



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: JANUARY 14, 2026 REPORT NO. HO-26-004

HEARING DATE: JANUARY 28, 2026

SUBJECT: 827 ROSECRANS STREET. PROCESS THREE DECISION

PROJECT NUMBER: [PRJ-1132081](#)

OWNER/APPLICANT: *HOWARD LOMAS/ TYLER VAN STRIGHT*

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit for the conversion of a one story 4,720 square foot single dwelling unit into a new 6,033 square foot single dwelling unit with attached Accessory Dwelling Unit, located at [827 Rosecrans Street](#) within the [Peninsula Community plan?](#)

Proposed Actions:

1. APPROVE COASTAL DEVELOPMENT PERMIT NO. PMT-3343165.

Fiscal Considerations: No fiscal impact. All costs associated with the processing of the application will be paid by the applicant.

Housing Impact Statement: The project is consistent with the density limits of the Peninsula Community plan. The proposed single dwelling unit will replace an existing structure equating to a zero net loss in housing inventory.

Code Enforcement Impact: None.

Community Planning Group Recommendation: On September 18, 2025, the Peninsula Community Planning Board voted 6-2 with 2 abstentions, to recommend approval of the project.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption

determination for this project was made on November 20, 2025, and the opportunity to appeal that determination ended December 5, 2025.

BACKGROUND

Location: The 0.22-acre project site is located at 827 Rosecrans Street, which is between Rosecrans Street, which is designated as the first public road within the Coastal Overlay (appealable) zone, and San Antonio Place, a private driveway that is accessed via the public road of the same name. The site is approximately 3 miles south of the 8 Freeway and 4 miles west of the 5 freeway.

Community Plan: The project is located in the Peninsula Community Plan area and is designated as Single Family (up to 9 dwelling units/acre). The Community Plan identifies the neighborhood as La Playa, which is characterized by large single-family homes of various ages and architectural styles, including colonial, Spanish, and contemporary designs.

Zoning: The project site is in the Residential Single-Unit (RS 1-7) zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation zone, the Coastal Overlay Zone First Public Roadway, Transit Priority Area, the ALUCP Airport Influence Area (San Diego International Airport, NAS North Island - Review Area 2), and the FAA Part 77 Noticing Area within the Peninsula Community Plan.

Mobility: The project site is adjacent to Route 29 of the bus transit system that connects the Naval facilities on the Bay side of the Peninsula to downtown, and the South Bay cities. The project has been conditioned (Condition 16) to construct a city standard bus stop slab to maintain the existing bus stop. The Community Plan proposes a Class III bike lane on Rosecrans Street. The pedestrian condition for Rosecrans Street is limited with most of the neighborhood void of sidewalks. The project has been conditioned (Condition 14) to remove the existing two driveways and replace them with a City standard Curb, Gutter and Sidewalk adjacent to the site to improve the neighborhood condition. The removal of the driveways will eliminate vehicles crossing the proposed sidewalks, ensuring a safer pedestrian condition.

Existing Use: The site is currently occupied by an existing one story 4,702 square foot single dwelling unit that includes a lower level adjacent to the private drive, San Antonio Place. The site does not currently access San Antonio place. The current site utilizes Rosecrans Street for the garage.

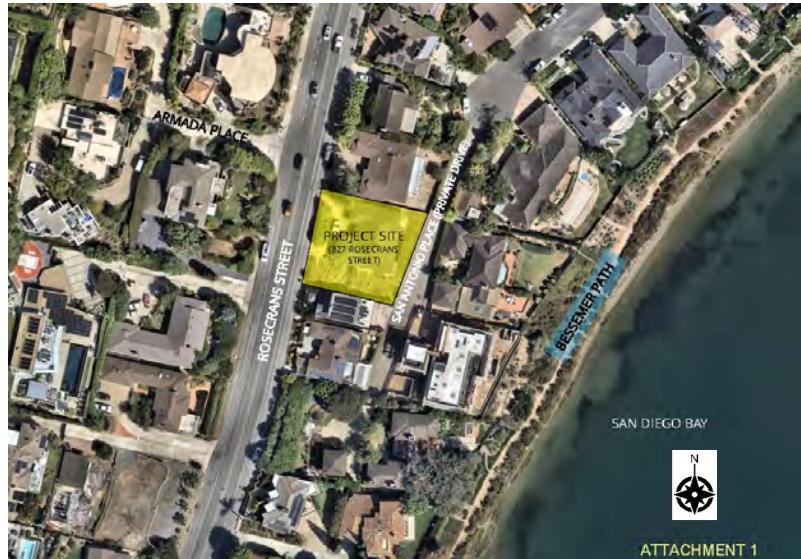


Figure 1 - AERIAL VIEW

Adjacent Uses: The project site is approximately 200 feet west of San Diego Bay in a developed, single-family residential neighborhood. Surrounding development includes one, two, and three-story single-family dwelling units to the north, south, east and west.

DISCUSSION

Project Description:

The project site consists of an existing one story 4,702-square-foot (SF) single dwelling unit that utilizes Rosecrans as the primary resident and vehicle entry. There currently is no physical access to San Antonio Place, a private drive. The lot consists of two parcels, identified as Assessor's Parcel Numbers (APN) 532-322-07 and 532-322-08.

The project proposes modifications and additions to the existing 4,702 square foot single dwelling unit. The proposed modifications include the partial removal of a 450 square foot entry level garage, 382 square feet of which will be incorporated into the primary structure's entry level living space. A new 684 square foot attached Accessory Dwelling Unit (ADU) is proposed on the south side of the main structure. The ADU is included in the final 6,033 square feet of floor area. Additional modifications include the backfilling of the existing 841 square foot lower-level storage space that will be converted into crawlspace, and no longer included in the overall floor area. Project additions include a new 852 square foot carport at the lower level, and a 1,367 square foot addition to the main structure to create a new second story. The new lower-level carport will utilize San Antonio Place, a private drive, via a privately held access agreement with the neighboring properties. The finished project will be a 6,033 square foot, two-story, single dwelling unit with an attached ADU.

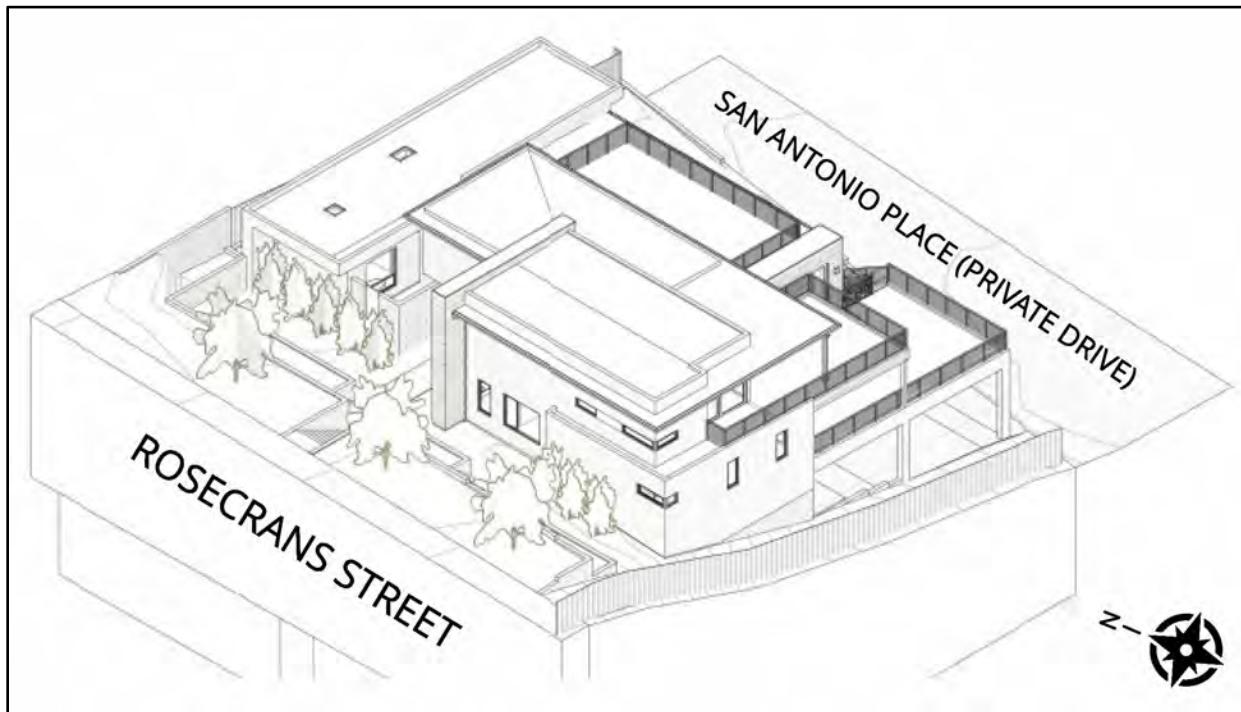


Figure 2 - FRONT ELEVATION

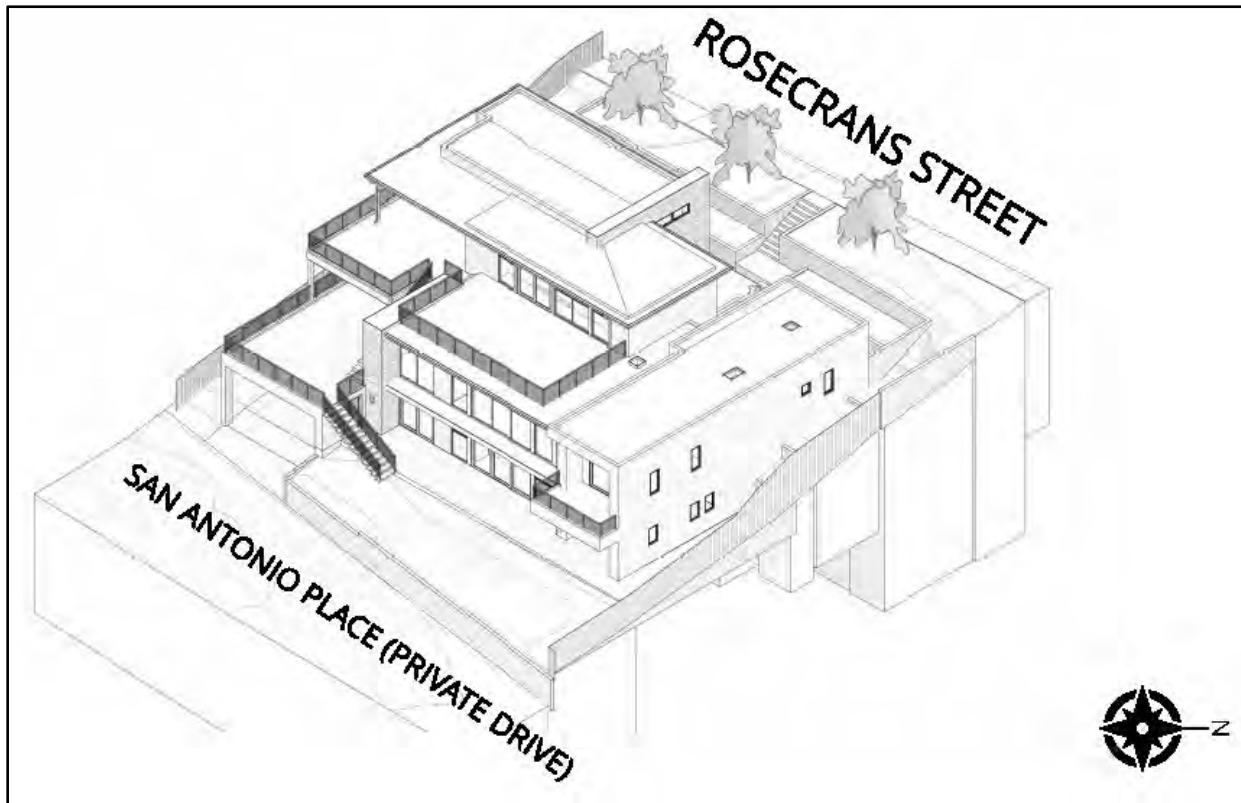


Figure 3 - REAR ELEVATION

The project meets the codified design regulations of the San Diego Municipal Code (SDMC) for the RS-1-7 zone requirements:

- *Use* = The project conforms to the Single-Family use of the Community Plan, as well as the Residential Single-Unit (RS 1-7) use regulations of the SDMC.
- *Height* = 24 feet from grade, which is under the 30-foot height limit.
- *Floor Area Ratio* = 0.55, where 0.55 is the maximum.
- *Setbacks* = 15 feet for the front yard, 8 feet for the side yards, and 13 feet for the rear yard, which all conform to the minimum.
- *Density* = Community Plan (0-9 units/acre) equates to two dwelling units for the .22-acre lot. With one dwelling unit proposed, the project conforms to the Land Use density. The SDMC RS 1-7 zone requires one dwelling unit per lot, which the project conforms to.
- *ADU* = The attached Accessory Dwelling Unit (ADU) conforms to the criteria set forth in the [SDMC Section 141.0302](#) use regulations.

Permits Required

- A Process Three Coastal Development Permit (CDP), in accordance with [SDMC Section 126.0702\(a\)](#) for all coastal development of a premises within the Coastal Overlay Zone described in Chapter 13, Article 2, Division 4 unless exempted by Section 126.0704, or if the proposed project site lies completely within the Coastal Commission Permit Jurisdiction or the Deferred Certification Area as described in Section 126.0702(b).

Community Plan Analysis:

Land Use

The Peninsula Community Plan (Community Plan) designates the site as Low-Density Residential use (0-9 dwelling units per acre). Figure 7 of the Community Plan identifies the area as a protected single-family neighborhood. The proposed project is consistent with the residential density identified in the land use plan because it proposes to demolish an existing single-family dwelling unit and replace it with a new single-family dwelling unit. The density remains the same at one unit for the project site because [SDMC Section 141.0302\(b\)\(6\)](#) states that ADUs and JADUs are not subject to the density limitations for the premises.

Public Views

The Community Plan identifies Coastal Vistas within the vicinity of the proposed project as those that "occur primarily from existing roadways," identified in Figure 27 as being from Rosecrans Street. The proposed development will not obstruct any of the identified vistas along Rosecrans Street because the project conforms to the height limits and setbacks for the zone. The Community Plan also provides Residential Guidelines which concentrate primarily on view corridors and the protection of natural scenic amenities such as San Diego Bay. The project has been conditioned (Condition 28) to provide eight foot view corridors on both the north and south sides of the development. To the west of the property, the inclining topography, along with the project's conformity to codified height limits, will secure the identified views along Rosecrans Street. Therefore, public views, both current and proposed, will not be affected by the proposed development.

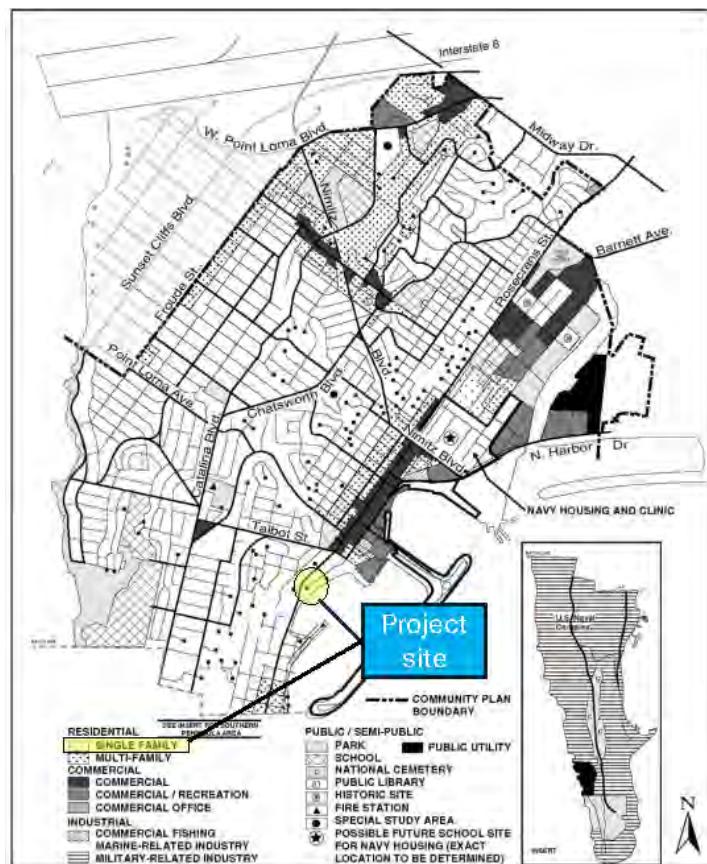


Figure 4 - LAND USE MAP

Bulk and Scale

The Community Plan Residential Guidelines for Building Scale recommend “consistency” and “harmony” with surrounding areas. The Residential Guidelines for Building Scale recommend that bulk be controlled through vertical and horizontal offsets that break up the building façade. The proposed development’s design incorporates these recommendations by using the natural topography of the project site, along with design features incorporated to minimize scale through horizontal offsets. The project site along Rosecrans Street features a two-story design, with the second story offset horizontally from the lower level. A retracted centralized entry to the primary level, breaks up the bulk of the structure to the north and south. The east side of the project utilizes the sloped topography to conceal the lower level from Rosecrans Street. The levels are stepped back from San Antonio Place, and inclusion of multiple windows breaks up bulk. The contemporary design of the proposed project is in line with the Community Plan’s description of the La Playa neighborhood, and the project conforms to both the Floor Area Ratio and density of the single-family zoning designations of both the Land Use Plan and Municipal code.

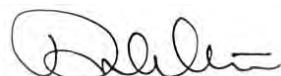
STAFF RECOMMENDATION:

Staff has reviewed the proposed project and determined that the project is in conformance with the policies and regulations of the Land Development Code, General Plan and the Community Plan. Staff recommends that the Hearing Officer recommend approval of the project as proposed.

ALTERNATIVES:

1. Recommend Hearing Officer APPROVE Coastal Development Permit No. PMT-3343165, with modifications if the findings required to approve the project can be affirmed.
2. Recommend Hearing Officer DENY Coastal Development Permit No. PMT-3343165, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Robin MacCartee
Development Project Manager
Development Services Department

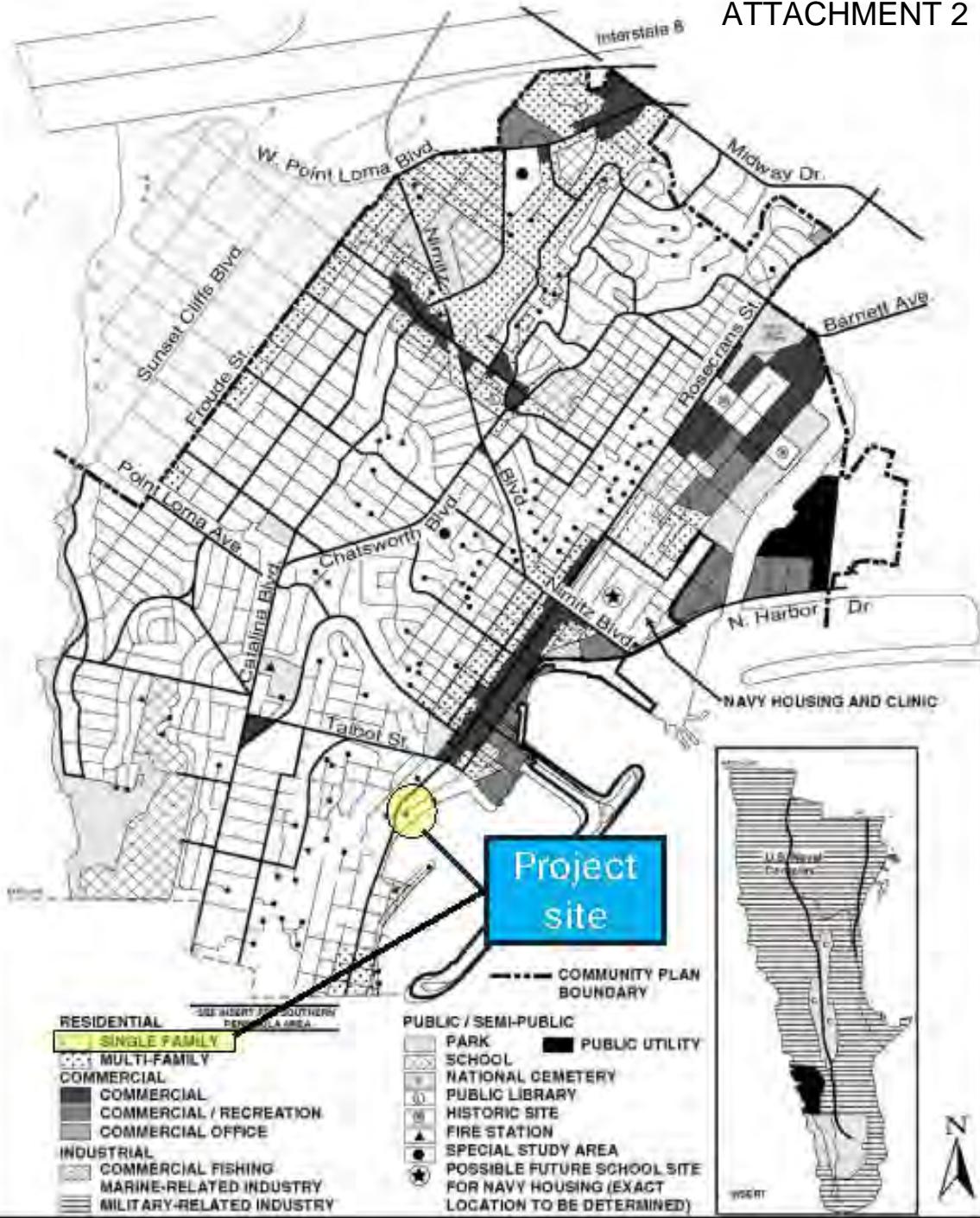
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit
4. Draft Resolution with Findings

5. Notice of Right to Appeal (NORA) Environmental Determination
6. Ownership Disclosure Statement
7. Project Plans (Exhibit A)



ATTACHMENT 1



ATTACHMENT 3

RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION DSD-1A	WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION DSD-1A
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INTERNAL ORDER NUMBER: 24010149

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3343165

827 ROSECRANS STREET
HEARING OFFICER

This Coastal Development Permit No. PMT-3343165 is granted by the Hearing Officer of the City of San Diego to Howard R. Lomas, Trustee, the Howard R. Lomas Family Trust dated December 7, 2020, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC], section 126.0708. The 0.22-acre site is located at 827 Rosecrans Street, also known as Assessor's Parcel Number (APN) 532-322-0700, and 0800 in the Residential Single-Unit (RS 1-7) zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation Zone, the Coastal Overlay Zone First Public Roadway, Parking Standards Transit Priority Area, Transit Priority Area, the Airport Land Use Compatibility Overlay Zone Airport Influence Area (San Diego International Airport – Review Area 2 and, NAS North Island - Review Area 2), Moderate Paleontological Sensitivity Area, and the FAA Part 77 Noticing Area within the Peninsula Community Plan. The project site is legally described as:

Parcel 1: BEING A CONSOLIDATION OF A PORTION OF PUEBLO LOT 177 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PUEBLO LOT 177; THENCE NORTH 12° 44' 00" EAST ALONG THE WESTERLY LINE THEREOF 200.00 FEET TO THE MOST NORTHERLY CORNER OF LAND DESCRIBED IN DEED TO JERRY ROBERTSON, RECORDED SEPTEMBER 16, 1957 IN BOOK 6748, PAGE 122 AS DOCUMENT NO. 1957-140676 OF OFFICIAL RECORDS; AND THE TRUE POINT OF BEGINNING THENCE SOUTH 77° 13' 20" EAST ALONG THE NORTHERLY LINE THEREOF 135.00 FEET TO THE MOST EASTERLY CORNER OF SAID LAND; THENCE NORTH 14° 55' 45" EAST 100.12 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 28 YACHT CLUB TERRACE; ACCORDING TO MAP NO. 2224, SAID POINT BEING NORTH 77° 13' 20" WEST 10 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 77° 13' 20" WEST ALONG SAID SOUTHERLY LINE OF LOT 26 AND ALONG THE WESTERLY EXTENSION THEREOF, 140 FEET TO THE NORTHWESTERLY LINE OF SAID PUEBLO LOT 177;

ATTACHMENT 3

THENCE SOUTH 12° 44' WEST ALONG SAID NORTHWESTERLY LINE 100 FEET TO THE POINT OF BEGINNING.

Parcel 2: AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE WALKWAY OVER A 5 FEET STRIP OF LAND LYING WITHIN PUEBLO LOT 177 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, THE NORTHERLY LINE OF SAID 5.00 FEET STRIP BEING THE SOUTHERLY LINE OF YACHT CLUB TERRACE, ACCORDING TO MAP THEREOF NO. 2224.

SAID 5.00 FEET STRIP TO EXTEND FROM THE EASTERLY LINE OF THE ABOVE-DESCRIBED PARCEL 1 TO THE MEAN HIGH TIDE LINE OF THE BAY OF SAN DIEGO.

Parcel 3: THE RIGHT TO USE IN COMMON WITH THE OTHER OWNERS OF THE SOUTH 300 FEET OF PUEBLO LOT 177 AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES THROUGH, OVER, ALONG AND ACROSS THAT PORTION OF PUEBLO LOT 177 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, INCLUDED WITHIN A STRIP OF LAND 20 FEET IN WIDTH, BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE MOST WESTERLY CORNER OF PUEBLO LOT 177 OF THE PUEBLO LANDS OF SAN DIEGO, CITY AND COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PUEBLO LOT, NORTH 12° 44' EAST 200.00 FEET; THENCE SOUTH 77° 13' 20" EAST 145.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 14° 55' 45" EAST 100.12 FEET TO THE MOST SOUTHERLY CORNER OF LOT 28 OF YACHT CLUB TERRACE AS SHOWN ON MAP THEREOF NO. 2224, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1938.

ALSO, AN EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF A PRIVATE SEWER LINE OVER THE ABOVE DESCRIBED 20 FEET STRIP OF LAND TO CONNECT WITH THE SEWER LINE IN THAT CERTAIN 6 FEET EASEMENT FOR SEWER CONVEYED BY FIDELIA CONARD HANNA TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, BY DEED RECORDED SEPTEMBER 6, 1938, IN BOOK 804, PAGE 380 OF OFFICIAL RECORDS.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for modifications and additions to an existing 4,702-square-foot (SF) single dwelling unit. The project will result in a new 6,033-SF single dwelling unit with an attached 684-SF Accessory Dwelling Unit (ADU) included in the floor area, and an 852-SF attached carport described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 28, 2026, on file in the Development Services Department.

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The project shall include:

- a. Modifications and additions to an existing 4,702-square-foot (SF) single dwelling unit to create a new 6,033-SF, two story, single dwelling unit, with an attached 684-SF Accessory Dwelling Unit (ADU) included in the overall floor area.
- b. An 852-SF attached carport at the lower level on San Antonio Place;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 11, 2029.
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.

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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

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Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the reconstruction of the existing curb and gutter to City Standard Curb and Gutter adjacent to the site, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the removal of the existing two driveways and replace it with City standard Curb, Gutter and Sidewalk adjacent to the site, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the construction of a City Standard Contiguous Sidewalk adjacent to the site, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the construction of a City Standard Bus Stop Slab adjacent to the site, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the retaining wall, stairs, irrigation and landscaping, and sidewalk underdrain to be installed within the Rosecrans St Right-of-Way in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

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

19. Prior to the issuance of any building permit, the Owner/Permittee shall incorporate all necessary construction Best Management Practices (BMPs) into the construction plans or specifications to ensure compliance with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code (SDMC), to the satisfaction of the City Engineer.

20. Development of this project shall comply with all permanent stormwater requirements set forth in Municipal Stormwater Permit No. 2013-0001, or any subsequent order, as well as the current version of the City of San Diego's Stormwater Standards Manual.

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

LANDSCAPE REQUIREMENTS:

22. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

23. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction Plans is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

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

27. 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

ATTACHMENT 3

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.

28. Prior to the issuance of any building permit, the Owner/Permittee shall execute and record a View Corridor Easement for the preservation of public view corridors of not less than the required side yard setback of eight feet zero inches (8'-0") along the northerly and southerly property lines, as shown on "Exhibit A."

29. 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 January 28, 2026, and [Approved Resolution Number].

ATTACHMENT 3

Coastal Development Permit No. PMT-3343165
January 28, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Robin MacCartee
Development Project Manager

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

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

By _____
Howard R. Lomas
OWNER

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

HEARING OFFICER RESOLUTION NO. HO-26-004
COASTAL DEVELOPMENT PERMIT NO. PMT-3343165
827 ROSECRANS STREET

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. Howard R. Lomas, Trustee, the Howard R. Lomas Family Trust Dated December 7, 2020, Owner/Permittee, submitted an application to the City of San Diego for a Coastal Development Permit for modifications and additions to an existing 4,702-square-foot (SF) single dwelling unit to create a new 6,033-SF, two story, single dwelling unit, with an attached 684-SF Accessory Dwelling Unit (ADU) included in the overall floor area (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 827 Rosecrans Street project (Project).

B. The 0.22-acre site is located at 827 Rosecrans Street, also known as Assessor's Parcel Number (APN) 532-322-0700, and 0800, within the Residential Single-Unit (RS 1-7) zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation zone, the Coastal Overlay Zone First Public Roadway, Parking Standards Transit Priority Area, Transit Priority Area, the ALUCP Airport Influence Area (San Diego International Airport, NAS North Island - Review Area 2), and the FAA Part 77 Noticing Area within the Peninsula Community Plan. The project site is legally described as:

Parcel 1: BEING A CONSOLIDATION OF A PORTION OF PUEBLO LOT 177 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PUEBLO LOT 177; THENCE NORTH 12° 44' 00" EAST ALONG THE WESTERLY LINE THEREOF 200.00 FEET TO THE MOST NORTHERLY CORNER OF

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LAND DESCRIBED IN DEED TO JERRY ROBERTSON, RECORDED SEPTEMBER 16, 1957 IN BOOK 6748, PAGE 122 AS DOCUMENT NO. 1957-140676 OF OFFICIAL RECORDS; AND THE TRUE POINT OF BEGINNING THENCE SOUTH 77° 13' 20" EAST ALONG THE NORTHERLY LINE THEREOF 135.00 FEET TO THE MOST EASTERLY CORNER OF SAID LAND; THENCE NORTH 14° 55' 45" EAST 100.12 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 28 YACHT CLUB TERRACE; ACCORDING TO MAP NO. 2224, SAID POINT BEING NORTH 77° 13' 20" WEST 10 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 77° 13' 20" WEST ALONG SAID SOUTHERLY LINE OF LOT 26 AND ALONG THE WESTERLY EXTENSION THEREOF, 140 FEET TO THE NORTHWESTERLY LINE OF SAID PUEBLO LOT 177; THENCE SOUTH 12° 44' WEST ALONG SAID NORTHWESTERLY LINE 100 FEET TO THE POINT OF BEGINNING.

Parcel 2: AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE WALKWAY OVER A 5 FEET STRIP OF LAND LYING WITHIN PUEBLO LOT 177 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, THE NORTHERLY LINE OF SAID 5.00 FEET STRIP BEING THE SOUTHERLY LINE OF YACHT CLUB TERRACE, ACCORDING TO MAP THEREOF NO. 2224.

SAID 5.00 FEET STRIP TO EXTEND FROM THE EASTERLY LINE OF THE ABOVE-DESCRIBED PARCEL 1 TO THE MEAN HIGH TIDE LINE OF THE BAY OF SAN DIEGO.

Parcel 3: THE RIGHT TO USE IN COMMON WITH THE OTHER OWNERS OF THE SOUTH 300 FEET OF PUEBLO LOT 177 AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES THROUGH, OVER, ALONG AND ACROSS THAT PORTION OF PUEBLO LOT 177 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY

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RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, INCLUDED WITHIN A STRIP OF LAND 20 FEET IN WIDTH, BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE MOST WESTERLY CORNER OF PUEBLO LOT 177 OF THE PUEBLO LANDS OF SAN DIEGO, CITY AND COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PUEBLO LOT, NORTH 12° 44' EAST 200.00 FEET; THENCE SOUTH 77° 13' 20" EAST 145.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 14° 55' 45" EAST 100.12 FEET TO THE MOST SOUTHERLY CORNER OF LOT 28 OF YACHT CLUB TERRACE AS SHOWN ON MAP THEREOF NO. 2224, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1938.

C. On November 20, 2025, 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 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects). There was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

D. On January 28, 2026, the Hearing Officer considered Coastal Development Permit No. PMT-3343165 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Coastal Development Permit No. PMT-3343165:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708(a)]

I. 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 modifications and additions to an existing 4,702-square-foot (SF) single dwelling unit. The project will result in a new 6,033-SF single dwelling unit with an attached 684-SF accessory dwelling unit (ADU) included in the overall floor area.

The proposed project is located between Rosecrans Street, which is designated as the first public road within the Coastal Overlay (appealable) zone, and San Antonio Place, a private driveway that is accessed via the public road of the same name.

The proposed project will not encroach upon any physical accessways identified in the Peninsula Community Plan (Community Plan) and Local Coastal Program (LCP) Land Use Plan that is legally used by the public.

The LCP identifies public accessways (pg. 150), and the Community Plan (Figure 19, pg. 77) identifies shoreline access and proposed accessways within the vicinity of the proposed development, specifically:

- Public access - the LCP (pg. 150) identifies a public access point within the vicinity of the proposed development at La Playa, approximately 1000 feet south of the proposed development. The project site is located entirely within a privately owned parcel, and the distance between the project and the public access point removes any encroachments or constraints to the public access.
- Shoreline access - Figure 19 of the Community Plan identifies public shoreline access to the east of the proposed development via Bessemer Path, which is accessed from the south via San Antonio Avenue and from the north via Bessemer Street and Talbot Street. The entirety of Bessemer Path has no visual impairments to the San Diego Bay and the proposed home, located 200 feet to the west of Bessemer Path, will not encroach upon or conflict with the physical accessway that is used legally by the public to reach the site.
- Proposed accessway - Figure 19 of the Community Plan also identifies proposed new and/or improved physical accessways at Talbot

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Street and Bessemer Street. Both locations are over 800 feet north of the proposed development and the development will not encroach upon or conflict with the proposed physical accessways that are used legally by the public to the site.

Figure 27 (pg. 106) of the Community Plan identifies coastal vistas that, according to the Urban Design Existing Conditions section of the Community Plan (pg. 104), "occur primarily from existing roadways." There are three vistas within the vicinity of the proposed development, with two vistas, oriented west-to-east from Rosecrans Street to San Diego Bay. One vista at Bessemer Street and Rosecrans Street (approximately 700 feet northeast of the proposed development) and the other via a private drive access easement at 765 Rosecrans Street (approximately 200 feet south of the proposed development). The proposed project will not obstruct either vista due to the distances separating the views from the proposed development. A third vista at Talbot Street is oriented north-to-south overlooking the San Diego Bay. Coastal views from Talbot Street cannot be obstructed due to its orientation to the San Diego Bay. The proposed development will not obstruct or encroach on any of the specified views in the Community Plan or LCP, thus protecting the public views to and along the scenic coastal areas.

Additionally, the Community Plan provides residential guidelines for Urban Design related to views, which include the following:

- Structures should be designed to protect views of Peninsula's natural scenic amenities, especially the ocean shoreline, and San Diego Bay.
- View corridors, by utilizing side yard setbacks, should be encouraged along the ocean and bay shoreline and bluff-top areas in order to avoid a continuous walled effect along the shoreline. Narrow corridors create visual interest and allow for sea breezes.
- Setbacks and view corridors should be kept clear of obstacles which may interfere with visual access.

The proposed project implements the residential guidelines by providing setbacks that meet the RS-1-7 zone requirements, with minimums of 15 feet for the front yard, 8 feet for the side yards, and 13 feet for the rear yard. Landscaping improvements within the setbacks will reduce interference and enhance visual access. Additionally, the project is conditioned (Condition 28), to record a View Corridor Easement for the preservation of public view corridors of not less than the required side yard setback of eight feet zero inches (8'-0") along the northerly and southerly property lines.

The proposed new development, new ADU and carport will be completely encompassed within the bounds of the existing, previously developed site footprint. It will not encroach upon or obstruct the public access, shoreline access, or proposed access outlined in the Community Plan and LCP. The proposed project will not

encroach upon or obstruct any of the identified coastal vistas. It will enhance and protect view corridors via conforming setbacks, and improved landscaping.

As such, 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.

II. *The proposed coastal development will not adversely affect environmentally sensitive lands; and*

The proposed project does not meet the criteria for Environmentally Sensitive Lands as regulated within San Diego Municipal Code ([SDMC section 143.0110](#)) for premises where environmentally sensitive lands are present. There are no sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas. The proposed project is located in the La Playa neighborhood, as outlined in Figure 3 (pg. 8) of the Community Plan. The La Playa neighborhood is a built-out environment. The proposed project will be developed on previously graded in-fill. As such, the proposed coastal development will not adversely affect environmentally sensitive lands.

III. *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 RS-1-7 Zone contains quantifiable development standards, as identified in [SDMC section 131.0431, Table 131-04D](#), that include minimum required setbacks, height limitations, and maximum floor area ratios (FAR). The proposed project meets or exceeds these standards by providing conforming setbacks as described in Finding A(1), herein incorporated by reference, a height of 24 feet from grade, which is under the 30-foot height limit, and a 0.55 FAR that equals the 0.55 FAR maximum. [SDMC Section 131.0403](#) defines the RS zones as Residential-Single Unit, and "is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties." In meeting the development standards, the proposed project will minimize adverse impacts to adjacent properties with conforming setbacks, height limits, and FAR.

The Community Plan identifies the project site as located within the La Playa neighborhood, "characterized by large single-family homes of various ages and architectural styles, including colonial, Spanish, and contemporary designs." The proposed contemporary design of the project conforms to the intent of the La Playa neighborhood which will not adversely affect adjacent properties. Figure 7 (pg. 30) designates the area for 0-9 dwelling units per acre, which equates to two dwelling units for the .22-acre lot. With one dwelling unit proposed, the project conforms to the density and use designations of both the SDMC and the Local Land Use Plan. In

ATTACHMENT 4

addition, the detached Accessory Dwelling Unit (ADU) meets all the criteria set forth in [SDMC Section 141.0302\(b\)](#) for use regulations. By meeting all applicable regulations for zoning, density and use, the proposed development is in conformity with the certified LCP Land Use Plan and complies with all regulations of the certified Implementation Program.

IV. 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 proposed project is located between Rosecrans Street, the first public road, and the San Diego Bay. The proposed project is in conformity with Article 2, Public Access, under Chapter 3 of the California Coastal Act. The public can access the shoreline via the public accessway, Bessemer Path. As detailed in Finding A(l), herein incorporated by reference, the proposed development does not interfere, encroach, or obstruct in any way the ability of the public to access the sea or shoreline, as outlined in Figure 19 of the Community Plan.

The proposed project is in conformance with Article 3, Recreation, Under Chapter 3 of the California Coastal Act as it does not interfere with water-oriented recreational activities, is not oceanfront land, and is not suitable for visitor-serving commercial recreational facilities as it is a privately owned residential development. The nearest recreational area, as identified in Figure 11 (pg. 50) of the Community Plan, is La Playa Beach. The proposed project will not interfere or restrict access to La Playa Beach. Therefore, the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act

2. The above findings are supported by the minutes, maps, and exhibits, all of which

are incorporated by this reference.

3. Based on these findings adopted by the Hearing Officer, Coastal Development

Permit No. PMT-3343165 granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3343165, a copy of which is attached to and made a part of this Resolution by this reference.

Robin MacCartee

ATTACHMENT 4

Development Project Manager
Development Services

Adopted on: January 28, 2026

IO#: 24010149



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 20, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010149

PROJECT NAME / NUMBER: 827 Rosecrans St / PRJ-1132081

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 827 Rosecrans Street, San Diego, CA 92106

PROJECT DESCRIPTION: Coastal Development Permit to remodel an existing 4,702 square foot (SF) single dwelling unit into a 6,033 SF single dwelling unit and attached accessory dwelling unit (ADU). The proposed remodel would include the removal of a 450 SF entry level garage that will be converted into the 684 SF ADU. Additions to the existing residence would include a new 852 SF carport at the lower level, and a new 1,367 SF second level over the existing entry level structure. Additional modifications include removal of an existing 841 SF lower-level storage space that will be backfilled to provide structural support, as well as associated on-site landscape and hardscape improvements. The 0.22-acre site is located at 827 Rosecrans Street, zoned RS-1-7 (Residential-Single Unit) and designated for Single-Family Residential in the Peninsula Community Plan. The site is also located within the following overlays: Coastal (Appealable), Coastal Height Limitation, Coastal Overlay Zone First Public Roadway, Parking Standards Transit Priority Area, Transit Priority Area, Airport Land Use Compatibility, Airport Influence Area (San Diego International Airport (SDIA) and Naval Air Station North Island, Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA). Assessor Parcel Number(s): 532-322-07 and 532-322-08. **LEGAL DESCRIPTION:** Most Southerly corner of Lot 28 of Yacht Club Terrace as shown on Map Thereof No. 224, field in the office of the County Recorder of the San Diego County, February 2, 1938.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Guidelines, Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), Section 15332 (In-Fill Development Projects) and where the exceptions listed in Section 15300.2 would not apply. The project, as described above, meets the criteria under Section 15301(a) which allows for interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances; 15301(e) since the proposed 1,331 SF addition (or a 28% increase) would not exceed more than 50 percent of the existing floor area before the addition, or 2,500 square feet; nor 10,000 square feet since project is located in an area where all public services and facilities are available and the area is not environmentally sensitive; and 15301(l)(4) which allows for the demolition and removal of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The project also qualifies to be exempt from CEQA as set forth in CEQA Section 15303(a) which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone and 15303(e) which allows for construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences since the remodel of the existing single-family residence would include construction of an attached ADU and on-site amenities, such as the carport. Furthermore, the project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project site is an infill site as defined by CEQA Statute Section 21061.3. "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation (residential), the Peninsula Community Plan designation (single-family residential) and policies; as well as applicable zoning designation (RS-1-7) and regulations. The 0.22-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential), and is less than five acres. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER:

Robin MacCartee

MAILING ADDRESS:

7650 Mission Valley Road, MS DSD-1A, San Diego, CA
92108

PHONE NUMBER / EMAIL:

(619) 687-5942 / rmaccartee@sandiego.gov

On November 20, 2025, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (December 5, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development->

<services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 11/20/25

REMOVED: 12/5/25

POSTED BY: Myra Lee

FORM

DS-318

July 2024

Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

Development Permit: _____

Subdivision Approval: _____

Policy Approval: _____

Project Title: _____ **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number: _____

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

Individual Partnership Corporation Limited Liability -or- General – What State? _____

Corporate Identification No.: _____ Trust - Date of Trust: _____

City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent
(Per [SDMC §112.0102](#))

Owner Authorized Agent Member Trustee Tenant/Lessee Successor Agency
 City of San Diego/Asset Management Department*

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: Yes No

*(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant Check if Same as Property Owner/Authorized Agent
(Per [SDMC §112.0102](#))

Owner Authorized Agent Member Trustee Tenant/Lessee Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: Yes No

Other Financially Interested Persons Check if N/A

Owner Authorized Agent Member Trustee Tenant/Lessee Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

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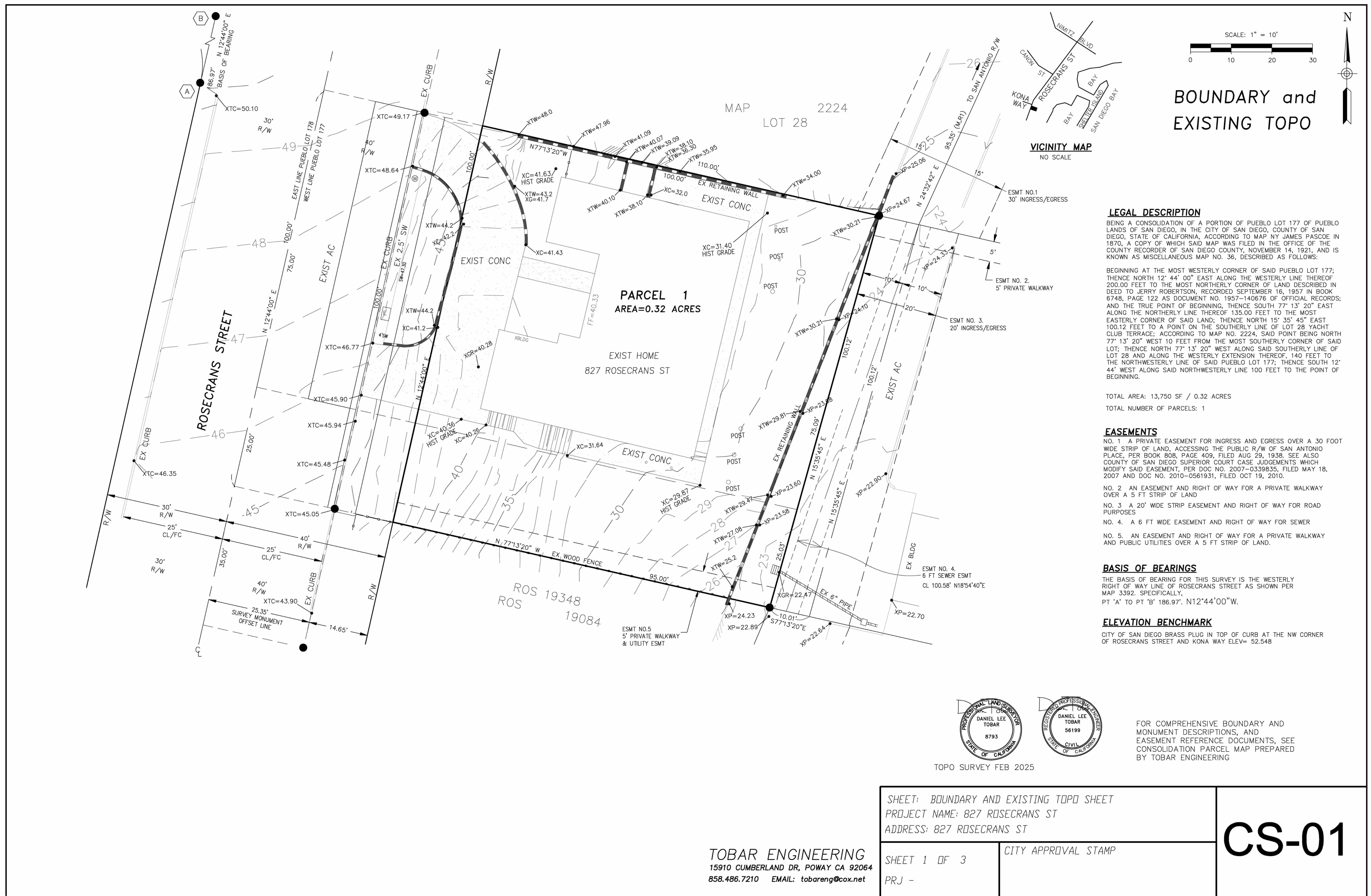
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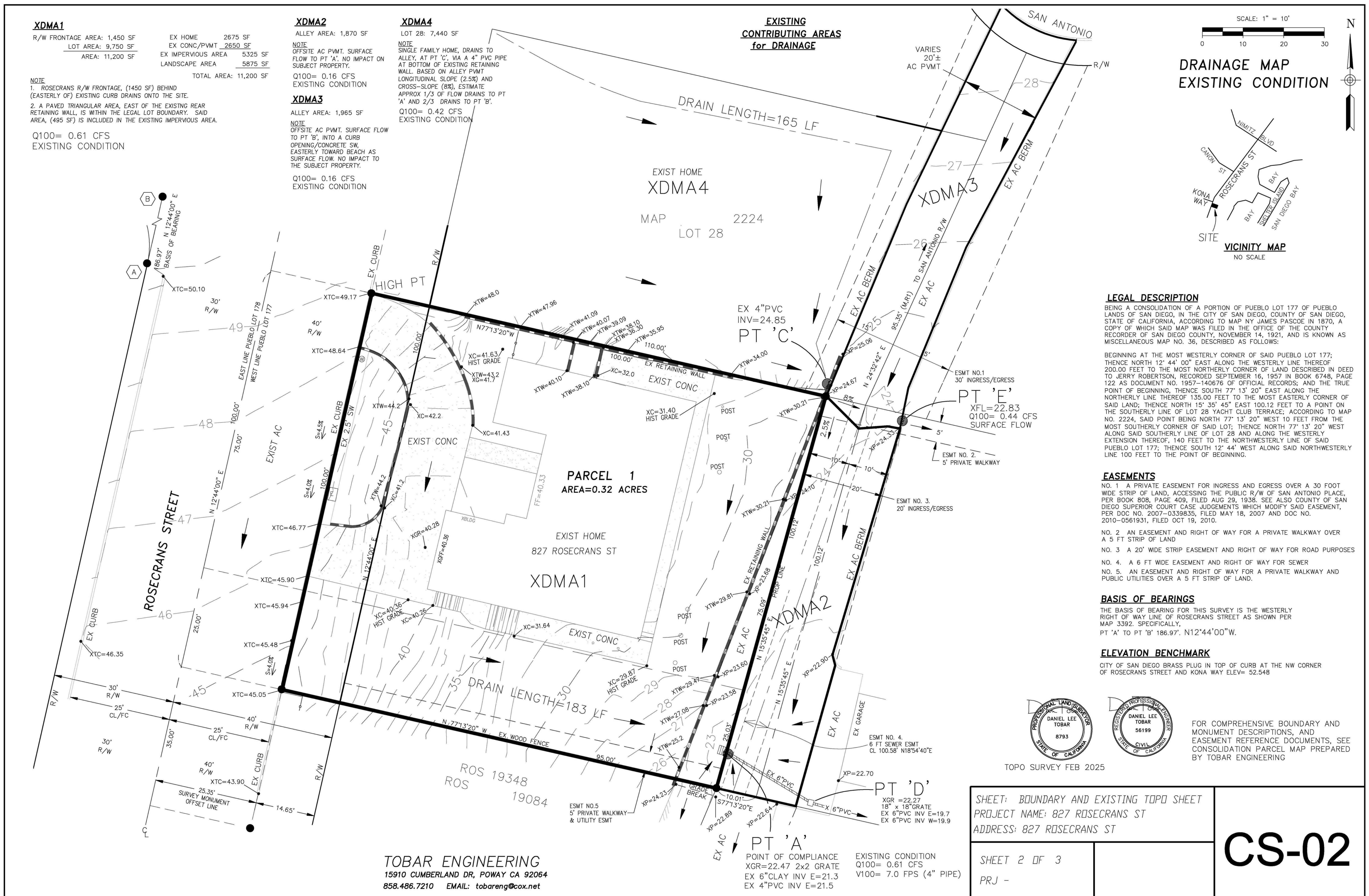
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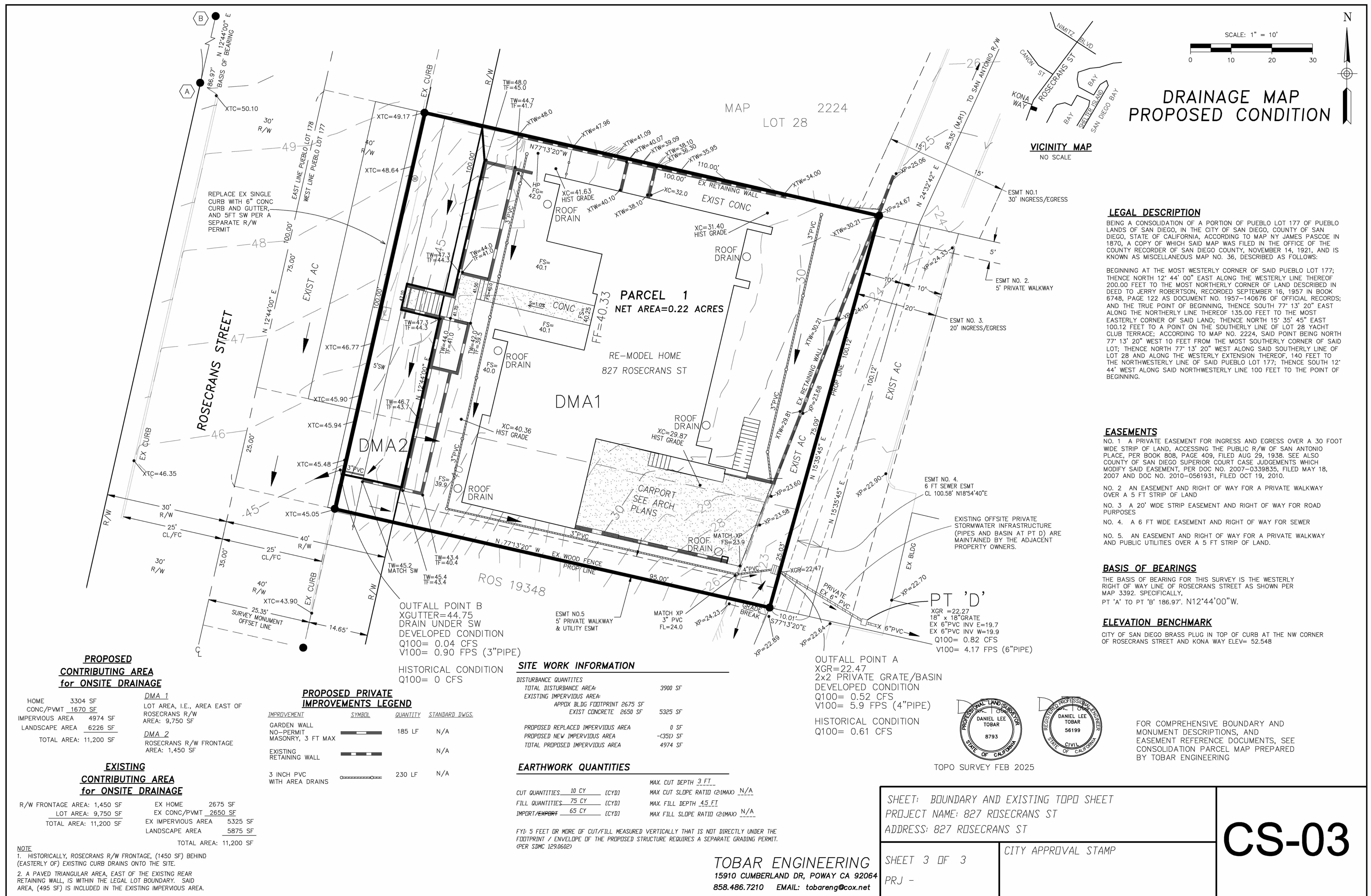
Additional pages attached: Yes NoVisit our web site: sandiego.gov/DSD.

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

DS-318 (07-24)









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Project number
24017

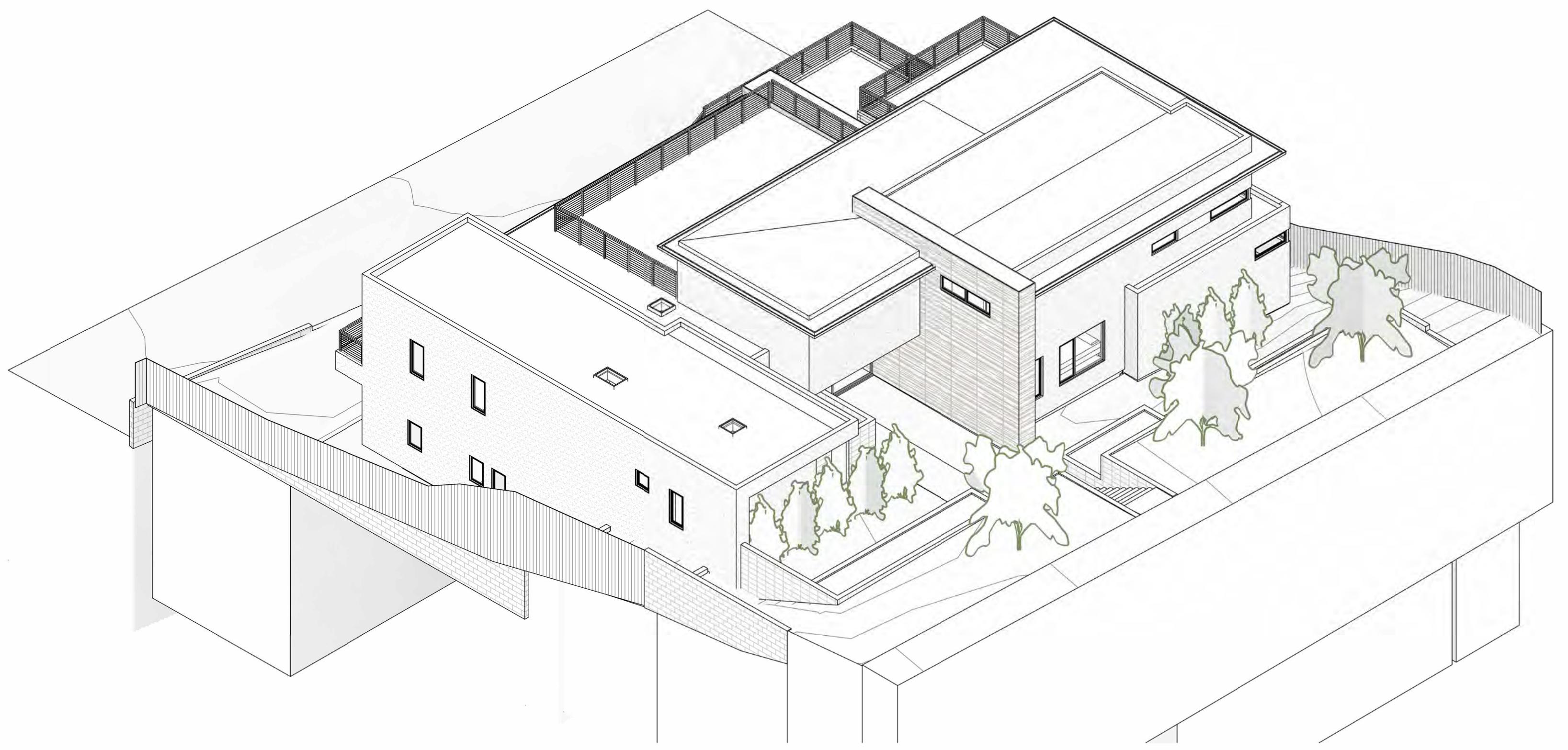
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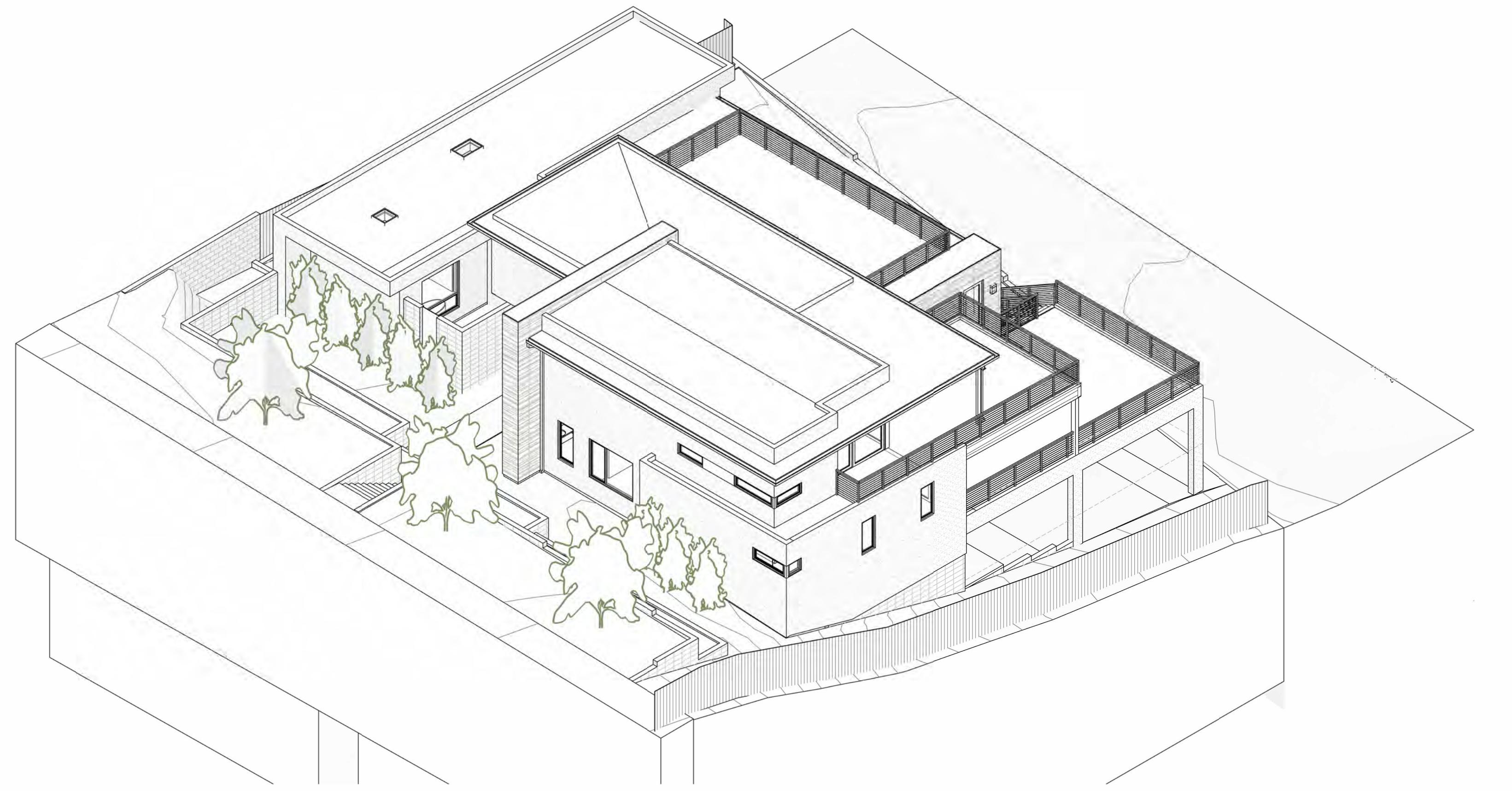
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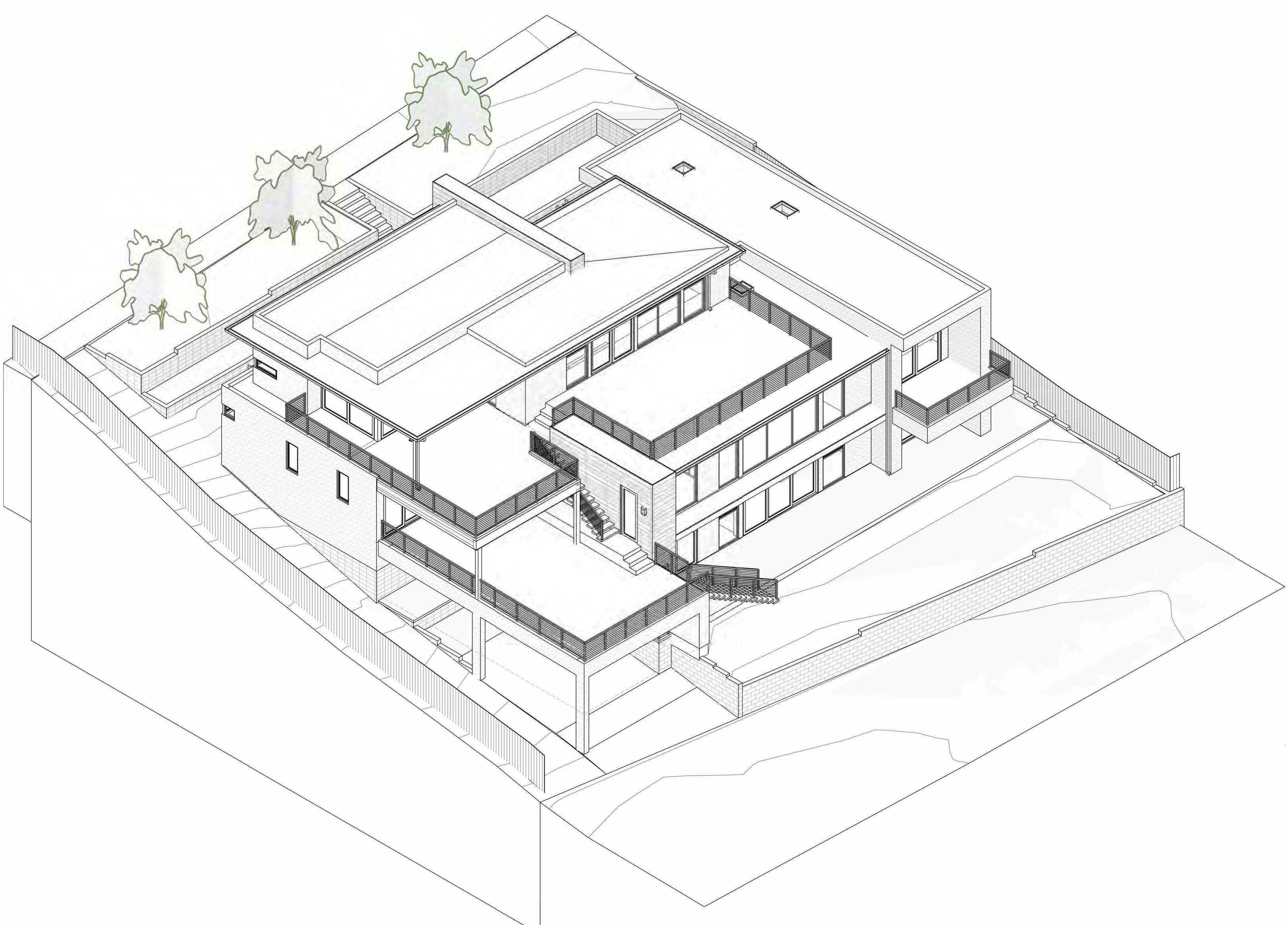
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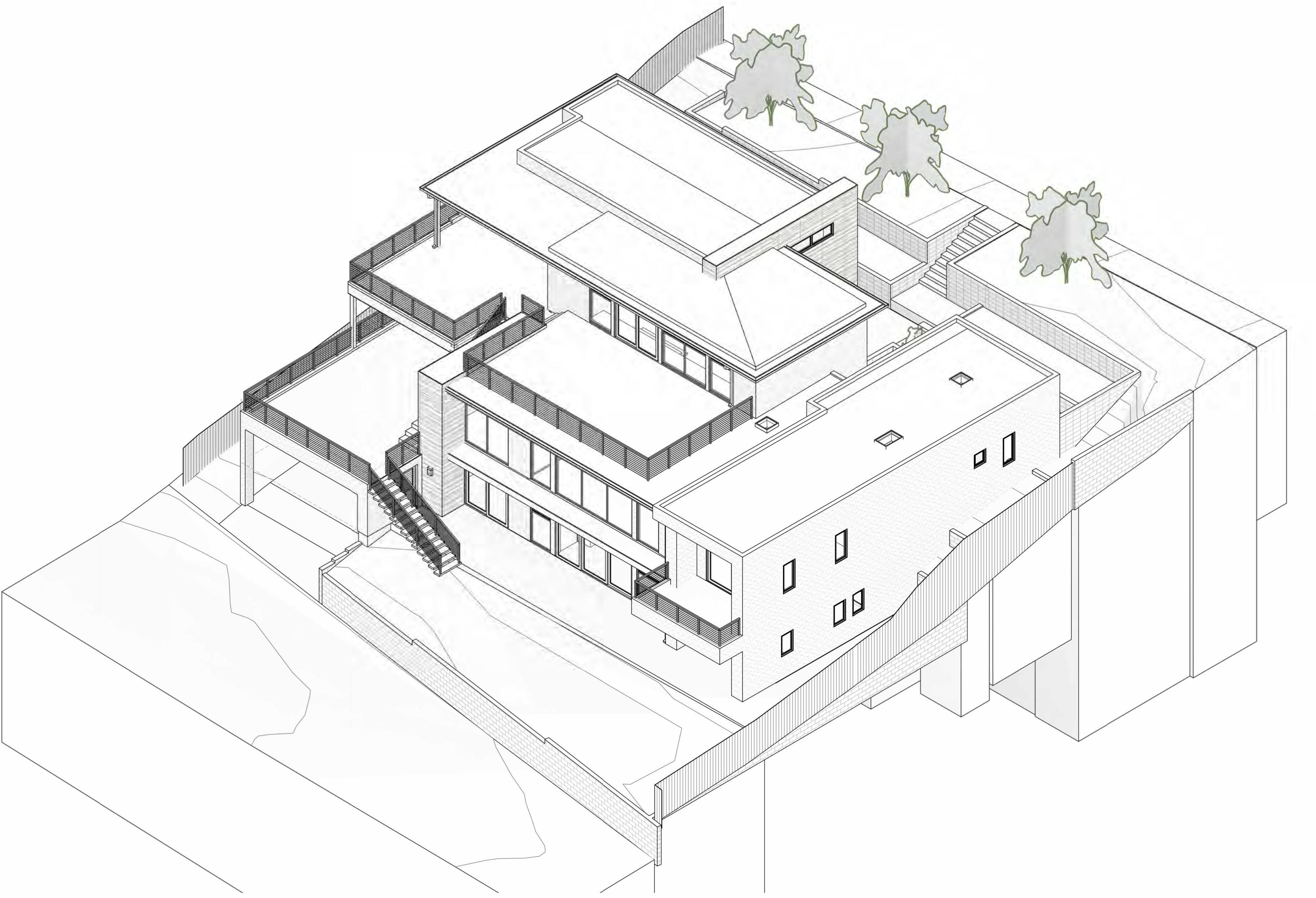
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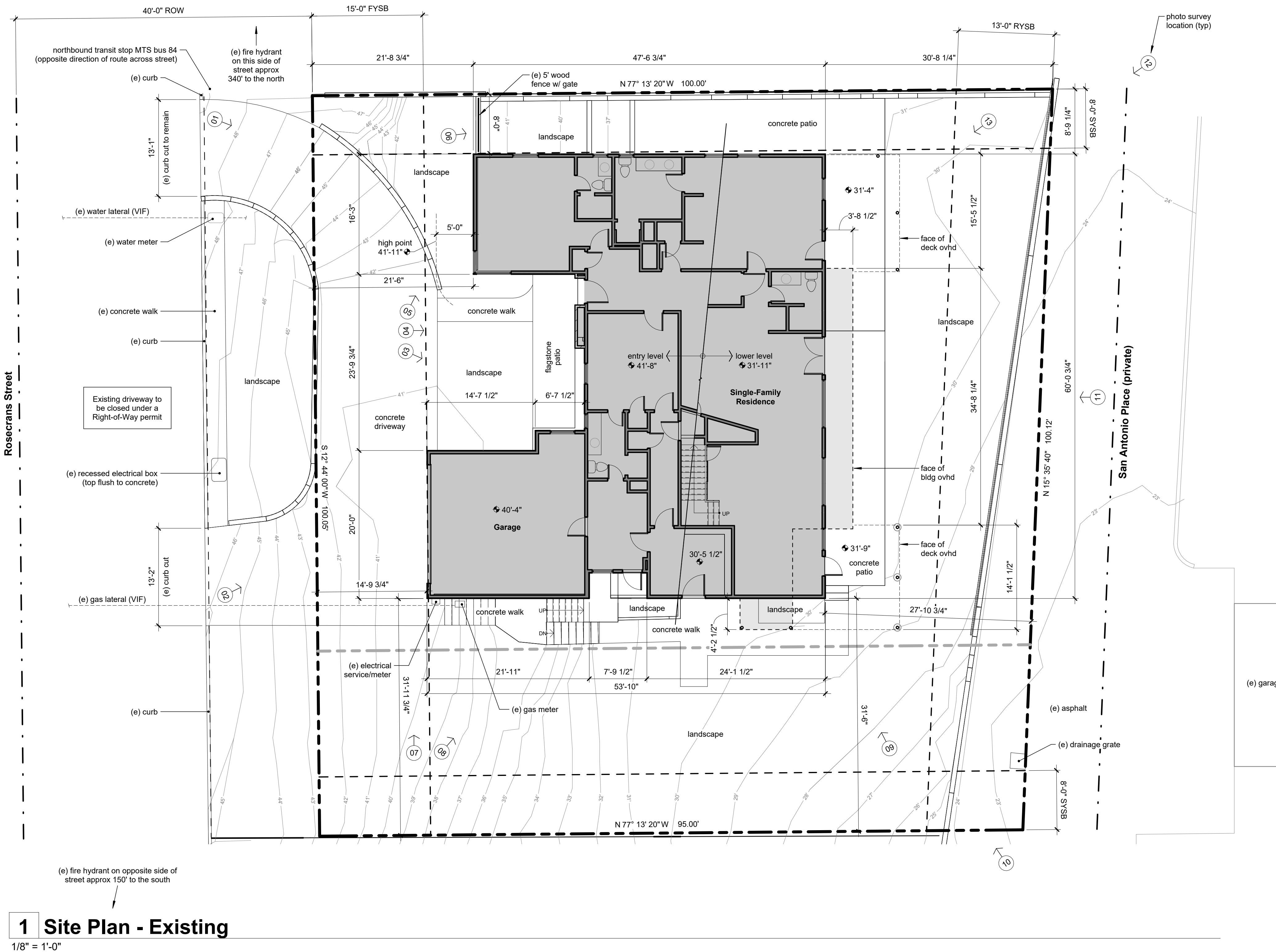
2 Axonometric - SW



3 Axonometric - SE



4 Axonometric - NE



PROJECT SCOPE

Coastal Development Permit (PRJ-1132081) for the remodel/addition to an existing single-family home. New attached ADU at entry level. New attached carport at lower level. Associated landscape and hardscape improvements.

PROJECT DATA

Project Number	PRJ-1132081
Address	827 Rosecrans Street, San Diego, CA 92106
APN	532-322-0700
Legal Description	MAP 2224 Block No Lot No 28 YACHT CLUB TERRACE MM 36 Block No Lot No PL 177 PUEBLO LANDS OF SAN DIEGO
Base Zone	RS-1-7
Overlay Zones	Coastal Height Limit Overlay Zone (CHLOZ) Coastal Overlay Zone (COZ) Coastal Overlay Zone First Public Roadway (COZFPR) Airport Land Use Compatibility Overlay Zone (ALUCOZ) ALUCP Airport Influence Area (AIA) FAA Part 77 Noticing Area Parking Impact Overlay Zone (PIOZ) Environmentally Sensitive Area (ESA) Transit Priority Area
Geological Hazard Category	53
Gross/Net Lot Size	9,755 sf (after lot consolidation)
Max FAR Proposed FAR	0.55 (9,755 x 0.55 = max 5,365 sf) 6.031 - 684 = 5,347 sf (684 sf ADU excluded) 5,347 / 9,755 = 0.548
Use Occupancy Construction Type	Single Family Home / ADU R-3 VB
# of Stories	3
Max Structure Height	24' / 30'
Proposed Structure Height	City "plumb line measurement" 29'-4 3/4" (see E-W Section 01) City "overall height measurement" 27'-10" (see South Elevation) Coastal "height of building" 25'-0 1/2" (see South Elevation)
Front Setback	15'-0"
Rear Setback	13'-0"
Side Setback	100' x .08 = 8'-0"
Year Built (Original)	1951
Fire Sprinklers	none existing, new system required
Landscape Area	3,377 sf

GROSS BUILDING AREA - EXISTING CONDITIONS		
Area Name	Area	Comments
0 - Lower Level (Crawlspace)	841 SF	
0 - Lower Level (House)	1126 SF	
1 - Entry Level (Garage)	450 SF	
1 - Entry Level (House)	2285 SF	
Grand total	4702 SF	

GROSS BUILDING AREA - PROPOSED CONDITIONS		
Area Name	Area	Comments
0 - Lower Level (House)	1254 SF	
1 - ADU (new construction)	684 SF	
1 - House (converted garage)	281 SF	
1 - Covered Entry	118 SF	
1 - Entry Level (House)	2329 SF	
2 - Upper Level (House)	1367 SF	
Grand total	6033 SF	

DRAINAGE / GRADING NOTES

See sheets CS-02 and CS-03 for detailed information on drainage and grading scope.

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 plan or specifications.

The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building Permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.

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

STORM WATER QUALITY NOTES - CONSTRUCTION BMP'S

This project shall comply with all current requirements of the State Permit; California Regional Water Quality Control Board (SDRWQCB), San Diego Municipal Storm Water Permit, The City of San Diego Land Development Code, and the Storm Water Standards Manual.

Notes below represent key minimum requirements for construction BMP's.

- All requirements of the City of San Diego "Storm Water Standards Manual" must be incorporated into the design and construction of the proposed grading/protection plan with the San Diego Storm Water Pollution Prevention Plan (SWPPP) and/or Water Pollution Control Plan (WPCCP) for construction level BMPs, if applicable. The Storm Water Quality Management Plan (SWQMP) for post-construction BMPs.
- The contractor shall install and maintain all storm drain inlet protection. Inlet protection in the public right-of-way must be temporarily removed prior to a rain event to ensure no flooding occurs and reinstalled after rain is over.
- All construction BMPs shall be installed and properly maintained throughout the duration of construction.
1. The contractor shall maintain a grade, including clearing and grubbing, areas for which the contractor or qualified contact person can provide erosion and sediment control measures.
5. The contractor is responsible for ensuring that all sub-contractors and suppliers are aware of all storm water BMPs and implement such measures. Failure to comply with the approved SWPPP or WPCCP may result in the issuance of a violation notice, citation, civil penalties, and/or stop work notices.
6. The contractor or qualified contact person shall be responsible for cleanup of debris, and debris and sediment control and within storm drain system due to construction vehicles/equipment and construction activity at the end of each work day.
7. The contractor shall protect new and existing storm water conveyance systems from sedimentation, concrete rinse, or other construction-related debris and discharges with an appropriate BMP that is acceptable to the resident engineer and as indicated in the SWPPP/WPCCP.
8. The contractor shall remove all debris, trash, and sediment from the site prior to the next rain event, whichever is sooner.
9. If a non-storm water discharge leaves the site, the contractor shall immediately stop the activity and repair the damages. The contractor shall notify the resident engineer of the discharge, prior to resuming construction activities. Any and all waste material, sediment, and debris from each non-storm water discharge shall be removed from the drainage system and properly disposed of by the contractor.
10. Equipment and workers for emergency work shall be made available at all times. All necessary materials shall be stockpiled onsite at convenient locations to facilitate rapid deployment of construction BMPs when rain is imminent.
11. The contractor shall restore and maintain all erosion and sediment control BMPs to working order year round.
12. The contractor shall install additional erosion and sediment control measures due to unforeseen circumstances to prevent non-storm water and sediment-laden discharges.
13. The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded waters create a hazardous condition.
14. All erosion and sediment control measures provided per the approved SWPPP/WPCCP shall be installed and maintained. All erosion and sediment controls for interim conditions shall be properly documented and the satisfaction of the resident engineer.
15. As necessary, the resident engineer shall schedule meetings for the project team (general contractor, qualified contact person, erosion control subcontractor if any, engineer of work, owner/developer, and the resident engineer) to evaluate the adequacy of the erosion and sediment control measures for interim conditions.
16. The contractor or qualified contact person shall conduct visual inspections and maintenance of all BMPs as soon as possible as safety allows.
17. Construction areas near exit areas. Temporary construction entrance and exit areas shall be constructed in accordance with CASQA fact sheet TC-1 or Caltrans fact sheet TC-02 to prevent loss of sediment and other materials onto paved surfaces and traveled ways. Width shall be 10' or the minimum necessary to accommodate vehicles and equipment without bypassing the entrance.
- (a) non-storm water discharges shall be effectively managed per the San Diego municipal code chapter 4, article 3, division 3 "Storm Water Management and Discharge Control".

Updated July 2018



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Existing Site Plan, Calculations

Project north

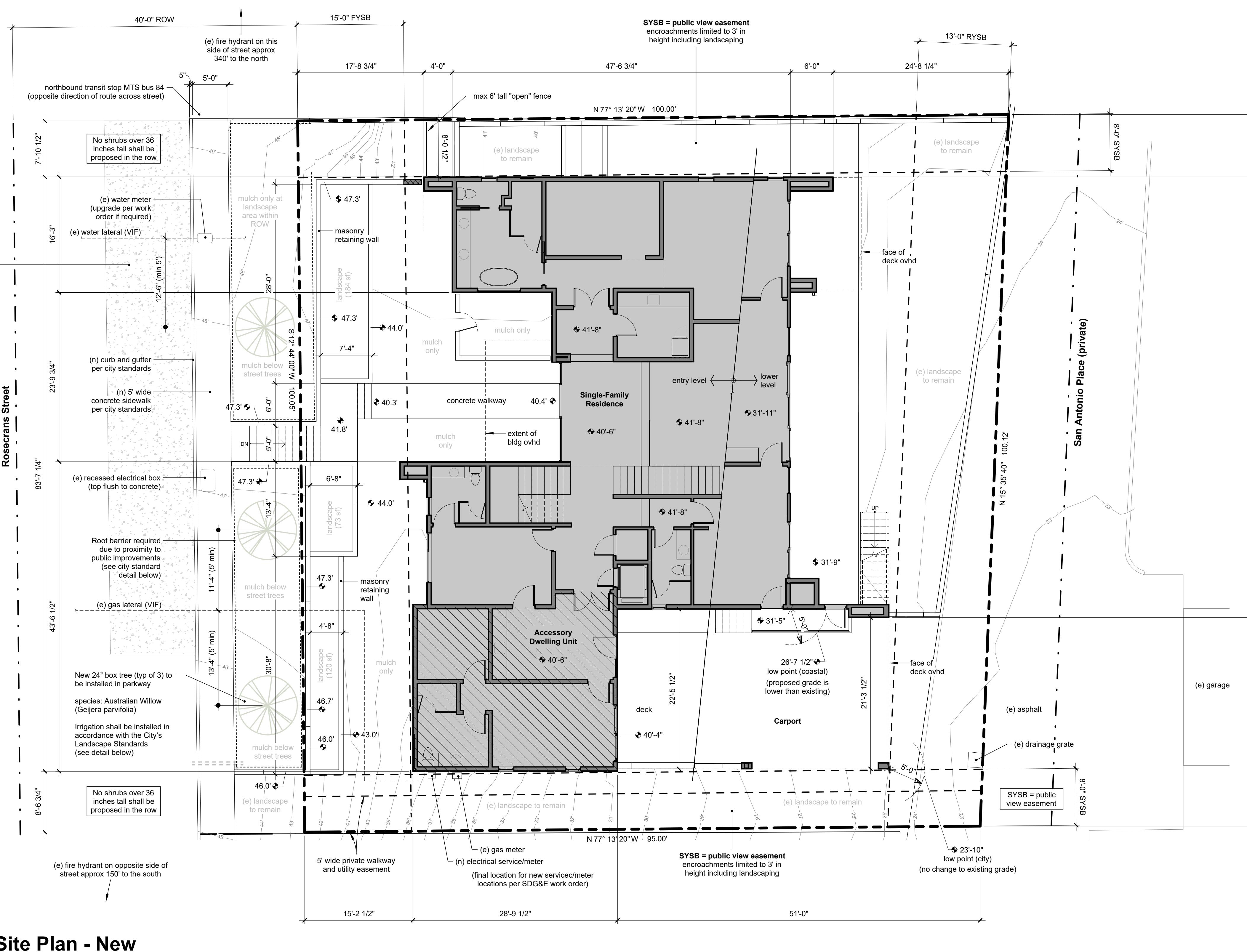


0' 4' 8' 16'

A002

Lomas Residence + ADU

827 Rosecrans Street, San Diego, CA 92106



PROJECT SCOPE

Coastal Development Permit (PRJ-1132081) for the remodel/addition to an existing single-family home. New attached ADU at entry level. New attached carport at lower level. Associated landscape and hardscape improvements.

PROJECT DATA

Project Number	PRJ-1132081
Address	827 Rosecrans Street, San Diego, CA 92106
APN	532-322-0700
Legal Description	MAP 2224 Block No Lot No 28 YACHT CLUB TERRACE MM 36 Block No Lot No PL 177 PUEBLO LANDS OF SAN DIEGO
Base Zone	RS-1-7
Overlay Zones	Coastal Height Limit Overlay Zone (CHLOZ) Coastal Overlay Zone (COZ) Coastal Overlay Zone First Public Roadway (COZFPR) Airport Land Use Compatibility Overlay Zone (ALUCOZ) ALUCP Airport Influence Area (AIA) FAA Part 77 Noticing Area Parking Impact Overlay Zone (PIOZ) Environmentally Sensitive Area (ESA) Transit Priority Area
Geological Hazard Category	53
Gross/Net Lot Size	9,755 sf (after lot consolidation)
Max FAR Proposed FAR	0.55 (9,755 x 0.55 = max 5,365 sf) 6.031 - 664 = 5,347 sf (664 sf ADU excluded) 5,347 / 9,755 = 0.548
Use Occupancy Construction Type	Single Family Home / ADU R-3 V-B
# of Stories	3
Max Structure Height	24' / 30'
Proposed Structure Height	City "plumb line measurement" 29'-4 3/4" (see E-W Section 01) City "overall height measurement" 27'-10" (see South Elevation) Coastal "height of building" 25'-0 1/2" (see South Elevation)
Front Setback	15'-0"
Rear Setback	13'-0"
Side Setback	100' x .08 = 8'-0"
Year Built (Original)	1951
Fire Sprinklers	none existing, new system required
Landscape Area	3,377 sf

GROSS BUILDING AREA - EXISTING CONDITIONS		
Area Name	Area	Comments
0 - Lower Level (Crawlspace)	841 SF	
0 - Lower Level (House)	1126 SF	
1 - Entry Level (Garage)	450 SF	
1 - Entry Level (House)	2285 SF	
Grand total	4702 SF	

GROSS BUILDING AREA - PROPOSED CONDITIONS		
Area Name	Area	Comments
0 - Lower Level (House)	1254 SF	
1 - ADU (new construction)	664 SF	
1 - House (converted garage)	281 SF	
1 - Covered Entry	118 SF	
1 - Entry Level (House)	2329 SF	
2 - Upper Level (House)	1367 SF	
Grand total	6033 SF	

DRAINAGE / GRADING NOTES

See sheets CS-02 and CS-03 for detailed information on drainage and grading scope.

Per City of San Diego Municipal Code Sections 12-0104, 43-010, 120.0104(a)(4), and 14.0220, permits are required to be issued by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.

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

The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building Permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.

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

STORM WATER QUALITY NOTES - CONSTRUCTION BMP'S

This project shall comply with all current requirements of the State Permit; California Regional Water Quality Control Board (SDRWQCB), San Diego Municipal Storm Water Permit, The City of San Diego Land Development Code, and the Storm Water Standards Manual.

Notes below represent key minimum requirements for construction BMP's.

1. All requirements of the City of San Diego "Storm Water Standards Manual" must be incorporated into the design and construction of the proposed grading project. This includes the requirements of the Storm Water Pollution Prevention Plan (SWPPP) and Water Pollution Control Plan (WPCCP) for construction level BMPs and, if applicable, the Storm Water Quality Management Plan (SWQMP) for post-construction BMPs.

2. The contractor shall install and maintain all storm drain inlet protection. Inlet protection in the public right-of-way must be temporarily removed prior to a rain event to ensure no flooding occurs and reinstalled after rain is over.

3. All construction BMPs shall be installed and properly maintained throughout the duration of construction.

4. The contractor shall maintain grade, including clearing and grubbing, areas for which the contractor or qualified contact person can provide erosion and sediment control measures.

5. The contractor is responsible for ensuring that all sub-contractors and suppliers are aware of all storm water BMPs and implement such measures. Failure to comply with the approved SWPPP/WPCCP will result in the imposition of fines, citations, civil penalties, and/or stop work notices.

6. The contractor or qualified contact person shall be responsible for cleanup of oil, silt, debris, and trash on off graded and adjacent street(s) and within storm drain due to construction vehicles/equipment and construction activity at the end of each work day.

7. The contractor shall protect new and existing storm water conveyance systems from sedimentation, concrete rinse, or other construction-related debris and discharges with an appropriate BMP that is acceptable to the resident engineer and as indicated in the SWPPP/WPCCP.

8. The contractor shall remove all debris and trash from the site prior to the next rain event, whichever is sooner.

9. If a non-storm water discharge leaves the site, the contractor shall immediately stop the activity and repair the damages. The contractor shall notify the resident engineer of the discharge, prior to resuming construction activities. Any and all waste material, sediment, and debris from each non-storm water discharge shall be removed and disposed of in an appropriate manner.

10. Equipment and workers for emergency work shall be made available at all times. All necessary materials shall be stockpiled onsite at convenient locations to facilitate rapid deployment of construction BMPs when rain is imminent.

11. The contractor shall restore and maintain all erosion and sediment control BMPs to working order year round.

12. The contractor shall install additional erosion and sediment control measures due to unforeseen circumstances to prevent non-storm water and sediment-laden discharges.

13. The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded waters create a hazardous condition.

14. All erosion and sediment control measures provided per the approved SWPPP/WPCCP shall be installed and maintained. All erosion and sediment controls for interim conditions shall be properly documented and tested for the satisfaction of the resident engineer.

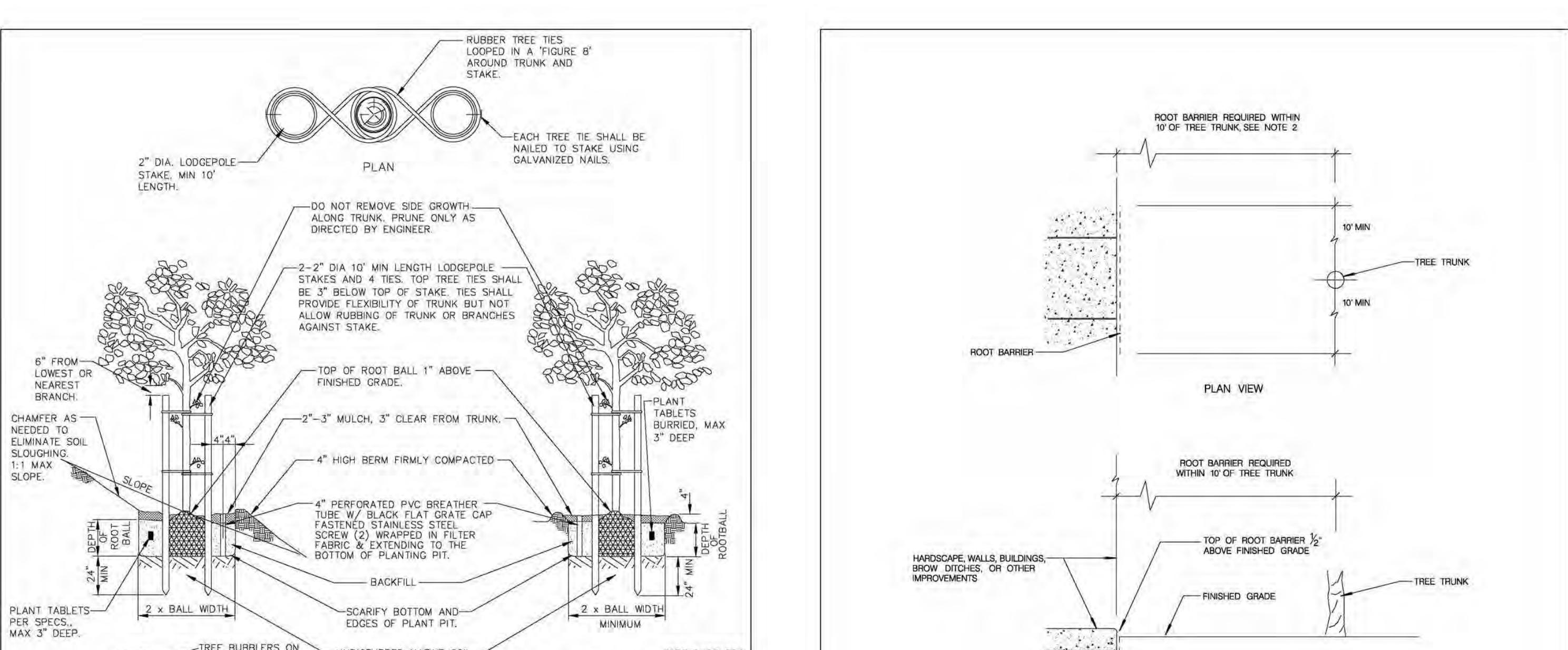
15. As necessary, the resident engineer shall schedule meetings for the project team (general contractor, qualified contact person, erosion control subcontractor if any, engineer of work, owner/developer, and the resident engineer) to evaluate the adequacy of the erosion and sediment control measures.

16. The contractor or qualified contact person shall be conducted before, and after every rain event and every 24 hours during any prolonged rain event. The contractor shall maintain and repair all BMPs daily and as needed. Visual inspections and maintenance of all BMPs shall be conducted before, during, and after every rain event and every 24 hours during any prolonged rain event.

17. Construction site access and exits shall be constructed in accordance with CASQA fact sheet TC-1 or California fact sheet TC-1 or other minimum necessary to accommodate vehicles and equipment without bypassing the entrance.

(a) non-storm water discharges shall be effectively managed per the San Diego municipal code chapter 4, article 3, division 3, "Storm Water Management and Discharge Control".

Updated July 2018



REVISION	BY	APPROVED	DATE	CITY OF SAN DIEGO - STANDARD DRAWING	RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
ORIGINAL	SD	WADY/VOOR	0/0/0	10/10/2012	10/10/2012
COORDINATOR	R.C.E.	WADY/VOOR	0/0/0	10/10/2012	10/10/2012
DRAWING NUMBER	SD-101				

TREE PLANTING AND STAKING

REVISION	BY	APPROVED	DATE	CITY OF SAN DIEGO - STANDARD DRAWING	RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE
ORIGINAL	SD	WADY/VOOR	0/0/0	10/10/2012	10/10/2012
COORDINATOR	R.C.E.	WADY/VOOR	0/0/0	10/10/2012	10/10/2012
DRAWING NUMBER	SD-106				

ROOT CONTROL BARRIER



Project number
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Project name
A003
New Site Plan, Calculations
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0' 4' 8' 16'

New Site Plan, Calculations
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Z
0' 4' 8' 16'

A003

PROJECT SCOPE

Coastal Development Permit (PRJ-1132081) for the remodel/addition to an existing single-family home. New attached ADU at entry level. New attached carport at lower level. Associated landscape and hardscape improvements

PROJECT DATA

Project Number PRJ-1132081
Address 827 Rosecrans Street, San Diego, CA 92106
APN 532-322-0700
Legal Description MAP 2224
Block No
Lot No 28
YACHT CLUB TERRACE

MM 36
Block No
Lot No PL 177
PUEBLO LANDS OF SAN DIEGO

RS-1-7

Coastal Height Limit Overlay Zone (CHLOZ)
Coastal Overlay Zone (COZ)
Coastal Overlay Zone First Public Roadway (COZFPR)
Airport Land Use Compatibility Overlay Zone (ALUCOZ)
ALUCP Airport Influence Area (AlA)
FAA Part 77 Noticing Area
Parking Impact Overlay Zone (PIOZ)
Environmentally Sensitive Area (ESA)
Transit Priority Area

Geological Hazard Category 53

Gross/Net Lot Size 9,755 sf (after lot consolidation)

Max FAR 0.55 (9,755 x 0.55 = max 5,365 sf)
Proposed FAR 6,031 - 684 = 5,347 sf (684 sf ADU excluded)
5,347 / 9,755 = 0.548

Use Single Family Home / ADU
Occupancy R-3
Construction Type VB

of Stories 3

Max Structure Height 24' / 30'

Proposed Structure Height
City "plumb line measurement" 29'-4 3/4" (see E-W Section 01)
City "overall height measurement" 27'-10" (see South Elevation)
Coastal "height of building" 25'-0 1/2" (see South Elevation)

Front Setback 15'-0"
Rear Setback 13'-0"
Side Setback 100' x .08 = 8'-0"

Year Built (Original) 1951

Fire Sprinklers none existing, new system required

Landscape Area 3,377 sf

GROSS BUILDING AREA - EXISTING CONDITIONS

Area Name	Area	Comments
0 - Lower Level (Crawlspace)	841 SF	
0 - Lower Level (House)	1126 SF	
1 - Entry Level (Garage)	450 SF	
1 - Entry Level (House)	2285 SF	
Grand total	4702 SF	

GROSS BUILDING AREA - PROPOSED CONDITIONS

Area Name	Area	Comments
0 - Lower Level (House)	1254 SF	
1 - ADU (new construction)	684 SF	
1 - House (converted garage)	281 SF	
1 - Covered Entry	118 SF	
1 - Entry Level (House)	2329 SF	
2 - Upper Level (House)	1367 SF	
Grand total	6033 SF	

DRAINAGE / GRADING NOTES

See sheets CS-02 and CS-03 for detailed information on drainage and grading scope.

Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.010(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.

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.

The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.

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



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Lomas Residence + ADU

827 Rosecrans Street, San Diego, CA 92106

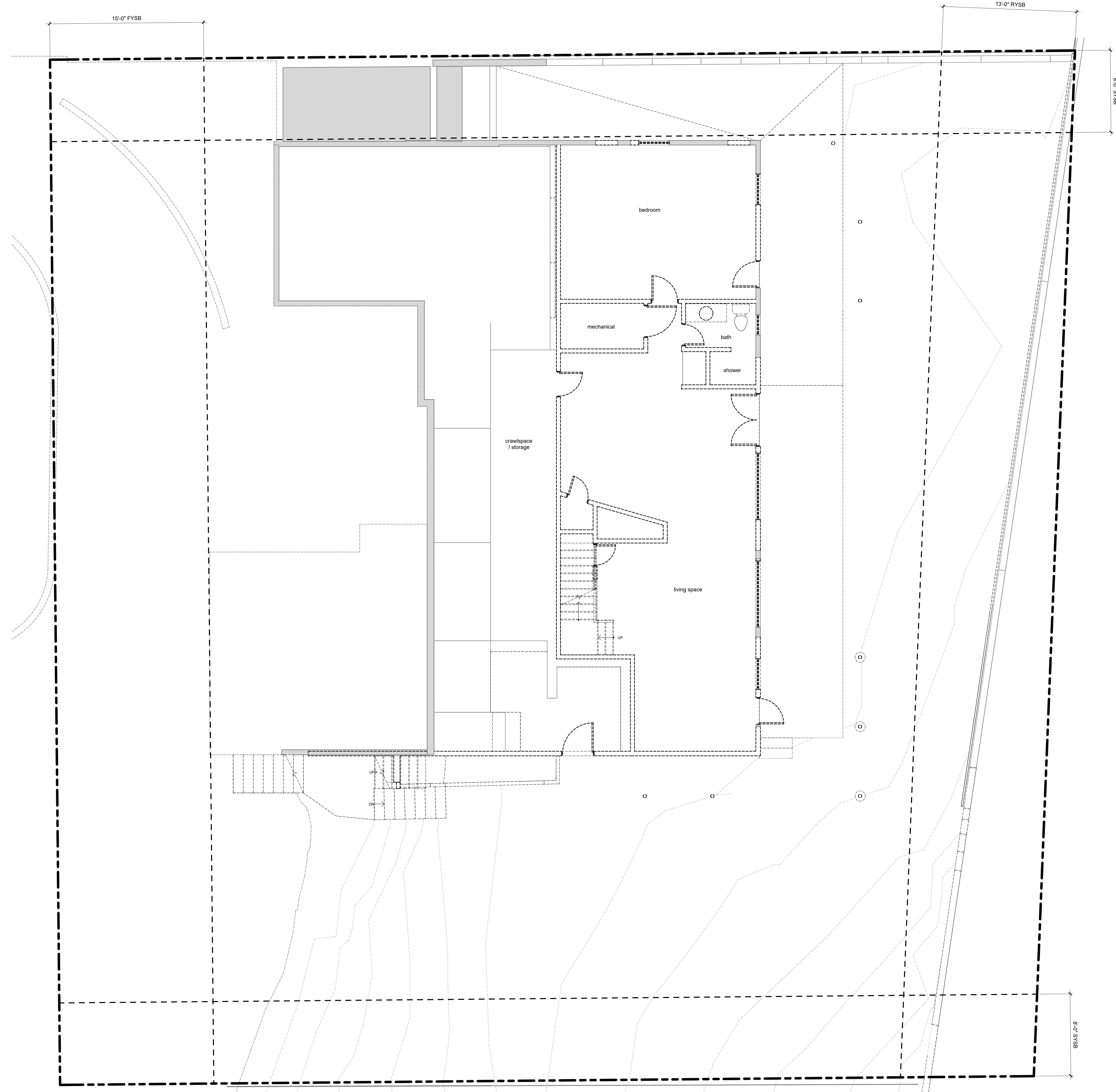
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0 Description Date

Demo Floor Plans

Project north



A101



WALL TYPE LEGEND

existing walls to remain

existing walls to be demolished

new walls
note: hatch patterns and width will
vary based on specific wall type

1 0 - Lower Level Plan - Demo

1/4" = 1'-0"

0' 2' 4' 6'

Lomas Residence + ADU

827 Rosecrans Street, San Diego, CA 92106



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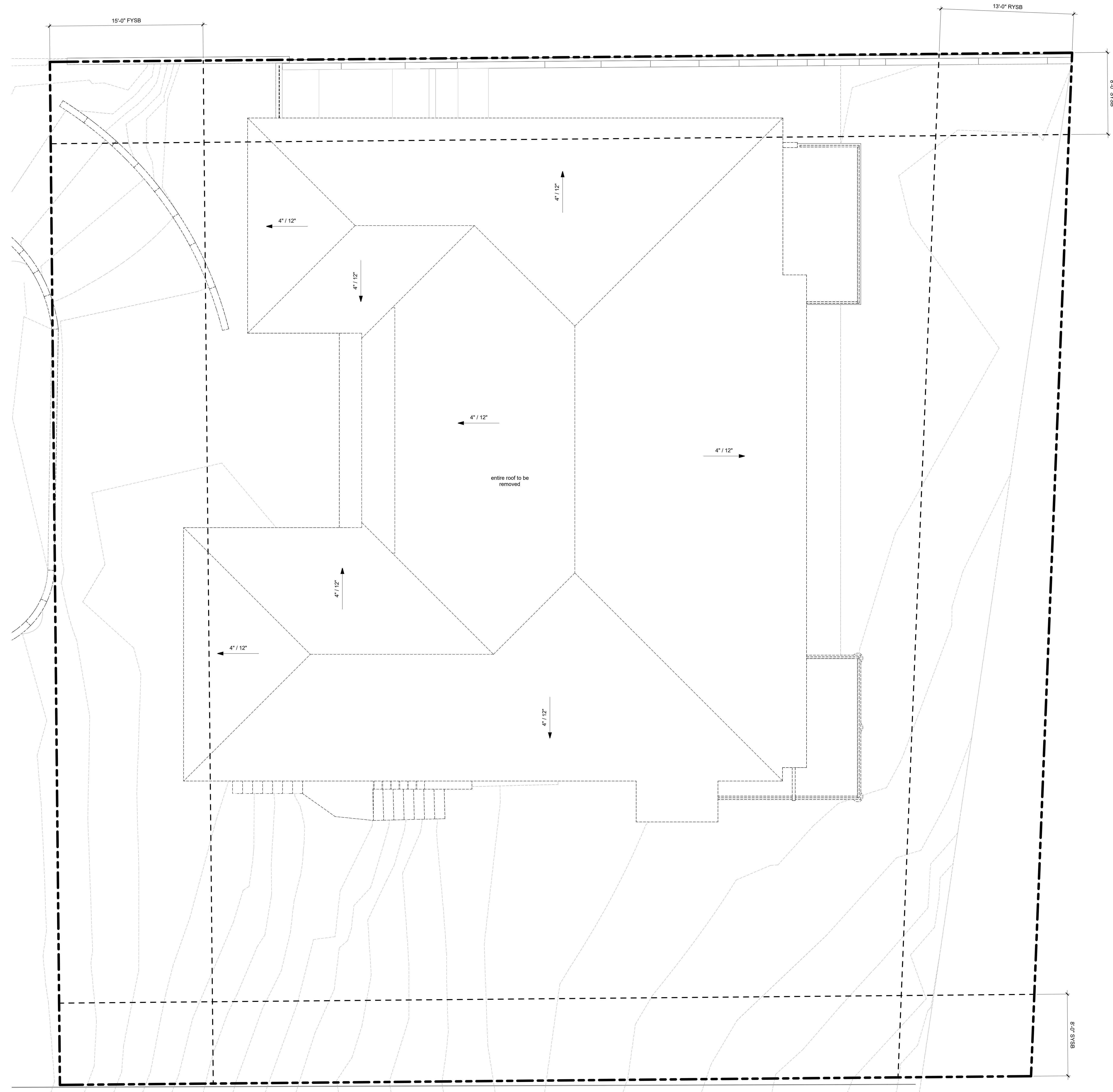
Description
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Demo Floor Plans

Project north
N

0' 2' 4' 6'

A103



WALL TYPE LEGEND

existing walls to remain

existing walls to be demolished

new walls
note: hatch patterns and width will vary based on specific wall type

1 2 - Roof Plan - Demo

1/4" = 1'-0"

WALL TYPE LEGEND

existing walls to remain

----- existing walls to be demolished

new walls
note: hatch patterns and width will vary based on specific wall type

10 - Lower Level Plan - New

1/4" = 1'-0"

A104


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Purpose	CDP Final Plan Set
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Revisions	0
Description	
Date	

New Floor Plans

A105



Lomas Residence + ADU

827 Rosecrans Street, San Diego, CA 92106

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Description

Date

New Floor Plans

A106

ROOF NOTES

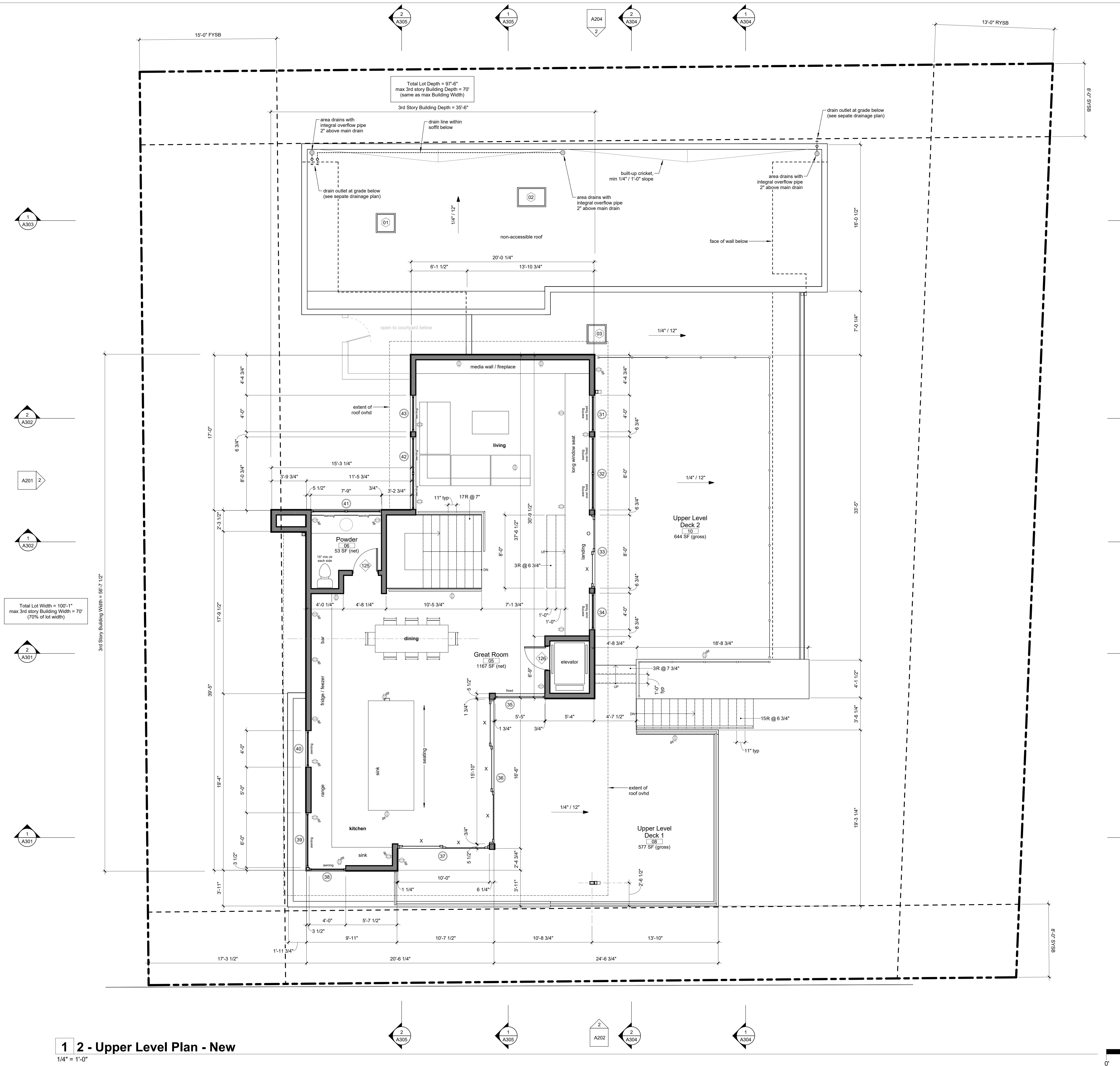
- Insulation at all roof locations to be minimum R-value per energy model analysis (see sheet EN1)
- Insulation at flat roofs and decks to be 1" air impermeable spray foam applied in direct contact to roof sheathing. Roofing to be tilted with standard insulation (air permeable). No ventilation required per R804.4 (5) (5.1).
- Insulation at attics to be installed at ceiling height with a minimum of 1" air space. Attic ventilation openings shall be covered with corrosion resistant metal mesh with 1/16" min to 1/4" max openings.
- Roof coverings must be Class A minimum. No wood shakes or shingles allowed.
- Flat Roof** - Fully adhered or mechanically fastened 60 Mil (nominal thickness) TPO roofing system. System shall include underlayment, glass mat cover, and vent flashing. SRI (Solar Reflectance Index) = 79 minimum. Mnf: Carlisle, Prod: Self-Weld TPO, Approval listing: ESR-1711, Spec: 100-100.
- Deck Coating - Mnf: Westcoat, Product: ALX, ICC ESR 2201 (Class A rated).

WALL TYPE LEGEND

- existing walls to remain
- existing walls to be demolished
- new walls
note: hatch patterns and width will vary based on specific wall type

1 2 - Upper Level Plan - New

1/4" = 1'-0"





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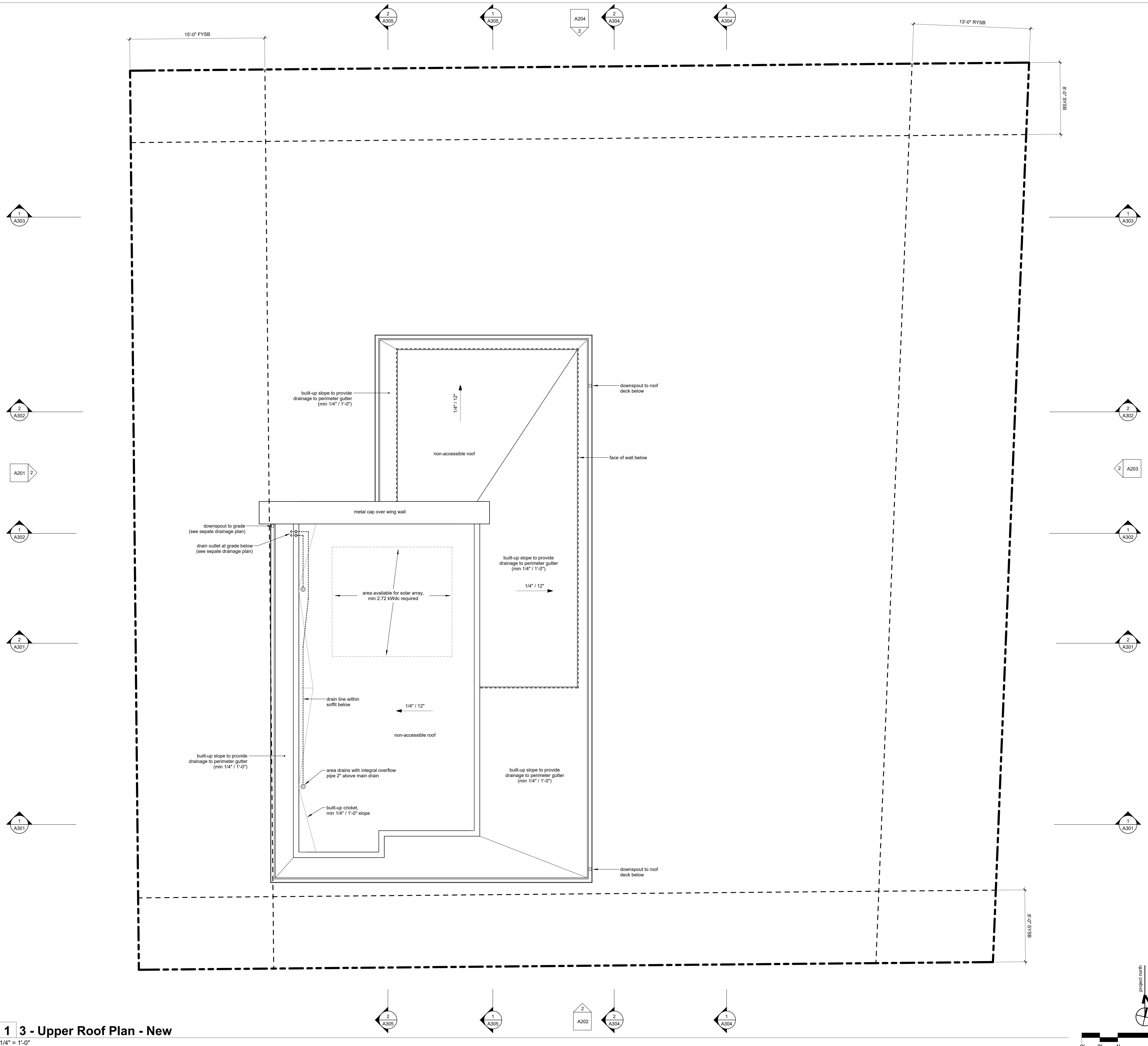
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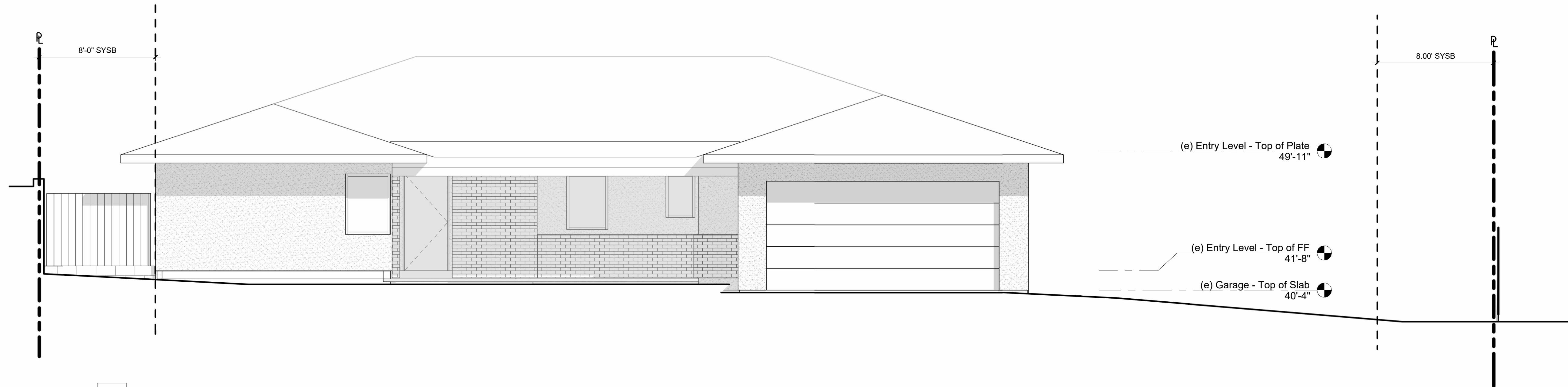
Revisions
Description Date

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New Roof Plan

A107





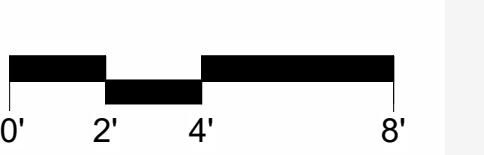
1 West Elevation - Existing

$$1/4" = 1'-0"$$

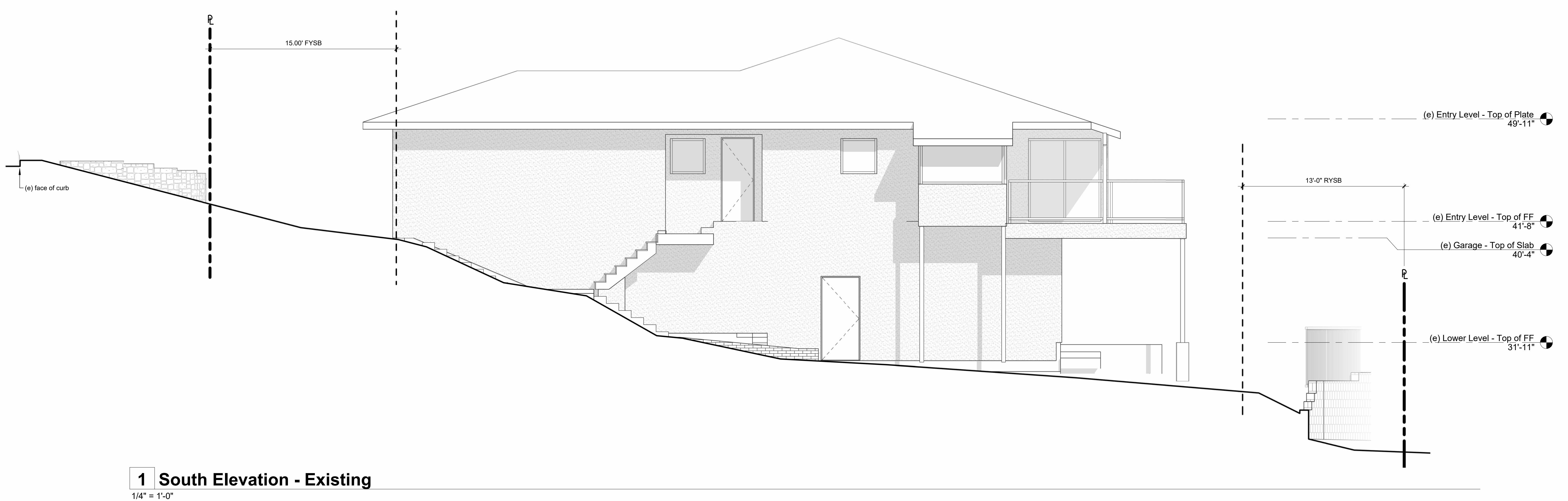


2 West Elevation - New

1/4" = 1'-0"



A201



1 South Elevation - Existing

1/4" = 1'-0"



2 South Elevation - New

1/4" = 1'-0"

A202



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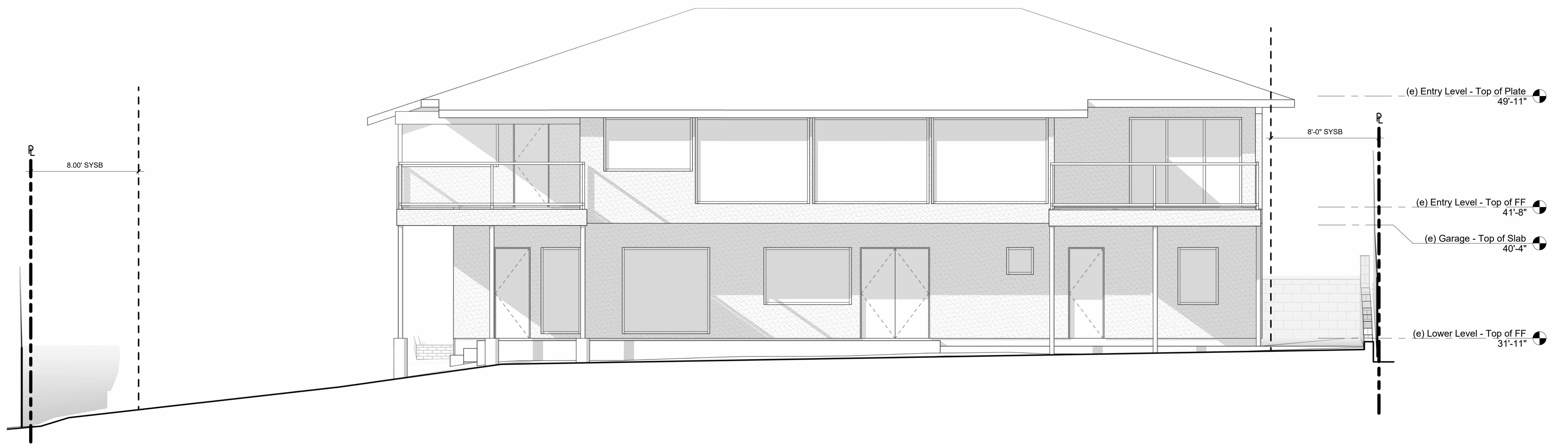
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Revisions

#	Description	Date
1	Initial Submission	11/14/2025

Elevations

A203





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Purpose
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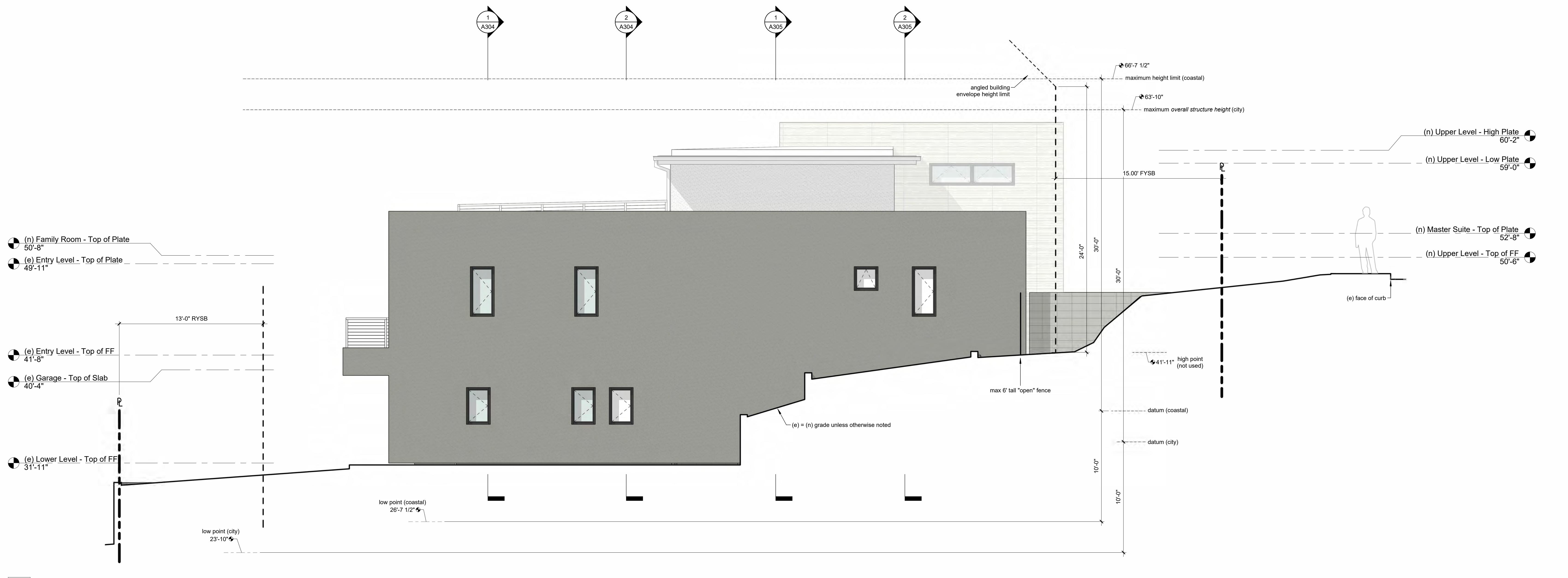
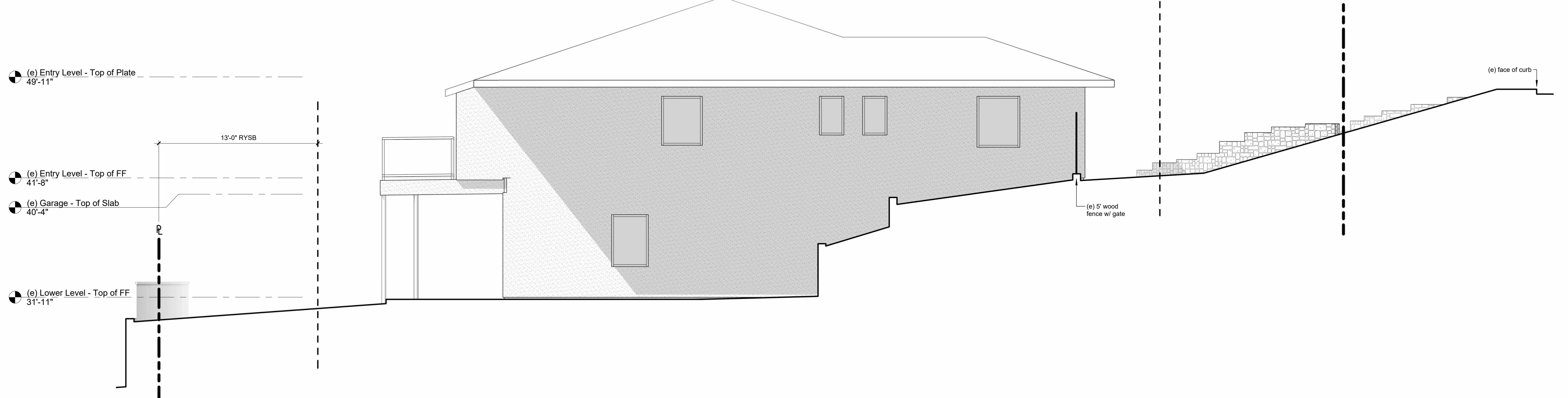
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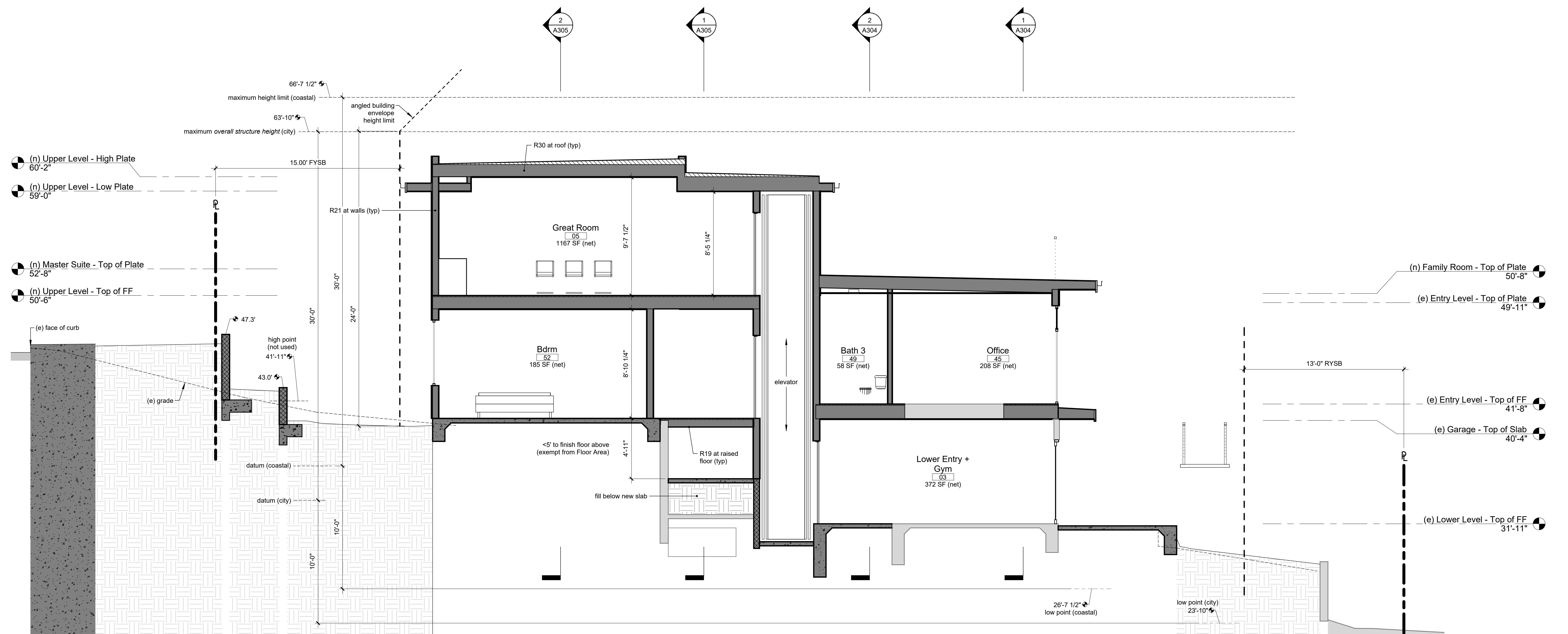
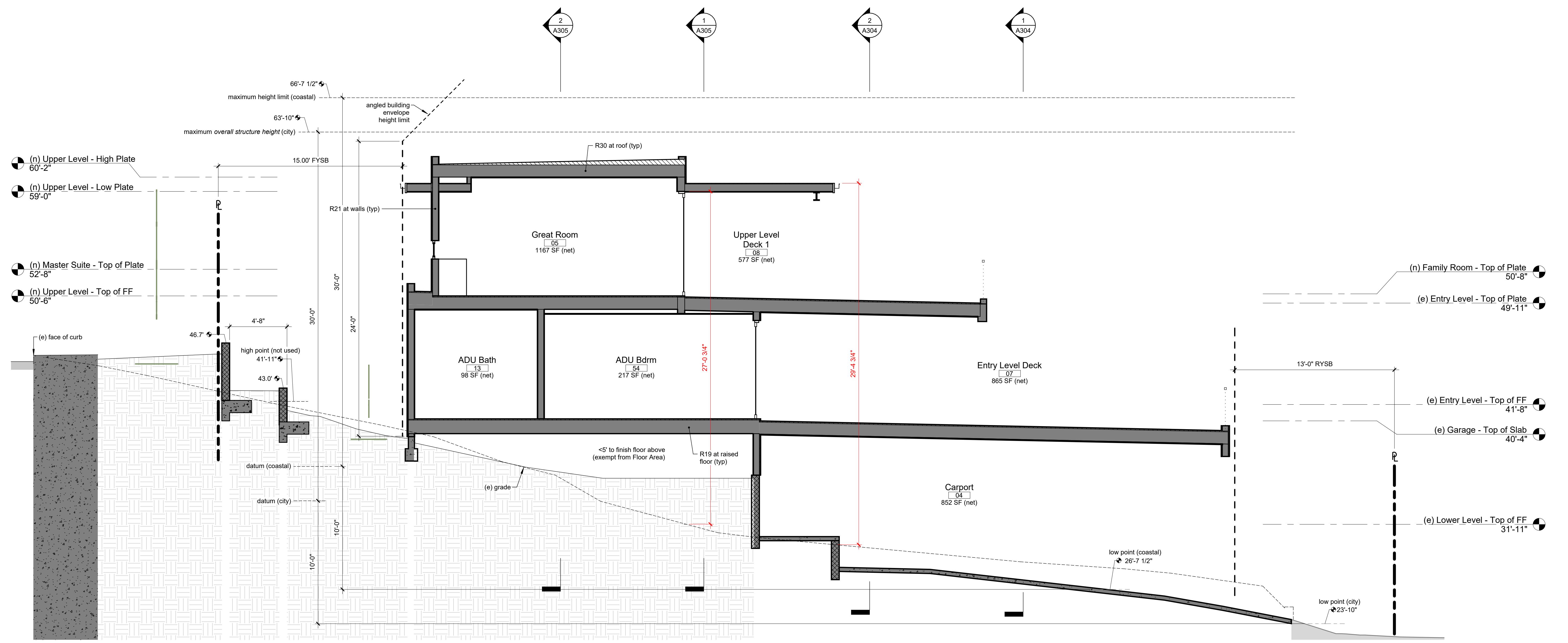
Elevations

A204



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Sections

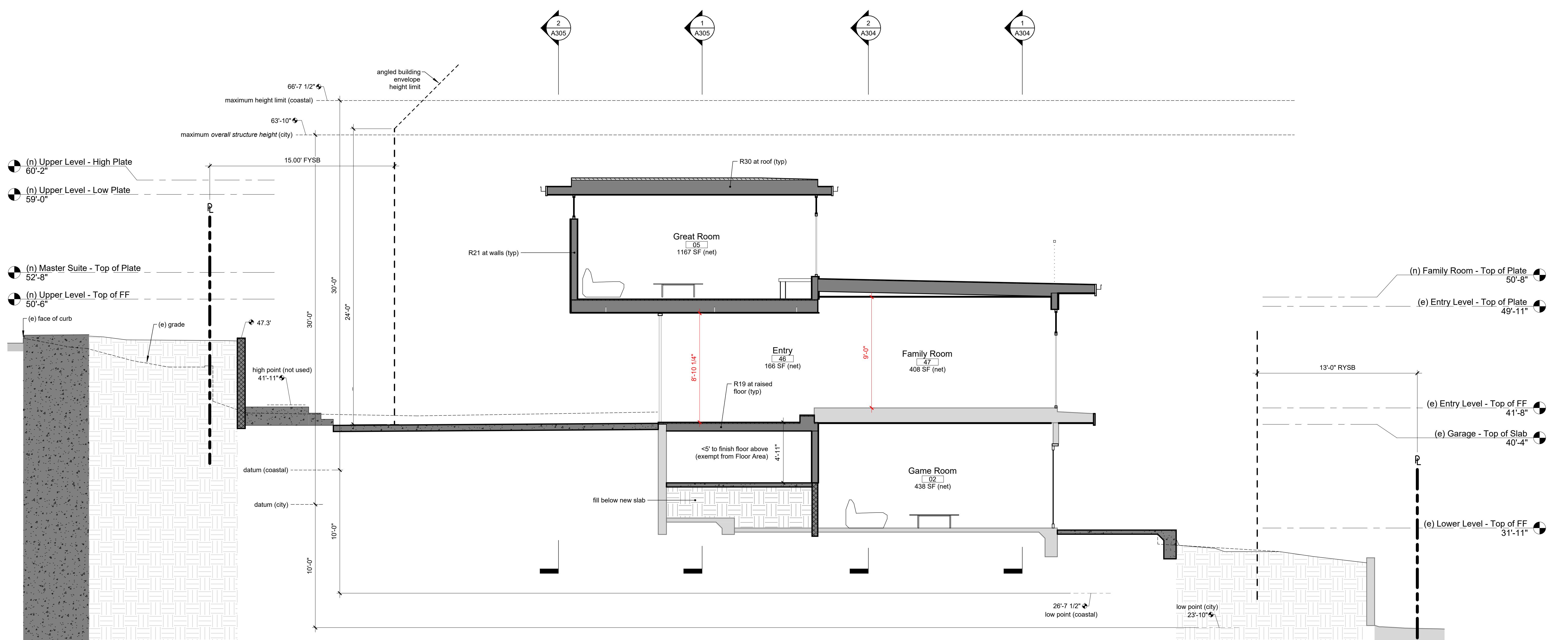
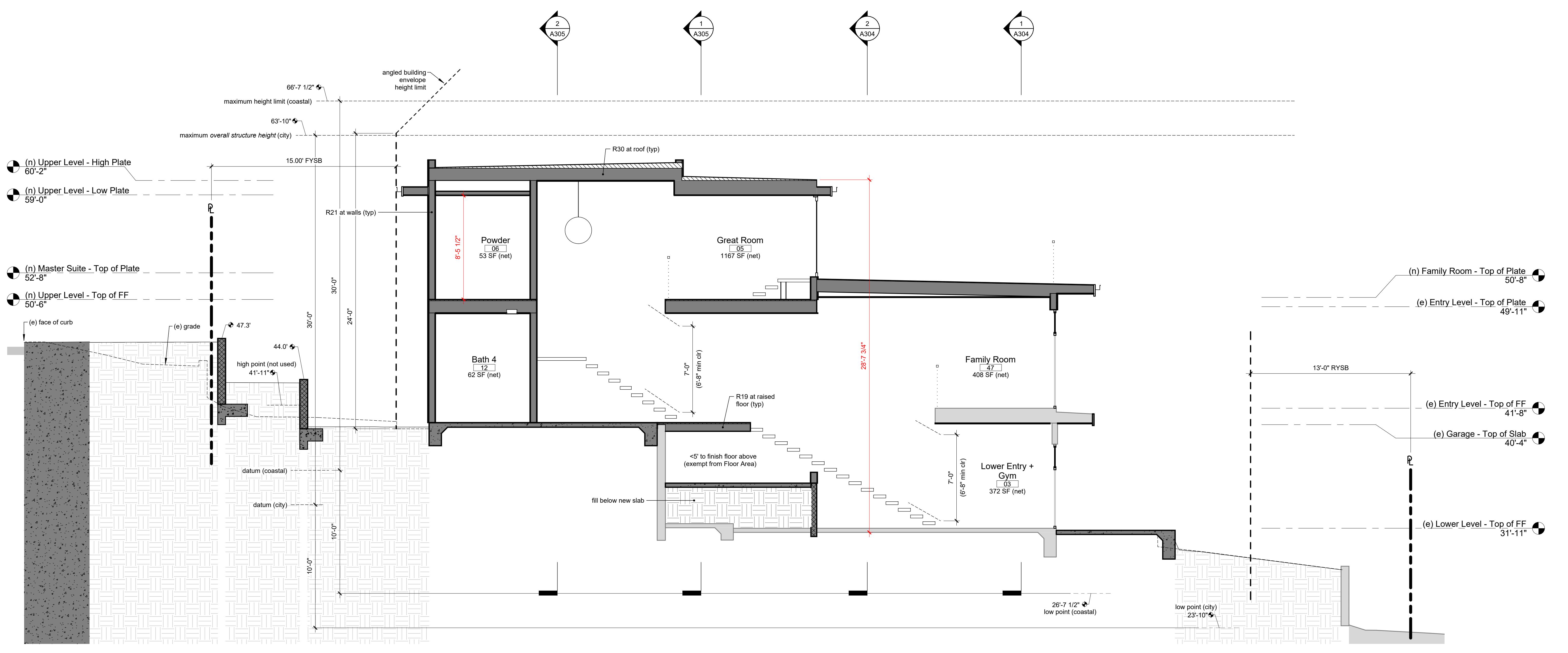


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Revisions

#	Description	Date
1	Initial Submission	11/14/2025

Sections



Lomas Residence + ADU

827 Rosecrans Street, San Diego, CA 92106

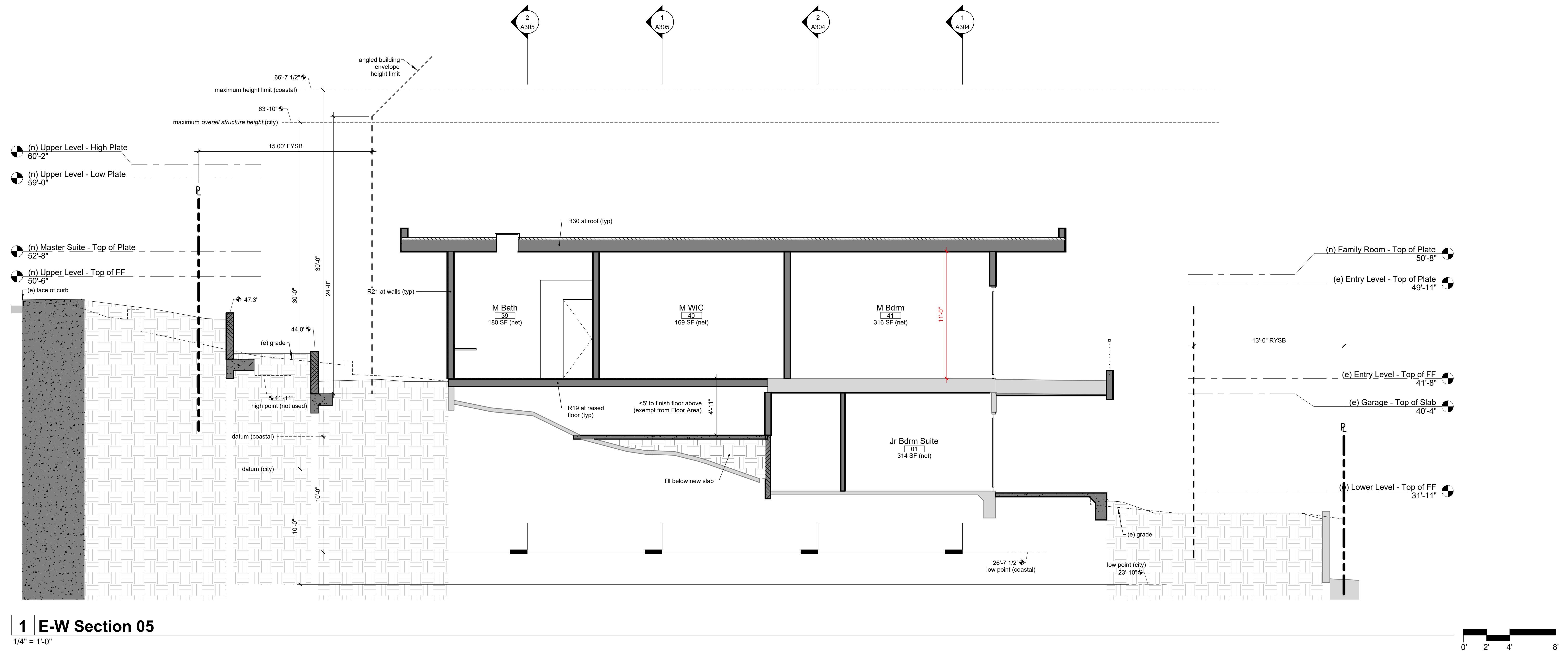
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Revisions

Description

Date

Sections

**A303**

Lomas Residence + ADU

827 Rosecrans Street, San Diego, CA 92106

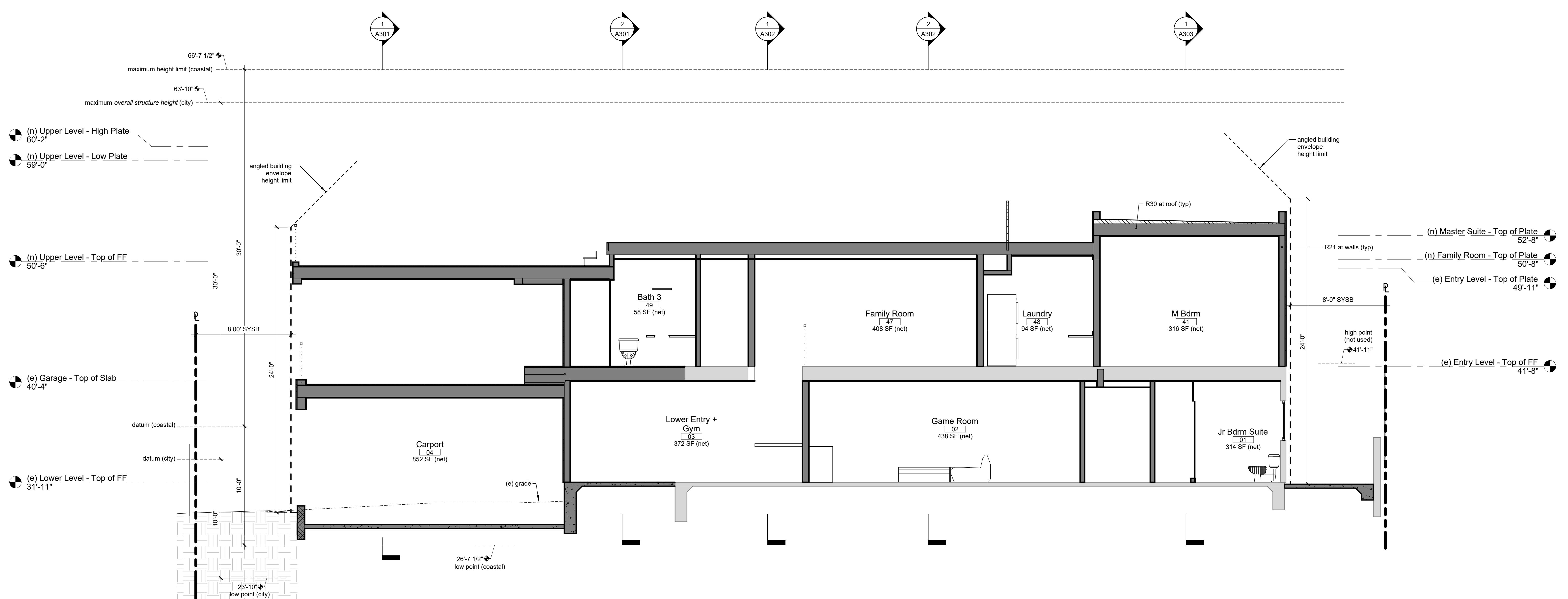
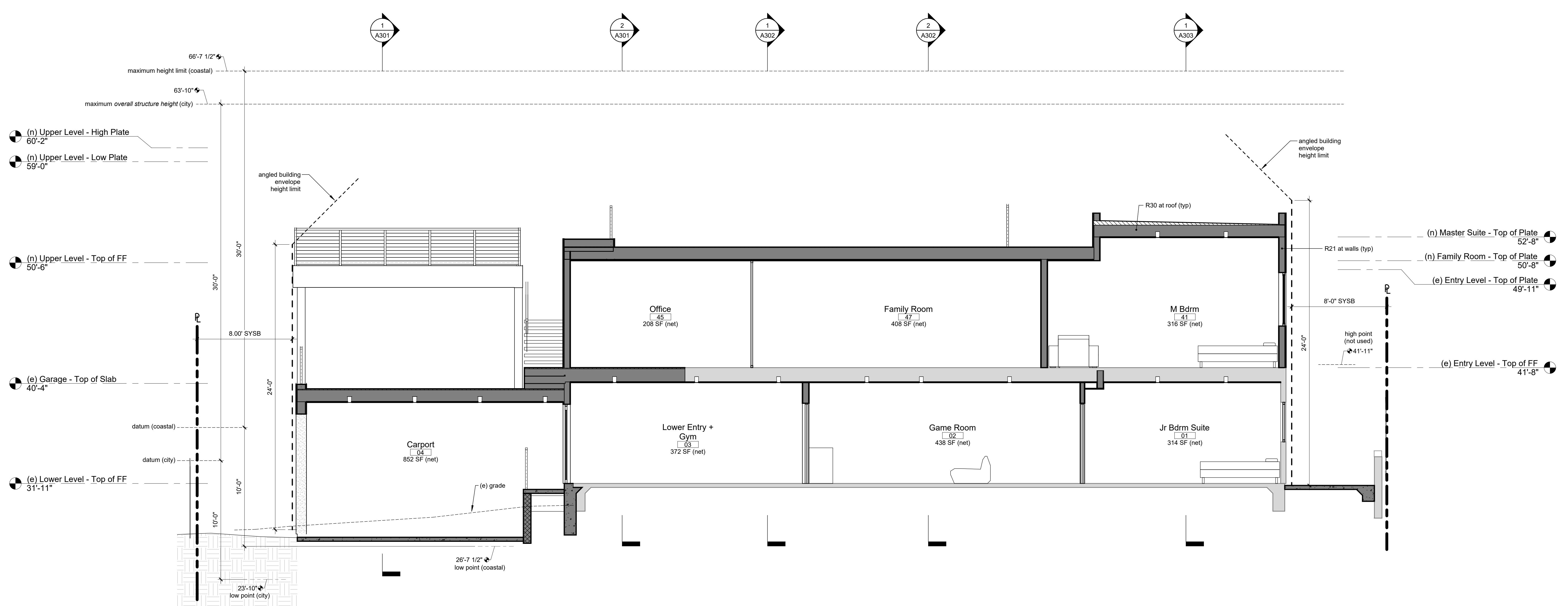
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Revisions

#	Description	Date
1		

Sections

A304



0' 2' 4' 6'

