



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: February 4, 2020 REPORT NO. HO-20-005

HEARING DATE: February 19, 2020

SUBJECT: DUKE RESIDENCE CDP/NDP - Process Three Decision

PROJECT NUMBER: [619828](#)

OWNER/APPLICANT: William and Michelle Duke

### SUMMARY

Issue: Should the Hearing Officer approve a request to allow the demolition of an existing single-family residence and detached garage, the construction of a new residence at the front of the site and the construction of a new duplex (two units) over a garage at the rear of the site, located at 4811 Pescadero Avenue, in the RM-2-4 Zone, within the Ocean Beach Community Plan area?

#### Staff Recommendation:

1. Approve Coastal Development Permit No. 2209752.
2. Approve Neighborhood Development Permit No. 2209753.

Community Planning Group Recommendation: On October 3, 2019 the Ocean Beach Planning Board voted 12-0-0 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 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 December 12, 2019 and the opportunity to appeal that determination ended December 27, 2019.

### BACKGROUND

The 0.12-acre site is located at 4811 Pescadero Avenue, in the RM-2-4 Zone, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Coastal Appealable), First Public Roadway, Residential Tandem Parking Overlay zone, Airport Influence Area - Review Area 2 (San Diego

International Airport), FAA Part 77 Noticing Area (SDIA- Lindbergh Field and North Island NAS), Parking Impact Overlay Zone (Beach and Coastal), Transit Priority Areas, within the Ocean 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 identified for Medium Density Residential (15-29 du/ac) in the Ocean Beach Community Plan, and the proposed development is consistent with that land use designation (Attachment 2). The project is surrounded by single-family residences (Attachment 3). The proposed development is also consistent with the General Plan designation, and the construction of a new residence at the front of site and the construction of a new duplex (two units) over garage at the rear of the site are within the medium density range 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. Pursuant to SDMC [126.0402\(j\)](#), the decision on an application for a Neighborhood Development Permit (NDP) is required for the construction of a privately-owned structure proposed in the public right-of-way dedicated for a street, where the applicant is the record owner of the underlying fee title as described in Section [129.0710\(a\)](#). Pursuant to SDMC [126.0403](#), this shall be made in accordance with Process Two.

All actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section [112.0103](#). 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 and a NDP for the demolition of an existing single-family residence and detached garage, the construction of a new residence at the front of site and the construction of a new duplex (two units) over garage at the rear of the site. The existing dwelling unit will be replaced and the new single-family residence and duplex will provide housing within a medium-density range in a coastal urbanized core of the City.

Single-Family residential development is the primary existing land use of 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 approximately two blocks westerly 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 residence and duplex will not conflict with the relevant land use plans as the existing single-family residence will be replaced and is consistent with the Ocean 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. The demolition and the new construction of the new residence and duplex 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 Section 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](#) (Attachment 6). The proposed CDP and NDP includes conditions of approval and exhibits to achieve compliance with the SDMC regulations applicable to this project. Compliance with the permit conditions would protect the health, safety and general welfare of persons residing or working in the surrounding area (Attachment 5).

#### COMMUNITY PLANNING GROUP RECOMMENDATION

On October 3, 2019 the Ocean Beach Planning Board voted 12-0-0 to approve the project without conditions.

#### 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 (Attachments 4) and draft conditions of approval (Attachment 5). Staff recommends that the Hearing Officer approve Coastal Development Permit No. 2209752 and Neighborhood Development Permit No. 2209753.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 2209752 and Neighborhood Development Permit No. 2209753, with modifications.
2. Deny Coastal Development Permit No. 2209752 and Neighborhood Development Permit No. 2209753, if the findings required to approve the project cannot be affirmed.

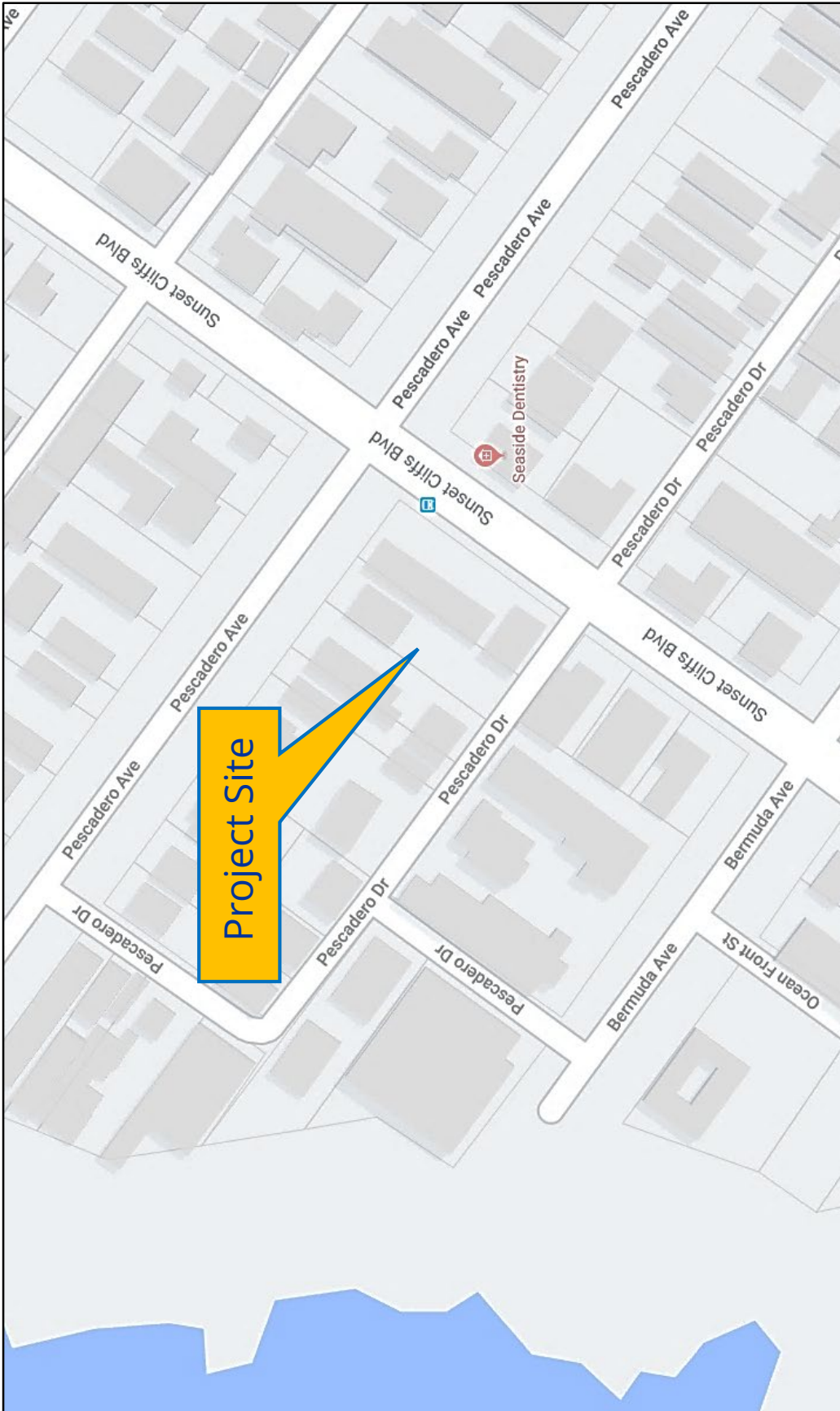
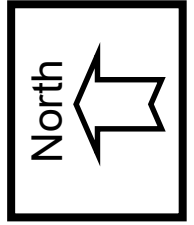
Respectfully submitted,

*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

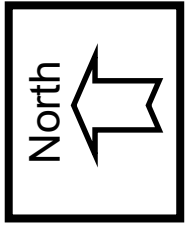
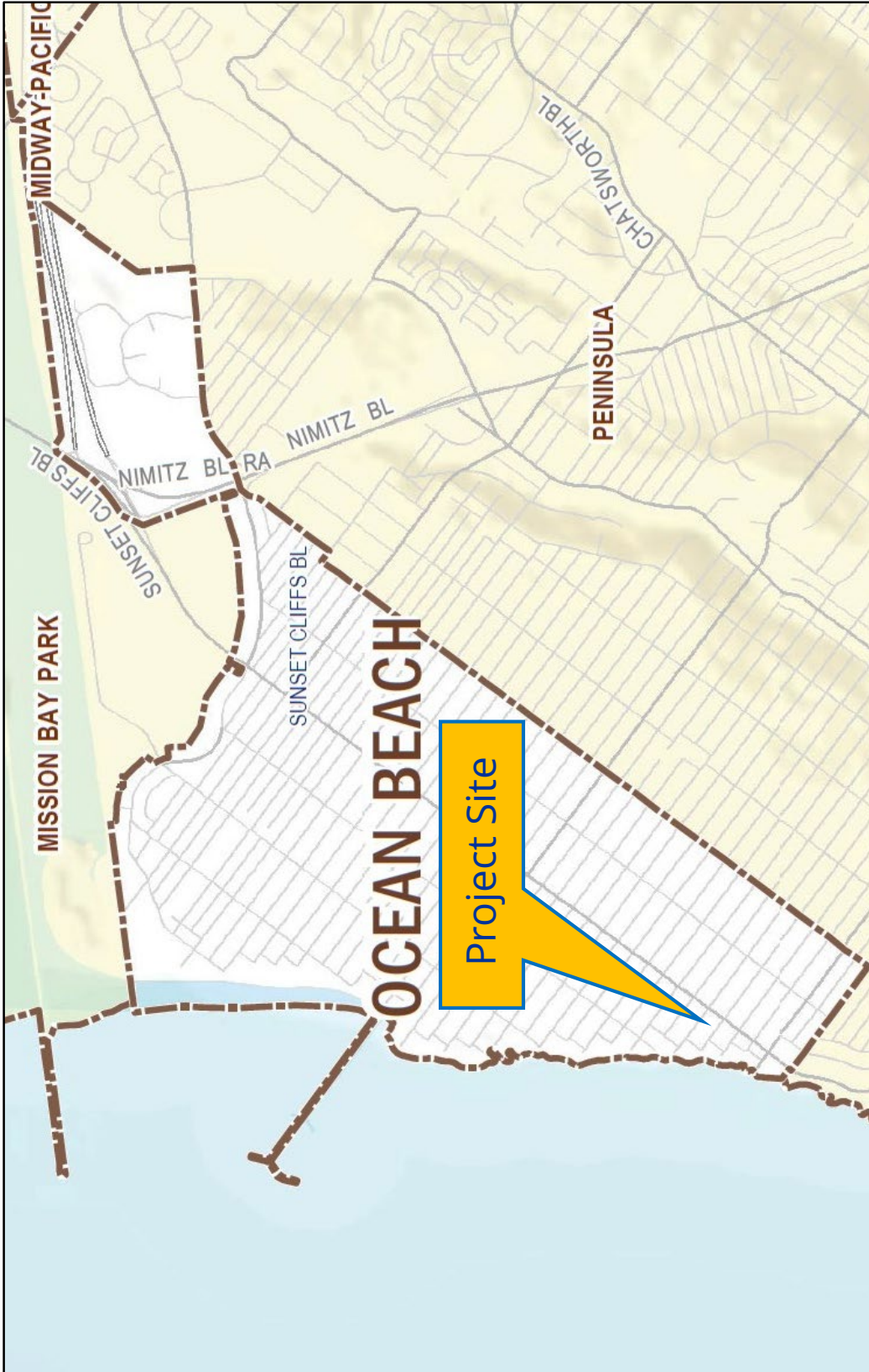


## Project Location Map

Duke Residence CDP/NDP – 4811 Pescadero Avenue  
PROJECT NO. 619828





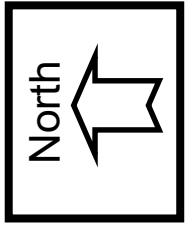


## Land Use Map

Duke Residence CDP/NDP – 4811 Pescadero Avenue  
PROJECT NO. 619828







## Aerial Photograph

Duke Residence CDP/NDP – 4811 Pescadero Avenue

PROJECT NO. 619828



HEARING OFFICER  
RESOLUTION No. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT No. 2209752  
NEIGHBORHOOD DEVELOPMENT PERMIT No. 2209753  
**DUKE RESIDENCE - PROJECT No. 619828**

WHEREAS, William and Michelle Duke Owner/Permittee, filed an application with the City of San Diego for the demolition of an existing single-family residence and detached garage, the construction of a new residence at front of site and the construction of a new duplex (two units) over garage at the rear of the site (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. Coastal Development Permit No. 2209752 and Neighborhood Development Permit No. 2209753), on portions of a 0.12-acre site;

WHEREAS, the project site is located at 4811 Pescadero Avenue, in the RM-2-4 Zone, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Coastal Appealable), First Public Roadway, Residential Tandem Parking Overlay zone, Airport Influence Area - Review Area 2 (San Diego International Airport), FAA Part 77 Noticing Area (SDIA- Lindbergh Field and North Island NAS), Parking Impact Overlay Zone (Beach and Coastal), Transit Priority Areas, within the Ocean Beach Community Plan area;

WHEREAS, the project site is legally described as Lot 24 and the Easterly one-half of Lot 25, Block 44 of Ocean Beach, City of San Diego, county of San Diego, Map No 279 Recorded on May 28, 1887;

WHEREAS, on December 12, 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 Section 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. 2209752 and Neighborhood Development Permit No. 2209753, 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. 2209752 and Neighborhood Development Permit No. 2209753:

**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 demolition of an existing single-family residence and detached garage, the construction of a new residence at front of site and the construction of a new duplex (two units) over garage at the rear of the site. The Ocean 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. 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 Ocean 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 a block westerly of the site or other scenic coastal areas of which there are none. In addition, the proposed coastal development 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 area and is not located in or adjacent to the Multi Habitat Planning Area. Single-family residential development is the primary existing land use of the immediate neighborhood and the construction of a new single-family residence and a new duplex will maintain the development patterns in neighborhood.

The new development was designed to ensure all drainage from unimproved areas will have been appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff. 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 Ocean Beach Community Plan designates the site for single-family residential development. The General Plan, Ocean Beach Community Plan and Local Coastal Program designate the site for medium density residential with regulations for minimum lot size and dimensional criteria. The project proposes to allow for the demolition of an existing single-family residence and detached garage, the construction of a new residence at front of site and the construction of a new duplex (two units) over the garage at the rear of the site. Single-family residential development is the primary existing land use of the immediate neighborhood. The project will not conflict with the relevant land use plans including the Ocean Beach Community Plan. The project site is designated by the Ocean Beach Community Plan and Local Coastal Program for Medium Density Residential (15-29 du/ac), the proposed development on this site is consistent with this density and surrounding properties. 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 two blocks westerly of the site. The project is a private development on privately owned land. The Ocean Beach Community Plan and Local Coastal Program do not designate any coastal access to the beach. Therefore, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**NEIGHBORHOOD DEVELOPMENT PERMIT FINDINGS - SDMC SECTION 126.0404**

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

The project proposes to allow for the demolition of an existing single-family residence and detached garage. The construction of a new residence at front of site and the construction of a new duplex (two units) over garage at the rear of the site. The Ocean Beach Community Plan designates the site for single-family residential development. The City of San Diego Progress Guide and General Plan, Ocean Beach Community Plan and Local Coastal Program designate the site for medium density residential. The project proposes to allow for the demolition of an existing single-family residence and detached garage, the construction of a new residence at front of site and the construction of a new duplex (two units) over the garage at the rear of the site. Single-family residential development is the primary existing land use of the immediate neighborhood. The permitting of the proposed project will not conflict with the relevant land use plans and will be developed in accordance with the policies of the Ocean Beach Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

An Exemption was prepared for this project in accordance with the State of California Environmentally Quality Act (CEQA) Guidelines. No mitigation for potential significant impacts is required. The project will be subject to Ministerial construction 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. Therefore, the proposed development would not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project proposes the demolition of an existing single-family residence and detached garage, the construction of a new residence at the front of site and the construction of a new duplex (two units) over the garage at the rear of the site. The permits for the project include conditions of approval and exhibits to achieve project compliance with the applicable San Diego Municipal Code (SDMC) regulations. No deviations have been requested and the project complies with all the applicable regulations within the SDMC. Therefore, the proposed 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, Coastal Development Permit No. 2209752 and Neighborhood Development Permit No. 2209753 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2209752 and

## ATTACHMENT 4

Neighborhood Development Permit No. 2209753, a copy of which is attached hereto and made a part hereof.

A handwritten signature in black ink, appearing to read "D.J.", is positioned above a horizontal line.

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

Adopted on: February 19, 2020

IO#: 24008066



**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: 24008066

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT No. 2209752  
NEIGHBORHOOD DEVELOPMENT PERMIT No. 2209753  
**DUKE RESIDENCE CDP/NDP - PROJECT No. 619828**  
HEARING OFFICER

This Coastal Development Permit No. 2209752 and Neighborhood Development Permit No. 2209753, is granted by the Hearing Officer of the City of San Diego to William and Michelle Duke Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702(a) and 126.0402(j). The 0.12-acre site is located at 4811 4811 Pescadero Avenue, in the RM-2-4 Zone, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Coastal Appealable), First Public Roadway, Residential Tandem Parking Overlay zone, Airport Influence Area - Review Area 2 (San Diego International Airport), FAA Part 77 Noticing Area (SDIA- Lindbergh Field and North Island NAS), Parking Impact Overlay Zone (Beach and Coastal), Transit Priority Areas, within the Ocean Beach Community Plan area. The project site is legally described as: Lot 24 and the Easterly one-half of Lot 25, Block 44 of Ocean Beach, City of San Diego, county of San Diego, Map No 279 Recorded on May 28, 1887.

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 residence at front of site and the construction of a new duplex (two units) over garage at the rear of the site, 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 residence at front of site and the construction of a new duplex (two units) over garage at the rear of the site for a total of 4,106 square feet of construction;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 4, 2023.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

11. The 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:**

12. 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.

**GEOLOGY REQUIREMENTS:**

13. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

**AFFORDABLE HOUSING REQUIREMENTS:**

14. Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by performing one of the following, at the Owner's/Permittee's sole election, as and to the extent permitted by applicable law: a. Payment to the City of San Diego of the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations; or b. Provide evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, as referenced with Part IV of the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual ("Procedures Manual") approved by the City Council of the City of San Diego, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.1303(f) because the Owner/Permittee is receiving specific regulatory incentives and/or concessions from a public agency that result in identifiable, financially sufficient, and actual project cost reductions, including but not limited to expedited permit processing provided through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program and/or the approval of a deviation, waiver or reduction of development standards or regulations ("development incentives") and because the Owner/Permittee is voluntarily restricting rental units in exchange for such development incentives, as provided for within Part IV of the Procedures Manual; or c. Provide evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, as referenced with Part IV of the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual ("Procedures Manual") approved by the City Council of the City of San Diego, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.1303(g) because the Owner/Permittee is voluntarily pursuing and receiving tax credits, multifamily housing bonds multifamily housing bonds, below market interest rate government agency loans, and/or grants to facilitate the construction of the development.

**ENGINEERING REQUIREMENTS:**

15. A 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 Regional Standards Committee.

16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.



17. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the Sidewalk Underdrain/Curb Outlet in the Pescadero Avenue Right-of-Way.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping/retaining walls/stairs/private improvements in the Pescadero Avenue Right-of-Way.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on Pescadero Avenue.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the repaving of the alley per City Standard G-21 full width, adjacent to site, satisfactory of the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
22. 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.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond to reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on Pescadero Avenue, satisfactory to City Engineer.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the asphalt alley with full-width City standard concrete alley per City Standard Drawing SDG-21 adjacent to the site, satisfactory of the City Engineer.
25. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the Sidewalk Underdrain/Curb Outlet, landscaping, retaining walls, stairs and other private improvements in the Pescadero Avenue Right-of-Way, satisfactory to the City Engineer.
27. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
28. 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.

**LANDSCAPE REQUIREMENTS:**

29. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

30. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

31. Prior to issuance of any construction permits (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

32. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

33. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

34. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

**PLANNING/DESIGN REQUIREMENTS:**

35. Owner/Permittee shall maintain a minimum of six- off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A."

Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

36. 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.

37. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS**

38. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

39. If it is determined that an existing water service is inadequately sized to serve the proposed project, the applicant must obtain a Permit to Work in the Public ROW to abandon (kill) the existing water service line at the main and install a new water service in a location acceptable to the Public Utilities Director. To ensure acceptability, the location should be at least 30" from any prior water service line connection, 5 feet from any driveway or tree, and 10 feet from any active sewer lateral.

40. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

**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.

## **ATTACHMENT 5**

APPROVED by the Hearing Officer of the City of San Diego on February 19, 2020 and Resolution No.

DRAFT



**ATTACHMENT 5**

Coastal Development Permit No. 2209752  
Neighborhood Development Permit No. 2209753  
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.

Michelle Duke  
Owner/Permittee

By \_\_\_\_\_  
Michelle Duke  
Owner/Permittee

William Duke  
Owner/Permittee

By \_\_\_\_\_  
William Duke  
Owner/Permittee

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 12, 2019

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No.: 24008066

---

**PROJECT NO:** 619828  
**PROJECT NAME:** Duke Residence CDP/NDP  
**COMMUNITY PLAN AREA:** Ocean Beach  
**COUNCIL DISTRICT:** 2  
**LOCATION:** 4811 Pescadero Avenue, San Diego, CA 92107

**PROJECT DESCRIPTION:** A Coastal Development Permit (CDP) and Neighborhood Development Permit (NDP) to demolish an existing single-family dwelling unit and detached garage and construct a new three-story single-family dwelling unit and a two-story duplex (2 units) over a garage for a total of 4,106 square feet of construction. The 0.12-acre site is located in the RM-2-4 base zone and the Coastal Overlay Zone (Appealable).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services Department Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project has been determined to be exempt from CEQA pursuant to Section 15303 of CEQA Guidelines. Section 15303 applies to the construction of up to three single-family dwellings and up to six duplex units in urbanized areas. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

**CITY PROJECT MANAGER:** Derek Johnson  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4101  
**PHONE NUMBER/E-MAIL:** (619) 446-5477/ dnjohnson@sandiego.gov

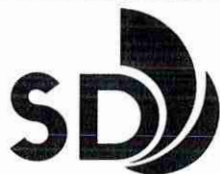
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## **ATTACHMENT 6**

On December 12, 2019 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (December 27, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Duke Residence	<b>Project Number:</b> 619828	<b>Distribution Date:</b> 10/3/2019
--	----------------------------------	--

**Project Scope/Location:**  
4811 Pescadero Ave, San Diego, CA 92107  
DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND DETACHED GARAGE.  
BUILD NEW RESIDENCE AT FRONT OF SITE. BUILD NEW DUPLEX (2 UNITS)  
OVER GARAGE AT REAR OF SITE. RELATED LANDSCAPE IMPROVEMENTS.

<b>Applicant Name:</b> Lauren Williams	<b>Applicant Phone Number:</b> 8582203137
---	--

<b>Project Manager:</b> Derrick Johnson	<b>Phone #:</b> 619 446-5477	<b>E-mail Address:</b> dnjohnson@sandiego.gov
--	---------------------------------	--

**Committee Recommendations (To be completed for Initial Review):**  
Recommend approval of the project as presented.

<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 12	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> <b>Vote to Approve</b> With Conditions Listed Below	<b>Members Yes</b> 12	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> <b>Vote to Approve</b> With Non-Binding Recommendations Listed Below	<b>Members Yes</b> 12	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b> 12	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>		<input type="checkbox"/> <b>Continued</b>	

**CONDITIONS:**  
None.

<b>NAME:</b> Andrea Schlageter	<b>TITLE:</b> Chair, Ocean Beach Planning Board
-----------------------------------	--

<b>SIGNATURE:</b> 	<b>DATE:</b> 10/07/2019
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<b>Attach Additional Pages If Necessary.</b>	<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
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Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
Upon request, this information is available in alternative formats for persons with disabilities.



	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  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:** Duke Residence **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 4811 Pescadero Ave San Diego CA 92107

**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**

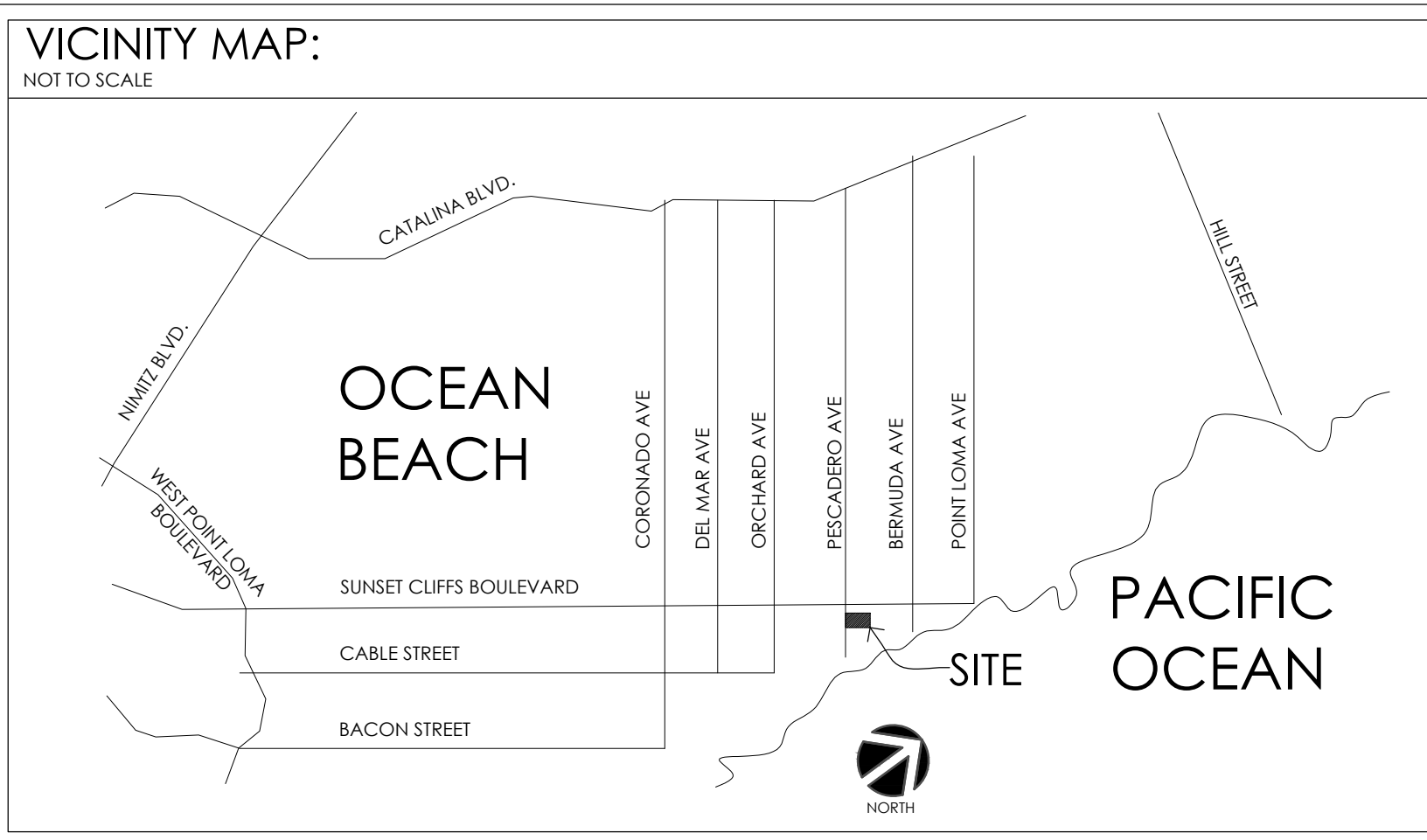
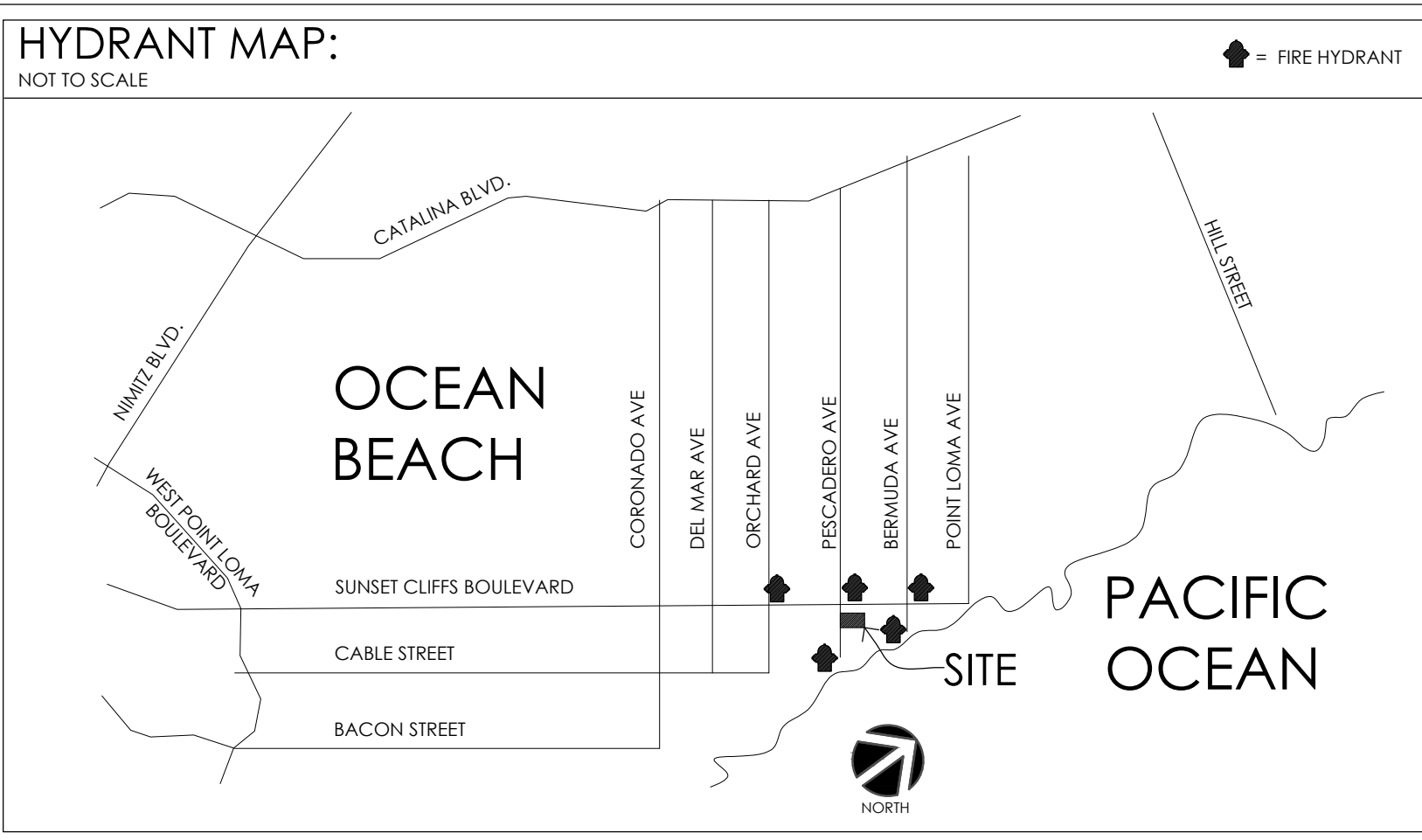
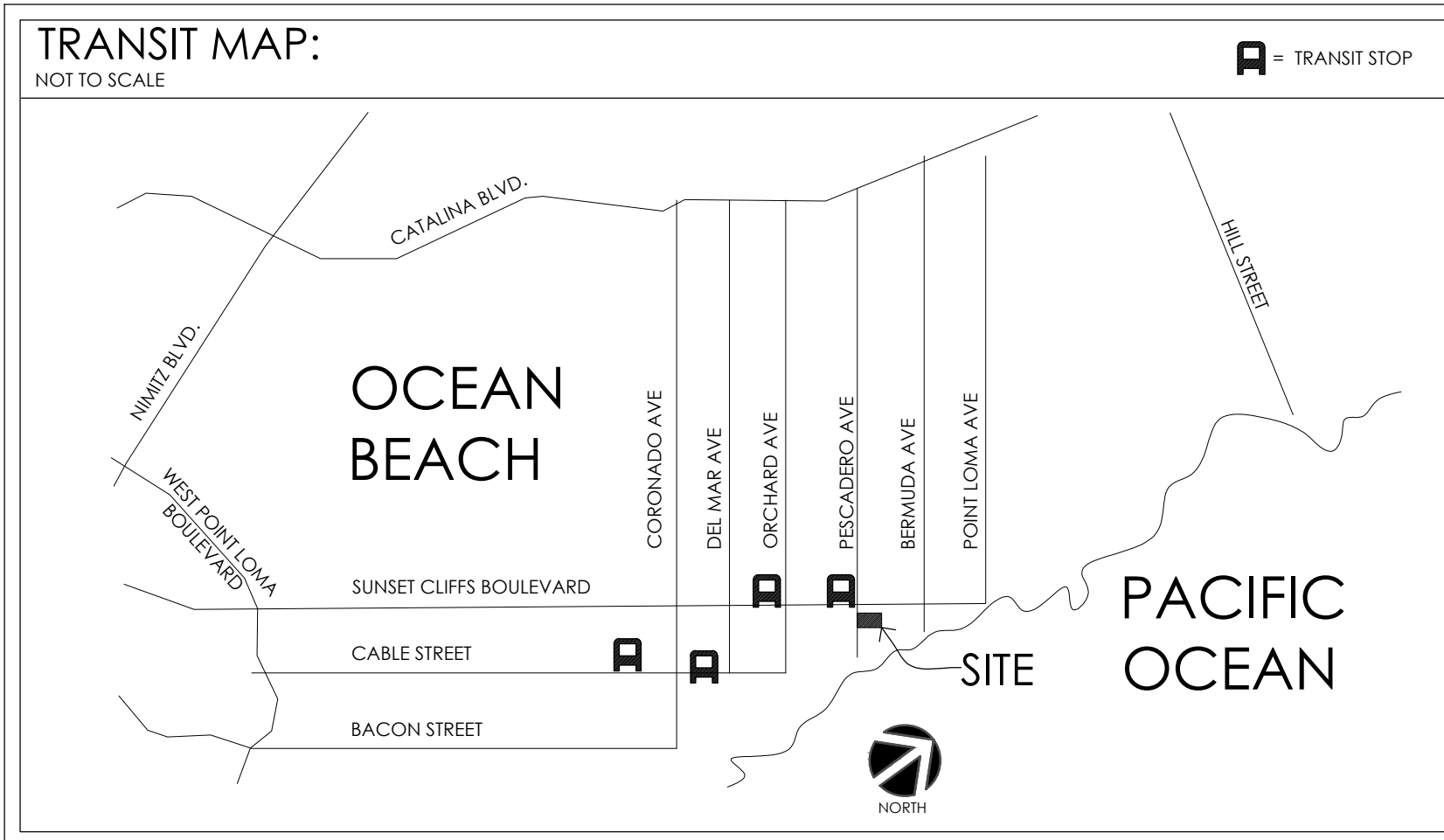
Name of Individual: William Travis Duke ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 4811 Pescadero Ave  
 City: San Diego State: CA Zip: 92107  
 Phone No.: 415-606-9096 Fax No.: \_\_\_\_\_ Email: WILLTRAVISDUKE@GMAIL.COM  
 Signature: [Signature] Date: 9-12-18  
 Additional pages Attached: ☐ Yes ☐ No

**Applicant**

Name of Individual: SAME AS ABOVE ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached: ☐ Yes ☐ No

**Other Financially Interested Persons**

Name of Individual: Michelle Duke ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 4811 Pescadero Ave  
 City: San Diego State: CA Zip: 92107  
 Phone No.: 415-529-9076 Fax No.: \_\_\_\_\_ Email: SHEL 31 SHELMADE.COM  
 Signature: [Signature] Date: 9-12-18  
 Additional pages Attached: ☐ Yes ☒ No



SHEET INDEX:

T1	TITLE SHEET
S1	TOPOGRAPHIC SURVEY
S2	SITE PLAN & SITE SECTION
S3	GRADING PLAN
S4	LANDSCAPE PLAN
A1	FIRST AND SECOND LEVEL PLANS
A2	THIRD AND ROOF LEVEL PLANS
A3	COMPOSITE EXTERIOR ELEVATIONS
A4	MAIN HOUSE EXTERIOR ELEVATIONS
A5	MAIN HOUSE EXTERIOR ELEVATIONS
A6	GUEST DUPLEX EXTERIOR ELEVATIONS
A7	BUILDING SECTIONS

ARCHITECT  
LAUREN WILLIAMS  
858.220.3137

ALL IDEAS, DESIGNS, AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF MATRIX DESIGN STUDIO AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF MATRIX DESIGN STUDIO. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR THE ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF MATRIX DESIGN STUDIO.

LICENSED ARCHITECT  
LAUREN WILLIAMS  
No. C32810  
REV. 06-31-2021  
STATE OF CALIFORNIA

FAA SELF CERTIFICATION:

I LAUREN WILLIAMS, ARCHITECT, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

THE PROJECT IS "SHIELDED" BY EXISTING SURROUNDING HOMES OF THE SAME HEIGHT AND MASS.

A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858)581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858)492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

PERMANENT STORM WATER BMP'S

1. MINIMIZE SIDEWALK WIDTHS AND HARDSCAPE PROPOSED TO REDUCE IMPERVIOUS SURFACES.
2. ALL PUBLIC SIDEWALKS IN RIGHT OF WAY ARE EXISTING.
3. DIRECT ROOFTOP RUNOFF TO PERVIOUS AREAS SUCH AS YARDS, OPEN CHANNELS, OR VEGETATED AREAS, AND AVOID ROUTING ROOFTOP RUNOFF TO THE ROADWAY OR THE URBAN RUNOFF CONVEYANCE SYSTEM
4. DRAINING ROOFTOPS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE STORM WATER CONVEYANCE SYSTEM.
5. DRAINING DRIVEWAY, SIDEWALKS, AND IMPERVIOUS TRAILS INTO ADJACENT LANDSCAPING

PREPARED BY :

LAUREN WILLIAMS (ARCHITECT)  
4625 DEL MAR AVE  
SAN DIEGO, CALIFORNIA 92107  
(858) 220-3137 lauren@matrixdesignstudio.com

PROJECT CONSULTANTS:

SURVEY & CIVIL ENGINEER:  
KAPPA SURVEYING AND ENGINEERING, INC.  
8707 LA MESA BLVD.  
LA MESA, CA 91942

SOILS ENGINEER:  
CHRISTIAN WHEELER ENGINEERING  
3980 HOME AVE SAN DIEGO CA 92105  
619.550.1700

SCOPE OF WORK:

DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND DETACHED GARAGE, BUILD NEW RESIDENCE AT FRONT OF SITE, BUILD NEW DUPLEX (2 UNITS) OVER GARAGE AT REAR OF SITE, RELATED LANDSCAPE IMPROVEMENTS.

GOVERNING CODES

2016 CALIFORNIA BUILDING CODE

OVERLAY ZONES

RM-2.4  
AIRPORT INFLUENCE AREA  
COASTAL (STATE)  
COASTAL HEIGHT LIMIT  
FIRST PUBLIC ROAD-WAY  
PARKING IMPACT  
RESIDENTIAL TANDEM PARKING  
GEOLOGIC HAZARD CATEGORY 52  
OCEAN BEACH COMMUNITY PLAN  
OCEAN BEACH COTTAGE EMERGING HISTORIC DISTRICT

PROJECT DATA:

CONSTRUCTION: VN 100% SPRINKLERED  
OCCUPANCY: R3 SINGLE FAMILY RESIDENCE  
CODE: 2016 EDITION - CBC  
ZONING: RM-2.4  
NUMBER OF STORIES: 3  
GROSS SITE AREA: 5250 SF (0.12 ACRES)  
GROSS SQUARE FOOTAGE: 4106 SF  
PROPOSED FAR: .64 (3398 SF)  
ALLOWABLE FAR: .70 (3675 SF)  
LANDSCAPE AREA: 1664 SF (32%)  
BUILDING HEIGHT: 29'-8 1/2" (30' MAX)

LEGAL DESCRIPTION:  
LOT 24 & THE EAST ONE HALF OF LOT 25, BLOCK 44 OF OCEAN BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 279, FILES IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER.

APN: 448-242-15-00

REQUIRED PERMITS

COASTAL DEVELOPMENT PERMIT  
NEIGHBORHOOD DEVELOPMENT PERMIT

EXISTING BUILDING

EXISTING SINGLE FAMILY RESIDENCE AND GARAGE  
BUILT: 1941

PARKING TABLE:

UNIT	PARKING REQUIRED	PARKING PROVIDED
3 BEDROOM	2.25 SPACES	2 SPACES (TANDEM)
2 BEDROOM	2 SPACES	2 SPACES (TANDEM)
1 BEDROOM	1.5 SPACE	2 SPACES (TANDEM)

OFFSTREET PARKING REQUIRED: 5.75 SPACES

OFFSTREET PARKING PROVIDED: 6 SPACES

# DUKE RESIDENCE

4811 PESCADERO AVENUE  
SAN DIEGO, CA 92107

DUKE  
RESIDENCE  
4811 PESCADERO AVE  
San Diego , CA 92107

CITY OF SAN DIEGO, CA

COASTAL  
DEVELOPMENT  
PERMIT

PROJECT:

DUKE  
RESIDENCE

4811 PESCADERO AVENUE  
SAN DIEGO 92107

DRAWN BY: LEW

SUBMITTAL DATE: 10.23.2018

REVISION:

△	04.16.2019
△	10.11.2019

T1

TITLE SHEET



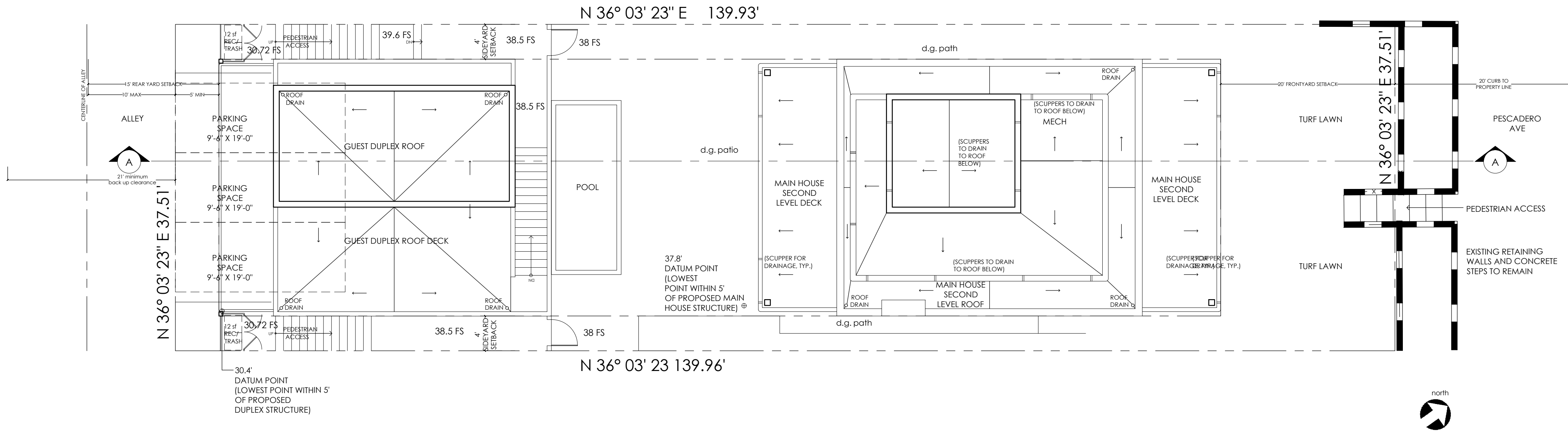


ARCHITECT  
LAUREN WILLIAMS  
858.220.3137

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DUKE  
RESIDENCE  
4811 PESCADERO AVE  
San Diego , CA 92107



PROPOSED SITE PLAN

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

PLEASE NOTE:

1. Provide building address numbers, visible and legible from the street or road fronting the property per FHPS Policy P-00-6 (UFC 901.4.4)
2. No easements exist on subject property.
3. All existing and proposed water lines serving this development (including domestic, irrigation, and fire) must pass through a permitted, private, above ground, backflow prevention device.

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PREPARED BY :

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SAN DIEGO, CALIFORNIA 92107  
(858) 220-3137 lauren@matrixdesignstudio.com

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2016 CALIFORNIA BUILDING CODE

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COASTAL (STATE)  
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RESIDENTIAL TANDEM PARKING  
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OCEAN BEACH COTTAGE EMERGING HISTORIC DISTRICT

PROJECT DATA:

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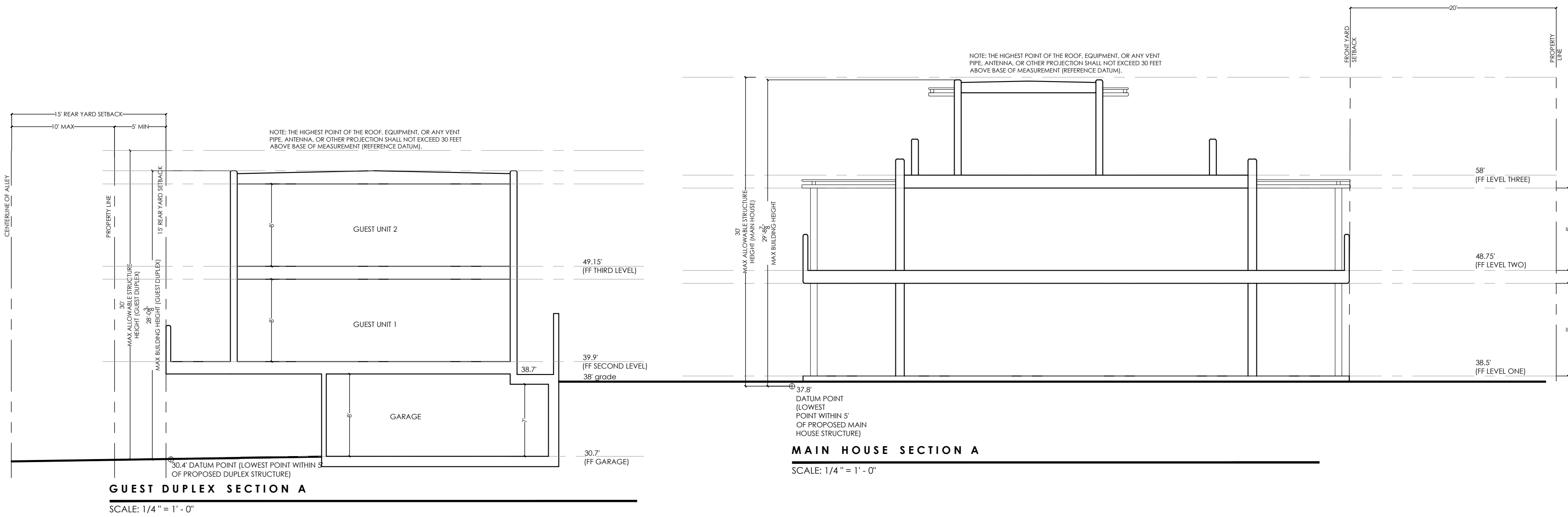
APN: 448-242-15-00

REQUIRED PERMITS

COASTAL DEVELOPMENT PERMIT  
NEIGHBORHOOD DEVELOPMENT PERMIT

EXISTING BUILDING

EXISTING SINGLE FAMILY RESIDENCE AND GARAGE  
BUILT: 1941



SITE SECTION A

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

CITY OF SAN DIEGO, CA

COASTAL  
DEVELOPMENT  
PERMIT

PROJECT:

DUKE  
RESIDENCE

4811 PESCADERO AVENUE  
SAN DIEGO 92107

DRAWN BY: LEW

SUBMITTAL DATE: 10.23.2018

REVISION:

1	04.16.2019
2	10.11.2019

S2

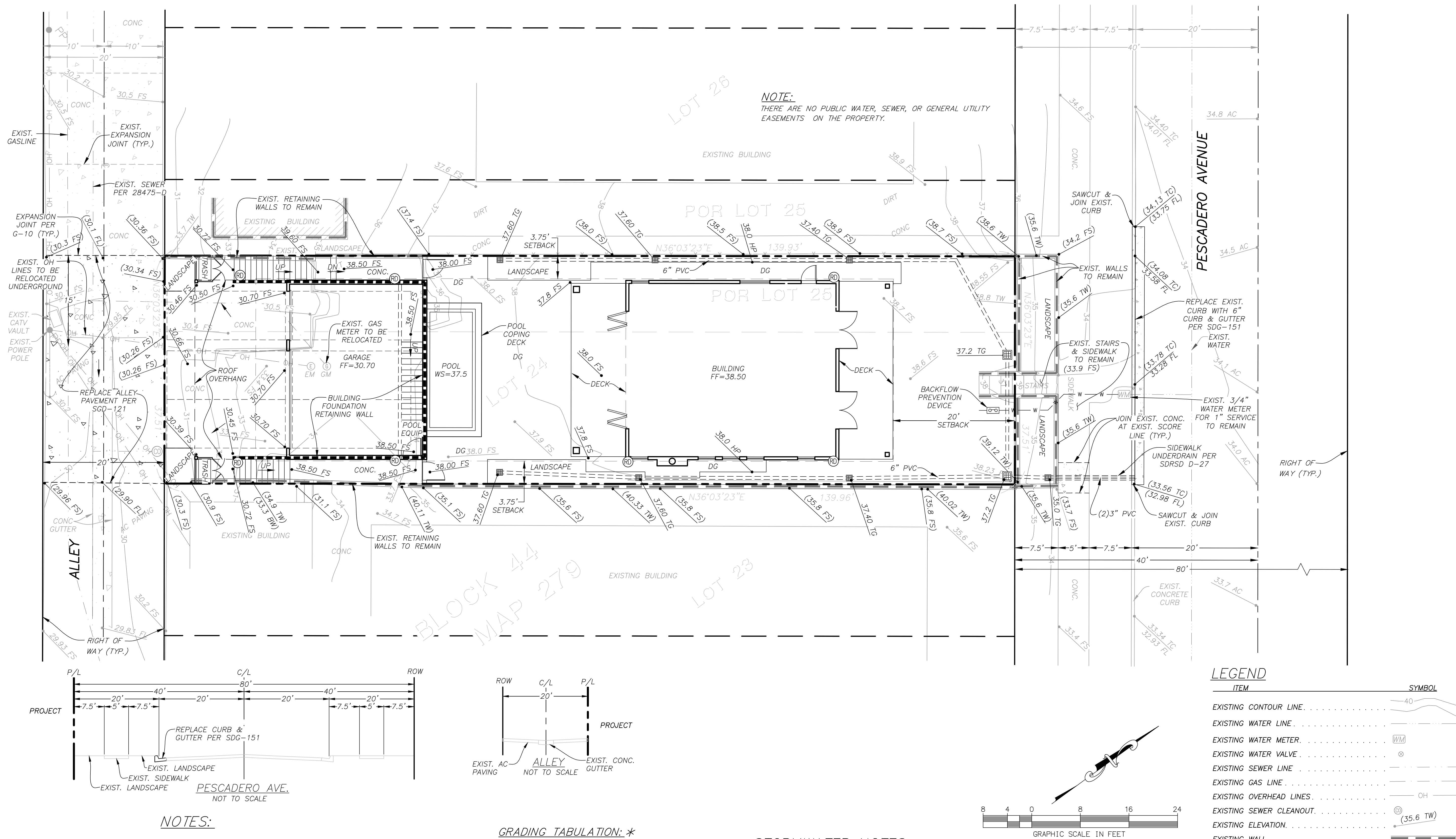
SITE PLAN & SITE SECTION



# DUKE RESIDENCE

4811 PESCADERO AVE  
San Diego, CA 92107

## SITE PLAN



CITY OF SAN DIEGO, CA

### COASTAL DEVELOPMENT PERMIT

PROJECT:

### DUKE RESIDENCE

4811 PESCADERO AVENUE  
SAN DIEGO 92107

DRAWN BY: JV

SUBMITTAL DATE: 09.12.2018

REVISION:

10/14/19

DATE: 3/28/19



ARCHITECT  
LAUREN WILLIAMS  
858.220.3137

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DUKE  
RESIDENCE  
4811 PESCADERO AVE  
San Diego , CA 92107

LANDSCAPE LEGEND

SYMBOL	PLANT NAME	QUANTITY	PLANT SIZE
	MONSTERA DELICIOSA SPLIT LEAF PHILODENDRON	2	OVER 24 INCH SPREAD AND HEIGHT
	CITRUS SPP. LEMON TREE	2	4" CALIPER MEASURED AT 4' ABOVE GRADE
	ALPHONSE KARR BAMBOO BAMBUSA SPP.	9	OVER 24 INCH SPREAD AND HEIGHT
	DISTICTIS 'RIVERS' ROYAL TRUMPET VINE	1	OVER 24 INCH SPREAD AND HEIGHT
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	6	OVER 24 INCH SPREAD AND HEIGHT
	MALLUS SPP.(EDIBLE) E.G.'ANNA' APPLE TREE (LOW CHILL VARIETY FOR LOW DESERT)	2	2" CALIPER MEASURED AT 4' ABOVE GRADE
	WISTERIA SPP. WISTERIA	1	OVER 24 INCH SPREAD AND HEIGHT
	LAGERSTROEMIA SPP., HYBRIDS AND CVS. CREPE MYRTLE	5	4" CALIPER MEASURED AT 4' ABOVE GRADE
	CAMELLIA JAPONICA (SHADE IN DESERT) CAMELLIA	1	OVER 24 INCH SPREAD AND HEIGHT
	PLUMERIA SPP. AND CVS. FRANGIPANI	2	2" CALIPER MEASURED AT 4' ABOVE GRADE
	PROPOSED CITRUS SPP. LEMON TREE	3	36" BOX
	PROPOSED CAREX DIVULSA GRASSLAND SEDGE	18	1 GALLON

LANDSCAPE NOTES:

- EXISTING FIG TREE ON NORTH SIDE OF PROPERTY TO BE REMOVED
- CREPE MYRTLES ARE 4" CALIPER MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION. DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED. (SPRAY & DRIP IRRIGATION PROPOSED)
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMO OR CONSTR., IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCS. TO THE SATISFACTION OF THE DEV. SERVICES DEPT. WITHIN 30 DAYS OF DAMAGE.
- ALL REQUIRED PLANTING AREAS AND EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES.

MAWA LANDSCAPE CALCS

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor	Hydrozone Area in s.f.	Irrigation Method	Irrigation Efficiency	% of Total Landscape
1	1 - Crepe Myrtle		1	0.4-0.6	202	Overhead	0.75
1	1 - Myrtle		1	0.4-0.6	211	Drip	0.81
1	1 - Lemon		2	0.4-0.6	211	Drip	0.81
1	3 - Plumeria, Apples, Side Jasmine - Proposed		3	0.4-0.6	379	Drip	0.81
1	1 - Front Turf		4	0.4-0.6	376	Overhead	0.75
1	5 - Bamboo		5	0.4-0.6	139	Overhead	0.75
1	6 - Back Turf		6	0.4-0.6	297	Overhead	0.75
				1604			100%

Controller No.	ETWU [(ETo)/(0.62)][ ( ) + SLA]	Result in Gallons per Year
C1-HZ1	[(40)/(0.62)][0.5/0.75*202/0.75+0	4449
C1-HZ2	[(40)/(0.62)][0.5/0.81*211/0.81+0	3995
C1-HZ3	[(40)/(0.62)][0.5/0.81*379/0.81+0	7159
C1-HZ4	[(40)/(0.62)][0.5/0.75*376/0.75+0	8292
C1-HZ5	[(40)/(0.62)][0.5/0.75*139/0.75+0	3065
C1-HZ6	[(40)/(0.62)][0.5/0.75*297/0.75+0	6550
		33510



City of San Diego  
Development Services  
1222 First Ave., MS-501  
San Diego, CA 92101-4154  
(619) 446-5000

Landscape Calculations Worksheet

Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD

- A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
- At least one-half of the required planting points shall be achieved with trees.

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 1118 sq. ft. x 50%= 559 sq. ft.	854 sq. ft.	295 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 1118 sq. ft. x 0.05= 56 points	1115 points	1059 points

Points achieved with trees: 725 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]	Provided
Total Area 1118 sq. ft. x 10%= 112 sq. ft.	50 sq. ft.

REMAINING YARD - 2 Dwelling Units

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points in the remaining yard	points	Points

REMAINING YARD - 3 or more Dwelling Units

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points x 2 # of buildings	300 points	150 Points

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)

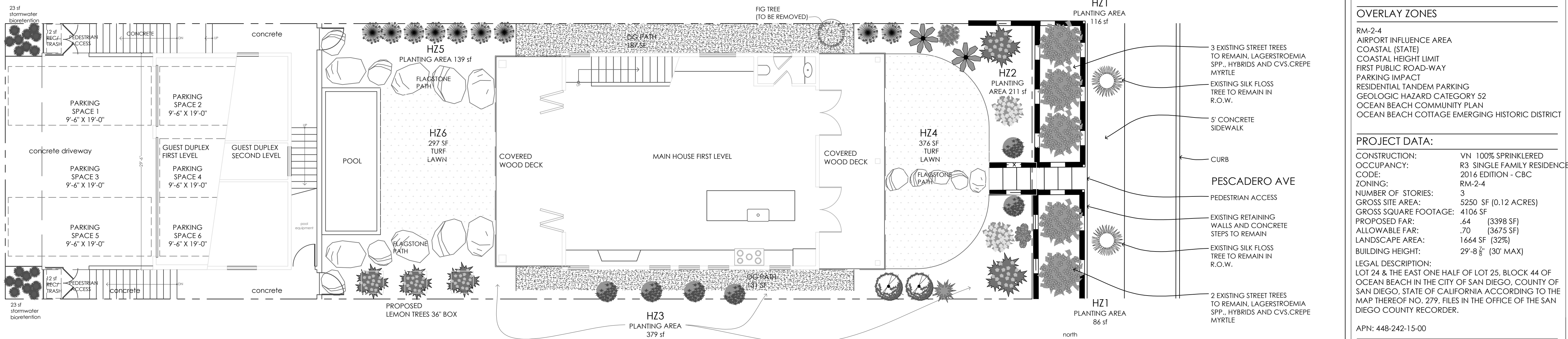
ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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

DS-006 (03-09)

Reset Form



PROPOSED LANDSCAPE PLAN

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

PREPARED BY :

LAUREN WILLIAMS (ARCHITECT)  
4625 DEL MAR AVE  
SAN DIEGO, CALIFORNIA 92107  
(858) 220-3137 lauren@matrixdesignstudio.com

PROJECT CONSULTANTS:

SURVEY & CIVIL ENGINEER:  
KAPPA SURVEYING AND ENGINEERING, INC.  
8707 LA MESA BLVD.  
LA MESA, CA 91942

SOILS ENGINEER:  
CHRISTIAN WHEELER ENGINEERING  
3980 HOME AVE SAN DIEGO CA 92105  
619.550.1700

SCOPE OF WORK:

DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND DETACHED GARAGE. BUILD NEW RESIDENCE AT FRONT OF SITE. BUILD NEW DUPLEX (2 UNITS) OVER GARAGE AT REAR OF SITE. RELATED LANDSCAPE IMPROVEMENTS.

GOVERNING CODES

2016 CALIFORNIA BUILDING CODE

OVERLAY ZONES

RM-2.4  
AIRPORT INFLUENCE AREA  
COASTAL (STATE)  
COASTAL HEIGHT LIMIT  
FIRST PUBLIC ROAD-WAY  
PARKING IMPACT  
RESIDENTIAL TANDEM PARKING  
GEOLOGIC HAZARD CATEGORY 52  
OCEAN BEACH COMMUNITY PLAN  
OCEAN BEACH COTTAGE EMERGING HISTORIC DISTRICT

PROJECT DATA:

CONSTRUCTION: VN 100% SPRINKLERED  
OCCUPANCY: R3 SINGLE FAMILY RESIDENCE  
CODE: 2016 EDITION - CBC  
ZONING: RM-2.4  
NUMBER OF STORIES: 3  
GROSS SITE AREA: 5250 SF (0.12 ACRES)  
GROSS SQUARE FOOTAGE: 4106 SF  
PROPOSED FAR: .64 (3398 SF)  
ALLOWABLE FAR: .70 (3675 SF)  
LANDSCAPE AREA: 1664 SF (32%)  
BUILDING HEIGHT: 29'-8 1/2" (30' MAX)

LEGAL DESCRIPTION:  
LOT 24 & THE EAST ONE HALF OF LOT 25, BLOCK 44 OF OCEAN BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 279, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER.

APN: 448-242-15-00

REQUIRED PERMITS

COASTAL DEVELOPMENT PERMIT  
NEIGHBORHOOD DEVELOPMENT PERMIT

EXISTING BUILDING

EXISTING SINGLE FAMILY RESIDENCE AND GARAGE  
BUILT: 1941

CITY OF SAN DIEGO, CA

COASTAL  
DEVELOPMENT  
PERMIT

PROJECT:

DUKE  
RESIDENCE

4811 PESCADERO AVENUE  
SAN DIEGO 92107

DRAWN BY: LEW

SUBMITTAL DATE: 10.23.2018

REVISION:

04.16.2019
10.11.2019

S4

LANDSCAPE PLAN

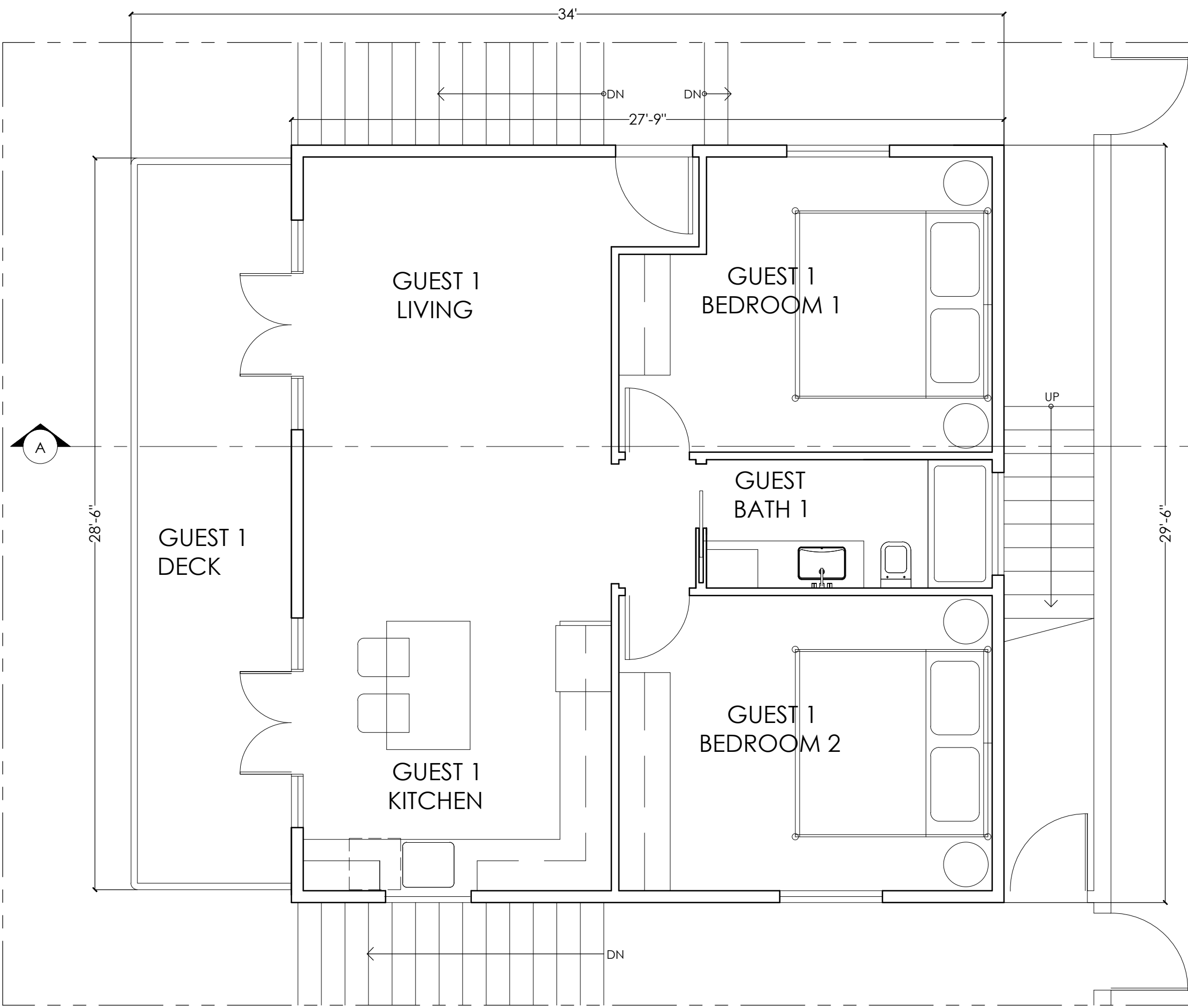


ARCHITECT  
LAUREN WILLIAMS  
858.220.3137

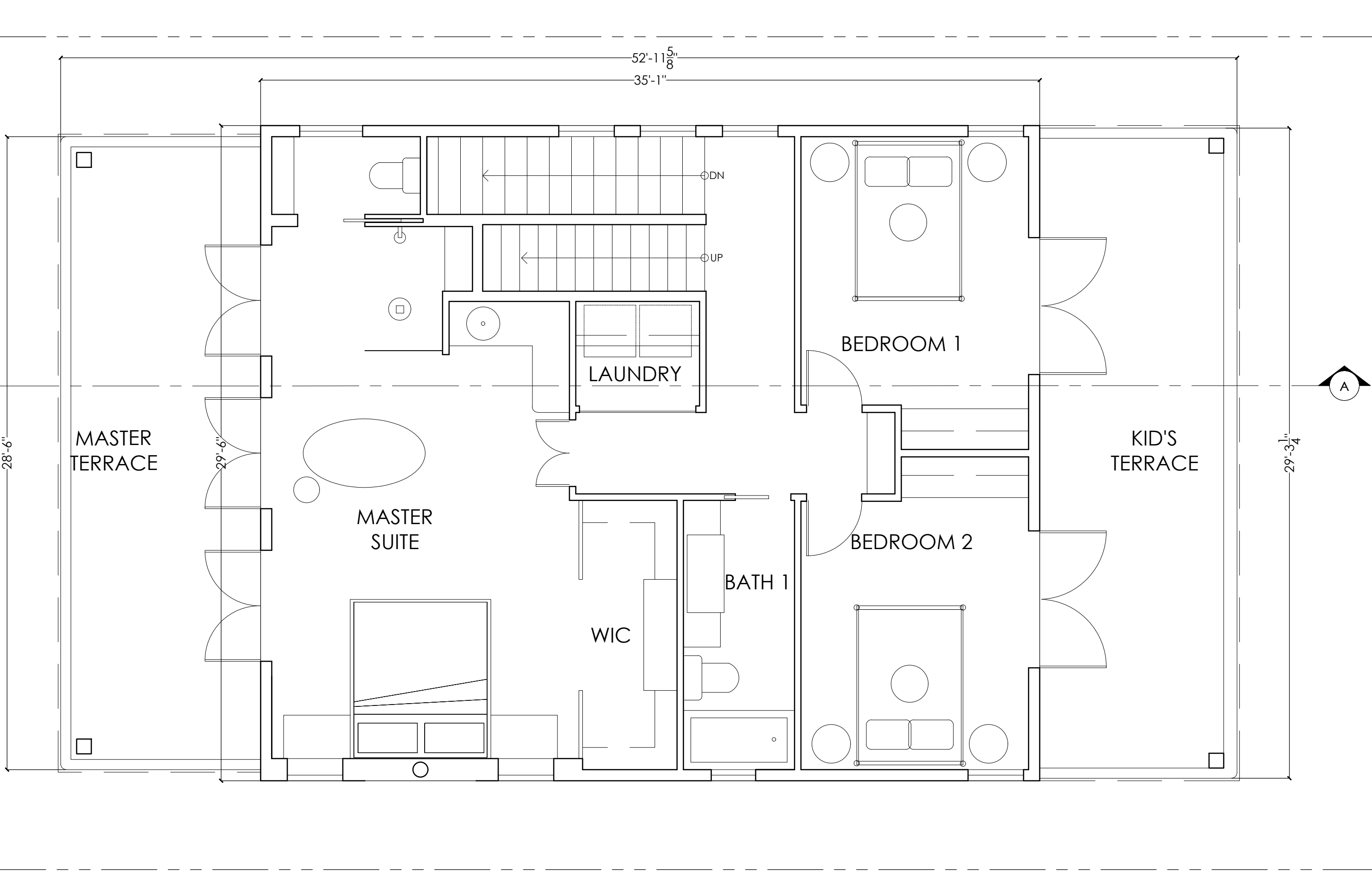
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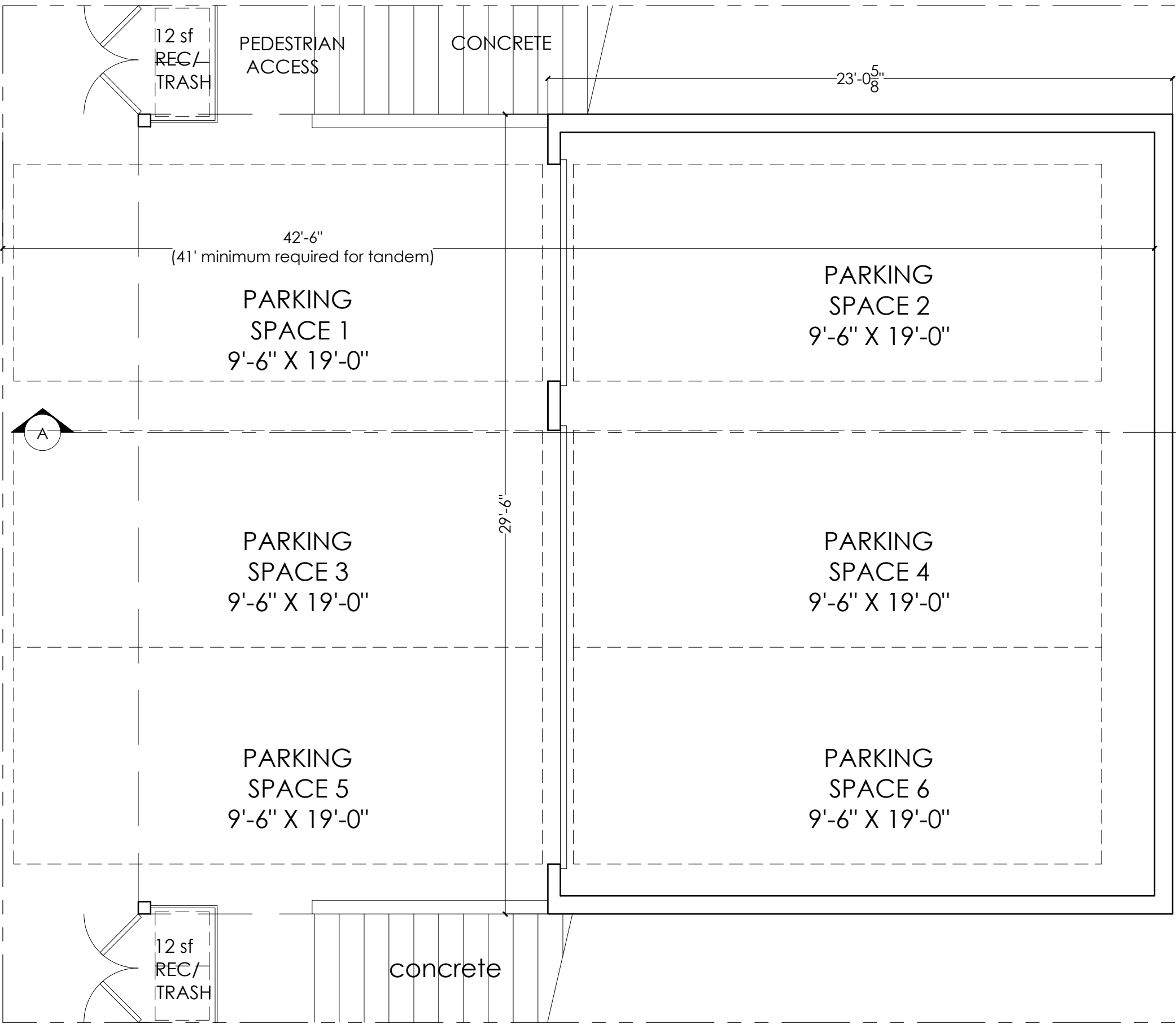
**DUKE**  
**RESIDENCE**  
4811 PESCADERO AVE  
San Diego , CA 92107



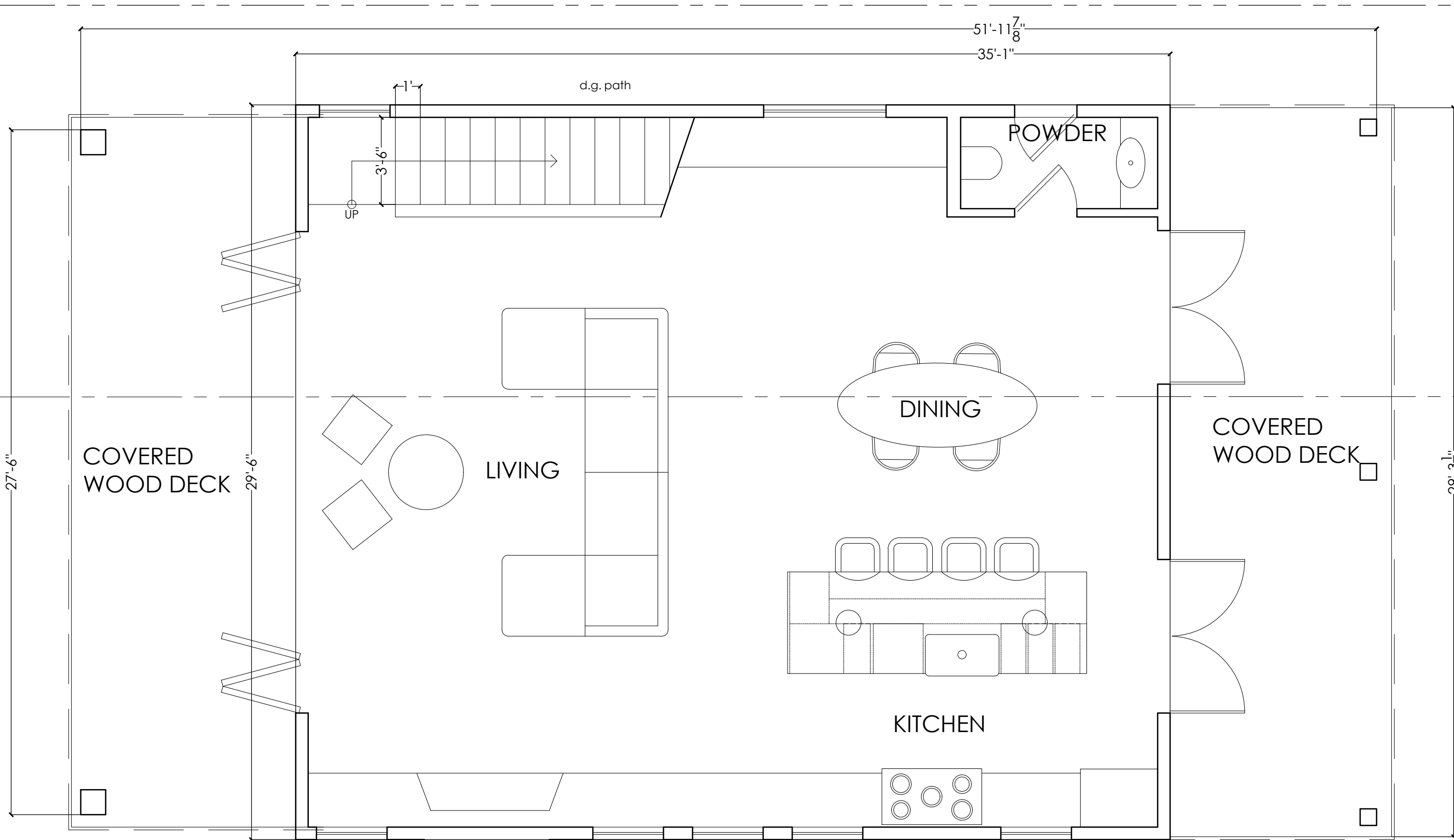
**GUEST DUPLEX PROPOSED SECOND LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**MAIN HOUSE PROPOSED SECOND LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**GUEST DUPLEX PROPOSED FIRST LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**MAIN HOUSE PROPOSED FIRST LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

PREPARED BY :	
LAUREN WILLIAMS (ARCHITECT) 4625 DEL MAR AVE SAN DIEGO, CALIFORNIA 92107 (858) 220-3137 lauren@matrixedesignstudio.com	
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2016 CALIFORNIA BUILDING CODE	
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PROJECT DATA:	
CONSTRUCTION:	VN 100% SPRINKLERED
OCCUPANCY:	R3 SINGLE FAMILY RESIDENCE
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EXISTING BUILDING	
EXISTING SINGLE FAMILY RESIDENCE AND GARAGE BUILT: 1941	

CITY OF SAN DIEGO, CA

**COASTAL  
DEVELOPMENT  
PERMIT**

PROJECT:

**DUKE  
RESIDENCE**

4811 PESCADERO AVENUE  
SAN DIEGO 92107

DRAWN BY: LEW

SUBMITTAL DATE: 10.23.2018

REVISION:

△	04.16.2019
△	10.11.2019

**A1**

FLOOR PLANS

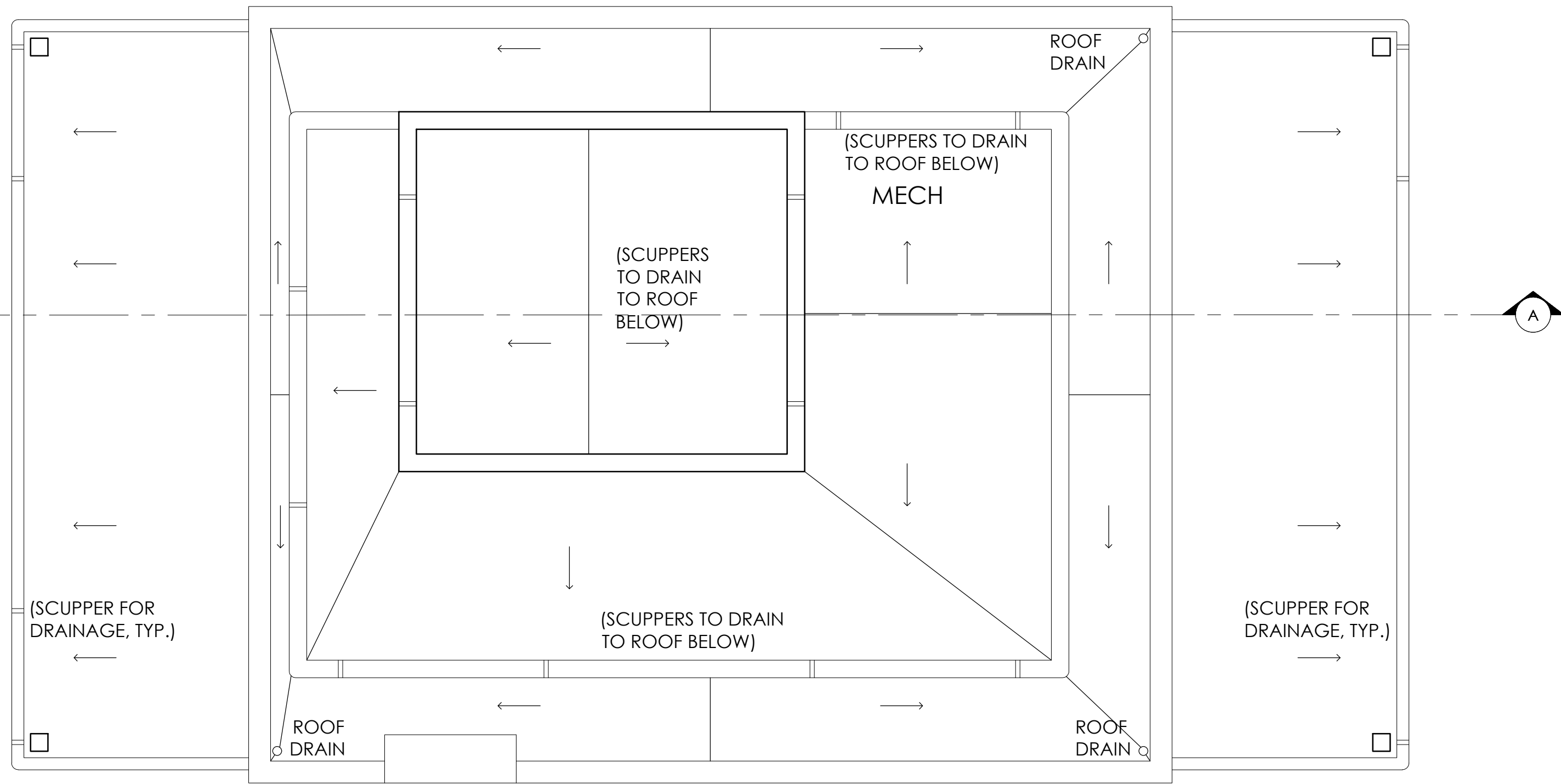
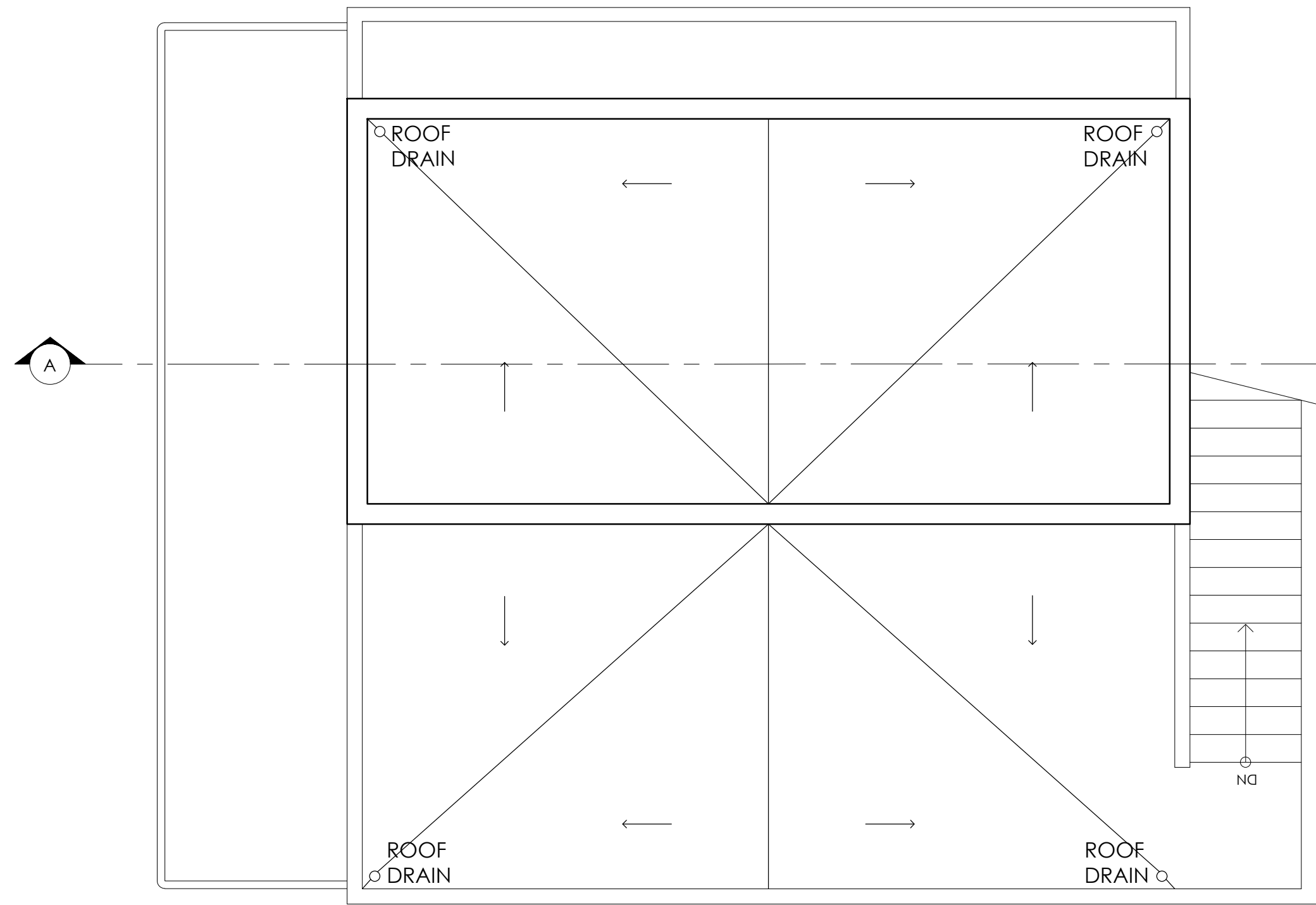


ARCHITECT  
LAUREN WILLIAMS  
858.220.3137

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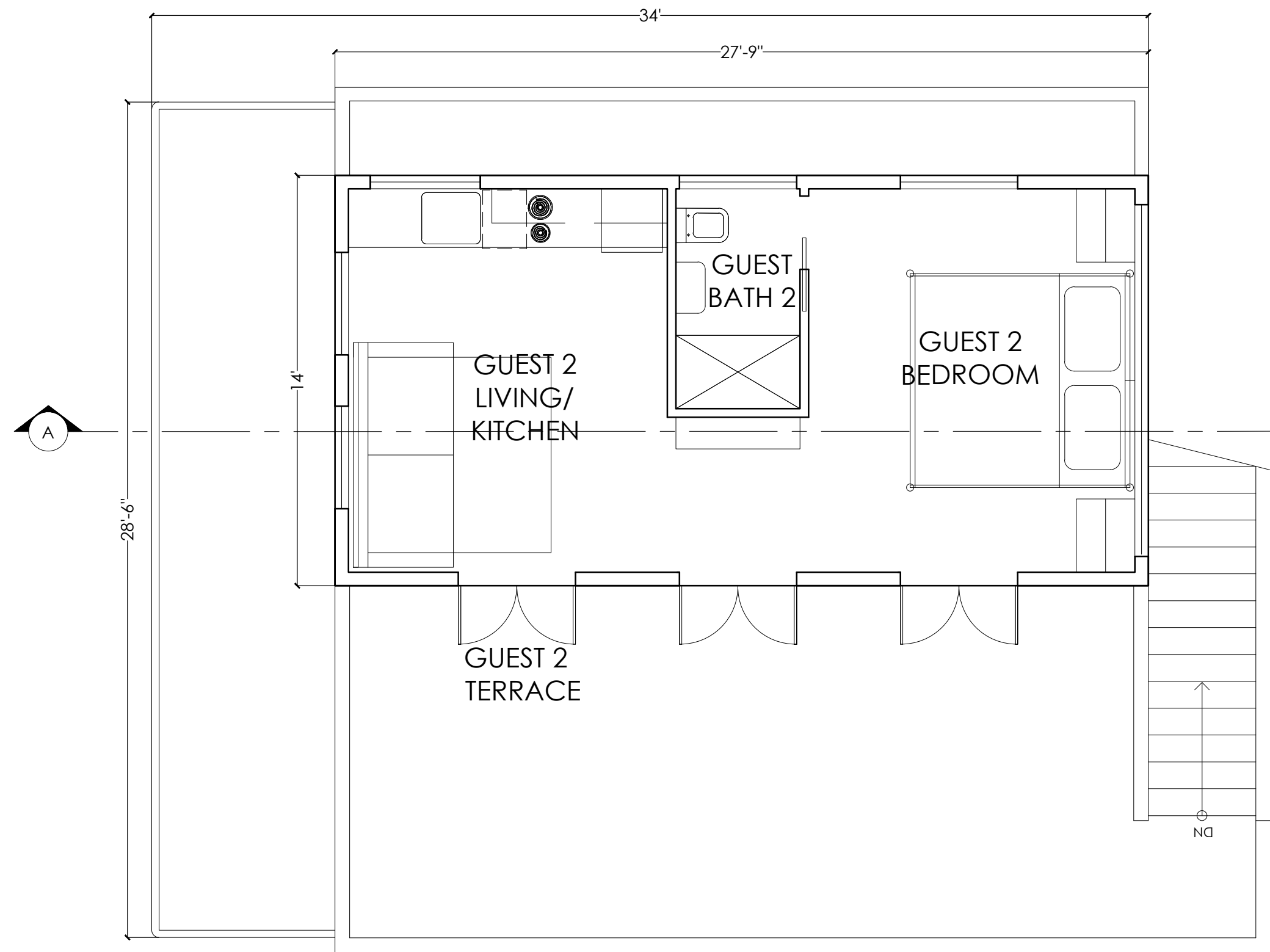


**GUEST DUPLEX PROPOSED ROOF PLAN**

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

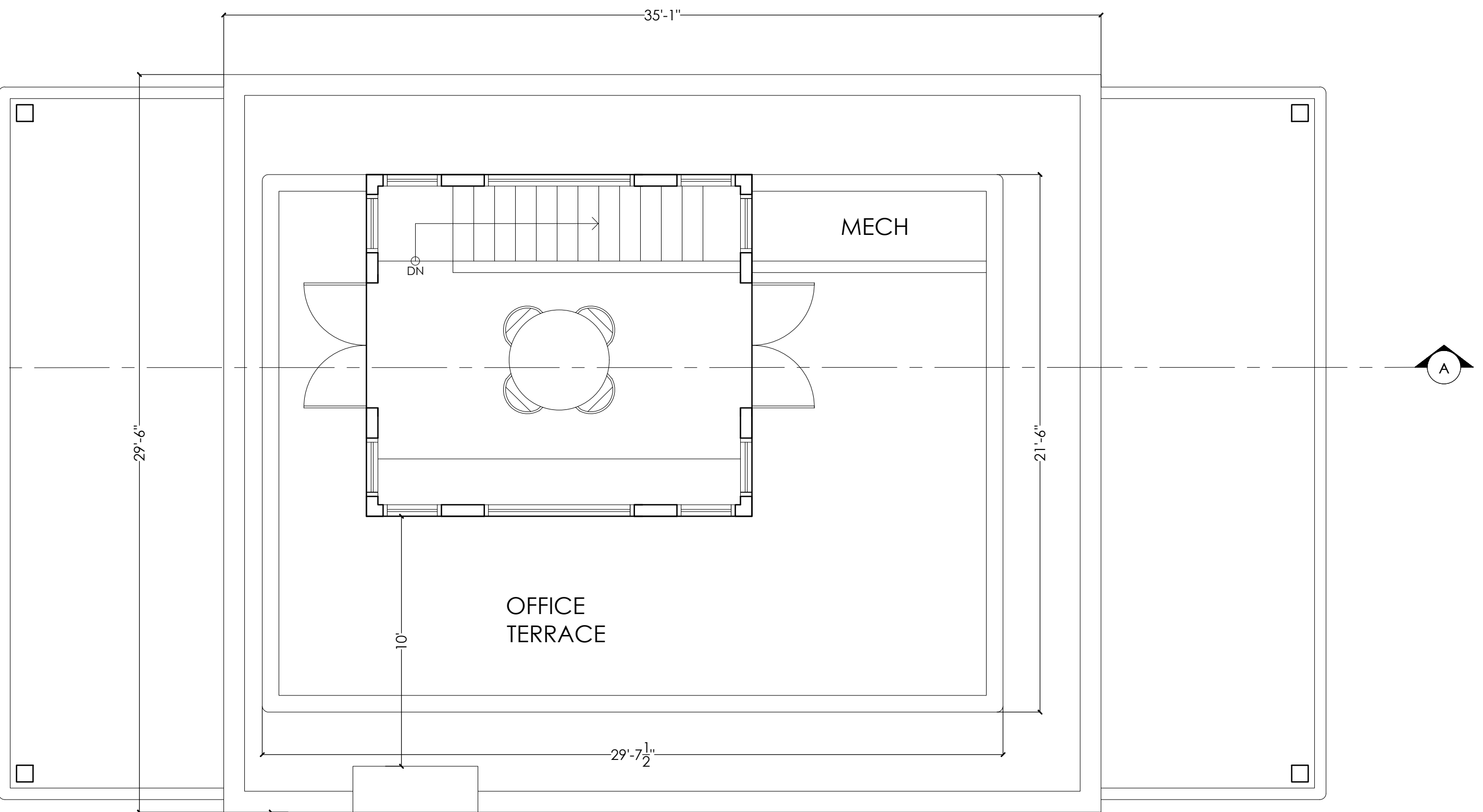
**MAIN HOUSE PROPOSED ROOF PLAN**

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



**GUEST DUPLEX PROPOSED THIRD LEVEL FLOOR PLAN**

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



**MAIN HOUSE PROPOSED THIRD LEVEL FLOOR PLAN**

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

PREPARED BY :	
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CITY OF SAN DIEGO, CA

**COASTAL  
DEVELOPMENT  
PERMIT**

PROJECT:

**DUKE  
RESIDENCE**  
4811 PESCADERO AVENUE  
SAN DIEGO 92107

DRAWN BY: LEW

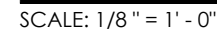
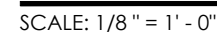
SUBMITTAL DATE: 10.23.2018

REVISION:

△	04.16.2019
△	10.11.2019

**A2**

FLOOR PLANS



## COMPOSITE ELEVATIONS



ARCHITECT  
LAUREN WILLIAMS  
858.220.3137

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DUKE  
RESIDENCE  
4811 PESCADERO AVE  
San Diego , CA 92107



PROPOSED NORTH ELEVATION (MAIN HOUSE)

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



PROPOSED WEST ELEVATION (MAIN HOUSE)

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

PREPARED BY :

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SAN DIEGO, CALIFORNIA 92107  
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COASTAL (STATE)  
COASTAL HEIGHT LIMIT  
FIRST PUBLIC ROAD-WAY  
PARKING IMPACT  
RESIDENTIAL TANDEM PARKING  
GEOLOGIC HAZARD CATEGORY 52  
OCEAN BEACH COMMUNITY PLAN  
OCEAN BEACH COTTAGE EMERGING HISTORIC DISTRICT

PROJECT DATA:

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APN: 448-242-15-00

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NEIGHBORHOOD DEVELOPMENT PERMIT

EXISTING BUILDING

EXISTING SINGLE FAMILY RESIDENCE AND GARAGE  
BUILT: 1941

CITY OF SAN DIEGO, CA

COASTAL  
DEVELOPMENT  
PERMIT

PROJECT:

DUKE  
RESIDENCE

4811 PESCADERO AVENUE  
SAN DIEGO 92107

DRAWN BY: LEW

SUBMITTAL DATE: 10.23.2018

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1	04.16.2019
2	10.11.2019

A4

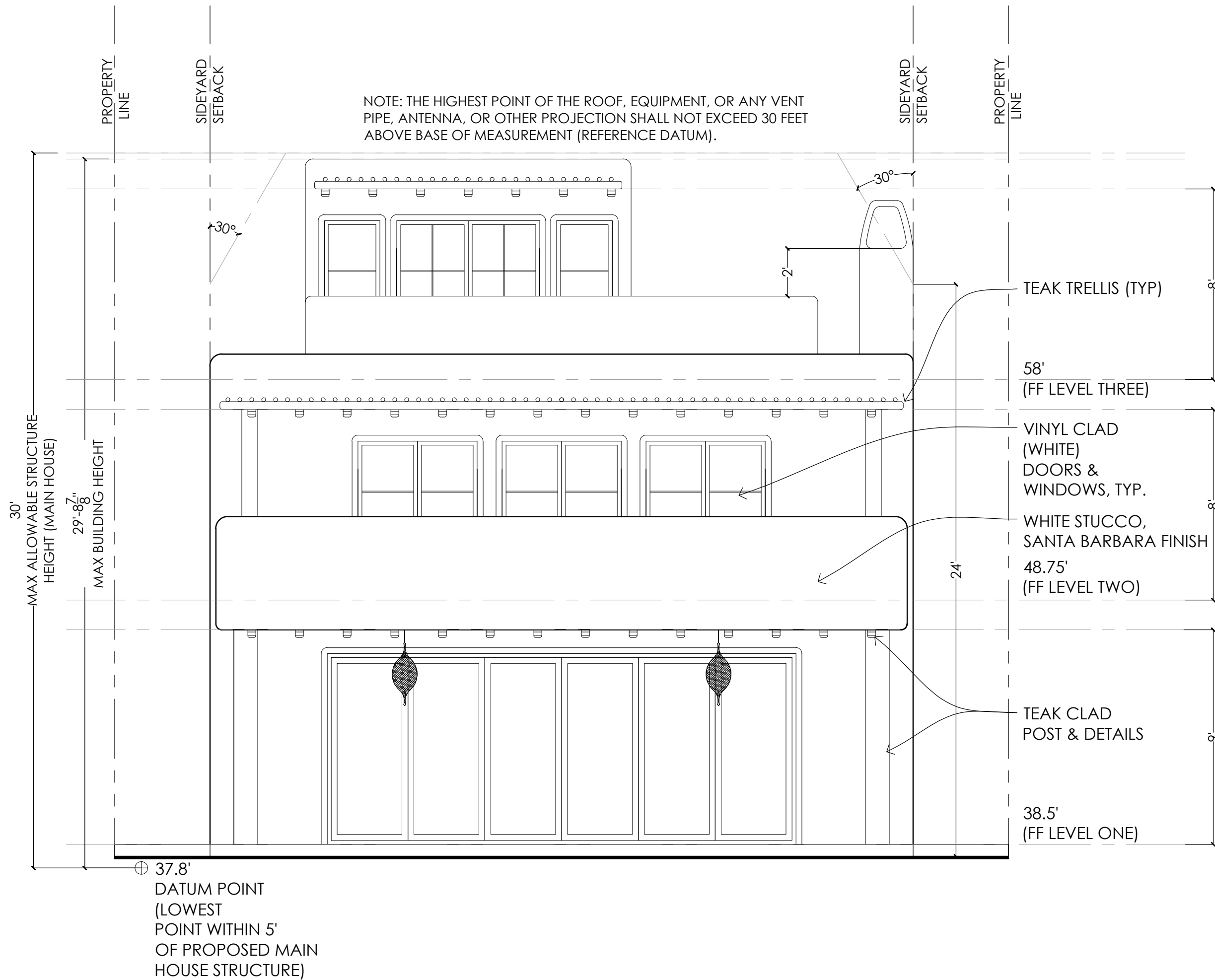
MAIN HOUSE ELEVATIONS

ARCHITECT  
LAUREN WILLIAMS  
858.220.3137

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DUKE  
RESIDENCE  
4811 PESCADERO AVE  
San Diego , CA 92107



PROPOSED SOUTH ELEVATION (MAIN HOUSE)

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



PROPOSED EAST ELEVATION (MAIN HOUSE)

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

PREPARED BY :

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A5

MAIN HOUSE ELEVATIONS

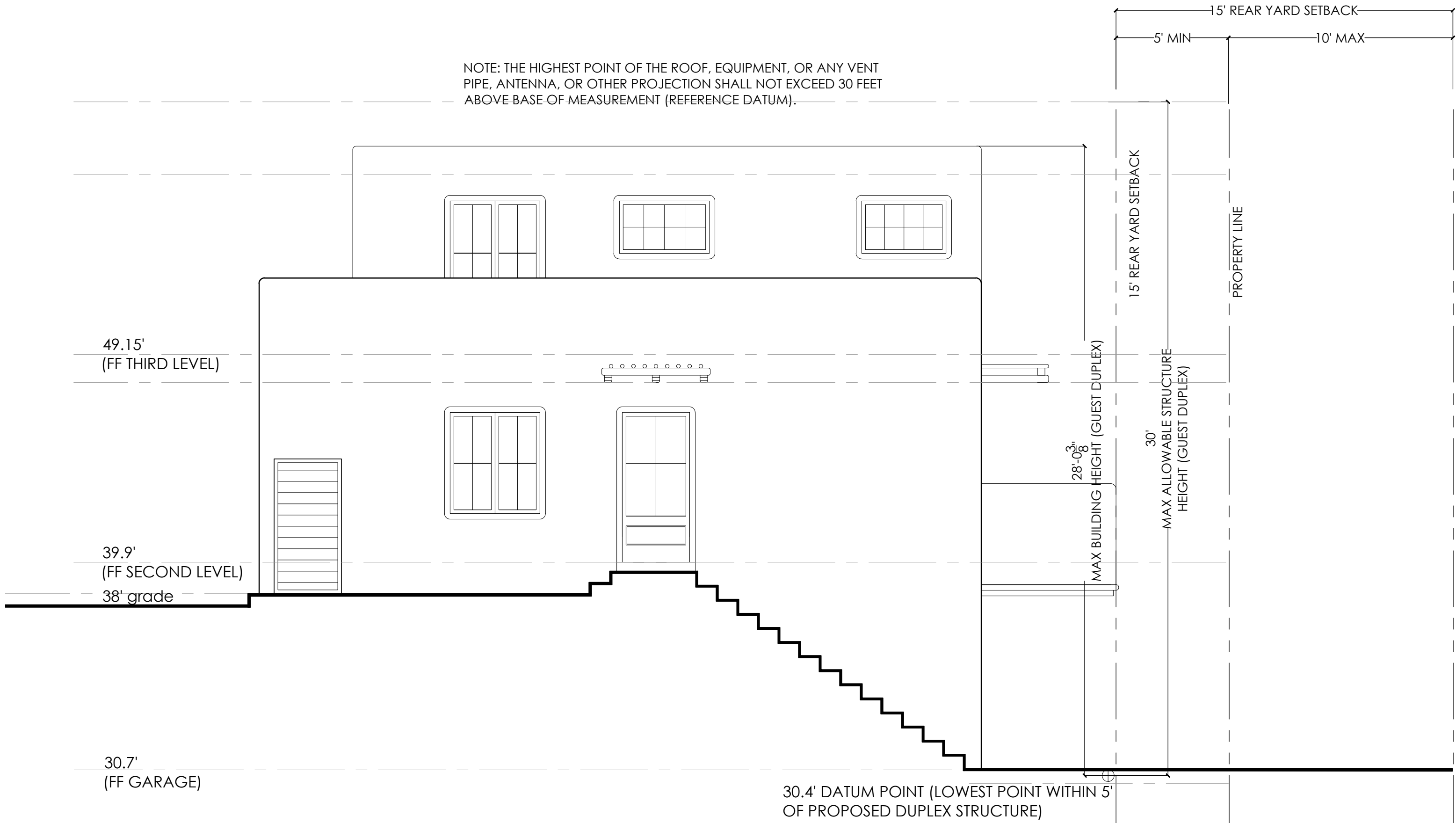


ARCHITECT  
LAUREN WILLIAMS  
858.220.3137

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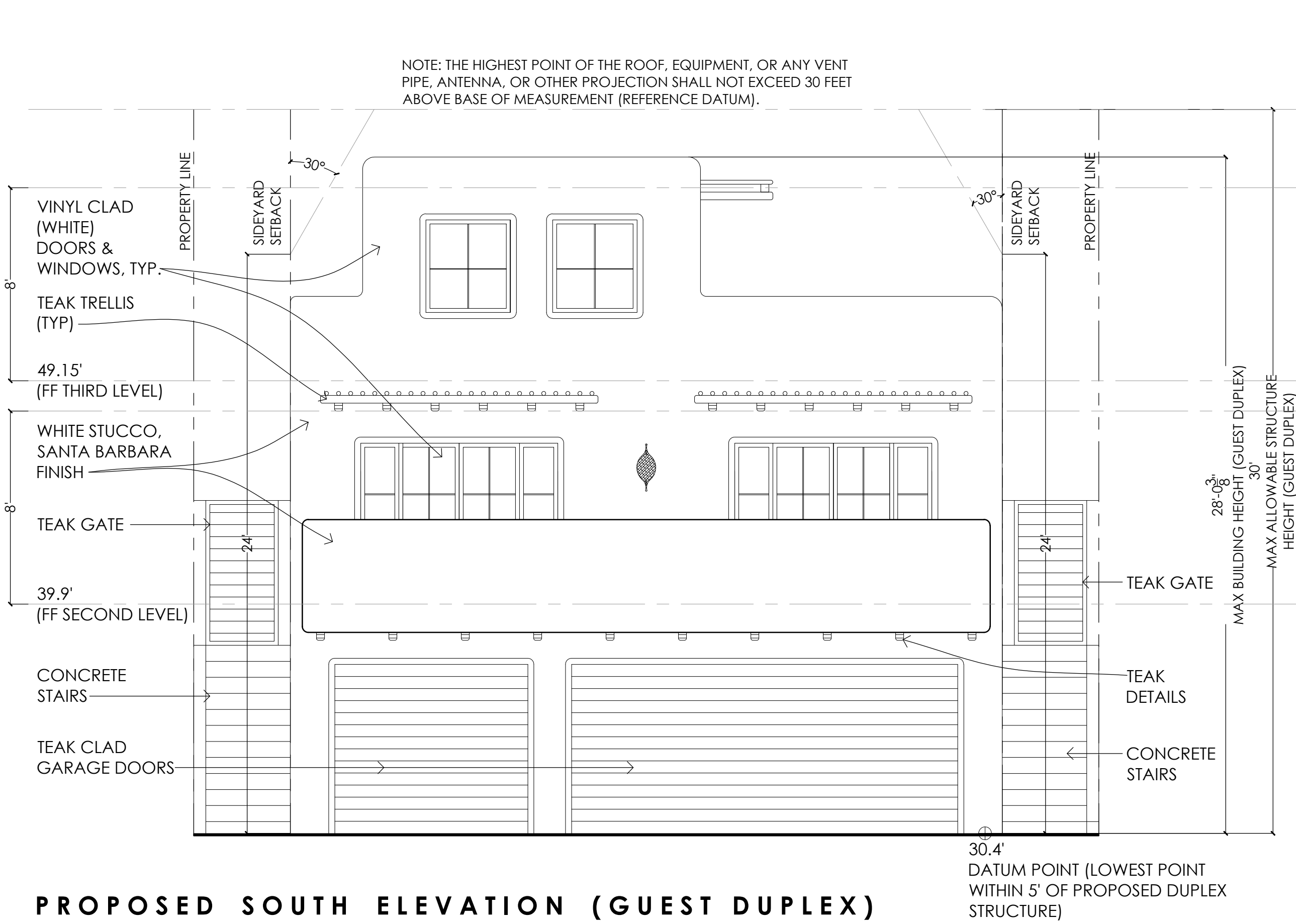


DUKE  
RESIDENCE  
4811 PESCADERO AVE  
San Diego , CA 92107



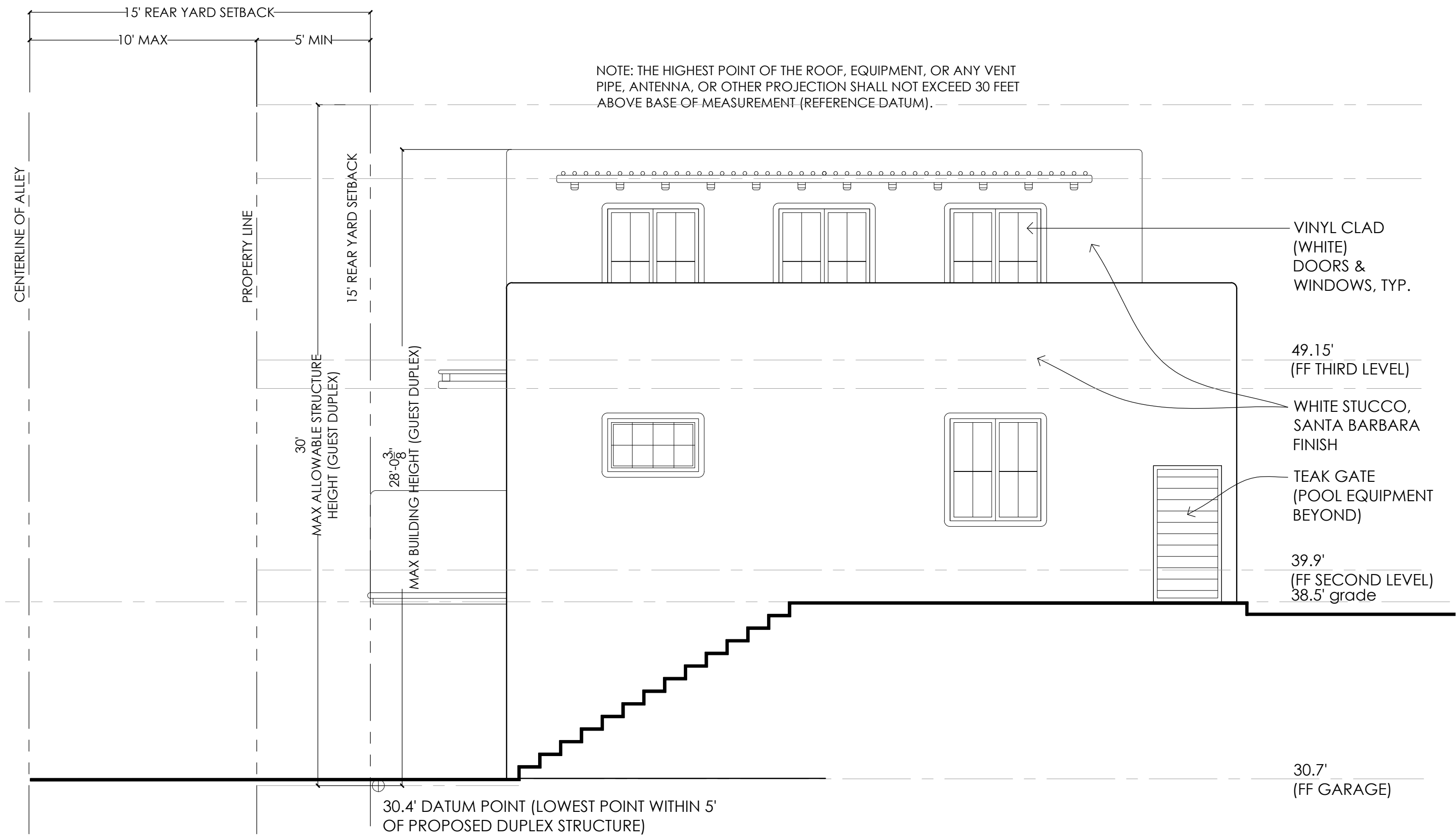
PROPOSED WEST ELEVATION (GUEST DUPLEX)

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



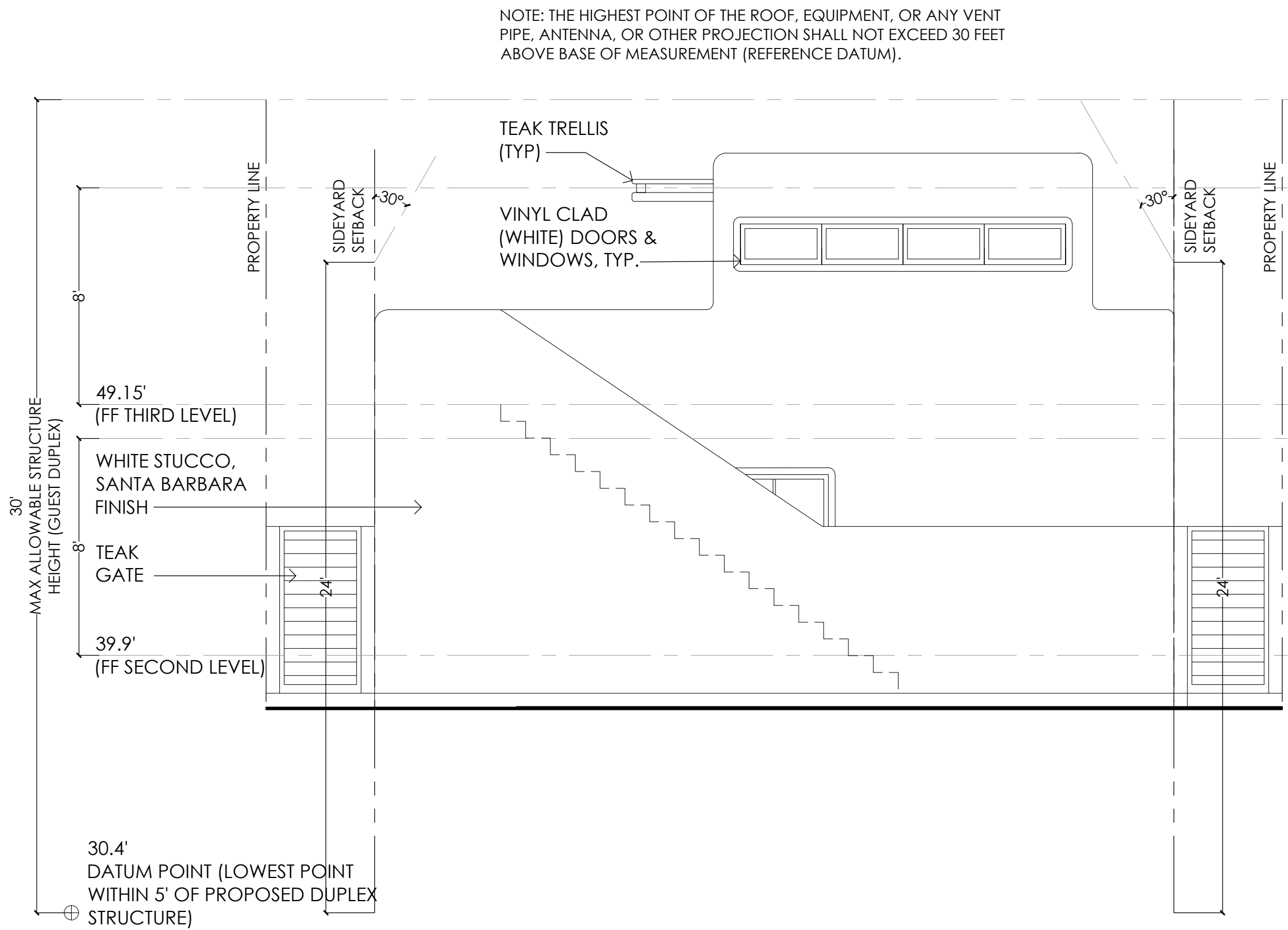
PROPOSED SOUTH ELEVATION (GUEST DUPLEX)

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



PROPOSED EAST ELEVATION (GUEST DUPLEX)

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



PROPOSED NORTH ELEVATION (GUEST DUPLEX)

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

PREPARED BY :	
LAUREN WILLIAMS (ARCHITECT) 4625 DEL MAR AVE SAN DIEGO, CALIFORNIA 92107 (858) 220-3137 lauren@matrixdesignstudio.com	
PROJECT CONSULTANTS:	
SURVEY & CIVIL ENGINEER: KAPPA SURVEYING AND ENGINEERING, INC. 8707 LA MESA BLVD. LA MESA, CA 91942	
SOILS ENGINEER: CHRISTIAN WHEELER ENGINEERING 3980 HOME AVE SAN DIEGO CA 92105 619.550.1700	
SCOPE OF WORK:	
DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND DETACHED GARAGE. BUILD NEW RESIDENCE AT FRONT OF SITE. BUILD NEW DUPLEX (2 UNITS) OVER GARAGE AT REAR OF SITE. RELATED LANDSCAPE IMPROVEMENTS.	
GOVERNING CODES	
2016 CALIFORNIA BUILDING CODE	
OVERLAY ZONES	
RM-2.4 AIRPORT INFLUENCE AREA COASTAL (STATE) COASTAL HEIGHT LIMIT FIRST PUBLIC ROAD-WAY PARKING IMPACT RESIDENTIAL TANDEM PARKING GEOLOGIC HAZARD CATEGORY 52 OCEAN BEACH COMMUNITY PLAN OCEAN BEACH COTTAGE EMERGING HISTORIC DISTRICT	
PROJECT DATA:	
CONSTRUCTION:	VN 100% SPRINKLERED
OCCUPANCY:	R3 SINGLE-FAMILY RESIDENCE
CODE:	2016 EDITION - CBC
ZONING:	RM-2.4
NUMBER OF STORIES:	3
GROSS SITE AREA:	5250 SF (0.12 ACRES)
GROSS SQUARE FOOTAGE:	4106 SF
PROPOSED FAR:	.64 (3398 SF)
ALLOWABLE FAR:	.70 (3675 SF)
LANDSCAPE AREA:	1664 SF (32%)
BUILDING HEIGHT:	29'-8 1/2" (30' MAX)
LEGAL DESCRIPTION: LOT 24 & THE EAST ONE HALF OF LOT 25, BLOCK 44 OF OCEAN BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 279, FILES IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER.	
APN: 448-242-15-00	
REQUIRED PERMITS	
COASTAL DEVELOPMENT PERMIT NEIGHBORHOOD DEVELOPMENT PERMIT	
EXISTING BUILDING	
EXISTING SINGLE FAMILY RESIDENCE AND GARAGE BUILT : 1941	

CITY OF SAN DIEGO, CA

COASTAL  
DEVELOPMENT  
PERMIT

PROJECT:

DUKE  
RESIDENCE

4811 PESCADERO AVENUE  
SAN DIEGO 92107

DRAWN BY: LEW

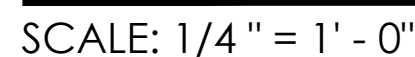
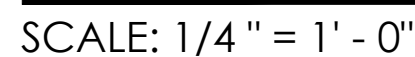
SUBMITTAL DATE: 10.23.2018

REVISION:

△	04.16.2019
△	10.11.2019

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GUEST DUPLEX ELEVATIONS



## BUILDING SECTIONS