



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 29, 2026 REPORT NO. HO-26-022

HEARING DATE: May 6, 2026

SUBJECT: 808 DOVER COURT, Process Three Decision

PROJECT NUMBER: [PRJ-1086121](#)

REFERENCE: Building and Land Use Enforcement: [CE-0515324](#)

OWNER/APPLICANT: Daniel Hack, Owner/Applicant

SUMMARY

Issue: Should the Hearing Officer approve the conversion of an existing one-story, 808-square-foot single-dwelling unit development into a three-story, 2,299-square-foot attached duplex through the construction of 1,491 square feet of additions located at [808 Dover Court](#) within the [Mission Beach Community Planning Area](#)?

Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3221093.

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

Code Enforcement Impact: Code Enforcement Case # [CE-0515324](#) was opened, and a Civil Penalty Notice and Order was issued on September 29, 2021, for an unpermitted dwelling unit above an existing garage and an over-height fence in the front yard. With approval of the Coastal Development Permit, the proposed project includes removal of all unpermitted work and the reduction of the fence height to three feet within the 15-foot front yard setback, thereby resolving the code enforcement action.

Housing Impact Statement: The project proposes the conversion of an existing single-dwelling unit development into a multi-dwelling unit development with the addition of a two-bedroom unit. The proposed development supports the [Housing Element](#) of the [General Plan](#) by maintaining the City's existing housing stock and increasing housing opportunities in areas zoned for single-dwelling unit residential densities.

Community Planning Group Recommendation: On September 16, 2025, the Mission Beach Community Planning Group voted 8-0-0 to recommend approval of the project with a 17-foot garage.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, section 15302 (Replacement or Reconstruction), 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 December 15, 2025, and the opportunity to appeal that determination ended December 30, 2025. There were no appeals of the environmental determination.

BACKGROUND

The 0.055-acre project site is located at [808 Dover Court](#) within the [Mission Beach Community Planning Area](#) in Council District 2. Situated on the southern portion of the Mission Beach peninsula, the premises lies east of Mission Boulevard, approximately 600 feet east of the Pacific Ocean and approximately 300 feet west of Mariner's Basin in Mission Bay. The [Mission Beach Precise Plan \(MBPP\)](#) designates the land use as residential. Located within the residential-southern district of the Mission Beach Planned District (MBPD), the site is zoned MBPD-R-S and subject to the development regulations of the Mission Beach Planned District Ordinance (MBPDO).

The site is further encumbered by the Airport Land Use Compatibility Overlay Zone (SDIA), a Parking Impact Overlay Zone (Beach Impact), a Transit Priority Area, the Appealable Coastal Overlay Zone, the Coastal Height Limit Overlay Zone, an area of Future Sea Level Rise, and lies between the sea and the first public roadway per the California Coastal Commission.

The existing 808-square-foot single-dwelling unit development with a detached 372-square-foot garage was built in 1937. It directly abuts and is surrounded by similar single- and multi-dwelling-unit developments. The development was previously determined to be not historically significant by the City's Heritage Conservation staff on May 18, 2022, under project number PRJ-1051267. That determination is valid through May 18, 2027.

On September 29, 2021, a [Civil Penalty Notice and Order](#) (CPNO) was issued for violations of the SDMC for the construction of a second-story dwelling unit on top of the existing detached garage at the northern end of the parcel without City approval. Unpermitted work included structural floor, wall, and roof systems, kitchen, bathroom, windows, A/C mini-split, metal spiral staircase and a second-story deck. There were no alterations or violations associated with the existing single dwelling unit.

DISCUSSION

Project Description:

The project seeks approval of a Coastal Development Permit in response to the CPNO identified above to remove the unpermitted alterations and existing garage to construct additions in order to convert the existing one-story, 808-square-foot Single Dwelling Unit (SDU) residence into a three-

story 2,299-square-foot attached duplex. The proposed development consists of additions to the existing SDU, including a 95-square-foot entry expansion, a 96-square-foot bedroom expansion, a new second-floor, 463-square-foot master bedroom suite with a terrace, a new attached 400-square-foot two-car garage, and a new 687-square-foot two-bedroom unit with a terrace above the garage. The third level consists of a rooftop deck with a 197-square-foot fitness/recreation room, bath, and spa.

The height of the proposed structural additions will be 29-feet 6-inches, which is below the 30-foot height limit in conformance with the Coastal Height Limit Overlay Zone regulations San Diego Municipal Code (SDMC) section [132.0505\(a\)](#).

The premises lies within an area of future sea level rise and outside of a Special Flood Hazard Area. As such, SDMC section [132.0404](#) of the Coastal Overlay Zone Regulations requires that dwelling units comply with the Supplemental Regulations for Special Flood Hazard Areas in SDMC section [143.0146\(c\)](#) of the Environmentally Sensitive Lands Regulations. Floodproofing measures will include minimizing habitable spaces on the first floor, elevating utilities, installing flood vents, using pressure-treated wood, and installing concrete stem walls up to 2-feet above the Base Flood Elevation (BFE). Furthermore, the existing main level finished floor is eight inches above the BFE. Therefore, a Site Development Permit is not required per SDMC section [143.0110\(c\)\(9\)](#).

Proposed landscape improvements comply with the MBPDO Fence and Landscaping Regulations per SDMC section [1513.0401](#). These include 36-inch maximum-height fencing in the required yard for development on Courts, and a 52 percent planting coverage in the required yard, exceeding the minimum 50 percent coverage requirement. A proposed 194-square-foot deck will be 1 foot 8 inches above grade, below the 36-inch maximum height.

The project provides three parking spaces – two in the proposed two-car garage, and one surface parking carport adjacent to the garage. This complies with the MBPDO parking regulations in SDMC section [1513.0403\(b\)\(1\)\(A\)](#), where 1.5 spaces are required per dwelling unit when a unit is added to a lot with an existing single-dwelling unit in the R-S subdistrict.

Permits Required:

- Process 3 - Coastal Development Permit per SDMC section [126.0707\(b\)](#) is required for development within the appealable Coastal Overlay Zone.

Community Plan Analysis:

The [MBPP](#) designates the area for residential development with "a density limitation of 36 dwelling units per net residential acre." While the property proposes an increase in density to two dwelling units, the .055-acre site results in a density of 36.3, in conformance with the MBPDO and Precise Plan. The multi-dwelling units are located within the same structure and comply with SDMC section [1513.0303\(a\)\(3\)](#).

A primary goal in the [MBPP](#) includes "The permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and

the community in general." ([MBPP](#), 17) A recommendation in the [MBPP](#) includes "That a floor area ratio of about 1.0 be established for all residential development, with variations up to 1.2 if certain bonuses such as increased parking and decreased lot coverage are provided." Additionally, yards are recommended to "be large enough to ensure the provision of light and air to surrounding properties, and that these yard requirements be increased where necessary for buildings over two stories in height." ([MBPP](#), 23) The project proposes transitions to assist with the bulk and scale of the third-story structure. The applicant has demonstrated interior/exterior courtyards in the design, as well as small areas of enclosed habitable space with roof-deck access.

Conclusion:

Staff recommends approval of a Coastal Development Permit as the proposed development complies with the underlying MBPD-R-S zone, the development regulations of the Mission Beach Planned District Ordinance of the Land Development Code, and the 36 DU/AC density within the land use plan of the community/precise plan and local coastal program.

ALTERNATIVES

1. Approve Coastal Development Plan No. PMT-3221093, with modifications.
2. Deny Coastal Development Plan No. PMT-3221093, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Daniel Neri
Development Project Manager
Development Services Department

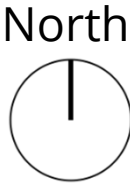
Attachments:

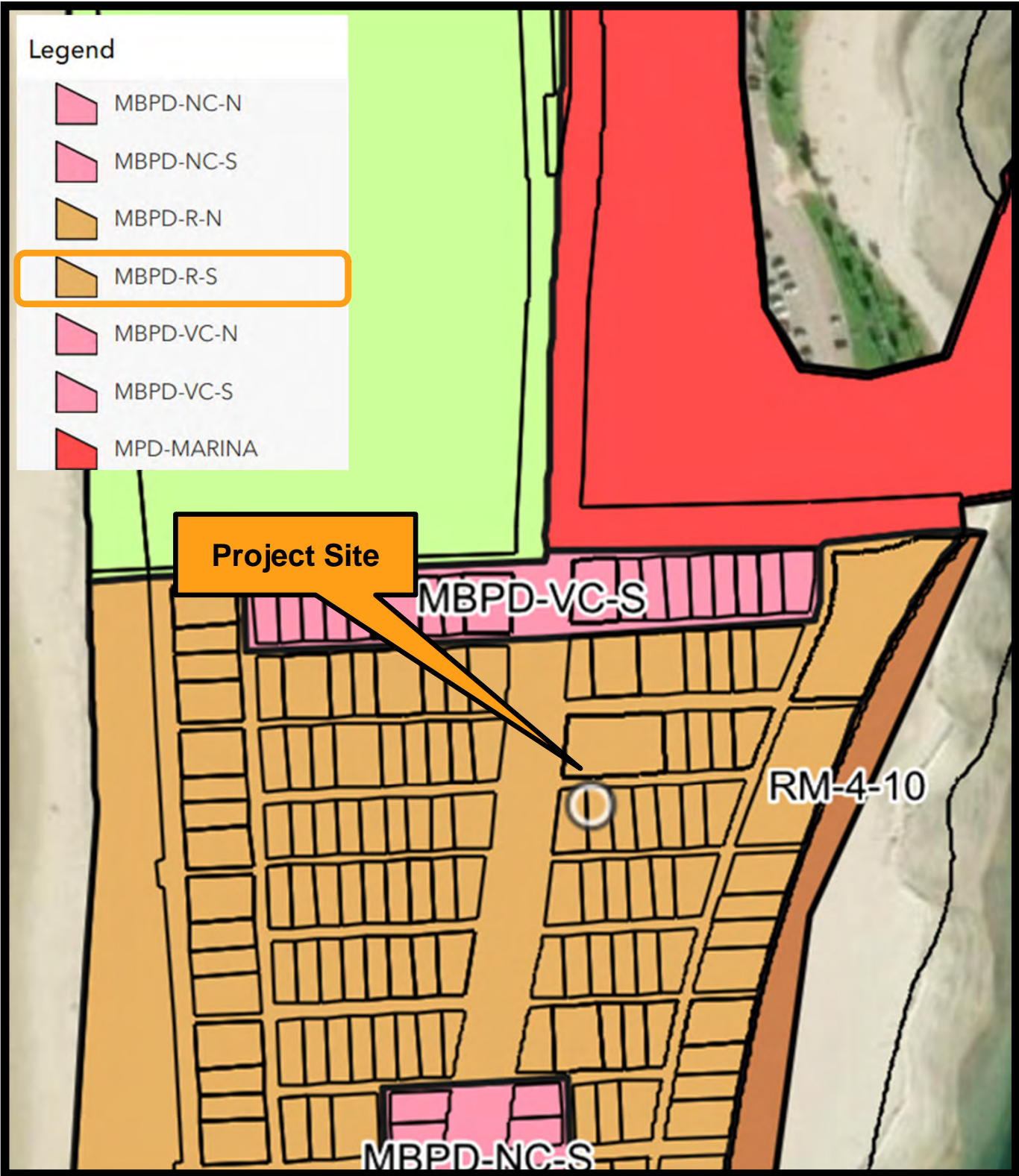
1. Project Location (Aerial)
2. Zoning Map
3. Community Plan Land Use Map
4. Sea Level Rise at Five Feet
5. Draft Permit with Conditions
6. Draft Permit Resolution with Findings
7. Environmental Exemption or Notice of Right to Appeal
8. Ownership Disclosure Statement
9. Project Plans



Project Location

808 Dover Court
Project No. PRJ-1086121



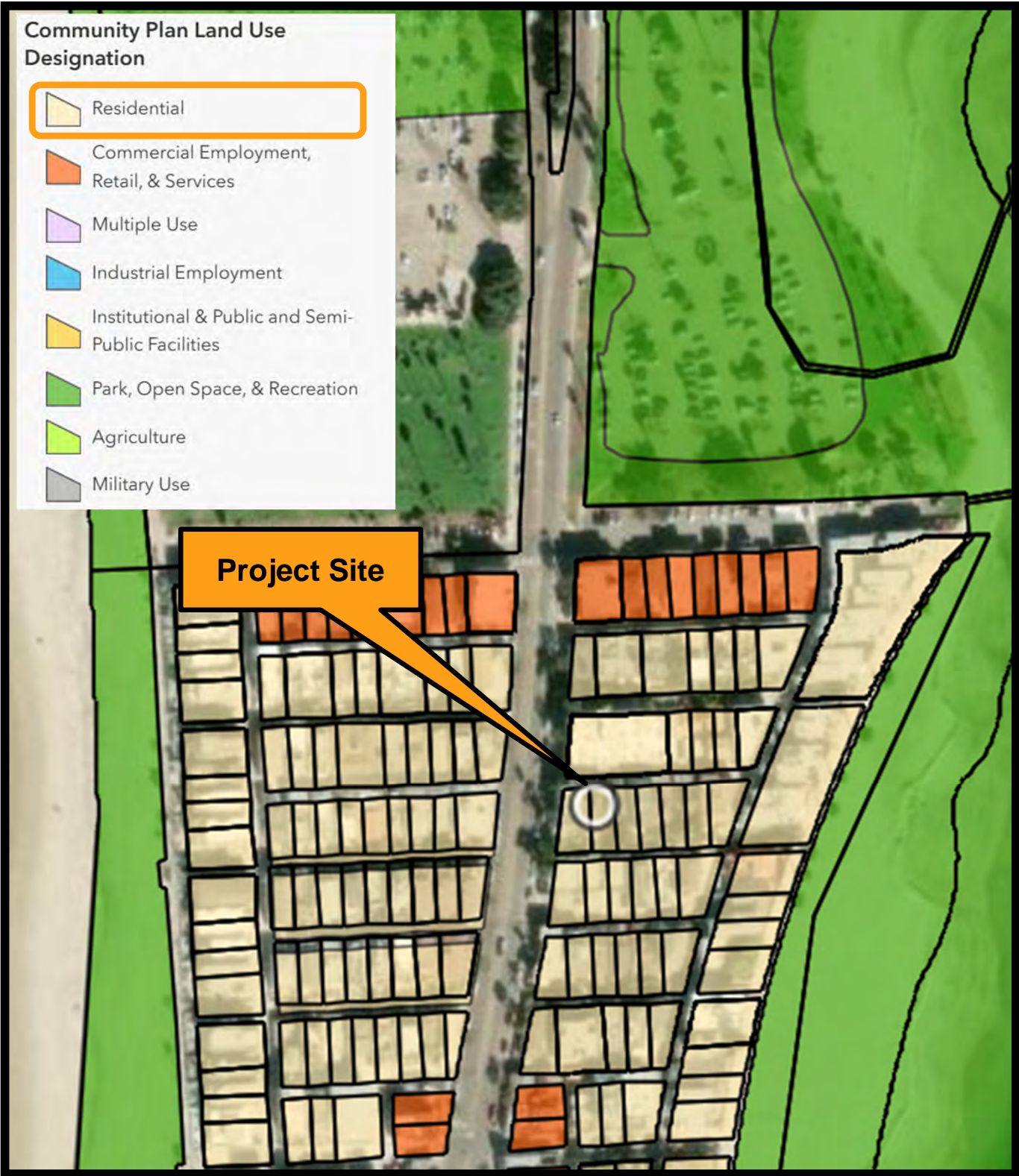


Zoning Map

808 Dover Court
Project No. PRJ-1086121

North





Land Use Map

808 Dover Court
Project No. PRJ-1086121

North





Sea Level Rise @ 5-feet

808 Dover Court
Project No. PRJ-1086121



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: 24009519

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT PMT-3221093
808 DOVER COURT / PROJECT NO. 1086121
HEARING OFFICER

This Coastal Development Permit PMT-3221093 is granted by the Hearing Officer of the City of San Diego to Daniel D. Hack, Trustee of the Daniel D. Hack Trust, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.05-acre site is located at 808 Dover Court in the residential MBPD-R-S Zone, the Coastal (Appealable) Overlay Zone, the Coastal Height Limit Overlay Zone, the Coastal First Public Roadway, an Area or Future Sea Level Rise, the Airport Land Use Compatibility Overlay Zone (SDIA), a Parking Impact Overlay Zone (Beach Impact), and a Transit Priority Area of the Mission Beach Community Plan area. The project site is legally described as Lot "N" in Block 56 of MISSION BEACH, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914, and amended by Map 1809 filed in the Office of the County Recorder, November 13, 1924.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to convert an existing one-story, 808-square-foot single-dwelling unit development into a three-story, 2,299-square-foot attached duplex through the construction of 1,491 square feet of additions as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Removal of the existing garage and the unpermitted unit above the garage including structural floor, wall, and roof systems, kitchen, bathroom, windows, A/C mini-split, metal spiral staircase and a second-story deck; and
- b. Removal of an over-height fence in the front yard; and
- c. The addition of an attached 687-square-foot, two-bedroom/one bathroom dwelling unit over a new two-car garage; and

- d. The addition of a 144-square-foot living area on the first floor of the existing dwelling unit, and a second-floor addition of 463-square feet; and
- e. A 197-square foot fitness/recreation room on a third-floor terrace with a jacuzzi spa accessible to both units;
- f. Landscaping (planting, irrigation and landscape related improvements); and
- g. A 194-square foot, 24-inch high deck and a three-foot-high fence within the 15-foot front yard setback; and
- h. Off-street parking consisting of two covered parking spaces and one carport; and
- i. 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 [ENTER DATE 3 years, AFTER THE APPEAL TIME].
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee

shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permit, the Owner/Permittee shall 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.
13. Prior to the issuance of any building permits, the Owner/Permittee shall denote all areas lower than the base flood elevation plus 2 feet as "Subject to Inundation, on the improvement plans, to the satisfaction of the City Engineer.
14. The structures must be floodproofed to a minimum of two feet above the Base Flood Elevation (BFE).
15. All structures built within the Area of Future Sea Level Rise must have the lowest floor elevated 2 feet above the Base Flood Elevation (BFE) of the nearest Special Flood Hazard Area (SFHA).

LANDSCAPE REQUIREMENTS:

16. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the Mission Beach Planned District Ordinance, the Mission Beach Community Plan, and the Land Development Manual - Landscape Standards.
17. The Owner/Permittee shall maintain all landscape in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.
19. The Owner/Permittee shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in §132.0403(e) of the Land Development Code, Coastal Overlay Zone Regulations. Landscaping materials shall not encroach or overhang into the Courts and Places right-of-way below a height of 8-ft. above the finish surface or finish grade, as measured at the trunk [§1513.0402(a)(2)].

PLANNING/DESIGN REQUIREMENTS:

20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
21. Prior to issuance of any construction permit, the Owner/Permittee shall enter into an agreement, in a form approved by the City Manager, when a dwelling unit is located within an area of future sea level rise (within a 75-year horizon), compliance with San Diego Municipal Code Section 132.0404.
22. The record owner shall waive in writing any rights under Public Resources Code Section 30235 and related Local Coastal Program policies to any hard shoreline armoring to protect the dwelling unit.
23. The record owner of the dwelling unit shall provide written notice to all occupants of the dwelling unit of the provisions in Section 132.0404(a)(1)(B) upon occupancy.
24. The applicant is to record a deed restriction against the property that imposes the conditions of the permit for the purpose of providing notice to future property owners.
25. The applicant is to acknowledge that the development is proposed at a site subject to coastal hazards and assume the risks of development.

"Assumption of Risk, Waiver of Liability and Indemnity. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from flooding, sea level rise, erosion and wave uprush; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards."

26. 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.

TRANSPORTATION REQUIREMENTS

27. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls shall be in compliance with the 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

28. Prior to any certificate of occupancy being issued, all separately titled dwelling units that occupy a single lot (e.g., condominiums, townhouses, etc.) and share private water or sewer services are required to have their titles encumbered by CC&Rs which have been written so as to ensure that the operation and maintenance of those private services (and all associated appurtenances) will be provided for in perpetuity.
29. Prior to any Certificate of Occupancy being issued, all existing and proposed public water lines serving this development (including domestic, irrigation, and fire) must pass through a permitted, private, above-ground, backflow prevention device (BFPD).
30. Prior to any Certificate of Occupancy being issued, any existing public water service that has been proposed as TO BE RETAINED, which is subsequently determined to be inadequately sized, requires that the applicant obtain a separate Miscellaneous Plumbing Permit to kill the existing water service line at the main and install a new water service in a location acceptable to the Public Utilities Director and City Engineer. Note: To ensure acceptability, the new main connection should be at least thirty inches from any prior water service line connection, five feet from any driveway, and 10 feet from any active sewer lateral.
31. Prior to any Certificate of Occupancy being issued, the applicant must submit to the project's City Inspector a written statement, signed by a CA-licensed plumber, which states that they have performed an internal video inspection of any sewer lateral to be reused and determined it to be free of all debris, in good material condition, properly sloped, properly connected to the public sewer main, and serviceable within the public ROW via an appropriate cleanout. If the lateral does not meet these requirements, the applicant is required to have the lateral repaired and re-inspected or abandoned and replaced via a separate Miscellaneous Plumbing Permit.
32. Prior to any Certificate of Occupancy being issued, any damages caused to the City of San Diego's public water and sewer facilities which are due to the activities associated with this project shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer (Ref.: San Diego Municipal Code Section 142.0607).
33. Prior to any Certificate of Occupancy being issued, any private improvements that lie within a public ROW fronting the Development or within a public easement within the Development that could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities (as determined by the Public Utilities Director or the City Engineer) must be removed unless the Owner/Permittee has obtained a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific encroachment at that specific location.
34. Prior to any Certificate of Occupancy being issued, all proposed or subsequently required water and sewer facilities within the public ROW or public easement shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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 [INSERT Approval Date] and [Approved Resolution Number].

DRAFT

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

DANIEL NERI
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.

DANIEL D. HACK TRUST DATED 02-18-2015
Owner/Permittee

By _____
DANIEL D. HACK
Trustee

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

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT PMT-3221093
808 DOVER COURT / PROJECT NO. 1086121

RECITALS

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

A. DANIEL D. HACK, TRUSTEE OF THE DANIEL D. HACK TRUST, Owner/Permittee, submitted an application to the City of San Diego for a Coastal Development Permit to convert an existing one-story, 808-square-foot single-dwelling unit development into a three-story 2,299-square-foot attached duplex through the construction of 1,491 square feet of additions (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 808 Dover Court project (Project).

B. The 0.055-acre site is located at 808 Dover Court within the Mission Beach Precise Plan in the MBPD-R-S (Residential South Subdistrict) Zone, the Coastal (Appealable) Overlay Zone, the Coastal Height Limit Overlay Zone, the Coastal First Public Roadway, an Area of Future Sea Level Rise, the Airport Land Use Compatibility Overlay Zone (SDIA), a Parking Impact Overlay Zone (Beach Impact), and a Transit Priority Area. The project site is legally described as LOT "N" IN BLOCK 56 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914, AND AMENDED BY MAP 1809 FILED IN THE OFFICE OF THE COUNTY RECORDER, NOVEMBER 13, 1924.

C. On December 15, 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 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects); and

there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

D. On [INSERT DATE], the Hearing Officer considered Coastal Development Permit PMT-3221093 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 PMT-3221093.

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

- 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 0.055-acre project site is located at 808 Dover Court in the Mission Beach Planned District (MBPD) within the Mission Beach Precise Plan and Local Coastal Program (MBPP) area, east of Mission Boulevard, west of Bayside Lane, and south of Mission Beach Park. The waterfront of Mariner's Basin in Mission Bay lies approximately 300 feet to the east, and the Pacific Ocean lies approximately 600 feet to the west.

The project site is situated on the north side of Dover Court, an east-west pedestrian court typical of the Mission Beach circulation system. The MBPD-R-S zone permits a maximum of two dwelling units. The project proposes the addition of an attached dwelling unit to the rear of an existing single-dwelling unit, converting an existing one-story single-dwelling unit development into a three-story attached duplex. The established front yard setback of the zone is fifteen feet, and the existing dwelling unit, originally constructed in 1931, currently observes a setback of approximately sixteen feet. The development proposes a 95-square-foot addition to the southern façade of the existing structure, extending the façade seven feet over an existing porch to be in conformance with the 15-foot setback of the zone. The existing garage, which will be demolished, currently observes a 0-foot setback. While the project may continue to observe a 0-foot setback at the rear property line, as permitted by the zone, the proposed development is setback six-inches from the property line. No dedications are required.

Proposed landscaping in the front setback along Dover Court conforms to the maximum height of 3-feet in accordance with the MBPD. As such, views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. With the aforementioned development and improvements, 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 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.

The land use designation of the project site is Residential per the Community Plan Land Use Plan. The premises does not contain environmentally sensitive lands; it is previously disturbed and surrounded by similar development within an urban, residential setting. However, the premises lies within an area of future sea level rise and outside of a Special Flood Hazard Area. As such, section 132.0404 of the Coastal Overlay Zone Regulations requires that dwelling units comply with the Supplemental Regulations for Special Flood Hazard Areas in section 143.0146(c) of the Environmentally Sensitive Lands Regulations. The project will comply by minimizing habitable spaces on the first floor, elevating utilities, installing flood vents, using pressure-treated wood, and constructing concrete stem walls up to the two-foot level. The structure will be floodproofed to a minimum of two feet above the Base Flood Elevation(BFE) with the lowest floor elevated two feet above the BFE. Accordingly, no Site Development Permit is required per SDMC section 143.0110(c)(9).

The Sensitive Coastal Overlay Zone lies approximately 600 feet to the west along the Pacific Ocean waterfront. There is potential for sensitive vegetation along the Pacific Ocean waterfront and 300 feet to the east along the Mission Bay waterfront. A Water Pollution Control Plan will be required prior to construction as a condition of approval to prevent any runoff from construction activities into potentially sensitive areas.

Therefore, the proposed coastal development does 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 proposed project has been designed in conformity with the regulations of the MBPD, and no deviations to development standards have been requested.

Incorporating Finding A.II. above by reference, the project will meet the Development Regulations for projects within a Special Flood Hazard Area.

The MBPP designates the area for residential development with "a density limitation of 36 dwelling units per net residential acre." The unit density range per the MBPP for a 0.055-acre site is 1.8 units (36 du/ac). The MBPD Ordinance (MBPDO) allows for one dwelling unit for every 1,200 square feet of lot area. The subject lot is 2,400 square feet. Therefore, two dwellings are allowed for the subject lot per MBPDO section 1513.0304(a)(1).

While the project proposes an increase in density to two dwelling units, it maintains conformance with the MBPDO and MBPP. The two proposed attached units will be one structure and comply with MBPDO section 1513.0303(a)(3).

A primary goal in the MBPP includes "The permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general." (MBPP, pg 17) A recommendation in the MBPP includes "That yards be large enough to ensure the provision of light and air to surrounding properties, and that these yard requirements be increased where necessary for buildings over two stories in height." (MBPP, pg. 23) The project proposes transitions to assist with the bulk and scale of the third-story structure. The applicant has demonstrated interior/exterior courtyards in the design and small areas of enclosed habitable space with roof deck access.

Therefore, 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.

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.

While the City mapping does not show the project site between the sea and the first public roadway, the California Coastal Commission has identified the premises as falling within the area of the Coastal First Public Roadway. Located on Dover Court, this 10-foot-wide public right-of-way running perpendicular to Mission Boulevard, along with other Court and Places in Mission Beach, is part of the only pedestrian open space system other than beaches, as per the MBPP (MBPP, pg. 17). The project site maintains a 15-foot setback as required by the zone, and does not encroach into the public accessway. Furthermore, located on the north side of Dover Court there is no concern for casting of shadows onto the pedestrian Court ensuring adequate lighting in order to ensure the safety of persons using the thoroughfares, which would otherwise be a concern for projects on the south side (MBPP, pg. 20, 51). Furthermore, as stated in finding A.I, incorporated here by reference, the project site does not encroach into any public accessway or area of public recreation and is therefore in conformity with the policies of Chapter 3, Articles 2 and 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-3220193 is 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-3221093, a copy of which is attached to and made a part of this Resolution by this reference.

Daniel Neri
Development Project Manager
Development Services

Adopted on: **DATE OF APPROVAL**

IO#: 24009519

DRAFT



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 15, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009519

PROJECT NAME / NUMBER: 808 Dover Court / PRJ-1086121

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 2

LOCATION: 808 Dover Court, San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit for the conversion and remodel of an existing 808 square-foot single-dwelling unit into an attached multi-dwelling unit, three-story development. The existing house at the front of the property would be renovated to add square footage to the existing living room at the front entry and to the existing bedroom on the first level, a second level addition of a master suite with stair access to the third level rooftop terrace. The project would also demolish an existing detached garage and unpermitted accessory dwelling unit (ADU) at the rear of the property to construct a new attached structure that would include a two-car garage on the first level, a two-bedroom dwelling unit on the second level, and a third-floor terrace with a jacuzzi and fitness / recreation room. The project would remove the spiral staircase, mechanical unit, and fencing that is not code compliant. The 2,400 square-foot (0.05-acre) lot is located at 808 Dover Court and zoned MBPD-R-S (Mission Beach Planned District – Residential Subdistrict- Southern) and designated as Residential use (36 DU/AC) within the Mission Beach Community Plan. The project is also within the following overlays: Coastal Height Limit Overlay Zone, Coastal (Appealable) overlay zone, Airport Land Use Compatibility Overlay Zone (SDIA – Review Area 1) and Parking Impact Overlay Zone (Coastal, Beach) within Council District 2. **LEGAL DESCRIPTION:** Lot “N” in Block 56 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914 and amended by Map 1809 filed in the Office of the County Recorder, November 13, 1924.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction), 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 15302, Replacement or Reconstruction. CEQA Section 15302 allows for the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The site currently has two residential dwelling units - a single-family residence and an ADU above a garage. The proposed project would remodel the existing single-family residence and demolish and replace the ADU and garage with a new attached single-dwelling unit and garage. The replacement and reconstruction of the structures will be located on the same site and have the same purpose and capacity. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Section 15303(a) allows for up to two dwelling units in a residential zone. The project is proposing two dwelling units; this would not exceed the allowable development. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development Projects. Section 15332 allows for the construction of in-fill development within an urbanized area. The project site is an in-fill 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 and policies as well as applicable zoning designation and regulations. The 0.05-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. This project would not exceed the maximum allowable limit of no more than one single-family residence located in a residential zone. No environmental impacts would occur. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Daniel Neri
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA
 92108
PHONE NUMBER / EMAIL: (619) 687-5967 / DNeri@sandiego.gov

On December 15, 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 30, 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: 12/15/2025

REMOVED: 12/30/2025

POSTED BY: Leilani Phillips

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

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

Project Address: _____

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

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

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

Property Owner

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No



808 DOVER CT. DUPLEX PROJECT

NEW ADDRESS: 810 DOVER CT.

PROJECT SHEET INDEX

A1.0	COVER SHEET
A10.0	GENERAL SPEC SHEET
G3	STORM WATER NOTES
A1.3	SITE PLANS
A1.4	BMP - SITE PLAN
A3	PLANS
A4	PLANS
A5	ELEVATIONS
A6	SECTIONS
A7	SECTIONS
A11	NOTICE OF VIOLATION
L1.0	LANDSCAPE PLAN
A12	HISTORIC STUDY PHOTOS

PROJECT SCOPE OF WORK

SCOPE CHANGE

CODE ENFORCEMENT CASE CED# 0515324

- DEMOLISH EXISTING UNPERMITTED GARAGE W/ STUDIO ABOVE.
- REMOVE SPIRAL STAIR, MECHANICAL UNIT, AND FENCING THAT IS NOT CODE COMPLIANT
- BUILD NEW 3 STORY APARTMENT UNIT W/ 2 CAR GARAGE ON FIRST LEVEL.
- NOTE: CHANGING DEVELOPMENT FROM ADU TO A MULTI DWELLING UNIT DEVELOPMENT - NOTE: NO LONGER AN ACCESSORY DWELLING UNIT
- RENOVATE FRONT HOUSE: THIS INCLUDES KEEPING THE FRONT HOME, ADDING A FRONT ENTRY POPOUT ON FIRST LEVEL, ADDING A 2ND LEVEL MASTER SUITE, AND ADDING A 3RD LEVEL STAIR ACCESS TO ROOF TOP DECK.
- FLOODPROOFING DESIGN MEASURES: MINIMIZE HABITABLE SPACES ON FIRST FLOOR, ELEVATE UTILITIES, INSTALL FLOOD VENTS, USE PRESSURE TREATED WOOD AND USE CONCRETE STEM WALLS UP TO 2' LEVEL.

PROJECT DATA

ADDRESS:	808 DOVER CT. SAN DIEGO, CA, 92109
NEW DWELLING UNIT:	810 DOVER CT. SAN DIEGO, CA, 92109
YEAR BUILT:	1937
APN:	4237031400
LEGAL DESCRIPTION:	MAP 1809 Block No Lot No M MISSION BEACH ALTERED MAP
JURISDICTION:	CITY OF SAN DIEGO, MISSION BEACH
EXISTING USE:	SINGLE DWELLING UNIT
PROPOSED USE:	MULTI-FAMILY
ZONING INFO:	BASE ZONE: MBPD-R-S OVERLAY ZONE: CST-APP DEF-CER
SITE AREA:	2,400 SF
EXISTING SETBACKS:	FRONT YARD: 15 - FT SIDE YARDS: 3 - FT REAR YARD: 0 - FT

PROJECT DIRECTORY

OWNER: DANIEL HACK 808 DOVER CT SAN DIEGO, CA 92107 TEL: 858.525.2820 CONTACT: DANIEL HACK E: daniel.dunn.hack@gmail.com	TITLE 24 ENGINEER: TITLE 24 AND MORE CONTACT: JEN GAGNE TEL: 858.291.9156 E: JEN@TITLE24ANDMORE.COM
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DESIGNER: CHRIS SMART DESIGNS 8720 ARIVA CT. APT 604 SAN DIEGO CA, 92123 TEL: 520.233.4554 CONTACT: CHRIS SMART CHRISSMARTDESIGNS@GMAIL.COM	STRUCTURAL: MID-CITY ENGINEERING SAN DIEGO CA, 92123 TEL: 619.784.5556 CONTACT: CHRIS CHRIS@MIDCITYENG.COM
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APPLICABLE CODES

APPLICABLE CODES & STANDARDS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- TITLE 24, PART 1, BUILDING STANDARDS ADMIN. CODE
- TITLE 24, PART 2, CALIFORNIA BUILDING CODE (CBC)
- TITLE 24, PART 3, CALIFORNIA ELECTRICAL CODE
- TITLE 24, PART 4, CALIFORNIA MECHANICAL CODE
- TITLE 24, PART 5, CALIFORNIA PLUMBING CODE
- TITLE 24, PART 6, CALIFORNIA ENERGY CODE
- TITLE 24, PART 9, CALIFORNIA FIRE CODE
- TITLE 24, PART 11, CALIFORNIA GREEN BUILDING STANDARDS
- TITLE 19, PUBLIC SAFETY, STATE FIRE MARSHAL
- AMERICAN WITH DISABILITIES ACT (ADA) LATEST EDITION

VICINITY MAP



NOTE: PROPERTY LOCATION IN AREA WITH POTENTIAL OF FLOODPLAINS AND THE FUTURE SEA LEVEL HIGH RISE.

NOTE: HERS TESTING
AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING 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.

NOTE: INSTALLATION CERT CF2R
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.

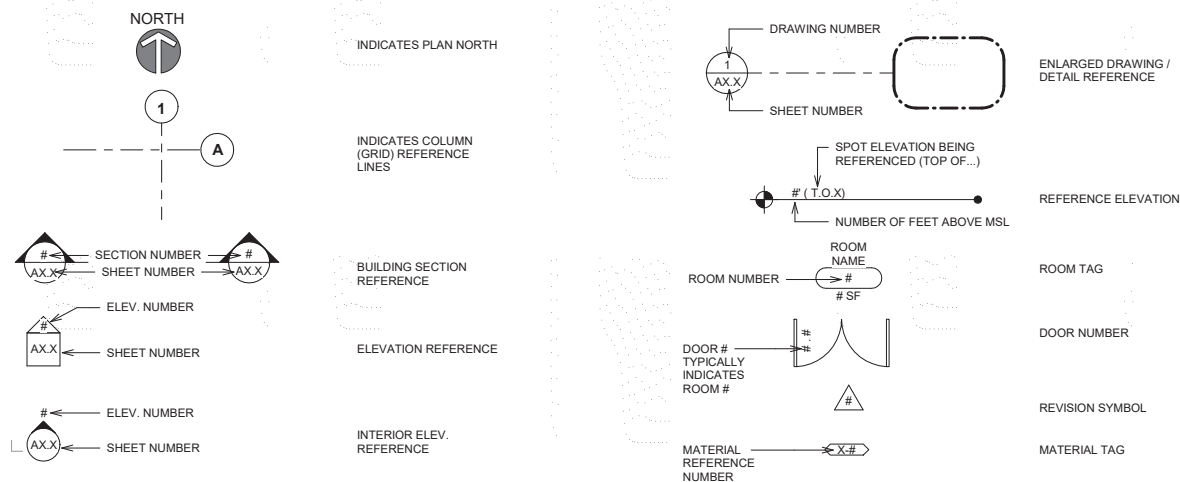
NOTE: ROOF HEIGHT
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).* (SDMC SECTION 132.0505)

NOTE: SOUND LEVELS
ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CNEL FOR ALL SLEEPING ROOMS AND 50 DB CNEL FOR ALL OTHER INDOOR AREAS

ABBREVIATIONS

@	AT	FP	FIREPROOF	LH	LEFT HAND	REV	REVISION(S), REVISED
ABV	ABOVE	FRP	FIBER REINFORCED PANEL	LL	LIVE LOAD	RH	RIGHT HAND
AC	ASPHALT CONCRETE	FT	FOOT	MAG	MAGNETIC	RM	ROOM
ACC	ACCESSIBLE (HANDICAPPED)	FTG	FOOTING	MAX	MAXIMUM	RO	ROUGH OPENING
A/C	AIR CONDITIONING	FUR	FURRED (ING)	MECH	MECHANIC(AL)	S	SOUTH
ADJ	ADJACENT/ADJUSTABLE	GA	GAGE, GAUGE	MFR	MANUFACTURE(R)	SCH	SCHEDULE
AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED	MH	MANHOLE	SD	STORM DRAIN
AGG	AGGREGATE	GD	GRADE, GRADING	MIN	MINIMUM	SHT	SHEET
ALT	ALTERNATE	GFRG	GLASS FIBER REINFORCED CONC.	MISC	MISCELLANEOUS	SIM	SIMILAR
AL	ALUMINUM	GL	GLASS FIBER REINFORCED GYPSUM	MSL	MEAN SEA LEVEL	SPEC	SPECIFICATION(S)
AP	ACCESS PANEL	GPDW	GYPSPUM WALLBOARD	MTL	METAL	SQ	SQUARE
ARCH	ARCHITECTURAL	GWB	GYPSPUM WALLBOARD	N	NORTH	SS	STAINLESS STEEL
AUTO	AUTOMATIC	GYP. BD.	GYPSPUM WALLBOARD	(N)	NEW	STD	STANDARD
AV	AUDIO VISUAL	E	EAST	(N) NEW	NOT IN CONTRACT	STL	STEEL
BEL	BELOW	(E)	EXISTING	NIC	NOMINAL	STRUC	STRUCTURAL
BIT	BETWEEN	EA	EACH	NOM	NOMINAL	SYMM	SYMMETRY (ICAL)
BLD	BUILDING	EJ	EXPANSION JOINT	NTS	NOT TO SCALE	T&G	TONGUE & GROOVE
BLKG	BLOCKING	EL	ELEVATION	OC	ON CENTER(S)	TEL	TELEPHONE
BLTG	BLOCKING	ELEC	ELECTRIC(AL)	OD	OUTSIDE DIAMETER	THK	THICKNESS
BOT	BOTTOM	ENC	ENCLOSE (URE)	O.F.C.I	OWNER FURNISHED CONTRACTOR	TOP OF	TOP OF CURB
BSMT	BASEMENT	EQ	EQUAL	INSTALLED	OWNER FURNISHED OWNER INSTALLED	TOC	TOP OF CURB
C	COMPACT	EQUIP	EQUIPMENT	O.F.O.I	OVERHEAD	TOS	TOP OF SLAB
CAB	CABINET	EST	ESTIMATE	OH	OVERHEAD	TS	TUBE STEEL
CB	CATCH BASIN	EXP	EXPOSED	OTS	OPEN TO STRUCTURE	TV	TELEVISION
CIP	CAST-IN-PLACE	EXT	EXTERIOR/EXTRUDE(D)	ID	INSIDE DIAMETER	TYP	TYPICAL
CL	CENTER LINE	FA	FIRE ALARM	INT	INTERIOR	UON or UNO	UNLESS OTHERWISE NOTED
CLG	CEILING	FD	FLOOR DRAIN	INCL	INCLUDE(D), (ION)	VCT	VINYL COMPOSITION TILE
CLR	CLEAR(ANCE)	FE	FIRE EXTINGUISHER	INT	INTERIOR	VERT	VERTICAL
CMU	CONCRETE MASONRY UNIT	PEC	FIRE EXTINGUISHER CABINET	PERF	PERFORATE(D)	W	WEST, WIDTH, WIDE
COL	COLUMN	FF	FINISHED FLOOR	PL	PLATE	W/	WITH
COMB	COMBINATION	FF	FINISHED FLOOR	PLAM	PLASTIC LAMINATE	WC	WATER CLOSET
CONC	CONCRETE	FFE	FURNITURE, FIXTURES & EQUIP.	PSF	POUNDS PER SQUARE FOOT	WD	WOOD
CONF	CONFERENCE	FF	FINISHED FLOOR	PSI	POUNDS PER SQUARE INCH	WP	WATERPROOFING
CONT	CONTINUOUS/CONTINUE	FG	FINISH GRADE	PT	POINT/PAINT	WWF	WELDED WIRE FABRIC
CPT	CARPET(ED)	FHC	FIRE HOSE CABINET	PVC	POLYVINYL CHLORIDE		
CT	CERAMIC TILE	FIN	FINISHED	RCP	REFLECTED CEILING PLAN		
DEMO	DEMOLISH/DEMOLITION	FLR	FLOORING	RD	ROOF DRAIN		
DEP	DEPRESSED	FND	FOUNDATION	REF	REFERENCE		
		FOC	FACE OF CONCRETE	REQD	REQUIRED		
		FOF	FACE OF FINISH				
		FOM	FACE OF MASONRY				
		FOS	FACE OF STUDS				

SYMBOL LEGEND



DEFERRED APPROVALS

ANY ITEMS NOT SUBMITTED WITH THE CONTRACT DOCUMENTS FOR PLAN CHECK, AND THAT REQUIRE THE APPROVAL BY THE AUTHORITIES HAVING JURISDICTION SHALL BE CONSIDERED "DEFERRED APPROVALS" AND SHALL COMPLY WITH THE FOLLOWING:

107.3.4.2 Deferred submittals:
The deferred submittals here to listed on the construction documents are presented for the review by the building official. 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 been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official. (OSHPD 1, 2, & 4) Deferred submittals shall be in accordance with Title 24, Part 1, Chapter 7, Section 7-126.

NOTE: LOT DRAINAGE
ALL STORMWATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

NOTE: CALIFORNIA CODES:
CALIFORNIA MECHANICAL CODE (CMC) 2019, CALIFORNIA PLUMBING CODE CPC 2019, AND 2019 TITLE 24 ENERGY STANDARDS ARE THE CODES/STANDARDS THAT ARE APPLICABLE TO THIS PROJECT.*

BUILDING CODE INFO

TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY CLASSIFICATION:	EXISTING USE: SINGLE FAMILY DETACHED PROPOSED USE: SINGLE FAMILY DETACHED
NUMBER OF EXISTING STORIES:	1 STORY ABOVE GRADE 2 STORIES ABOVE GRADE
BUILDING CODE YEAR:	2019
RELATED BUILDING APPROVALS:	NONE
ZONING:	MBPD-R-S
OVERLAY ZONING:	COASTAL OVERLAY ZONE (COZ) COASTAL HEIGHT LIMIT OVERLAY ZONE (CHLOZ) PARKING IMPACT OVERLAY ZONE (PIOZ) RESIDENTIAL TANDEM PARKING OVERLAY ZONE (RTOZ) ALUCP - AIA ALUCP - CNEL FAA PAR 77 NOTICING AREA - SDIA - LINDBERGH FIELD
FAR MAX:	1.1 OF LOT SIZE = 1.1 X 2,400SF = 2,640 SF MAX
LOT SIZE:	2,400 SF
FLOOR AREA SUMMARY:	EXISTING: EXISTING HOUSE: 808 SF EXISTING GARAGE: 372 SF TOTAL INDOOR AREA: 808 SF ADDITIONS: NEW DWELLING UNIT: 687 SF NEW FITNESS/REQ RM: 197 SF HOME L1 ADDITIONS: 144 SF HOME L2 BDRM ADDTN: 463 SF TOTAL ADDED SF: 1,491 SF TOTAL SF: 2,299 SF (PROJECT COMPLIES W/ FAR MAX)
	LOT COVERAGE CALCULATION: LOT SIZE: = 2,400 SF CURRENT LOT COVERAGE: = 1,180 SF = 49% TOTAL NEW LOT COVERAGE: = 1,394 SF = 58% NOTE: 65% MAX LOT COVERAGE SDMC 1513.0304(f). (PROJECT COMPLIES)
NUMBER OF EXISTING UNITS:	1
NUMBER OF PROPOSED UNITS:	2
DWELLING UNIT SUMMARY:	1 DWELLING UNIT ADDED TO SITE
SPRINKLED:	EXISTING - NO NEW - NO

CHRIS SMART

808 DOVER Ct.

808 DOVER CT.
SAN DIEGO, CA, 92109

2/11/2026 2:12:41 PM

Issue Date

Sheet Title
COVER SHEET

Sheet No.

A1.0

FORM DS-560 Stormwater Requirements Applicability Checklist

Project Address: 808 DOVER CT, SAN DIEGO, CA Project Number:

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

All construction sites are required to implement construction BMPs per the performance standards in the Municipal Stormwater Pollution Prevention Plan (SWPPP). Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the California State Water Resources Control Board.

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

PART A - Determine Construction Phase Stormwater Requirements

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

Check one of the boxes below and continue to Part B. If you checked "Yes" for question 1, an SWPPP is REQUIRED - continue to Part B. If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED...

More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/development-services

PART B - Determine Construction Site Priority

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

Complete Part B and continue to Section 2

- 1. ASBS: Projects located in the ASBS watershed. 2. High Priority: Projects that qualify at Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed. 3. Medium Priority: Projects that are not located in an ASBS watershed or designated as a High priority site. 4. Low Priority: Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the City's Stormwater Standards manual.

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

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

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

Visit our web site: www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities: DS-560 (09-21)

P1

PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement Site Design and Source Control BMPs.

- 1. If "Yes" is checked for all questions in Part D, continue to Part F and check the box labeled "PDP Exempt". 2. Does the project ONLY include new or rebuilt sidewalks, bicycle lanes, or train stais? 3. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance... 4. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance...

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

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

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

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P2

- 7. New development or redevelopment discharging directly to an environmentally sensitive area. 8. New development or redevelopment projects of retail gasoline outlets (RGO) that create and/or replaces 5,000 square feet of impervious surface. 9. New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces. 10. Other Pollutant Generating Project. These projects are not covered in any of the categories above but include the discharge of any one or more acres of land and are expected to generate post-construction phase pollutants...

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

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

Signature block for Chris Smart, Name of Owner or Agent, Title, Date: 01/25/2022

Visit our web site: www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities: DS-560 (09-21)

FORM DS-16 Water Meter Data Card

Project No.: 0208-018308 Installation Date: 01/25/2022 Water Meter Address: 808 DOVER COURT SAN DIEGO, CA 92108

Table with columns: Meter, Size, Material, etc. Total Fixture Units: 8.5

CAPACITY FEES ARE BASED ON ALL NEW AND/OR ADDITIONAL DEMAND. If any fixtures or water resources are designated by GPM - Day Shift will convert all use to GPM for meter sizing.

P4

CONSTRUCTION BMPs

CONSTRUCTION BMP GENERAL NOTES:

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB)

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

- 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 (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs. 2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER. 3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. 4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES. 5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES. 6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY. 7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP. 8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS 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, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, 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 EROSION WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.

LANDSCAPE AREA

LANDSCAPE AREAS

Table with columns: Category, Area. TOTAL SITE AREA: 2,400 SF. EXISTING: RESIDENCE FOOTPRINT: 1,416 SF, GARAGE: 345 SF, DRIVEWAY/WALKWAYS: 650 SF, SUBTOTAL: 2,251 SF. TO BE DEMOLISHED: GARAGE: 345 SF, TOTAL AFTER DEMO: 1,916 SF. PROPOSED: NEW GARAGE W/ ADU: 650 SF, PRIMARY HOME ADDITIONS: 151 SF, SUBTOTAL: 831 SF. TOTAL LAND COVERAGE: 2,747 SF

STORM WATER BMP NOTES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), AND MUNICIPAL WATER PERMIT AND THE STORM WATER STANDARDS MANUAL.

NOTES BELOW REPRESENT MOST IMPORTANT MINIMUM STANDARDS FOR STORM WATER RUNOFF QUALITY BMPs:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP ALL SILT AND MUD ON ADJACENT STREETS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. 2. ALL STOCKPILES OF SOIL AND/OR BLDG MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. 3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON THE SITE. 4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS. 5. ALL SLOPES THAT ARE CREATED OR DISTRIBUTED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES. 6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

LOW IMPACT DEVELOPMENT

LOW IMPACT DEVELOPMENT:

DISPERSE RUNOFF TO ADJACENT LANDSCAPING AREAS. PROJECT DESIGNS SHOULD DIRECTLY RUNOFF FROM IMPERVIOUS AREAS TO ADJACENT LANDSCAP AREAS. THE DESIGN, INCLUDING CONSTRUCTION OF CURBS AND SIDEWALKS, MUST REASONABLE EXPECTATION THAT AN INCH OF RAINFALL WILL SOAK INTO THE SOIL AND PRODUCE NO RUNOFF.

MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS AS FOLLOWS:

- 1. DRAIN ROOFTOPS INTO ADJACENT LANDSCAPE AREAS/DRAIN BASINS. 2. ADD RIPRAP AT ROOF DRAIN DOWNSPOUT TERMINATIONS. 3. DRAIN IMPERVIOUS PARKING LOTS, SIDEWALKS, WALKWAYS, TRAILS, AND PATIOS INTO ADJACENT LANDSCAPE AREAS. 4. REDUCE OR ELIMINATE CURB AND GUTTERS FROM ROADWAY SECTIONS, THUS ALLOWING ROADWAY RUNOFF TO DRAIN TO ADJACENT PERVIOUS AREAS. 5. DETAIN AND RETAIN RUNOFF THROUGHOUT THE SITE, ON FLATTER SITES, LANDSCAPED AREAS AND IMPs CAN BE INTERSPERSED AMONG THE BUILDINGS AND PAVEMENT AREAS. 6. PROVIDE 2 INCHES OF MULCH IF PAVING IS NOT DONE WITHIN 30 DAYS OF BUILDING COMPLETION.

STORM WATER RUNOFF TABULATION

SOILS AND EARTHWORK TABULATIONS:

THE PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIALS SHALL BE DESTROYED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL.

Table with columns: Category, Value. TOTAL DISTURBANCE AREA: 0 S.F. EXISTING AMOUNT OF IMPERVIOUS AREA: 2,261 S.F. PROPOSED AMOUNT OF REPLACED IMPERVIOUS AREA: 0 S.F. PROPOSED AMOUNT OF NEW IMPERVIOUS AREA: 0 S.F. TOTAL IMPERVIOUS AREA: 2,261 S.F. CUT QUANTITIES: 0 CUBIC YARDS. FILL QUANTITIES: 0 CUBIC YARDS. IMPORT/EXPORT: 0 CUBIC YARDS. MAX CUT DEPTH UNDER THE BUILDING FOOTPRINT: 0 FT. MAX CUT DEPTH OUTSIDE THE BUILDING FOOTPRINT: 0 IN. MAX FILL DEPTH OUTSIDE THE BUILDING FOOTPRINT: 0 FT. STORMWATER FROM DOWNSPOUTS SHALL BE ROUTED TO LANDSCAPE PRIOR TO REACHING PUBLIC DRAIN SYSTEM.

FIRE NOTES

LOCATIONS AND CLASSIFICATION OF PORTABLE FIRE EXTINGUISHERS

- 1. LOCATIONS AND CLASSIFICATION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19. 2. DURING CONSTRUCTION, AT LEAST ONE FIRE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE ORE COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC 3315.1. 3. INDIVIDUAL BUILDING ADDRESS IS PROVIDED. 4. DUMPSTER AND TRASH CONTAINER EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDING OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. 5. WALL, FLOOR, AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED INTERIOR FINISH CLASSIFICATION IF CBS TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATION, TITLE 19 - DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO. 6. PENETRATIONS THROUGH FIRE-RESISTANT RATED CONSTRUCTION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714 OF THE CALIFORNIA BUILDING CODE. 7. 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. 8. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO THE CBS SECTION 501.2.

Revisions table with columns: NO, DATE, REASON

SMART COUNCIL

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Issue Date

Sheet Title: STORM WATER NOTES

Sheet No. G3

NO.	DATE	REASON
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NOTE: 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.

THE PROJECT PROPOSES NO WORK IN THE PUBLIC RIGHT-OF-WAY/EASEMENT.

WATER & SEWER NOTES:

- EXISTING SEWER SERVICE LATERAL TO BE FILMED, EVALUATED BY A CA LICENSED PLUMBER AND RETAINED, REPAIRED, OR REPLACED AS RECOMMENDED.
- EXISTING SEWER CLEAN OUT TO BE UPGRADED AS NECESSARY TO BE TRAFFIC IMPACT RATED.
- EXISTING WATER METER TO BE RELOCATED AS FAR AS POSSIBLE OUT OF THE PRIVATE DRIVE TRAVELWAY 2' MIN CLEARANCE BETWEEN OUTSIDE EDGE OF WATER METER BOX AND PROPOSED PRIVATE PARKING SPACE TRAVELWAY WITH PROPOSED TURNING RADIUS SHOWN WITHIN THE PUBLIC RIGHTS OF WAY

DRAINAGE NOTE:

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.

THE GRADE SHALL FALL NOT FEWER THAN SIX INCHES WITHIN THE FIRST 10 FEET, EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING.

CRC R403.1.7.3 FOUNDATION ELEVATION. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE NOT LESS THAN 12 INCHES PLUS 2%.

ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED THAT IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

STORM WATER BMP NOTES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), AND MUNICIPAL WATER PERMIT AND THE STORM WATER STANDARDS MANUAL.

NOTES BELOW REPRESENT MOST IMPORTANT MINIMUM STANDARDS FOR STORM WATER RUNOFF QUALITY BMP'S:

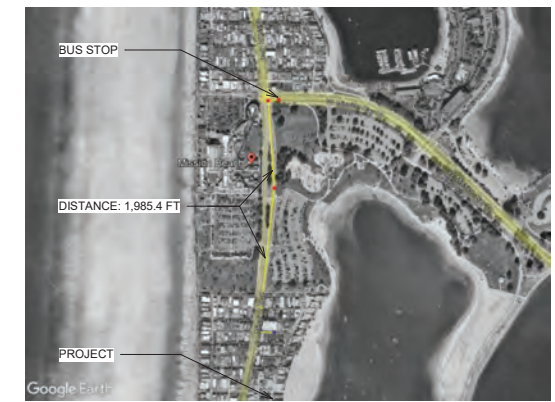
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP ALL SILT AND MUD ON ADJACENT STREETS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN STALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S), A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
- ALL STOCKPILES OF SOIL AND/OR BLDG MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON THE SITE.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
- ALL SLOPES THAT ARE CREATED OR DISTRIBUTED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

PARKING TABLE:

TOTAL PROPERTY AREA:	2,400 SF
LAND USE PROPOSED:	MULTIFAM RESIDENTIAL
PARKING SPACES REQUIRED:	1.5 SPACES PER UNIT
TOTAL DWELLING UNITS:	2 UNITS
TOTAL PARKING SPACES:	1.5 * 2 = 3 SPACES PROVIDED
BIKE PARKING SPACE:	4 PROVIDED
EV CHARGING STATIONS:	2 PROVIDED IN GARAGE

BUSTOP DISTANCE NOTE:

DISTANCE TO CLOSEST BUS STOP = 1,985.4 FT



Elevations on Mean Lower Low Water

Station: 9410170, San Diego, CA
 Status: Accepted (Sep 20 2017)
 Units: Feet
 Control Station:

Datum	Value	Description
MHHW	5.73	Mean Higher High Water
MHW	4.58	Mean High Water
MTL	2.98	Mean Tide Level
MSSL	2.84	Mean Sea Level

TM: 0
 Epoch: 1983-2001
 Datum: MLLW

SOURCE: <https://tidesandcurrents.noaa.gov/datums.html?id=9410170>



PLANS PREPARED BY:
CHRIS SMART DESIGNS

SIGNATURE: _____

808 DOVER Ct.

808 DOVER CT.
SAN DIEGO, CA, 92109

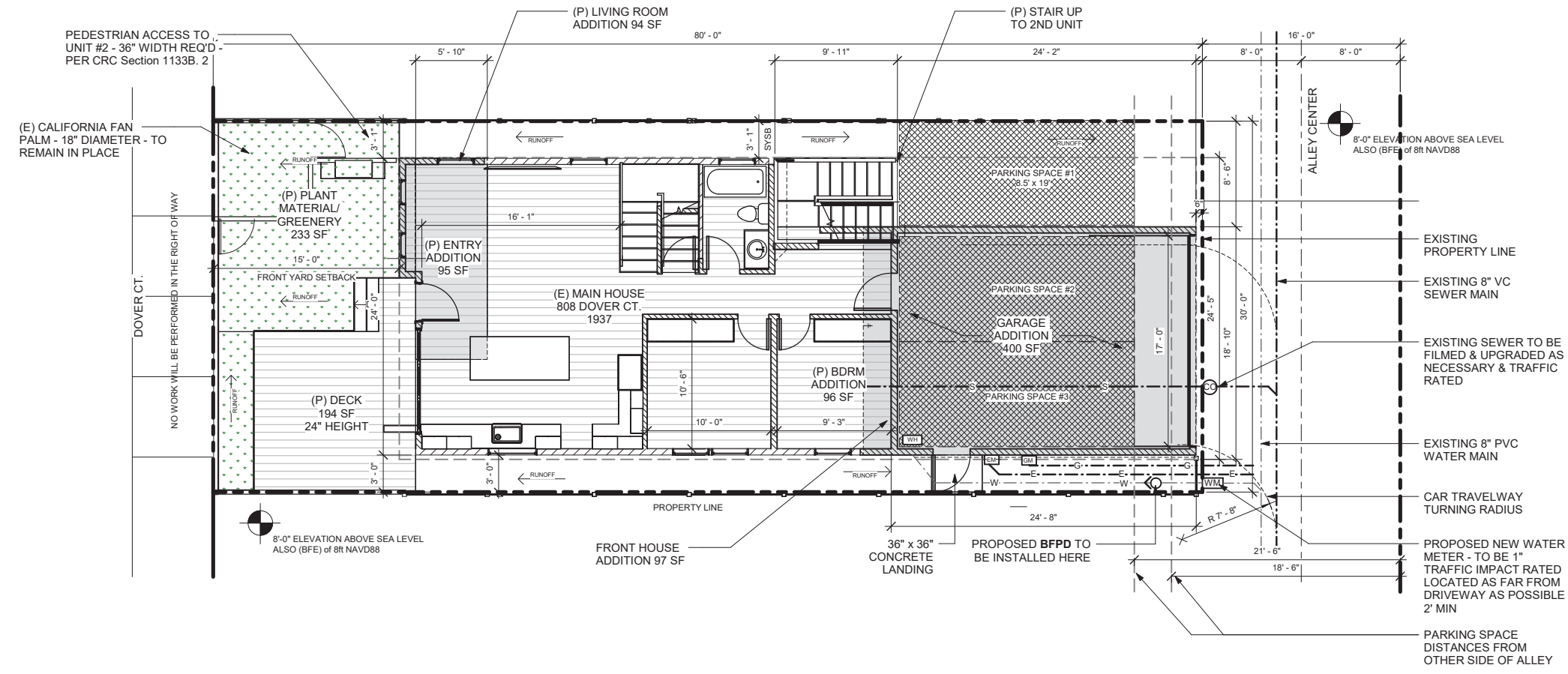
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Issue Date

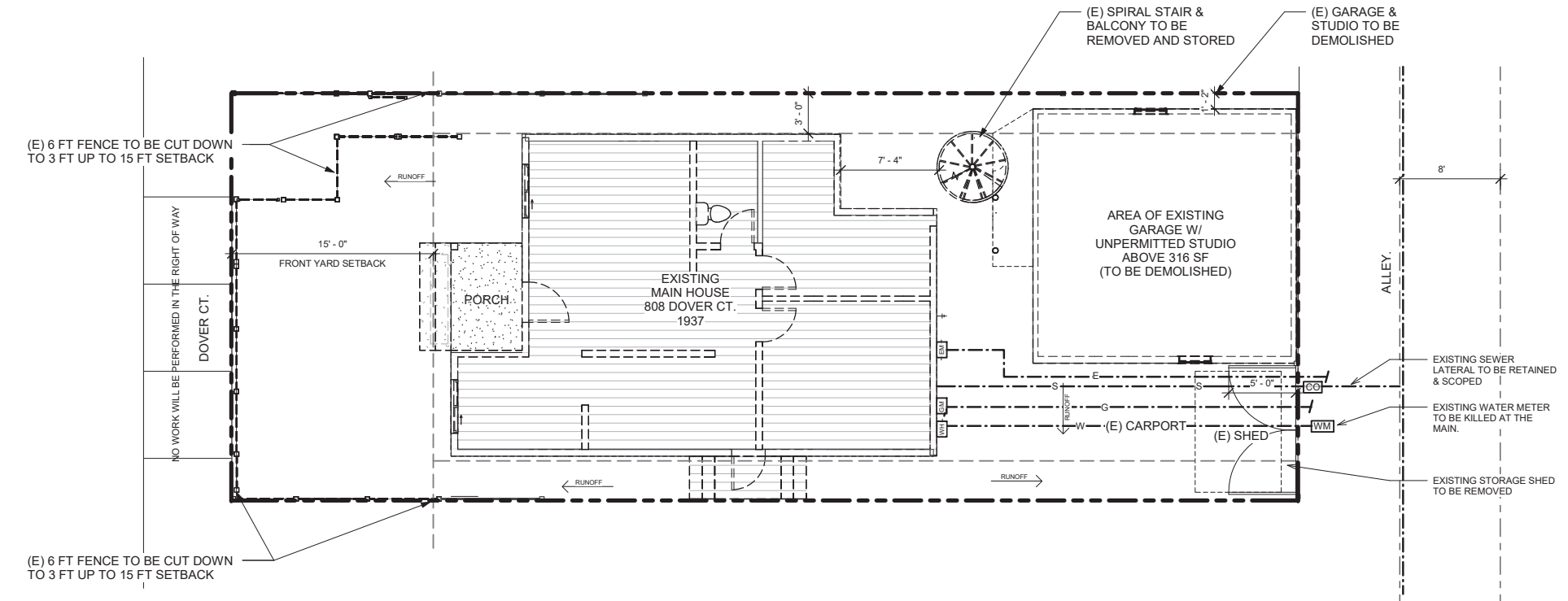
Sheet Title
SITE PLANS

Sheet No.

A1.3



1 SITE PLAN - PROPOSED
SCALE: 3/16" = 1'-0"



2 SITE PLAN - EXISTING & DEMO
SCALE: 3/16" = 1'-0"

NO.	DATE	REASON
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PLANS PREPARED BY:
CHRIS SMART DESIGNS

SIGNATURE: _____

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SAN DIEGO, CA, 92109

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Issue Date

Sheet Title
BMP - SITE PLAN

Sheet No.

A1.4

BMP LEGEND

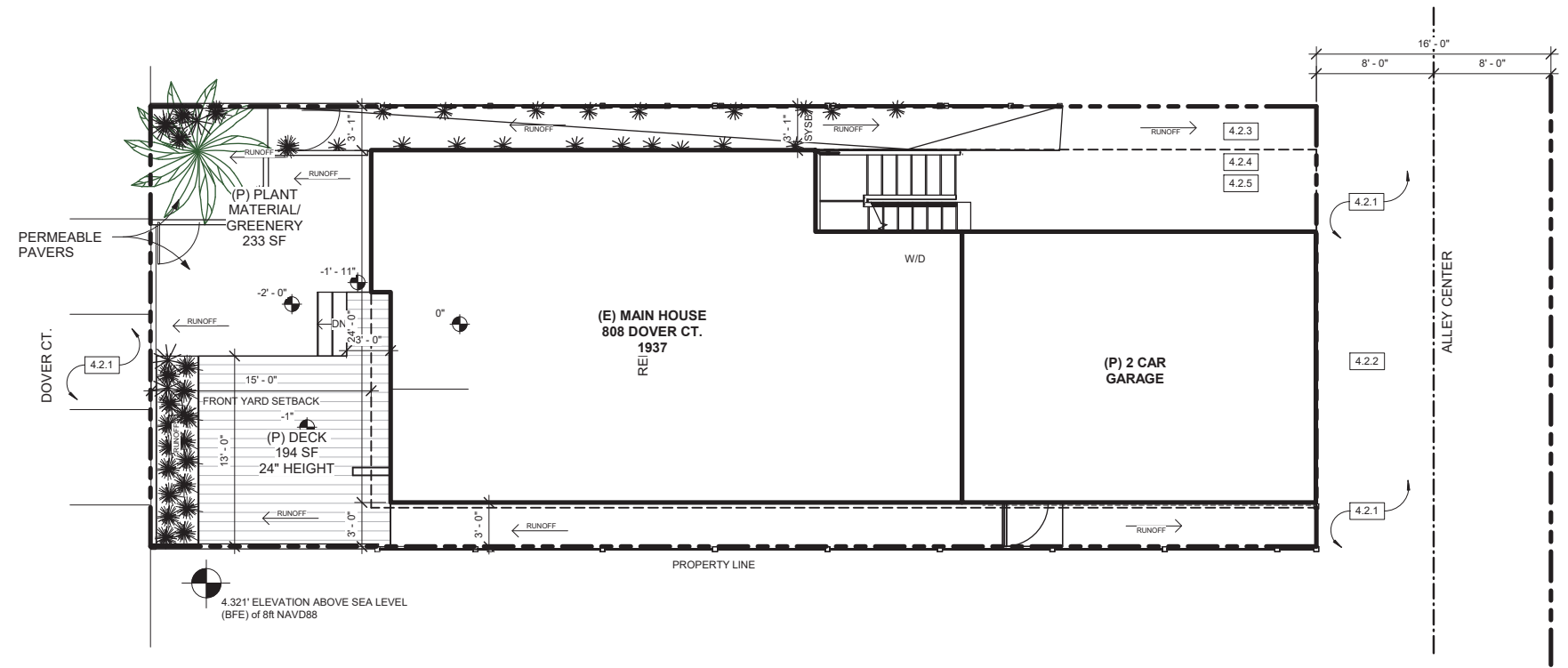
- PDS-659 BROWN DITCH
- PDS-659 BERM
- DIRECTION OF LOT DRAINAGE
- MATERIALS & WASTE MANAGEMENT BMPs
 - WM-1 MATERIAL DELIVERY & STORAGE
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-9 SANITARY WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT
- TEMPORARY RUNOFF CONTROL BMPs
 - SS-2 PRESERVATION OF EXISTING VEGETATION
 - SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER)
 - SS-4 HYDROSEEDING (SUMMER)
 - SS-6 / SS-8 STRAW OR WOOD MULCH (WINTER)
 - SS-7 PHYSICAL STABILIZATION (WINTER)
 - SS-10 ENERGY DISSIPATOR
 - SC-1 SILT FENCE
 - SC-2 SEDIMENT / DESILTING BASIN
 - SC-5 FIBER ROLLS
 - SC-6 / SC-8 GRAVEL OR SAND BAGS
 - SC-7 STREET SWEEPING AND VACUUMING
 - SC-10 STORM DRAIN INLET PROTECTION
 - NS-2 DEWATERING FILTRATION
 - TC-1 STABILIZED CONSTRUCTION ENTRANCE
 - TC-2 CONSTRUCTION ROAD STABILIZATION
 - TC-3 ENTRANCE / EXIT TIRE WASH
- POST CONSTRUCTION SITE DESIGN BMPs
 - 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
 - 4.3.2 CONSERVE NATURAL AREAS SOILS AND VEGETATION
 - 4.3.3 MINIMIZE IMPERVIOUS AREA
 - 4.3.4 MINIMIZE SOIL COMPACTION
 - 4.3.5 IMPERVIOUS AREA DISPERSION
 - 4.3.6 RUNOFF COLLECTION
 - 4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
 - 4.3.8 HARVESTING AND USING PRECIPITATION
- POST CONSTRUCTION SOURCE CONTROL BMPs
 - 4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
 - 4.2.2 STORM DRAIN STENCILING AND POSTING OF SIGNAGE
 - 4.2.3 PROTECTED OUTDOOR MATERIALS STORAGE AREAS
 - 4.2.4 PROTECT MATERIALS STORED IN OUTDOOR AREAS
 - 4.2.5 PROTECT TRASH STORAGE AREAS
 - 4.2.6 ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS

BMP NOTES

- THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB).
- PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:
- 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 (wpcp) for construction level bmps and, if applicable, the storm water quality management plan (swmp) for post-construction bmps.
 - The contractor shall install and maintain all storm drain inlet protection. Inlet protection in the public right-of-way must be temporarily removed prior to a rain event to ensure no flooding occurs and reinstalled after rain is over.
 - All construction bmps shall installed and properly maintained throughout the duration of construction.
 - The contractor shall only grade, including clearing and grubbing, areas for which the contractor or qualified contact person can provide erosion and sediment control measures.
 - The contractor is responsible for ensuring that all sub-contractors and suppliers are aware of all storm water bmps and implement such measures. Failure to comply with the approved swppp/wpcp will result in the issuance of correction notices, citations, civil penalties, and/or stop work notices.
 - The contractor or qualified contact person shall be responsible for cleanup of all silt, debris, and mud on affected and adjacent street(s) and within storm drain system due to construction vehicles/equipment and construction activity at the end of each work day.
 - 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/wpcp.
 - The contractor or qualified contact person shall clear debris, silt, and mud from all ditches and swales prior to and within 3 business days after each rain event or prior to the next rain event, whichever is sooner.
 - If a non-storm water discharge leaves the site, the contractor shall immediately stop the activity and repair the damages. The contractor shall notify the resident engineer of the discharge, prior to resuming construction activity. Any and all waste material, 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.
 - Equipment and workers for emergency work shall be made available at all times. All necessary materials shall be stockpiled on site at convenient locations to facilitate rapid deployment of construction bmps when rain is imminent.
 - The contractor shall restore and maintain all erosion and sediment control bmps to working order year round.
 - The contractor shall install additional erosion and sediment control measures due to unforeseen circumstances to prevent non-storm water and sediment-laden discharges.
 - The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded waters create a hazardous condition.
 - All erosion and sediment control measures provided per the approved swppp/wpcp shall be installed and maintained. All erosion and sediment controls for interim conditions shall be properly documented and installed to the satisfaction of the resident engineer.
 - As necessary, the resident engineer shall schedule meetings for the project team (general contractor, qualified contact person, erosion control subcontractor if any, engineer of work, owner/developer, and the resident engineer) to evaluate the adequacy of the erosion and sediment control measures and other bmps relative to anticipated construction activities.
 - The contractor shall conduct visual inspections daily and maintain all bmps 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.
 - Construction entrance and exit area. Temporary construction entrance and exits shall be constructed in accordance with casqa fact sheet 1-for callans fact sheet 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.
 - Performance standards. The contractor shall be responsible for implementing bmps based on the following performance standards:
 - Non-storm water discharges from the site shall not occur to the maximum extent practicable 2.
 - Storm water discharges shall be free of pollutants including sediment to the maximum extent practicable.
 - Erosion shall be controlled by bmps to the maximum extent practicable. If rills and gullies appear they shall be repaired and additional bmps installed to prevent a recurrence of erosion.
 - Inactive areas shall be protected to prevent pollutant discharges. A site or portions of a site shall be considered inactive when construction activities have ceased for a period of 14 or more consecutive days.
 - Active and inactive areas shall be protected prior to rain in accordance with chapter 5 of part 2 of the storm water standards.

SUMMARY OF IMPERVIOUS AREAS

EXISTING IMPERVIOUS SURFACES	XXX SF
DRIVEWAY / PARKING SF	XXXX SF
GARAGE SF	XXX SF
RESIDENCE SF	XXXX SF
PATIO SF	XXX SF
TOTAL DISTURBED SF	XXXX SF



1 SITE PLAN - BMP PLAN

SCALE: 3/16" = 1'-0"

National Flood Hazard Layer FIRMeTte



Elevations on Mean Lower Low Water

Datum	Value	Description
MHHW	5.73	Mean Higher-High Water
MHW	4.98	Mean High Water
MTL	2.88	Mean Tide Level
MLL	2.94	Mean Sea Level

SOURCE: <https://tidesandcurrents.noaa.gov/datums.html?id=9410170>

CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

Primary Street	Secondary Street	Northing	Easting	Elevation	Comments
BRADY COURT	BRADY COURT	2134	7137	386.048	SWP
	BRADY COURT	2187	7082	3.425	LA MARK






This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shows compliance with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was reported on 8/4/2025 at 3:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMeTte panel number, and FIRMeTte effective date. Map images for unmapped and unbordered areas cannot be used for regulatory purposes.

NOTE: ROOF HEIGHT
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). [SDMC SECTION 132.0505]

WALL LEGEND

-  2 X 6 STUD WALL W/ R-19 INSULATION - CEMENT BOARD SIDING EXTERIOR AND 5/8" GWB INTERIOR - SEE DETAILS FOR MORE INFO
-  2 X STUD WALL - 1 HOUR FIRE RATED - 5/8" TYPE X GWB INSIDE AND OUTSIDE - SEE DETAILS FOR MORE INFO
-  NEW 2X4 STUD WALL WITH 1/2" GYP BD. BOTH SIDES. R-13 INSULATION
-  EXISTING 2X STUD WALL WITH 1/2" GYP BD. BOTH SIDES
-  EXISTING 2X EXTERIOR STUD WALL WITH 1/2" GYP BD. INT AND STUCCO SYSTEM ON EXTERIOR.

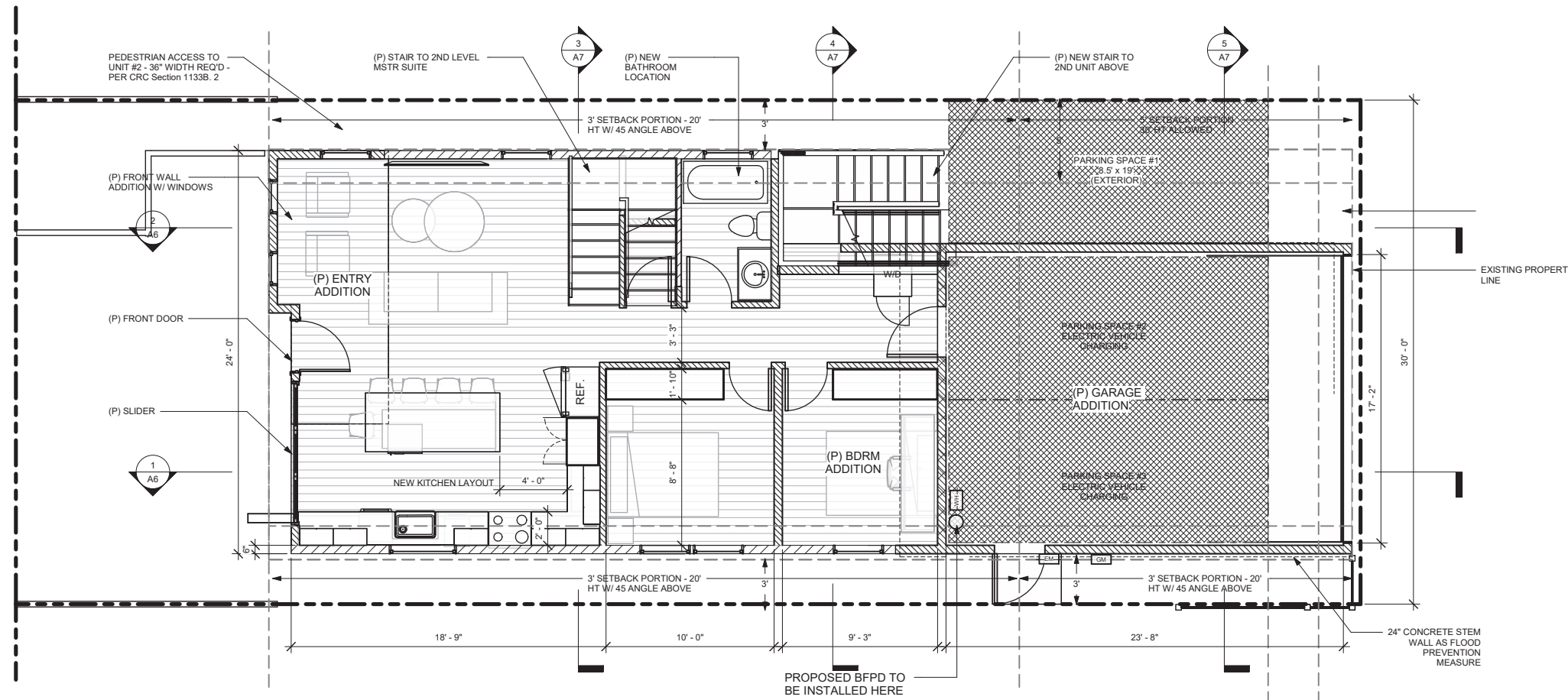
ACOUSTICAL NOTES:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL HAVE A MINIMUM SOUND TRANSMISSION CLASS (STC) OF 30.
 2. VENTILATION SHALL BE PROVIDED PER THE REQUIREMENTS OF THE CALIFORNIA MECHANICAL CODE (CMC), CHAPTER 4. THE VENTILATION SYSTEM SHALL CONSIST OF AIR-CONDITIONING, FURNACE WITH SUMMER SWITCH, OR OTHER INDEPENDENT FAN SYSTEM. OPERATION OF THE VENTILATION SYSTEM SHALL NOT RESULT IN INTERIOR NOISE LEVELS GREATER THAN 45 DB CNEL.
- WITH EITHER OPTION, YOUR BUILDING PLANS WILL NEED TO BE REVIEWED TO VERIFY THAT THE MITIGATION MEASURES RECOMMENDED IN THE ACOUSTICAL REPORT OR THE OPTIONAL NOTES ARE INCORPORATED IN THE PLANS.

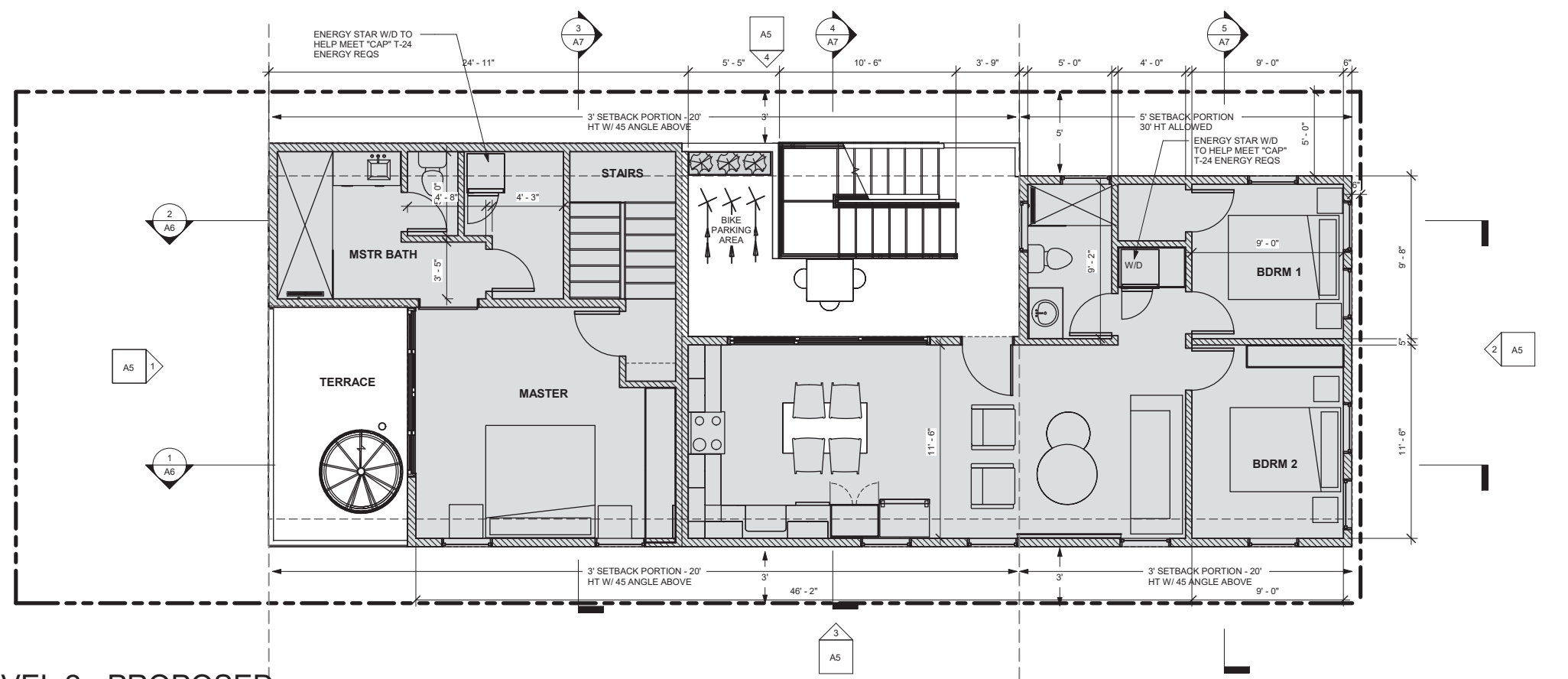
§143.0146 Supplemental Regulations for Special Flood Hazard Areas

STANDARDS OF CONSTRUCTION

- IN ALL SPECIAL FLOOD HAZARD AREAS, THE FOLLOWING STANDARDS APPLY FOR ALL DEVELOPMENT.
- (1) ALL PERMITTED, PERMANENT STRUCTURES AND OTHER SIGNIFICANT IMPROVEMENTS SHALL BE ANCHORED TO PREVENT FLOTATION, COLLAPSE OR LATERAL MOVEMENT RESULTING FROM HYDRODYNAMIC AND HYDROSTATIC LOADS, INCLUDING THE EFFECTS OF BUOYANCY.
 - (2) ALL PERMITTED PERMANENT STRUCTURES AND OTHER SIGNIFICANT IMPROVEMENTS SHALL BE CONSTRUCTED WITH MATERIALS AND UTILITY EQUIPMENT RESISTANT TO FLOOD DAMAGE.
 - (3) CONSTRUCTION METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE SHALL BE USED.
 - (4) ALL ELECTRICAL, HEATING, VENTILATION, PLUMBING, AND AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES SHALL BE DESIGNED AND LOCATED TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE EQUIPMENT COMPONENTS DURING CONDITIONS OF FLOODING.
 - (5) BREAKAWAY WALLS SHALL BE CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT TO MEET ALL APPLICABLE FEMA REQUIREMENTS. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY ENGINEER BEFORE FINAL INSPECTION APPROVAL.
 - (6) NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT OF ANY STRUCTURE SHALL HAVE THE LOWEST FLOOR, INCLUDING BASEMENT, ELEVATED AT LEAST 2 FEET ABOVE THE BASE FLOOD ELEVATION. UPON COMPLETION OF THE DEVELOPMENT, THE ELEVATION OF THE LOWEST FLOOR, INCLUDING BASEMENT, SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR TO BE PROPERLY ELEVATED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY ENGINEER BEFORE FINAL INSPECTION APPROVAL. THE CITY ENGINEER RESERVES THE RIGHT TO REQUIRE A PRELIMINARY CERTIFICATION BEFORE FOUNDATION INSPECTION APPROVAL.
 - (7) NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT OF ANY STRUCTURE IN FIRM ZONE AH OR AO SHALL HAVE THE LOWEST FLOOR, INCLUDING BASEMENT, ELEVATED ABOVE THE HIGHEST ADJACENT GRADE AT LEAST 2 FEET HIGHER THAN THE DEPTH NUMBER SPECIFIED ON THE FIRM, OR AT LEAST 4 FEET IF NO DEPTH NUMBER IS SPECIFIED. UPON THE COMPLETION OF THE STRUCTURE THE ELEVATION OF THE LOWEST FLOOR, INCLUDING BASEMENT, SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR, TO BE PROPERLY ELEVATED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY ENGINEER BEFORE FINAL INSPECTION APPROVAL. THE CITY ENGINEER MAY REQUIRE A PRELIMINARY CERTIFICATION BEFORE FOUNDATION INSPECTION APPROVAL.
 - (8) PERMITTED NONRESIDENTIAL CONSTRUCTION SHALL EITHER BE ELEVATED AS REQUIRED BY SECTION 143.0146(C)(6) OR (7) OR, TOGETHER WITH ATTENDANT UTILITY AND SANITARY FACILITIES, MEET THE FLOOD PROOFING REQUIREMENTS OF FEMA. CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT THAT SUCH REQUIREMENTS ARE MET SHALL BE PROVIDED TO THE CITY ENGINEER BEFORE FINAL INSPECTION APPROVAL. THE CITY ENGINEER MAY REQUIRE A PRELIMINARY CERTIFICATION BEFORE FOUNDATION INSPECTION APPROVAL.
 - (9) FULLY ENCLOSED AREAS BELOW THE LOWEST FLOOR THAT ARE SUBJECT TO FLOODING SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT THAT THEY COMPLY WITH THE FLOOD PROOFING REQUIREMENTS OF FEMA. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY ENGINEER BEFORE FINAL INSPECTION APPROVAL.
 - (10) WITHIN FIRM ZONES AH OR AO, NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS OF ANY STRUCTURE SHALL BE CONSTRUCTED SO THAT THERE ARE ADEQUATE DRAINAGE PATHS AROUND STRUCTURES ON SLOPES TO GUIDE FLOOD WATERS AROUND AND AWAY FROM PROPOSED STRUCTURES.
 - (11) ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS OF STRUCTURES WITH FULLY ENCLOSED AREAS BELOW THE LOWEST FLOOR, EXCLUDING BASEMENTS, THAT ARE USABLE SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS, OR STORAGE, AND WHICH ARE SUBJECT TO FLOODING, SHALL BE DESIGNED TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE ENTRY AND EXIT OF FLOODWATER AS REQUIRED BY 44 C. F. R. § 60.3(C)(5). AS MAY BE AMENDED. DESIGNS FOR MEETING THIS REQUIREMENT MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT, OR MEET OR EXCEED THE FOLLOWING MINIMUM CRITERIA:
 - (I) A MINIMUM OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING SHALL BE PROVIDED;
 - (II) THE BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN ONE FOOT ABOVE GRADE; AND
 - (III) OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, VALVES OR OTHER COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER.



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



2 LEVEL 2 - PROPOSED
SCALE: 1/4" = 1'-0"

CERTIFICATE NOTES

NOTE: HERS TESTING
AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE. 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.

NOTE: INSTALLATION CERT CF2R
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.






NOTE: INSTALLATION CERT CF2R
EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.

NOTE: INDOOR AIR QUALITY
INDOOR VENTILATION WILL BE ACHIEVED WITH TWO CONTINUOUS VENTILATION EXHAUST FANS W/ 29 CFM MINIMUM RATE

NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). (SDMC SECTION 132.0505)

NOTE: SOUND LEVELS
INDOOR NOISE LEVELS FOR ALL HABITABLE SPACES SHALL NOT EXCEED 45 DB. THE APPLICANT WILL BE REQUIRED TO SPEND NO MORE THAN 10 PERCENT OF CONSTRUCTION COSTS TO MEET SOUND ATTENUATION REQUIREMENTS.

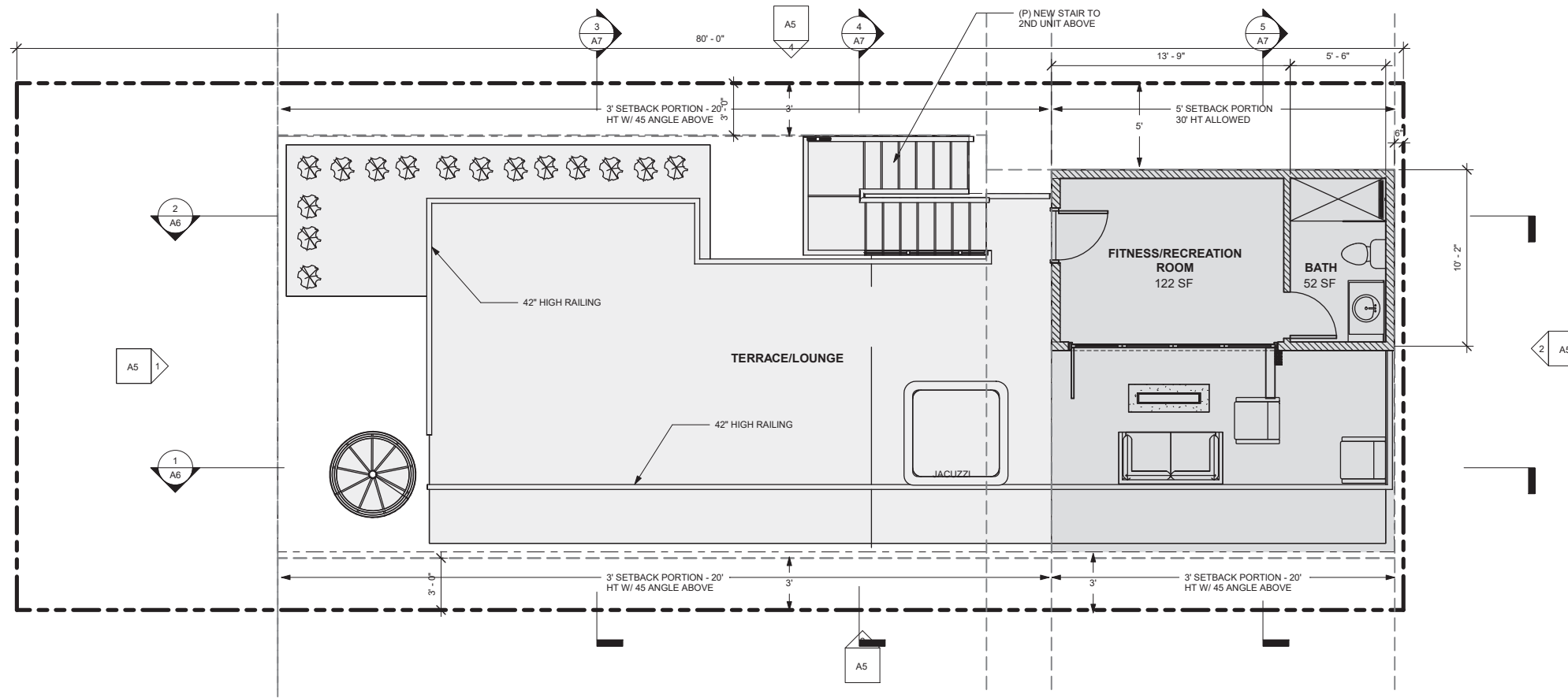
WALL LEGEND

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-  2 X STUD WALL - 1 HOUR FIRE RATED - 5/8" TYPE X GWB INSIDE AND OUTSIDE - SEE DETAILS FOR MORE INFO
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ACOUSTICAL NOTES:

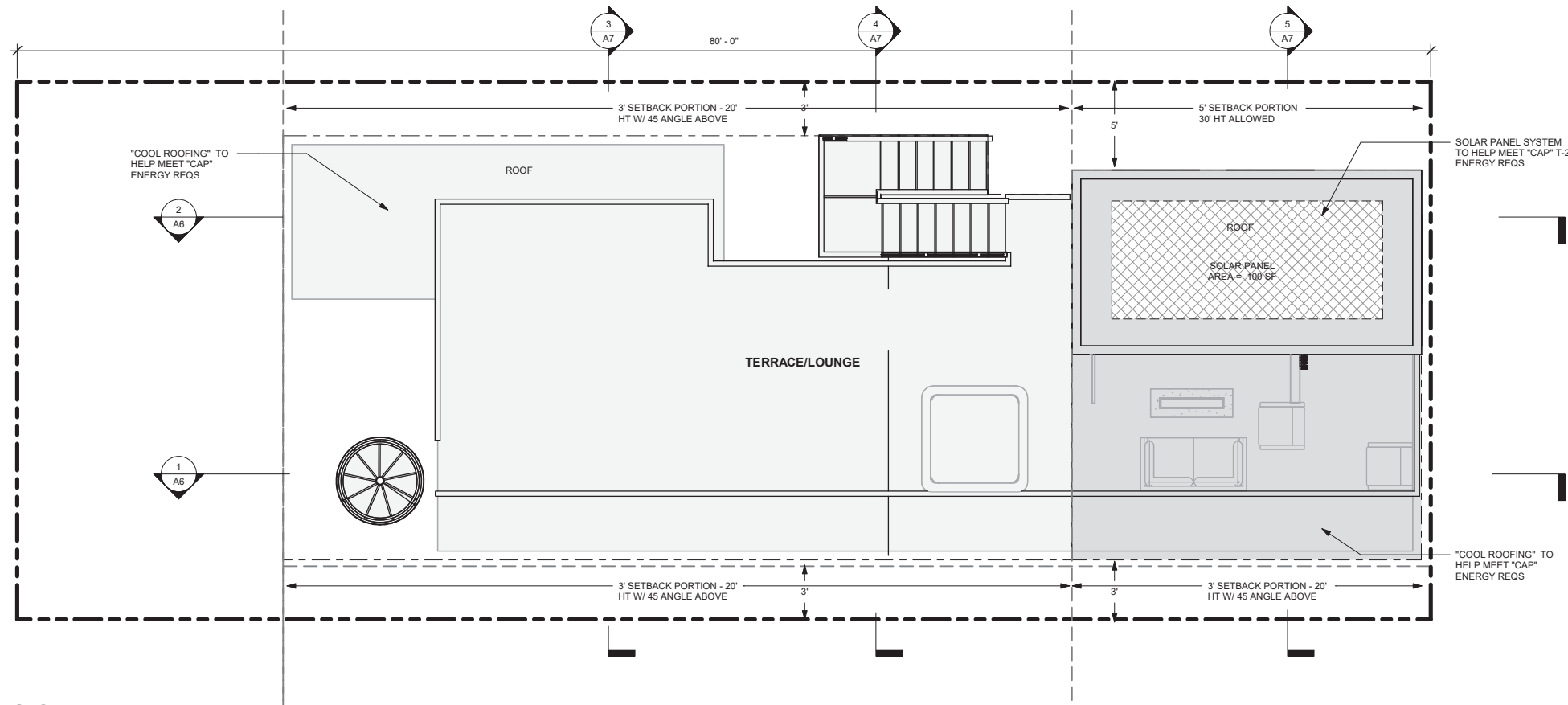
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1 LEVEL 3

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



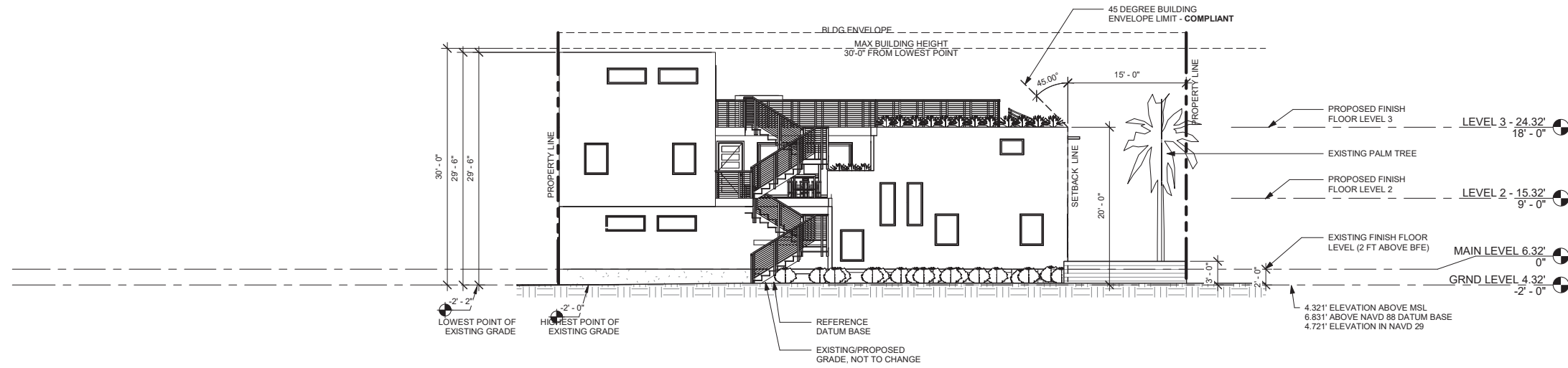
2 ROOF PLAN

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

NO.	DATE	REASON
4	08/04/2025	CDP REV 4

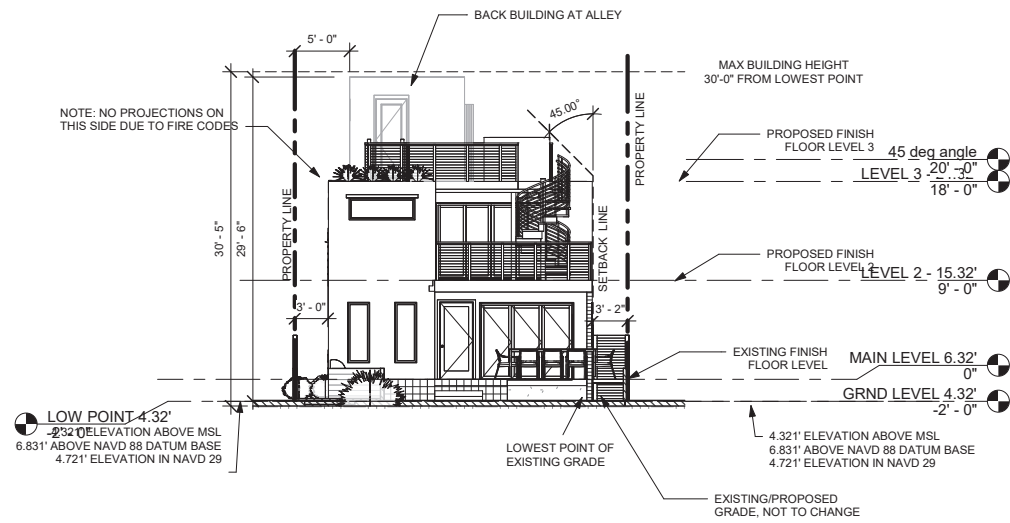
NOTE: HEIGHT SHALL COMPLY WITH PROPOSITION D HEIGHT LIMITS AS OUTLINED IN THE CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5.4.

NOTE: ROOF HEIGHT THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). (SDMC SECTION 132.0505)



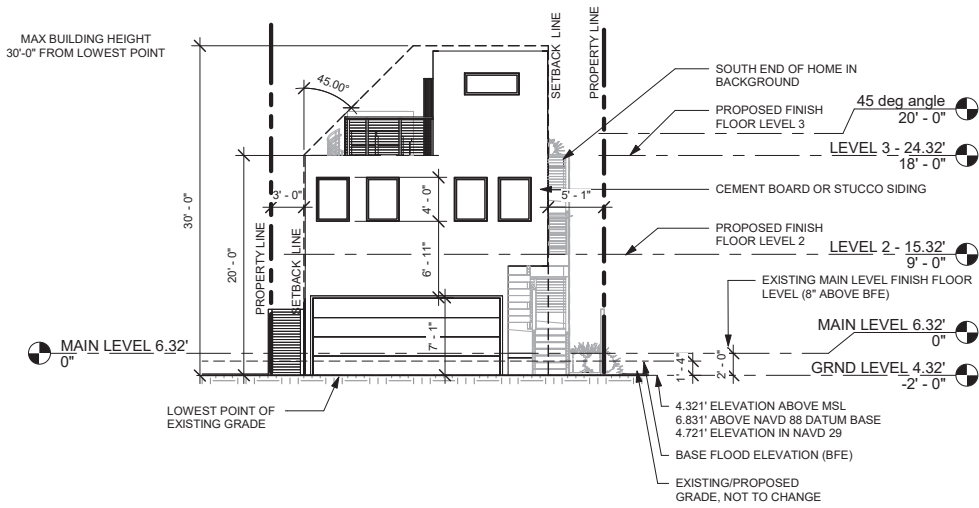
4 WEST ELEVATION

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



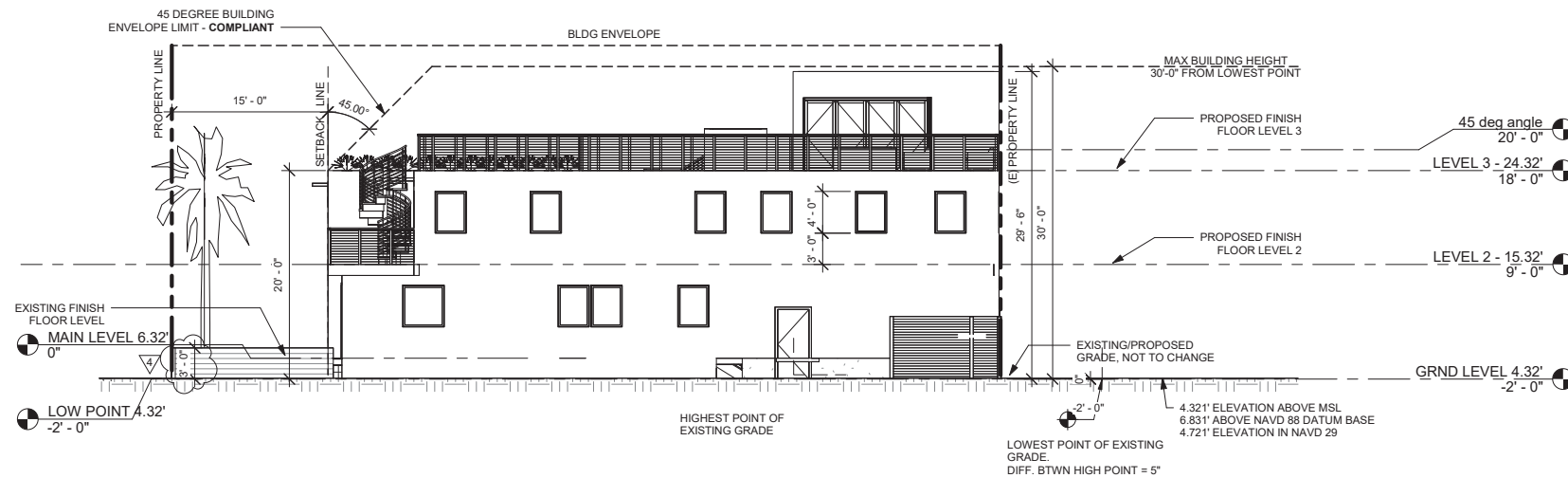
1 SOUTH ELEVATION

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



2 NORTH ELEVATION

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



3 EAST ELEVATION

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

ELEVATION HEIGHT TABLE

REFERENCE LEVEL	HEIGHT ABOVE MSL	ABOVE GROUND LEVEL:
GROUND LEVEL:	4.321'	4.321'
LEVEL 1:	6.321'	2'-0"
LEVEL 2:	15.321'	9'-0"
LEVEL 3:	24.2'	18'-0"

ASSUMED FEMA ZONE = AE (EL 8 Feet)

Primary Street	Secondary Street	North	East	Elevation	Comments
808 DOVER CT	UNASSIGNED	2307	3852	0.45	15.5 MSL

Elevations on Mean Sea Level

Station: 94 10170, San Diego, CA

Status: Accepted (Sep 20 2017)

Units: Feet

Control Station:

Datum

Value

Description

MSL

2.79

Mean High-High Water

MSW

2.04

Mean High Water

MFL

0.02

Mean Tide Level

MSTL

0.00

Mean Sea Level

DTL

-0.06

Mean Diurnal Tide Level

MLW

-0.00

Mean Low Water

MLLW

-0.84

Mean Lower Low Water

NAVD83

-2.81

North American Vertical Datum of 1983

CHRIS SMART

808 DOVER Ct.

808 DOVER CT.
SAN DIEGO, CA, 92109

2/11/2026 2:12:47 PM

Issue Date

Sheet Title
ELEVATIONS

Sheet No.

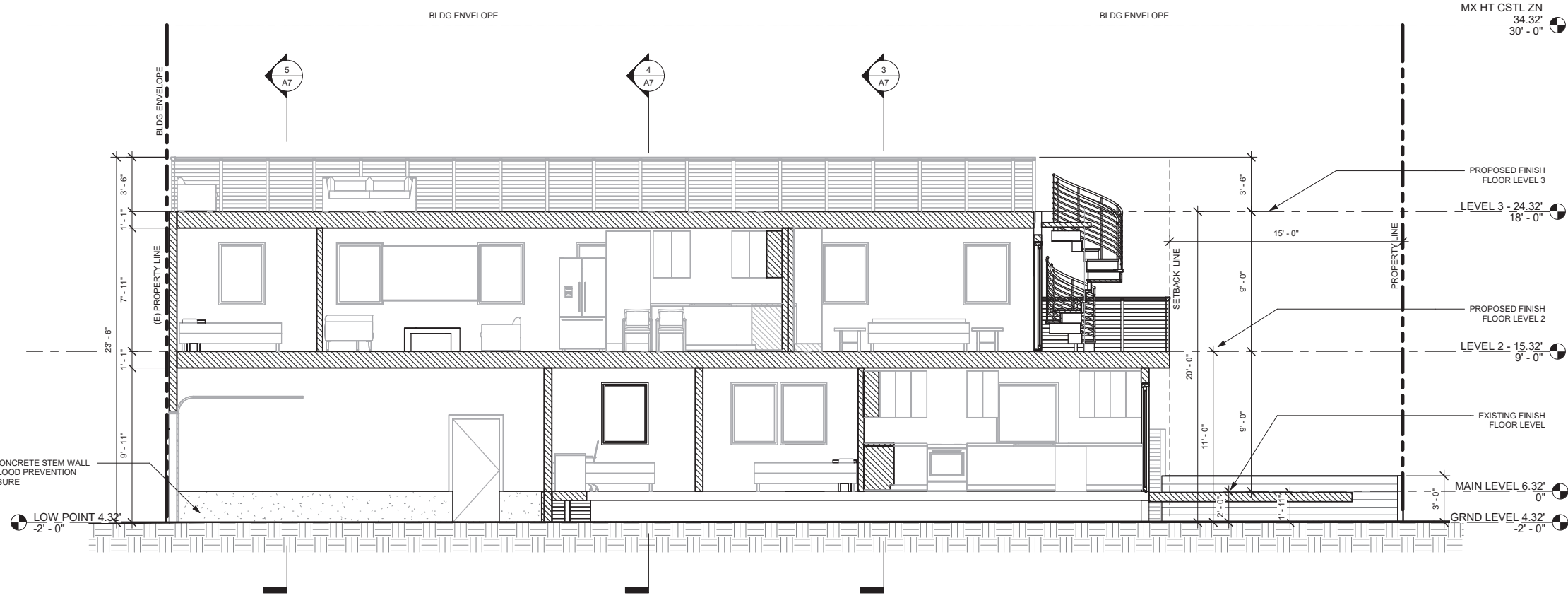
A5

Elevations on Mean Lower Low Water

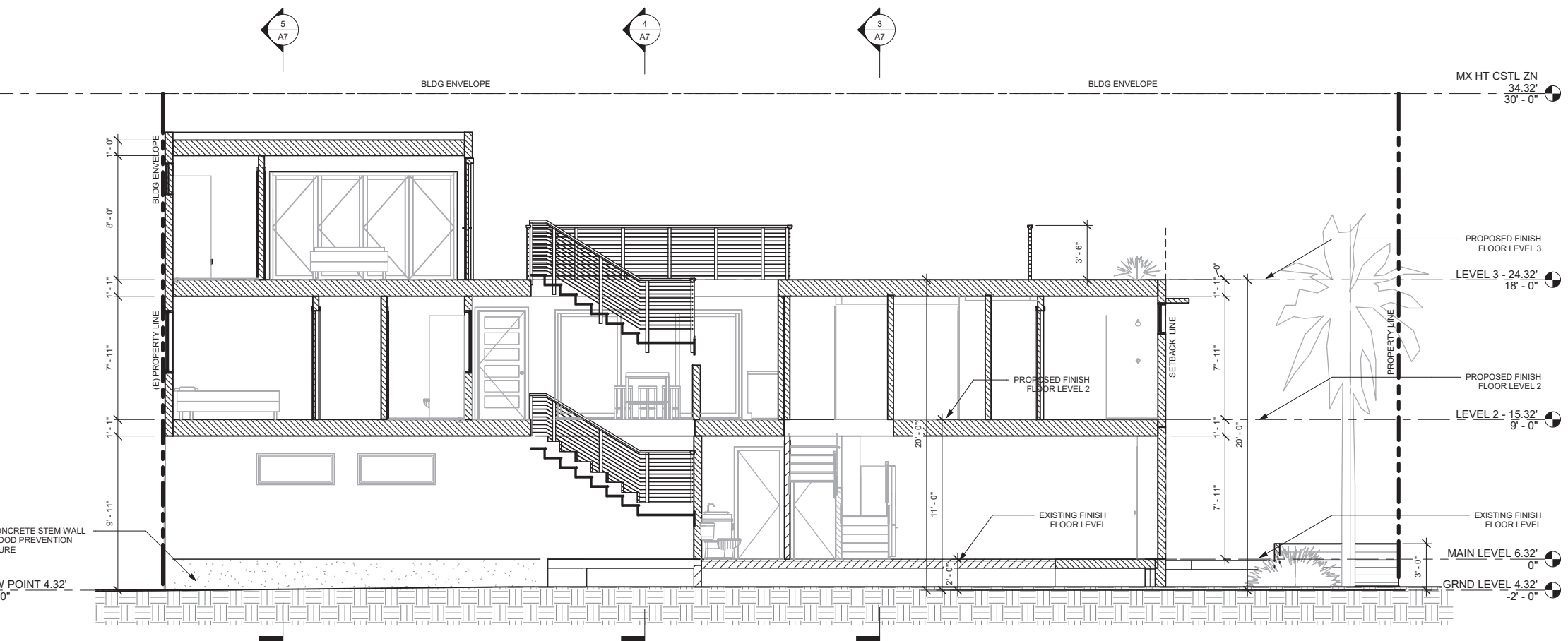
Datum	Value	Description
MHW	5.73	Mean Higher High Water
MHHW	4.98	Mean High Water
MTL	2.96	Mean Tide Level
MSL	2.84	Mean Sea Level

SOURCE: <https://tidesandcurrents.noaa.gov/datums.html?id=9410170>

Primary Street	Secondary Street	North	Easting	Elevation	Comments	DATUM IS MEAN SEA LEVEL



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



2 Section 2
SCALE: 1/4" = 1'-0"

NOTE: HEIGHT SHALL COMPLY WITH PROPOSITION D HEIGHT LIMITS AS OUTLINED IN THE CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.*

NOTE: ROOF HEIGHT
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CHRIS SMART

808 DOVER Ct.

808 DOVER CT.
SAN DIEGO, CA, 92109

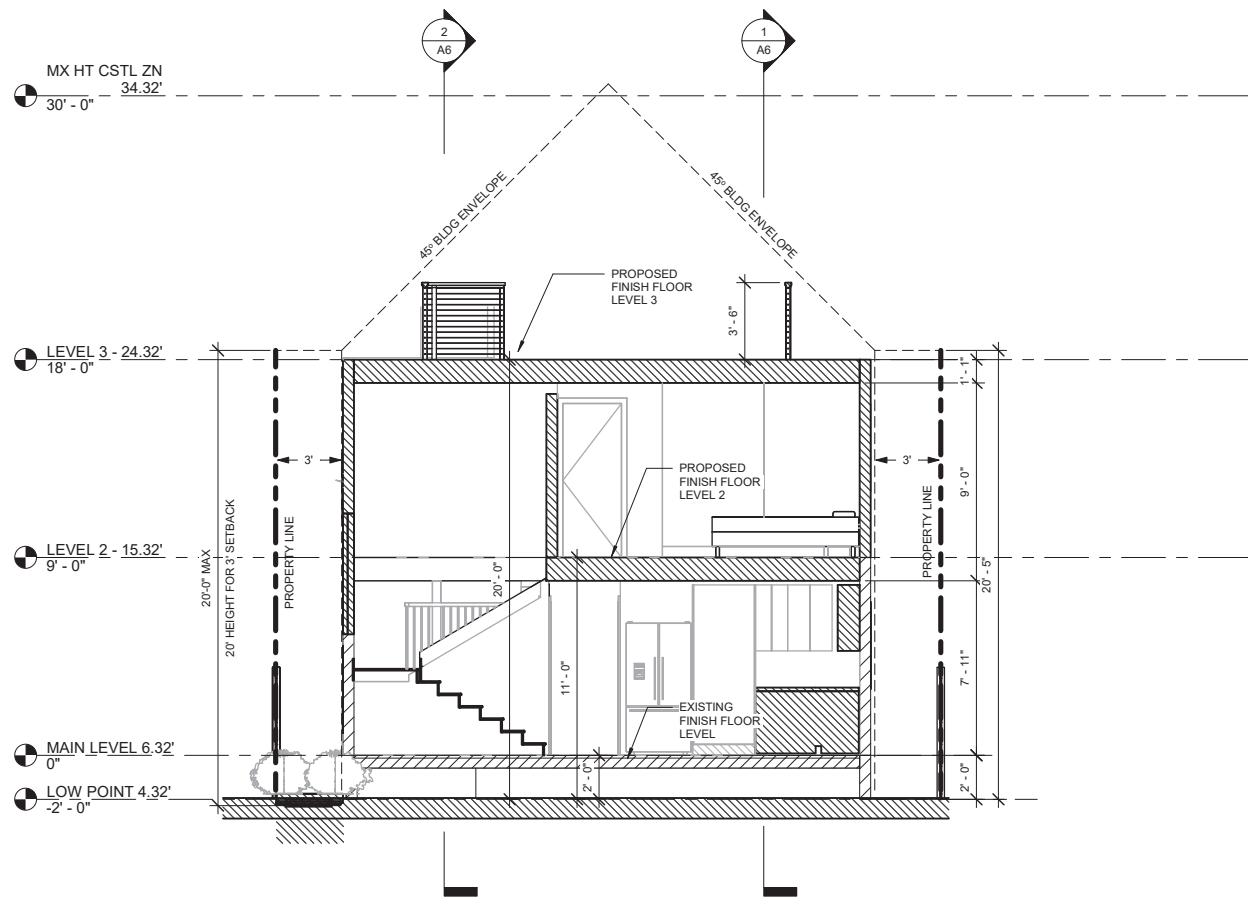
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Issue Date

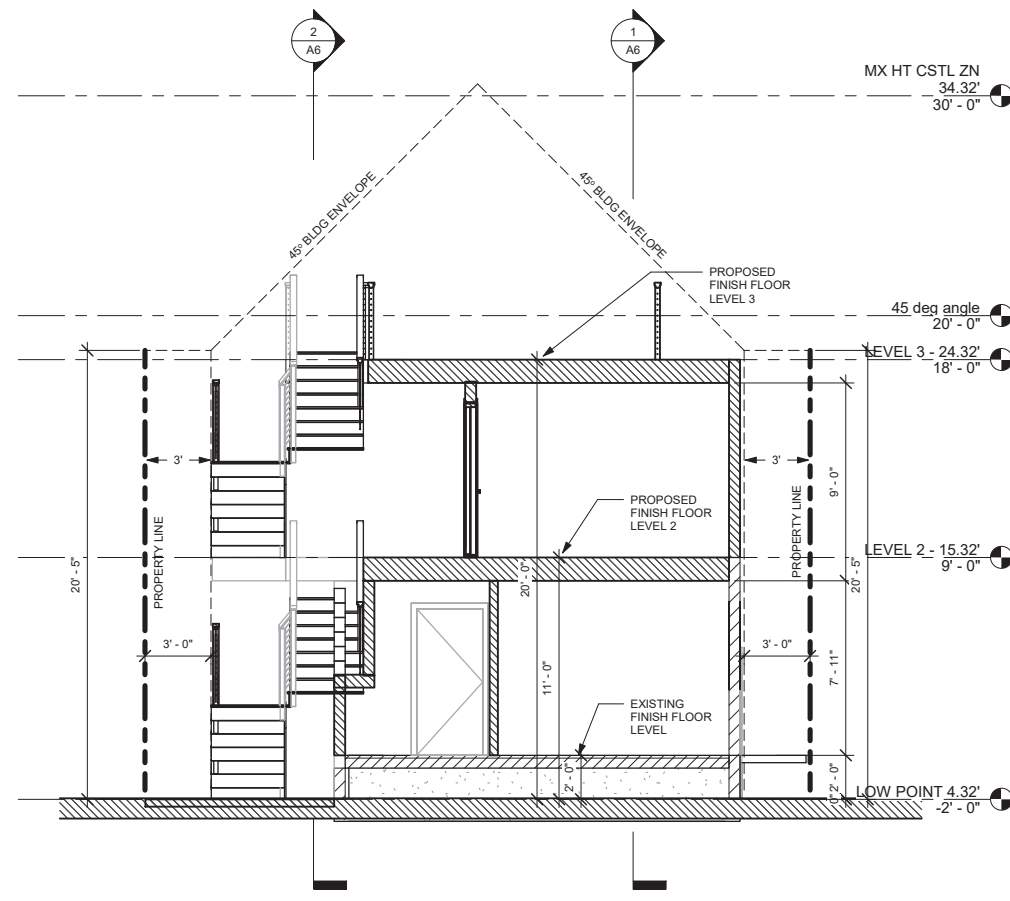
Sheet Title
SECTIONS

Sheet No.

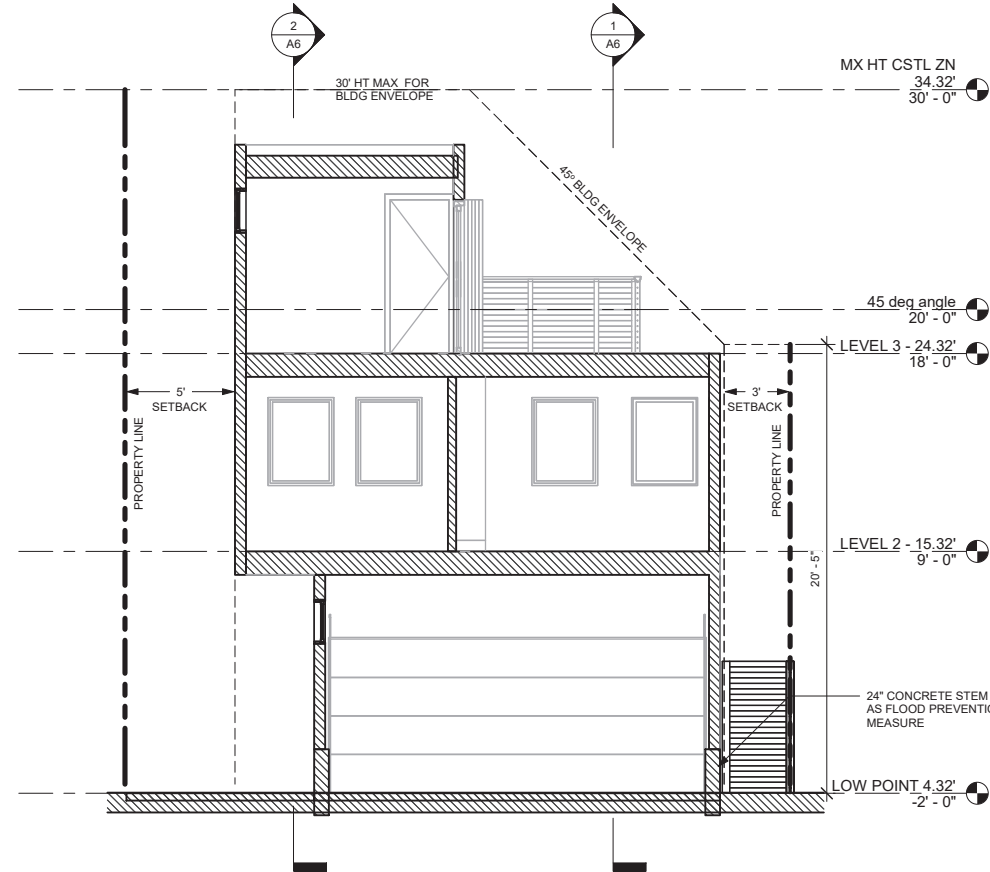
A6



3 Section 3
SCALE: 1/4" = 1'-0"



4 Section 5
SCALE: 1/4" = 1'-0"



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

NOTE: HEIGHT SHALL COMPLY WITH PROPOSITION D HEIGHT LIMITS AS OUTLINED IN THE CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.1

NOTE: ROOF HEIGHT THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).* [SDMG SECTION 132.0505]

24" CONCRETE STEM WALL AS FLOOD PREVENTION MEASURE



MAILED
SEP 29 2021
CODE ENFORCEMENT
DIVISION

September 29, 2021

CIVIL PENALTY NOTICE AND ORDER

Location: 808 Dover Court, San Diego, CA 92109

APN No.: 423-703-14-00

**Property Owner/
Responsible Person:
Address:** Daniel D. Hack Trust 2/18/2015
808 Dover Court
San Diego, CA 92109

Zoning Designation: MBPD-R-5

You are hereby notified that the property identified above is in violation of the San Diego Municipal Code (SDMC). On July 29, 2021 the following violations were observed at the property and must be corrected:

- Construction of a second story dwelling unit on top of an existing detached garage at the rear of a residential dwelling without City approval. Unpermitted work includes structural floor, wall, and roof systems, kitchen, bathroom, windows, A/C mini-split, metal spiral staircase and a 2nd story deck. Additionally, an outdoor shower head and faucet have been installed on the south side of garage wall.
- Over height fence in front yard.

This is a violation of the following code section(s):

Code Section **Violation Description**

- SDMC §129.0202 - When a Building Permit Is Required
- SDMC §129.0302 - When an Electrical Permit Is Required
- SDMC §129.0402 - When a Plumbing/Mechanical Permit Is Required
- SDMC §1513.0401 - Fences
- SDMC §1513.0304 - Property Development Regulations -- Residential Subdistricts
- SDMC §§121.0202-121.0203 provides the authority regarding enforcement of the Land Development Code.
- SDMC §121.0302 requires compliance with the Land Development Code, specifies these violations are not permitted, and provides authority for the abatement of public nuisances.

If you correct the above violations as identified below, you will not be subject to any administrative civil penalties.

Page 2
Civil Penalty Notice and Order
808 Dover Court
September 29, 2021

In order to avoid administrative civil penalties, you must correct the violations by February 25, 2022, as follows:

- Submit plans and obtain required permit(s) to remove or keep unpermitted work; complete all required inspections.
- Obtain required Electrical Permit(s) and successfully complete all required inspections.
- Obtain required Plumbing/Mechanical Permit(s) and successfully complete all required inspections.
- Reduce fence height to 3 feet in the front yard continuing to the front yard setback line.

Note: All applications for permits must be submitted online. Please go to <https://www.sandiego.gov/development-services> and click on apply for a permit online. Be advised that CED will be reviewing the submitted plans for enforcement compliance.

Re-inspection fees are assessed for each inspection after the issuance of a violation notice in accordance with the SDMC §13.0103. An invoice will be sent following each inspection until compliance is achieved. Current re-inspection fees range between \$264 and \$295.

Please refer to the San Diego Municipal Code sections cited for additional information via <https://www.sandiego.gov/city-clerk/>.

Additional forms and documents to assist in your compliance efforts are available at: <https://www.sandiego.gov/ced/forms>.

Failure to Comply with Notice and Order

If you fail to comply with this Notice and Order in the time and manner set forth above, you are subject to civil administrative penalties pursuant to SDMC §§12.0801-12.0810. The penalty rate for the above listed violations has been established in accordance with SDMC §§12.0801-12.0810 at \$200.00 per violation per day and shall be an ongoing assessment of penalties at the daily rate until the violations are corrected. Administrative civil penalty amounts are established by the Development Services Director.

The following factors were used in determining the amount:

- the nature and seriousness of the violation
- the impact of the violation upon the community

Pursuant to SDMC §12.0805(a), in determining the date on which civil penalties shall begin to accrue, the Development Services Director considers the date when the Code Enforcement Division first discovered the violations as evidenced by the issuance of a Notice of Violation or any other written correspondence. The date on which the civil penalties began to accrue is September 29, 2021 and shall end on the date that the violations have been corrected to the satisfaction of the Development Services Director or the Enforcement Hearing Officer.

Page 3
Civil Penalty Notice and Order
808 Dover Court
September 29, 2021

Civil Penalties Hearing

If you fail to comply with the Notice and Order, written notice of the time and place of an administrative enforcement hearing will be served on you at least 10 calendar days prior to the date of the hearing in accordance with SDMC §12.0403. At the hearing, you may present evidence concerning the existence of the violations and whether the amount of administrative civil penalties assessed was reasonable in accordance with SDMC §12.0808. Failure to attend an administrative enforcement hearing will constitute a waiver of your rights to an administrative hearing and administrative adjudication of the violations set forth above.

Administrative Costs

The Development Services Director or Enforcement Hearing Officer is authorized to assess administrative costs. Administrative costs may include, but are not limited to: staff time to investigate and document violations; laboratory, photographic, and other expenses incurred to document or establish the existence of a violation; and scheduling and processing of the administrative hearing and all actions.

Failure to Comply with Administrative Enforcement Order

If you fail, neglect, or refuse to obey an order to correct the violations, administrative civil penalties will continue to accrue on a daily basis until the violation is corrected. The unpaid amount of administrative civil penalties will be referred to the City Treasurer for collection, recorded as a code enforcement lien against the property in accordance with SDMC §§13.0201-13.0204, and may be referred to the City Attorney to file a court action to recover the unpaid amount. Failure to correct the violations may also result in referral to the City Attorney for further enforcement action.

If you have any questions concerning this Notice and Order, or to schedule a compliance inspection, please contact **Travis Espinosa, Combination Building Inspector**, at 619-533-3957, TEspinoso@sandiego.gov, or **John Szpakowski, Zoning Investigator**, at 619-533-3416.

RMC/TSE/JMS/mmb

cc: File

CED# 0515324

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

0515324_808_DoverCt_ced105_T.Espinoso

Issue Date:

Revisions:

NO. DATE REASON

CHRIS SMART

808 DOVER Ct.

808 DOVER CT.
SAN DIEGO, CA, 92109

2/11/2026 2:12:52 PM

Issue Date

Sheet Title
NOTICE OF VIOLATION

Sheet No.

A11

