Permitting Summary for 991 Scott Street

Coastal Commission CDP	City Building Permit	Actual Development	Rationale For Discrepancies
Aug. 5, 1977 Permit No. F5878 authorizing 1,753 sq. ft.	**Aug. 24, 1977** Permit No. L59955 authorizing 2,320 sq. ft.	2,406 sq. ft.	**City not responsible for exceeding CDP limitation, nor for owners' exceedances of CDP or building permit**
May 12, 1978 Amendment to Permit No. F5878 authorizing 540 sq. ft. (Total = 2,293 sq. ft.)	**June 13, 1978** Permit No. M06557 authorizing 544 sq. ft. addition (Total = 2,864 sq. ft.)	629 sq. ft. addition (Total = 3,035 sq. ft.)	**County Assessor "may" have calculated sq. ft. differently than City**
None	**May 8, 1979** Permit No. M63152 authorizing 408 sq. ft. addition (Total = 3,272 sq. ft.)	408 sq. ft. addition (Total = 3,443 sq. ft.)	**None given for authorizing addition without CCC approval**
None	**February 2, 1983** Permit No. A13188 conversion of storage to guest suite	**No additional sq. ft. identified in Assessor Building Record**	**None given for authorizing new use without CCC approval**
None	*None*	**Total = 4,005 sq. ft.** (Current)	**None given for unpermitted work**

1,712 sq. ft.

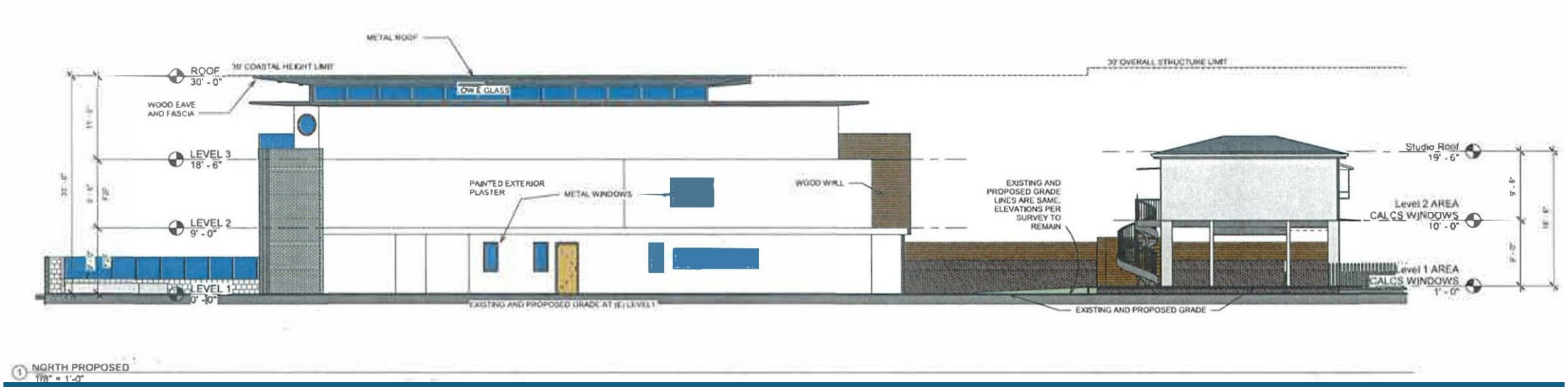
Property currently exceeds its CDP authorization by 1,712 sq. ft.

733 sq. ft.

Property currently exceeds its City building permit authorization by 733 sq. ft.

Conclusion: 991 Scott Street cannot be deemed previously conforming as it does not, and never has, conformed with all applicable development permits. (SDMC § 143.0115(c)(8) ["Any coastal development requiring a Coastal Development Permit must conform to the regulations in the certified Local Coastal Program."].)

ADU Construction Exceeds Height Limit



24 ft

HEIGHT LIMIT
for this RS-1-7 lot under 75 ft. wide

30 ft **ONLY IF THE ENTIRE BUILDING ENVELOPE TAPERS AT 45° ABOVE 24 FT.**

- San Diego Municipal Code section 141.0302(b)(8)(C) restricts heights on this RS-1-7, under 75 ft. width, lot to 24 ft.
- 30 ft height permitted *only if* entire building envelope tapers at 45º above 24 ft.
- **The proposed development cannot be approved in its current design.**

Active And Ongoing Serious LCP Violations

1 **Unpermitted development of public right of way along Bessemer Path fronting 991 Scott Street**

2 **Unpermitted public view obstructions installed in side yard.**

NOTICE	CCC has informed City directly, since at least 2024, that 991 Scott Street does not conform with the LCP violating SDMC § 132.0403 (Supplemental Regulations of the Coastal Overlay Zone), due to unpermitted work.
ESCALATION	CCC has found that the ROW violations continued to expand after informing the Austins of the issue.
ENFORCEMENT	CCC, Port of San Diego, and City are actively engaged in an enforcement action to remedy ROW violation - not yet concluded.
CONDITION	Correction of the view obstructions is offered as a “condition” of the Project, in direct violation of SDMC § 143.0112.

Conclusion: Project cannot be approved until enforcement action concludes, and corrective action on all unpermitted work.