



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 29, 2026 REPORT NO. HO-26-025

HEARING DATE: May 6, 2026

SUBJECT: 991 SCOTT STREET, Process Three Decision

PROJECT NUMBER: [PRJ-1111697](#)

OWNERS/APPLICANTS: Douglas H. Austin and Wendy A. Austin, Trustees of The Austin Family Trust Dated May 15, 2017.

### SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit for the remodel of an existing 4,005-square-foot (sf) two-story single-dwelling unit to include the addition of a third floor to accommodate a 798-sf accessory dwelling unit (ADU), the remodel of an existing detached garage, and associated site improvements at [991 Scott Street](#) within the [Peninsula Community Plan](#)?

### Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3290032

Fiscal Considerations: The applicant funds a deposit account that recovers all costs associated with processing the application.

Code Enforcement Impact: There is no active code enforcement case on the project site.

Housing Impact Statement: The project proposes the addition of a third floor to the existing dwelling unit to accommodate a 798-sf ADU. The proposed project would support the City of San Diego General Plan Housing Element Goal 2, Objective G (page [HE-66](#)) to "repair and maintain the city's existing housing stock". The proposed ADU would add a dwelling unit to the local housing stock, helping the City of San Diego to meet its [Regional Housing Needs Allocation \(RHNA\)](#) goals.

Community Planning Group Recommendation: On July 18, 2024, the Peninsula Community Planning Group voted 9 - 0 to recommend approval of the project with no conditions or recommendations (Attachment 8).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e) (Existing Facilities)

and Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 19, 2026, and the opportunity to appeal that determination ended March 5, 2026.

BACKGROUND:

The 0.12-acre project site is located at 991 Scott Street in the RS-1-7 (Residential – Single Unit) zone, the Coastal Overlay Zone (Appealable – First Public Roadway), the Coastal Height Limit Overlay Zone, Complete Communities Mobility Choices Mobility Zone 2, the Airport Land Use Compatibility Overlay Zone (Review Area 2) for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), the Parking Impact Overlay Zone, a Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The following is a summary of previously issued permits for 991 Scott Street:

- August 5, 1977: The California Coastal Commission (CCC) issued Coastal Development Permit (CDP) No. F5878 for the construction of a two-story 1,753-sf single-family residence with a detached 408-sf carport.
- May 12, 1978: The CCC approved an amendment to CDP No. F5878 for a 540-sf addition consisting of two bedrooms and two bathrooms, for a total building construction of 2,293-sf.
- November 17, 1978: The CCC approved CDP No. F7582 for a 400-sf swimming pool, spa, and decks.
- May 8, 1979: The City of San Diego approved Building Permit No. M63152 for the addition of a second-story exercise room to the existing garage. The building plan exhibits identify the area as 17 feet by 24 feet.
- February 2, 1983: The City of San Diego approved Building Permit No. A13188 for the addition of a bathroom and a conversion of the storage/exercise room into a guest suite above the garage.
- February 16, 1984: The City of San Diego approved Building Permit A23155 for an interior remodel and the addition of exterior storage cabinets.

City of San Diego (City) and County of San Diego (County) building records indicate the following calculations:

- CDP F5878 identifies the construction of a two-story 1,753-sf single-dwelling unit with a detached carport. The carport, as shown on the County building record, is 408-sf; therefore, the total building area from the original CDP was 2,161-sf (1,753 + 408).
- Per the County Assessor's Residential Building Record, the original computed floor area is

1,486-sf on the first floor and 920-sf on the second floor, for a total floor area of 2,406-sf.

- The 540-sf second-story addition from CDP No. F5878 is shown in the County Assessor's Residential Building Record as a 17 feet by 37 feet addition, which calculates as 629-sf. The addition increased the total floor area for the second floor to 1,549-sf.
- The County Assessor's Residential Building Record indicates the existing main dwelling unit is 3,035-sf (1,486 + 1,549) with a detached carport with second-floor guest suite totaling 816-sf (408-sf for each floor totaling 816-sf), which is consistent with the total square footage of 3,851.

The County Assessor's Residential Building Record reflects an existing square footage of 3,851, which exceeds the allowed gross floor area (GFA) of 3,160-sf in accordance with San Diego Municipal Code ([SDMC Section 131.0431, Table 131-04D](#)). Staff reviewed the building records and determined that the project site retains previously conforming rights in accordance with [SDMC Section 127.0102](#), since the referenced permits and permit numbers within the building records indicate that permits were issued in compliance with the permit requirements at the time of issuance. The existing residence was measured in accordance with [SDMC Section 113.0234\(a\)](#), which requires GFA measurements to be taken by the exterior surface of the surrounding exterior walls of the building. Therefore, the project identifies an existing 4,005-sf two-story single-dwelling unit with a detached garage.

The project site has a 25-foot-wide street frontage with existing private improvements within the public right-of-way on Scott Street including a non-standard driveway, pavers, a rolled curb, a decorative driveway pylon with a lantern, landscaping, and irrigation. As a condition of this Coastal Development Permit, an Encroachment Maintenance and Removal Agreement (EMRA) will be required for the existing improvements within the public right-of-way.

The project site backs up to La Playa Cove and is adjacent to a designated pedestrian pathway, Bessemer Path. This pathway is under the jurisdiction of the CCC and managed by the San Diego Unified Port District (Port). Although the project is not proposing any development outside its property boundary lines that will affect access to Bessemer Path, there are existing private landscape improvements extending beyond the rear property line into Bessemer Path. The applicant is working with the Port and the CCC to obtain a permit from the Port for these improvements.

California state law establishes ADU regulations that require local agencies to set minimum and maximum unit-size requirements for attached and detached ADUs in accordance with [Government Code Section 66321](#).

Furthermore, in accordance with [SDMC Section 141.0302\(b\)\(4\)](#), an ADU that is 800-sf or less may be permitted provided that the development results in only one ADU on the premises, and the ADU shall not be subject to certain restrictions, including maximum lot coverage and maximum floor area ratio of the underlying base zone.

## DISCUSSION

### Project Description:

The project will remodel an existing 4,005-sf two-story single-dwelling unit to include the addition of a third floor to accommodate a 798-sf ADU, the remodel of an existing detached garage, and associated site improvements. The proposed work includes the removal of an existing storage area on the north side of the detached garage, preserving a two-foot, five-inch side yard setback as a visual corridor to La Playa Cove.

The proposed structure height of 30 feet complies with the 30-foot Coastal Height Limit Overlay Zone as outlined in City of San Diego Technical Bulletin BLDG-5-4. The project site does not contain environmentally sensitive lands. However, the project site is adjacent to a mapped freshwater marsh, a wetland and sensitive biological resource, and is considered environmentally sensitive lands as defined by [SDMC Section 113.0103](#). Drainage will be directed to existing stormwater inlets and to a proposed onsite planting area. Rainwater barrels will be installed as an additional drainage control measure. The project will be conditioned to provide a Water Pollution Control Plan in accordance with the guidelines in Part 2 Construction Best Management Practices (BMP) Standards Chapter 4 of the City's Storm Water Standards.

### Permit Required:

- \* A Process Three Coastal Development Permit, with the Hearing Officer as the decision maker, is required in accordance with SDMC Sections [126.0702](#), [126.0707\(b\)](#), and [126.0704\(a\)\(2\)](#) for the proposed remodel and addition to an existing single-dwelling unit that would result in an increase of 10 percent or more of interior floor area, or an increase in building height by more than 10 percent where the structure is located between the sea and first public roadway paralleling the sea, within the appealable area of the Coastal Overlay Zone.

### Community Plan Analysis:

The project is within the single-family La Playa neighborhood of the Peninsula Community Plan, between Talbot Street and Bessemer Street. The Community Plan outlines goals and objectives to support the City of San Diego's General Plan; a Residential Development objective states, "existing stable residential neighborhoods which comprise most of the Peninsula should be conserved" (Community Plan, page 13). The project supports this objective through the remodel and addition of an existing single-dwelling unit, consistent with the prescribed density of five to nine dwelling units per acre (5-9 du/ac) for the single-family residential designation identified in the Community Plan (Community Plan, Figure 7).

The project will create an ADU, providing the opportunity for a rental unit. ADUs are permitted in residential zones pursuant to [SDMC Section 141.0302\(b\)\(1\)\(A\)](#) and are not subject to density limitations for the premises pursuant to [SDMC Section 141.0302\(b\)\(6\)](#). Therefore, the project will be consistent with the prescribed residential density of the Community Plan and the maximum permitted density of the Land Development Code for the RS-1-7 zone.

As designated on the City's Coastal Map, Map Drawing No. C-731, the project site is between the first public roadway (Scott Street) and the sea and is within an area the Community Plan identifies for both physical and visual shoreline access (Community Plan, Figure 19). The project will remove an existing 43-sf storage area attached to the northern side of the garage, adjacent to the northern property line, and preserve the two-foot, five-inch (2'-5") side yard setback as a visual corridor to La Playa Cove in this area. The visual corridor will provide visual access to the shoreline and support the Community Plan's Pedestrian Circulation and Shoreline Access recommendation: "visual and physical access dedications should be considered for new and redeveloping projects along the shoreline" (Community Plan, page 75).


Conclusion:

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, the Local Coastal Program, and the adopted City Council policies and regulations of the Land Development Code. Staff recommends that the Hearing Officer approve Coastal Development Permit No. PMT-3290032.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3290032, with modifications.
2. Deny Coastal Development Permit No. PMT-3290032, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

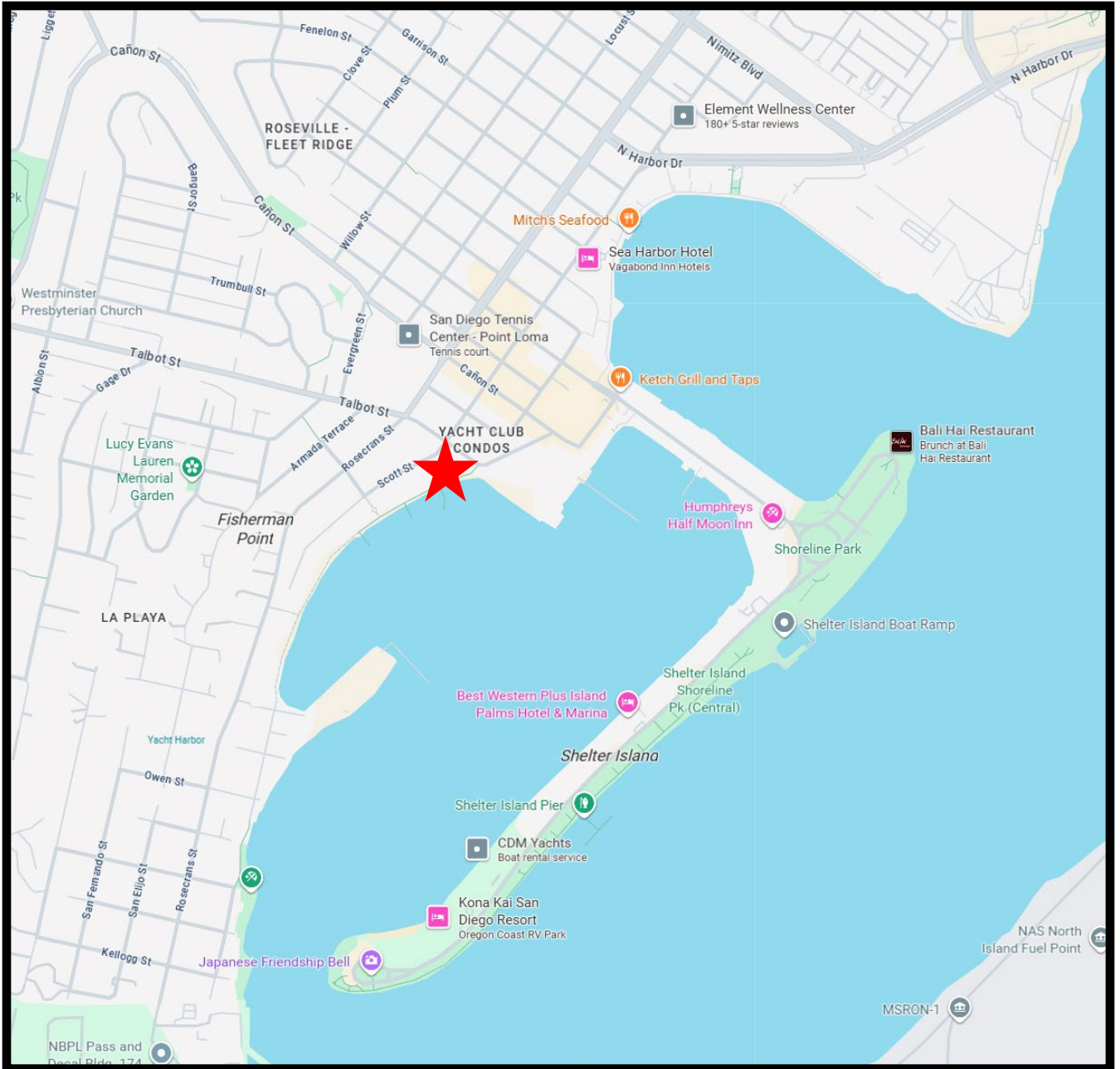


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Jose Bautista  
Development Project Manager  
Development Services Department

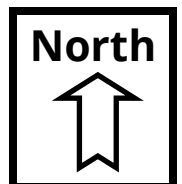
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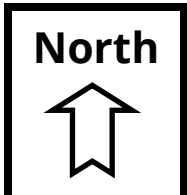
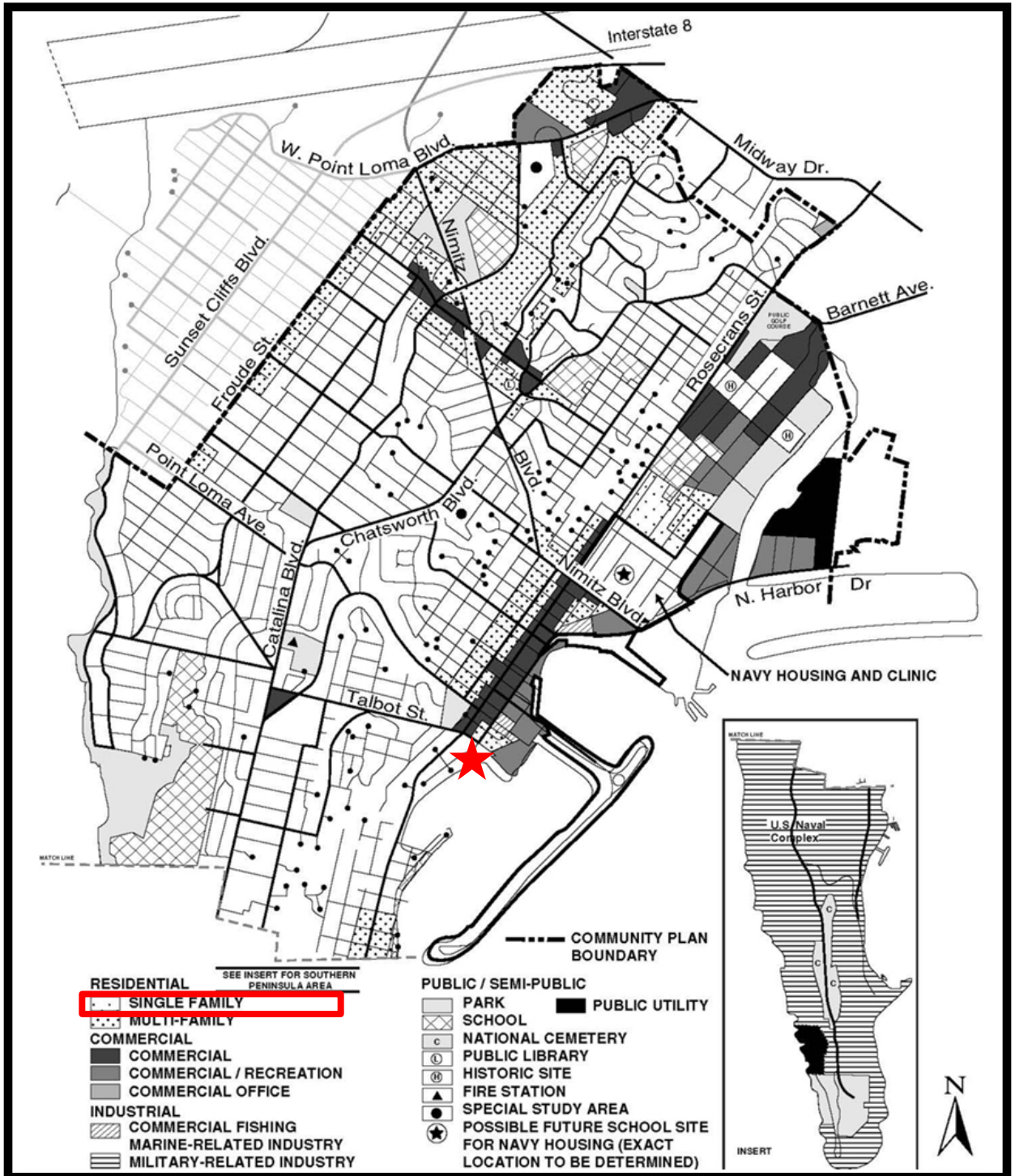
1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Environmental Exemption
7. Ownership Disclosure Statement
8. Peninsula Community Planning Group Recommendation
9. Project Plans



## Project Location

991 Scott Street  
Project No. PRJ-1111697

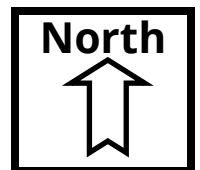






## Aerial Photo

991 Scott Street  
Project No. PRJ-1111697



**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: 24009889

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3290032  
**991 SCOTT STREET PROJECT NO. PRJ-1111697**  
HEARING OFFICER

This Coastal Development Permit No. PMT-3290032 is granted by the Hearing Officer of the City of San Diego to DOUGLAS H. AUSTIN AND WENDY A. AUSTIN, TRUSTEES OF THE AUSTIN FAMILY TRUST DATED MAY 15, 2017, Owners and Permittees, pursuant to San Diego Municipal Code [SDMC] Section 126.0708. The 0.12-acre project site is located at 991 Scott Street in the RS-1-7 (Residential – Single Unit) zone, the Coastal Overlay Zone (Appealable – First Public Roadway), the Coastal Height Limit Overlay Zone, Complete Communities Mobility Choices Mobility Zone 2, the Airport Land Use Compatibility Overlay Zone (Review Area 2) for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), the Parking Impact Overlay Zone, a Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA within the Peninsula Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as: ALL THAT PORTION OF LOT 5 IN BLOCK 1 OF BAYSHORE ADDITIONS TO NEW ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1152, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 16, 1908.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners and Permittees for the remodel of an existing two-story single-dwelling unit to include the addition of a third-floor to accommodate an accessory dwelling unit (ADU), the remodel of an existing detached garage, and associated site improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 6, 2026, on file in the Development Services Department.

The project shall include:

- a. The remodel of an existing 4,005-square-foot (sf) two-story single dwelling unit to include a third floor addition to accommodate a 798-sf ADU.
- b. The remodel of an existing detached garage to include the removal of a 43-sf storage space located adjacent to the existing garage within the northern side yard setback;

- c. The preservation of a two-foot, five-inch (2'-5") view corridor along the northern property line;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 20, 2029.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owners and Permittees sign and return 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 Owners and Permittees 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 Owners and Permittees 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 Owners and Permittees shall secure all necessary building permits. The Owners and Permittees are 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 Owners and Permittees 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 Owners and Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owners and Permittees 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 Owners and Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners and Permittees 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, Owners and Permittees 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 Owners and Permittees 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 Owners and Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners and Permittees.

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any building permit, the Owners and Permittees shall obtain an Encroachment Maintenance Removal Agreement for the non-standard driveway, pavers, rolled curb, pylon, landscape and irrigation within the right-of-way satisfactory to the City Engineer.
13. Prior to the issuance of any construction permit, the Owners and Permittees shall incorporate any construction Best Management Practices (BMP) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
14. Prior to the issuance of any construction permit, the Owners and Permittees 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.

**PLANNING/DESIGN REQUIREMENTS:**

15. The automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
16. 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 Owners and Permittees.
17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
18. Prior to the issuance of a building permit, the Owners and Permittees shall submit a signed agreement with the City that neither the primary dwelling unit nor the habitable accessory structure shall be sold or conveyed separately.
19. Prior to the issuance of a building permit, a visual corridor easement of not less than or equal to the required two-foot-five-inches side yard setback, and running the full depth of the premises, shall be preserved as a deed restriction.

**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.

## ATTACHMENT 4

- 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 May 6, 2026, and [Approved Resolution No.]

DRAFT

**ATTACHMENT 4**

Coastal Development Permit No. 3290032  
Project No. PRJ-1111697  
Date of Approval: May 6, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Jose Bautista  
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.

**The Austin Family Trust Dated May 15, 2017**  
Owner and Permittee

By \_\_\_\_\_  
Douglas H. Austin  
Trustee

By \_\_\_\_\_  
Wendy A. Austin  
Trustee

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

HEARING OFFICER RESOLUTION NO. HO-  
COASTAL DEVELOPMENT PERMIT NO. PMT-3290032  
**991 SCOTT STREET - PROJECT NO. PRJ-1111697**

WHEREAS, DOUGLAS H. AUSTIN AND WENDY A. AUSTIN, TRUSTEES OF THE AUSTIN FAMILY TRUST DATED MAY 15, 2017, Owners and Permittees, filed an application with the City of San Diego for a permit to remodel an existing 4,005-square-foot (sf) two-story single-dwelling unit to include the addition of a third floor to accommodate a 798-sf accessory dwelling unit (ADU), the remodel of an existing detached garage, and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3290032), on portions of a 0.12-acre project site;

WHEREAS, the project site is located at 991 Scott Street in the RS-1-7 (Residential – Single Unit) zone, the Coastal Overlay Zone (Appealable – First Public Roadway), the Coastal Height Limit Overlay Zone, Complete Communities Mobility Choices Mobility Zone 2, the Airport Land Use Compatibility Overlay Zone (Review Area 2) for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), the Parking Impact Overlay Zone, a Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA within the Peninsula Community Plan and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as ALL THAT PORTION OF LOT 5 IN BLOCK 1 OF BAYSHORE ADDITIONS TO NEW ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1152, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 16, 1908;

WHEREAS, on February 19, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code

Section 21000 et seq.) under CEQA Guidelines Sections 15301(e) (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 6, 2026, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3290032 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 3290032:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0708]**

**1. Findings for all Coastal Development Permits:**

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project will remodel an existing 4,005-sf two-story single-dwelling unit, including a third-floor addition to accommodate a 798-sf ADU, the remodel of an existing detached garage, and associated site improvements.

The 0.12-acre project site is located at 991 Scott Street in the RS-1-7 (Residential – Single Unit) zone, the Coastal Overlay Zone (Appealable – First Public Roadway), the Coastal Height Limit Overlay Zone, Complete Communities Mobility Choices Mobility Zone 2, the Airport Land Use Compatibility Overlay Zone (Review Area 2) for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), the Parking Impact Overlay Zone, a Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA within the Peninsula Community Plan and Local Coastal Program Land Use Plan (PCP).

The project site is located in the La Playa residential neighborhood (PCP, Page 6). The proposed development is confined to the project site.

The project site is located along Scott Street, and the PCP identifies Coastal Vistas across the site (PCP, Figure 27). The project will preserve a visual corridor by removing a 43-sf area adjacent to the existing garage along the northern property

line, thus preserving the two-foot, five-inch (2'-5") side yard setback as a visual corridor to La Playa Cove. Although the project site does not contain an existing or proposed physical accessway, this coastal neighborhood is identified by the PCP as being an area for new and/or improved physical and visual public shoreline access (PCP, page 75). The nearest physical accessway to La Playa Cove is at the intersection of Talbot Street and Anchorage Lane, which is approximately 100 feet east of the project site (PCP, Figure 19). The project will protect public views by proposing a structure height of 30 feet, which is within the 30-foot height limit of the Coastal Height Limitation Overlay Zone as outlined in the City of San Diego Technical Bulletin BLDG-5-4.

The project site backs up to La Playa Cove and is adjacent to a designated pedestrian pathway, Bessemer Path. This pathway is under the jurisdiction of the California Coastal Commission and managed by the Port of San Diego (Port). The project is not proposing any development outside its property boundary lines that will impede or prohibit access to Bessemer Path. The applicant is actively working with the Port and the California Coastal Commission regarding the existing private landscape improvements extending between the rear property line and Bessemer Path and has submitted a permit application to the Port for those improvements.

Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The site is located within an existing urbanized area, surrounded by single- and multi-dwelling unit development in the Point Loma community. The project site has been previously graded and improved with an existing dwelling unit, a detached garage, a pool, associated hardscape and landscape.

The project site does not contain any environmentally sensitive lands as defined by [SDMC Section 113.0103](#). However, the project site is adjacent to a mapped freshwater marsh, which is a wetland and sensitive biological resource and considered environmentally sensitive lands as defined by [SDMC Section 113.0103](#). Therefore, the proposed onsite improvements will be required to meet the engineering standards in effect at the time of construction permit issuance, to ensure that all drainage from unimproved areas is appropriately collected and discharged to reduce, control, or mitigate erosion. Drainage will be directed to existing stormwater inlets and to a proposed onsite planting area. Rainwater barrels will be installed as an additional drainage control measure. The project will also be conditioned to provide a Water Pollution Control Plan in accordance with the guidelines in Part 2 Construction Best Management Practices (BMP) Standards

Chapter 4 of the City's Storm Water Standards. Therefore, the proposed project will not adversely affect environmentally sensitive lands.

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

The PCP designates the site as single-family residential within the La Playa neighborhood; this neighborhood is characterized by large single-family homes of various ages and architectural styles including colonial, Spanish, and contemporary designs (PCP, page 6). The project's design supports this neighborhood characteristic by incorporating contemporary roofline variations, exterior plaster, wood wall and eave accents, a metal roof and metal windows, and exterior decks and glass railings.

The project conforms with the RS-1-7 zone requirements for setbacks and height requirements in accordance with [SDMC Section 131.0431, Table 131-04D](#) by providing a 15-foot front yard setback where 15 feet is required, a 19-foot rear yard setback where the minimum is 10% of the lot depth, or 19 feet, in accordance with [SDMC Section 131.0443\(a\)\(2\)](#), a two-foot, five-inch (2'-5") side yard setback where 8% of the lot width, or 2 feet, is required in accordance with [SDMC Section 131.0443\(a\)\(4\)](#), and a proposed height of 30 feet where no more than 30 feet is allowed. The project provides a public view corridor along the northern property line, which conforms with the California Coastal Commission's recommendation to provide a view corridor as required by [SDMC Section 132.0403](#).

The project supports the following Residential Plan Element objectives of the PCP:

1. Conserve character of existing single-family neighborhoods throughout Peninsula including the very low-density character of certain neighborhoods (PCP, page 22).

The Community Plan designates the land use for the project site as single-family residential with a maximum density of nine dwelling units per acre (9 du/ac, PCP, Figures 5 and 7). The project will create an ADU, which is permitted in residential zones, and does not affect the density since ADUs are not subject to the density limitations for the premises in accordance with [SDMC Section 141.0302\(b\)\(6\)](#). Therefore, the project is consistent with the prescribed density of the Community Plan.

2. Encourage design compatible with existing residential development in all new infill housing (PCP, page 22).

The project's design and materials incorporate a contemporary style of architecture with large glazed window and door openings, roofline variations with large overhangs, covered and open roof deck areas and balconies with glass railings, painted exterior plaster, wood wall and eave accents, metal roof and metal windows. The proposed contemporary architectural style is consistent with the established residential development within the

surrounding neighborhood by utilizing similar exterior materials, which include plaster exterior finish, accent wood features, metal, glass and stone finishes. Adjacent residential development consists of varying architectural styles, including coastal cottages, Mediterranean-style architecture and contemporary architectural styles that utilize materials which include wood finishes, plaster finishes and large glazed openings.

3. Provide housing opportunities for persons of all income levels, including both rental and ownership units, through new construction and rehabilitation of deteriorating structures (PCP, page 22).

The project proposes a remodel and addition to an existing two-story single-dwelling unit originally constructed in 1977. As part of the project, a new third-floor ADU will be constructed which creates a rental opportunity while maintaining the PCP's prescribed density of single-dwelling units in the neighborhood of La Playa. The remodel will update the existing two-story structure and detached garage which was originally constructed in 1977. The updates will include electrical, mechanical, plumbing, structural, and building materials in conformance with current building code regulations.

The remodel and addition of an ADU to the existing single-dwelling unit would support the City of San Diego General Plan Housing Element Goal 2, Objective G (page [HE-66](#)) to "repair and maintain the city's existing housing stock".

The project was reviewed for historical significance pursuant to [SDMC Section 143.0212](#) to determine whether a potentially significant historical resource exists on-site. Historical Resources staff determined that the structure does not meet local designation criteria as an individual significant resource under any adopted Historical Resources Board Criteria and is not located within a designated historic district. Furthermore, since historic staff determined no potentially significant historical resources exist on site, the parcel will be exempt from further historical review for five (5) years from the date of determination made on June 7, 2024. The project does not propose any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for this site. Therefore, the project is in conformity with the certified LCP land use plan and complies with all regulations of the certified Implementation Program.

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

The proposed development is described in Findings A.1.a. through c. above, incorporated herein by reference. The project site is within an established residential neighborhood of Point Loma and between the first public roadway (Scott Street) and

the shoreline of the San Diego Bay. It is currently developed with a two-story single-dwelling unit, a detached garage, a guest suite above the garage, a pool and a spa. No public access exists on the project site.

The California Coastal Act (CCA) identifies the following policies designed to protect public access:

### Section 30210 – Access; recreation opportunities; posting

This Section of the CCA identifies carrying out the requirement of the [Section 4 of Article X of the California Constitution](#), provide maximum access which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public right, rights of private property owners, and natural resource areas from overuse ([CCA, Section 30210](#)).

Although the project site does not have an existing or proposed physical accessway to the coast, the project proposes to record a visual view corridor along the northern property line and allow public visual access to La Playa Cove from the public right-of-way on Scott Street.

### Section 30211 – Development shall not interfere with access

This section of the CCA identifies that development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The project does not prohibit or impede existing public access to the coast since the nearest physical access is approximately 100 feet east at the intersection of Talbot Street and Anchorage Lane, which also abuts the beginning of the Bessemer Path.

The CCA identifies policies designed to protect public recreation opportunities along the coast and facilitate recreational use of existing oceanfront and upland areas for coastal recreational uses under Article 3 ([CCA, Section 30220, 30221, and 30222](#)). The project site is not designated for recreational uses and proposes development within private property. The project site does not contain existing public physical accessways or public recreation areas identified in the PCP. However, the project will remove an existing 43-sf storage area adjacent to the northern property line and the area will be kept clear to accommodate a proposed view corridor. Therefore, the project will enhance and protect public views through a two-foot, five-inch (2'-5") view corridor easement along the northern property line which is also consistent with the Urban Design Guidelines of the PCP's recommendations to preserve and enhance view corridors along the ocean and bay shorelines.

The PCP identifies a designated public pedestrian pathway adjacent to the project site, allowing for public recreation along the bay (PCP, Figure 18). The pedestrian pathway is known as Bessemer Path and is under California Coastal Commission jurisdiction and managed by the Port. The project does not propose any development beyond its designated property lines. Therefore, the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No PMT-3290032 is hereby GRANTED by the Hearing Officer to the referenced Owner and Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3290032, a copy of which is attached hereto and made a part hereof.

---

Jose Bautista  
Development Project Manager  
Development Services

Adopted on: May 6, 2026

IO#: 24009889

**NOTICE OF EXEMPTION**

**TO:** Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

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

**Project Title / Number:** 991 Scott Street / PRJ-1111697

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

**Project Location-Specific:** 991 Scott Street, San Diego, CA 92106

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

**Description of nature and purpose of the Project:** Coastal Development Permit for the addition and remodel of an existing 3,497square-foot two-story single dwelling unit, with a detached 417 square-foot garage (totaling 3,914 square feet). The project proposes to construct a 45 square-foot addition and convert approximately 725 square feet of space into an accessory dwelling unit (ADU) on the first floor; construct a 42 square-foot addition to the existing second floor; and construct a new 951 square-foot third floor. The total proposed square footage additions would be 1,038 square feet. The 0.12-acre (5,355 square-feet) site, located at 991 Scott Street, is zoned Residential – Single Unit (RS-1-7) and designated as Residential – Single Family in the Peninsula Community Plan. The project is also within the following overlays: Complete Communities Mobility Choices – Mobility Zone 2, Airport Land Use Compatibility Overlay Zone (ALUCP) for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Coastal Height Limit Overlay Zone, Coastal (Appealable) Overlay Zone, Coastal Overlay Zone First Public Roadway, Parking Impact Overlay Zone (Coastal Impact), Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area – Review Area 2 for NAS North Island and SDIA and Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA within Council District 2. LEGAL DESCRIPTION: LOT 5 BLOCK 1 MAP 1152 BAY SHORE ADDITION, NOV. 16, 1908.

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

**Name of Person or Agency Carrying Out Project:** Tom Quaas, 703 16<sup>th</sup> Street, Suite 200, San Diego CA 92101, (619) 704-2654.

**Exempt Status:** (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)( 4); 15269 (b)(c))
- Categorical Exemption: Section 15301(e), Existing Facilities and Section 15303, New Construction or Conversion of Small Structures.

- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15301(e), Existing Facilities. CEQA Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The project meets the criteria under 15301(e) because the proposed 1,038-square-foot addition to the existing single-family residence would not result in an increase of more than 50 percent of the existing 3,914 square feet of floor area before the addition, or 2,500 square feet, nor 10,000 square feet since project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. 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. The project would convert 725 square feet of area on the first floor into an accessory dwelling unit, resulting in one new dwelling unit, totaling two dwelling units at the project site. 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.

**Lead Agency Contact Person:** Kristy Blodgett

**Telephone:** (619) 236-7788

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

  
\_\_\_\_\_  
Signature/Title

\_\_\_\_\_  
July 3, 2025  
Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:

	<p><b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p><b>FORM DS-318</b></p> <p>October 2017</p>
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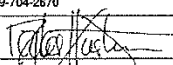
**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title:** Austin Residence **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 991 Scott St, San Diego, CA 92106

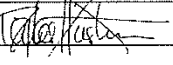
**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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


**Property Owner**

Name of Individual: Douglas H. Austin  Owner  Tenant/Lessee  Successor Agency  
 Street Address: PO Box 6380  
 City: San Diego State: CA Zip: 92166  
 Phone No.: 619-704-2670 Fax No.: \_\_\_\_\_ Email: dhaustin@avrpstudios.com  
 Signature:  Date: 02/09/2024  
 Additional pages Attached:  Yes  No


**Applicant**

Name of Individual: Douglas H. Austin  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 991 Scott St.  
 City: San Diego State: CA Zip: 92106  
 Phone No.: 619-704-2670 Fax No.: \_\_\_\_\_ Email: dhaustin@avrpstudios.com  
 Signature:  Date: 02/09/2024  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: Wendy Austin  Owner  Tenant/Lessee  Successor Agency  
 Street Address: PO Box 6380  
 City: San Diego State: CA Zip: 92166  
 Phone No.: 619-857-4727 Fax No.: \_\_\_\_\_ Email: wendy8@gmail.com  
 Signature:  Date: 02/09/2024  
 Additional pages Attached:  Yes  No

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

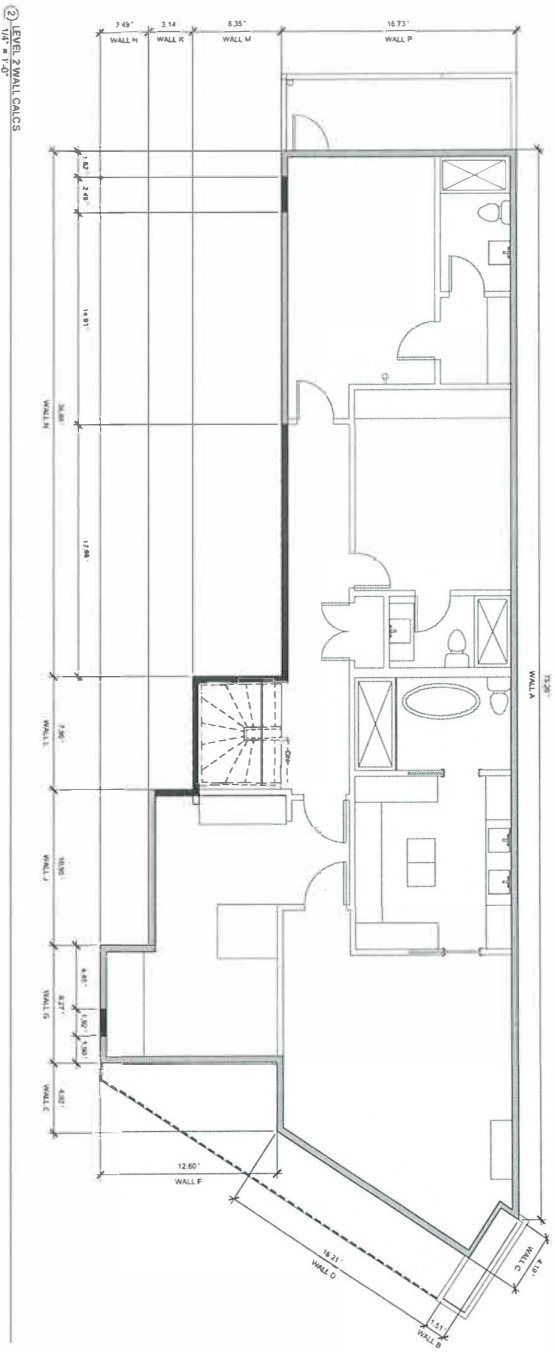
Page 3		City of San Diego · Information Bulletin 620		August 2018	
		<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form</b>	
Project Name: 991 Scott Street			Project Number: PRJ-1111697		
Community: Peninsula					
For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a> .  Select "Search for Project Status" and input the Project Number to access project information.					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: July 18, 2024	
# of Members Yes 9		# of Members No 0		# of Members Abstain 0	
Conditions or Recommendations: None					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Eric H Law					
TITLE: Chair, Project Review Committee				DATE: July 19, 2024	





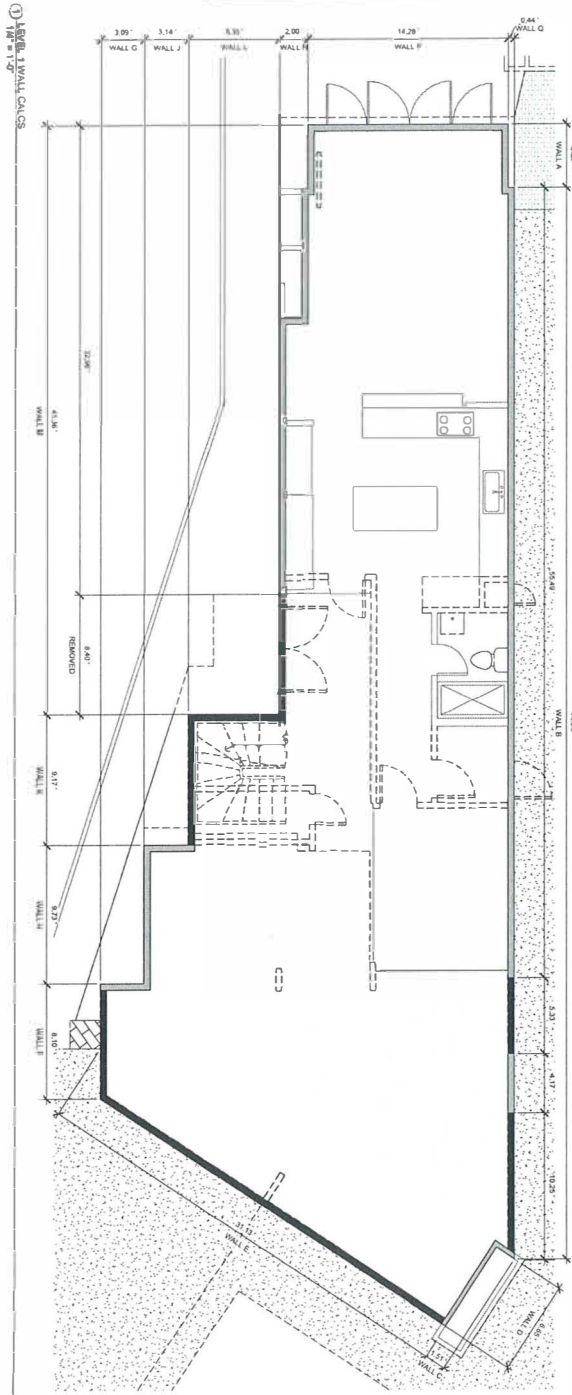
LEVEL 2

WALL	TOTAL LENGTH	EXISTING TO REMAIN	EXISTING REMOVED
A	73.20'	73.20'	0'
B	1.51'	0'	1.51'
C	4.19'	4.19'	0'
D	16.21'	16.21'	0'
E	12.60'	12.60'	0'
F	12.60'	12.60'	0'
G	4.21'	4.21'	0'
H	2.49'	2.49'	0'
I	10.95'	10.95'	0'
J	1.05'	1.05'	0'
K	3.14'	3.14'	0'
L	0.93'	0.93'	0'
M	6.35'	16.73'	8.35'
N	36.68'	16.72'	20.15'
P	16.72'	16.72'	0'
<b>TOTAL</b>	<b>208.38'</b> (100%)	<b>162.38'</b> (78.4%)	<b>45.00'</b> (21.6%)



LEVEL 1

WALL	TOTAL LENGTH	EXISTING TO REMAIN	EXISTING REMOVED
A	4.46'	4.46'	0'
B	7.63'	5.46'	2.17'
C	1.51'	1.51'	0'
D	5.63'	0'	5.63'
E	6.63'	6.63'	0'
F	4.60'	0'	4.60'
G	3.09'	3.09'	0'
H	0'	0'	0'
I	9.17'	0'	9.17'
J	3.14'	3.14'	0'
K	9.17'	0'	9.17'
L	41.36'	32.96'	8.40'
M	2.00'	2.00'	0'
N	4.28'	0'	4.28'
O	0.44'	0.44'	0'
P	213.15'	137.91'	75.24'
<b>TOTAL</b>	<b>213.15'</b> (100%)	<b>137.91'</b> (64.7%)	<b>75.24'</b> (35.3%)



**PROJECT NO.** 21001 - 0411

**DATE** 08/04/17

**DRAWN BY** ALPHE

**CHECKED BY** BOWEN

**SHEET NAME** COASTAL WALL CALCS

**SHEET NO.** T2.01

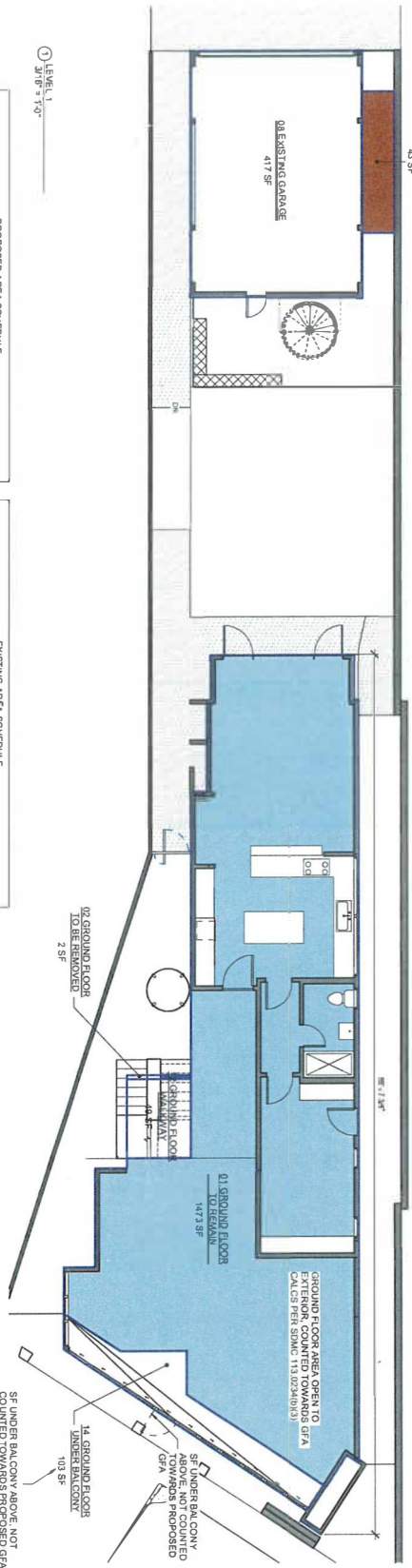
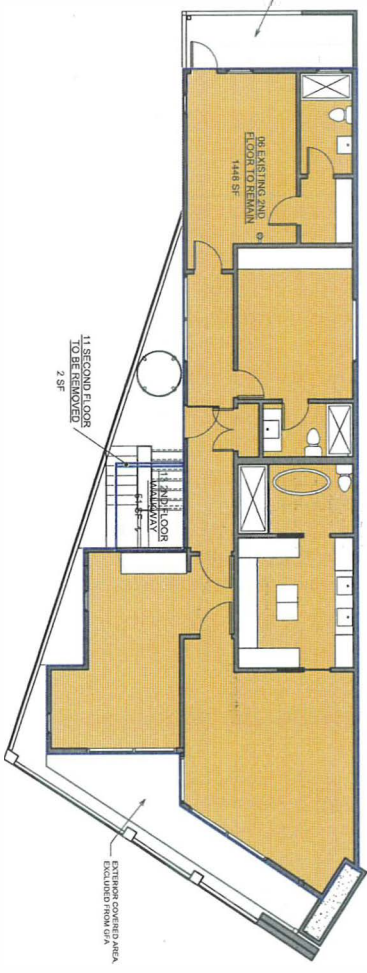
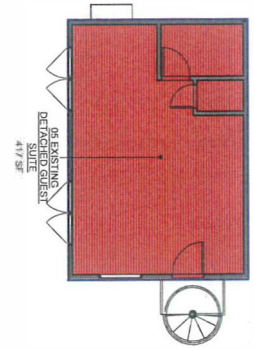
**Austin Residence**

991 Scott St. San Diego, CA 92106

**NOT FOR CONSTRUCTION**

**avrp STUDIOS**

7025 VISTA DRIVE, SUITE 200  
SAN DIEGO, CA 92121  
PH: 619.784.2800  
WWW.AVRPSTUDIOS.COM



Name	Area	Comments
01 GROUND FLOOR TO REMAIN	1473 SF	
02 GROUND FLOOR TO BE REMOVED	2 SF	
03 GROUND FLOOR TO REMAIN	1473 SF	
04 GROUND FLOOR TO BE REMOVED	2 SF	
05 GROUND FLOOR TO REMAIN	1473 SF	
06 EXISTING GARAGE	417 SF	
07 EXISTING 2ND FLOOR TO REMAIN	1448 SF	
08 EXISTING GARAGE	417 SF	
09 DETACHED GUEST SUITE	417 SF	
10(E) STORAGE TO BE REMOVED	43 SF	
11 SECOND FLOOR TO BE REMOVED	2 SF	
12 GROUND FLOOR WALKWAY	51 SF	
13 2ND FLOOR WALKWAY	4849 SF	
14 GROUND FLOOR UNDER BALCONY	4065 SF	

Name	Area	Comments
01 GROUND FLOOR TO REMAIN	1473 SF	
02 GROUND FLOOR TO BE REMOVED	2 SF	
03 GROUND FLOOR TO REMAIN	1473 SF	
04 GROUND FLOOR TO BE REMOVED	2 SF	
05 GROUND FLOOR TO REMAIN	1473 SF	
06 EXISTING GARAGE	417 SF	
07 EXISTING 2ND FLOOR TO REMAIN	1448 SF	
08 EXISTING GARAGE	417 SF	
09 DETACHED GUEST SUITE	417 SF	
10(E) STORAGE TO BE REMOVED	43 SF	
11 SECOND FLOOR TO BE REMOVED	2 SF	
12 GROUND FLOOR WALKWAY	51 SF	
13 2ND FLOOR WALKWAY	4849 SF	
14 GROUND FLOOR UNDER BALCONY	4065 SF	

NOTE: AREA SHOWN THIS SHEET AND 1104 ARE 518 SQ. FT. LEASING AREA. SECOND FLOOR AREA IS APPROXIMATELY 1448 SQ. FT. UNDER BALCONY AREA IS APPROXIMATELY 4065 SQ. FT.

T2.02

AREA CALC

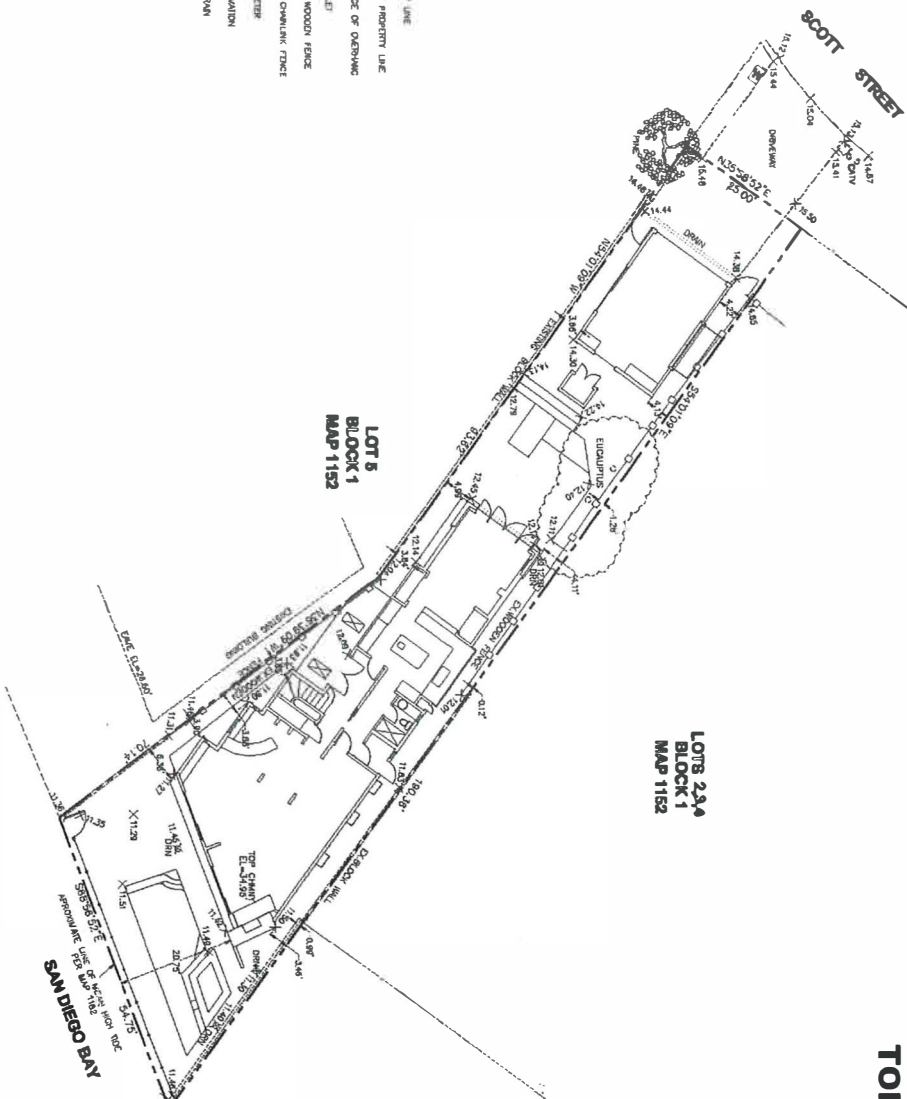
Austin Residence  
991 Scott St. San Diego, CA 92106



NOT FOR CONSTRUCTION



**TOPOGRAPHIC SURVEY MAP**  
 991 SCOTT STREET  
 SAN DIEGO, CA. 92106



- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EASE, EDGE OF OVERHANG
  - DRAIN INLET
  - EXISTING WOODEN FENCE
  - EXISTING CHAINLINK FENCE
  - WATER METER
  - SPOT ELEVATION
  - SIGNAL DRAIN

**BENCHMARK:**  
 THE BASIS OF ELEVATION USED FOR THIS PROJECT IS DATUM FROM THE CITY OF SAN DIEGO VERTICAL BENCH BOOK BRASS PIVOT LOCATED AT NORTH INTERSECTION OF TILDEN ST. AND SCOTT ST. EL.=18.285

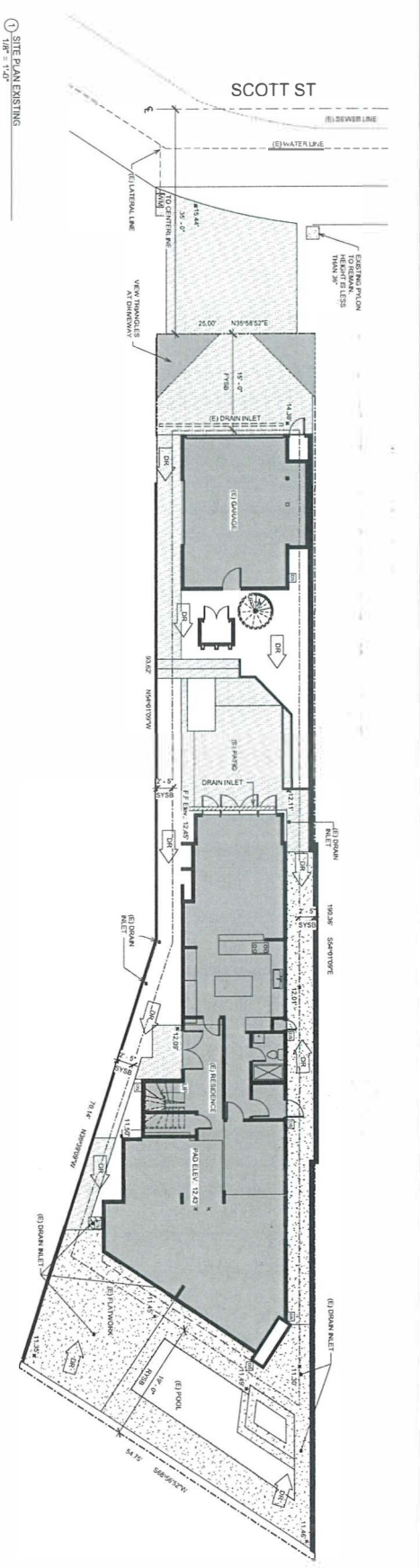
PREPARED BY  
**NOE SEPULVEDA, PLS**  
 4777 REVELAND DRIVE  
 SAN DIEGO, CA 92115  
 noe@landsurveypros.com  
 www.landsurveypros.com

APR 3 2021

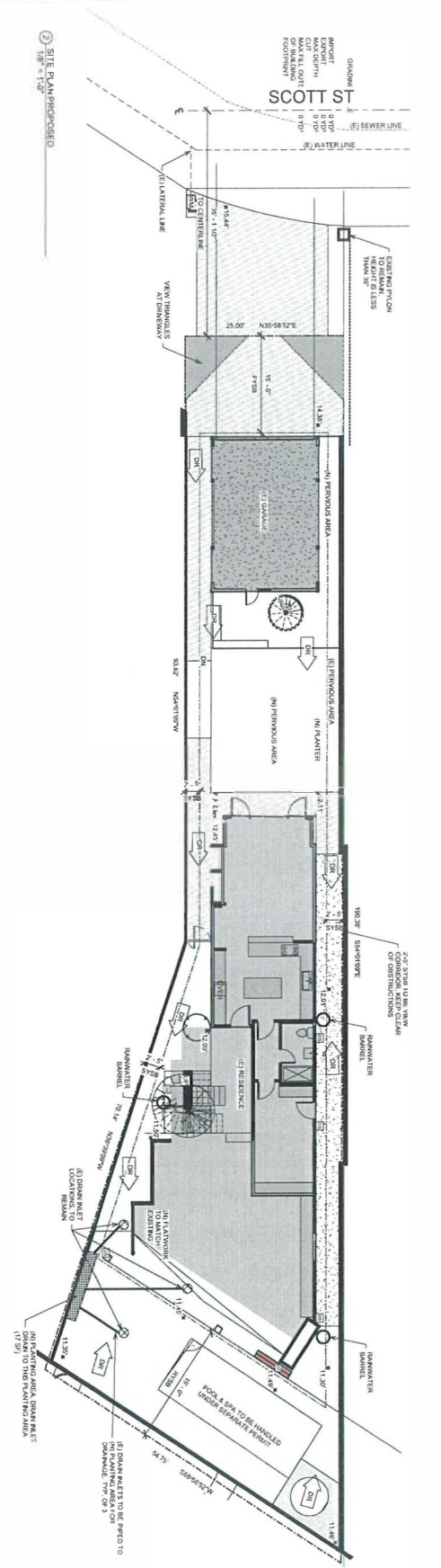


<b>TOPOGRAPHIC SURVEY MAP</b>	<b>JOB NO:</b>
<b>SITE ADDRESS:</b> 991 SCOTT STREET SAN DIEGO, CA 92106	<b>DATE:</b> APR 2 2021
<b>SCALE:</b> 1" = 10'	<b>SHEET:</b> 1 OF 1
<b>DRAWN BY:</b> JVS	<b>CHECKED BY:</b> JVS
<b>CITY OF SAN DIEGO</b>	

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① SITE PLAN EXISTING  
 1/8" = 1'-0"



② SITE PLAN PROPOSED  
 1/8" = 1'-0"

**BLINDING FOOTPRINT**  
 BLINDING FOOTPRINT AREA  
 240.00 SF  
 BLINDING AREA ONLY AREA  
 47.00 SF  
 TOTAL BLINDING AREA  
 287.00 SF

### NOTES - SITE PLAN

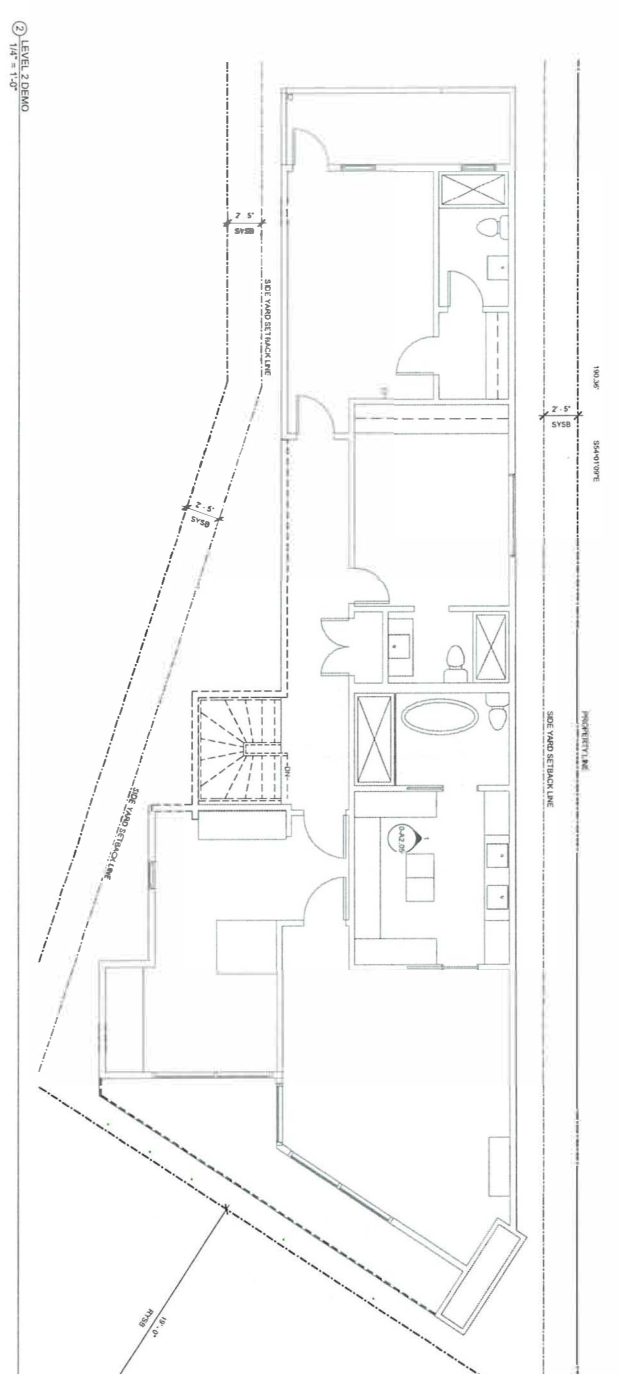
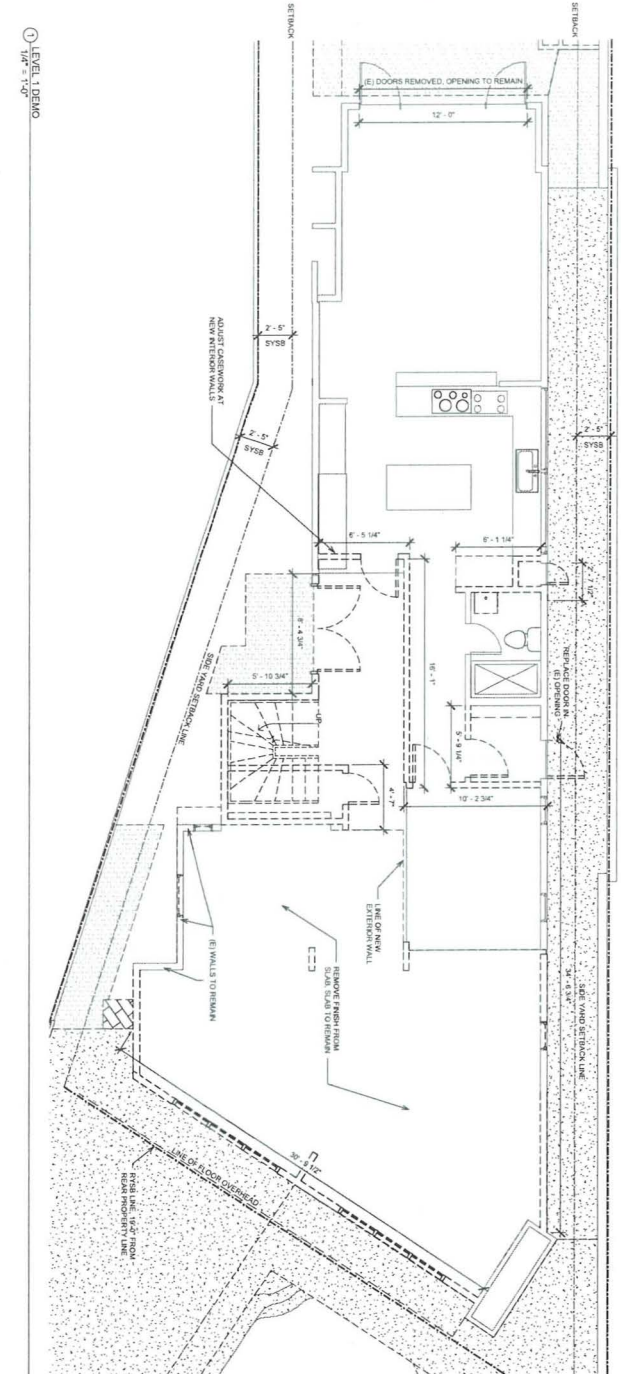
- EXISTING WATER, SEWER AND LATERAL LINE WILL REMAIN. CITY IMPROVEMENT PLAN NUMBER: 09-1-1.
- THE BASE OF FOUNDATION UNDER THE PROPOSED DRIVEWAY SHALL BE 18" ABOVE FINISHED GRADE AT THE POINT OF ENTRY TO THE DRIVEWAY.
- THE PROPOSED DRIVEWAY SHALL BE 18" ABOVE FINISHED GRADE AT THE POINT OF ENTRY TO THE DRIVEWAY.
- THE PROPOSED DRIVEWAY SHALL BE 18" ABOVE FINISHED GRADE AT THE POINT OF ENTRY TO THE DRIVEWAY.
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- THE PROPOSED DRIVEWAY SHALL BE 18" ABOVE FINISHED GRADE AT THE POINT OF ENTRY TO THE DRIVEWAY.

### GENERAL NOTES - SITE PLAN

- NO CONSTRUCTION INCLUDING SOIL WALLS IN THE UTILITY AREAS SHALL EXCEED 10 FEET IN HEIGHT PER EACH SECTION IN ORDER TO MAINTAIN MATERIAL OTHER THAN THEEAS LOCATED WITHIN WASTEWATER FROM THE LOWEST GRADE ANYTHING THE PLANNING MATERIAL TO THE TOP OF THE PLANNING MATERIAL.

<p><b>AVRP STUDIOS</b>                  ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE                  700 SAN DIEGO CALLE                  SAN DIEGO, CA 92106                  WWW.AVRPSTUDIOS.COM</p>		<p><b>NOT FOR CONSTRUCTION</b></p>	
<p><b>Austin Residence</b>                  991 Scott St. San Diego, CA 92106</p>			
<p>DATE: 08/27/2013                  CHECKED BY: [Signature]</p>	<p>DATE: 08/27/2013                  CHECKED BY: [Signature]</p>	<p>DATE: 08/27/2013                  CHECKED BY: [Signature]</p>	<p>DATE: 08/27/2013                  CHECKED BY: [Signature]</p>
<p><b>PROJECT NO. SITE PLAN</b></p>			
<p><b>A1.01</b></p>			

1/2024 4:30 PM | 1:10 PM 2/1/2024 10:30 AM 1/2024 4:30 PM | 1:10 PM 2/1/2024 10:30 AM  
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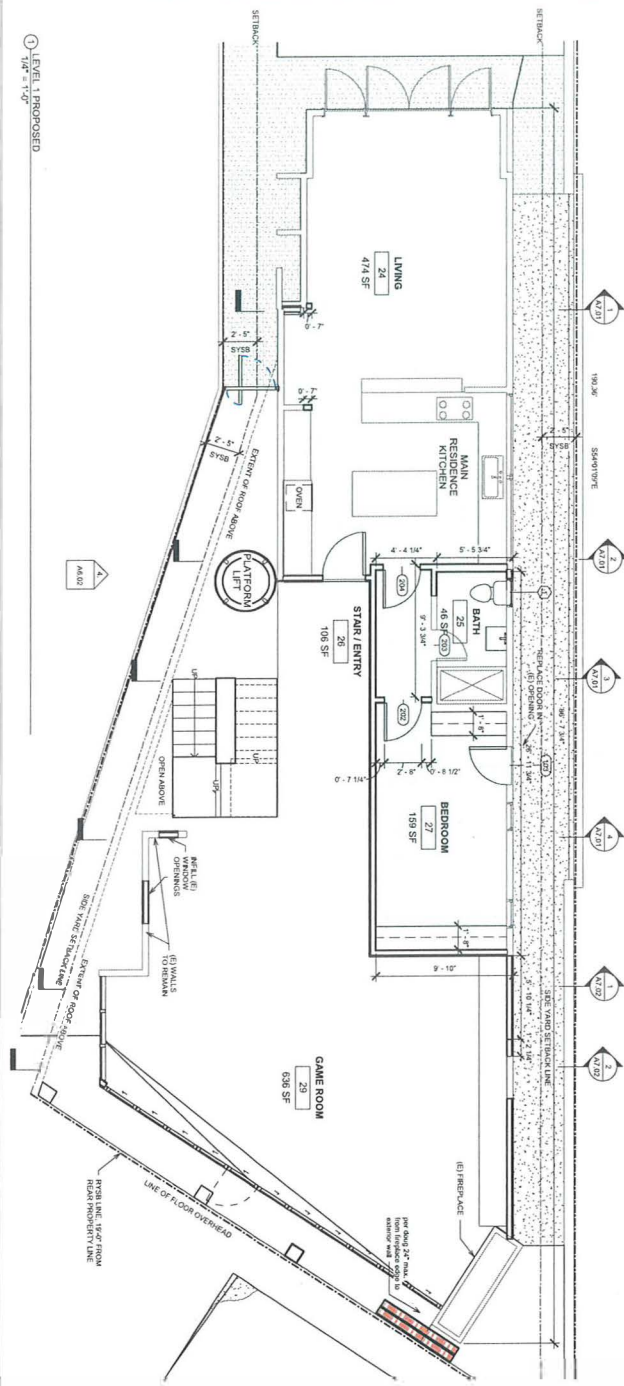


<p>PROJECT NO. 2024-001</p> <p>DATE 08/25/2024</p> <p>DRAWN BY AVRRO STUDIOS</p> <p>CHECKED BY AVRRO STUDIOS</p>	<p>REVISIONS</p>	<p><b>Austin Residence</b></p> <p>991 Scott St. San Diego, CA 92106</p>	<p>NOT FOR CONSTRUCTION</p>	<p><b>avrro STUDIOS</b></p> <p>700 SAN DIEGO AVE. #200              SAN DIEGO, CA 92101              WWW.AVRROSTUDIOS.COM</p>
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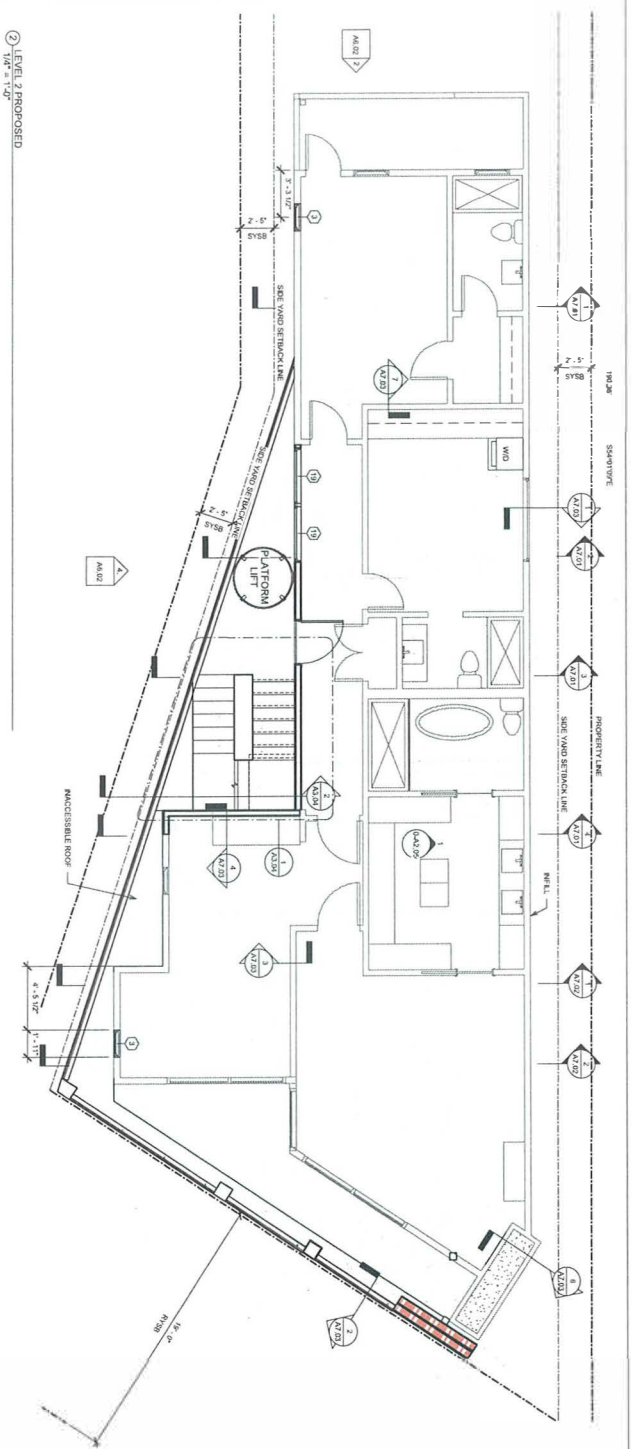
DEMO PLAN - LEVEL 1 & 2

SHEET NO. **A2.01**

1/2023 10:27 AM | 1. Austin Residence - 991 Scott St. San Diego, CA 92106  
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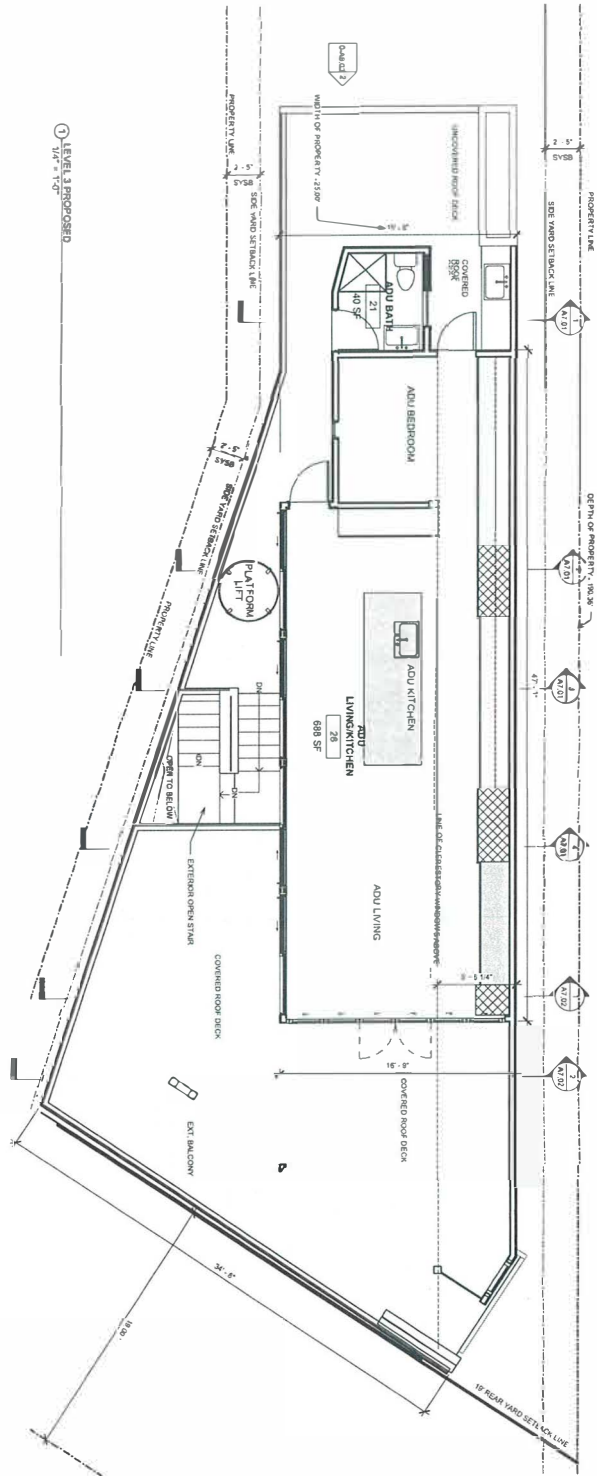
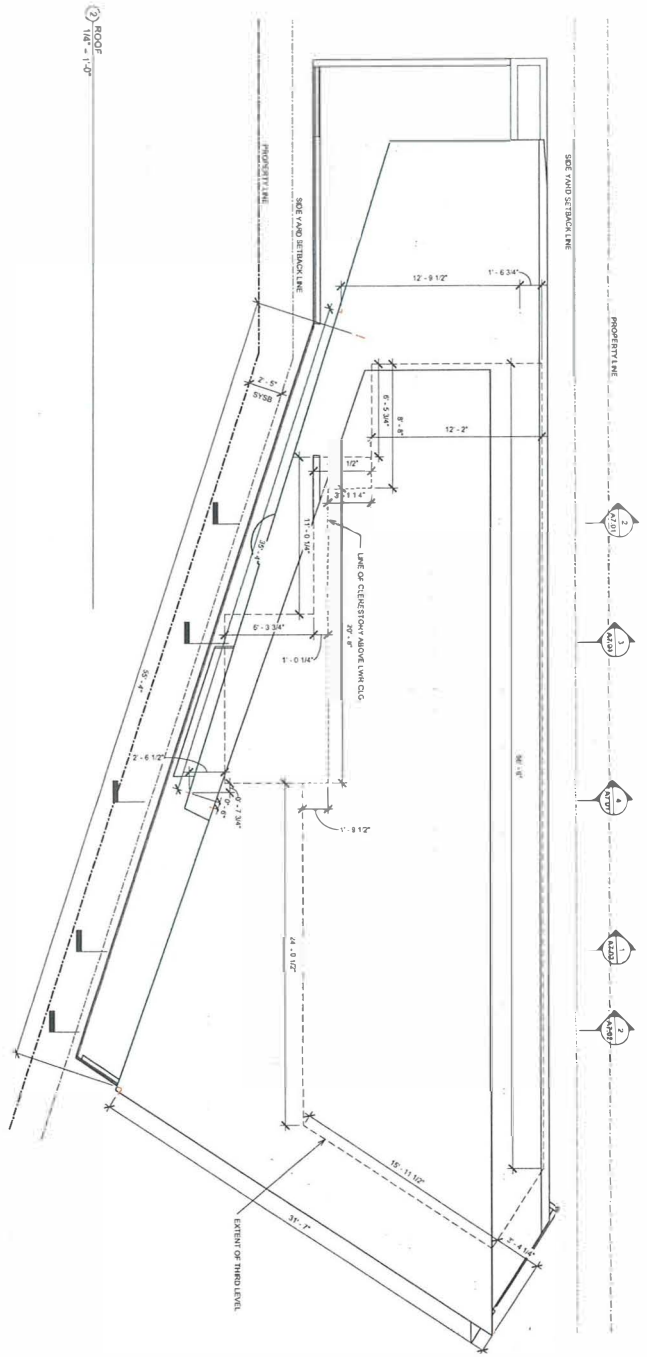


① LEVEL 1 PROPOSED  
 1/4" = 1'-0"



② LEVEL 2 PROPOSED  
 1/4" = 1'-0"

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		<p>PROPOSED FLOOR PLANS                  LEVEL 1 &amp; 2</p> <p>SHEET NO. A2.02</p>	<p>PROJECT NO. 18011</p> <p>DATE 05/21/2023</p> <p>DESIGNED BY AVRP</p> <p>DRAWN BY AVRP</p>	<p>PROJECT NO. 18011</p> <p>DATE 05/21/2023</p> <p>DESIGNED BY AVRP</p> <p>DRAWN BY AVRP</p>



① LEVEL 3 PROPOSED  
1/4" = 1'-0"

② ROOF  
1/4" = 1'-0"

<p><b>NOT FOR CONSTRUCTION</b></p> <p><b>AVRTP STUDIOS</b> Architectural &amp; Visual Representation Professionals 700 MARKET STREET, SUITE 200 SAN DIEGO, CA 92101 PH: 619.594.2500 WWW.AVRTP.COM</p>	<p><b>Austin Residence</b></p> <p>991 Scott St. San Diego, CA 92106</p>	<p>PROJECT NO. 21981-AM1</p> <p>DATE 05/20/21</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p>
		<p>SHEET NO. A2.03</p> <p>PROPOSED FLOOR PLANS - LEVEL 3 &amp; ROOF PLAN</p>







