



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 31, 2018 REPORT NO. HO-18-104

HEARING DATE: November 7, 2018

SUBJECT: MASON JAR - PROCESS THREE DECISION

PROJECT NUMBER: [595653](#)

OWNER/APPLICANT: Dana Bessenecker, Owner and Sean McKeever, Permittee

SUMMARY

Issue: Should the Hearing Officer approve the interior remodel of an existing retail structure and the construction of a new exterior accessible ramp and new stairs at 2615 Congress Street within the Old Town San Diego Community Planning area?

Staff Recommendation: APPROVE Site Development Permit No. 2095216.

Community Planning Group Recommendation: On March 14, 2018, the Old Town San Diego Community Planning Board voted 11-0-1 to recommend approval of the proposed project with the conditions that the business owner consult architectural design policies and guidelines that apply to all development activity in Old Town.

Other Recommendation: On March 22, 2018, the Old Town Design Review Board made a unanimous recommendation to approve the design of the project with no conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 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 September 25, 2018 and the opportunity to appeal that determination ended October 9, 2018.

BACKGROUND

The 0.11-acre site is located at 2615 Congress Street, between Mason and Twiggs Streets, and across Congress Street from a State Park parking lot within the "core" zone area of the Old Town San Diego Community Plan (OTSDCP) and within the Old Town San Diego Planned District Ordinance (OTSDPDO). The site is surrounded by other commercial uses, including restaurant and retail uses.

The intent of the "core" zone and designation is to allow for a variety of uses, including restaurants and retail.

This block on which this project is located is developed with other single-story buildings that have been occupied by a variety of uses over many years. This project will maintain the existing community character.

DISCUSSION

Project Description,

The project proposes tenant improvements in order to use the building as a restaurant. A new accessible ramp and stairs will be constructed. Pursuant to San Diego Municipal Code Section 1516.0402, lots less than 6,250 square feet are exempt from parking requirements. There is an existing driveway to the site that will be closed, with new curb and gutter along Congress Street.

Community Plan Analysis,

The project is within the core commercial land use designation of the Long Range Plan – Land Use Plan, which encourages the development of restaurants. The project is consistent with that concept as it will renovate an existing 770-square-foot building into a restaurant use.

The project complies with all of the OTSDPDO regulations for Old San Diego Architectural and Site Development Standards and Criteria.

Discussion of Issues

The project requires a Site Development Permit in accordance with SDMC 1516.0202(b)(2) as the site is with the OTSDCP PDO. No deviations or variances are proposed as part of this project. Due to the size of the lot, the project is not required to provide off-street parking, per SDMC 1516.0402.

The building is over 45 years old and therefore was required to be reviewed by City Staff to determine if the building qualified as historic. Staff determined that the building is not eligible for designation, and had no conditions or recommendations for the project. This determination was made under project No. 548083.

Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project and draft conditions of approval (Attachments 4 and 5). Staff recommends the Hearing Officer approve Site Development Permit No. 2095216.

ALTERNATIVES

1. Approve Site Development Permit No. 2095216, with modifications.

2. Deny Site Development Permit No. 2095216, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Martha Blake', is written above a horizontal line.

Martha Blake, Development Project Manager

Attachments:

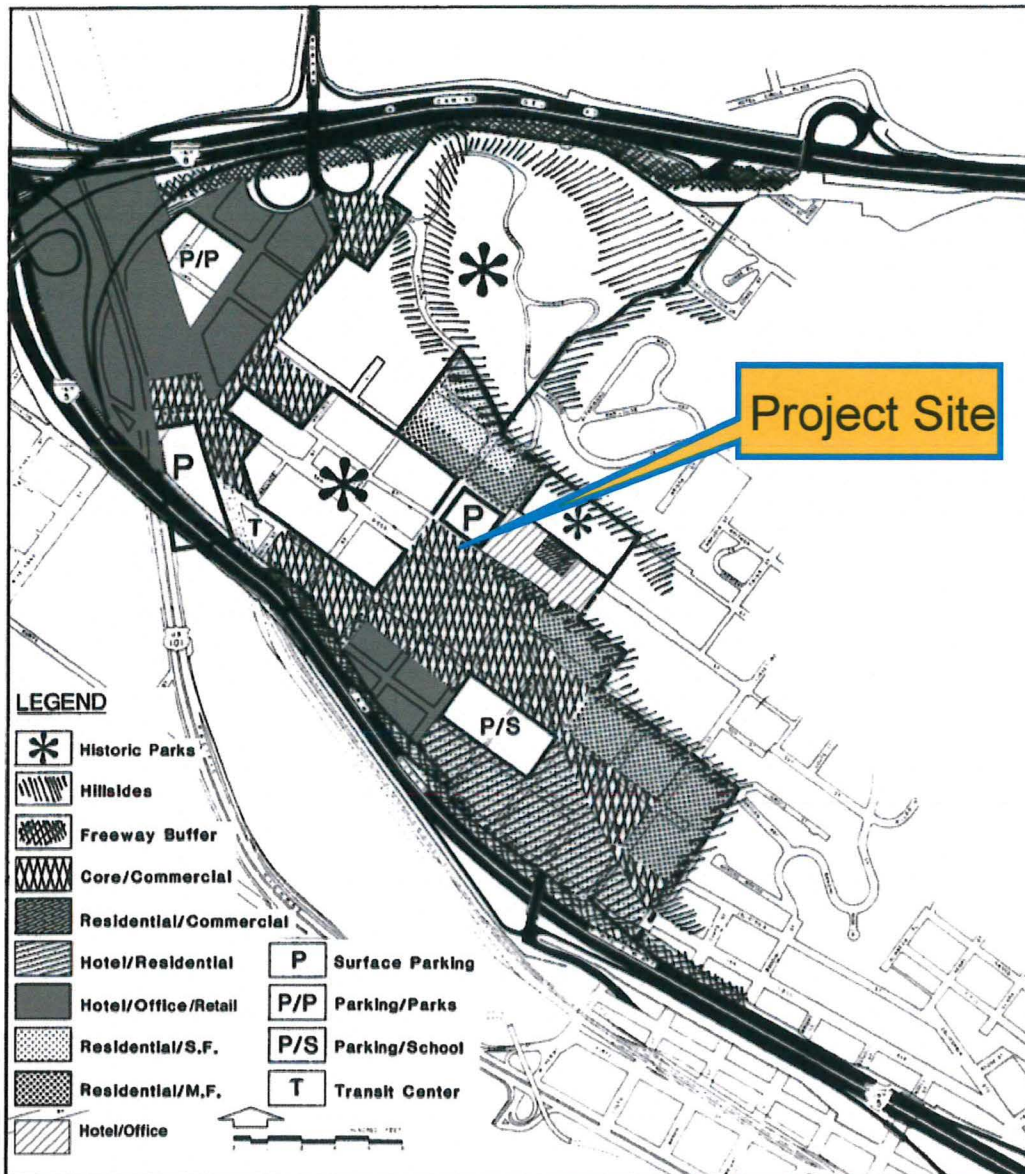
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

Mason Jar/ 2615 Congress Street
PROJECT NO. 595653





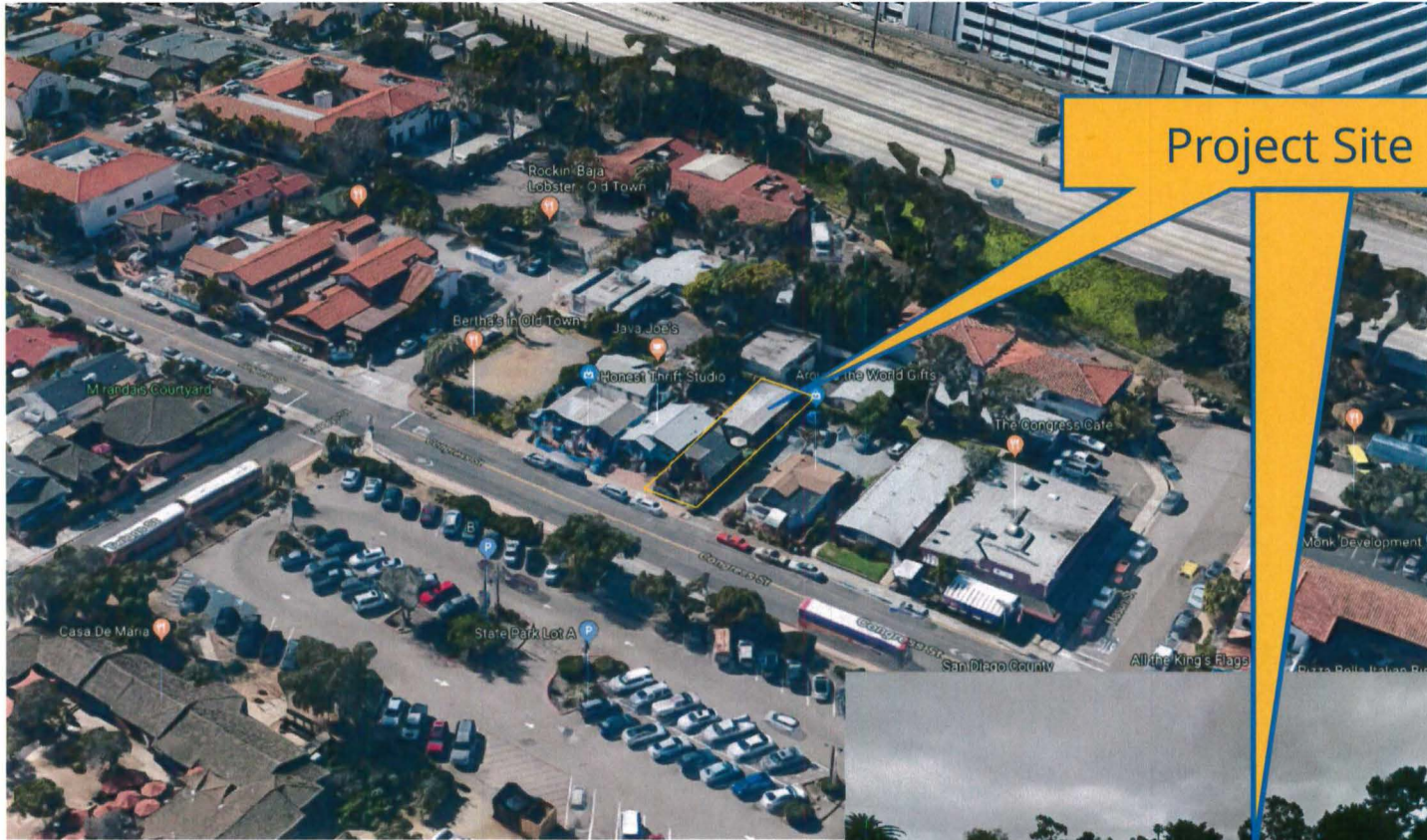
LONG RANGE PLAN-LAND USE CONCEPT



Land Use Map

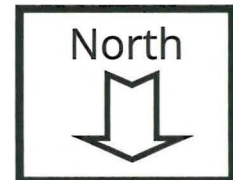
Mason Jar/ 2615 Congress Street
PROJECT NO. 595653





Aerial Photo/Street View

Mason Jar/2615 Congress Street
PROJECT NO. 595653



HEARING OFFICER RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 2095216
MASON JAR PROJECT NO. 595653

WHEREAS, DANA BESSENECKER, Owner and SEAN MCKEEVER, Permittee, filed an application with the City of San Diego for a permit for the interior remodel of an existing one-story retail structure and construction of a new, exterior accessible ramp and new stairs (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 2095216 on portions of a 0.11-acre site;

WHEREAS, the project site is located at 2615 Congress Street in the "core" zone of the Old Town San Diego Plan District within the Old Town San Diego Community Plan area;

WHEREAS, the project site is legally described as Block 454 of Lot 3 of Miscellaneous Map 40;

WHEREAS, on September 25, 2018, 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 15303; 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 November 7, 2018 the Hearing Officer of the City of San Diego considered Site Development Permit No. 2095216 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2095216:

A. Site Development Permit – Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The project proposes interior remodel and tenant improvements of an existing 770-square-foot, one-story retail space into a restaurant space. The project would construct new exterior stairs and accessibility ramp. The 0.11-acres site is located in the "core" subarea of the Old Town San Diego Planned District (OTSDPD). The "core" subarea is intended as the central commercial/retail area of the community. The proposed development is consistent with land use plan and therefore will not adversely affect the plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The permit controlling the development contains specific conditions addressing compliance with the City's Codes, policies, regulations, and other regional, state, and federal regulations. In addition, conditions of approval required the review and approval of all construction plans by professional staff prior to construction to ensure compliance with all building code regulations. Site specific conditions require the reconstruction of the curb, gutter, and sidewalk on Congress Street to current standards. Therefore, the project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulation of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project proposes interior remodel and tenant improvements of an existing 770-square-foot, one-story retail space into a restaurant space. The project would construct new exterior stairs and accessibility ramp. The proposed development complies with all of the OTPDO regulations for Old Town San Diego Architectural and Site Development Standards and Criteria. Minimal work is proposed to the exterior of the building, which include painting the existing wood siding as well as a new wood accessible ramp with railing and stairs. No deviations are proposed with this project.

Therefore, the development will comply with the regulations of the Land Development Code.

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 the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2095216 is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 2095216, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: November 7, 2018

IO#: 24007716

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007716

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2095216
MASON JAR PROJECT NO. 595653
HEARING OFFICER

This Site Development Permit No. 2095216 is granted by the Hearing Officer of the City of San Diego to Dana Bessendecker, Owner, and Sean McKeever, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 1516.0202 and 126.0502. The 0.11-acre project site is part of a is located at 2615 Congress Street in the core zone of the Old Town San Diego Plan District within the Old Town San Diego Community Plan area. The project site is legally described as: Block 454 of Lot 3 of Miscellaneous Map 40.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for improvements to an existing structure and the construction of a new ramp and stairs.

The project shall include:

- a. Improvements to a 770-square-foot, one-story building for a restaurant;
- b. New exterior accessible ramp and stairs; and
- c. 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 November 21, 2021.

2. 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.

3. 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.

4. 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.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. 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.).

7. 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.

8. 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.

9. 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.

10. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

12. The project proposes to export no material from the project site. Any excavated material that is exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by the Regional Standards Committee.

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal and replacement of the existing curb with current City Standard curb and gutter, adjacent to the site on Congress Street, satisfactory to the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized driveway with current City Standard curb, gutter, and sidewalk, adjacent to the site on Congress Street.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall provide an Irrevocable Offer to Dedicate an additional 4 feet adjacent to the site on Congress Street, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

16. 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 authorized by the appropriate City decision maker in accordance with the SDMC.

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. A litter control plan shall be required to keep the facility and adjacent property free of litter.

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 November 7, 2018 and [Approved Resolution Number].

Conditional Use Permit No. 1892594 and Site Development Permit No. 1892595

Date of Approval: **XX**

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

Golden Eagle Real Estate Investment, LP
Owner

By _____
NAME
TITLE

The Lot Del Mar
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

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

☐ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

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

Project Name/Number: Mason Jar TI SDP / 595653

SCH No.: N.A.

Project Location-Specific: 2615 Congress Street, San Diego, California 92110

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

Description of nature and purpose of the Project: The project is requesting a SITE DEVELOPMENT PERMIT to convert an existing detached 770-square-foot single story retail space into a restaurant. Additionally, the project includes an interior remodel and the construction of a new exterior accessibility ramp and stairs. The 0.11-acre project site is located at 2615 Congress Street. The site is designated multiple use and in the CORE zone within the Old Town San Diego Planned District (OTSDPD) of the Old Town San Diego Community Plan area. Additionally, the project site is within the Airport Approach Overlay Zone, the Airport Influence Area (San Diego International Airport- Review Area 2), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area. (LEGAL DESCRIPTION: Blk 454, Lot 3).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Laurie Fisher, 895 Park Boulevard, San Diego, California 92102, (619) 450-6237

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: CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures)
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project would qualify to be categorically exempt from CEQA pursuant to Sections 15303, New Construction or Conversion of Small Structures, which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This includes a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. Furthermore, the exceptions listed in 15300.2 would not apply.

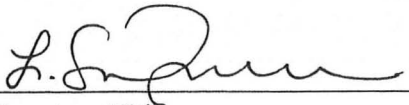
Lead Agency Contact Person: M. Dresser

Telephone: (619) 446-5404

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 CEQA



Signature/Title Senior Planner

October 10, 2018
Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

From: [Godwin, Paul](#)
To: [Blake, Martha](#)
Subject: FW: Vote to approve with conditions.
Date: Friday, March 16, 2018 10:51:14 AM

FYI, thank you!

Paul Godwin
Development Project Manager III
City of San Diego
Development Services Department
T (619) 446-5190
pgodwin@sandiego.gov

From: ann dahlkamp [mailto:otsdpghannd@gmail.com]
Sent: Friday, March 16, 2018 10:26 AM
To: laurie@lcfarch.com
Cc: Godwin, Paul <PGodwin@sandiego.gov>; White, Vickie <VWhite@sandiego.gov>; ann dahlkamp <otsdpghannd@gmail.com>
Subject: Vote to approve with conditions.

Project Name: Mason Jar TI SDP
Project Number: 595653

This email is to confirm that Old Town San Diego Community Planning Group (OTSDCPG) recommended approval of the initial review, for the interior remodel of a detached one-story retail space and to construct a new exterior accessible ramp and stairs for the purpose of creating a new restaurant located at 2615 Congress Street, on March 14, 2018, during the regular monthly meeting. The vote to approve with the conditions that business owner consult architectural design policies and guidelines that apply to all development activity in Old Town.

Also, OTSDCPG requests to review the business sign, when available, to ensure that the sign is compatible with and enhance the architectural style of their associated building/remodeling and site.

You may use this email as documentation of approval for your next hearing. I have sent a letter by mail to the Project Manager, Paul Godwin with the same information.

Best Regards,

Ann Dahlkamp
Old Town San Diego Community Planning Group, Chair

From: [White, Vickie](#)
To: [Garcia, Michael](#); [Blake, Martha](#)
Cc: [Laurie Fisher](#); [Sean McKeever](#)
Subject: 595653 Mason Jar TI - Old Town Design Review Board Action on 3/22/18
Date: Thursday, March 22, 2018 10:45:44 AM

Good morning,

Please be advised that the Old Town Design Review Board, at its meeting this morning, made a unanimous recommendation to approve the design of the Mason Jar TI project as proposed.

Please let me know if you need any additional information.

Sincerely,

Vickie

Vickie White
Senior Planner
City of San Diego
Planning Department
vwhite@sandiego.gov
T: 619-533-3945
sandiego.gov



**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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: THE MASON JAR

Project No. For City Use Only: 595653

Project Address: 2615 CONGRESS ST

SAN DIEGO, CA 92110

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 81-4592823

☐ 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: Dana Bessenecker, as Managing Member of Old Town Local, LLC

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 4637 Marlborough Drive

City: San Diego

State: CA

Zip: 92116

Phone No.: 619-961-7930

Fax No.: 619-398-0163

Email: dbessenecker@gmail.com

Signature:

Date: January 11, 2018

Additional pages Attached:

☐ Yes

☒ No

Applicant

Name of Individual: Sean McKeever, as Sole Member of The Mason Jar, LLC

☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 1724 Broadway Apt D

City: Oceanside

State: CA

Zip: 92054

Phone No.: 845 590 0027

Fax No.:

Email: mckeever1980@gmail.com

Signature:

Date: 1.11.2018

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

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

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LAURIE C FISHER
ARCHITECTURE, INC

The Mason Jar

2615 Congress St
San Diego, California 92110

#21716 - Site Development Permit
August 14, 2018

Project Directory

Owner:
Sean McKeever
2615 Congress St.
San Diego, CA 92110
T: (845) 590-022Z
E: mckeever1980@gmail.com

Architect:
LC Fisher Architecture, Inc
Laurie C. Fisher, CA Reg Arch #C-30685
895 Park Blvd. #120
San Diego, CA 92101
T: 619.450.6237
M: 619.252.2312
E: laurie@lcfarch.com

Project Data

Project Description:
TENANT IMPROVEMENT OF A DETACHED, 770 SF ONE-STORY BUILDING FOR A RESTAURANT. SCOPE INCLUDES NEW CONSTRUCTION OF AN EXTERIOR ACCESSIBLE RAMP AND PERMITTING OF AN EXISTING UNPERMITTED WOOD ENTRY ARBOR. NO ADDITIONAL SQUARE FOOTAGE IS PROPOSED.

Use:
EXISTING: RETAIL (B)
PROPOSED: RESTAURANT (B)

Occupancy
B: 791 SF
DINING/SERVICE: 174 SF = OCC 12
KITCHEN/SCULLERY: 487 SF = OCC 3
TOTAL OCC: 15

Construction Type
TYPE V-B, NON-SPRINKLERED

Applicable Codes:
2016 California Building Code
2016 California Mechanical Code
2016 California Electrical Code
2016 California Plumbing Code
2016 California Energy Code
CBC Chapter 7A
California Code of Regulations, Title 24
City of San Diego Municipal Code, Current Edition
City of San Diego Municipal Code, Sec 15.05
City of San Diego Fire Code, Current Edition

These plans and all work shall comply with the 2016 California Building Standards Code found in the State of California Title 24 CCR as amended and adopted by the City of San Diego.

Applicable Zone(s):
OLD TOWN PLANNED DISTRICT - CORE
FAA NOTIFICATION AREA
GEOLOGIC HAZARD AREA: 53

Legal Description:
BLK 454 LOT 3

APN:
442-57-005

Required Approvals:
CONCURRENT SUBMITTAL W/ SITE DEV PERMIT PTS#595653
TI COMBINATION PERMIT
ENVIRONMENTAL HEALTH PERMIT
FEWD PERMIT

Area Calculations:
Site Area: 5,000 SF

Proposed/Existing Building Area:
TENANT STRUCTURE: 791 SF EXIST TO REMAIN
(NIW) RETAIL STRUCT: 719 SF EXIST TO REMAIN
TOTAL: 1,510 SF = 0.30 FAR
0.30 < 0.60 COMPLIES
1,510 SF = 0.30 LOT COV.
0.30 < 0.60 COMPLIES

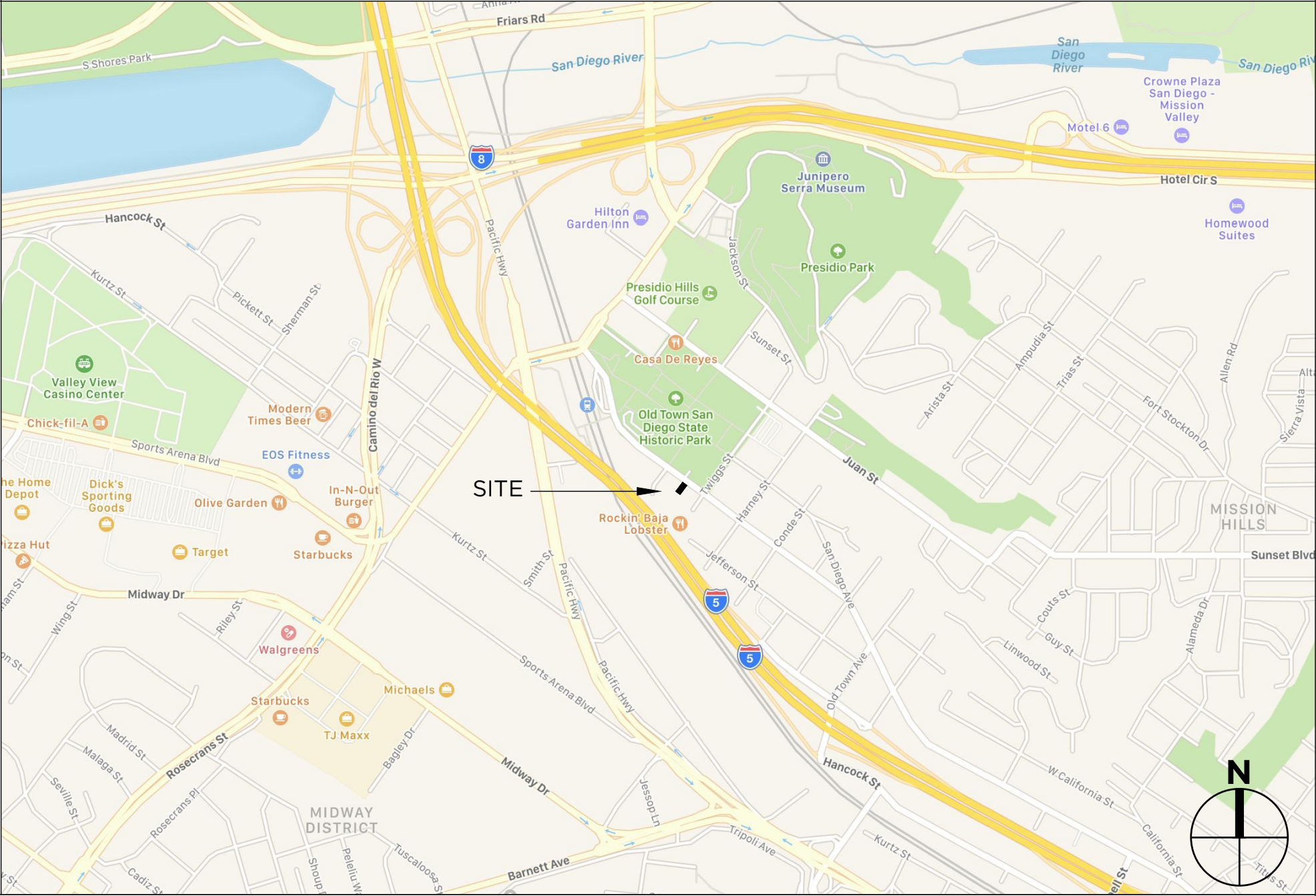
Area of Disturbance:
12"x12"x18" FOOTINGS, TYP OF 7
10.5 CUBIC FEET TOTAL

Area of Landscaping (exist. vegetation to remain):
176 SF (SIDE YARD)

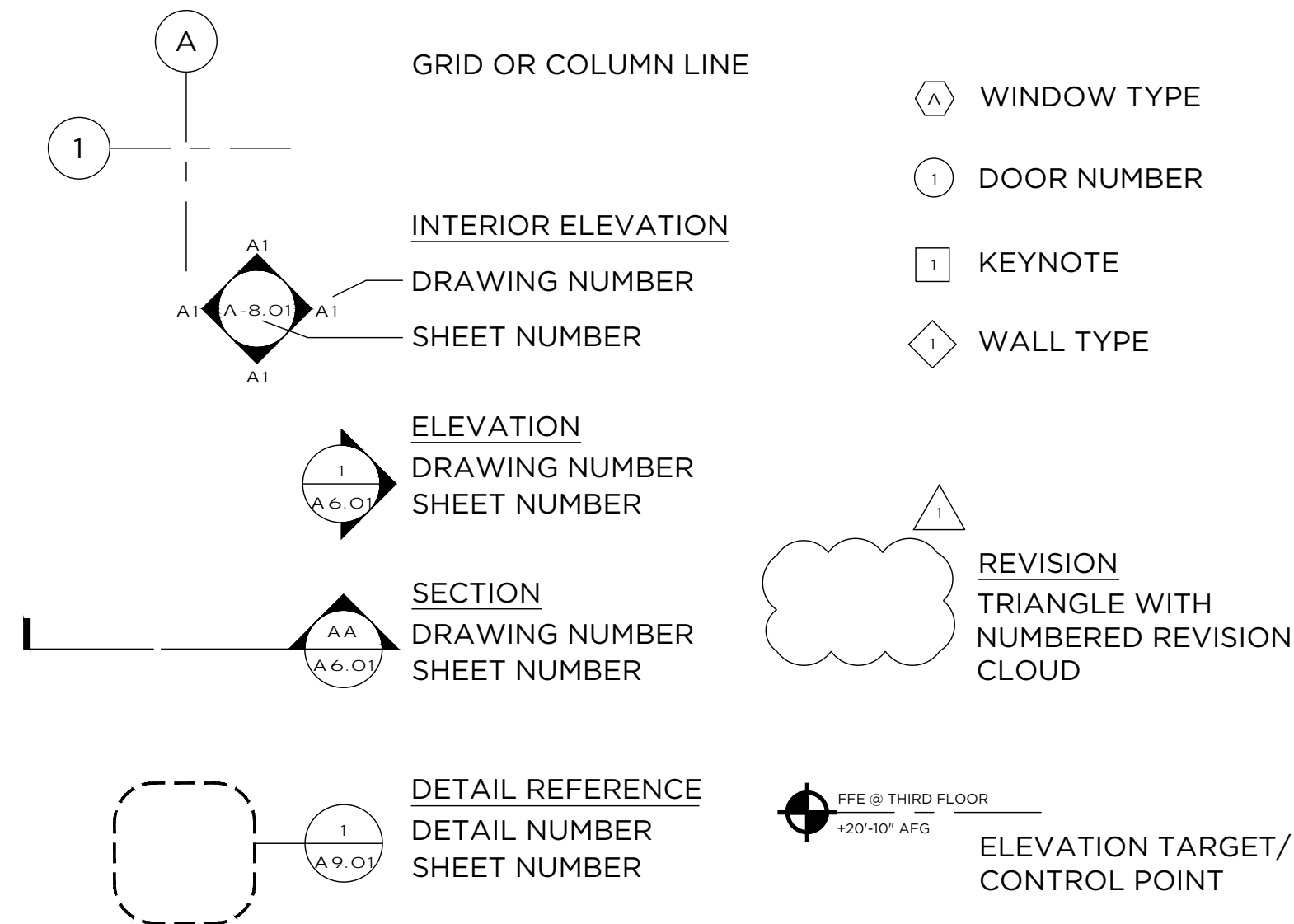
Building Envelope:
Maximum Allowable Height:
Maximum Overall Height to Remain:

35' or two stories
11'-8" ONE STORY

Vicinity Map



Architectural Legend



Sheet Index

T-1 Title Sheet

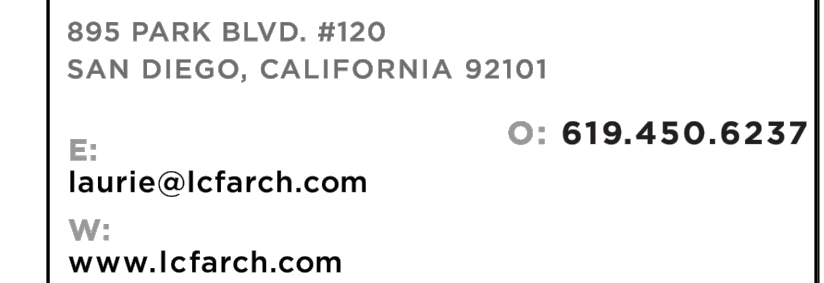
Architectural
A1.01 Site Plan
A2.01 Floor Plan

A4.01 Roof Plan
A6.01 Exterior Elevations

Abbreviations

CONTR	CONTRACTOR	GAL	GALVANIZED	PNL	PANEL	SND	SANITARY NARKIN DISPENSER	WD	WOOD
CPT/C	CARPET	GYP BD	GYPSUM BOARD	PR	PAIR	SN DPL	SANITARY NARKIN DISPOSAL	WF	WALL FABRIC
CT	CERAMIC TILE	GC	GENERAL CONTRACTOR	PSF	POUNDS PER SQUARE FOOT	SPECs	SPECIFICATIONS	WP	WATERPROOF
DBL	DOUBLE	GI	GALVANIZED IRON	PSI	POUNDS PER SQUARE INCH	SS	STAINLESS STEEL	WDW	WINDOW
DET	DETAIL	GL	GLASS	PT	POST TENSIONED	S/S	SERVICE SINK	WWF	WELDED WIRE FABRIC
DM	DIMENSION	GR	GRADE	QT	QUARRY TILE	STD	STANDARD		
DN	DOWN	GMU	GLASS MESH MORTAR UNIT	R	RISER OR RADIUS	STL	STEEL		
DR	DOOR	HDCP	HANDICAPPED	RA	RETURN AIR	STRUCT	STRUCTURE		
DWG	DRAWING	HDWR	HARDWARE	RUB	RUBBER BASE	SUSP	SUSPENDED		
E	EXISTING	HORIZ	HORIZONTAL	RD	ROOF DRAIN	T	TREAD		
EA	EACH	HR	HOUR	RE	REFER/REFERENCE	T&G	TONGUE AND GROOVE		
EJ	EXPANSION JOINT	HT	HEIGHT	REFL	REFLECTIVE OR REFLECTIVE	TEL	TELEPHONE		
EL	ELEVATION	HVAC	HEATING, VENT, AIR COND.	REINP	REINFORCING	TEMP	TEMPERED		
ELEC	ELECTRICAL	HWH	HOT WATER HEATER	REQD	REQUIRED	TD	TRASH DISPOSAL		
EQ	EQUAL	ID	INSIDE DIAMETER	RET	RETAINING	TJ	TOOLED JOINT		
EQUIP	EQUIPMENT	INSUL	INSULATION	REV	REVISE, REVISED	TLT	TOILET		
EXP	EXPANSION	INT	INTERIOR	RF	RAISED FLOOR	TOC	TOP OF CONCRETE		
EXT	EXTERIOR	INV	INVERT	RM	ROOM	TOM	TOP OF MASONRY		
FD	FLOOR DRAIN	JAN	JANITOR	RO	ROUGH OPENING	TOS	TOP OF STEEL		
FDN	FOUNDATION	JST	JOIST	ROW	RIGHT OF WAY	TOW	TOP OF WALL		
FIN	FINISH	JOINT	JOINT	RT DPL	RECESSED TRASH DISPOSAL	TRANS	TRANSFORMER		
FLR	FLOOR	KO	KNOCKOUT	R TOW D	RECESSED TOWEL DISPENSER	TYP	TYPICAL		
FLUOR	FLUORESCENT	LAM	LAMINATE	SAC	SUSPENDED ACOUSTIC CEILING	VT	VINYL TILE		
FP	FIREPROOF	LAV	LAVATORY	SAT	SUSPENDED ACOUSTIC TILE	VB	VAPOR BARRIER		
FRP	FIBERGLASS REIN. PLASTIC	LH	LEFT HAND	SB	SPLASH BLOCK	VERT	VERTICLE		
FURR	FURRING	LL	LIVE LOAD	SC	SOLID CORE	VIF	VERIFY IN FIELD		
GA	GAUGE	LWC	LIGHT WEIGHT CONCRETE	S CONC	SEALED CONCRETE	VWC	VINYL WALL COVERING		
		MAS	MASONRY	SD	STORM DRAIN	W/	WITH		
		MATL	MATERIAL	SECT	SECTION	W/O	WITHOUT		
		MAX	MAXIMUM	SIM	SIMILAR	WC	WATER CLOSET		

T-1
SHT 1 OF 5



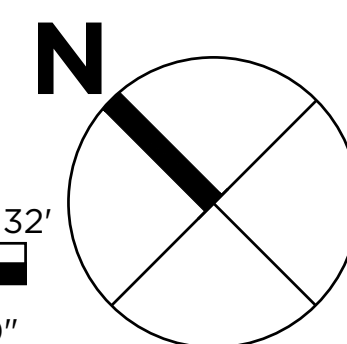
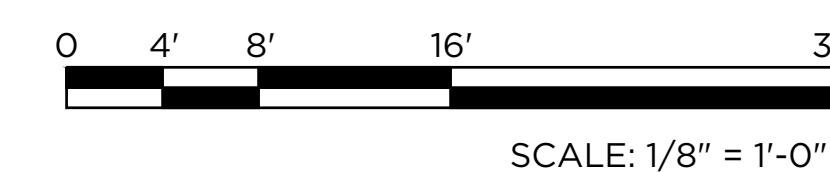
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2	06.20.18	HEALTH DEPT FC

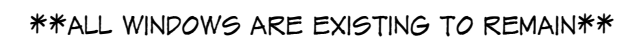
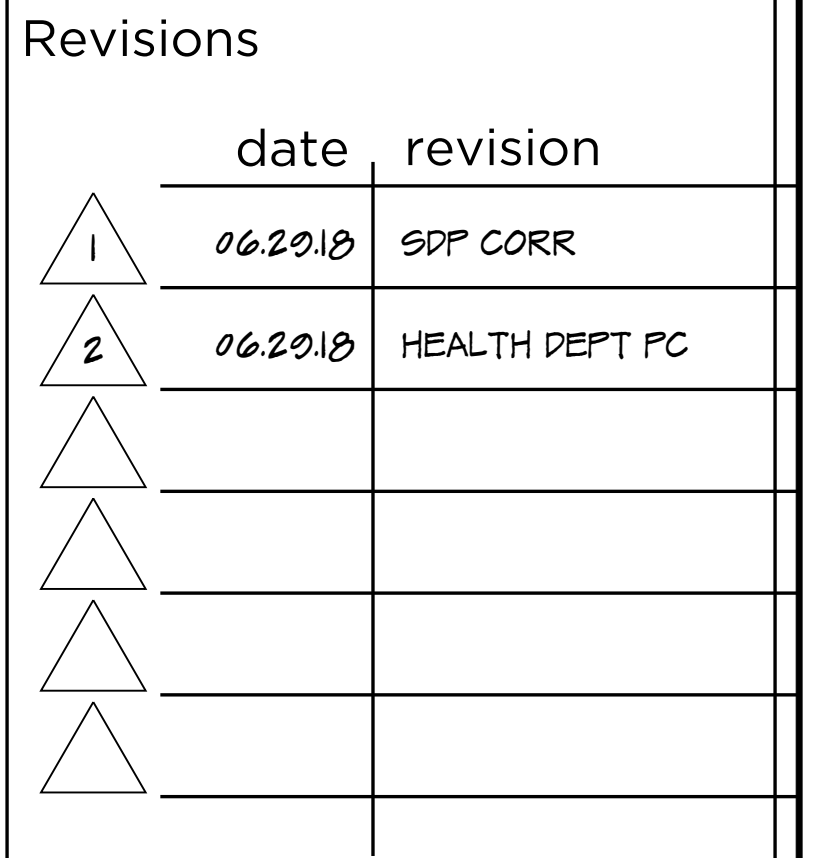
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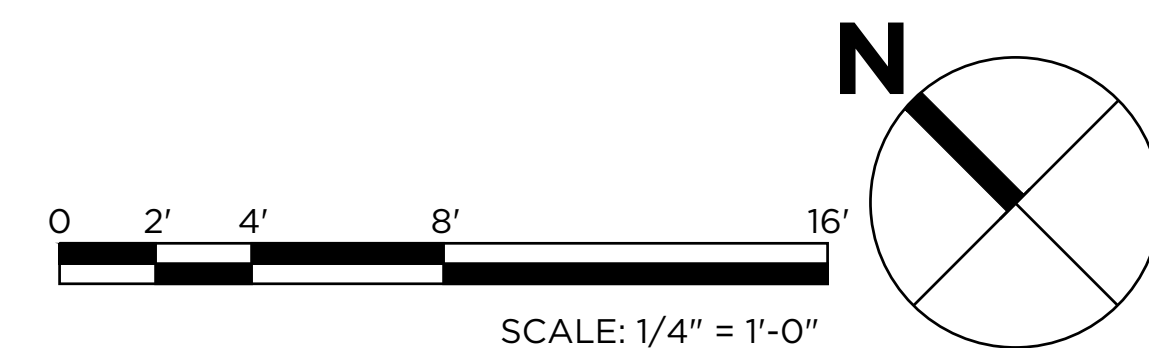
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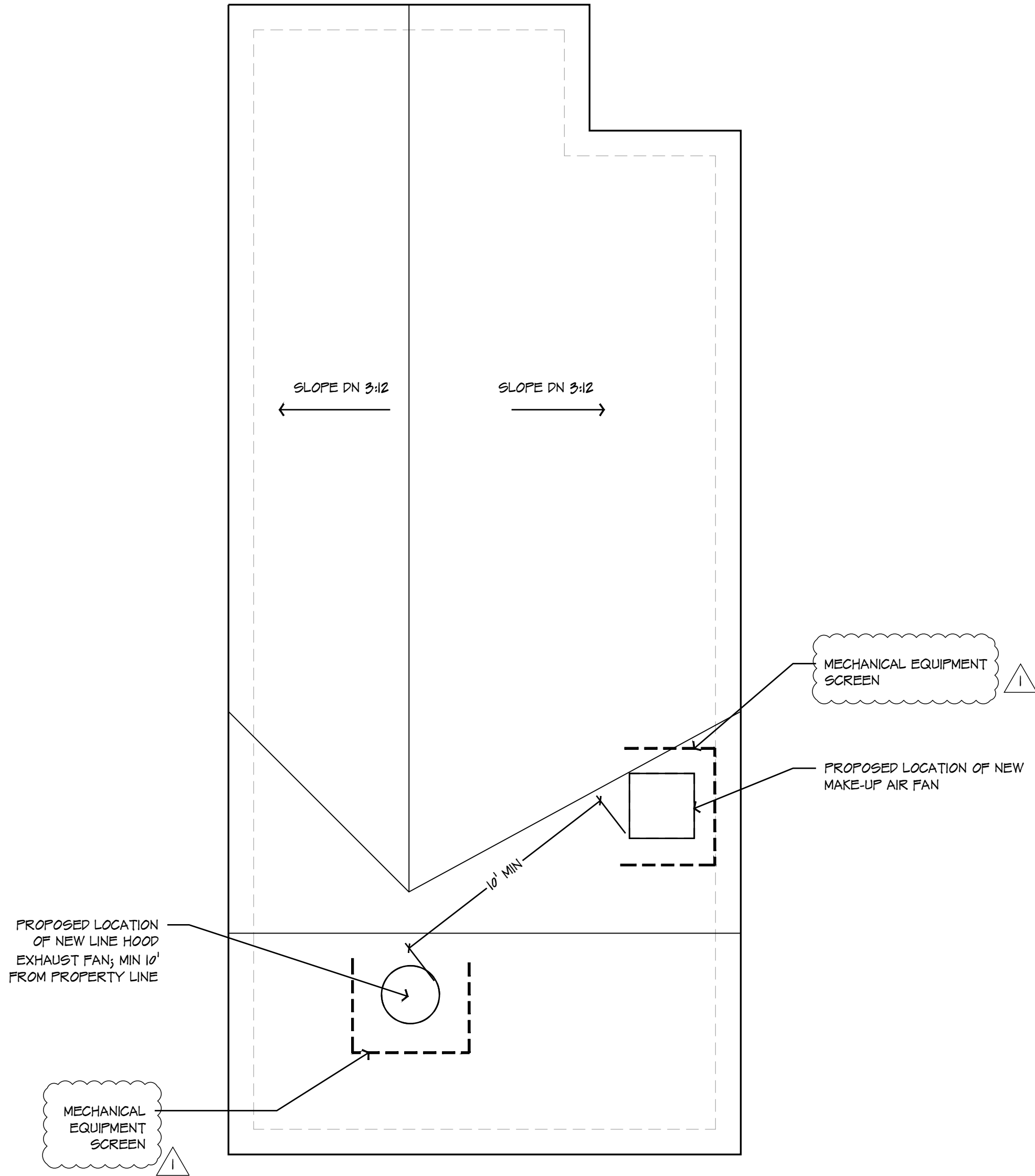
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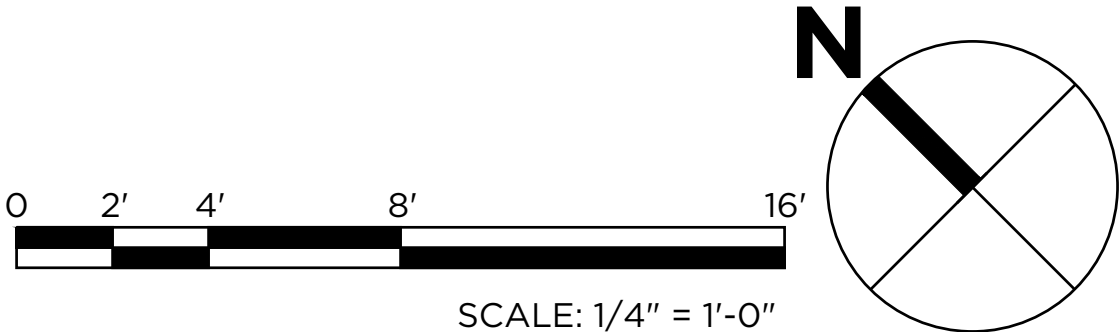
1 Proposed Floor Plan



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1 Roof Plan (Existing to Remain)





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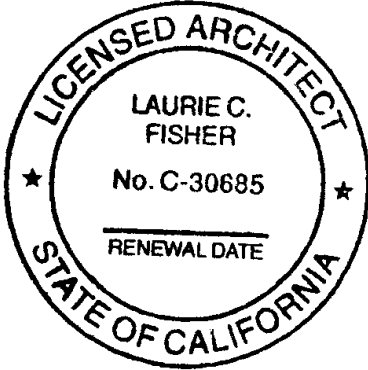
E: laurie@lcfarch.com
W: www.lcfarch.com

O: 619.450.6237

Revisions		
	date	revision
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2	06.20.18	HEALTH DEPT PC

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San Diego, CA 92110

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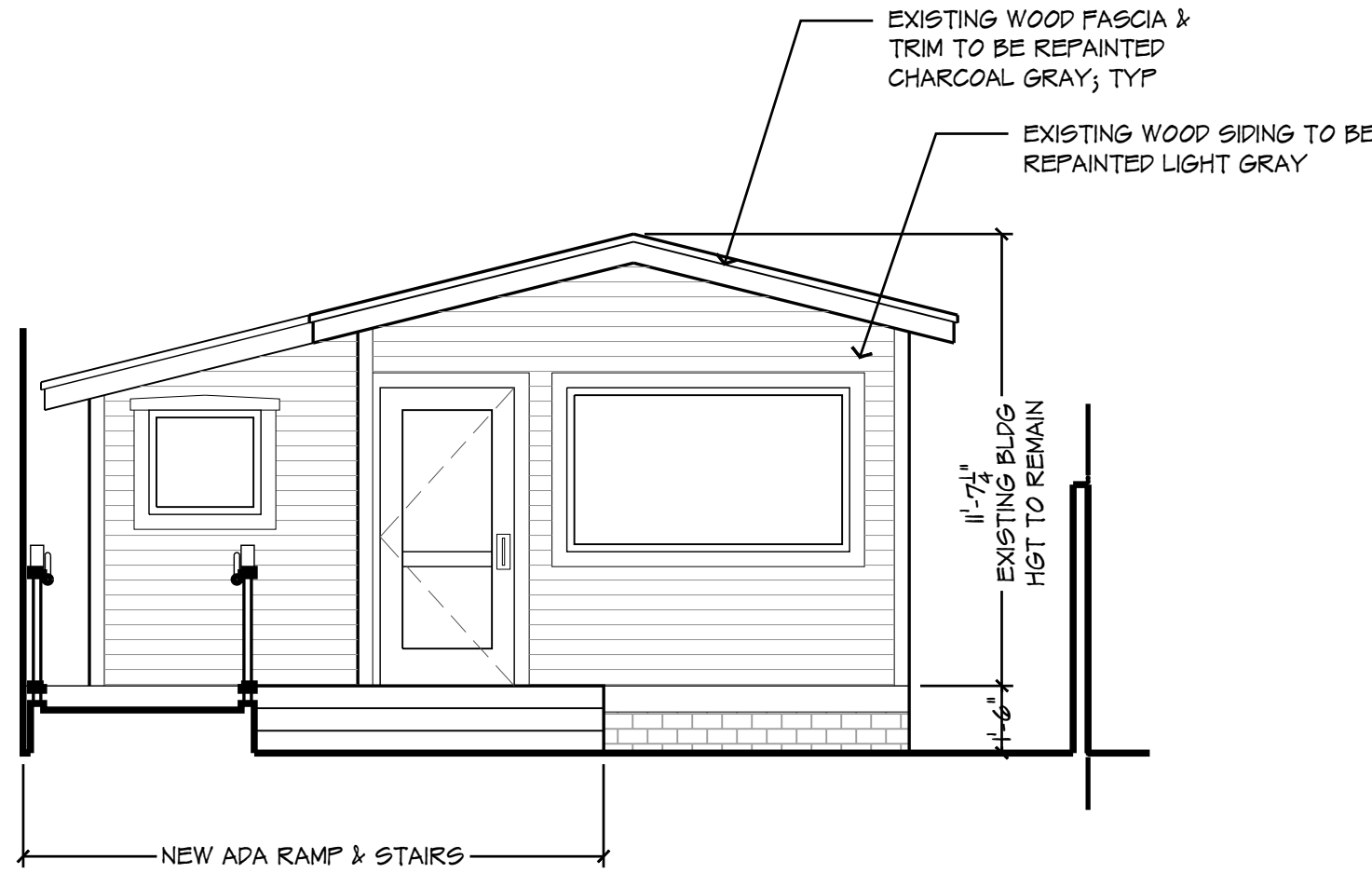


ROOF PLAN	
DATE	PROJECT #
08.14.18	21716

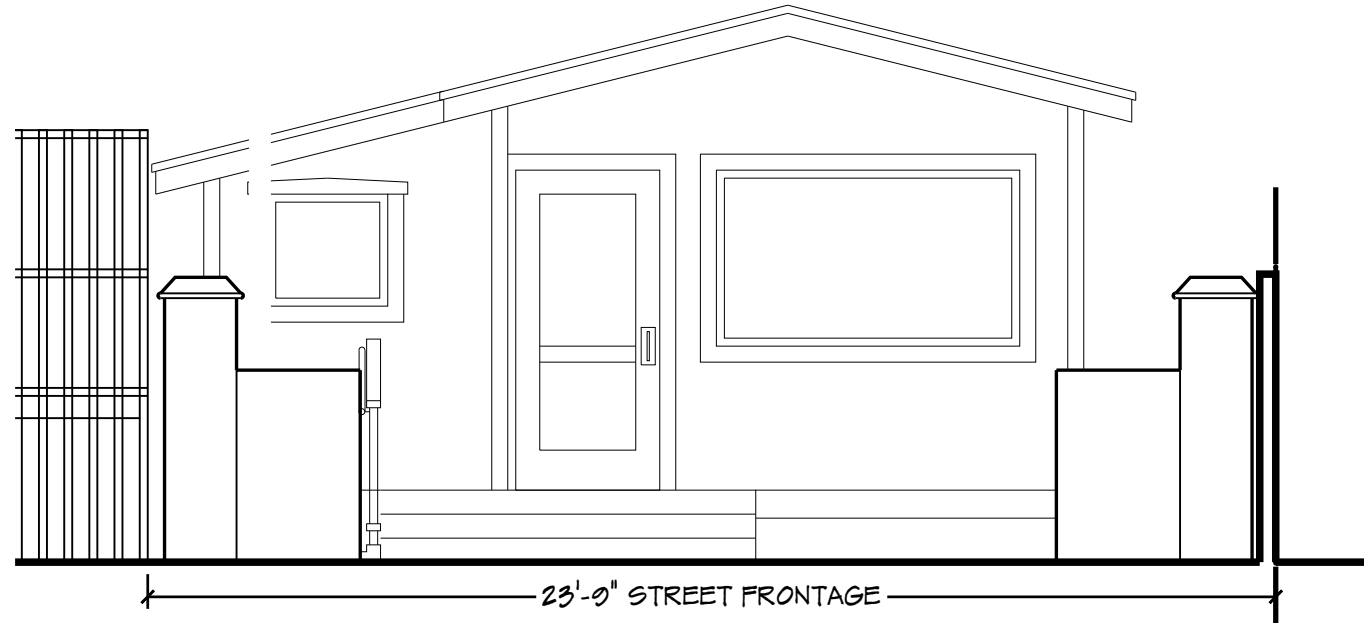
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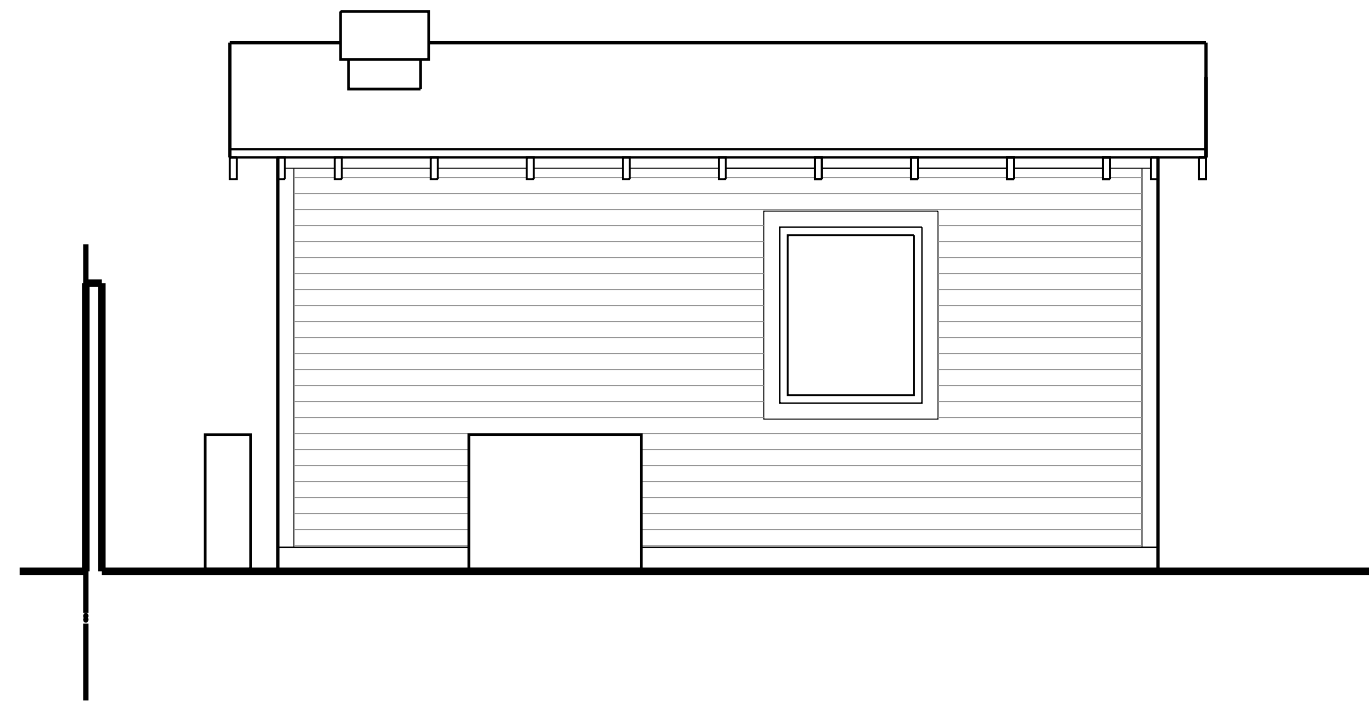
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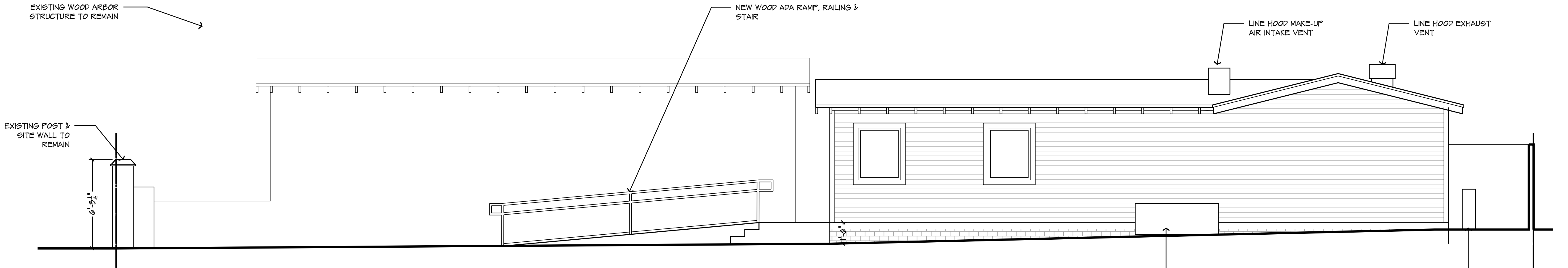
1 North Elevation/Entry



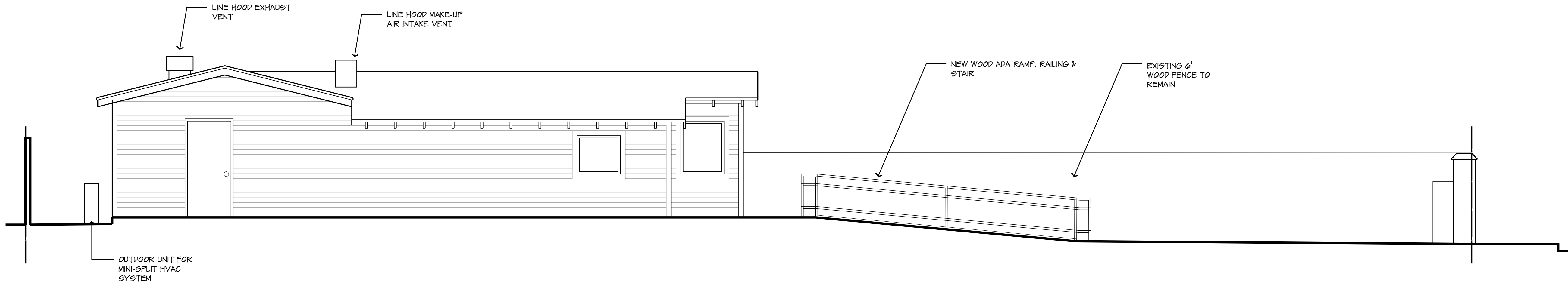
2 North Elevation/Street



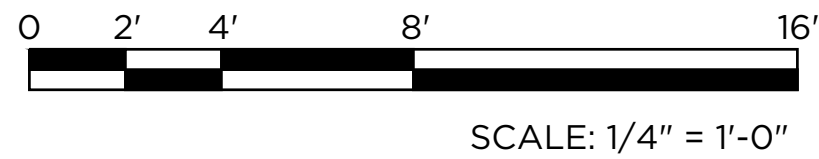
3 South Elevation/Rear



4 West Elevation



5 East Elevation



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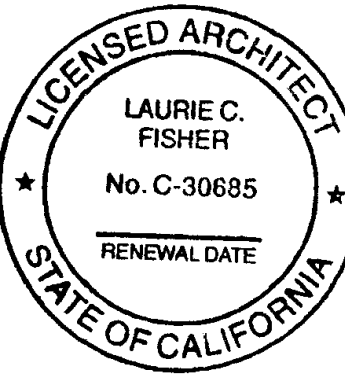
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BUILDING ELEVATIONS	
DATE 08.14.18	PROJECT # 21716

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