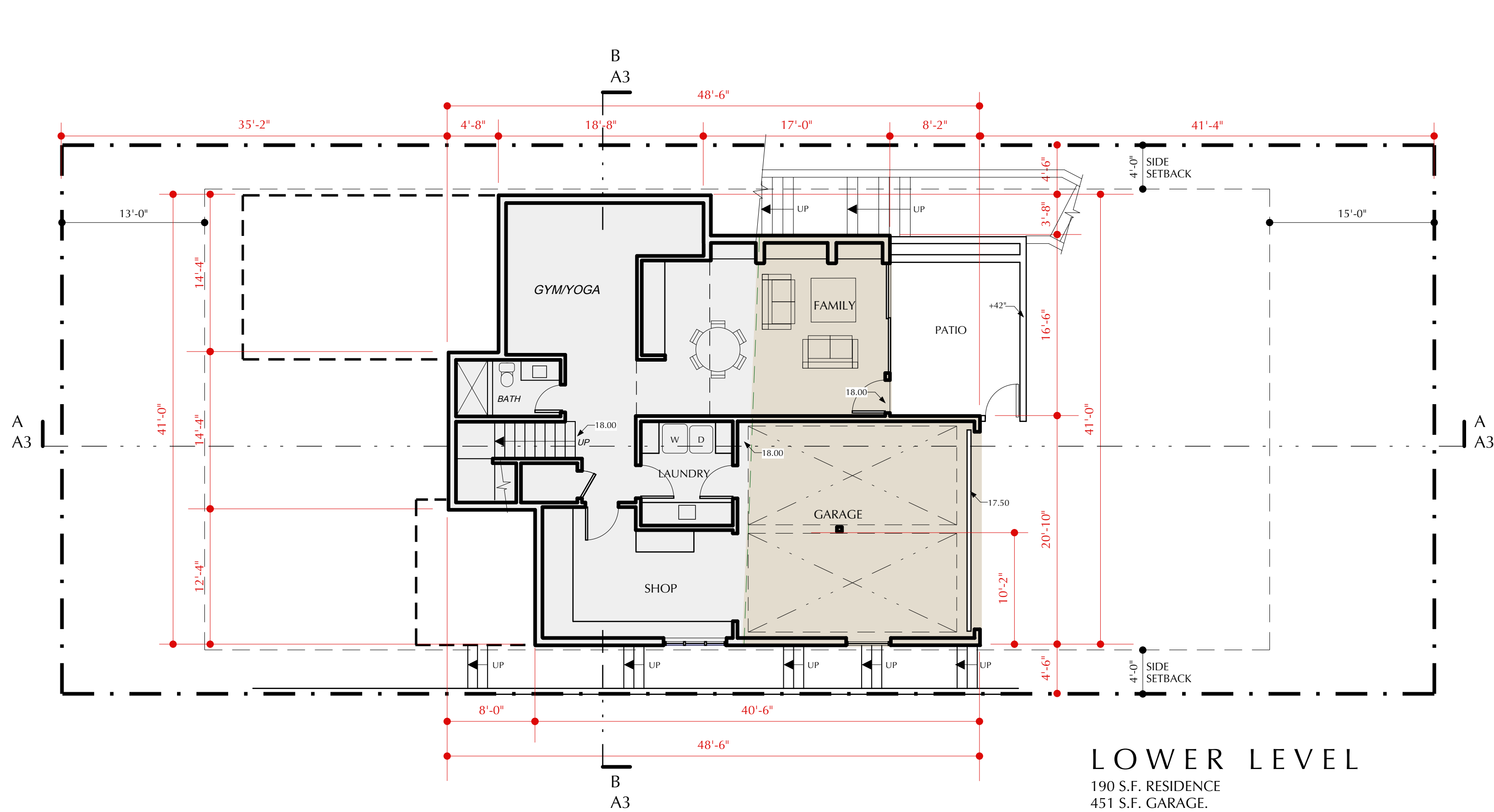
ROOF PLAN



UPPER LEVEL  
1,117 S.F.



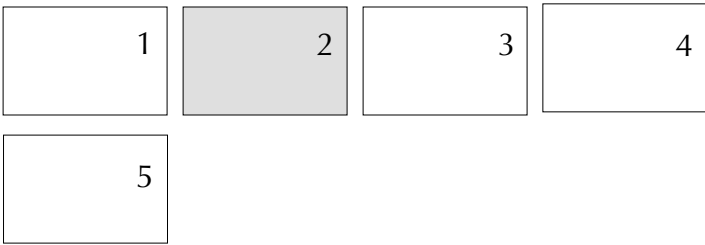
MAIN LEVEL  
1,830 S.F.



LOWER LEVEL  
190 S.F. RESIDENCE  
451 S.F. GARAGE.  
(956 S.F. ADDITIONAL OF BASEMENT AREA EXEMPTED )

SYMBOLS LEGEND

- PROPERTY LINE
- SETBACKS
- BUILDING AREAS
- EXEMPT BASEMENT
- SITE WALLS

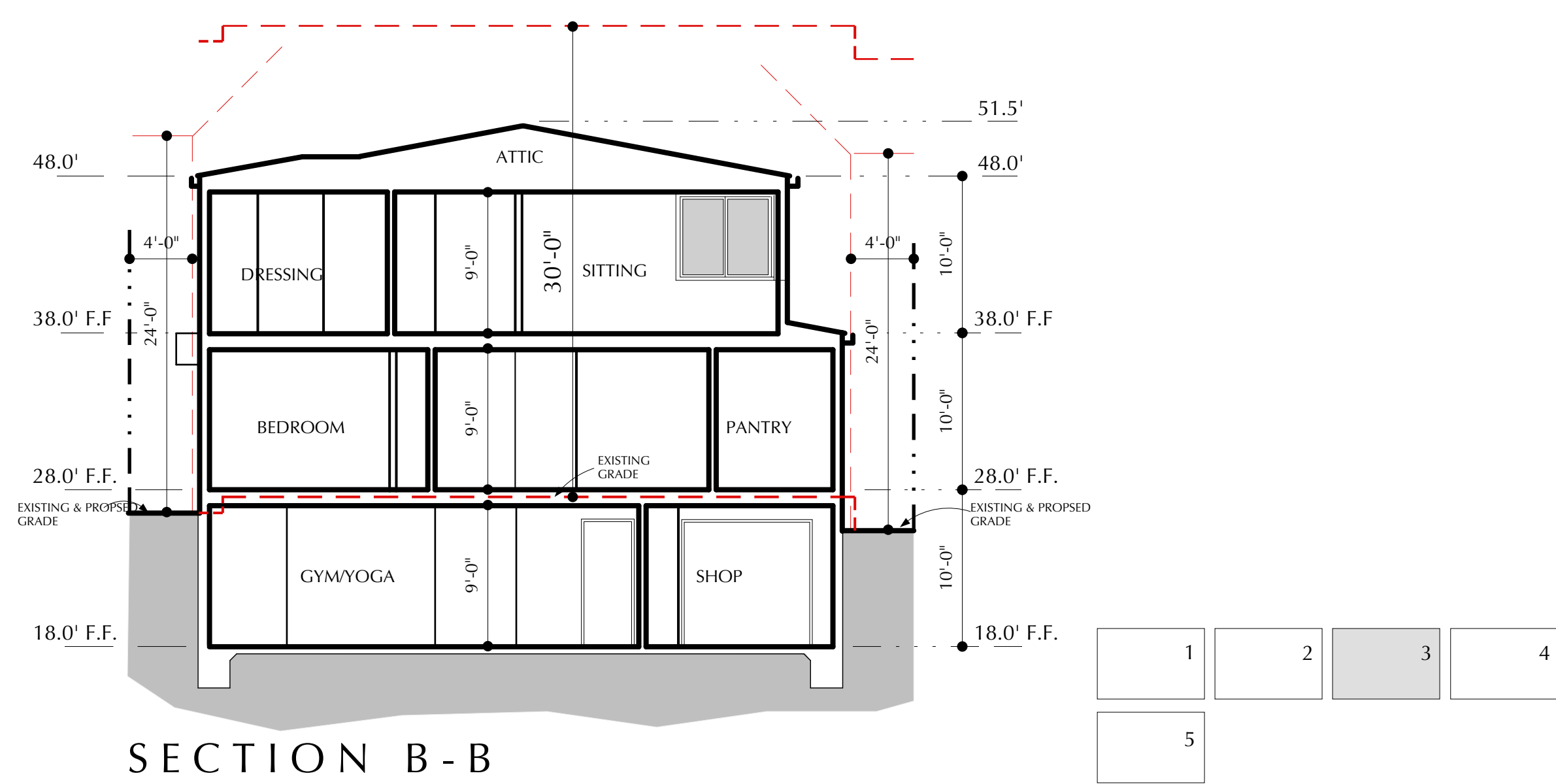
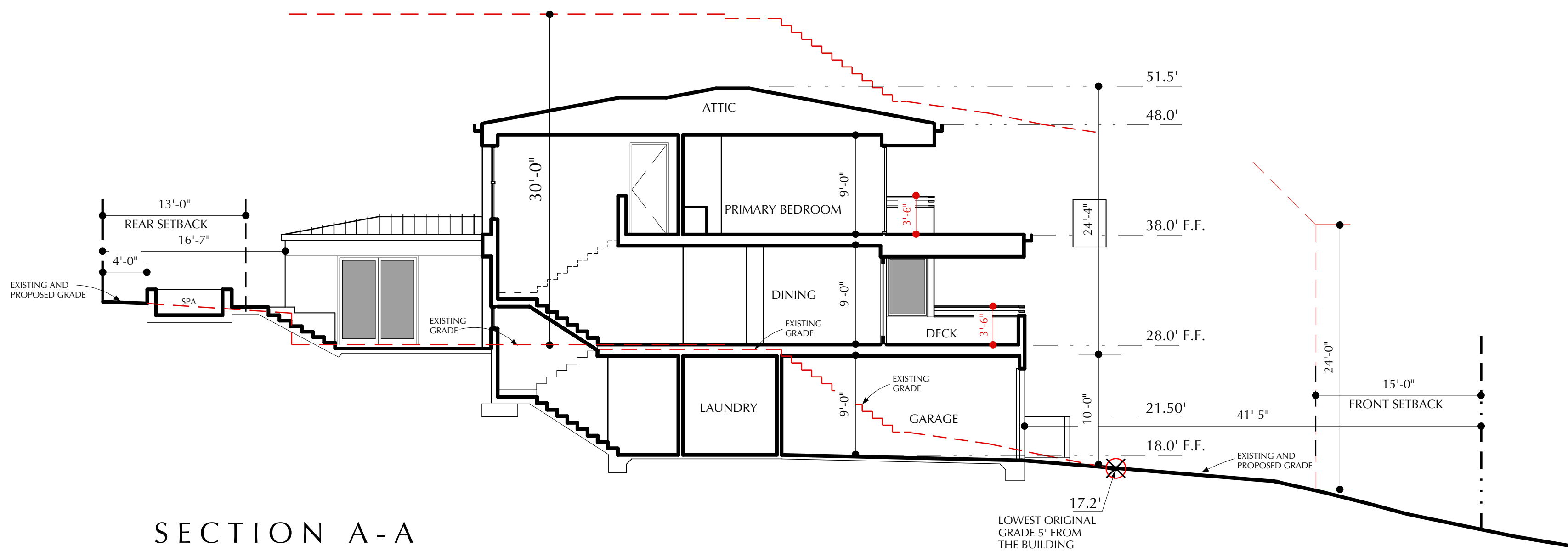
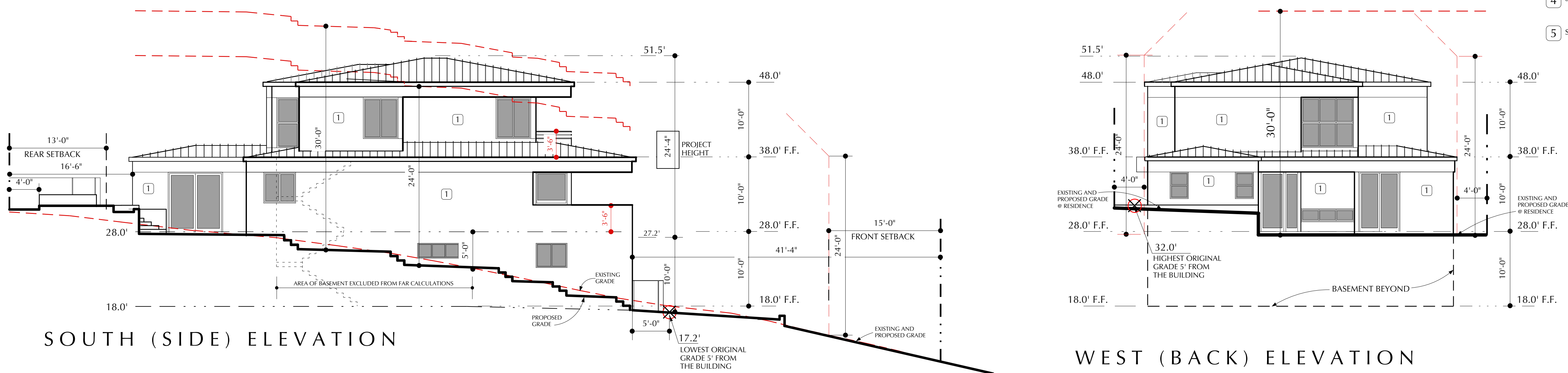
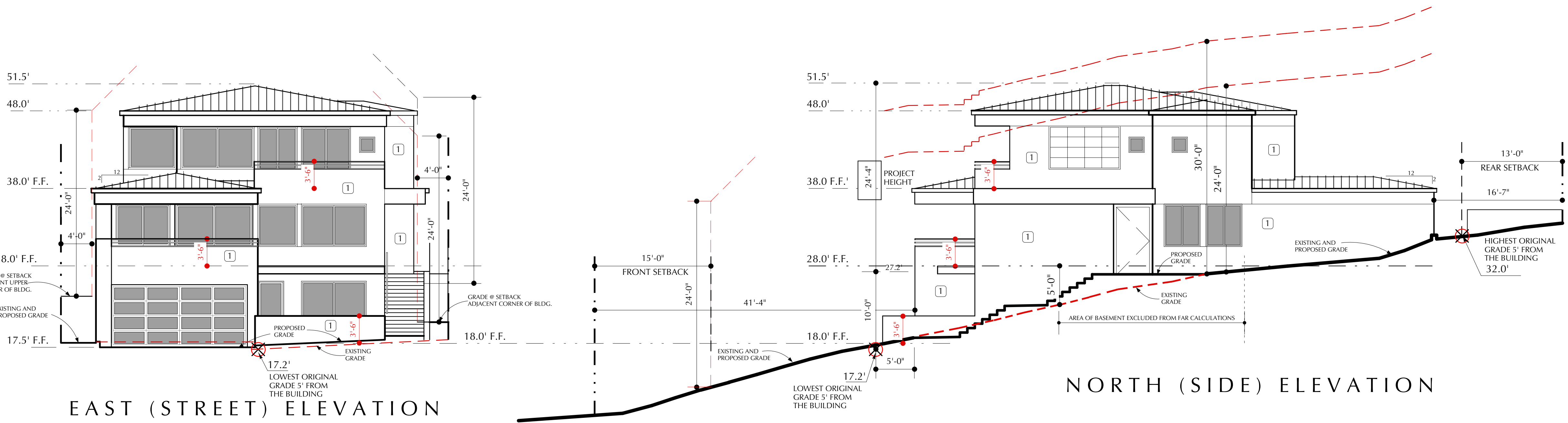


Prepared By:	BRUCE PEELING, ARCHITECT	Revision 7:	
Address:	3538 INEZ STREET SAN DIEGO, CA. 91206	Revision 6:	
Phone #:	619-517-7400	Revision 5:	
email:	bpaia@cox.net	Revision 4:	
		Revision 3:	09-30-2024

Project Address	630 SAN ANTONIO AVENUE SAN DIEGO, CALIFORNIA 92106	Revision 2:	
Project Name:	LEWIS RESIDENCE	Revision 1:	05-15-2024
		Original Date:	01-11-2024

Sheet Title:	FLOOR AND ROOF PLANS	Sheet	2 OF 5
		DEP #	



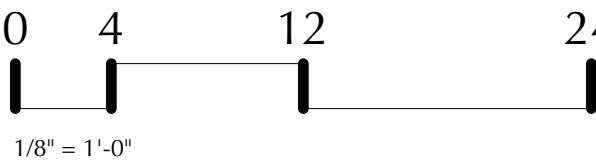


ARCHITECT  
BRUCE PEELING



bpaia@cox.net  
3538 Inez Street  
San Diego, Ca. 92106  
619-517-7400

LEWIS RESIDENCE



EXTERIOR MATERIALS

- 1 LIGHT SAND STUCCO FINISH O/  
2 LAYERS OF GRADE 10" BLDG. PAPER O/  
PLY WHERE SPECIFIED  
OVER 2X6 STUDS WITH R-21 BATT INSUL.
- 2 WINDOWS, DOOR MATERIAL  
& BREAK METAL TRIM:  
DARK BRONZE ALUMINUM.
- 3 FASCIAS AND TRIM:  
PAINTED METAL O/ BORAL
- 4 STANDING SEAM METAL ROOFING
- 5 STAINED WOOD SOFFITS

1	2	3	4
5			

Prepared By: \_\_\_\_\_ Revision 7: \_\_\_\_\_  
Name: BRUCE PEELING, ARCHITECT Revision 6: \_\_\_\_\_  
Address: 3538 INEZ STREET SAN DIEGO, CA. 92106 Revision 5: \_\_\_\_\_  
Phone #: 619-517-7400 Revision 4: \_\_\_\_\_  
email: bpaia@cox.net Revision 3: 09-30-2024

Revision 2: \_\_\_\_\_  
Project Address: 630 SAN ANTONIO AVENUE  
SAN DIEGO, CALIFORNIA 92106  
Project Name: LEWIS RESIDENCE  
Revision 1: 05-15-2024  
Original Date: 01-11-2024

Sheet: 3 OF 5  
ELEVATIONS AND SECTIONS  
DEP # \_\_\_\_\_

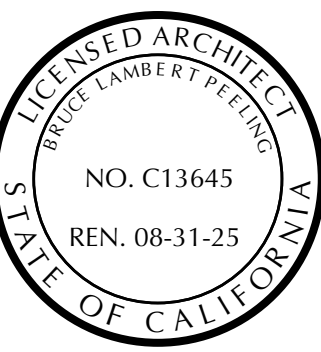
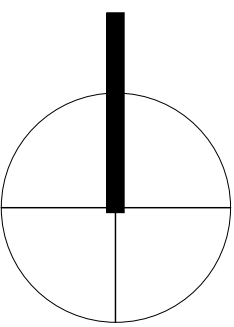


ARCHITECT  
BRUCE PEELING

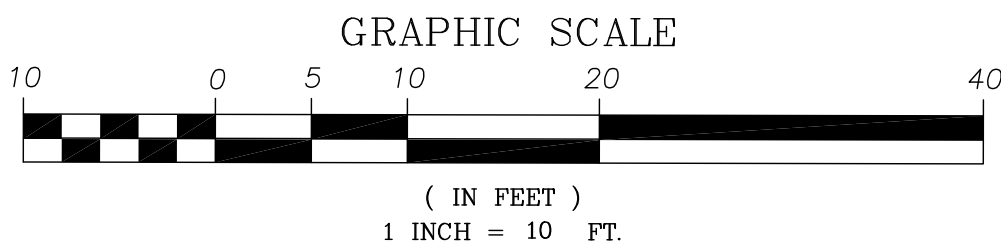
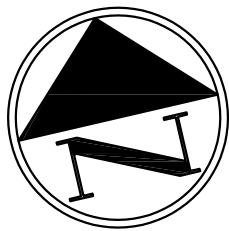
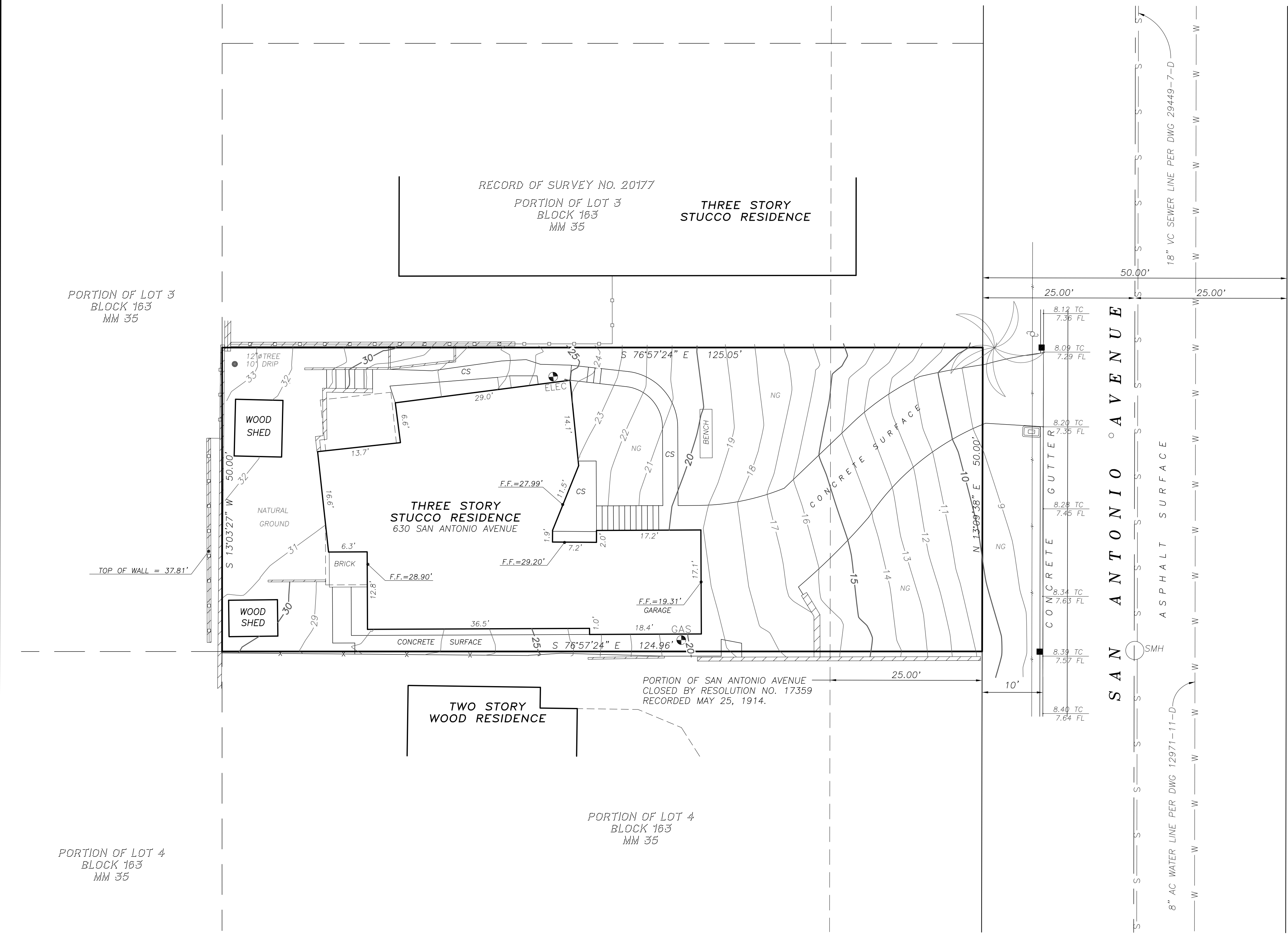


BPAIA@COX.NET  
3538 INEZ STREET  
SAN DIEGO, CA. 92106  
P: 619-517-7400

LEWIS  
RESIDENCE



PROJECT NUMBER: PTS-1110305



- LEGEND:**
- INDICATES FOUND LEAD & TACK IN TOP OF CURB
  - INDICATES WATER METER
  - INDICATES POWER POLE
  - INDICATES SEWER MANHOLE
  - INDICATES FINISH FLOOR
  - INDICATES TOP OF CURB
  - INDICATES FLOW LINE
  - INDICATES NATURAL GROUND
  - INDICATES CONCRETE SURFACE
  - INDICATES PROPERTY LINE
  - INDICATES CHAIN LINK FENCE
  - INDICATES WOOD FENCE
  - INDICATES OVERHEAD POWERLINE
  - INDICATES WALL
  - INDICATES WATER LINE
  - INDICATES SEWER LINE

**LEGAL DESCRIPTION:**

THAT PORTION OF BLOCK 163 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MADE BY CHARLES H. POOLE IN 1856, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF QUALTROUGH STREET IN THAT PORTION OF THE CITY OF SAN DIEGO, COMMONLY KNOWN AS AND CALLED LA PLAYA, WITH THE WESTERLY LINE OF SAN ANTONIO AVENUE, AS NOW LOCATED; THENCE SOUTHERLY ALONG SAN ANTONIO AVENUE AS NOW LOCATED, 100 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID SAN ANTONIO AVENUE 50 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF QUALTROUGH STREET, 125 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY GLEN O. PERKINS AND BESSIE M. PERKINS, HUSBAND AND WIFE, AND HARRY D. DILLON AND RENA DILLON, HUSBAND AND WIFE, TO ELLA EMMA COSSAIRT, BY DEED DATED AUGUST 17, 1926, AND RECORDED OCTOBER 28, 1926, IN BOOK 1294, PAGE 65 OF DEEDS, RECORDED IN SAN DIEGO COUNTY; THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE LAND SO CONVEYED TO COSSAIRT, 50 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID QUALTROUGH STREET, TO SAN ANTONIO AVENUE, AS NOW LOCATED, AND THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF SAN DIEGO BAY.

**BASIS OF ELEVATION:**

CITY OF SAN DIEGO BENCH MARK:  
SOUTHWEST BRASS PLUG AT THE INTERSECTION  
OF OWEN STREET AND ROSECRANS STREET.  
ELEVATION = 54.7711 M.S.L.



Robert J. Bateman  
ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHY SURVEY		
For the exclusive use of: <b>CATHERINE &amp; RODNEY LEWIS</b> <b>3312 ZOLA STREET</b> <b>SAN DIEGO, CALIFORNIA 92106</b>		
<b>San Diego Land Surveying &amp; Engineering, Inc.</b> 7028 Convo Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 10/3/2023	Revised:	Revised:
Scale: 1"=10'	Drawn by: R.J.B.	Sheet 1 of 1 Sheet
Drawing: San Antonio Ave 630 Topo		A.P.N. 532-352-10

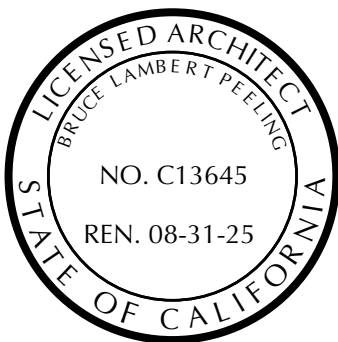
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Prepared By:	Revision 7:	
Name: BRUCE PEELING, ARCHITECT	Revision 6:	
Address: 3538 INEZ STREET SAN DIEGO, CA. 91206	Revision 5:	
Phone #: 619-517-7400	Revision 4:	
email: bpaia@cox.net	Revision 3:	09-30-2024
	Revision 2:	
Project Address 630 SAN ANTONIO AVENUE SAN DIEGO, CA 92107	Revision 1:	05-15-2024
Project Name: LEWIS RESIDENCE	Original Date:	01-11-2024
Sheet Title:	Sheet	4 OF 5
TOPOGRAPHIC SURVEY	DEP #	

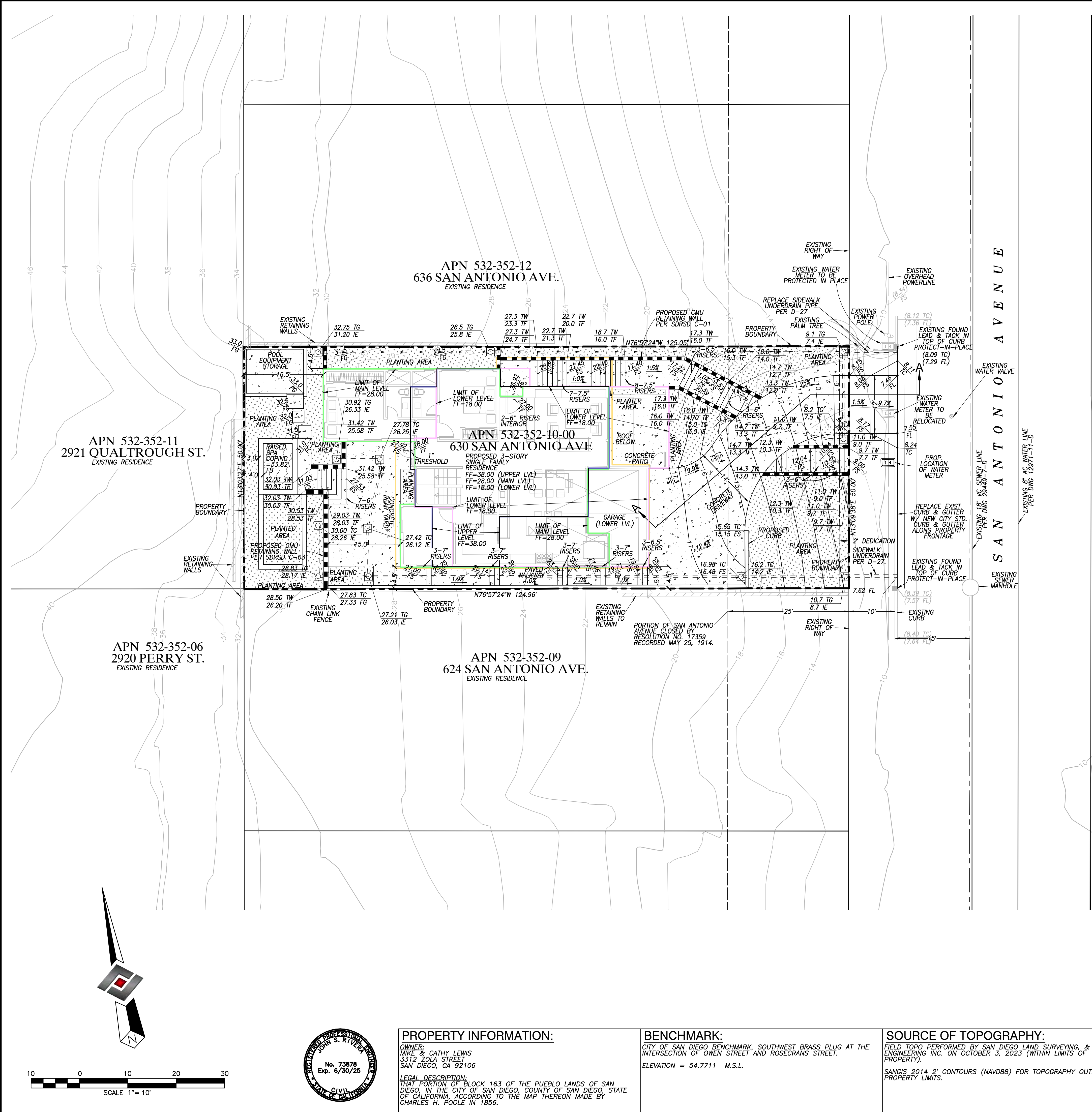




LEWIS  
RESIDENCE



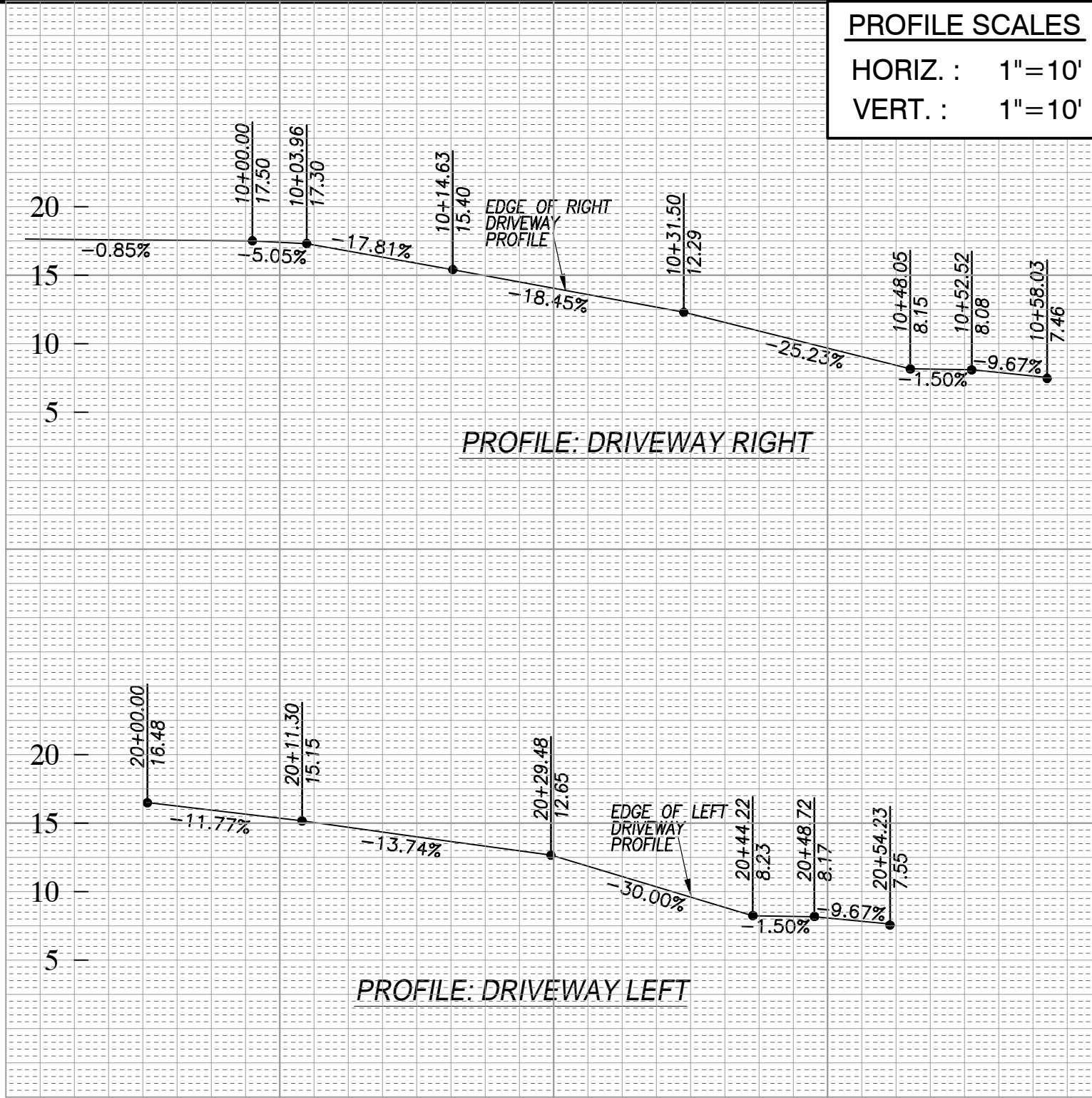
PROJECT NUMBER: PTS-1110305



**NOTE:**  
PROPOSED POOL EQUIPMENT STORAGE IS NOT AN ENCLOSED STRUCTURE.

**PUBLIC IMPROVEMENTS NOTE:**  
PARKWAY IMPROVEMENTS COMPRISED OF SIDEWALK ARE NOT PROPOSED AS A PART OF THIS COASTAL DEVELOPMENT PERMIT. IF REQUIRED, THESE IMPROVEMENTS ARE TO HAVE THE DESIGN APPROVAL DEFERRED TO THE FUTURE PUBLIC IMPROVEMENT PERMIT.

**EMRA NOTE:**  
REFER TO ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) DOCUMENT NO. \_\_\_\_\_ FOR THE PROPOSED DRIVEWAY ENTRANCE, RELOCATED WATER METER, AND THE TWO SIDEWALK UNDERDRAINS WITHIN THE CITY RIGHT-OF-WAY.



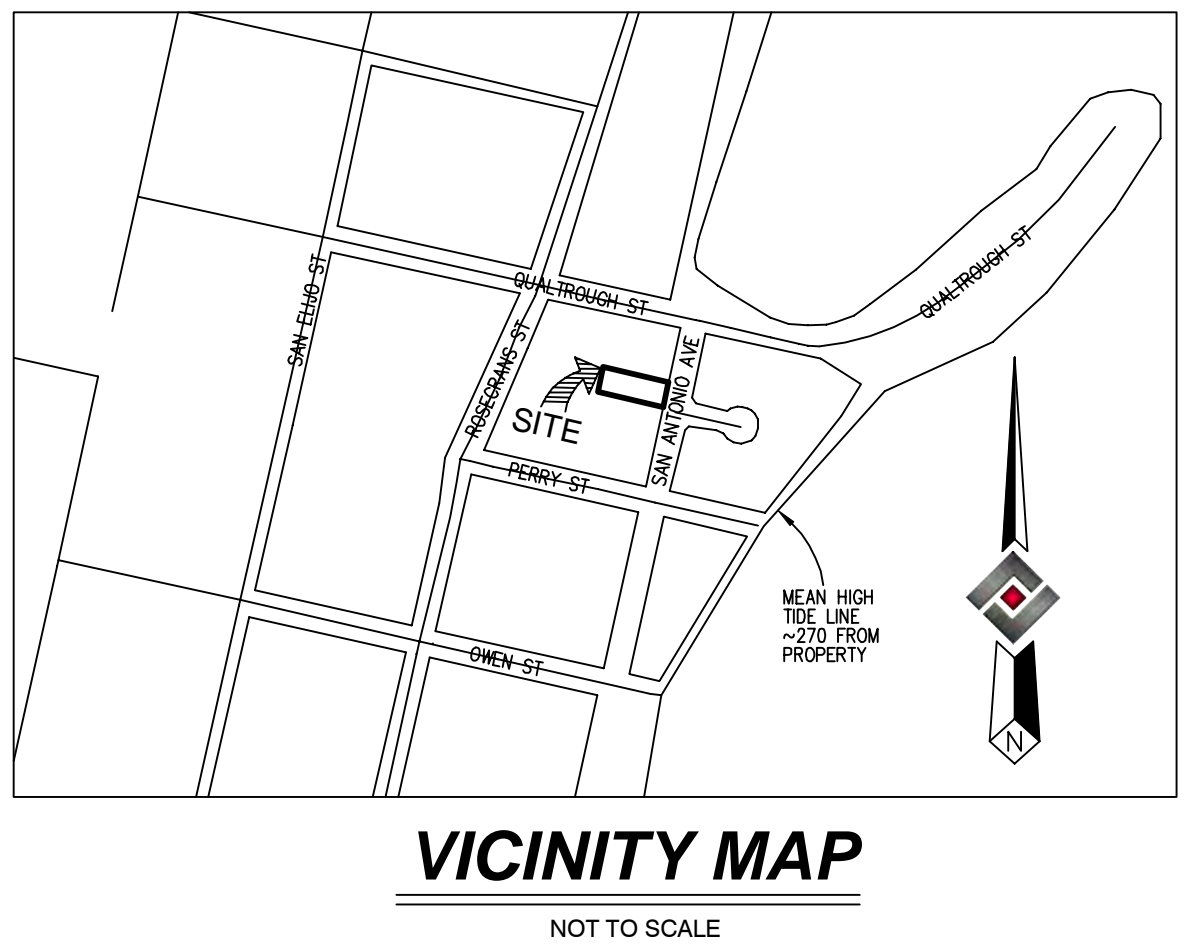
**DRIVEWAY PROFILE**

**DRIVEWAY NOTE:**  
DRIVEWAY GRADES WITHIN CITY RIGHT-OF-WAY ARE PER CITY STANDARDS. PROPOSED ONSITE PRIVATE DRIVEWAY GRADES TO MATCH EXISTING CONDITION DRIVEWAY GRADES.

**GRADING QUANTITIES:**

GRADED AREA	0.14	[ACRES]	MAX. CUT DEPTH UNDER BLDG FOOTPRINT 10.1 FT
CUT QUANTITIES	506	[CYD]	MAX. CUT DEPTH OUTSIDE BLDG FOOTPRINT 1.7' FT
FILL QUANTITIES	0	[CYD]	MAX. CUT SLOPE RATIO N/A
EXPORT	506	[CYD]	(NO PROPOSED MANUFACTURED CUT SLOPES, FOUNDATION WALLS ONLY)
			MAX. FILL DEPTH UNDER BLDG FOOTPRINT 0 FT
			MAX. FILL DEPTH OUTSIDE BLDG FOOTPRINT 0 FT
			MAX. FILL SLOPE RATIO: N/A
			(NO PROPOSED MANUFACTURED FILL SLOPES)

- LEGEND:**
- BOUNDARY
  - LOT LINES
  - EXISTING COUNTOUR
  - PROPOSED RETAINING WALL
  - FLOW DIRECTION
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - PROPOSED AREA DRAINS
  - PROPOSED ROOF DOWNSPOUT
  - PROPOSED EARTHEN SWALES
  - PROPOSED BUILDING LOWER LEVEL
  - PROPOSED BUILDING UPPER LEVEL
  - PROPOSED BUILDING MAIN LEVEL
  - PROPOSED BUILDING ROOF
  - PROPOSED CONCRETE/HARDSCAPE/IMPERVIOUS
  - PROPOSED LANDSCAPE/PERVIOUS AREA
  - PROPOSED SPA



**PREPARED BY:**



FUSION ENG TECH  
1810 GILLESPIE WAY #207  
EL CAJON, CA 92020  
(619) 736-2800

**PRELIMINARY  
CIVIL SITE PLAN  
630 SAN ANTONIO AVE.  
CITY OF SAN DIEGO, CALIFORNIA**

**C1**

R:\0448-0001 630 San Antonio Avenue - Lewis, Mike\Pin\Site Plan\0448-0001\$SP\_01.dwg[Sep-30-2024:14:12

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