



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 4, 2020 REPORT NO. HO-20-003

HEARING DATE: February 19, 2020

SUBJECT: MARTIN CDP - Process Three Decision

PROJECT NUMBER: [642527](#)

OWNER/APPLICANT: Daniel Martin

SUMMARY

Issue: Should the Hearing Officer approve a request for the demolition of an existing single-family residence and detached garage, and the construction of a new two-story residence and companion unit above a detached garage, located at 709 Law Street, in the RM-1-1 Zone, within the Pacific Beach Community Plan area?

Staff Recommendation:

1. Approve Coastal Development Permit No. 2317846.

Community Planning Group Recommendation: On September 30, 2019, the Pacific Beach Planning Group voted 11-0-0 to approve the project, without conditions.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15301 (Existing Facilities), and 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 October 11, 2019 and the opportunity to appeal that determination ended October 25, 2019.

BACKGROUND

The 0.07-acre site is located at 709 Law Street in the RM-1-1 Zone, and within the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Coastal Appealable), First Public Roadway, Residential Tandem Parking Overlay zone, Parking Impact Overlay Zone (Beach and Coastal), Transit Priority Areas, and the Pacific Beach Community Plan area (Attachment 1).

The site is improved with a single-family residence and detached garage. The proposed project is in an area designated Low-Medium Density residential with (9- 15 Du/Ac,) in the Pacific Beach Community Plan. The proposed development is consistent with that land use designation. (Attachment 2). The project is surrounded by both multi-family residential development and single-family residences. (Attachment 3). The proposed project is also consistent with the General Plan designation. The proposed project is within the low medium density range as designated in the General Plan. The project site lies in a coastal urbanized core of the City. The project complies with all required San Diego Municipal Code (SDMC) regulations.

Pursuant to SDMC [126.0702\(a\)](#), the proposed development requires a Coastal Development Permit (CDP). Pursuant to SDMC [126.0707](#), the decision on an application for a CDP will be made in accordance with Process Three. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer.

DISCUSSION

The applicant is requesting the approval of a CDP for the demolition of an existing single-family residence and detached garage, and the construction of a new two-story residence and companion unit above the detached garage. The project site located at 709 Law Street, in the RM-1-1 Zone, within the Pacific Beach Community Plan. The existing dwelling unit will be replaced with a new single-family residence and new companion unit which will provide housing within a low medium-density range within a coastal urbanized core of the City.

Both multifamily residential and single-family residential development are the primary existing land uses in the immediate neighborhood. The project site is located between the nearest public road and the shoreline of a body of water, which requires Coastal Commission approval of the Coastal Development Permit. The site does not contain a physical public access way to, and is not within or adjacent to, any public recreation area. The project does not propose to encroach into any public access way to the ocean which is within a block of the site. The project is a private development on privately owned land. The project is compatible with the existing land uses in the immediate neighborhood and will not constitute a disruptive element to the neighborhood and community. The permitting of the new single-family residence and companion unit is consistent with the Pacific Beach Community Plan and the San Diego Municipal Code.

The permits for the project include conditions of approval and exhibits to achieve project compliance with the applicable SDMC regulations. Compliance with the permit conditions would protect the health, safety and general welfare of persons residing or working in the surrounding area. (Attachment 5). The demolition and construction of the new residence and companion unit will be subject to Ministerial building permits requiring compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all adopted referenced standards, which also establish standards to safeguard public health, safety, and welfare.

All necessary public improvements are included as project conditions, and all public utilities required to service the site are available. The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). There was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section [112.0520](#). (Attachment 6).

COMMUNITY PLANNING GROUP RECOMMENDATION

On September 30, 2019, the Pacific Beach Planning Group voted 11-0-0 to approve the project, without conditions (Attachment 7).

CONCLUSION

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the San Diego Municipal Code and the Certified Local Coastal Program. Staff has provided draft findings to support approval of the project, (Attachment 4) and draft conditions of approval (Attachment 5). Staff recommends that the Hearing Officer approve Coastal Development Permit No. 2317846.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2317846, with modifications.
2. Deny Coastal Development Permit No. 2317846, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

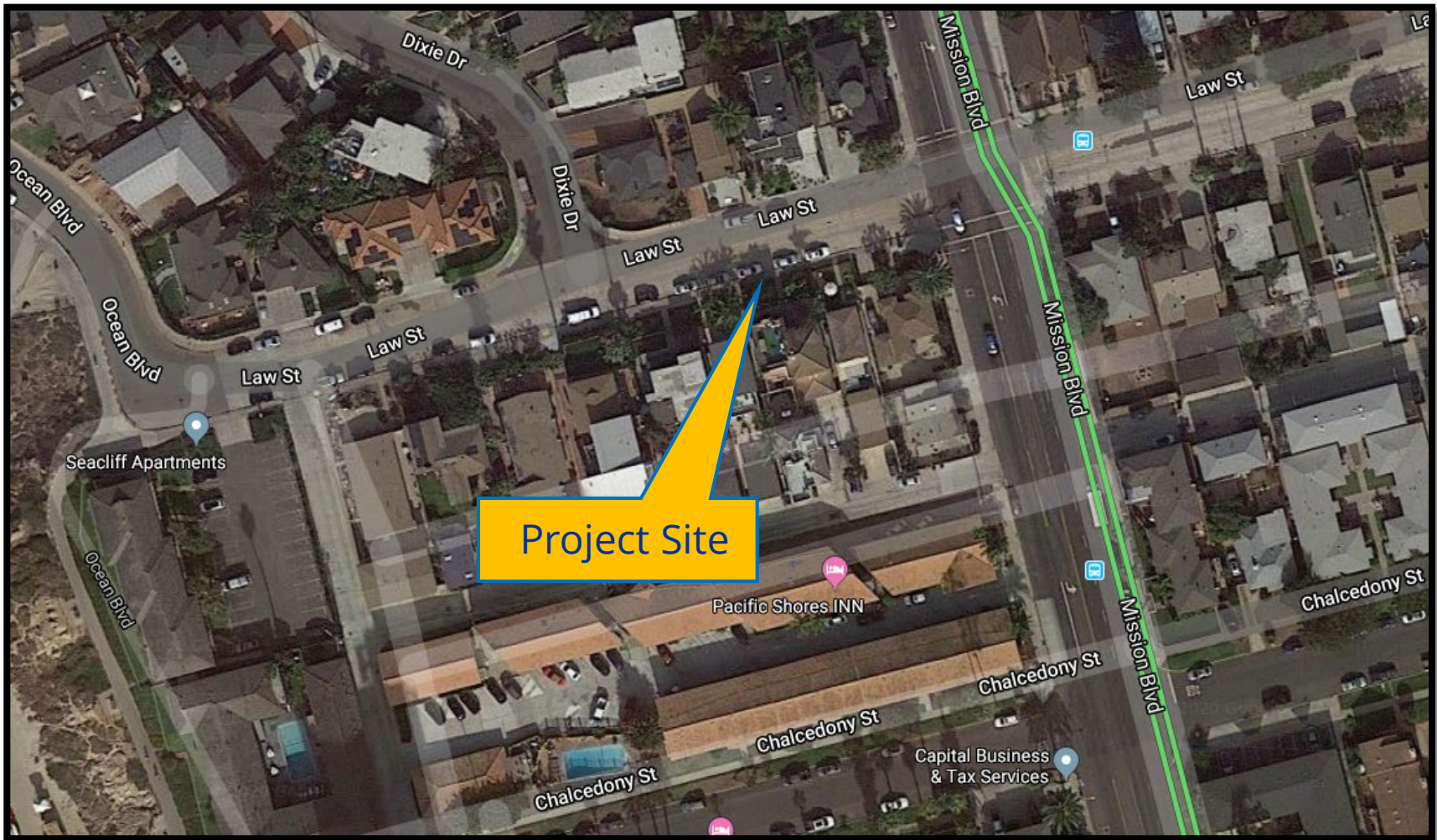
Derrick Johnson D.J.

Derrick Johnson (D.J.), Development Project Manager

,

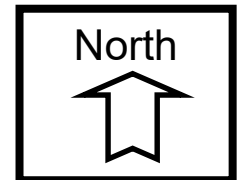
Attachments:

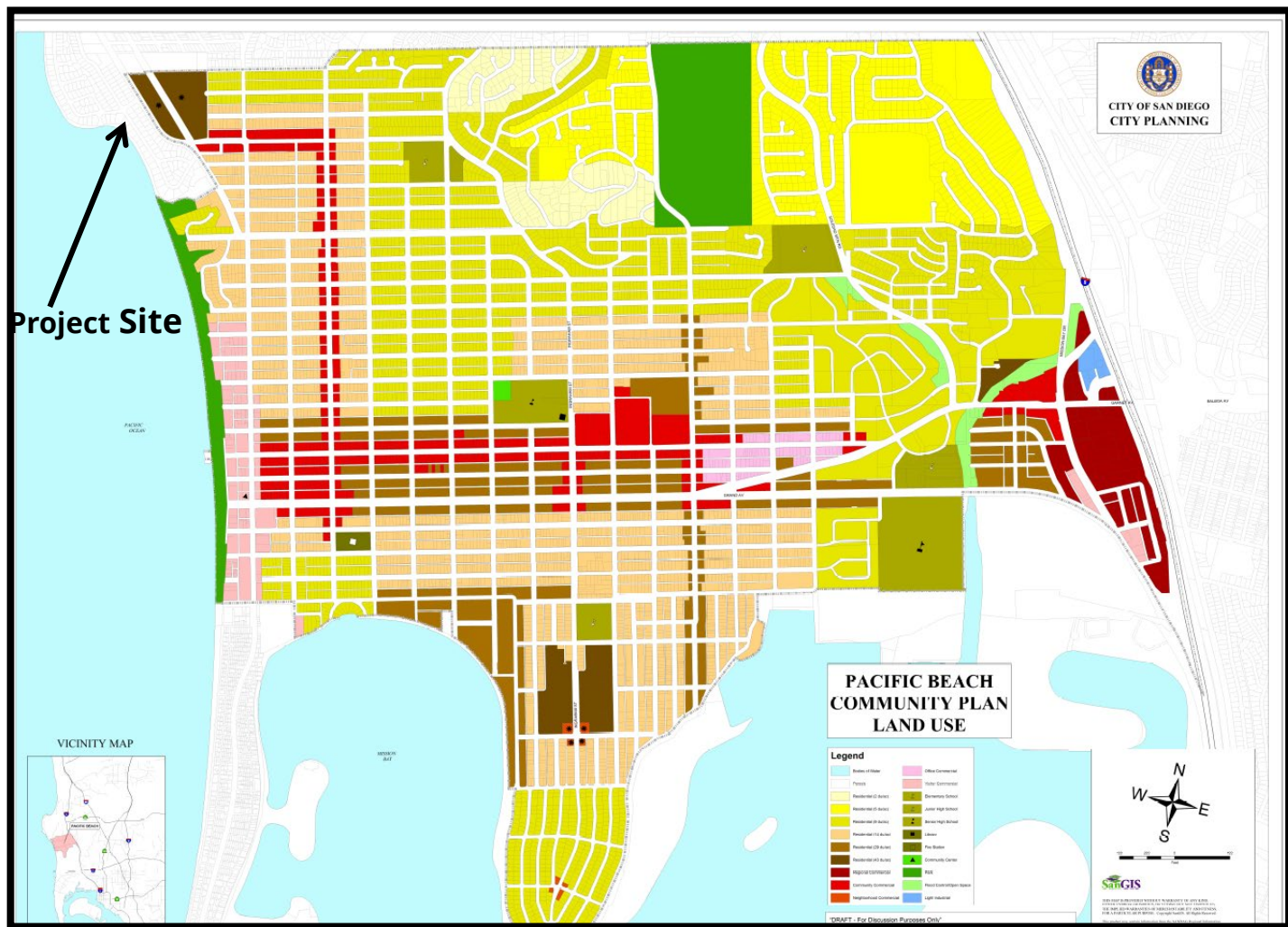
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Aerial Photo

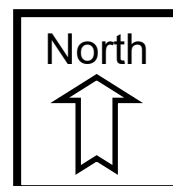
Martin Residence CDP/ 709 Law Street
PROJECT NO. 642527

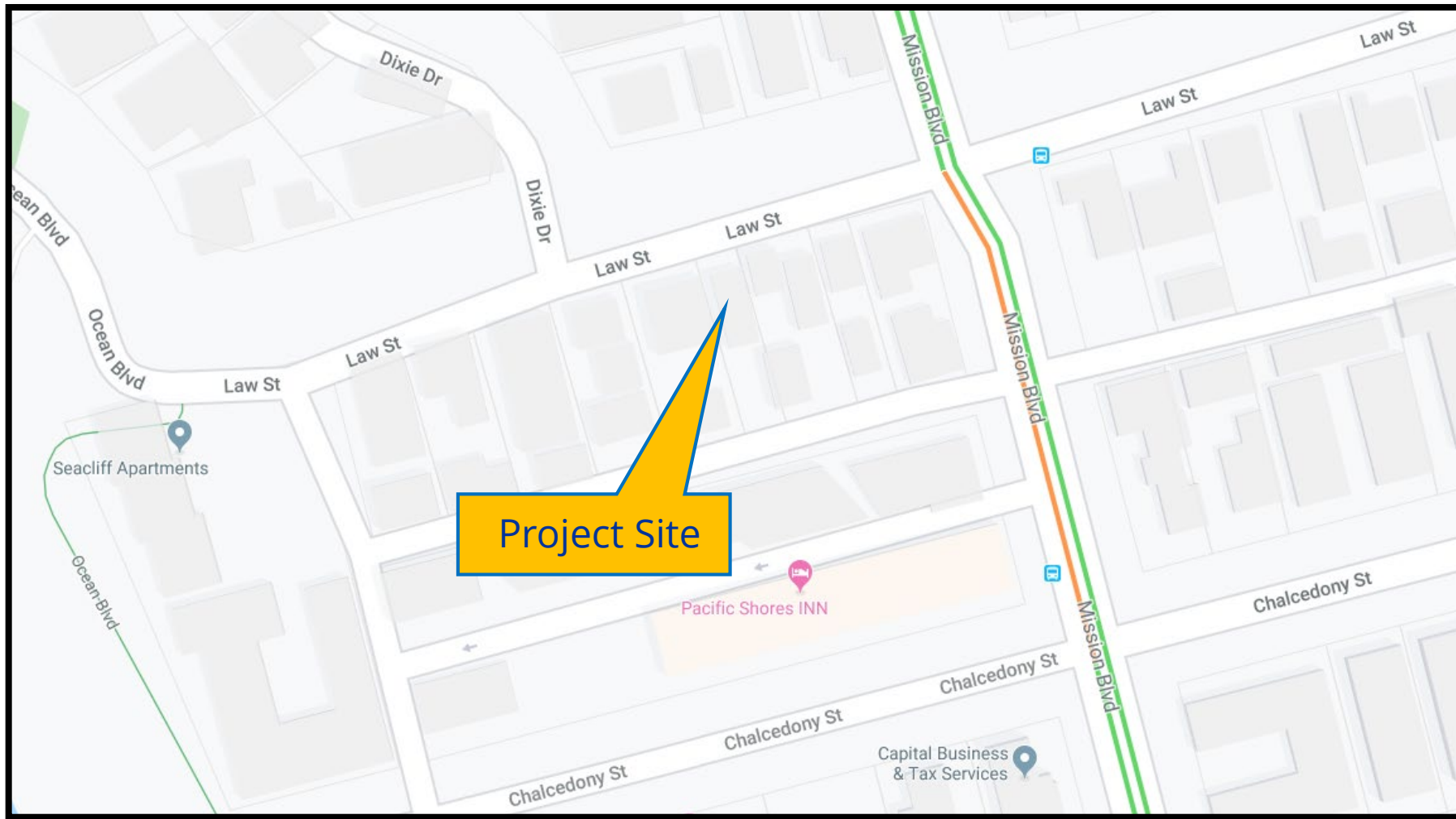




Land Use Map

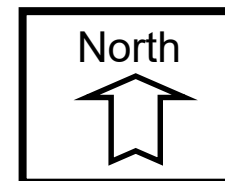
Martin Residence CDP/ 709 Law Street
PROJECT NO. 642527





Project Location Map

Martin Residence CDP/ 709 Law Street
PROJECT NO. 642527



DEVELOPMENT SERVICES DEPARTMENT
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT No. 2317846
MARTIN RESIDENCE CDP - PROJECT NO. 642527

WHEREAS, DANIEL MARTIN, Owner/Permittee, filed an application with the City of San Diego for a permit to allow for the` demolition of an existing single-family residence and detached garage, and the construction of a new two-story residence and companion unit above the detached garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2317846) on portions of a 0.07-acres site;

WHEREAS, the project site is located at 709 Law Street in RM-1-1 Zone, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Coastal Appealable), and within the First Public Roadway, Residential Tandem Parking Overlay zone, Parking Impact Overlay Zone (Beach and Coastal), Transit Priority Areas, and the Pacific Beach Community Plan area;

WHEREAS, the project site is legally described as: Lot 21, Block 79 of Pacific Beach in the City of San Diego, County of San Diego, Map No 932, Recorded on November 7, 1904;

WHEREAS, on October 11, 2019, 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 Sections 15301 (Existing Facilities), 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 February 19, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2317846, 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. 2317846:

COASTAL DEVELOPMENT PERMIT FINDINGS- SAN DIEGO MUNICIPAL CODE SECTION 126.0708

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

The project proposes the demolishing of an existing single-family residence and detached garage, and the construction of a new two-story single-family residence and a detached garage with a companion on top of the detached garage. The Pacific Beach Community Plan does not identify any existing or proposed physical accessway from this site to any coastal resource and there are no public access easements recorded on the title of the property. No physical access routes are identified through the property the Pacific Beach Community Plan or Local Coastal Program Land Use Plan, and the proposed coastal development will enhance and protect the public view, by providing a new development. 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. Furthermore, the Pacific Beach Community Plan, the adopted Local Coastal Program land use plan, does not identify any public views from this private property to and along the ocean, which is approximately within a block westerly of the site, or other scenic coastal areas. In addition, by providing quality newly constructed development, the project will not degrade and will not remove, eliminate, or detract any protected public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan from this site.

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

The subject site does not contain nor is it adjacent to any environmentally sensitive lands. The project is within an urbanized coastal area and is not located in or adjacent to the Multi Habitat Planning Area. Both multifamily residential and single-family residential developments are the primary existing land uses in the immediate neighborhood. The existing single-family residence will be demolished and replaced with a new single-family residence, detached garage and a companion unit, and will maintain the development patterns in neighborhood.

The new development is designed to ensure all drainage from unimproved areas will be appropriately collected and discharged. The proposed coastal development will not adversely affect environmentally sensitive lands, as no such resources exist on the project site.

3. 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 project proposes the construction of a new two-story single-family residence and a detached garage with a companion unit on top of the detached garage. The Pacific Beach Community Plan designates the site for single-family residential development. The General Plan, and the Pacific Beach Community Plan and Local Coastal Program designate the site for Low-Medium Density residential (9- 15 Du/Ac.). The proposed development is consistent with this density. Both multifamily residential and single-family residential developments are the primary existing land uses in the immediate neighborhood. The project will not conflict with the relevant land use plans including the Pacific Beach Community Plan. Therefore, the proposed development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. 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 project site is located between the nearest public road and the shoreline of a body of water. The site does not contain a physical public access way and is not within or adjacent to any public recreation area. The project does not propose to encroach into any public access way to the ocean which is approximately a block westerly of the site. The project is a private development on privately owned land. Therefore, the development is in conformity 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 the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2317846, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2317846, a copy of which is attached hereto and made a part hereof.

Derrick Johnson D.J.

Derrick Johnson (D.J.)
Development Project Manager
Development Services

Adopted on: February 19, 2020

IO#: 24008344

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: 24008344

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT No. 2317846
MARTIN RESIDENCE PROJECT No. 642527
HEARING OFFICER

This Coastal Development Permit No. 2317846 is granted by the Hearing Officer of the City of San Diego to Daniel Martin, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702(a). The 0.07-acre site is located at 709 Law Street in the RM-1-1 Zone, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Coastal Appealable), First Public Roadway, Residential Tandem Parking Overlay zone, Parking Impact Overlay Zone (Beach and Coastal), Transit Priority Areas, within the Pacific Beach Community Plan area. The project site is legally described as: Lot 21, Block 79 of Pacific Beach in the City of San Diego, County of San Diego, Map No 932, Recorded on November 7, 1904.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing single-family residence and detached garage, the construction of a new two-story residence and a detached garage with a companion on top of the detached garage, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 19, 2020, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing single-family residence and detached garage, the construction of a new 2,079 square foot residence and a detached garage with a companion unit on top of the detached garage;
- b. Off-street parking;
- 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 March 4, 2023.
2. This Coastal Development Permit shall become effective only after the California Coastal Commission certifies an amendment to the Local Coastal Program required by this project.
3. 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.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).
9. 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.

10. 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.

11. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. 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:

13. 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:

14. Prior to the issuance of any building permits, the Owner/Permittee shall remove the private walkway, landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

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. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
18. The habitable accessory structure shall not be rented, leased, or sold as a separate dwelling unit and shall be used solely by the occupants of the primary dwelling unit, their guests, or their employees. Neither the primary dwelling unit nor the habitable accessory structure shall be sold or conveyed separately.
19. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

20. Owner/Permittee Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
21. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities or five feet of any water facilities.

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

ATTACHMENT 5

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 February 19, 2020 and Resolution No.

ATTACHMENT 5

Coastal Development Permit No. 2317846
February 19, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson (D.J.)
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Daniel Martin
Owner/Permittee

By _____
Daniel Martin
Owner/Permittee

**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

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

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

Project Name/Number: Martin Residence CDP / 642527

SCH No.: N/A

Project Location-Specific: 708 Law Street, San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit to demolish existing single dwelling unit and detached garage and construct a new two story residential single dwelling unit, detached garage with companion unit above for a total of 2,346 square feet. The 0.07-acre site is located at 709 Law Street in the RM-1-1 Zone, the Coastal overlay zone (Appealable), and the First Public Roadway, within the Pacific Beach Community Plan area and Council District 2.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Daniel Martin, 3055 Old Sonoma Rd, San Diego, CA 94558, 707-799-3092

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 (Existing Facilities) and Section 15303 (New Construction)
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction). Section 15301 allows for the demolition of one single family residence. Section 15303 allows for the construction of one single family residence. Since the proposed project is the demolition of an existing single dwelling unit and the reconstruction of a new single dwelling unit, the exemptions are appropriate. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

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



Associate Planner

1/13/2020

Signature/Title


Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

	<p>COORDINATION OF PROJECT MANAGEMENT WITH</p> <p>Community Planning Committees</p> <p>City of San Diego Development Services Department 1222 First Avenue, MS 501, San Diego, CA 92101-4101</p>	<p>INFORMATION BULLETIN</p> <p>620</p> <p>August 2018</p>		
<p>The following guidelines outline the role of the Project Manager and Community Planning Committee for the City of San Diego's development review process.</p>				
<p>I. PRELIMINARY REVIEW MEETINGS</p> <p>During the Preliminary Review Meeting for a development (discretionary) project, the applicant will be referred to the responsible Community Planning Committee(s) for the proposed project. The applicant will be responsible for contacting the Committee(s) if they choose to discuss the project prior to submittal of their application to the City. The City encourages early contact with, and a presentation to, the Committee(s).</p>	<table><tr><th>Documents referenced in this Information Bulletin</th></tr><tr><td><ul style="list-style-type: none">• California Environmental Quality Act Division 1• California Environmental Quality Act Division 2• CPG Distribution Form Part 1• CPG Distribution Form Part 2</td></tr></table>	Documents referenced in this Information Bulletin	<ul style="list-style-type: none">• California Environmental Quality Act Division 1• California Environmental Quality Act Division 2• CPG Distribution Form Part 1• CPG Distribution Form Part 2	<p>tion to the decision maker, prior to the public hearing or decision date.</p>
Documents referenced in this Information Bulletin				
<ul style="list-style-type: none">• California Environmental Quality Act Division 1• California Environmental Quality Act Division 2• CPG Distribution Form Part 1• CPG Distribution Form Part 2				
<p>II. PROJECT SUBMITTAL AND REVIEW</p> <p>Upon submittal of a project to the City, the Project Manager may establish a schedule with the objectives of creating a timely and predictable process for the applicant and the public; providing an efficient and effective review process; and providing for community participation. The following outlines the major project milestones and the procedure for interaction with the Committee(s).</p> <p>A. Full Submittal/Notice of Application:</p> <p>Upon receipt by the City of the full submittal for the purpose of deeming the development project application complete, the Committee(s) will be notified of the application. At this time, the City will encourage the applicant to contact and make a presentation to the Committee(s). The Committee(s) will be provided a copy of the Ownership Disclosure Statement, development plans, and the Community Planning Group Distribution Forms. Distribution Form Part 1 may be used to provide the City with initial comments and issues regarding the project prior to the Public Hearing, as well as for documenting the recommendation of the Committee(s) to the decision maker. Distribution Form Part 2 may be used by the Committee for documenting their recommenda-</p>	<p>B. Assessment Letter:</p> <p>At the conclusion of the first review cycle, the City will provide the applicant with an assessment letter detailing issues and any recommended modifications to the project. Should the schedule allow the Committee(s) to provide their comments to the City prior to issuance of the Assessment Letter, these comments will be included as an attachment. These comments shall be forwarded directly to the Project Manager to facilitate their inclusion in the Assessment Letter. Should the timing of the Committee(s) review meetings and the City's project schedule not allow the Project Manager to include these comments with the Assessment Letter, they will be forwarded immediately to the applicant. A copy of the Assessment Letter will be provided to the Committee(s).</p>			
	<p>C. Subsequent Review and Project Changes:</p> <p>Subsequent copies of the City's assessment letters will be provided to the Committee(s), as well as plans reflecting major project revisions.</p>			
	<p>D. Environmental Review Process:</p> <p>Whenever possible, all committee review shall be completed, and written comments submitted to the City, during the public review period offered by the environmental review process (substantive</p>			

changes in projects subsequent to completion of the environmental review process will sanction further evaluation by the Community Planning Committee(s)). The outcome of the Committee(s) actions shall be provided to the Project Manager in an official correspondence (the Distribution Form, meeting minutes, or a letter from the Chairperson) in order to be included in the report to the decision maker. During the public review period for the environmental document, the Committee's comment(s) shall be provided to the City in accordance with the California Environmental Quality Act (CEQA). Comment(s) shall be provided to the contact identified in the draft environmental document. The Committee(s) may also provide a copy of their environmental document comment(s) to the Project Manager.

III. COMMITTEE REVIEW

The project schedule should allow that the Committee(s) has an opportunity to review and make recommendations on a timely basis. In the event the Committee(s) require additional time above and beyond the project schedule to review and make their recommendation to the decision maker, a request in writing for an extension shall be directed to the Deputy Director of the Project Management Division. This request shall outline the circumstances necessitating this need and the length of time of the extension.

IV. PROJECT TYPES

Project Managers will be available to attend the Committee(s) meetings for projects involving a high level of complexity or interest. Characteristics of these types of projects include, but are not limited to:

- Community plan amendments and/or rezonings;
- Projects requiring an Environmental Impact Report;
- Projects which have community-wide significance;
- Projects which are highly controversial and/or involve substantial community concern.


For all other projects, the Community Planner will have direct access to the Project Manager and will be responsible for representing such projects to the Committee(s). When the Committee(s) believe a project has community-wide significance, they may submit a request in writing two (2) weeks in advance to the Deputy Director of the Project Management Division requesting the Project Manager attend a Committee(s) meeting for that project.



V. TIME CERTAINTY ON THE COMMITTEE(S) AGENDA


In situations where a Project Manager will be attending the Committee(s) meeting, time shall be set as "time certain" on the agenda for the project, or, such items shall be scheduled at the beginning of the Committee(s) meeting. This will ensure the most efficient use of the staff time and limit the total hours billed to an applicant for time expended on the project.

VI. SINGLE POINT OF CONTACT WITH THE COMMITTEE(S)

In situations where a Project Manager will be attending the Committee(s) meeting, time shall be set as "time certain" on the agenda for the project, or, such items shall be scheduled at the beginning of the Committee(s) meeting. This will ensure the most efficient use of the staff time and limit the total hours billed to an applicant for time expended on the project.

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form Part 1
Project Name:	Project Number:	Distribution Date:	
Project Scope/Location:			
Applicant Name:	Applicant Phone Number:		
Project Manager:	Phone Number:	Email Address:	
Project Issues (To be completed by Community Planning Committee for Initial Review):			
<i>Attach Additional Pages if Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

Page 4		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1 style="text-align: center;">Community Planning Committee Distribution Form Part 2</h1>	
Project Name:			Project Number:		Distribution Date:
Project Scope/Location:					
Applicant Name:			Applicant Phone Number:		
Project Manager:			Phone Number:		Email Address:
Committee Recommendations (to be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes		Members No	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes		Members No	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes		Members No	
<input type="checkbox"/> Vote to Deny		Members Yes		Members No	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME:			TITLE:		
SIGNATURE: 			DATE:		
Attach Additional Pages if Necessary.			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	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: Martin Residence **Project No. For City Use Only:** 642527
Project Address: 709 Law Street, San Diego, CA 92109

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: Daniel Charles Martin and Sharon Ann Martin ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 3055 Old Sonoma Rd
 City: Napa State: CA Zip: 94558
 Phone No.: 707-799-3092 Fax No.: 707-226-8808 Email: dandog99@pacbell.net
 Signature: [Signature] Date: July 8, 2019
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Daniel Charles Martin and Sharon Ann Martin ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 3055 Old Sonoma Rd
 City: Napa State: CA Zip: 94558
 Phone No.: 707-799-3092 Fax No.: 707-226-8808 Email: dandog99@pacbell.net
 Signature: [Signature] Date: July 8, 2019
 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

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

PROPRIETARY DESIGN: THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

MARTIN RESIDENCE

709 LAW STREET

09-16-2019



COASTAL DEVELOPMENT PERMIT SUBMITTAL

Prepared By:
Ricardo Torres
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (858) 750-3471

Project Address:
709 Law Street
San Diego, CA 92109

Project Name:
Martin Residence

Sheet Title:
COVER PAGE

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 09/16/19
Original Date: 07/12/19
Sheet 1 of 9

GOLBA ARCHITECTURE INC.
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

MARTIN RESIDENCE
709 LAW STREET
SAN DIEGO, CA

T 1.0
REV. DATE: 09-16-19

SPECIAL INSPECTIONS:

- GENERAL REQUIREMENTS:
1. THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER DS-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
 2. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
 3. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
 4. "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
 5. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

SYMBOLS

SHEET NUMBER

A1.5

SHEET NUMBER

CATEGORY NUMBER

DISCIPLINE LETTER

DOOR SYMBOL

DOOR SCHEDULE REFERENCE NUMBER

NORTH ARROW

WINDOW SYMBOL

WINDOW SCHEDULE REFERENCE NUMBER

BATT INSULATION

ELEVATION MARKS

PLAN NOTE TARGET

NOTE NUMBER

CENTER LINE

BUILDING SECTION MARKS

SECTION DESIGNATION

SHEET NUMBER

WALL SECTION MARKS

DETAIL DESIGNATION

DETAIL TARGETS

SHEET NUMBER

DETAIL DESIGNATION

PLAN BLOW-UP DETAILS

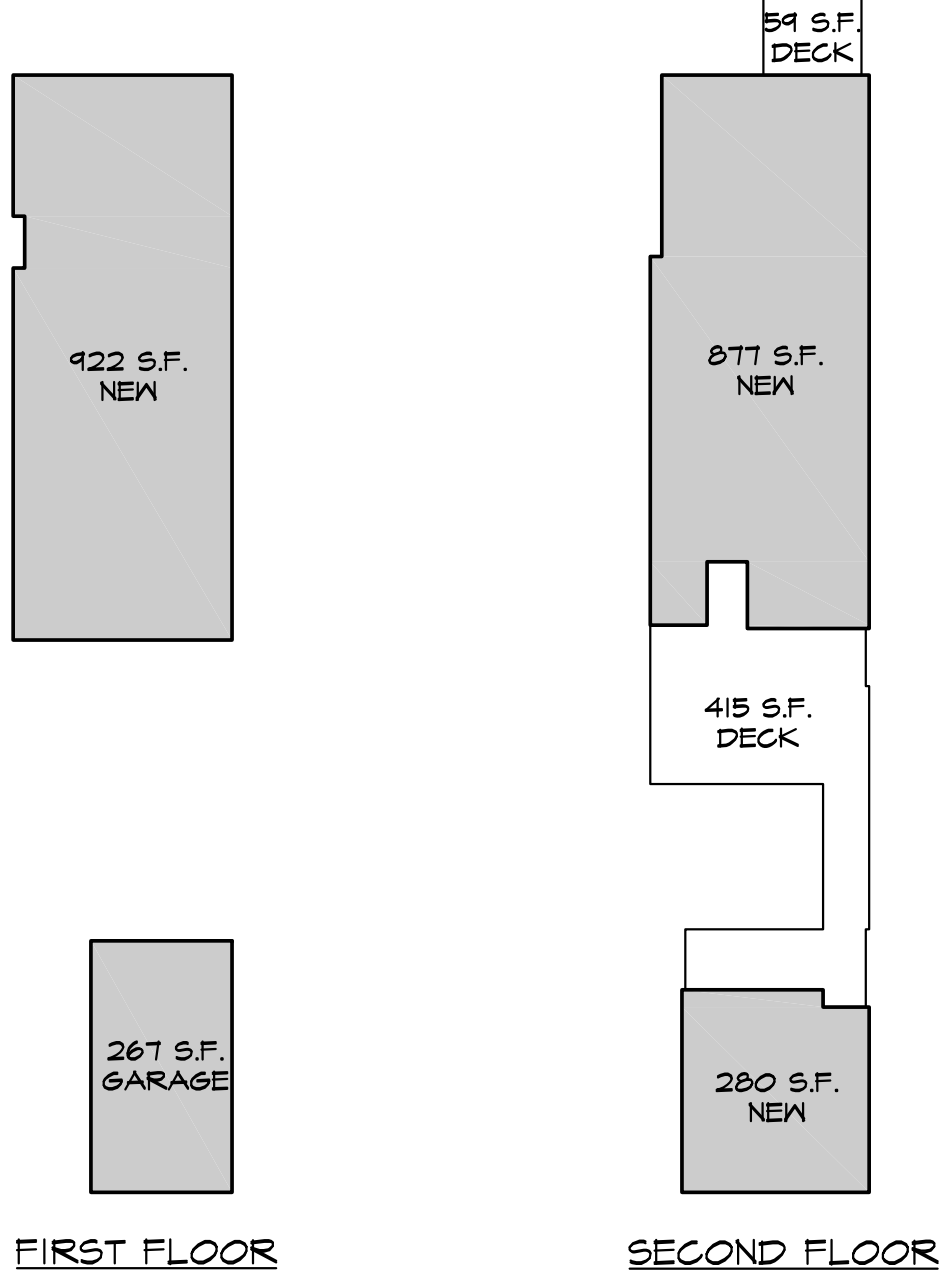
SHEET NUMBER

DETAIL DESIGNATION

ABBREVIATIONS

ACOUS.	ACOUSTICAL	MATL.	MATERIAL
A.C.T.	ACOUSTICAL CEILING TILE	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
A.F.F.	AT FINISHED FLOOR	MEMB.	MEMBRANE
AGG.	AGGREGATE	MEZZ.	MEZZANINE
ALUM.	ALUMINUM	MANUF.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
A.P.	ACCESS PANEL	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATE	M.O.	MASONRY OPENING
ARCH.	ARCHITECTURAL	MOV.	MOVABLE
ASPH.	ASPHALT	MTD.	MOUNTED
ASST.	ASSISTANT	MTL.	METAL
AUTO.	AUTOMATIC	MUL.	MULLION
		N.	NORTH
BD.	BOARD	N.I.G.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BOT.	BOTTOM	NOM.	NOMINAL
B.U.R.	BUILT UP ROOFING	N.T.S.	NOT TO SCALE
		O.A.	OVERALL
CAB.	CABINET	O.C.	ON CENTER
CIRC.	CIRCULATION	O.D.	OUTSIDE DIAMETER
C.L.	CENTER LINE	O.F.D.	OVER FLOW DRAIN
CL.R.	CLEAR	OFF.	OFFICE
CLS.	CELLING	OH.	OVERHEAD
CLO.	CLOSET	OPNG.	OPENING
C.M.U.	CONCRETE MASONRY UNIT	OPP.	OPPOSITE
COL.	COLUMN		
CONC.	CONCRETE	PAV.	PAVING
CONF.	CONFERENCE	P.C.	PRE-CAST
CONN.	CONNECTION	FL.	FLATE
CONSTR.	CONSTRUCTION	FLAM.	FLASTIC LAMINATE
CONT.	CONTINUOUS	FLAS.	FLASTER
CONTR.	CONTRACTOR	FLBS.	FLUMINGS
COORD.	COORDINATE	FLND.	FLYWOOD
CORR.	CORRIDOR	FNT.	PAINT
CPT.	CARPET	FNL.	PANEL
C.J.	CONTROL JOINT	POL.	POLISHED
C.T.	CERAMIC TILE	PROP.	PROPERTY
CTR.	CENTER	P.S.F.	POUNDS PER SQUARE FOOT
C.N.	COLD WATER	P.S.I.	POUNDS PER SQUARE INCH
		PTD.	PAINTED
DBL.	DOUBLE	PTN.	PARTITION
DEMO.	DEMOLITION	PT.	POINT
DEPT.	DEPARTMENT		
DIA.	DIAMETER	QTY.	QUANTITY
DIAG.	DIAGONAL		
DIFF.	DIFFUSER	R.	RUBBER
DIM.	DIVISION	RECEP.	RECEPTION
DIV.	DIVISION	REINF.	REINFORCING
DN.	DOWN	R.O.W.	RIGHT OF WAY
D.P.	DAMP-PROOFING	RAD.	RADIUS
DR.	DOOR	R.B.	RUBBER BASE
DTL.	DETAIL	R.C.P.	REFLECTED CEILING PLAN
		R.D.	ROOF DRAIN
E.	EAST	REC.	RECESSED
EA.	EACH	REF.	REFERENCE
EL.	ELEVATION	REFR.	REFRIGERATOR
ELAS.	ELASTOMERIC	REIN.	REINFORCED
ELEC.	ELECTRICAL	REOD.	REQUIRED
ELEV.	ELEVATOR	RESL.	RESISTANT
EMER.	EMERGENCY	REV.	REVISION
ENCL.	ENCLOSURE	RFS.	ROOFING
ENGR.	ENGINEER	RM.	ROOM
ENT.	ENTRANCE	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT		
E.FNL.	ELECTRICAL PANEL	S.	SOUTH
EQ.	EQUAL	SAN.	SANITARY
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
E.M.C.	ELECTRIC WATER COOLER	SECT.	SECTION
EXH.	EXHAUST	SECUR.	SECURITY
EXST.	EXISTING	S.F.	SQUARE FOOT
EXP.	EXTERIOR	SHR.	SHOWER
EXT.	EXTERIOR	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN.	FOUNDATION	SL.	SLOPE
F.F.	FIRE EXTINGUISHER	S.P.	STANDPIPE
F.F.C.	FIRE HOSE CABINET	SPEC.	SPECIFICATION
FIN.	FINISH FLOOR	SPKR.	SPEAKER
FL.	FLOOR	SQ.	SQUARE
FLEX.	FLEXIBLE	S.S.T.	STAINLESS STEEL
FLOOR.	FLOURESCENT	STA.	STATION
FT.	FOOT	STD.	STANDARD
FRUN.	FURNITURE	STL.	STEEL
FURR.	FURRING	STOR.	STORAGE
FUT.	FUTURE	STRUC.	STRUCTURAL
		SUSP.	SUSPENDED
GA.	GAUGE	SYM.	SYMMETRICAL
GALV.	GALVANIZED		
GEN.	GENERAL	T.	TREAD
GL.	GLASS	T.O.P.	TOP OF
GND.	GROUND	T.&B.	TOP AND BOTTOM
GR.	GRADE	T.G.	TONGUE AND GROOVE
GYP. BD.	GYP-SUM BOARD	TEL.	TELEPHONE
		TEMP.	TEMPERED
H.C.	HARD CORE	TER.	TERRAZZO
HDWD.	HARDWARE	THK.	THICK
H.M.	HOLLOW METAL	TLT.	TOILET
HORZ.	HORIZONTAL	TOPO.	TOPOGRAPHY
HR.	HOUR	T.V.	TELEVISION
HT.	HEIGHT	TYP.	TYPICAL
HTG.	HEATING		
H.V.A.C.	HEATING, VENTILATION	UNEX.	UNEXCAVATED
H.W.	HOT WATER	UNF.	UNFINISHED
		U.N.O.	UNLESS OTHERWISE NOTED
		UTL.	UTILITY
		VAC.	VACUUM
		V.C.T.	VINYL COMPOSITION TILE
		VENT.	VENTILATION
		VERT.	VERTICAL
		VEST.	VESTIBULE
		VERIF.	VERIFY IN FIELD
		V.I.F.	VOLUME
		VOL.	VOLUME
		V.T.	VINYL TILE
		W.	WEST
		W.C.	WATER CLOSET
		W.D.	WOOD
		W.F.	WIDE FLANGE
		W.H.	WATER HEATER
		WIN.	WINDOW
		W.M.	WIRE MESH
		WTPS.	WATERPROOFING
		WT.	WATER
		W.W.F.	WELDED WIRE MESH
		YD.	YARD

GROSS FLR AREA DIAGRAM



HISTORIC EXEMPTION

Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1122 First Avenue, San Diego, CA 92101-4154

Project Information
Project No: 641052 Title: 709 LAW ST. Single Dwelling
Project No: 641052 Title: 709 LAW ST. Single Dwelling

Review Information
Cycle Type: 1 (Priority/Non-History) Submitted: 06/05/2019 Unmet Complete on 06/05/2019
Reviewing Discipline: Plan/History Cycle Distributed: 06/05/2019
Reviewer: Haggerty, Emma Assigned: 06/05/2019
Review Date: 07/08/2019
Hours of Review: 0.00 Review Date: 07/08/2019
Next Review Method: Photo/Plan/History Completed: 07/08/2019 COMPLETED ON TIME
Closed: 07/08/2019

Last month Plan/History performed 328 reviews, 64.8% were on-time, and 91.9% were on-project at less than 3 complete submittals.

7.19.19

Changes:

1. The applicant has submitted a preliminary review application for the property located at 709-711 Law St to determine whether or not the subject property is potentially historically significant and eligible for designation under one or more designation criteria. (continued...) (New Issue)

2. (continued) This preliminary review has been scheduled in anticipation of the potential historic resource review required by SDMC Section 143.0212, which directs City staff to determine whether a potentially significant historic resource exists on the subject property. The review of a preliminary permit for any project in the City that contains a structure 45 years or older. (continued...) (New Issue)

3. I conducted field investigation regarding this review process can be found at Information Section 580. See how to use the development services department website (info@cityofsan-diego.gov) for more information. (continued...) (New Issue)

4. During this review buildings are evaluated for eligibility under local designation criteria. This designation criteria and guidelines for their application can be found on the City's website. See how to use the development services department website (info@cityofsan-diego.gov) for more information. (continued...) (New Issue)

5. If City staff determines after review of these documents that no potentially significant historic resource exists on site, the permit will be issued after further historical review for the plans from the date unless new information is provided that speaks to the building's eligibility for designation. (continued...) (New Issue)

6. If City staff determines that a potentially significant historic resource exists on the site, all future modifications and additions will be evaluated to determine compliance with the Standards of the Historic Resources for Treatment of Historic Properties (Standards). If a future proposed project is consistent with the Standards, the permit process may proceed and the permit will require additional review for all future modifications. (continued...) (New Issue)

7. (continued) If a future proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (continued...) (New Issue)

8. The applicant has submitted the following documentation for staff review current photos and the Assessor's Building Record. Staff also considered any input received through applicable public notices and outreach and have made the following determination. (New Issue)

9. Based on the documentation provided, the property does not meet local designation criteria as an individually significant resource under any existing local criteria. Therefore, no historical research report required at this time. (New Issue)

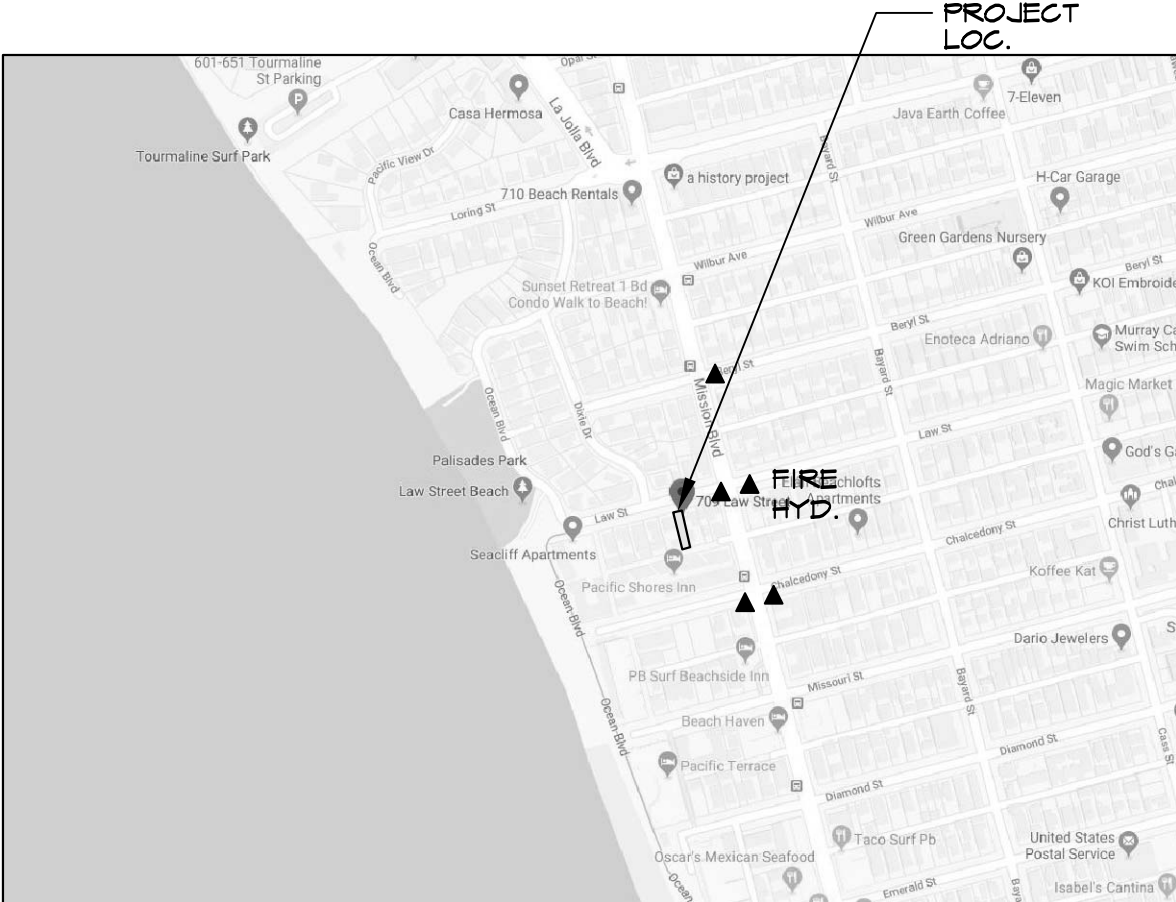
10. The determination is good for 5 years from the date unless new information is provided that speaks to the building's eligibility for designation. Please be aware that additional historic review may be required at any time if the applicant submits a preliminary review application subject to review under the California Environmental Quality Act (CEQA). (Info Only) (New Issue)

For questions regarding the Plan/History review, please call Emma Haggerty at (619) 236-7173. Project No: 641052 / Cycle: 1

6/5 v 02.03.18

DDO Reports 445-5000

FIRE HYDRANT MAP NO SCALE



PROJECT DATA

PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW, TWO-STORY, SINGLE FAMILY RESIDENCE, A DETACHED 1-CAR GARAGE AND AN EXTERIOR 1-CAR SURFACE PARKING SPACE
SITE ADDRESS:	709 LAW STREET SAN DIEGO, CA 92104
ASSESSORS PARCEL NUMBER:	415-450-07
LEGAL DESCRIPTION:	LOT 21 IN BLOCK 79 ACCORDING TO MAP NO. 432
EXISTING DISCRETIONARY PERMITS:	N/A
YEAR EXISTING STRUCTURE WAS BUILT:	1950 (HISTORIC EXEMPT PER PTS #641052)
EXISTING SOIL CONDITIONS:	DISTURBED
GEOLOGIC HAZARD CATEGORY:	52
LOT USE	
EXISTING PROPOSED:	MULTI-FAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL
LOT ZONING:	RM 1-1
OVERLAY ZONE DESIGNATION:	COASTAL, COASTAL HEIGHT LIMIT, 1ST PUBLIC ROADWAY, PARKING IMPACT, PARKING STANDARDS TRANSIT PRIORITY AREA, RESIDENTIAL TANDEM PARKING, TRANSIT AREA & TRANSIT PRIORITY
LOT SIZE:	3,132 S.F.
ALLOWABLE F.A.R.:	0.75 X 3,132 S.F. = 2,349 S.F.
GEOLOGIC HAZARD ZONE:	52
OCCUPANCY:	R-3
BUILDING CODE:	2016 CA. BLDG. CODE, 2016 CA. RES. CODE, 2016 CA. ELEC. CODE, 2016 CA. MECH. CODE, 2016 CA. PLUMB. CODE, 2016 CA. GRN. BLDG. CODE, 2016 CA. BLDG. ENERGY EFF. STAND.

CONSTRUCTION TYPE:	TYPE VB, NR
FIRE SPRINKLER TYPE:	NFPA 1BD
NUMBER OF STORIES:	
EXISTING PROPOSED:	TWO-STORY TWO-STORY
BUILDING HEIGHT	
EXISTING PROPOSED:	20'-8" 23'-0 3/8"
PROPOSED SQ. FT. HABITABLE:	
FIRST FLOOR:	422 S.F.
SECOND FLOOR:	1,157 S.F.
TOTAL HABITABLE:	2,079 S.F.
NON-HABITABLE:	
DETACHED 1-CAR GARAGE:	267 S.F.
GRAND TOTAL:	2,346 S.F. < 2,349 S.F. PERMITTED
DECK:	
SECOND FLOOR:	474 S.F.

VICINITY MAP NO SCALE



PROJECT DIRECTORY

GENERAL	
TLO	COVER SHEET
TLI	LEGEND AND PROJECT DATA
CIVIL	
CI	PLOT SURVEY
ARCHITECTURAL	
A.O.	SITE PLAN
A.I.	FIRST & SECOND FLOOR PLANS
A.2	ROOF PLAN
A.2.1	BUILDING ELEVATIONS
A.2.1	BUILDING ELEVATIONS
A.3.0	BUILDING SECTIONS
OWNER:	DAN MARTIN 3055 OLD SONOMA ROAD NAPA, CA 94558 EMAIL: DANDOG41@PACBELL.NET
ARCHITECT:	GOLBA ARCHITECTURE, INC. 1940 GARNET AVENUE, SUITE 100 SAN DIEGO, CA 92104 TEL: (619) 231-9905 CONTACT: RICARDO TORRES
SURVEY:	CHRISTENSEN ENGINEERING & SURVEYING 1888 SILVERTON AVENUE, SUITE J SAN DIEGO, CA 92126 TEL: (619) 271-4901 CONTACT: TONY CHRISTENSEN

CONSULTANT DIRECTORY

SELF-CERTIFICATION STATEMENT

- I HEREBY ACKNOWLEDGE AND CERTIFY THAT:
1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
 2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
 3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
 4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
 5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
 6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
 7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER I, SECTION 4.
- RESPONSIBLE CERTIFIED PROFESSIONAL NAME: TIMOTHY GOLBA

SIGNATURE	DATE
Prepared By: Ricardo Torres Golba Architecture 1940 Garnet Ave., Suite 100 San Diego, CA 92104 office: (619) 231-9905 fax: (619) 750-3471	Revision 14: Revision 13: Revision 12: Revision 11: Revision 10: Revision 9: Revision 8: Revision 7: Revision 6: Revision 5: Revision 4: Revision 3: Revision 2: Revision 1: 09/16/2019
Project Address: 709 Law Street San Diego, CA 92104	Original Date: 07-12-19 Sheet 2 of 9
Project Name: Martin Residence	
Sheet Title: PROJECT DATA	

GOLBA ARCHITECTURE inc

Architecture ■ Space Planning ■ Interior Design

1940 Garnet Ave., Suite 100 San Diego, California 92109

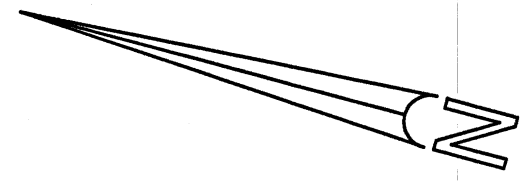
Phone: (619) 231-9905 Fax: (619) 750-3471

MARTIN RESIDENCE

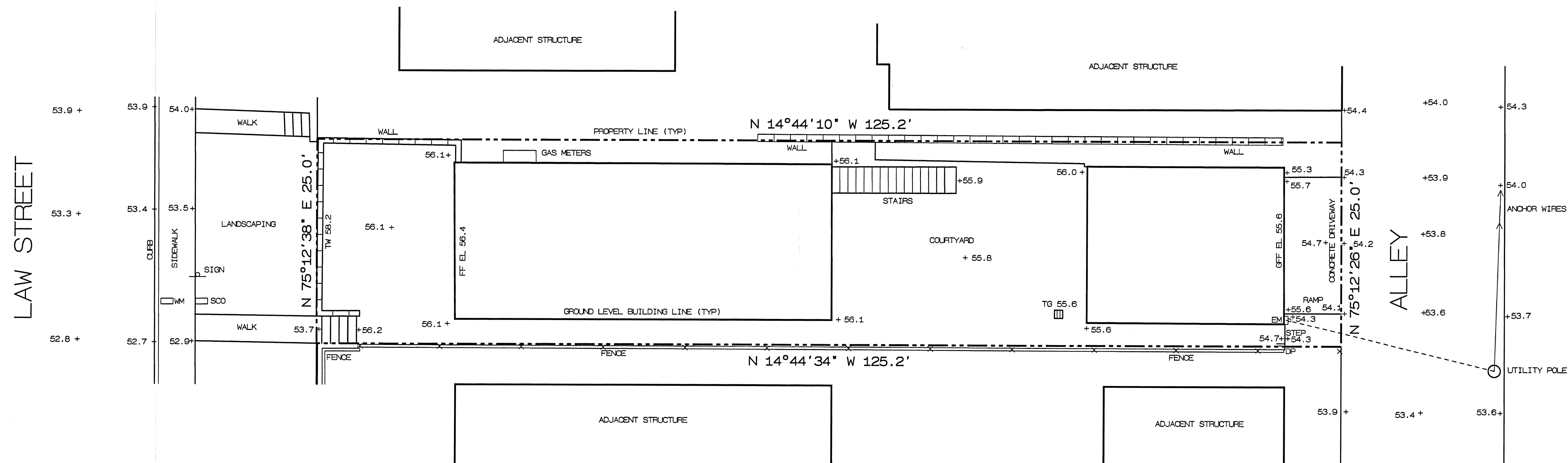
709 LAW STREET
SAN DIEGO, CA

071219

REV. DATE: 09-16-19



SCALE: 1" = 8'



LEGAL DESCRIPTION

LOT 21 IN BLOCK 79 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 932, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 14, 1911.

NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 709-11 LAW STREET, SAN DIEGO, CA 92109.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 415-450-07.
5. THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.07 ACRES.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED AT THE NORTHEASTERLY CORNER OF LAW STREET AND OCEAN BOULEVARD. ELEVATION 39.934' MEAN SEA LEVEL (N.G.V.D. 1929).

ABBREVIATIONS

DP	DRAIN PIPE
EL	ELEVATION
EM	ELECTRIC METER
FF	FINISH FLOOR
GFF	GARAGE FINISH FLOOR
SCD	SEWER CLEANOUT
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER

Patrick F. Christensen
PATRICK F. CHRISTENSEN, P.L.S. 7208

05-09-19
Date



Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901 EMAIL:CEANDS@AOL.COM

Project Address:

709-11 LAW STREET
SAN DIEGO, CA 92109

Revision 5:

Revision 4:

Revision 3:

Revision 2:

Revision 1:8-26-19 FINAL DRAWING

Project Name:

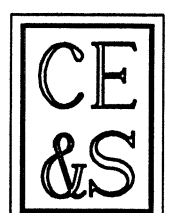
LAW STREET

Original Date: MAY 09, 2019

Sheet 1 Of 1

TOPOGRAPHIC MAP

DEP#



CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858)271-9901 EMAIL:CEANDS@AOL.COM

PROPRIETARY DESIGN. THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COPYRIGHT LAW. ALL WATERMARK MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

BMP LEGEND	
PERMANENT BMP'S:	
SD-12	IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS.
TC-31	TREATMENT CONTROL - VEGETATED BUFFER STRIP.
LOW IMPACT DEVELOPEMENT BMP'S:	
LID 3.5	L.I.D. DRIVEWAY DESIGN
LID 3.6	L.I.D. BUILDING DESIGN
LID 3.7	L.I.D. LANDSCAPING DESIGN

LID & SITE DESIGN NOTES:	
SITE DESIGN AND SOURCE CONTROL BMP'S HAVE BEEN SHOWN ON THIS SITE PLAN. ADDITIONAL BMP'S ARE AS FOLLOWS:	
SITE DESIGN BMP'S ARE DESIGNED TO MAINTAIN PRE-DEVELOPED RUNOFF CHARACTERISTICS. THE LISTED CONCEPTS WERE APPLIED TO THIS PROJECT IN THE FOLLOWING MANNER:	
1. MINIMIZE IMPERVIOUS FOOTPRINT BY DESIGNING NEW STRUCTURES IN MULTIPLE STORIES. LANDSCAPE AREAS HAVE BEEN ADDED TO MAXIMIZE INFILTRATION.	
2. MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREA BY ALLOWING THE ROOF RUNOFF TO FLOW OVER PERVIOUS SURFACES. ROOF DRAINS WILL DRAIN TO LANDSCAPED AREAS.	

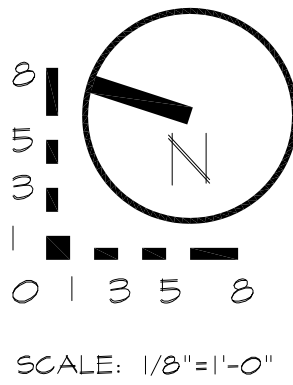
SPECIAL SITE PLAN NOTES:	
1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE (SDMC SEC. 131.0444 §132.0505).	7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
2. THE SCOPE OF WORK DOES NOT INCLUDE ANY PROPOSED REPLACEMENT OR REMOVAL OF ANY PART OF THE EXISTING SIDEWALK.	8. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPLE CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.	9. ALL PROPOSED WATER & SEWER FACILITIES (PUBLIC & PRIVATE) WITHIN THE PUBLIC R.O.W. OR PUBLIC EASEMENT MUST BE DESIGNED, CONSTRUCTED, OR ABANDONED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER & SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, & PRACTICES PERTAINING THERETO.
4. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.	10. ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
5. THERE ARE NO EXISTING OR PROPOSED BUS/TRANSIT STOPS.	
6. PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW & EXISTING STRUCTURES VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (UFG 901.4.4). MIN. SIZE OF NUMBERS SHALL BE 1'-0".	

GRADING TABLE	
AMOUNT OF CUT	8.9 CUBIC YARDS
MAXIMUM HT. OF CUT	0'-8"
AMOUNT OF FILL	0.73 CUBIC YARDS
MAXIMUM HT. OF FILL	0'-3"

SITE INFORMATION	
EXISTING IMPREVIOUS AREA	0 S.F. (ALL REMOVED)
PROPOSED IMPREVIOUS AREA	2,218 S.F. (10.8% OF LOT)
EXISTING PREVIOUS AREA	0 S.F. (ALL REMOVED)
PROPOSED PREVIOUS AREA	914 S.F. (29.2% OF LOT)

- SITE PLAN KEY NOTES:**
- 1. NEW 6'-0" HEIGHT WOOD FENCE.
 - 2. NEW GAS METER LOCATION.
 - 3. NEW ELECTRICAL METER.
 - 4. NAVIAN TANKLESS WATER HEATER, MODEL NP-240PE, 19,900 - 199,900 BTU/H, 0.95 EFFICIENCY RATING.
 - 5. NEW CONCRETE DRIVEWAY.
 - 6. EXISTING 3/4" WATER SERVICE & METER TO REMAIN.
 - 7. PERVIOUS TURF BLOCK SURFACE
 - 8. 3'-0" WOOD GATE @ 6'-0" HEIGHT.
 - 9. INLAYED BRICK PATIO FLOOR
 - 10. NEW PRIVATE BACKFLOW PREVENTION DEVICE
 - 11. EXISTING NEIGHBORING WOOD FENCE OUTSIDE OF LOT PROPERTY LINE.

SITE KEY	
---	INDICATES PROPERTY LINE
---	INDICATES SETBACK LINE
EM	ELECTRIC METER
GAS	GAS METER
X	SPOT ELEVATION
F.F.	FINISH FLOOR
F.S.	FINISH SURFACE



Prepared By:
Ricardo Torres
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

Project Address:
709 Law Street
San Diego, CA 92109

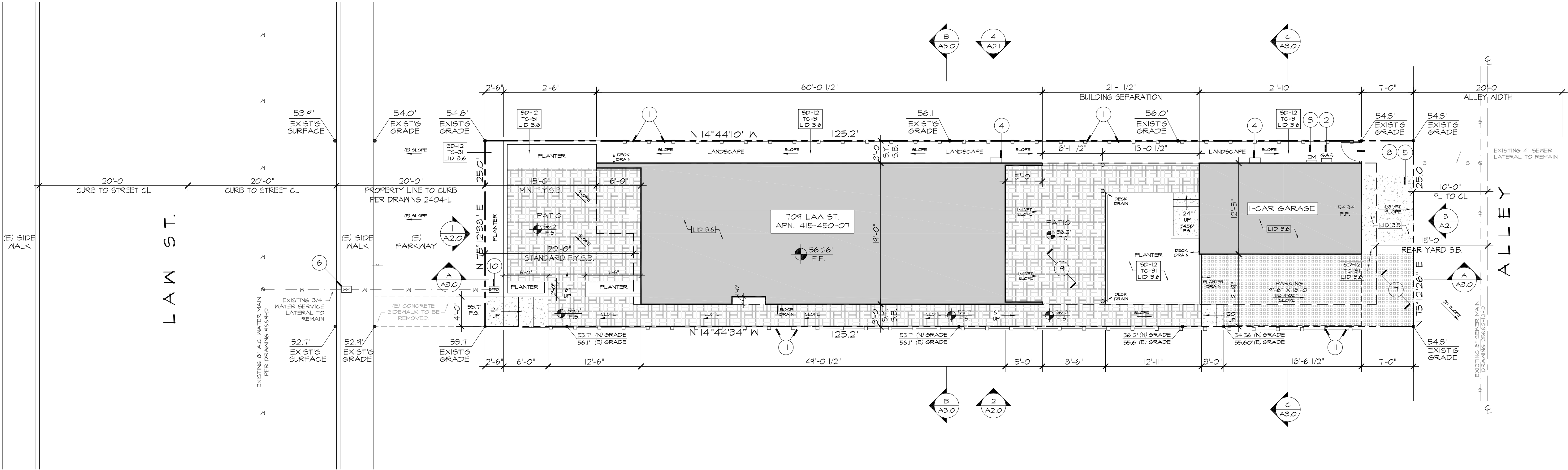
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 10/08/2019
Revision 1: 09/16/2019

Project Name:
Martin Residence

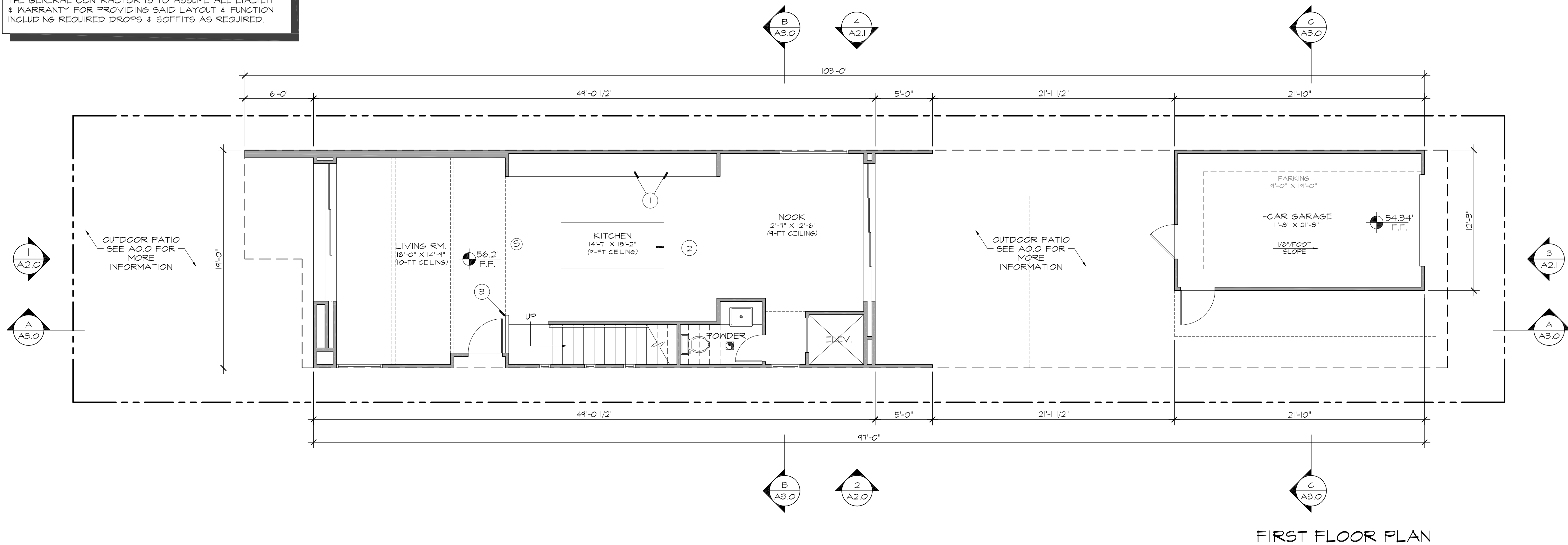
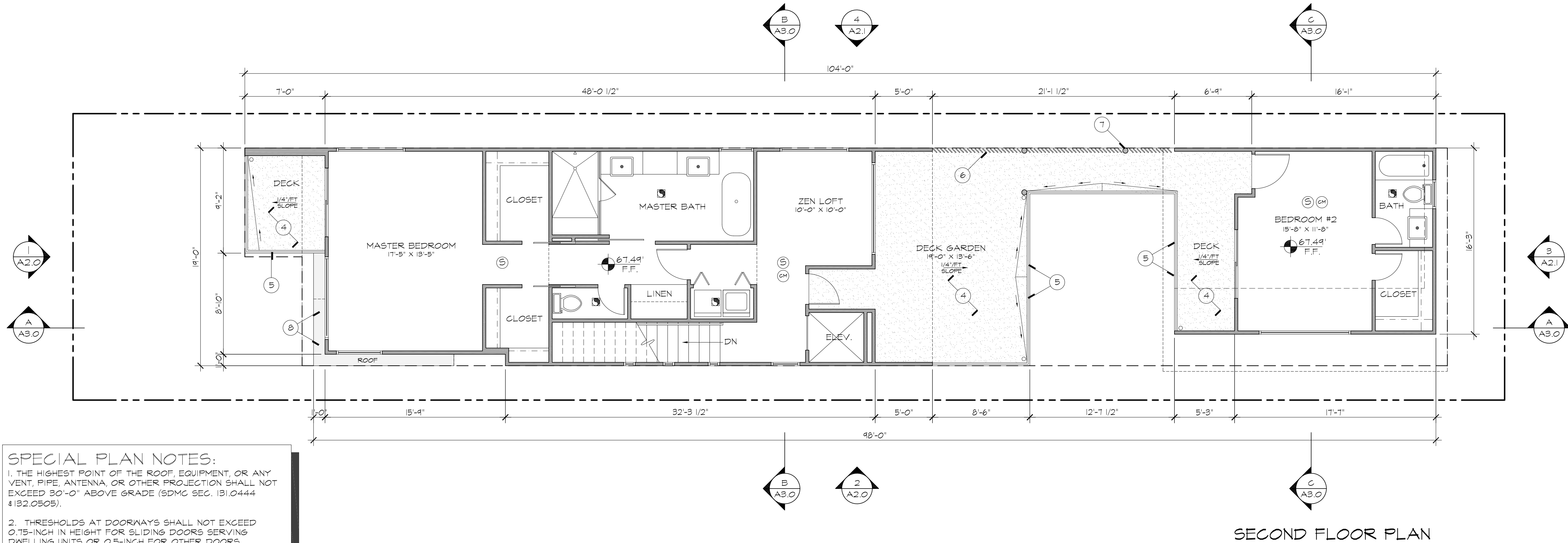
Original Date: 07-12-19
Sheet 4 of 9

Sheet Title:

PROPOSED SITE PLAN



PROPRIETARY DESIGN. THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL WATERMARK MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.



Prepared By:
Ricardo Torres
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

Project Address:
709 Law Street
San Diego, CA 92109

Project Name:
Martin Residence

Sheet Title:

PROPOSED FIRST & SECOND FLOOR PLANS

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 09/16/2019

Original Date: 07-12-19
Sheet 5 of 9

MARTIN RESIDENCE

709 LAW STREET
SAN DIEGO, CA

GOLBA ARCHITECTURE

Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

PROPRIETARY DESIGN: THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

ROOF VENTILATION NOTES:

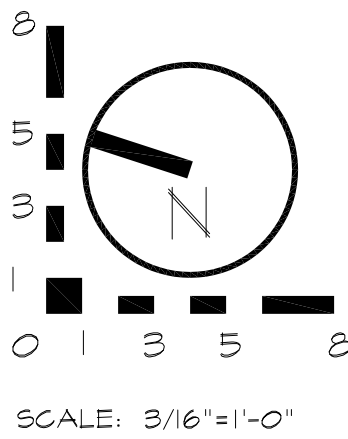
1. INDIVIDUAL VENTILATION OPENINGS SHALL NOT EXCEED 144 SQ. INCHES.
2. VENTILATION OPENINGS SHALL BE LOUVERED & COVERED WITH NON-COMBUSTIBLE, CORROSION-RESISTANT MESH WITH 1/4" OPENINGS.
3. NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED OR 1/300 OF THE AREA OF THE SPACE VENTILATED IF A VAPOR RETARDER HAVING A TRANSMISSION RATE < 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.
4. COORDINATE ROOF VENT NET SQ. FT. WITH SUPPLIER & VERIFY ALL CALCULATIONS IN FIELD.
5. ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANG AREAS.

SPECIAL ROOF PLAN NOTES:

- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF TEH STRUCTURE NOT TO EXCEED 30-FEET (SDMC SEC. 191.0444 & 192.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30-FEET ABOVE THE GRADE.
- THE GENERAL CONTRATOR & THE PLUMBING SUBCONTRACTOR ARE RESPONSIBLE FOR ENSURING ALL PLUMBING VENTS ARE A MINUM OF 10'-0" AWAY FROM ANY OCCUPIED ROOF DECK OR AS OTHERWISE RESTRICTED IN THE CURRENT EDITION OF THE BUILDING CODE OR PLUMBING CODE.

ROOF PLAN NOTES:

- ① 4-PLY BUILT UP ROOFING, 'JOHN MANSVILLE' 46NC OR EQUAL, CLASS 'A' MIN.
- ② TORCH DOWN ROOFING, CLASS 'A' MIN.



Prepared By:
Ricardo Torres
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

Project Address:
709 Law Street
San Diego, CA 92109

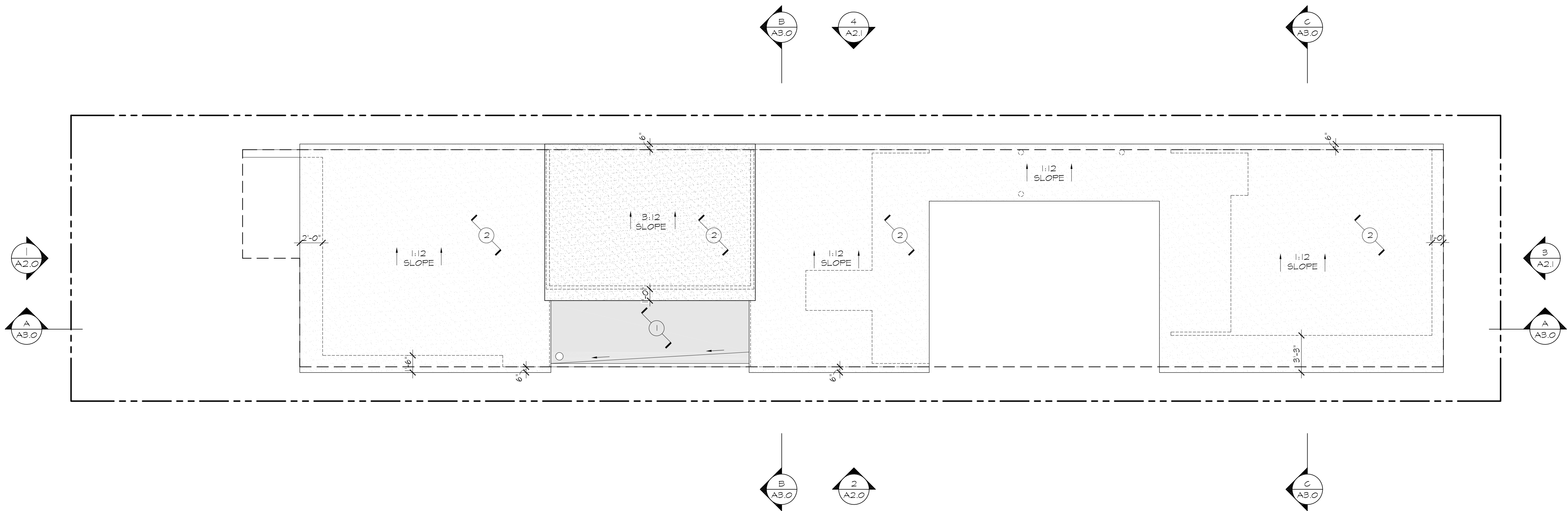
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 09/16/2019

Project Name:
Martin Residence

Original Date: 07-12-19
Sheet 6 Of 9

Sheet Title:

PROPOSED
ROOF PLAN



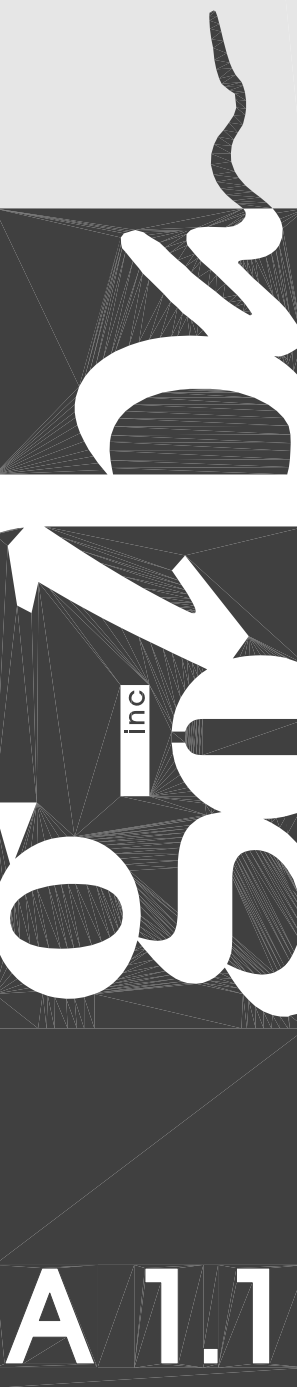
ROOF PLAN

MARTIN RESIDENCE

709 LAW STREET
SAN DIEGO, CA

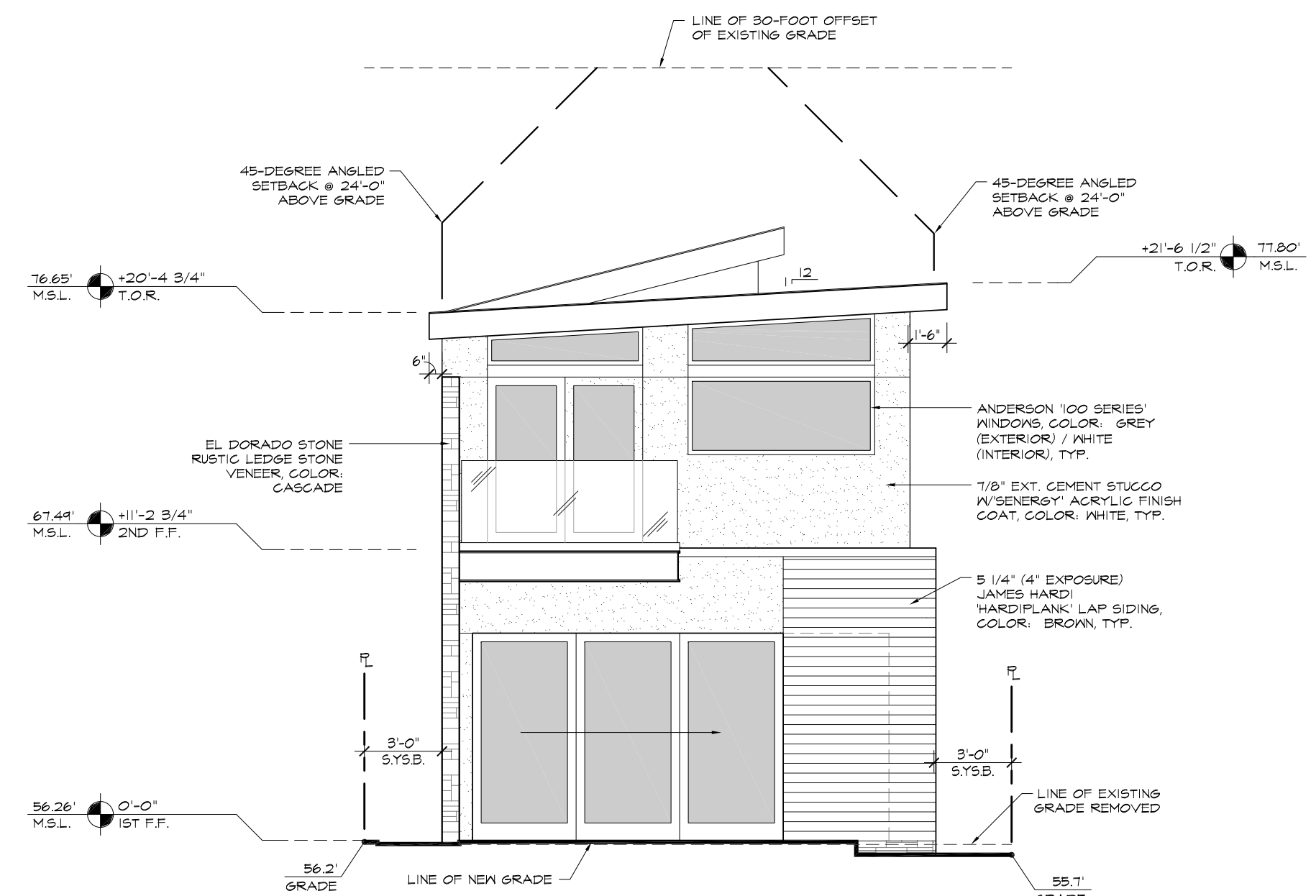
GOLBA ARCHITECTURE

Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471



A 1.1

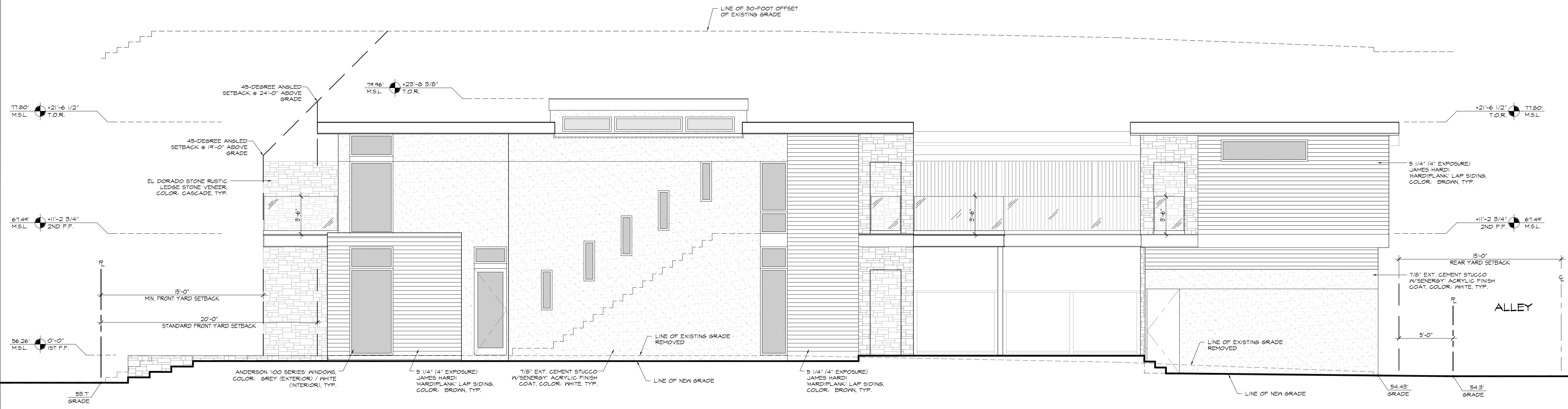
PROPRIETARY DESIGN: THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.



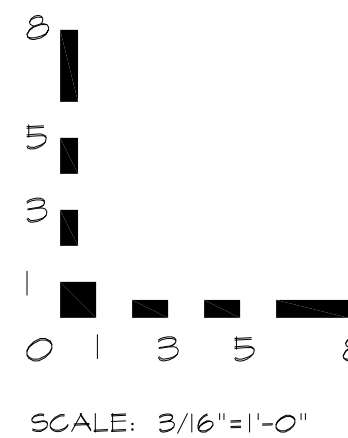
FRONT BUILDING ELEVATION - NORTH

SPECIAL ROOF PLAN NOTES:

- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC SEC. 131.0444 & 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30-FEET ABOVE THE GRADE.
- THE GENERAL CONTRACTOR & THE PLUMBING SUBCONTRACTOR ARE RESPONSIBLE FOR ENSURING ALL PLUMBING VENTS ARE A MINIMUM OF 10'-0" AWAY FROM ANY OCCUPIED ROOF DECK OR AS OTHERWISE RESTRICTED IN THE CURRENT EDITION OF THE BUILDING CODE OR PLUMBING CODE.



SIDE BUILDING ELEVATION - WEST



Prepared By:
Ricardo Torres
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (858) 750-3471

Project Address:
709 Law Street
San Diego, CA 92109

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 09/16/2019

Project Name:
Martin Residence

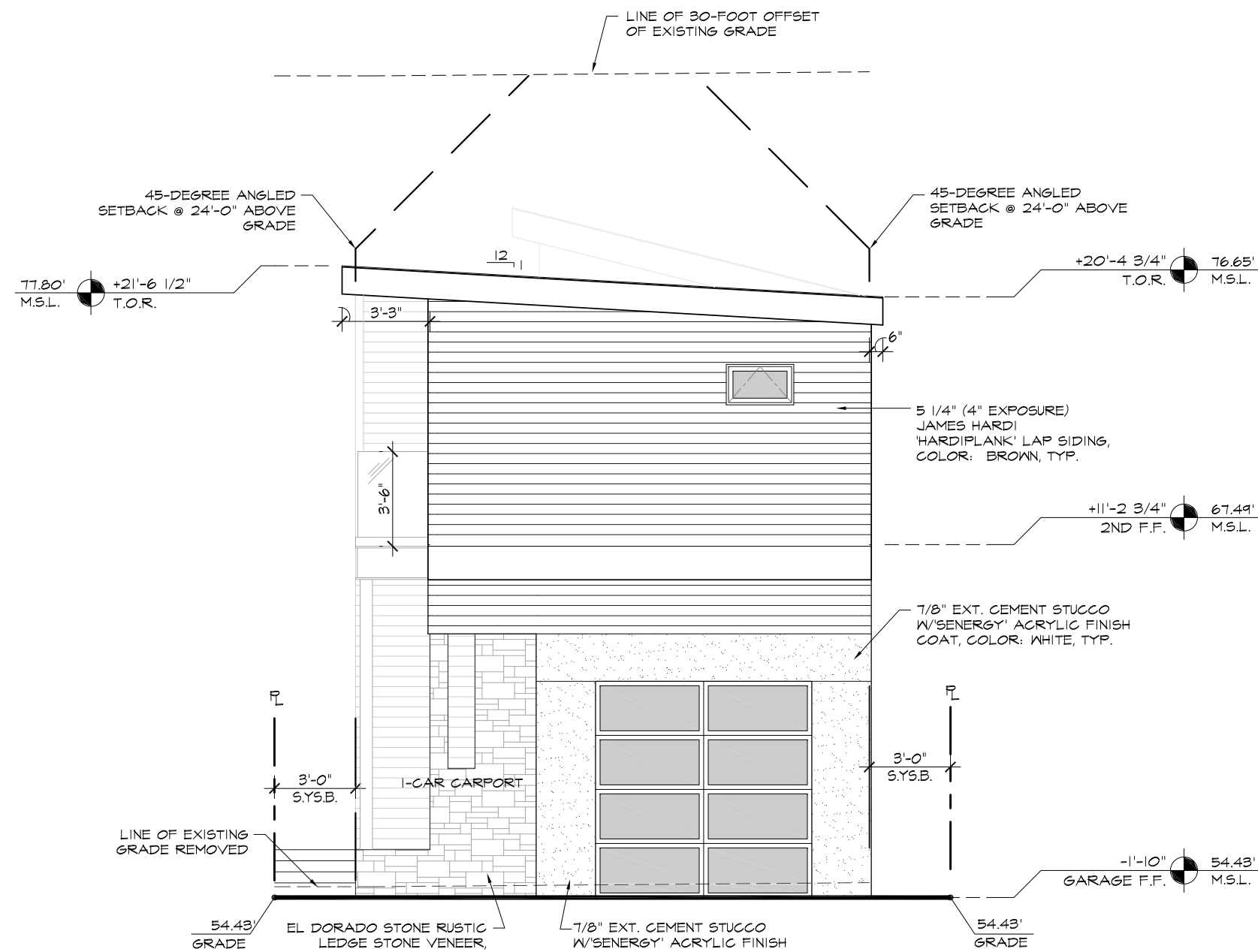
Original Date: 07-12-19
Sheet 7 of 9

Sheet Title:
**PROPOSED
BUILDING
ELEVATIONS**

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

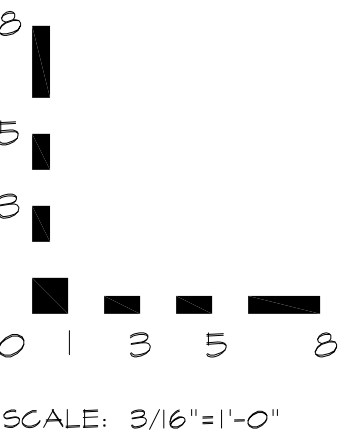
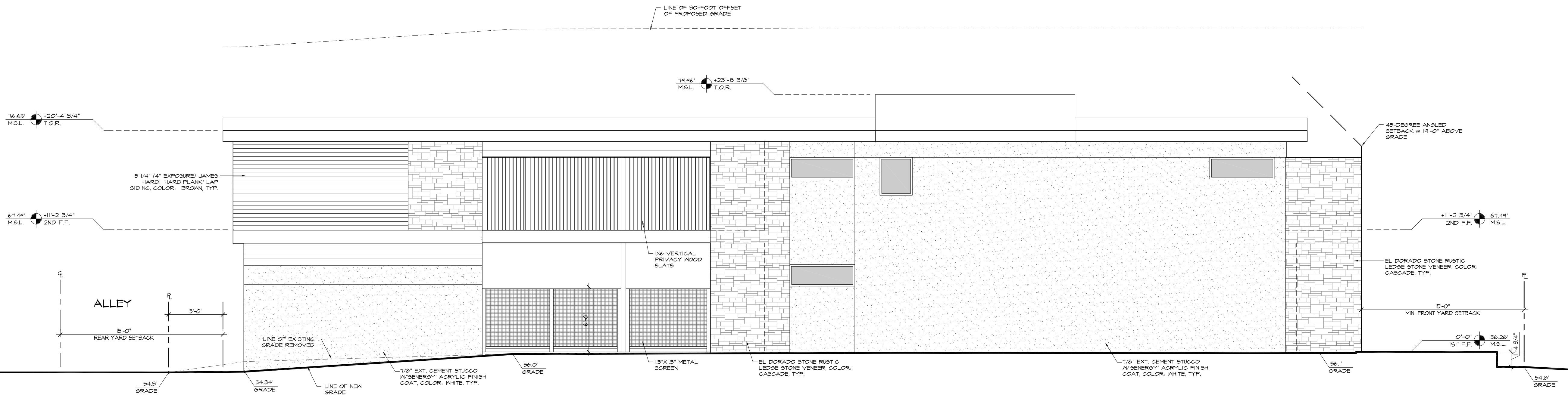
MARTIN RESIDENCE
709 LAW STREET
SAN DIEGO, CA

PROPRIETARY DESIGN. THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL WATERMARKED MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.



SPECIAL ROOF PLAN NOTES:

- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC SEC. 131.0444 & 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30-FEET ABOVE THE GRADE.
- THE GENERAL CONTRACTOR & THE PLUMBING SUBCONTRACTOR ARE RESPONSIBLE FOR ENSURING ALL PLUMBING VENTS ARE A MINIMUM OF 10'-0" AWAY FROM ANY OCCUPIED ROOF DECK OR AS OTHERWISE RESTRICTED IN THE CURRENT EDITION OF THE BUILDING CODE OR PLUMBING CODE.



Prepared By:
Ricardo Torres
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

Project Address:
709 Law Street
San Diego, CA 92109

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 09/16/2019

Project Name:
Martin Residence

Original Date: 07-12-19
Sheet 8 of 9

Sheet Title:
**PROPOSED
BUILDING
ELEVATIONS**

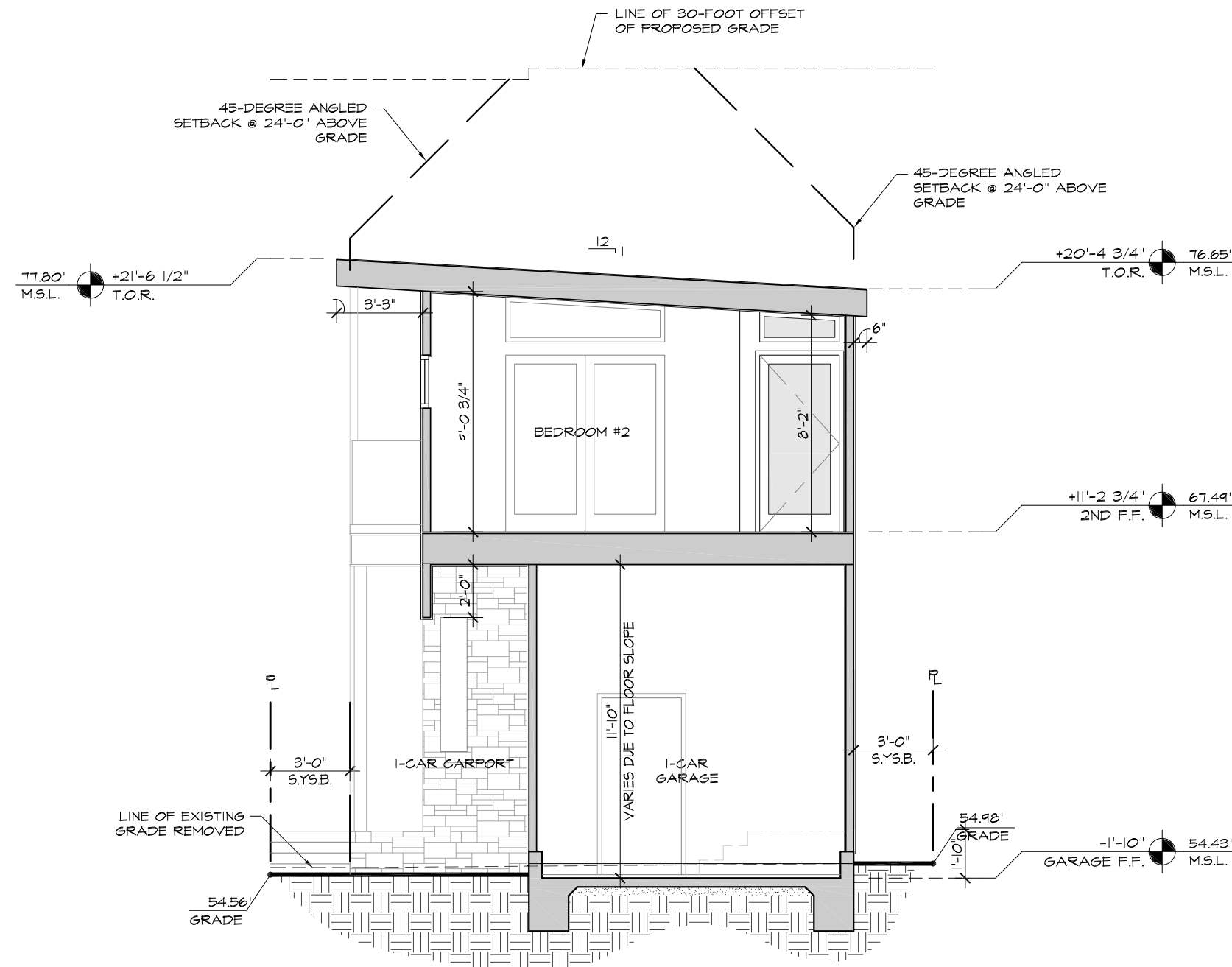
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

MARTIN RESIDENCE
709 LAW STREET
SAN DIEGO, CA

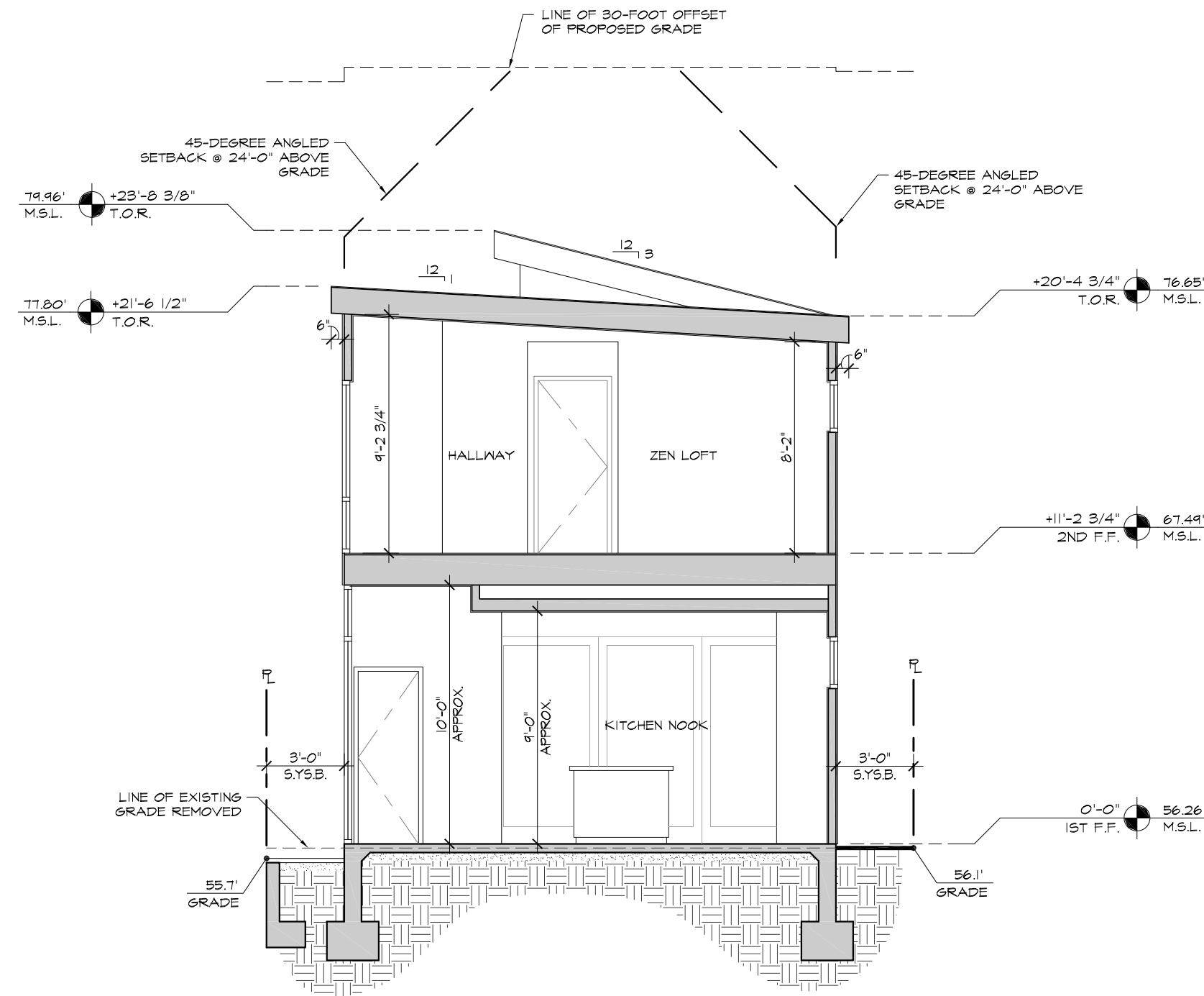
golba
INC
A 2.1

DATE: 09-16-19 REV. DATE: △

PROPRIETARY DESIGN. THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COPYRIGHT LAW. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.



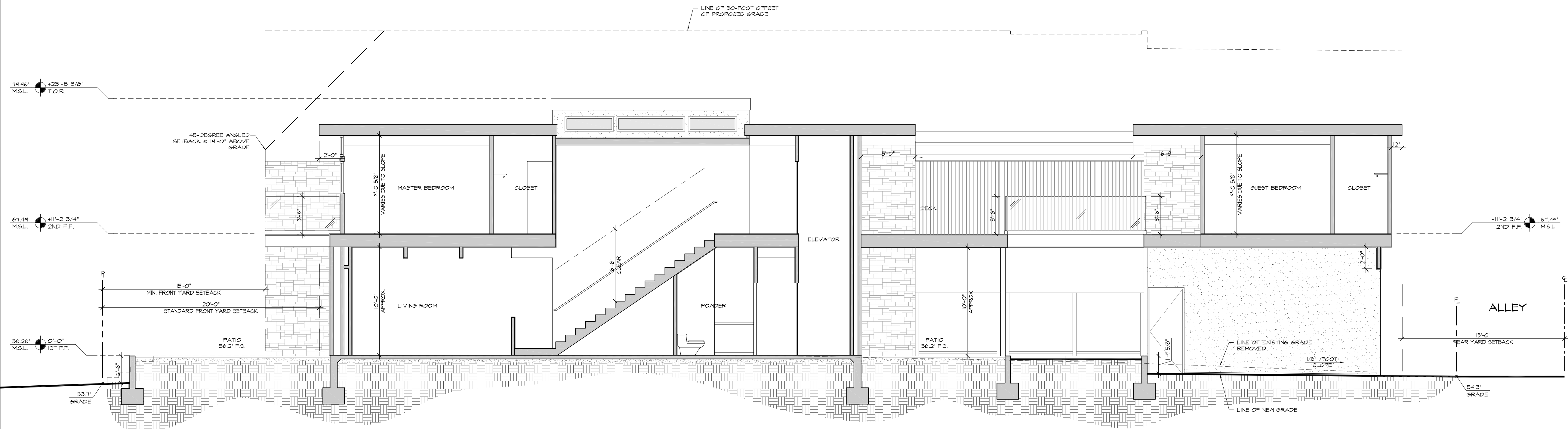
BUILDING SECTION 'C'



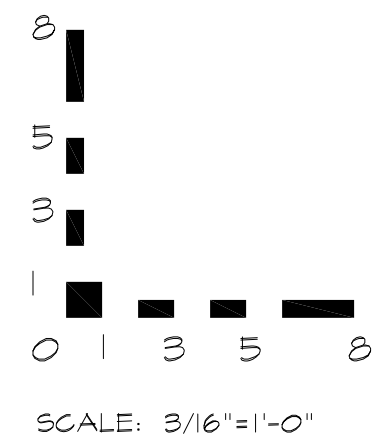
BUILDING SECTION 'B'

SPECIAL ROOF PLAN NOTES:

- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC SEC. 131.0444 & 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30-FEET ABOVE THE GRADE.
- THE GENERAL CONTRACTOR & THE PLUMBING SUBCONTRACTOR ARE RESPONSIBLE FOR ENSURING ALL PLUMBING VENTS ARE A MINIMUM OF 10'-0" AWAY FROM ANY OCCUPIED ROOF DECK OR AS OTHERWISE RESTRICTED IN THE CURRENT EDITION OF THE BUILDING CODE OR PLUMBING CODE.



BUILDING SECTION 'A'



Prepared By:
Ricardo Torres
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (858) 750-3471

Project Address:
709 Law Street
San Diego, CA 92109

Project Name:
Martin Residence

Sheet Title:
**PROPOSED
BUILDING
SECTIONS**

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 09/16/2019

Original Date: 07-12-19
Sheet 9 of 9

MARTIN RESIDENCE
709 LAW STREET
SAN DIEGO, CA

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471