



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.

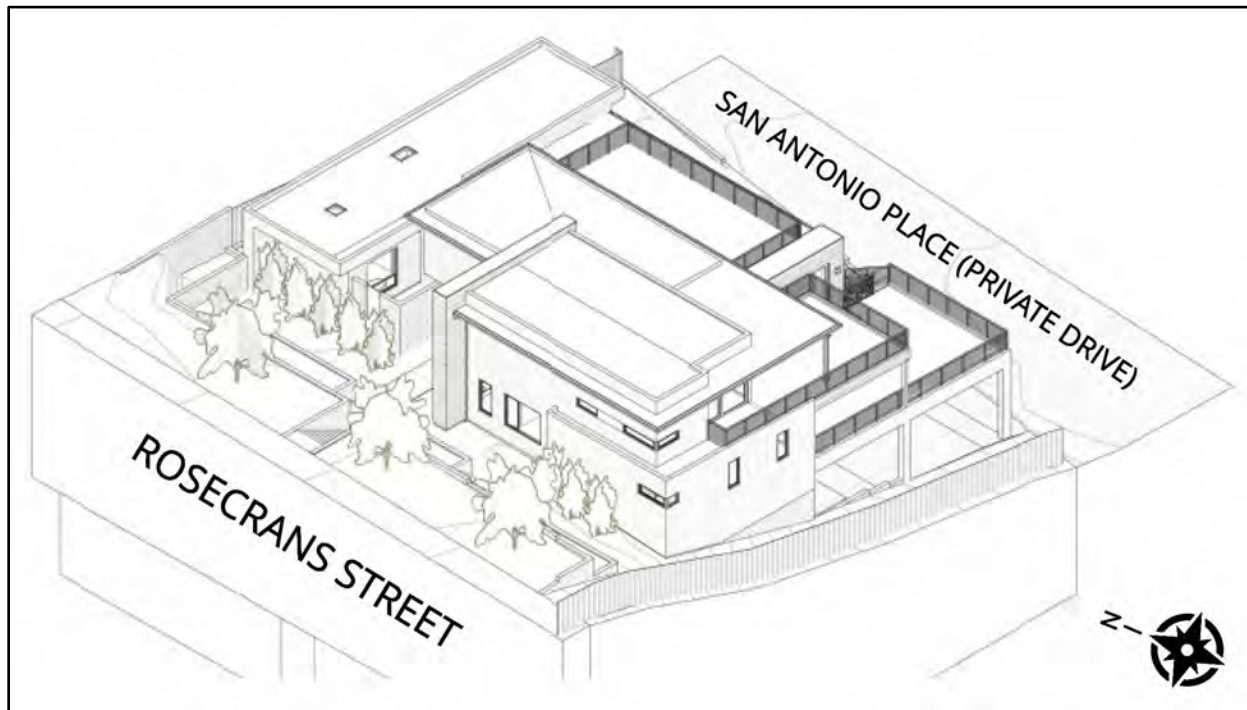


Figure 2 - FRONT ELEVATION

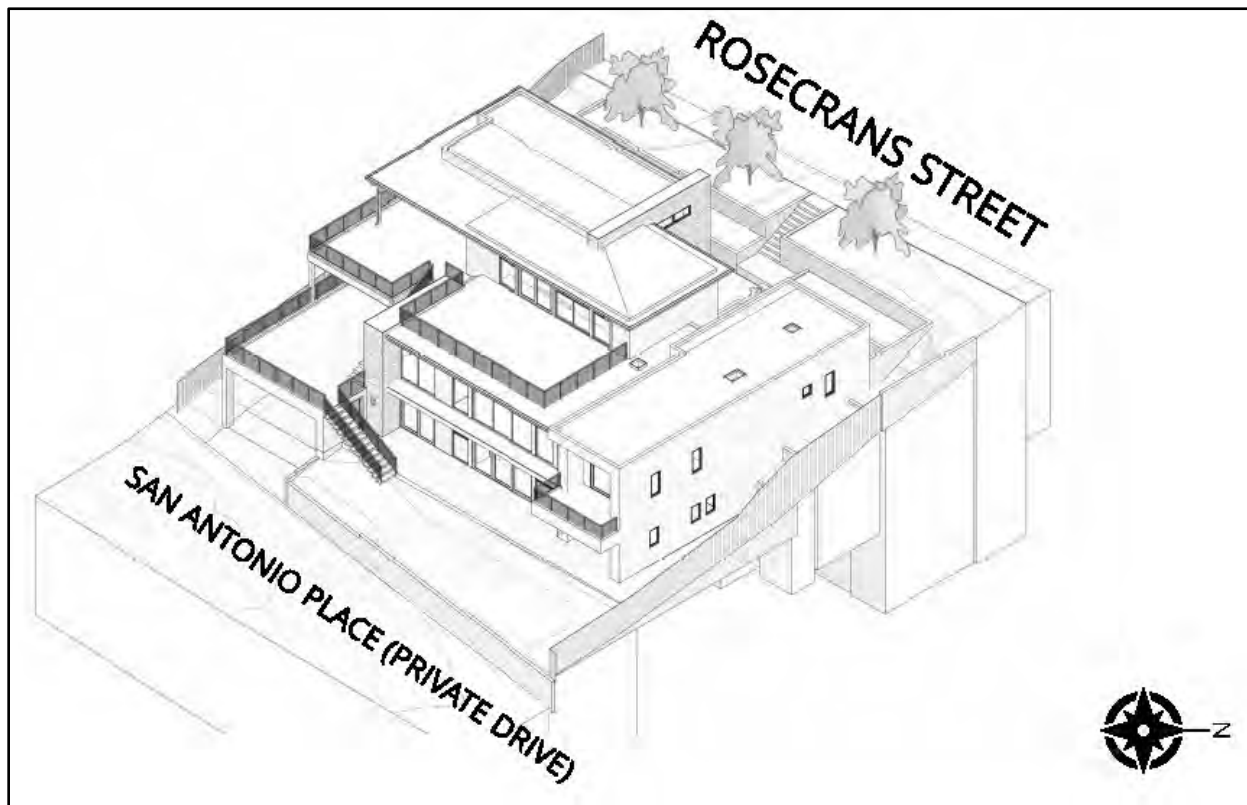


Figure 3 - REAR ELEVATION

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.

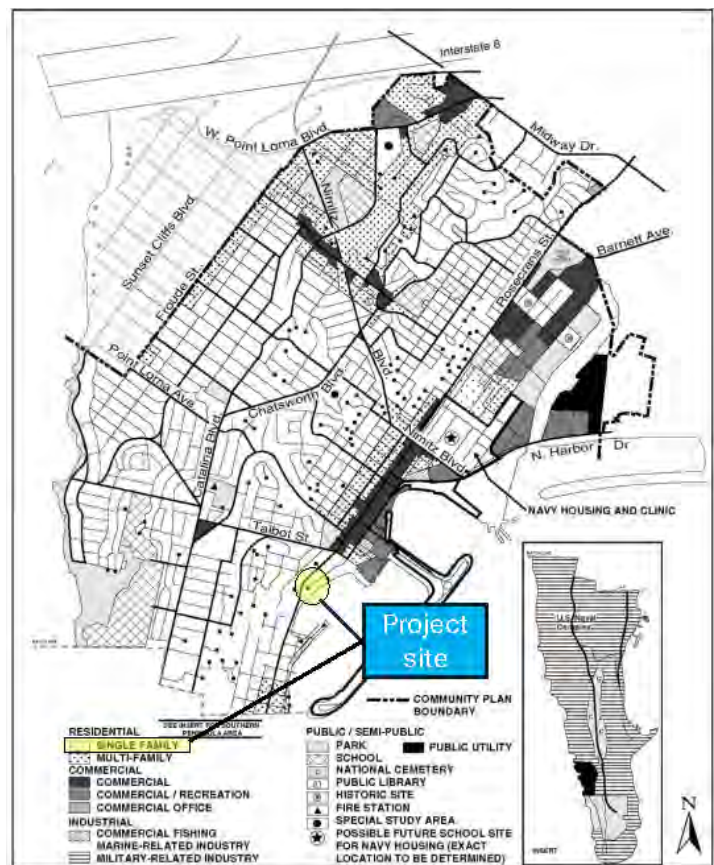


Figure 4 - LAND USE MAP

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.

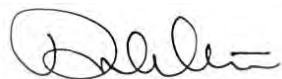
STAFF RECOMMENDATION:

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)



ARMADA PLACE

ROSECRANS STREET

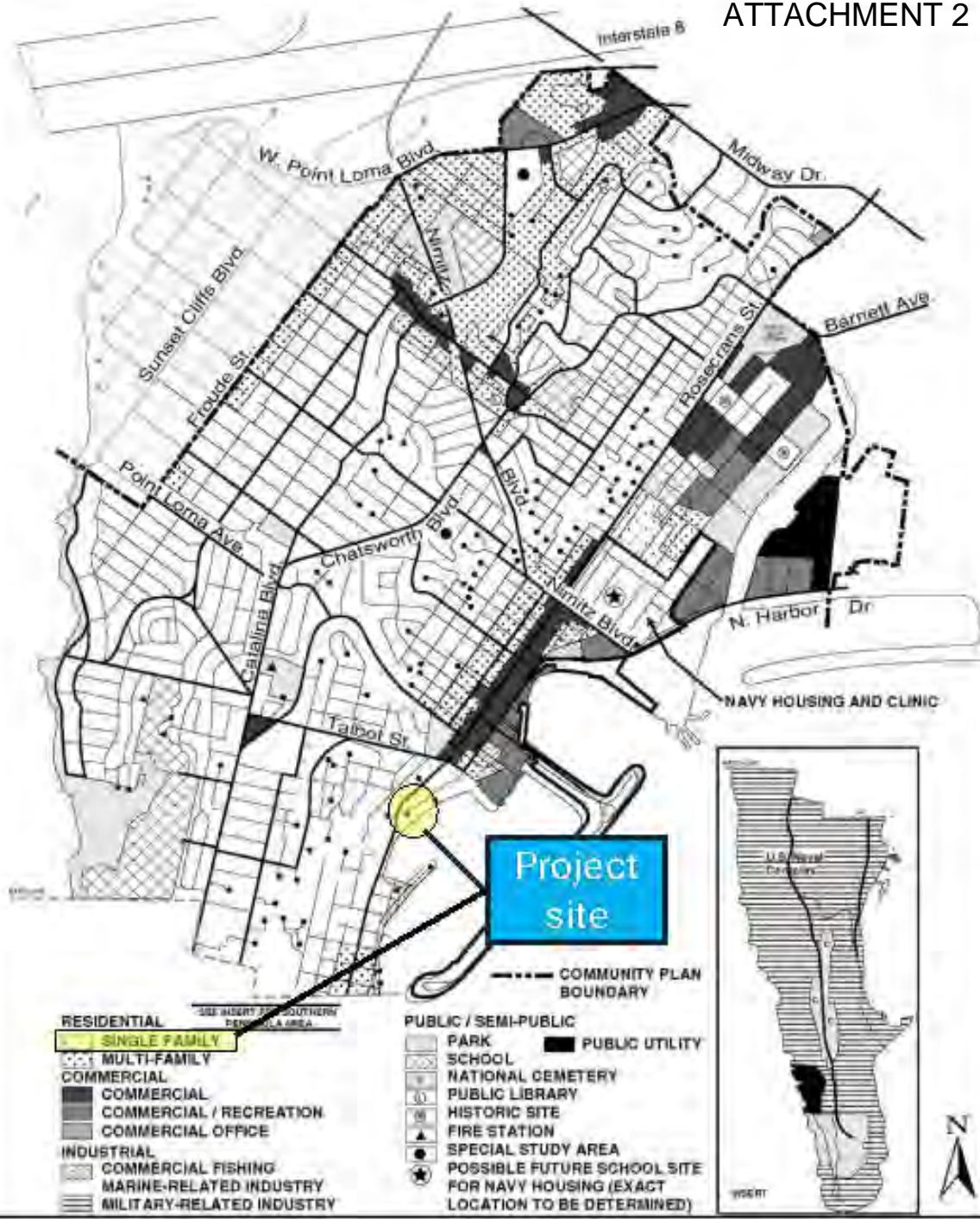
PROJECT SITE
(827 ROSECRANS
STREET)

SAN ANTONIO PLACE (PRIVATE DRIVE)

BESSEMER PATH

SAN DIEGO BAY

ATTACHMENT 1



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

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.

ATTACHMENT 3

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.

ATTACHMENT 3

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

ATTACHMENT 3

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.

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

ATTACHMENT 4

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

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

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

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(I), 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, filed 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](#) 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](#) (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 5112.0102](#))**

☐ 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:

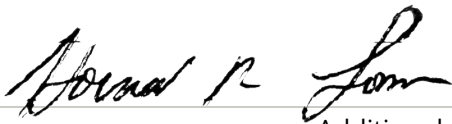
Zip:

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 5112.0102](#))**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

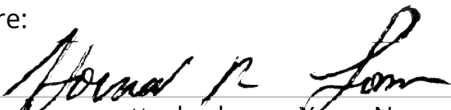
Zip:

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:

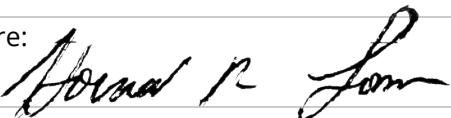
Zip:

Phone Number:

Email:

Signature:

Date:

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)

Lomas Residence + ADU

827 Rosecrans Street, San Diego, CA 92106

CDP Final Plan Set

GENERAL NOTES

- All notes listed below are applicable unless otherwise noted within the construction documents or specifications.
- Changes to the approved drawings and specifications shall be made only by owner approved addenda or change order.
- The contractor shall verify in the field all dimensions, elevations, flow lines and points of connection with adjacent properties; any discrepancies shall be called to the architect's attention before proceeding with the work.
- All dimensions are to face of studs, masonry or centerline unless noted otherwise. Do not scale drawings. Dimensions prevail.
- Dimensions shown at windows are to outside edge of window frame. Rough opening dimensions are the responsibility of the contractor.
- Grid lines align to face of studs, masonry or centerlines of columns unless otherwise noted.
- The contractor shall determine the location of utility services in the area prior to excavation. The contractor shall assume responsibility for the protection of existing utilities and pavement within the area of the work whether indicated on the drawings or not, unless otherwise noted. All utilities to be underground per utility company and local code requirements.
- Should any condition arise where the intent of the drawings is in doubt where there is a discrepancy or appears to be an error on the drawings between the drawings and the field conditions, the architect shall be notified as soon as reasonably possible for procedure to be followed.
- Where details are not shown for any part of the work, the construction shall be similar to other similar work, or contact the architect for clarification.
- Workmanship throughout shall be of the best quality of the trade involved.
- Each subcontractor is considered a specialist in his respective field and shall, prior to the submission of bid or performance of work, notify the general contractor or owner of any work called out on the drawings in his trade that cannot be fully guaranteed. The contractor and/or subcontractors shall be responsible for the appropriate "hook-up" to all utilities required to support the work.
- Permits, fees, taxes, licenses, and deposits shall be paid for and obtained by each subcontractor and the general contractor as they relate to their work.
- These drawings do not include necessary components for construction safety of all parties present on the job site. This is the contractor's responsibility.
- The contractor shall protect adjacent properties and site work at all times.
- Do not make connection, brace, or suspend any construction or equipment from the roof deck or joists unless indicated on the drawings.
- Any periodic visits to the job site by the architect are for provisions of the contract documents, and are in no way a guarantee or insurance that the finished project totally complies with the contract documents.
- The architect does not assume any of the responsibility for methods or appliances used by the contractor, nor safety of the job in compliance with the laws and regulations.
- All construction and demolition debris shall be removed from around the buildings, the driveways, sidewalks and landscaping at the end of each work day. The driveways and sidewalks shall be swept clean.
- The contractor shall limit the site storage of material, supplies or temporary structures to those areas as indicated on the drawings or as approved by the owner's representative.
- The contractor shall repair or replace any items damaged during demolition or construction indicated to be reused or to remain, at no cost to the owner's.

GREEN BUILDING

- Site shall be planned and developed to keep surface water away from buildings. Plans shall be provided and approved by the City Engineer that show site grading and provide for storm water retention and drainage during construction. BMP's that are currently enforced by the city engineer must be implemented prior to initial inspection by the building department. CGC 4.106.3.
- A min of 65% of construction waste is to be recycled. CGC 4.408.1.
- The builder is to provide an operation manual (containing information for maintaining appliances, etc.) for the owner at the time of final inspection. CGC 4.410.1.
- During construction, ends of duct openings are to be sealed, and mechanical equipment is to be covered. CGC 4.504.1.
- VOC's must comply with the limitations listed in Section 4.504.3 and Tables 4.504.1, 4.504.2, 4.504.3 and 4.504.5 for: Adhesives, Paints and Coatings, Carpet and Composition Wood Products. CGC 4.504.2.
- Bathroom fans shall be Energy Star rated, vented directly to the outside and controlled by a humidistat. CGC 4.506.1.
- If provided, whole house exhaust fans shall have insulated covers or louvers which close when the fan is off. The covers or louvers shall have minimum R-2 insulation. CGC 4.507.1.
- Heating and AC shall be sized and selected by ACCA Manual J or ASHRAE handbook or equivalent. The duct sizing shall be in accordance with one of the ACCA methods listed in CGC Section 4.507.2.
- Prior to final approval of the building the licensed contractor, architect or engineer in responsible charge of the overall construction must complete and sign the Green Building Standards Certification form and given to the building department official to be filed with the approved plans.
- Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase I emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. CGC 4.503.1.
- Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building; 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent." CGC 4.506.1.
- Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
- Paints, stains and other coatings shall be compliant with VOC limits.
- Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds.
- Documentation shall be provided to verify that compliant VOC limit finish materials have been used. A letter from the contractor and/or the building owner certifying what material has been used and its compliance with the code must be submitted to the building inspector.
- Carpet and carpet systems shall be compliant with VOC limits. A letter from the contractor and/or the building owner certifying what material has been used and its compliance with the code must be submitted to the building inspector.
- 80% of the floor area receiving resilient flooring shall comply with one or more of the following: 1) VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database; 2) Products compliant with CHPS criteria certified under the Greenguard Children & School program; 3) Certification under the Resilient Floor Covering Institute (RFCI) Floor Score program; 4) Meet the California of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
- VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-Emitting Materials List or be certified under the Resilient Floor Covering Institute (RFCI) Floor Score Program.
- Hardwood plywood, particleboard, medium density fiberboard (MDF), and composite wood product used on interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARBS Air Toxic Control Measure for Composite wood as specified in section 4.504.5 and table 4.504.5 of CALGREEN.
- A certification completed and signed by the general contractor, subcontractor or building owner certifying that the resilient flooring, composite wood product, plywood, particle board etc comply with the VOC limits and formaldehyde limits specified in the notes above and the California Green Building Code.
- Vapor retarder and capillary break is installed at slab on grade foundations. Show one of the following methods on the plans: 1.) 4-inch thick base coat of 1/2 inch or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design which addresses bleeding, shrinkage, and curing shall be used. For additional information, see ACI 302.2R-02; 2) A slab design specified by a licensed design professional (Section 4.505.2.1).
- Duct insulation with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when framing members exceed 19% moisture content.
- The moisture content of building materials used in wall and floor framing is checked before enclosure. Moisture content shall be verified by either a probe type or contact type moisture meter. A certificate of compliance indicating date of test, location and results issued by the framing subcontractor or general contractor must be submitted to the building inspector.

VEHICLE CHARGING

- The following requirements apply to new one and two-family dwellings and townhouses with attached private garages, for the purpose of the installation of future EV chargers. Refer to governing California Green Building Standards Code CGBCS, Chapter 4, Residential Mandatory Measures for requirements. CGBCS, 4.106.4.
- Install a listed raceway to facilitate future installation of Electric Vehicle Charger.
 - Raceway shall be not less than trade size 1" (nominal 1-in. diameter) to accommodate a dedicated 208/240-volt branch circuit.
 - Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the EV charger.
 - Raceway shall be continuous at enclosed, inaccessible or concealed areas and spaces.
 - The service panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
 - The service panel or subpanel circuit directory shall identify: a) The overcurrent protective device space(s) for future EV charging as "EV CAPABLE." b) The raceway termination location as "EV CAPABLE."

GENERAL REQUIREMENTS

- All work to be done in accordance with local codes, laws, ordinances, CAL-OSHA, city, county, state, and national standards and safety codes including but not limited to the following:
 - 2022 California Building Code
 - 2022 California Residential Code
 - 2022 California Plumbing Code
 - 2022 California Mechanical Code
 - 2022 California Electrical Code
 - 2022 California Energy Code
 - 2022 California Green Building Code
 - 2022 California Fire Code
 - 2022 California Building Energy Efficiency Standards
- Interior finishes shall conform to the requirements of Chapter 8, Uniform Building Code.
- Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting and other hot work shall be in conformance with CFC Chapter 35.
- During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3315.1.
- Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308.
- New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be a minimum of 4" inches high with a minimum stroke of .5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.
- All new glazing will be installed w/ certifying label attached showing the "U" value.
- The contractor shall provide a separation or barrier between all dissimilar metals.
- All exterior metal, including but not limited to weld plates, flashing etc., shall be primed and painted per the specification (copper shall be left unpainted, unless otherwise noted).
- Building insulation shall be certified by the manufacturer to meet the California quality standards for insulating materials.
- During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC 3315.1.
- Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.

PLUMBING

- Water conservation measure must meet a 20% reduction rate according to the table 4.303.2 per CGC, effective 7.01.2011.
- When a shower is provided with multiple shower heads, the sum of flow to all the heads shall not exceed the 20% reduced limit, or the shower shall be designed so that only one head is on at a time. CGC 4.303.2.
- The control valves in bathtubs and shower combinations must be pressure balanced or have thermostatic mixing valves per CPC Section 414.5 and 418.0.
- All hot water piping sized 1/2" or larger is required to be insulated as follows: 1" pipe size or less: 1" thick insulation; larger pipe sizes require 1 1/2" thick insulation. Note: In addition, the 1/2" size hot water pipe to the kitchen sink is required to be insulated.
- State Health and safety code Sec. 17921.1 bans the use of chlorinated polyvinyl chloride (CPVC) for interior water supply piping.
- Permanent vacuum breakers shall be included with all new hose bibbs.
- All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with Type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- All water closets shall have an effective flush volume of not more than 1.28 gallons per flush. Tank type water closet shall be certified to the performance criteria of the US EPA WaterSense Specification for Tank-type Toilets.
- Urinals shall have an effective flush volume not to exceed 0.5 gallons per flush.
- Shower heads: Single shower heads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Multiple shower heads when served by a single valve, shall have a combined flow rate not to exceed 1.8 gallons per minute.
- Faucets: Residential lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and a minimum flow rate of not less than 0.8 gallons per minute at 20 psi. Faucets in common and public use areas (outside of dwelling or sleeping units) in residential buildings must have a maximum flow rate of 0.5 gallons per minute at 60 psi. Metering faucets when installed in residential buildings must not deliver more than 0.25 gallons per cycle. Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow rate to a maximum of 2.2 gallons at 60 psi but must default back to the 1.8 gallons per minute rate.
- For additions or improvements to a residence built before 1994, existing "noncompliant" fixtures (toilets that use more than 1.6 gallons of water per flush, urinals that use more than one gallon of water per flush, showerheads that have a flow capacity of more than 2.5 gallons of water per minute, and interior faucets that emit more than 2.2 gallons of water per minute) shall be replaced. Certification of compliance shall be provided to the building inspector prior to final permit approval. California SB407.
- Shower compartments and bathtubs with installed shower heads shall be finished with a non-slip surface that extends to a height of not less than six feet above the floor.
- All plumbing fixtures and fittings will be water conserving and will comply with the 2019 CGSBS Sec 4303.1.
- All plumbing fixtures and fittings will be water conserving and will comply with the 2019 CGSBS Sec 4303.1.
- Per the 2019 CGSBS Sec. 4303.2 plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall be installed in accordance with the California plumbing code CPC and table 1401.1 of the CPC.

HVAC/MECHANICAL

Method used for the selection of Heating and Air Conditioning equipment: Energy Pro software per ASHRAE based heating and cooling calculations.

NOTE: A signed affidavit from installer stating method used for the selection of Heating and Air Conditioning equipment and that such equipment was installed in accordance to the above method is required. This affidavit shall be presented to the building inspector BEFORE final inspection.

An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved.

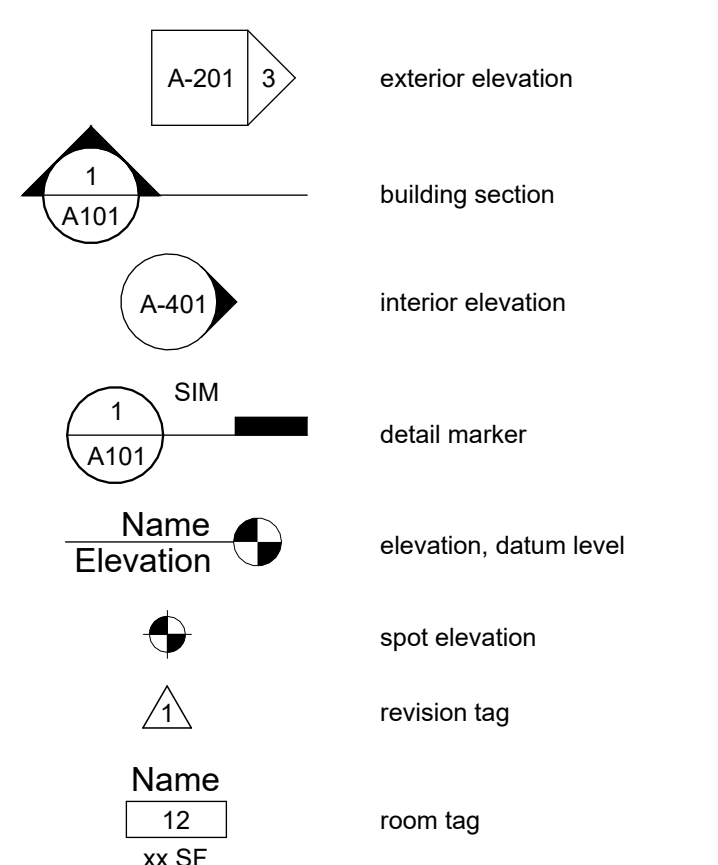
An electronically signed and registered Certificate of Field Verification and Diagnostic Testing (CF3R) posted shall be posted at the building site by a certified HERS rater. A registered CF3R will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF1R. CF2R, and CF3R forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available for the building owner.

- Exhaust Vents and dryer vents shall be equipped with back-draft dampers.
 - Attic/Underfloor installation must comply with Sections 904, 908 and 909 of California Mechanical Code (CMC).
 - Provide B Venting to roof w/ R-6 insulation.
 - Duct insulation will be R-6 per T24 documentation.
 - Hot water piping to be insulated w/ 1" R-6 pipe insulation for all pipes >3/4".
- Heating and Air Conditioners shall be sized, designed and have their equipment selected using the following methods:
- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculations), ASHRAE handbooks or other equivalent design software or methods.
 - Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
 - Sized heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 (Residential Equipment Selection).

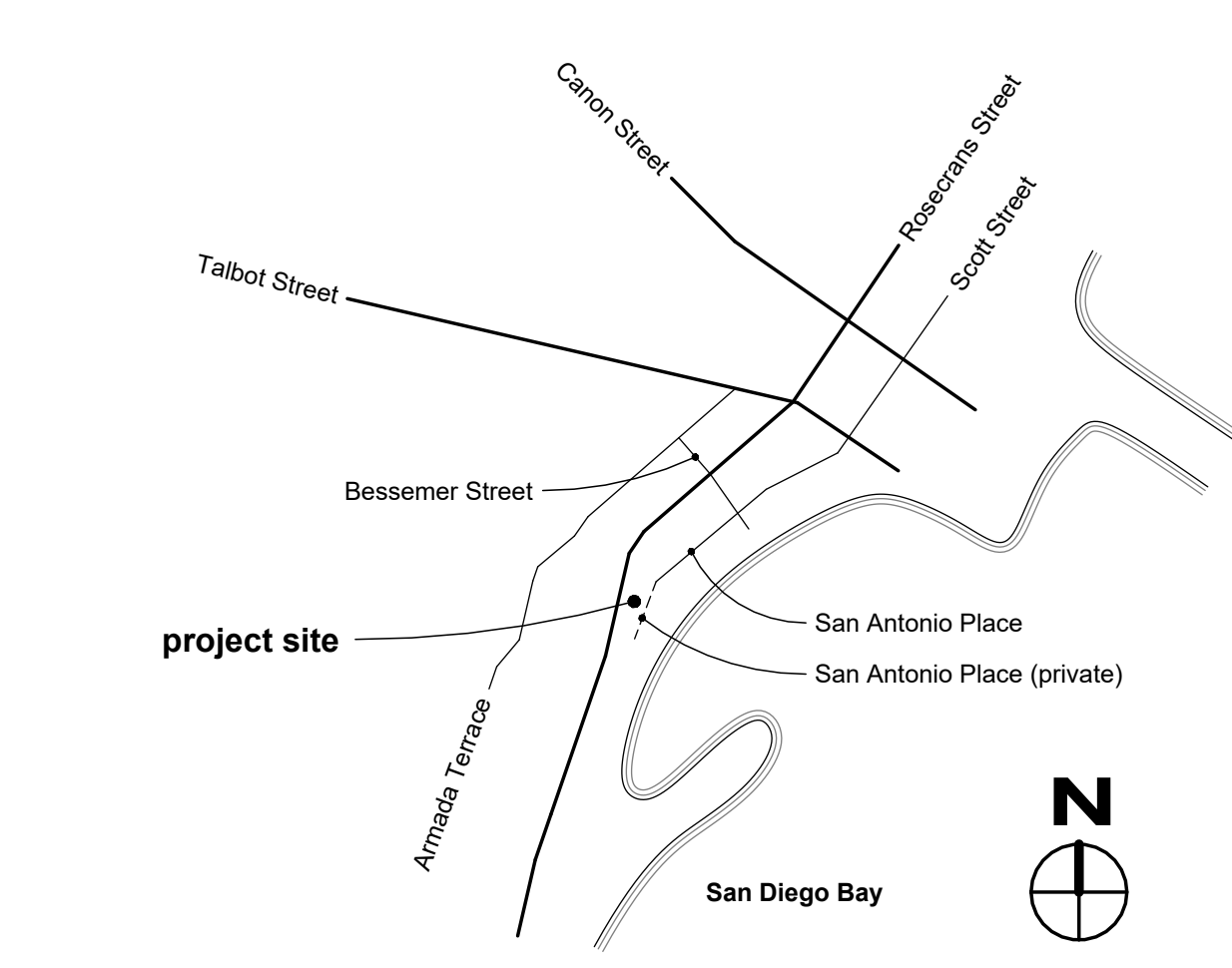
ENERGY

- Method used for the selection of Heating and Air Conditioning equipment: Energy Pro software per ASHRAE based heating and cooling calculations.
- NOTE: A signed affidavit from installer stating method used for the selection of Heating and Air Conditioning equipment and that such equipment was installed in accordance to the above method is required. This affidavit shall be presented to the building inspector BEFORE final inspection.
- Compliance with the documentation requirements of the 2013 Energy Efficiency Standards is necessary for this project. Registered, signed, and dated copies of the appropriate CF1R, CF2R, and CF3R forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available for the building owner.

SYMBOLS



VICINITY MAP



CONTRACTOR FIELD VERIFICATION

Before erection of structure and/or ordering of any building components, the General Contractor should field verify all horizontal, vertical dimensions and connections of existing/proposed components including, without being limited to:

- building setbacks
- existing/proposed grade
- maximum allowable height at walls and ridges
- insulation requirements at walls, floors and roof structure
- mechanical equipment location and clearances
- trusses dimensions and slope
- steel structure and components
- interior cabinets, appliances, furniture
- plumbing fixtures and related code required clearances
- window/door configuration, operation, size, energy requirements, etc.
- any similar configurations and/or systems

An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved.

An electronically signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a certified HERS rater. A registered CF3R will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R. Certificate of Occupancy will not be issued until CF3R is reviewed and approved.

DEFERRED SUBMITTALS

Solar PV system

Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall NOT be installed until their design and submittal documents have been approved by the building official.

AGING IN PLACE

- (Section R327): Newly constructed dwellings shall be designed and constructed with the following:
- Reinforcement for grab bars: At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with section R327.1.1. Reinforcement shall be minimum 2x8 solid lumber, located between 32" and 39-1/2" above the finished floor flush with the direction of travel.
 - Minimum headroom on all parts of the stairway shall be 6'-8" measured vertically from a sloped side adjoining tread nosing.
 - Required landings shall have a minimum dimension of 36" measured in the direction of travel.
 - Maximum riser height = 7.75". Minimum tread depth = 10" (where there is no nosing at the tread the minimum run is 11").
 - A nosing (between 1/2" and 1-1/2") shall be provided on stairways with solid risers. Exception: No nosing is required if the tread depth is at least 11 inches.
 - Open risers are only permitted if the opening between treads does not permit the passage of a 4" diameter sphere.
 - 1/2" gypsum board shall be applied at underside of all enclosed usable spaces.

ELECTRICAL

- Receptacle outlet locations will comply with NEC Article 210.52 (A). Outlets shall be located within 6 ft of any interior and not to exceed 12 apart. Any isolated wall 2 ft or wider to have outlets.
- A balcony, deck, or porch that is greater in area than 20 square feet and is accessible from the interior of the dwelling will require a minimum of one GFCI protected receptacle outlet per CEC 210.52(E).
- For a single-family dwellings: at least one GFCI protected receptacle outlet accessible at grade level shall be installed outdoors on the front and back of the dwelling per NEC Art. 210.52 (e).
- Bathroom circuiting shall be either: a) 20 amp circuit dedicated to each bathroom, or b) 15 amp (at least one 20 amp circuit supplying only bathroom receptacle outlets).
- Bedroom branch circuits will be arc fault circuit protected per CEC Article 210.12 (B).
- GFCI protected outlets for locations described in NEC 210.8 (A): kitchens, garages, bathrooms, crawl spaces, laundrys, wet bar sinks, outdoors, within 6' of sink, etc. Per CEC Article 510.52 (C): in kitchens a receptacle outlet shall be installed at each counter space 12" or wider; receptacles shall be installed so that no point along the wall line is more than 24"; peninsular countertops 12" by 24" (or greater) shall have at least one receptacle. (Counter spaces separated by range tops, refrigerators or sinks shall be considered as separate counter top spaces).
- A wall receptacle shall be located adjacent to each lavatory in the bathroom per NEC Art. 210.52(d).
- Tamper resistant receptacles for all locations as described in CEC Article 210.52 (i, all receptacles).
- Weather resistant type for receptacles installed in damp or wet locations (outside).
- Arc-fault protection for all outlets (not just receptacles) located in rooms described in NEC 210.12 (A): family, living, bedrooms, dining, halls, etc.
- For hallways of 10 feet or more in length at least one receptacle outlet shall be required per NEC Art.210.52(h).
- Electrical Vehicle Supply Equipment (EVSE) is required in one and two family dwellings and townhomes with attached garages. Show on the plans the location of the electrical vehicle supply equipment. The EVSE must consist of minimum 1" conduit extending from the main panel to a junction box where the EVSE receptacle will be provided. The main service panel must be sized to accommodate 208/240 Volt, 40 amp dedicated branch circuit.

FIRE BLOCKING

- Fire-blocking is required at the following locations per Section R302.11:
- in concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor ceilings. Concealed horizontal furred spaces shall also be fire-blocked at intervals not exceeding 10 feet.
 - At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
 - in concealed spaces between stair stringers at the top and bottom of the run.
 - In openings around vents, pipes and ducts.
 - At all spaces between chimneys and floors/ceilings through which chimneys pass.

FAA SELF-CERTIFICATION

I, Tyler Van Stright, do hereby certify that the structure(s) or modification to existing structure(s) shown on the 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.

A pre-construction inspection is required due to the height of the proposed structure in relation to the FAA Part 77 Notification Surface requirements. The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Call (858) 581-7111 to schedule the pre-construction inspection. Contact the Inspection Services office at (858) 492-5070, if you have any questions pertaining to the pre-construction inspection.

add stamp in final version (if cert is required)

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 (COZFP) Airport Land Use Compatibility Overlay Area (ALUCOZ) AllUCAP 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: 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, 129.0104(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 management 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.

DIRECTORY

OWNER
Howard Lomas
827 Rosecrans Street
San Diego, CA 92106

ARCHITECT
Van Stright Architecture Studio
contact: Felipe Alfaro
Tyler Van Stright, Architect
tyler@VSArchitectureStudio.com
(760) 521-0866

SURVEYOR
Tobar Engineering
contact: Daniel Tobar
15910 Cumbarlanes Dr
Poway, CA 92064
(858) 486-7210
tobareng@cox.net

STRUCTURAL ENGINEER
Lovecace Engineering
contact: Felipe Alfaro
5930 Corner Stone Court Ste 100
San Diego, CA 92121
(858) 535-9111 x306
falvaro@lovelaceeng.com

ENERGY / T-24
WillCalc Inc. 24 Services
contact: Doug Williams
2085 James Gaynor Street
Fallbrook, CA 92028
(760) 846-6480
doug@willcalc.com

GENERAL CONTRACTOR
tbd

SHEET INDEX

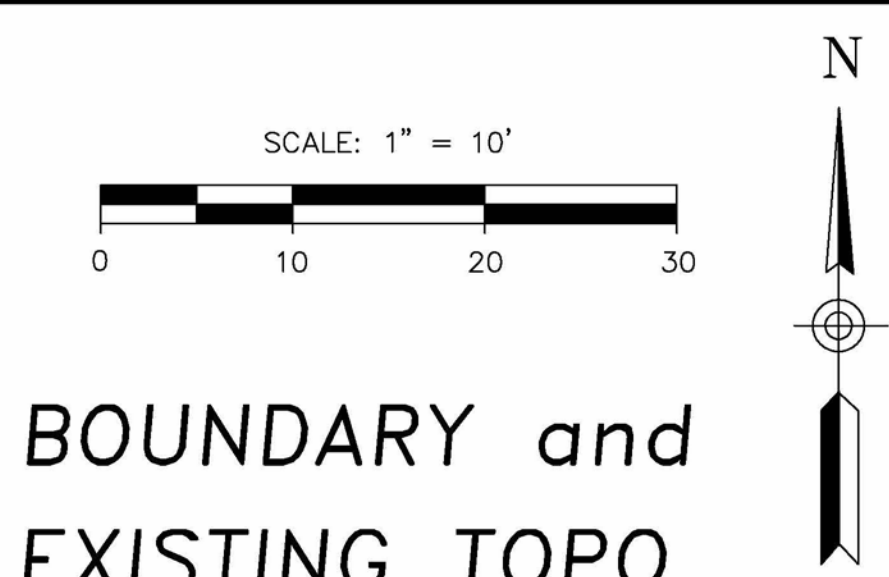
GENERAL	
G001	General Project Information
SURVEY	
CS-01	Boundary and Existing Topo
CS-02	Drainage Map Existing Condition
CS-03	Drainage Map Proposed Condition
ARCHITECTURE	
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A002	Existing Site Plan, Calculations
A003	New Site Plan, Calculations
A004	Area Plans
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A302	Sections
A303	Sections
A304	Sections
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A601	Window/Door Schedules, Glazing Details

STRUCTURAL	
S101	General Notes
S102	Lower Foundation Plan
S103	Upper Foundation / Lower Floor Framing Plan
S104	Floor Framing Plan
S105	Roof Framing Plan
S106	Details
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S111	Details
S112	Details
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S114	Details
SD101	Standard Structural Detail
SD102	Standard Structural Detail

ENERGY	
EN1	Energy Analysis - Main House
EN2	Energy Analysis - Main House
EN3	Energy Analysis - ADU
EN4	Mandatory Measures Summary

Project number	24017
Purpose	CDP Final Plan Set
Export Date	11/14/2025 9:21:49 AM
Revisions	

General Project Information



LEGAL DESCRIPTION

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:

BE BEGINNING AT THE MOST WESTERLY CORNER OF SAID PUEBLO LOT 177; THENCE NORTH 12° 44' 00" EAST ALONG THE WESTERLY LINE THEREOF 600.00 FEET TO THE MOST NORTHERLY CORNER OF LAND DESCRIBED IN PARAGRAPH 2 OF SAID DEED; THENCE SOUTHERLY 89° 00' 00" WEST ALONG THE WESTERLY LINE THEREOF 274.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LAND; THENCE NORTH 77° 13' 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-WESTERLY CORNER OF SAID LAND; THENCE SOUTHERLY 89° 00' 00" WEST ALONG THE SOUTHERLY LINE OF LOT 28 AND ALONG THE WESTERLY EXTENSION THEREOF, 140 FEET TO THE NORTHWESTERLY CORNER OF SAID PUEBLO LOT 177; THENCE SOUTH 12° 44' 00" EAST ALONG SAID NORTHWESTERLY LINE 100 FEET TO THE POINT OF BEGINNING.

TOTAL AREA: 13,750 SF / 0.32 ACRES
TOTAL NUMBER OF PARCELS: 1

EASEMENTS

NO. 1 A PRIVATE EASEMENT FOR INGRESS AND EGRESS OVER A 30 FOOT WIDE STRIP OF LAND, ACCESSING THE PUBLIC R/W OF SAN ANTONIO PLACE, PER BOOK 808, PAGE 409, FILED AUG 29, 1938. SEE ALSO COUNTY OF SAN DIEGO SUPERIOR COURT CASE JUDGEMENTS WHICH MODIFY SAID EASEMENT, PER DOC NO. 2007-0339835, FILED MAY 18, 2007 AND DOC NO. 2010-0561931, FILED OCT 19, 2010.

NO. 2 AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE WALKWAY
OVER A 5 FT STRIP OF LAND

NO. 3 A 20' WIDE STRIP EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES

NO. 4. A 6 FT WIDE EASEMENT AND RIGHT OF WAY FOR SEWER

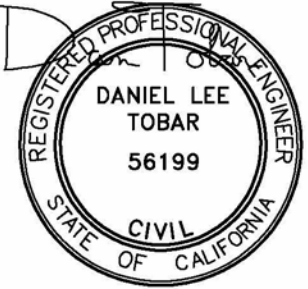
NO. 5. AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE WALKWAY AND PUBLIC UTILITIES OVER A 5 FT STRIP OF LAND.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY
RIGHT OF WAY LINE OF ROSECRANS STREET AS SHOWN PER
MAP 3392. SPECIFICALLY,
PT 'A' TO PT 'B' 186.97'. N12°44'00"W.

ELEVATION BENCHMARK

CITY OF SAN DIEGO BRASS PLUG IN TOP OF CURB AT THE NW CORNER
OF ROSECRANS STREET AND KONA WAY ELEV= 52.548



TOPO SURVEY FEB 2025

SHEET: BOUNDARY AND EXISTING TOPD SHEET
PROJECT NAME: 827 ROSECRANS ST
ADDRESS: 827 ROSECRANS ST

SHEET 1 OF 3
PRJ -

CITY APPROVAL STAMP

CS-01

TOBAR ENGINEERING
15910 CUMBERLAND DR, POWAY CA 92064
858.486.7210 EMAIL: tobareng@cox.net

XDMA1
R/W FRONTAGE AREA: 1,450 SF
LOT AREA: 9,750 SF
AREA: 11,200 SF

EX HOME 2675 SF
EX CONC/PVMT 2650 SF
EX IMPERVIOUS AREA 5325 SF
LANDSCAPE AREA 5875 SF
TOTAL AREA: 11,200 SF

NOTE
1. ROSECRANS R/W FRONTAGE, (1450 SF) BEHIND (EASTERLY OF) EXISTING CURB DRAINS ONTO THE SITE.
2. A PAVED TRIANGULAR AREA, EAST OF THE EXISTING REAR RETAINING WALL, IS WITHIN THE LEGAL LOT BOUNDARY. SAID AREA, (495 SF) IS INCLUDED IN THE EXISTING IMPERVIOUS AREA.

Q100= 0.61 CFS
EXISTING CONDITION

XDMA2
ALLEY AREA: 1,870 SF

NOTE
OFFSITE AC PVMT. SURFACE FLOW TO PT 'B', INTO A CURB OPENING/CONCRETE SW. EASTERLY TOWARD BEACH AS SURFACE FLOW. NO IMPACT TO THE SUBJECT PROPERTY.

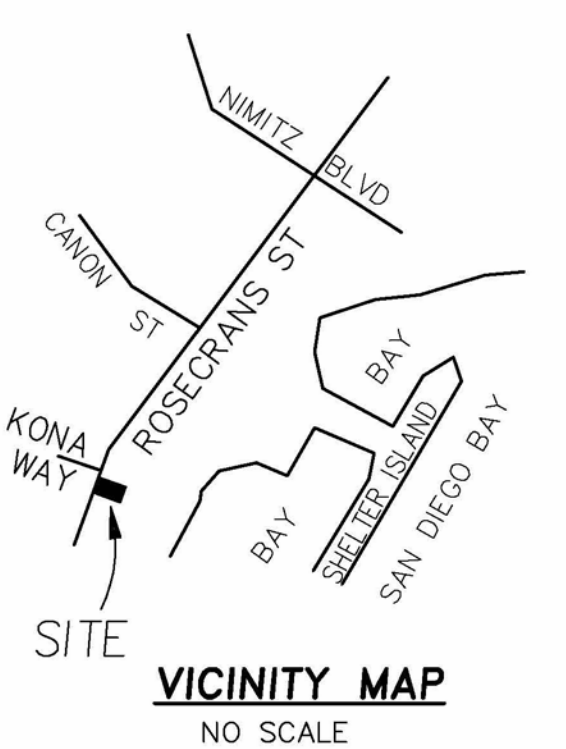
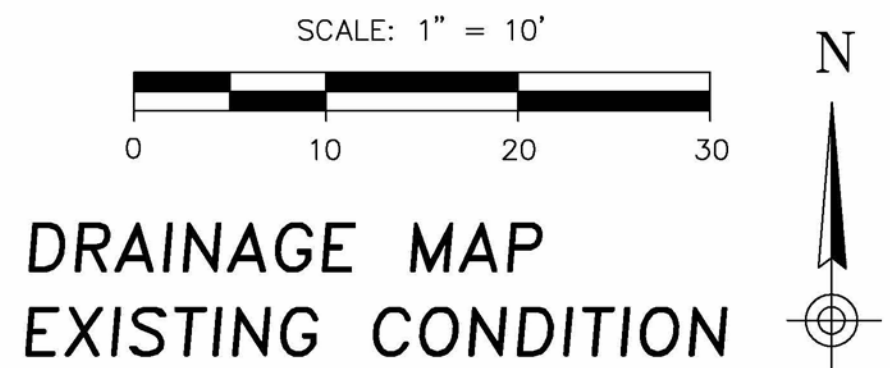
Q100= 0.16 CFS
EXISTING CONDITION

XDMA4
LOT 28: 7,440 SF

NOTE
SINGLE FAMILY HOME, DRAINS TO ALLEY, AT PT 'C', VIA A 4" PVC PIPE AT BOTTOM OF EXISTING RETAINING WALL. BASED ON ALLEY PVMT LONGITUDINAL SLOPE (2.5%) AND CROSS-SLOPE (8%), ESTIMATE APPROX 1/3 OF FLOW DRAINS TO PT 'A' AND 2/3 DRAINS TO PT 'B'.

Q100= 0.42 CFS
EXISTING CONDITION

EXISTING CONTRIBUTING AREAS for DRAINAGE



LEGAL DESCRIPTION
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. 1957-140678 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 15° 35' 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 SAID LOT; THENCE NORTH 77° 13' 20" WEST ALONG SAID SOUTHERLY LINE OF SAID LOT; THENCE NORTH 77° 13' 20" WEST ALONG SAID SOUTHERLY LINE OF SAID LOT; THENCE SOUTH 12° 44' 00" WEST ALONG SAID NORTHWESTERLY LINE 100 FEET TO THE POINT OF BEGINNING.

EASEMENTS
NO. 1. A PRIVATE EASEMENT FOR INGRESS AND EGRESS OVER A 30 FOOT WIDE STRIP OF LAND, ACCESSING THE PUBLIC R/W OF SAN ANTONIO PLACE, PER BOOK 808, PAGE 409, FILED AUG 29, 1938. SEE ALSO COUNTY OF SAN DIEGO SUPERIOR COURT CASE JUDGEMENTS WHICH MODIFY SAID EASEMENT, PER DOC NO. 2007-0339835, FILED MAY 18, 2007 AND DOC NO. 2010-0561931, FILED OCT 19, 2010.

NO. 2. AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE WALKWAY OVER A 5 FT STRIP OF LAND.

NO. 3. A 20' WIDE STRIP EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES.

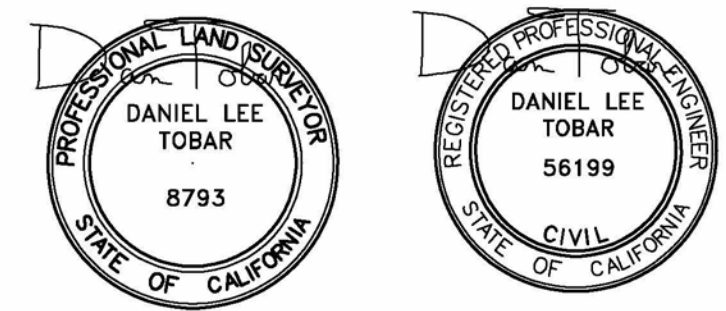
NO. 4. A 6 FT WIDE EASEMENT AND RIGHT OF WAY FOR SEWER.

NO. 5. AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE WALKWAY AND PUBLIC UTILITIES OVER A 5 FT STRIP OF LAND.

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY RIGHT OF WAY LINE OF ROSECRANS STREET AS SHOWN PER MAP 3392. SPECIFICALLY,
PT 'A' TO PT 'B' 186.97'. N12°44'00"W.

ELEVATION BENCHMARK
CITY OF SAN DIEGO BRASS PLUG IN TOP OF CURB AT THE NW CORNER OF ROSECRANS STREET AND KONA WAY ELEV= 52.548

FOR COMPREHENSIVE BOUNDARY AND MONUMENT DESCRIPTIONS, AND EASEMENT REFERENCE DOCUMENTS, SEE CONSOLIDATION PARCEL MAP PREPARED BY TOBAR ENGINEERING



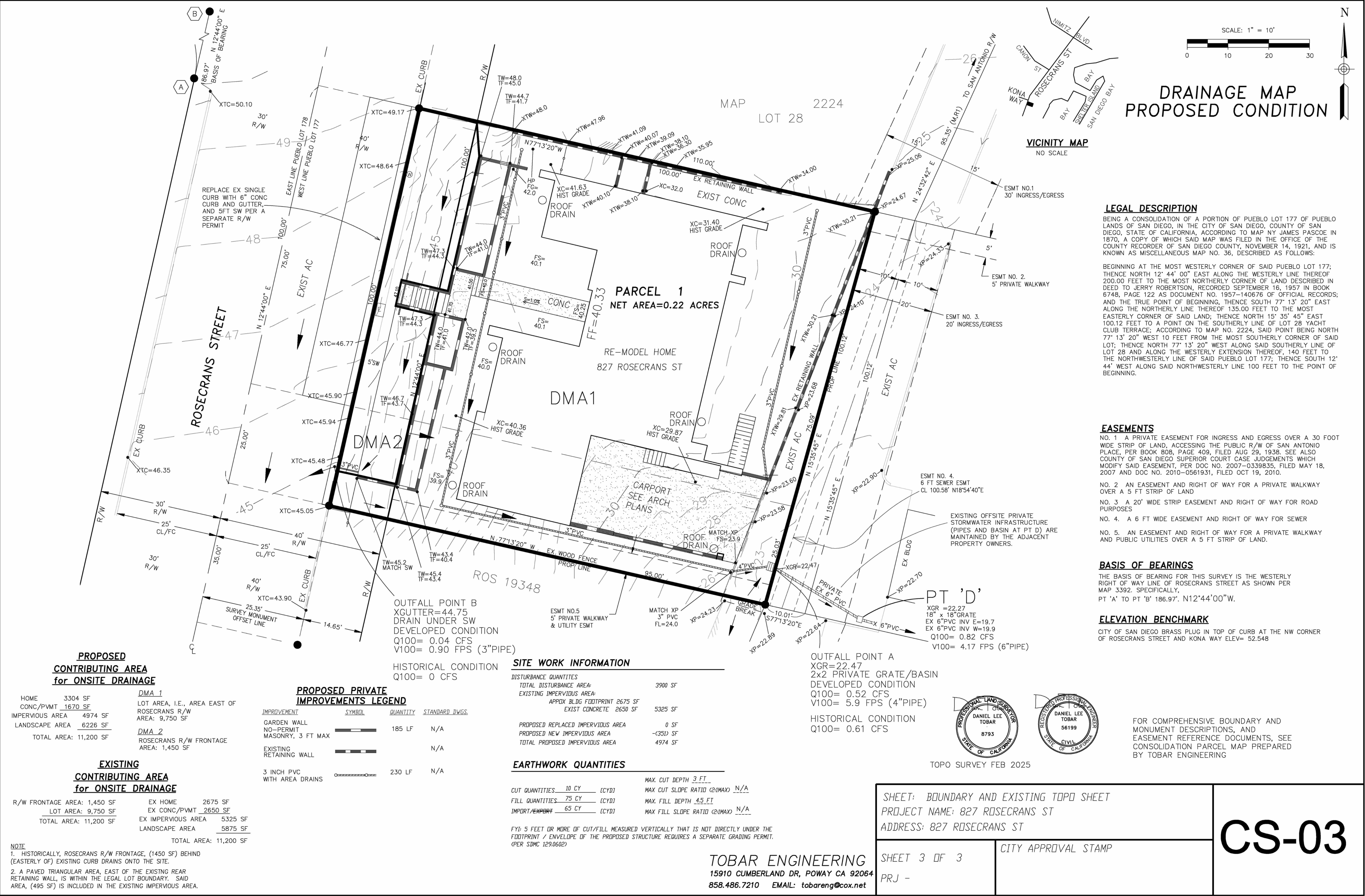
TOPO SURVEY FEB 2025

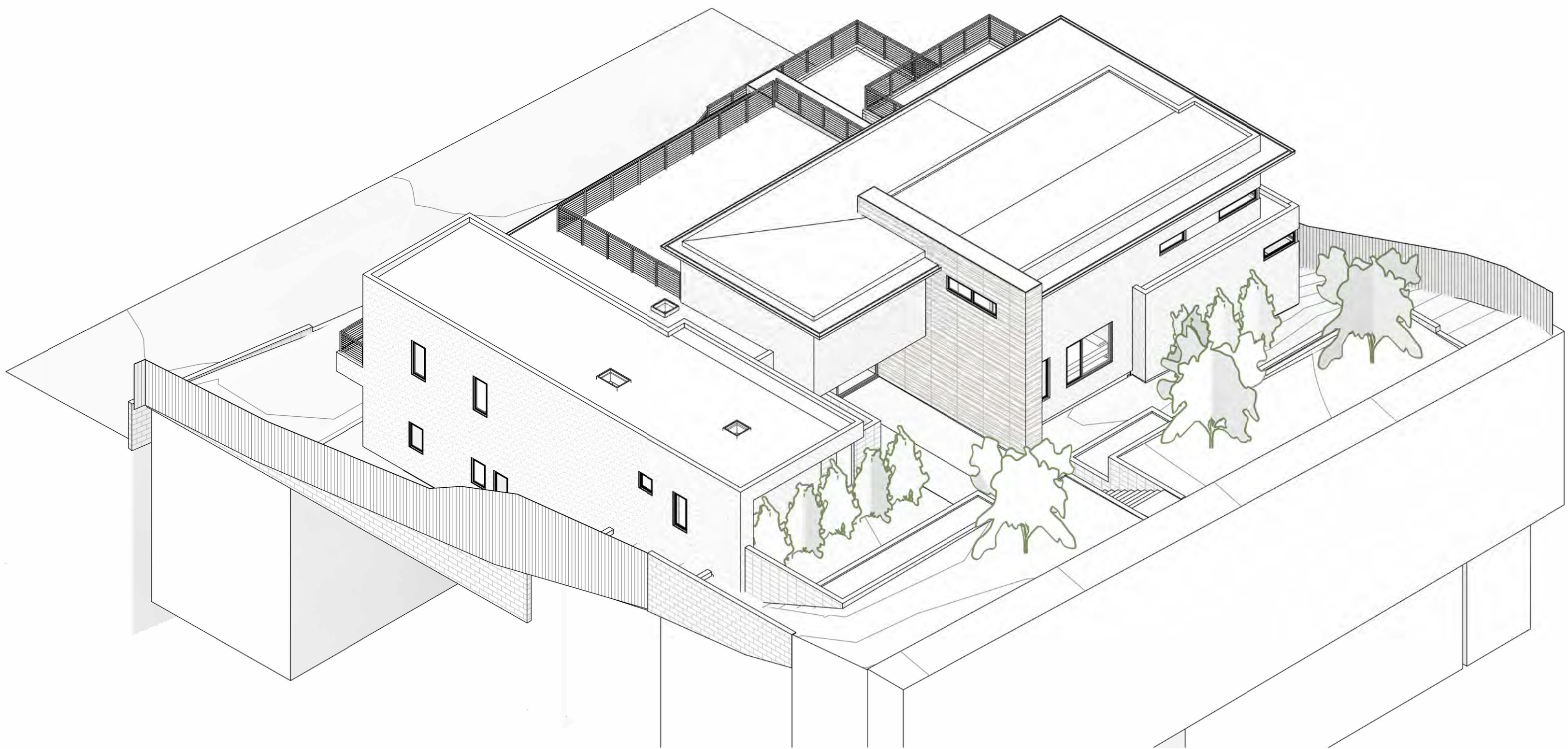
SHEET: BOUNDARY AND EXISTING TOPO SHEET
PROJECT NAME: 827 ROSECRANS ST
ADDRESS: 827 ROSECRANS ST

SHEET 2 OF 3
PRJ -

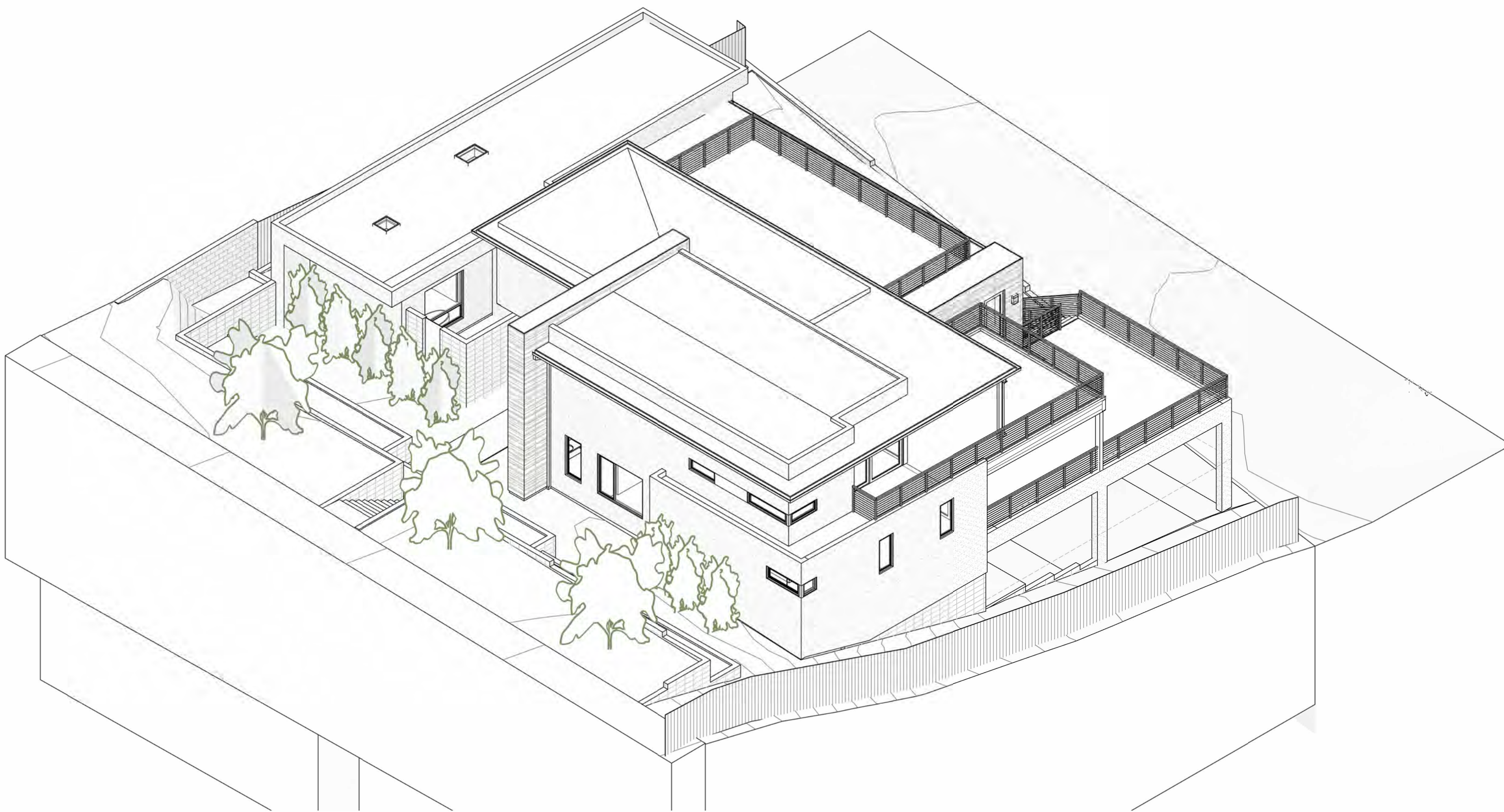
CS-02

TOBAR ENGINEERING
15910 CUMBERLAND DR, POWAY CA 92064
588.486.7210 EMAIL: tobareng@cox.net

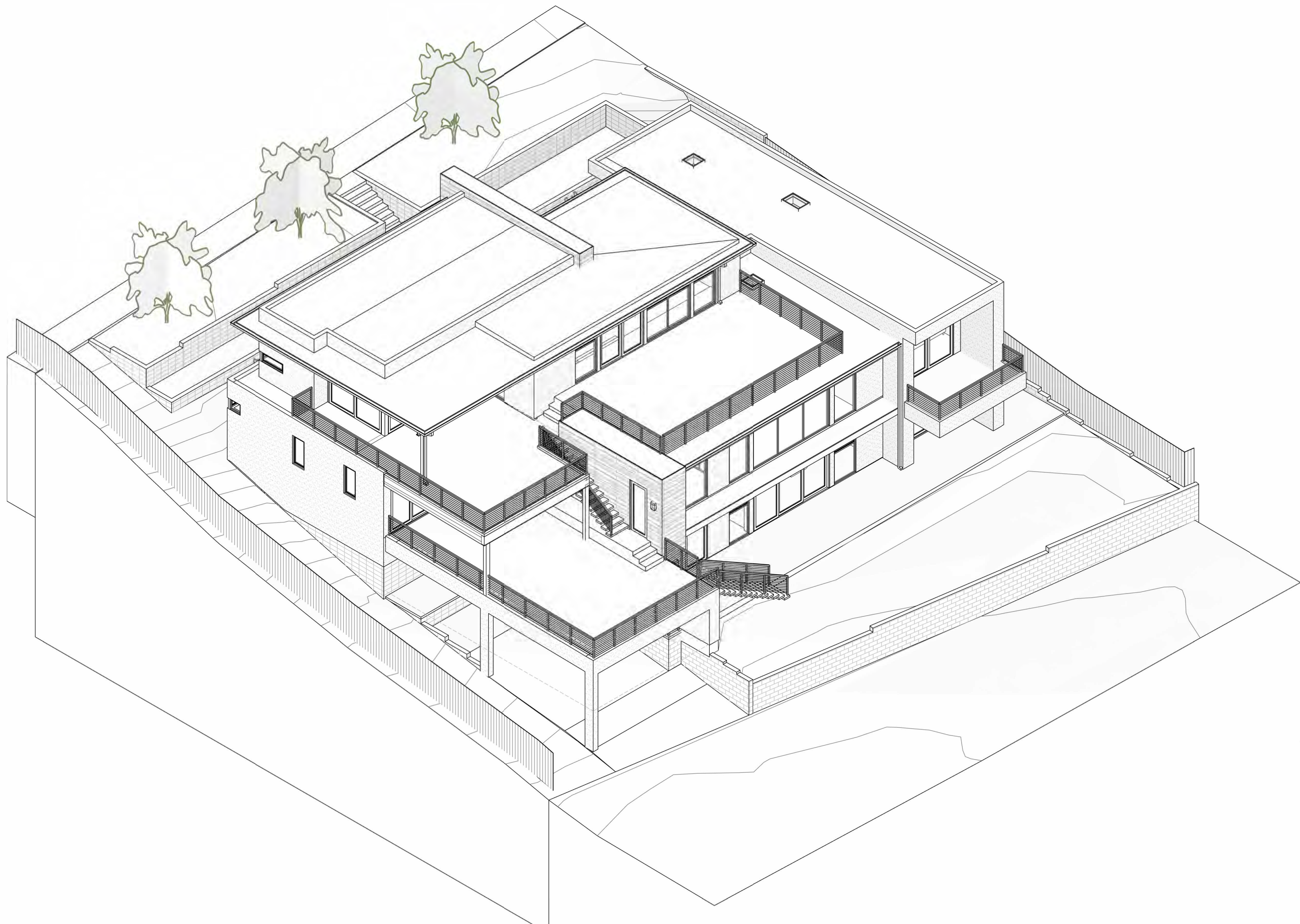




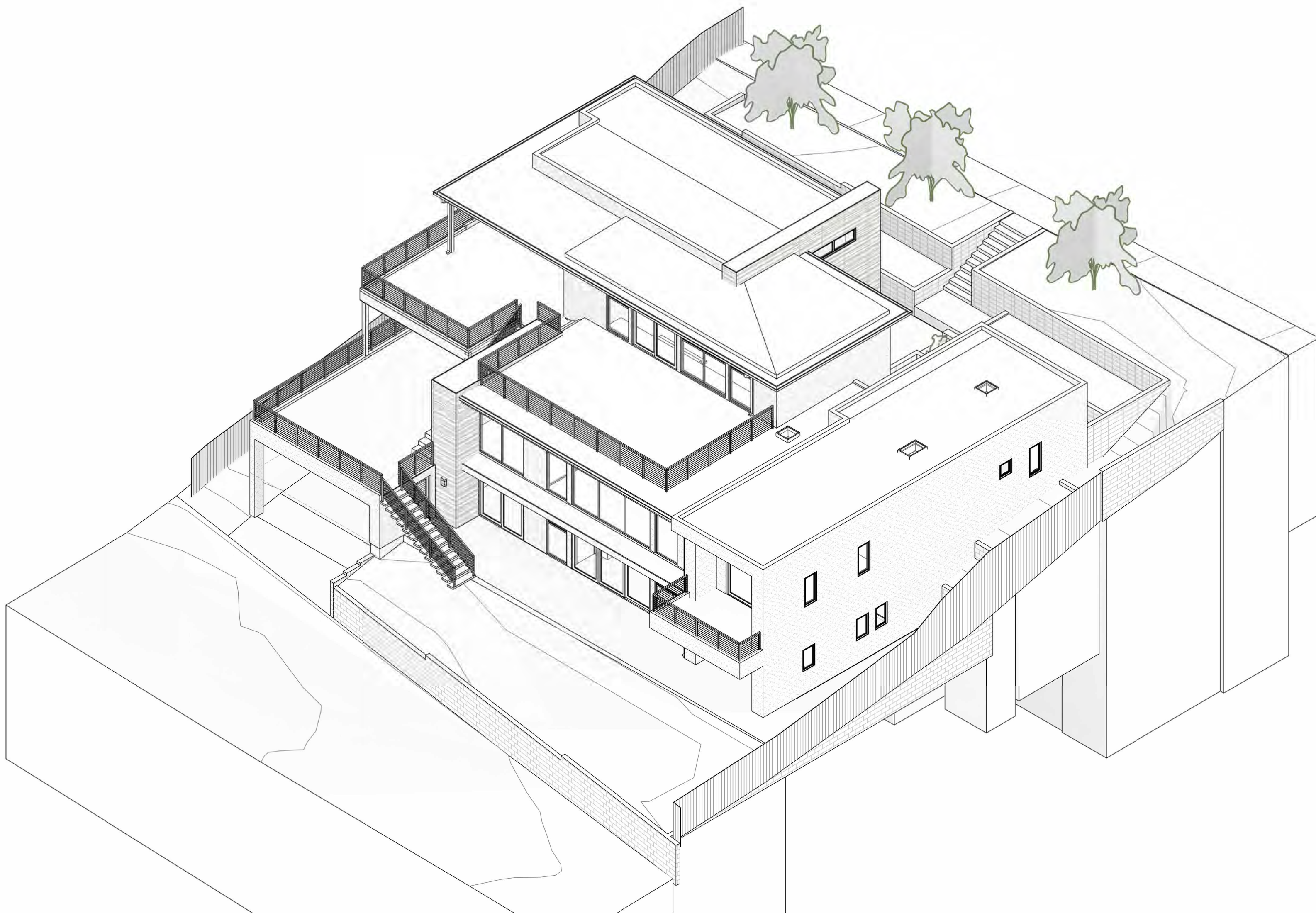
1 Axonometric - NW



2 Axonometric - SW



3 Axonometric - SE



4 Axonometric - NE

Revisions		
#	Description	Date

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 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)
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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
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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
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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	

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, 129.0104(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.

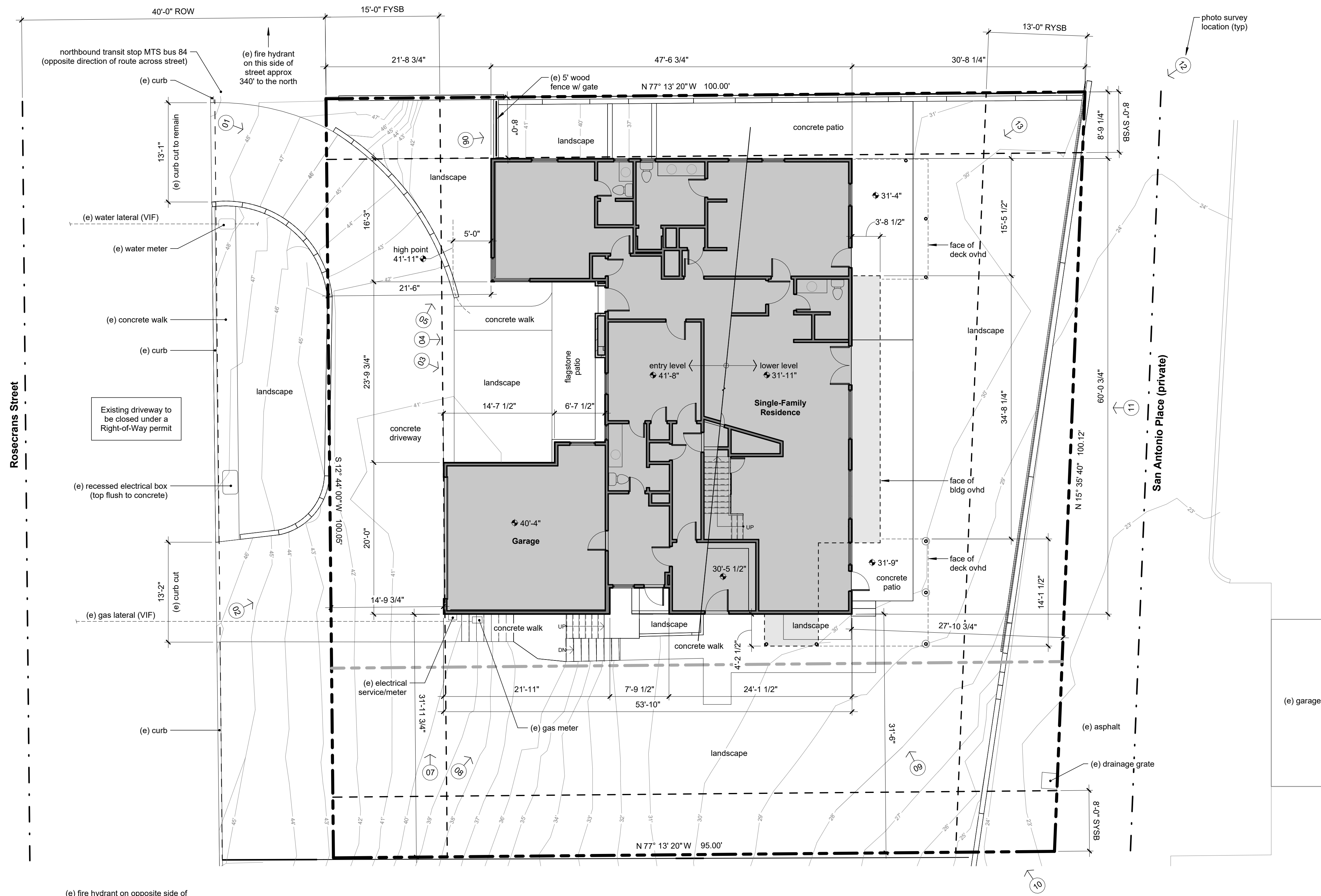
STORM WATER QUALITY NOTES - CONSTRUCTION BMP 'S

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/improvements consistent with the approved Storm Water Pollution Prevention Plan (SWPPP) and/or Water Pollution Control Plan (WPPCC) for the project.
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 reinstated after rain is over.
3. The contractor shall install and properly maintain all BMPs maintained throughout the duration of construction.
4. The contractor shall only grade, including clearing and grubbing, areas for which the contractor or qualified control person can provide erosion and sediment control measures.
5. The contractor shall ensure that all sub-contractors and suppliers are aware of all storm water BMPs and implement such measures.
6. Failure to comply with the approved SWPPP/WPPCC will result in the issuance of correction notices, citations, civil penalties, and/or stop work notices.
6. The contractor or qualified control person shall be responsible for cleanup of all silt, debris, and mud on affected and adjacent street(s) and within the right-of-way of the project.
7. The contractor shall protect new and existing storm water conveyance systems from sedimentation, concrete rinse, or other construction-related debris and discharges with the appropriate BMPs that are acceptable to the resident engineer and as indicated in the SWPPP/WPPCC.
8. The contractor shall remove all sediment, silt, and debris from the site and swales prior to the next rain event, and within 72 hours after each rain event or 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 and the location of the discharge activity. Any and all sediment and debris from each non-storm water discharge shall be removed from the storm drain conveyance system and properly disposed of by the contractor.
10. Equipment and workers for emergency work shall be available at all times. All necessary materials shall be stockpiled onsite to convert it into an emergency response.
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 discharges.
13. The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded waters create a hazard.
14. All erosion and sediment control measures provided per the approved SWPPP/WPPCC shall be installed and maintained. All erosion and sediment controls for interior conditions shall be properly documented and installed to the satisfaction of the resident engineer.
15. The contractor shall ensure that all sub-contractors and suppliers are aware of all storm water BMPs and implement such measures.
16. The contractor shall ensure that all sub-contractor (if any, engineer of work, owner/developer, and the resident engineer) to evaluate the adequacy of the erosion and sediment control measures and other BMPs relative to anticipated construction activities.
17. The contractor shall ensure that all sub-contractors and suppliers are aware of all storm water BMPs 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. The contractor shall maintain and repair all BMPs as soon as possible as safety allows.
18. All non-storm water discharges shall be effectively managed so that no sediment or debris shall be constructed in accordance with CASQA fact sheet TC-1 or Caltrans fact sheet TC-01 to prevent tracking of sediment and other potential pollutants onto paved surfaces and traveled ways. Width shall be 10' or the minimum necessary to accommodate vehicles and equipment without bypassing the entrance.
19. All 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



1 Site Plan - Existing

$$1/8'' = 1'-0''$$


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duplication is not permitted.

Project number
24017

Purpose
CDP Final Plan Section

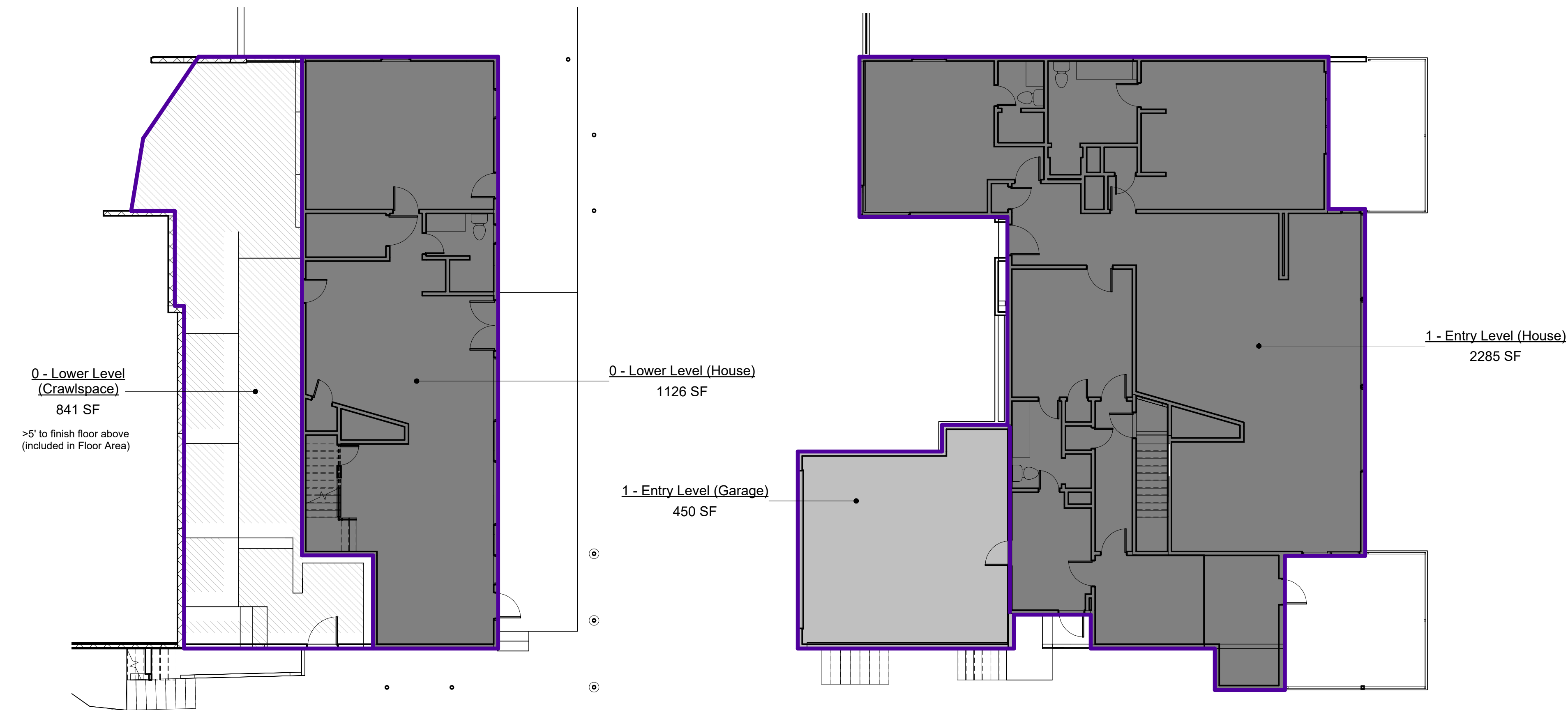
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Revisions

	DESCRIPTION	DATE

Existing Site Plan, Calculations

A002

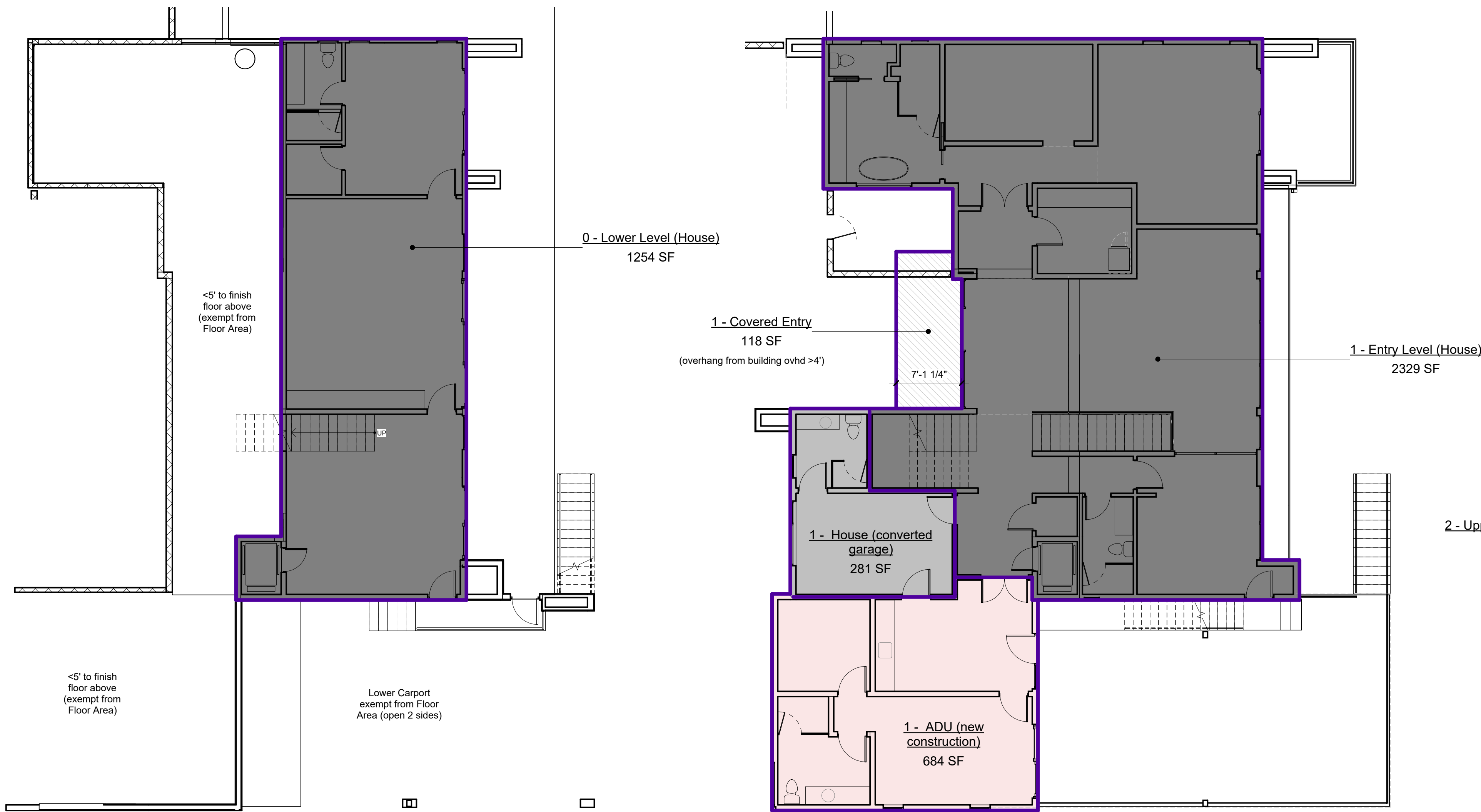


1 Area Plan - 0 Lower Level EXISTING

1/8" = 1'-0"

2 Area Plan - 1 Entry Level EXISTING

1/8" = 1'-0"

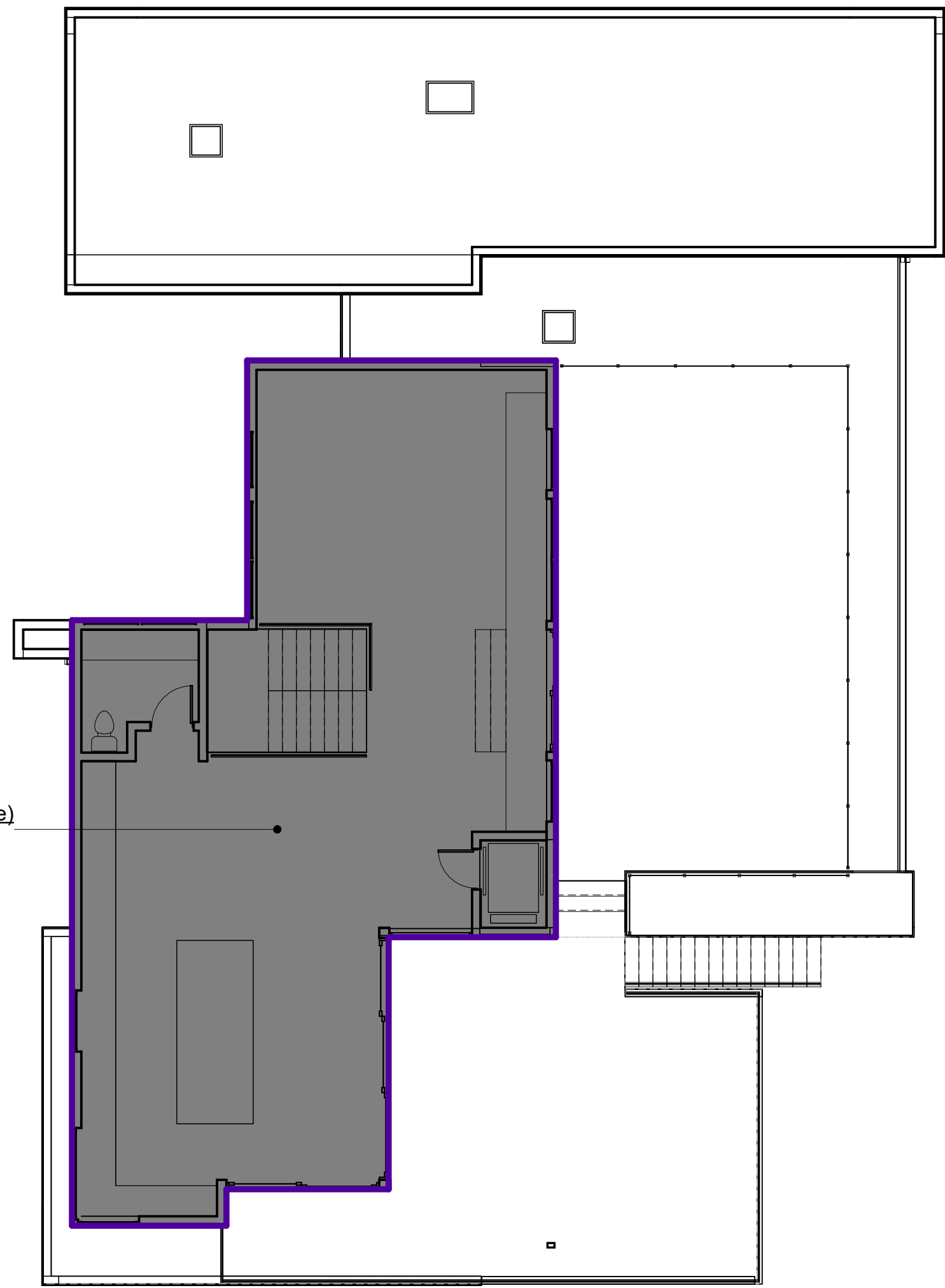


3 Area Plan - 0 Lower Level NEW

1/8" = 1'-0"

4 Area Plan - 1 Entry Level NEW

1/8" = 1'-0"



5 Area Plan - 2 Upper Level NEW

1/8" = 1'-0"

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

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APN	532-322-0700
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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	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)
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DRAINAGE / GRADING NOTES

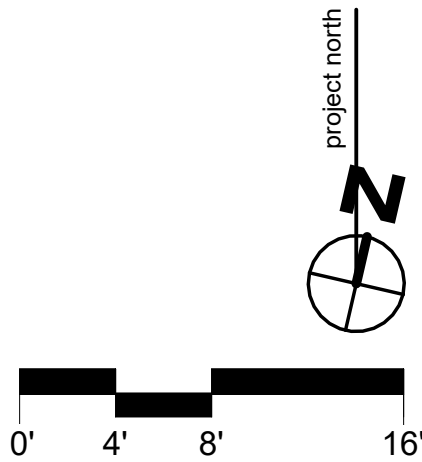
See sheets CS-02 and CS-03 for detailed information on drainage and grading scope.

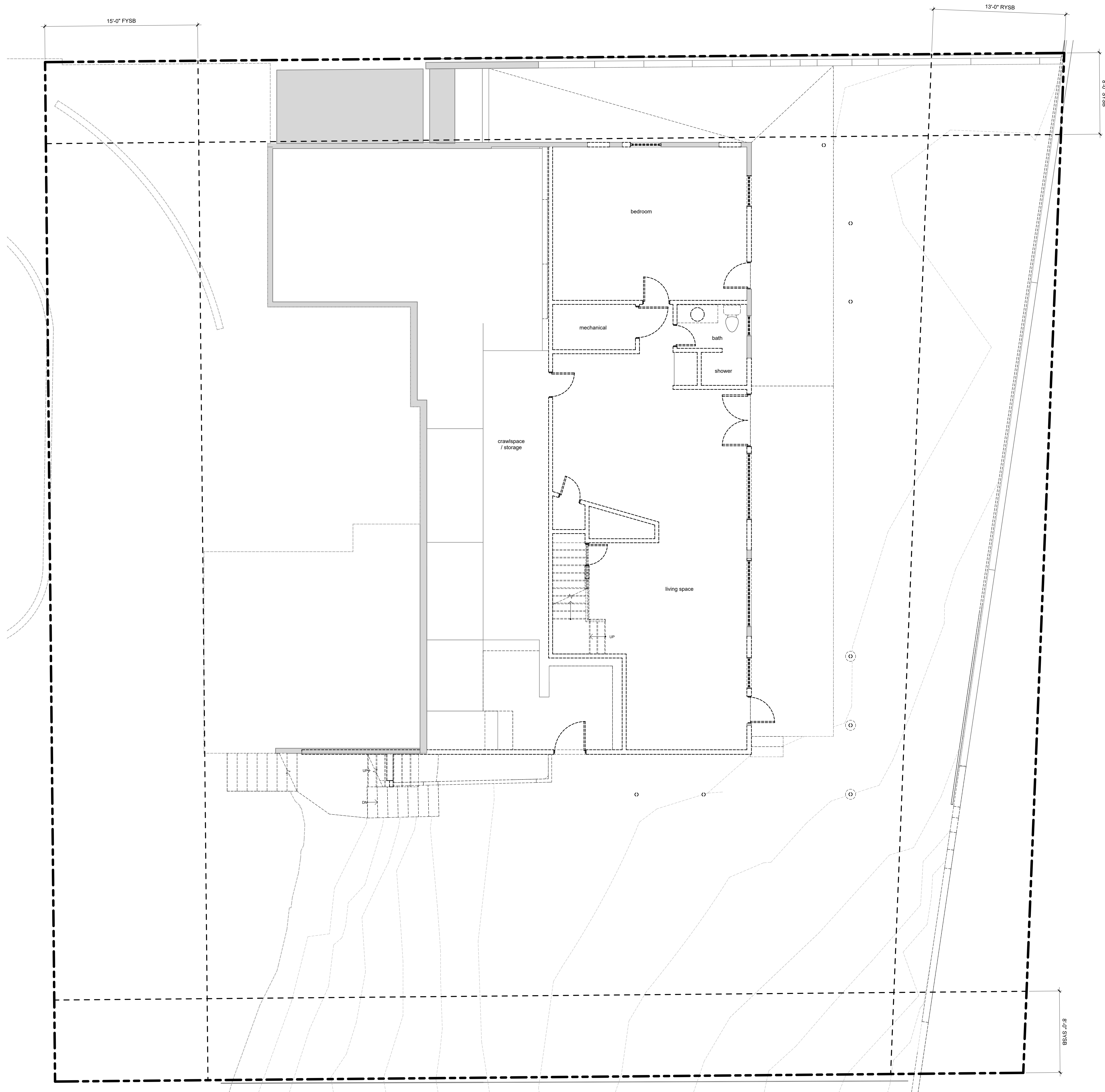
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WALL TYPE LEGEND

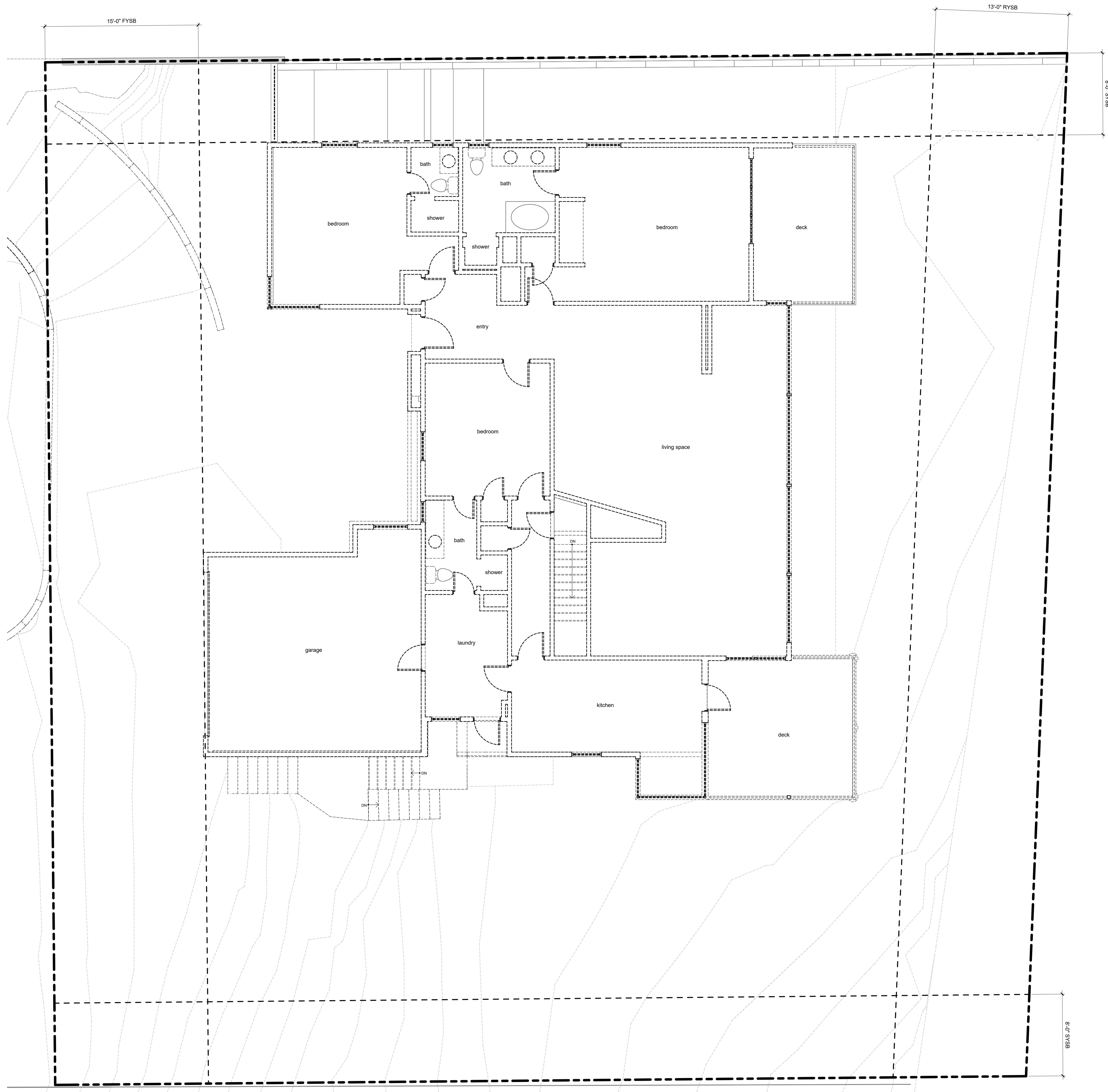
- existing walls to remain
- existing walls to be demolished
- new walls
note: hatch patterns and width will vary based on specific wall type

1 0 - Lower Level Plan - Demo

1/4" = 1'-0"



Revisions	
#	Date

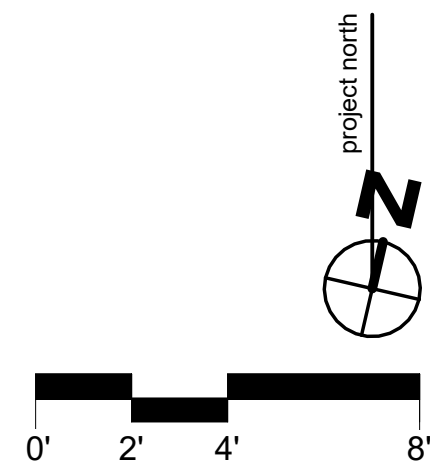


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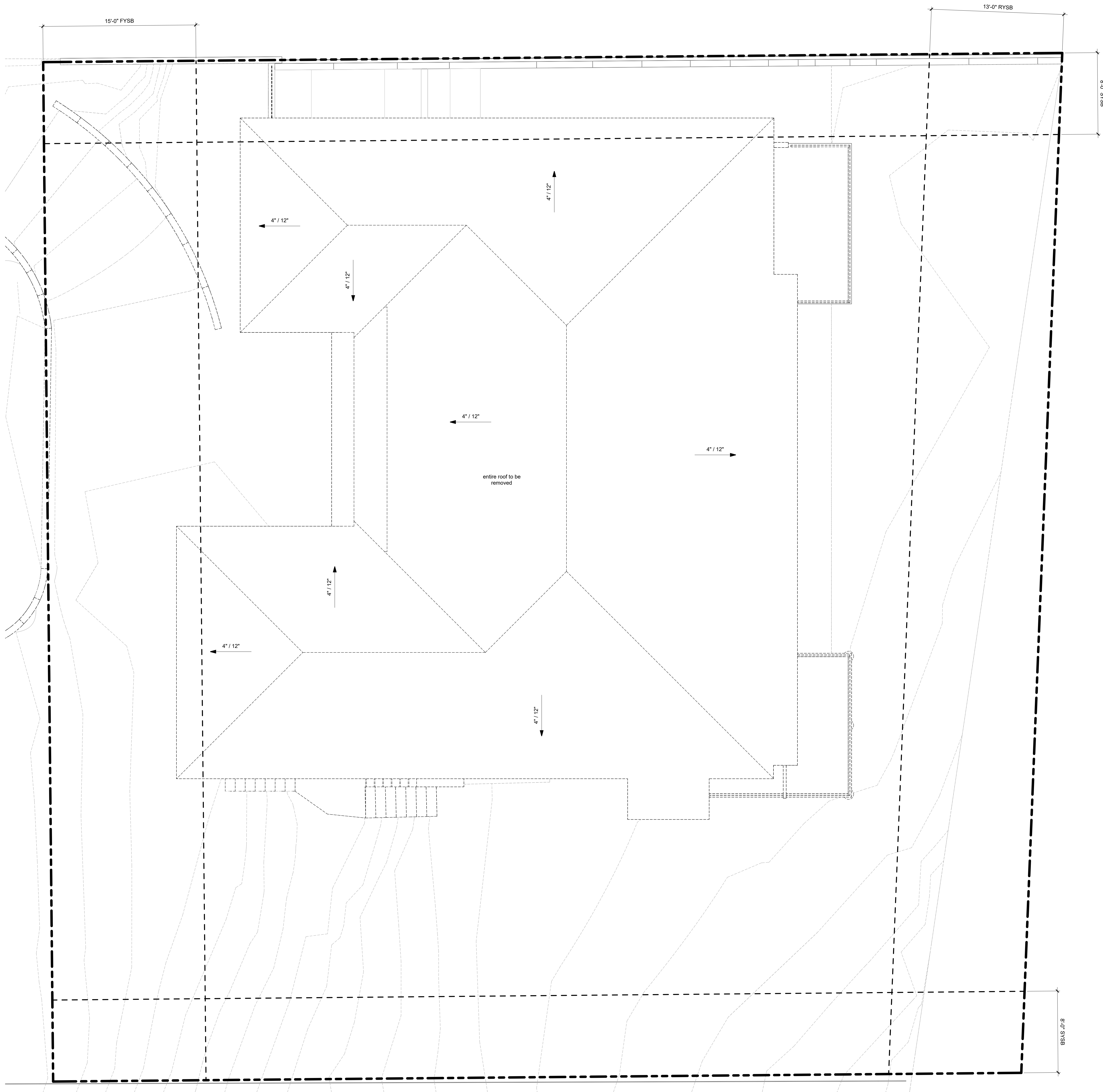
- existing walls to remain
- existing walls to be demolished
- new walls
note: hatch patterns and width will vary based on specific wall type

1 1 - Entry Level Plan - Demo

1/4" = 1'-0"



Revisions	
#	Date

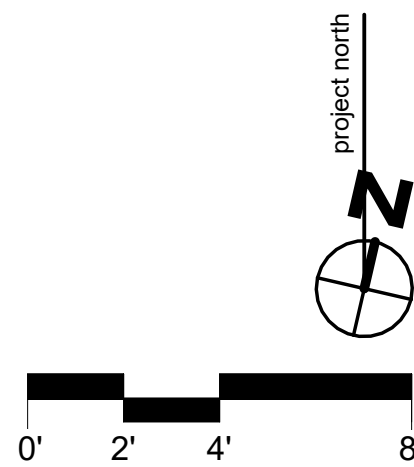


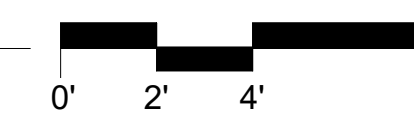
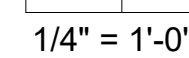
WALL TYPE LEGEND

- 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"





ROOF NOTES

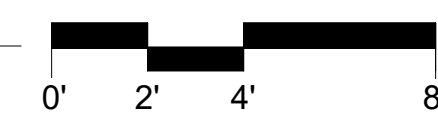
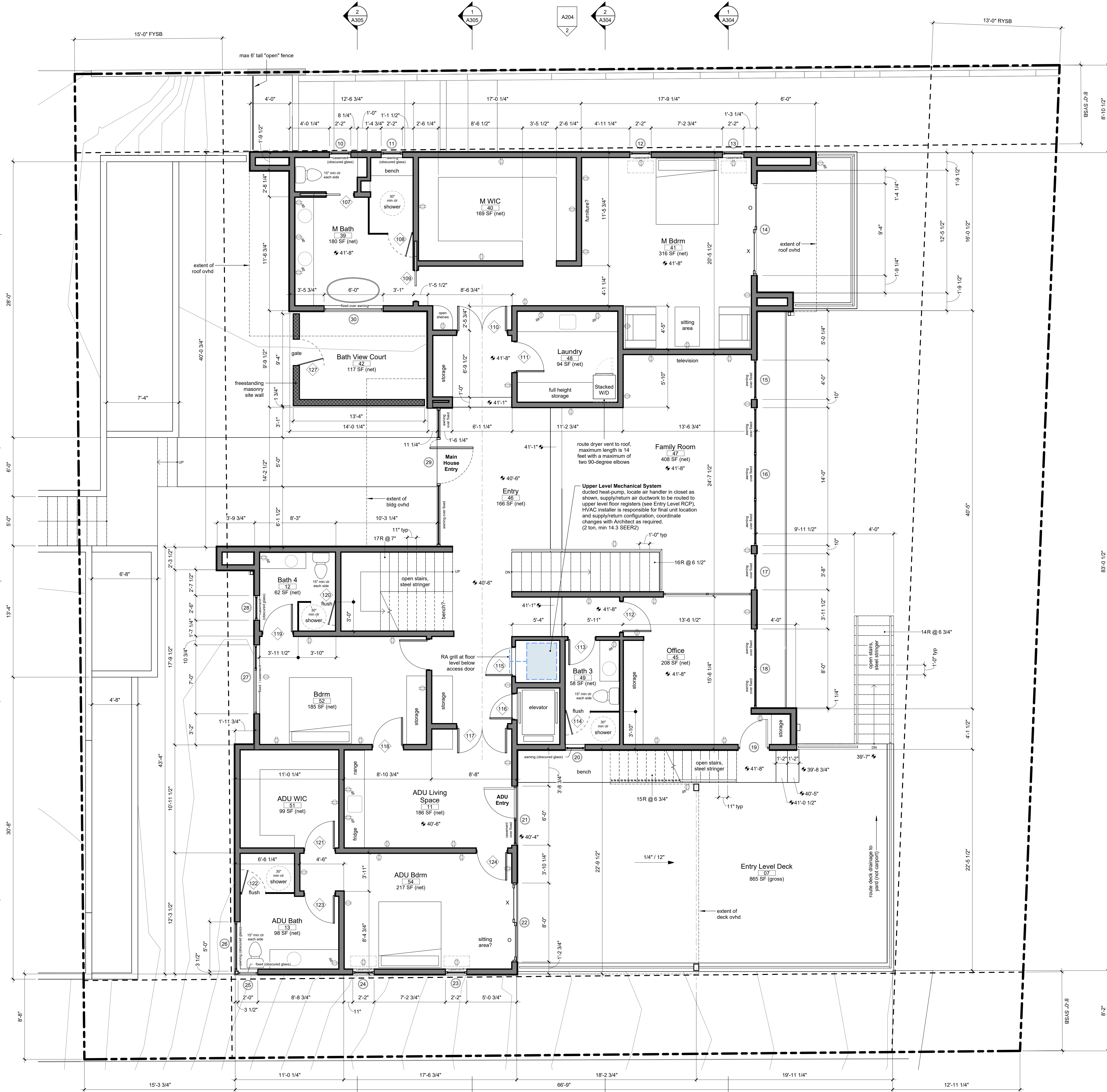
- Insulation at all roof locations to be minimum R-value per energy model analysis (see sheet EN1)
- Insulation at flat roofs and decks to be 1" air impermeable spray foam applied in direct contact to roof sheathing above. Remaining depth to be filled with standard insulation (air permeable). No ventilation required per R806.4 (5) (5.1).
- Insulation at attic to be installed at ceiling level with ventilation as required by code for attic space. Attic ventilation openings shall be covered with corrosion resistant metal mesh with 1/16" min to 1/4" max openings.
- Roof covering must be Class A minimum. No wood shakes or shingles allowed.
- Flat Roof - Fully adhered or mechanically fastened 60 Mils (nominal thickness) TPO roofing system. System shall include underlayment, glass mat cover board, sheet flashing, edge sealants, saddles, corners, and vent flashing. SRI (Solar Reflectance Index) = 70 minimum. Mnf: Carlisle, Product: Sure-Weat TPO, Approval listing: ESR-1463, System #18
- Deck Coating - Mnf: Westcoat, Product: ALX, ICC ESR 2201 (Class A rated).

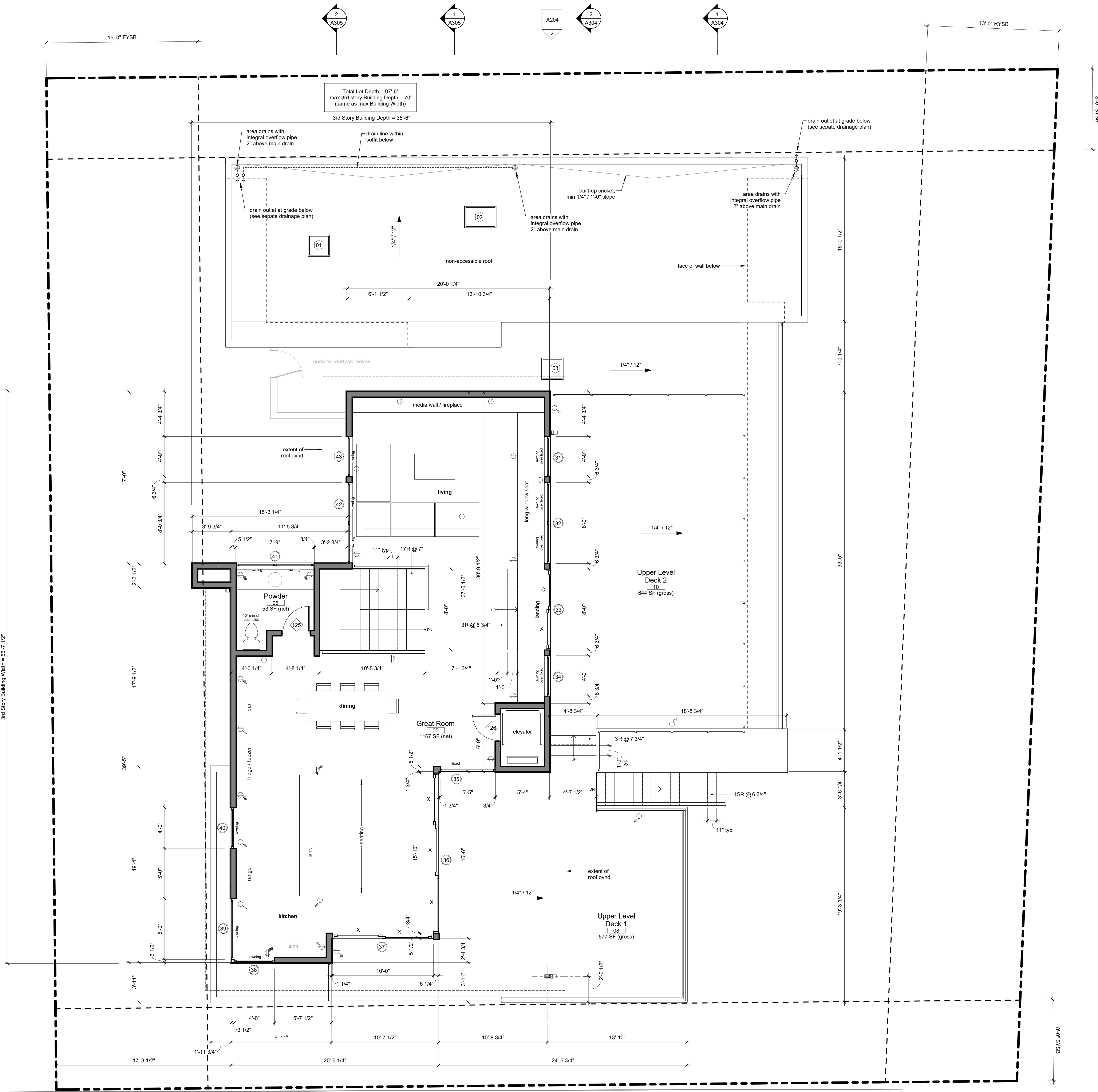
WALL TYPE LEGEND

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

1 - Entry Level Plan - New

1/4" = 1'-0"





ROOF NOTES

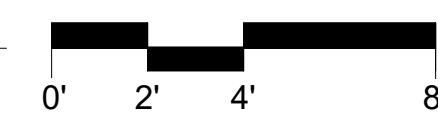
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WALL TYPE LEGEND

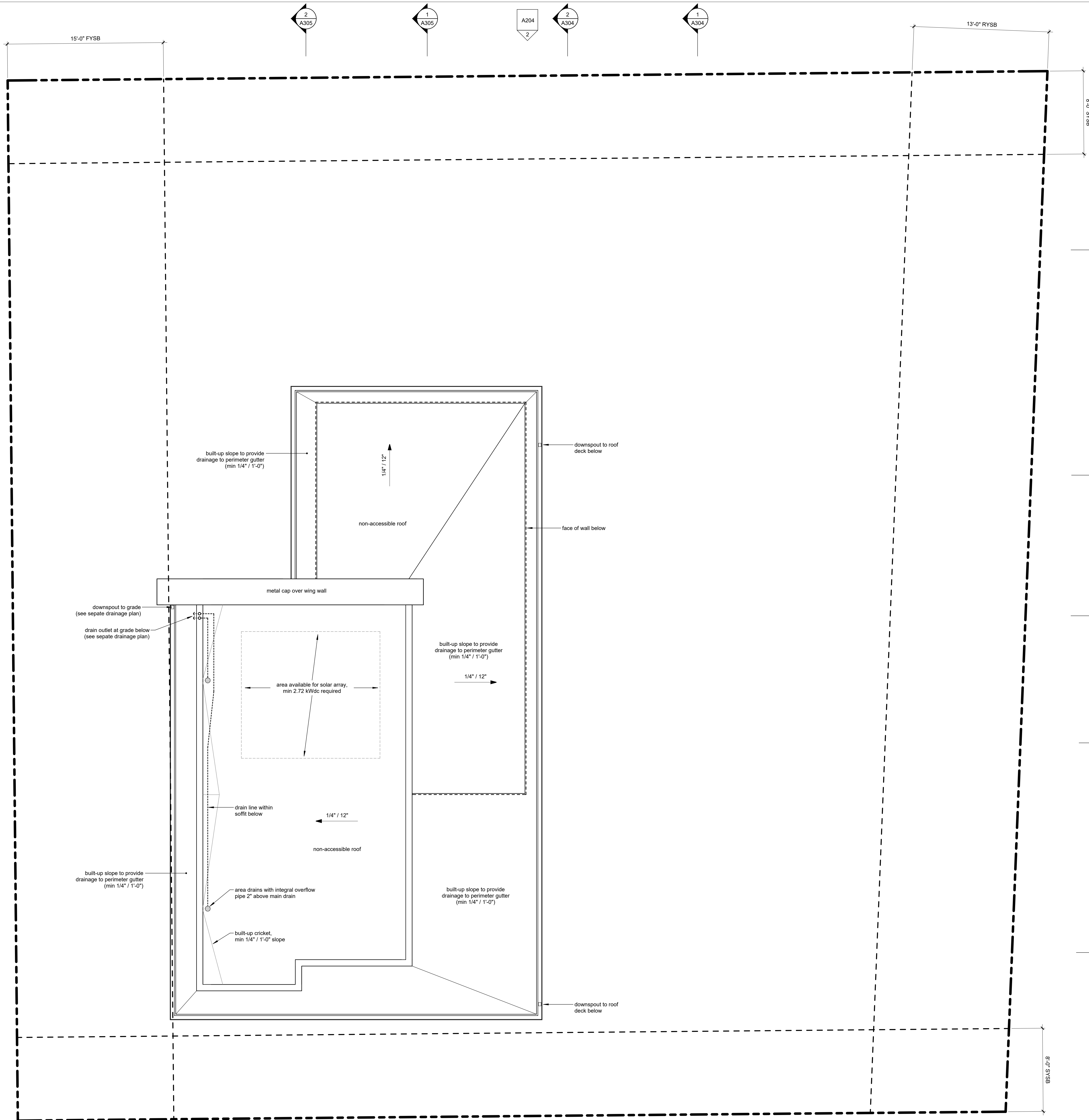
- existing walls to remain
- existing walls to be demolished
- new walls
note: hatch patterns and width will vary based on specific wall type

1 2 - Upper Level Plan - New

1/4" = 1'-0"



project north



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 above. Remaining depth to be filled with standard insulation (air permeable). No ventilation required per R806.4 (5) (5.1).
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- Deck Coating - Mnf: Westcoat, Product: ALX, ICC ESR 2201 (Class A rated).

WALL TYPE LEGEND

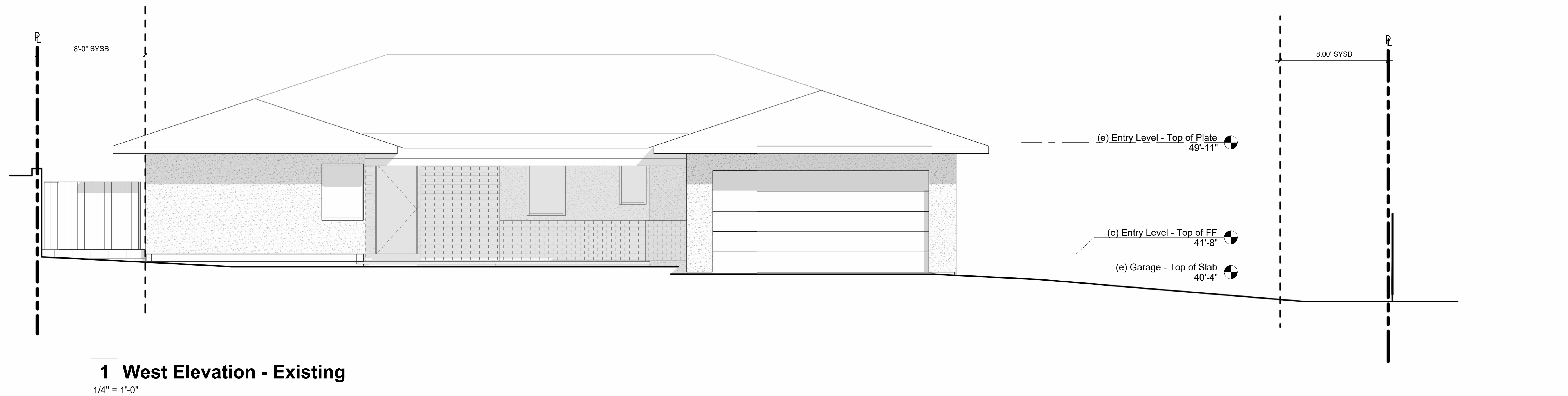
- existing walls to remain
- existing walls to be demolished
- new walls
note: hatch patterns and width will vary based on specific wall type

1 3 - Upper Roof Plan - New

1/4" = 1'-0"

0' 2' 4' 8'

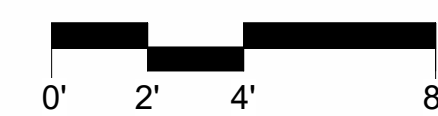
project north

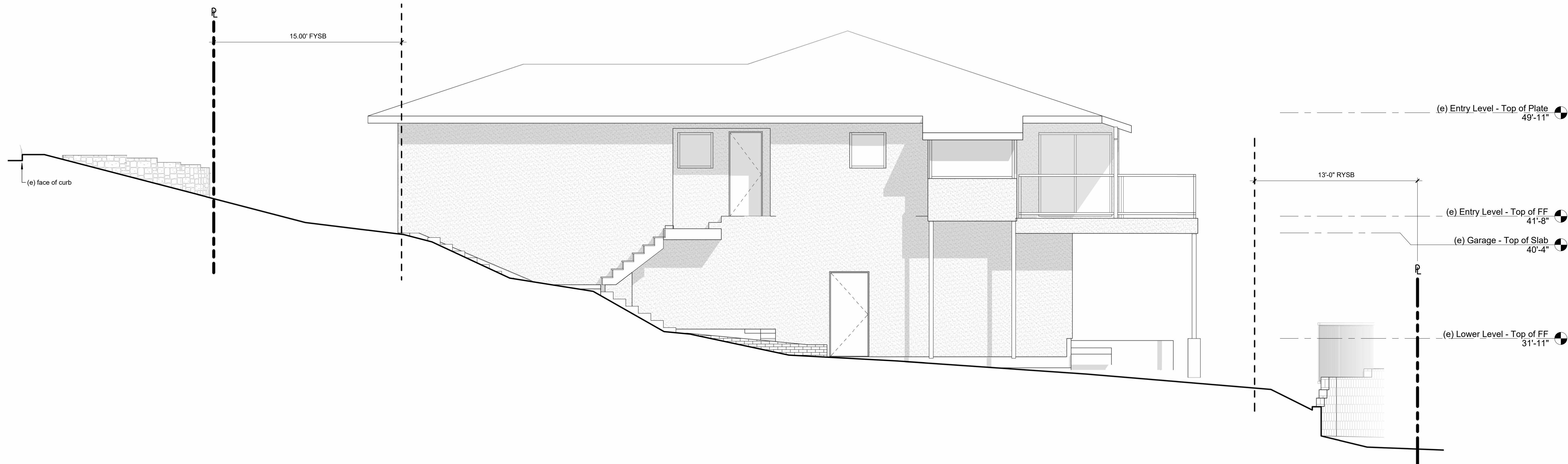


1 West Elevation - Existing
1/4" = 1'-0"



2 West Elevation - New
1/4" = 1'-0"





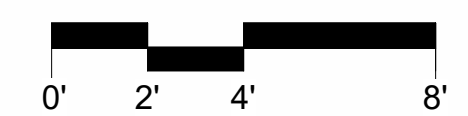
1 South Elevation - Existing

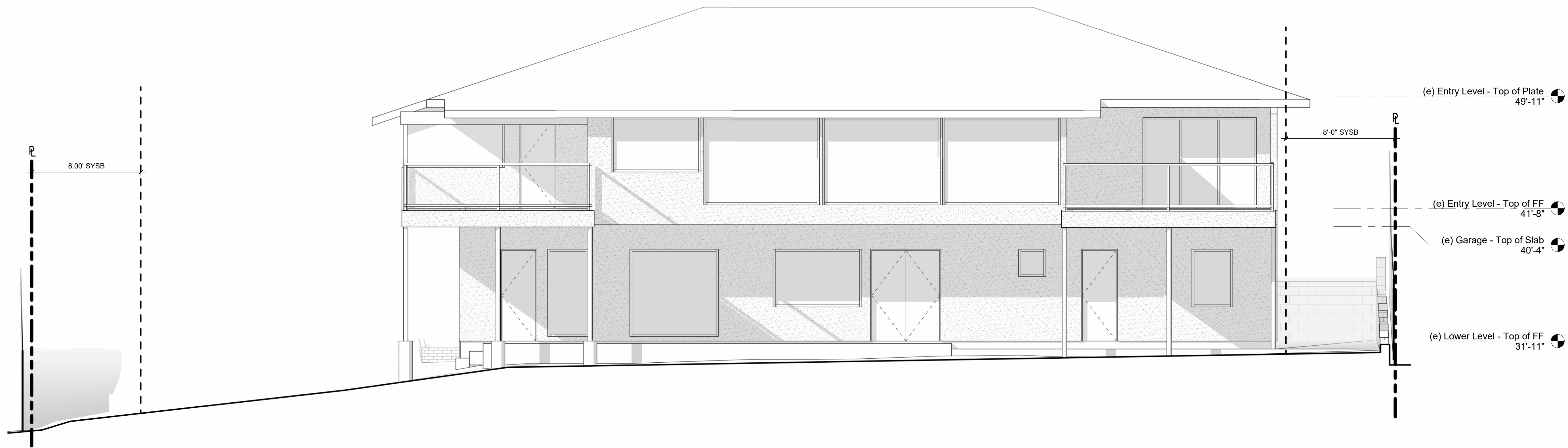
1/4" = 1'-0"



2 South Elevation - New

1/4" = 1'-0"





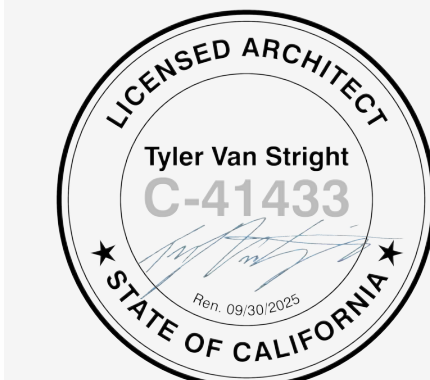
1 East Elevation - Existing
1/4" = 1'-0"



2 East Elevation - New
1/4" = 1'-0"



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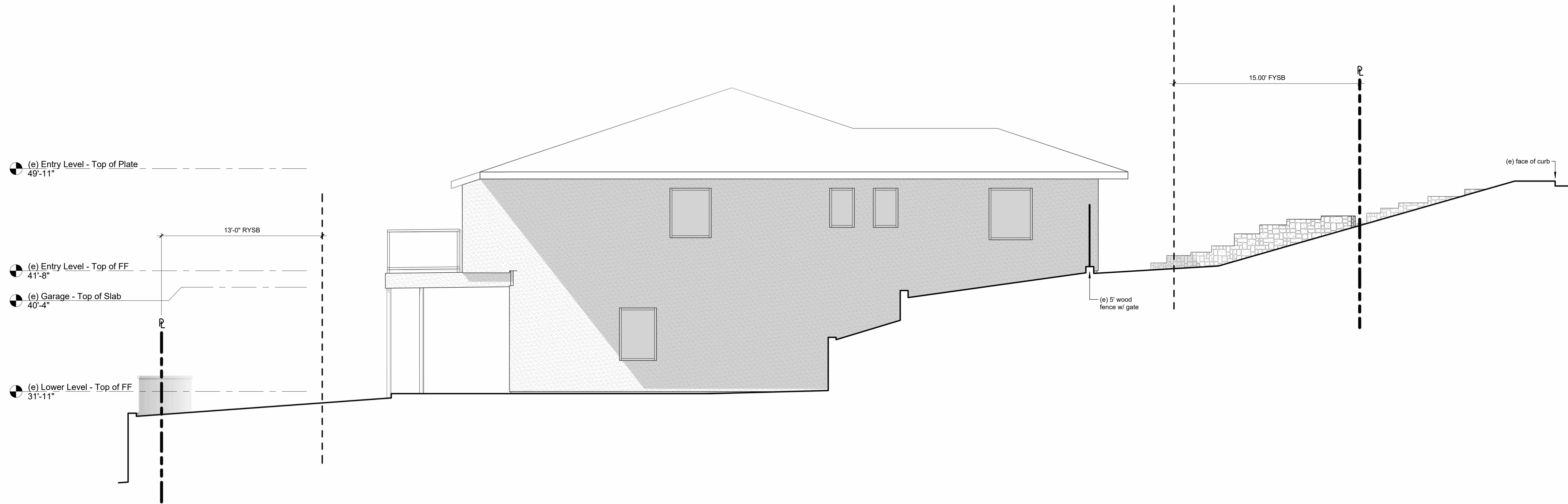


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Project number 24017		
Purpose CDP Final Plan Set		
Export Date 11/14/2025 9:22:46 AM		
Revisions		
#	Description	Date

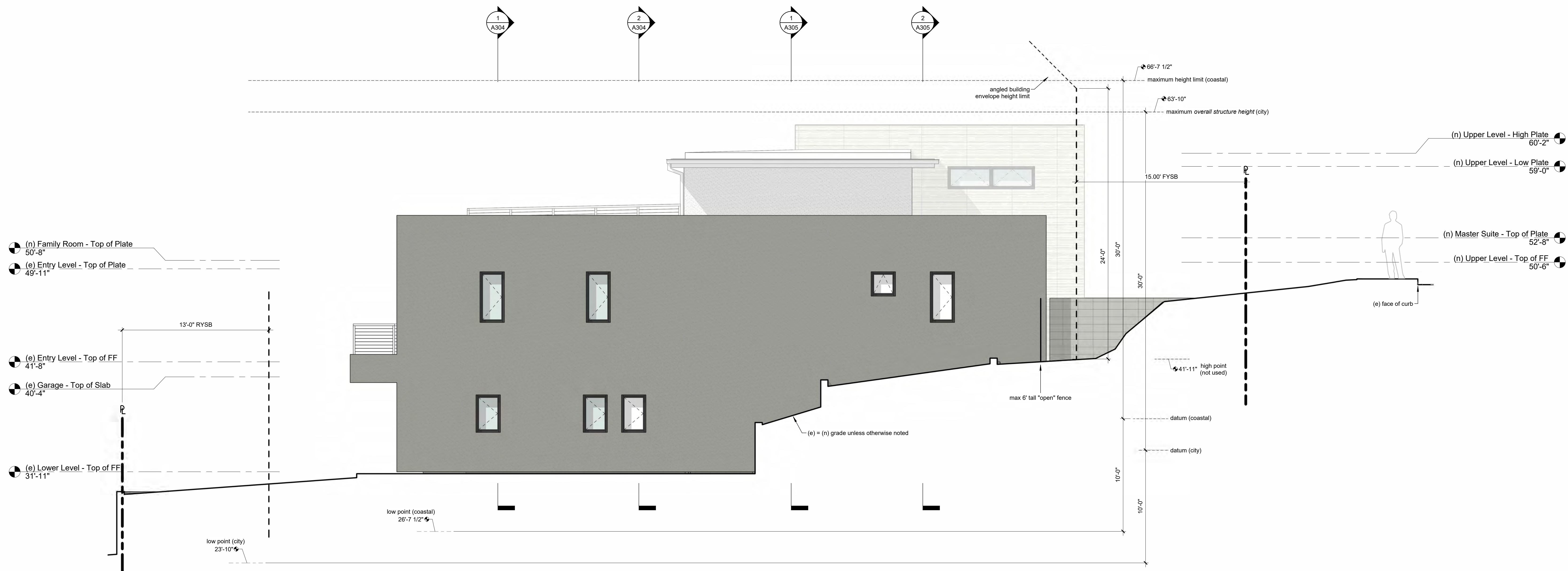
Elevations

A203



1 North Elevation - Existing

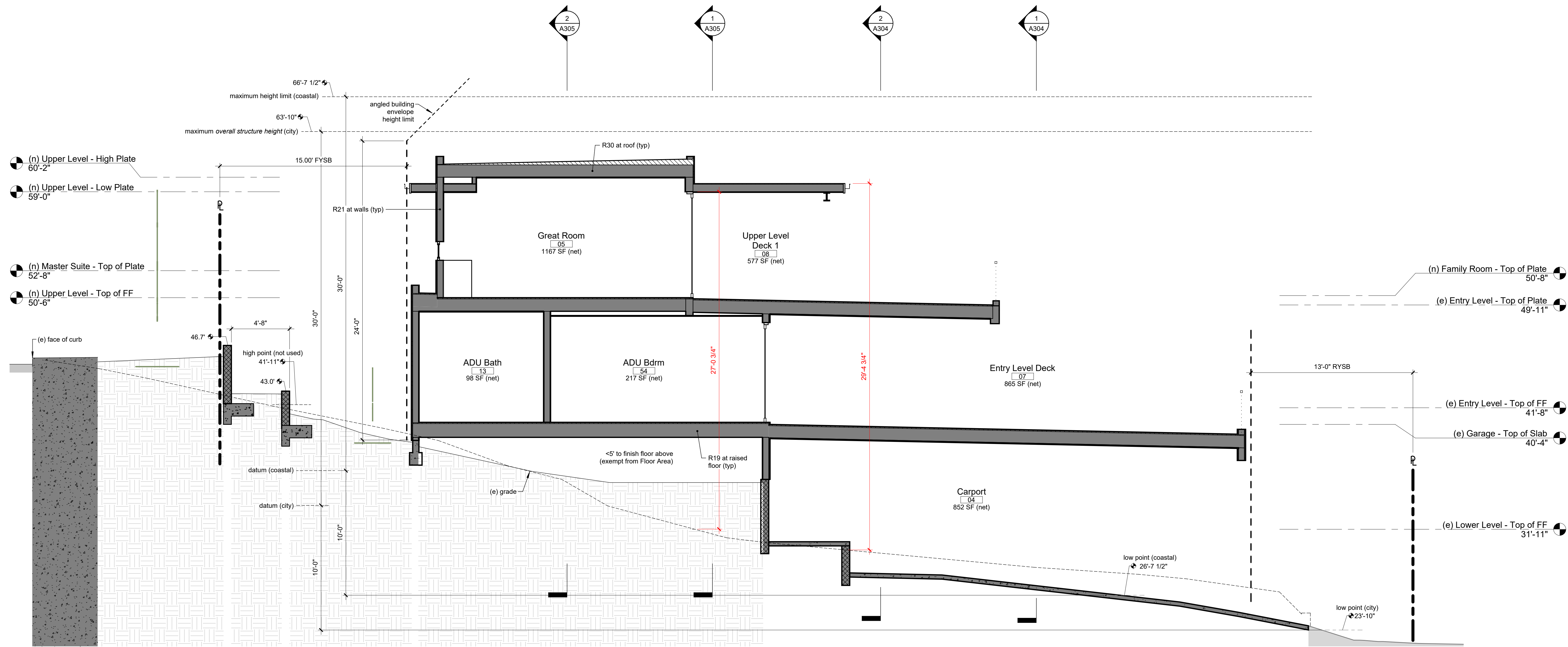
1/4" = 1'-0"



2 North Elevation - New

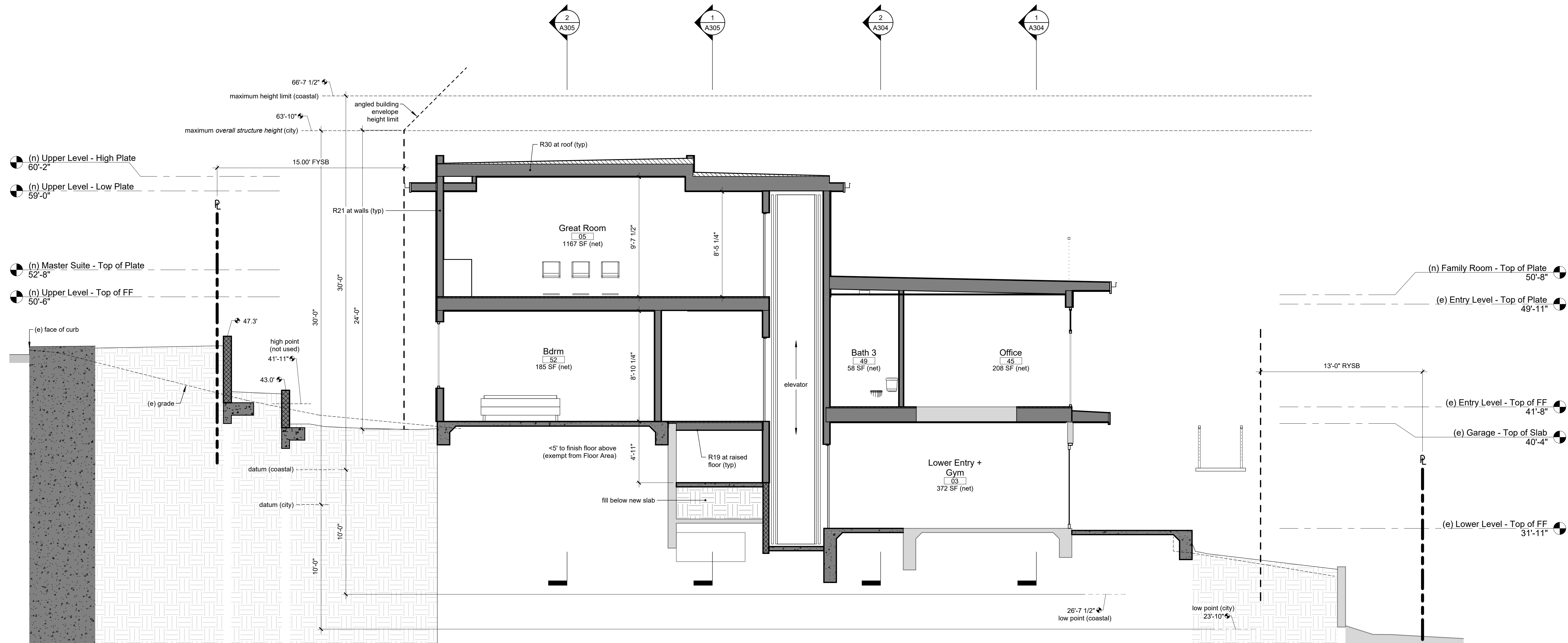
1/4" = 1'-0"





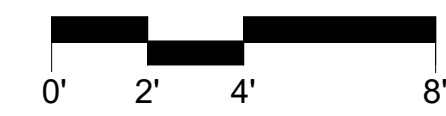
1 E-W Section 01

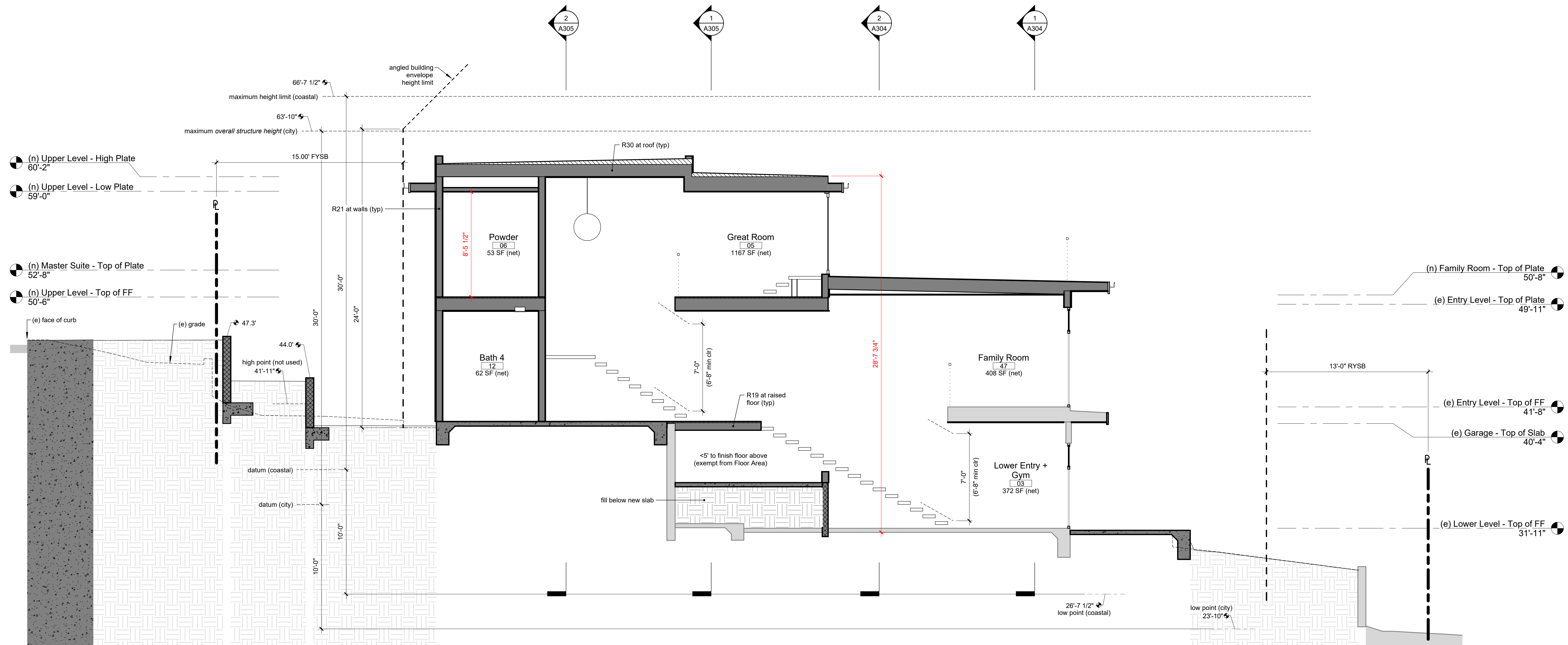
1/4" = 1'-0"



2 E-W Section 02

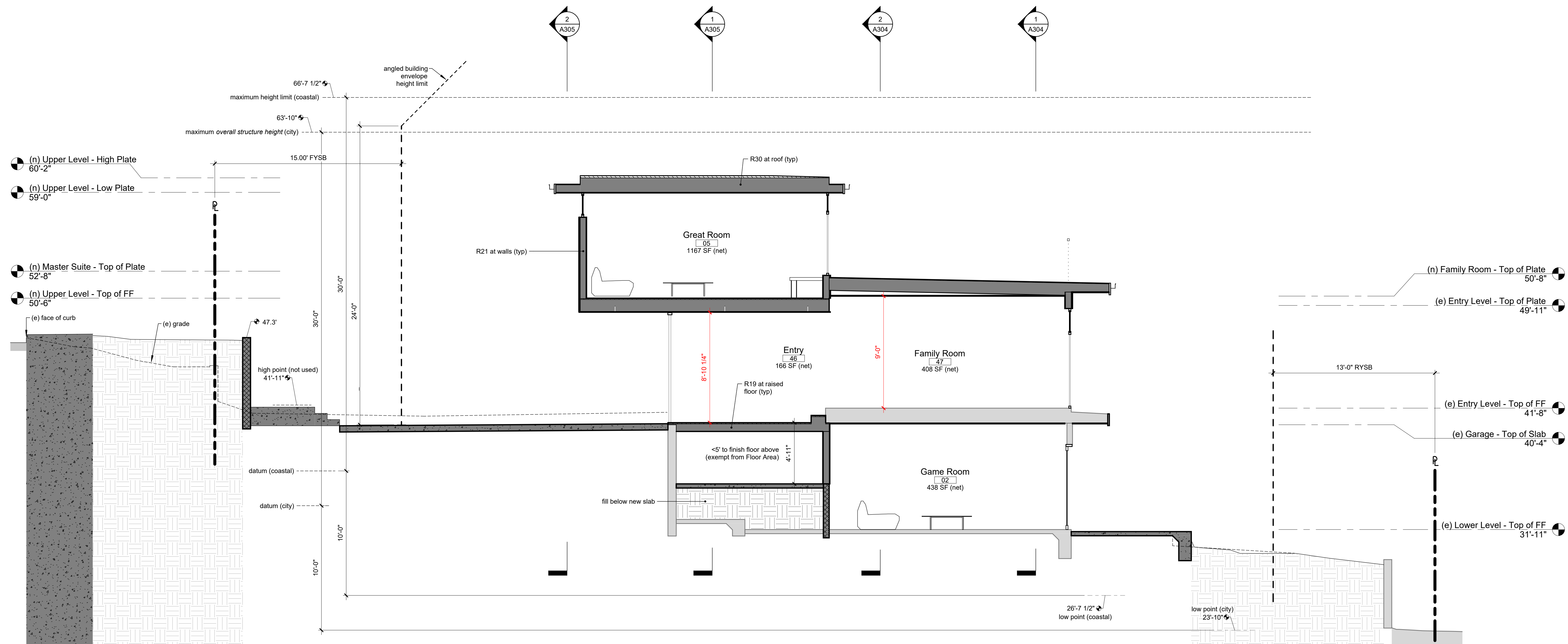
1/4" = 1'-0"





1 E-W Section 03

1/4" = 1'-0"



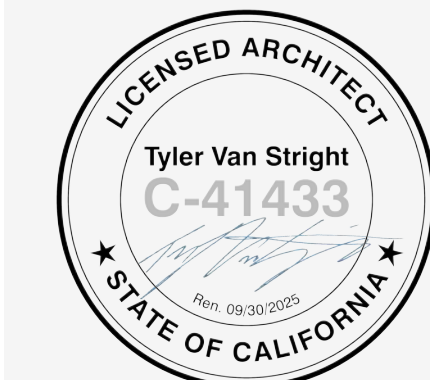
2 E-W Section 04

1/4" = 1'-0"



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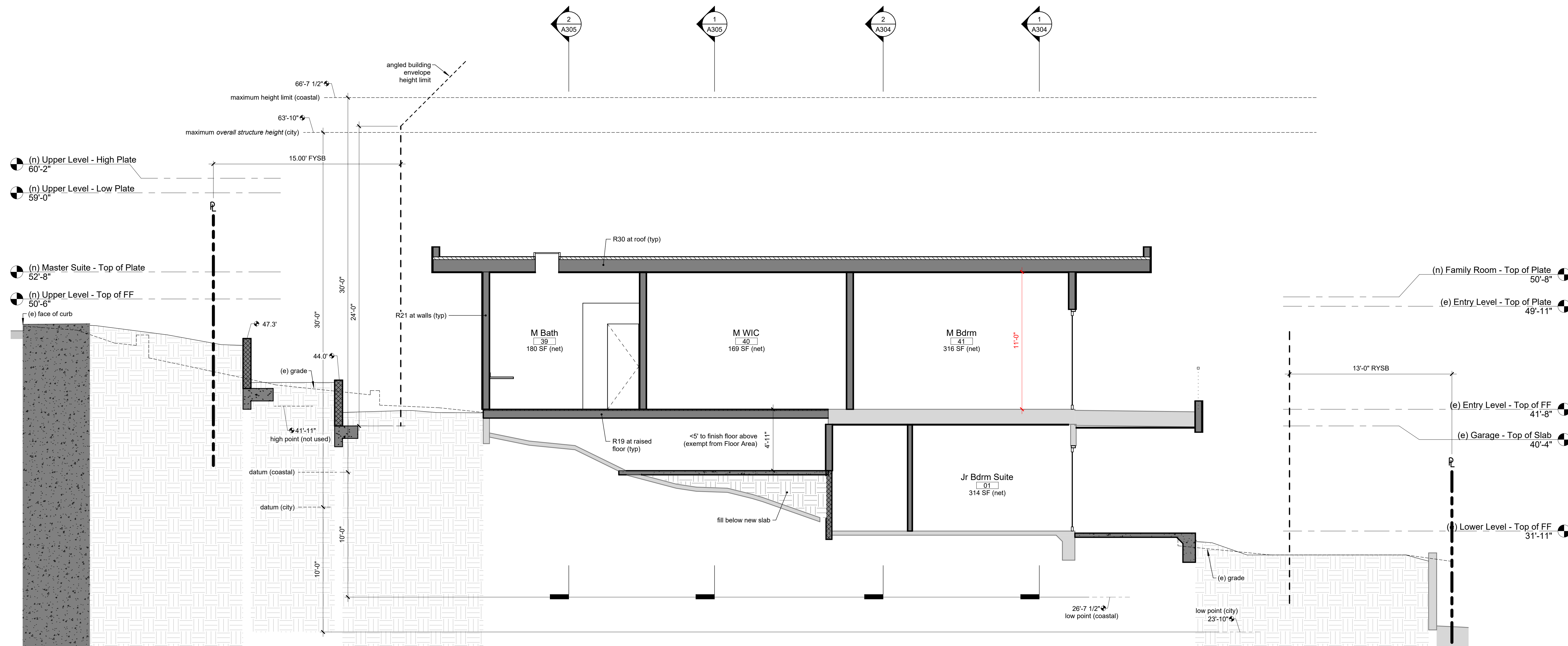
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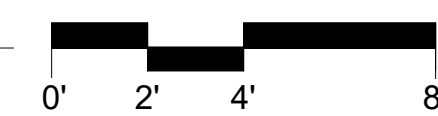
Revisions	
Description	Date

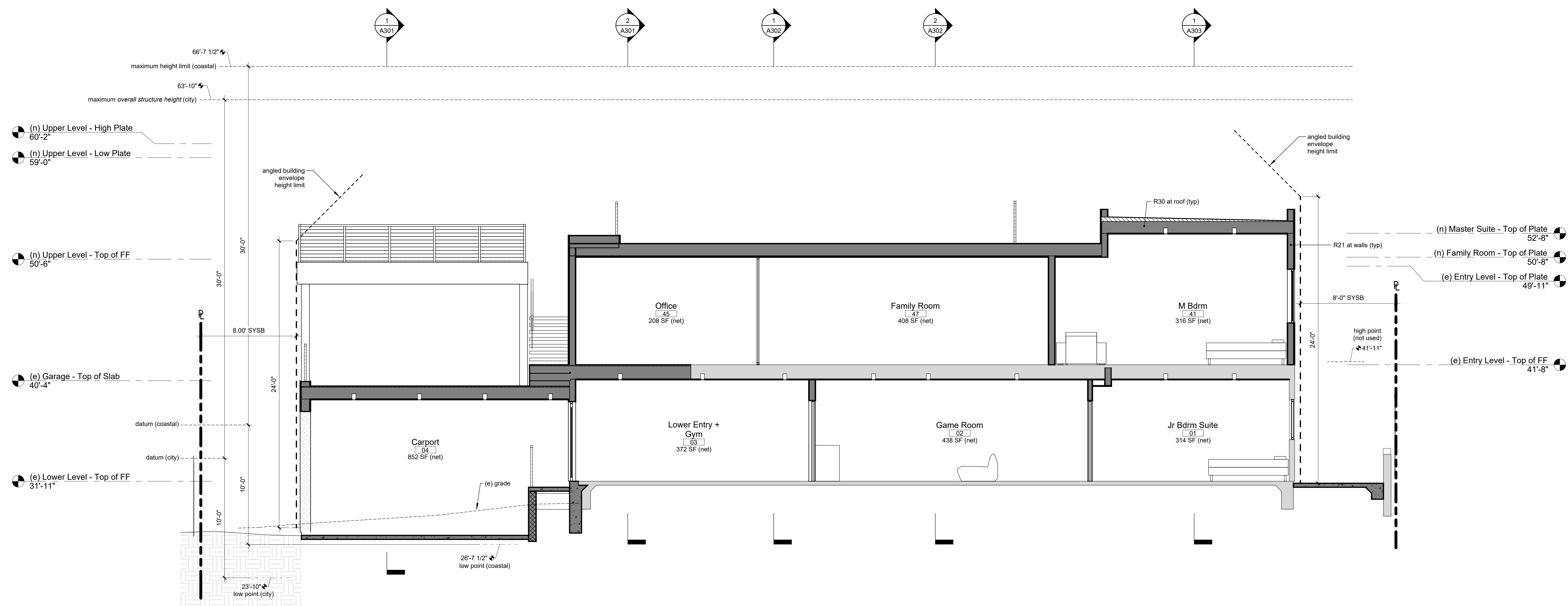
Sections

A303



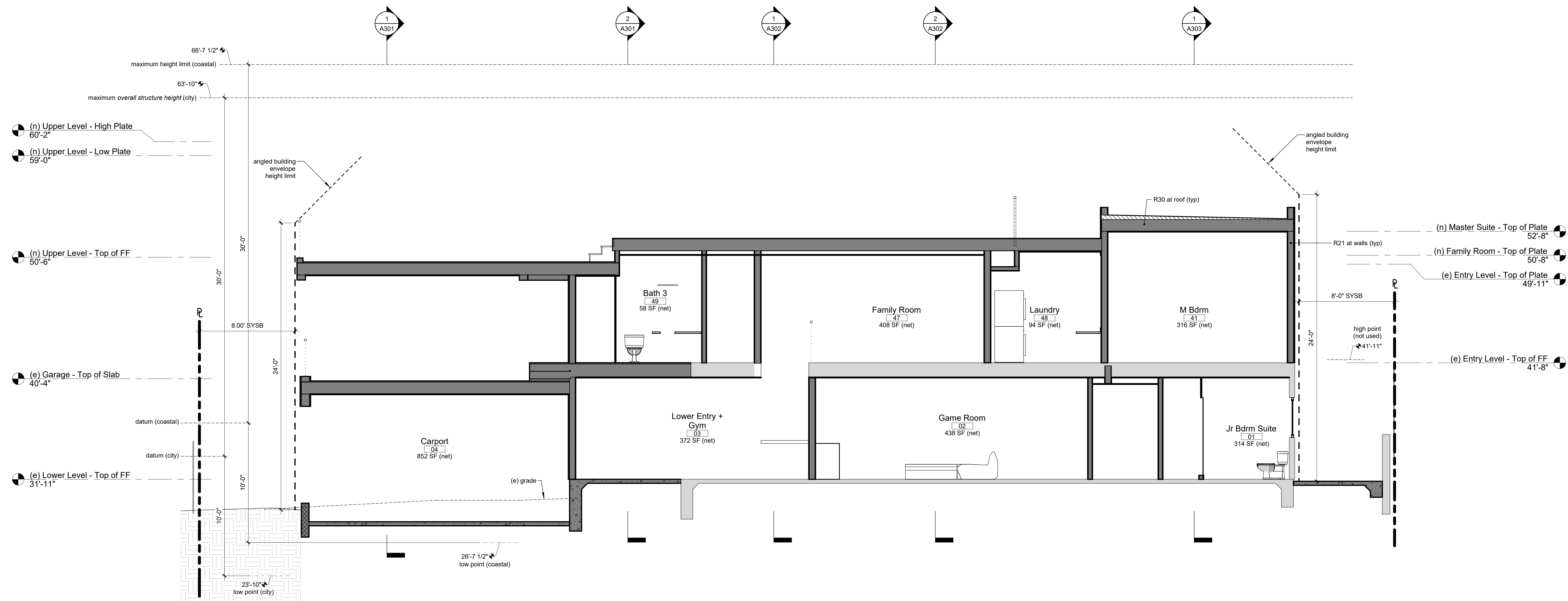
1 E-W Section 05
1/4" = 1'-0"





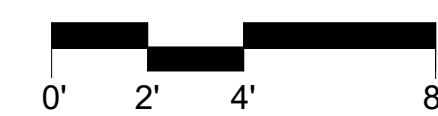
1 N-S Section 01

1/4" = 1'-0"



2 N-S Section 02

1/4" = 1'-0"



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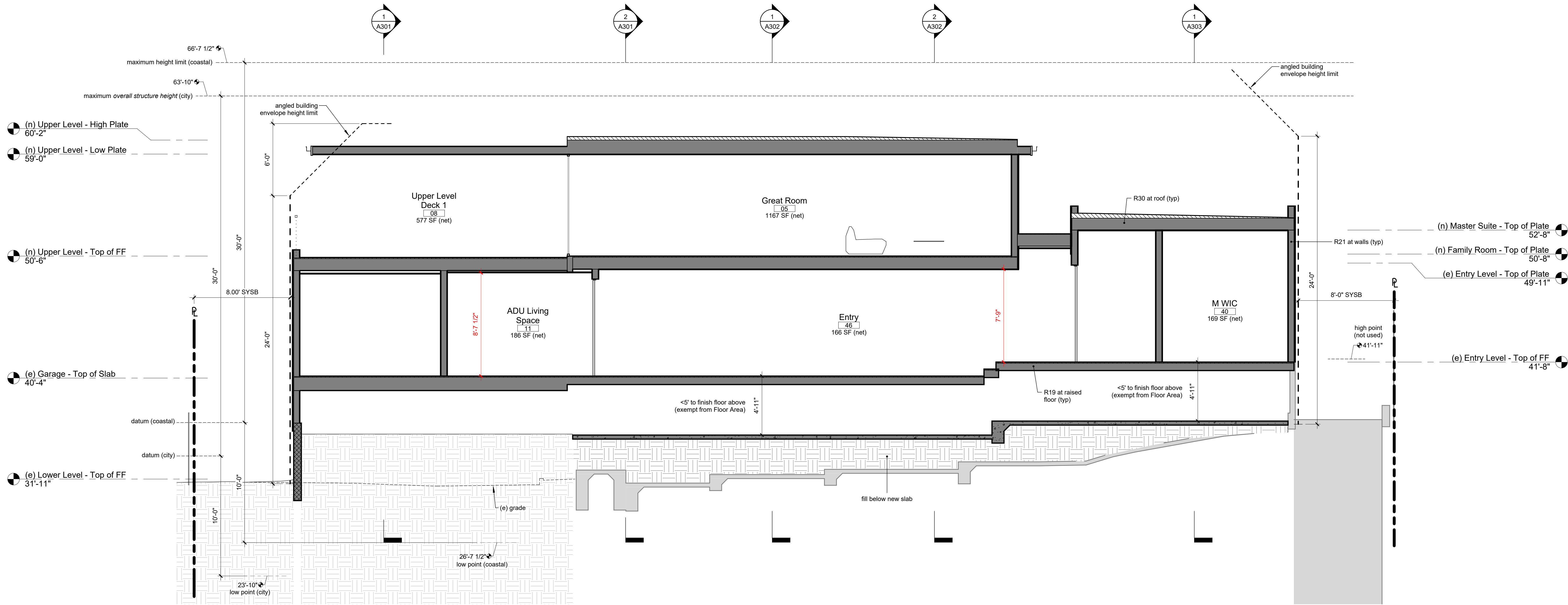
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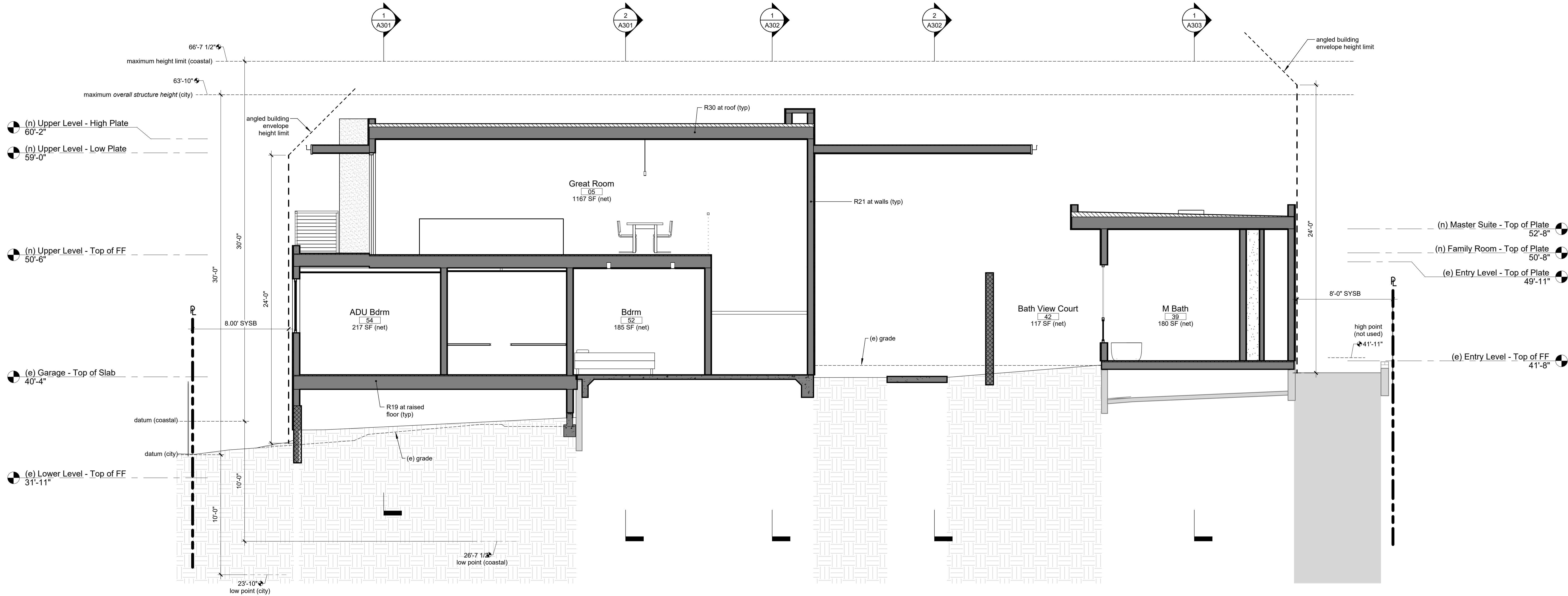
Revisions	
Description	Date

Sections

A304



1 N-S Section 03
1/4" = 1'-0"



2 N-S Section 04
1/4" = 1'-0"

