



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 16, 2021 REPORT NO. HO-21-030

HEARING DATE: June 23, 2021

SUBJECT: DIGITAL- 797 AMIFORD DRIVE CDP-Process Three Decision

PROJECT NUMBER: [674989](#)

OWNER/APPLICANT: John Young/Bruce Peeling

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit for the remodel to the main level of an existing residence and the construction of a new upper level addition over the garage, located at 797 Amiford Drive, within the Peninsula Community Plan area?

Staff Recommendation:

1. Approve Coastal Development Permit No. 2477641.

Community Planning Group Recommendation: On February 16, 2021, the Peninsula Community Planning Group voted 10-0-1 to approve the project without conditions or recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15302 (Replacement or Reconstruction) 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 April 20, 2020, and the opportunity to appeal that determination ended May 4, 2021.

BACKGROUND

The 0.16-acre site is located at 797 Amiford Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Parking Impact Overlay Zone (Coastal Impact), the Very High Fire Hazard Severity Zone, the Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA and North Island Naval Air Station, within the Peninsula Community

Plan area. The project site is located in an established residential neighborhood of the Peninsula Community Plan area. The property is surrounded by both single family and multi-family residential development. The site is located approximately one block east of the Pacific Ocean.

The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP) and does not contain other types of environmental sensitive lands as defined in San Diego Municipal Code (SDMC) Section [113.0103](#). Furthermore, the Peninsula 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, or other scenic coastal areas.

A Coastal Development Permit (CDP) is required for the proposed development on a site that lies within the Coastal Overlay Zone. Pursuant to section [126.0702\(a\)](#), a decision on a CDP for development within the Appealable area shall be made in accordance with Process Three.

DISCUSSION

The project proposes to remodel the main level of an existing 1,481 square-foot residence with the construction of a new upper level 945 square-foot addition for a master bedroom and bath, office, laundry room and bathroom, the reconstruction of an existing two-car garage in the same place with a new 440-square-foot addition above the garage for a new family room on the second level, and a new 545 square-foot deck on the upper level. The property consists of one lot, currently developed with one existing single-family dwelling unit, as is allowed by the RS-1 -7 zone and is consistent with this zone. The proposed project will also be consistent with the RS-1-7 development regulations including FAR, Lot Coverage, Parking, Setbacks and Height and all other development standards in effect for this site; FAR: The lot is zoned RS-1-7 and has a lot area of 6,970 sf as noted on the plans. Pursuant to SDMC section [131.0446\(a\)\(1\), Table 131-04](#), the lot is permitted a maximum FAR of 0.58. The existing floor area of 1,903 sf plus the additional floor area of 1,396 sf totals to a new GFA of 3,299 sf. That equated to an FAR of 0.47 which is less than the permitted 0.58; Lot Coverage: The RS-1-7 zone only has limits on lot coverage if more than 50 percent of the site contains steep hillsides. This site does not contain steep hillsides and is therefore not subject to that regulation. Additionally, the proposed development doesn't actually increase the lot coverage beyond the existing development given that the increase in area is due to a new second floor above the existing first floor, Parking: The site currently has a two car garage that meets the minimum required two parking spaces. The project includes reconstruction of the garage in-place and is therefore still providing the minimum requires parking, Setbacks: the setbacks were properly shown on the site plan provided and the proposed development adequately observes the required setbacks, Height: The highest elevation on the structure is shown at an elevation of 240.86. The lowest adjacent elevation within 5 ft of the structure is shown at 213. The difference between these two points is 27.16 which is within the maximum 30 ft height limit for both the RS-1-7 Zone and Coastal Height Limit. In addition, the project is designed to ensure all drainage from unimproved areas will be appropriately collected and discharged.

The site, which is surrounded by existing residential development, for single- unit residential development is also consistent with the residential policies of the Peninsula Community Plan, by achieving multiple Community Plan goals and policies, including the provision of a wide variety of dwelling unit types.

The property is not individually designed resources and is not located within a designated historic district. However, San Diego Municipal Code Section [153.0212](#) requires City staff to review all projects impacting a parcel that contains a structure 45 year or older to determine whether a potentially significant historical resource exist on site prior to issuance of a permit. Staff reviewed the project and determined the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report was required for this project. The determination is good for five years unless new information is provided that speaks to the building's eligibility for designation. Any applications made after five years will be subject to review for potential historic resources, consistent with Municipal Code requirements.

COMMUNITY PLAN ANALYSIS

The General Plan, and the Peninsula Community Plan (PCP) and Local Coastal Program (LCP) designate the site for Single-Family Residential Density of (9 Du/Ac), the proposed development on this site is consistent with this density and surrounding properties. The proposed residential use of the 0.16-acre property is consistent with that land use designation. The project is in an area identified as Low Density Residential (5-9 DU/AC) land use designation by the LCP and PCP. The proposed residential use of the 0.16-acre property is consistent with that land use designation. The property consists of one lot, currently developed with one existing single-family dwelling unit, as is allowed by the RS-1 -7 zone and all development standards in effect for this site. The proposed project would adhere to community goals as it has been designed in a manner to not negatively impact any identified public views or public access. The proposed development has also been designed to achieve a harmonious visual relationship between the bulk and scale of the existing and the adjacent structures. No deviations are proposed with this project.

In addition, the Residential Element of the Peninsula Community plan provides recommendations to preserve the character existing single-family neighborhoods. By maintaining the existing use of the premise as single-family residential, the proposed development is consistent with the community plan. The project does not conflict with the relevant land use plans including the Peninsula Community Plan.

Additionally, to ensure public safety, the applicants will be required to obtain an Encroachment Maintenance Removal Agreement for pavers, street trees, retaining wall, private improvements, landscape, and irrigation located in the City's right-of-way.

COMMUNITY PLANNING GROUP

On January 10, 2020, the Peninsula Planning Group voted 11-0-1 to recommend approval of the proposed project without conditions/recommendations.

CONCLUSION

The project complies with the requirements of the RS-1-7 zone, and all applicable sections of the Land Development Code and the Peninsula Community Plan, with no deviations requested. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of, Coastal Development Permit No. 2477641.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2477641, with modifications.
2. Deny Coastal Development Permit No. 2477641, if the findings required to approve the project cannot be affirmed.

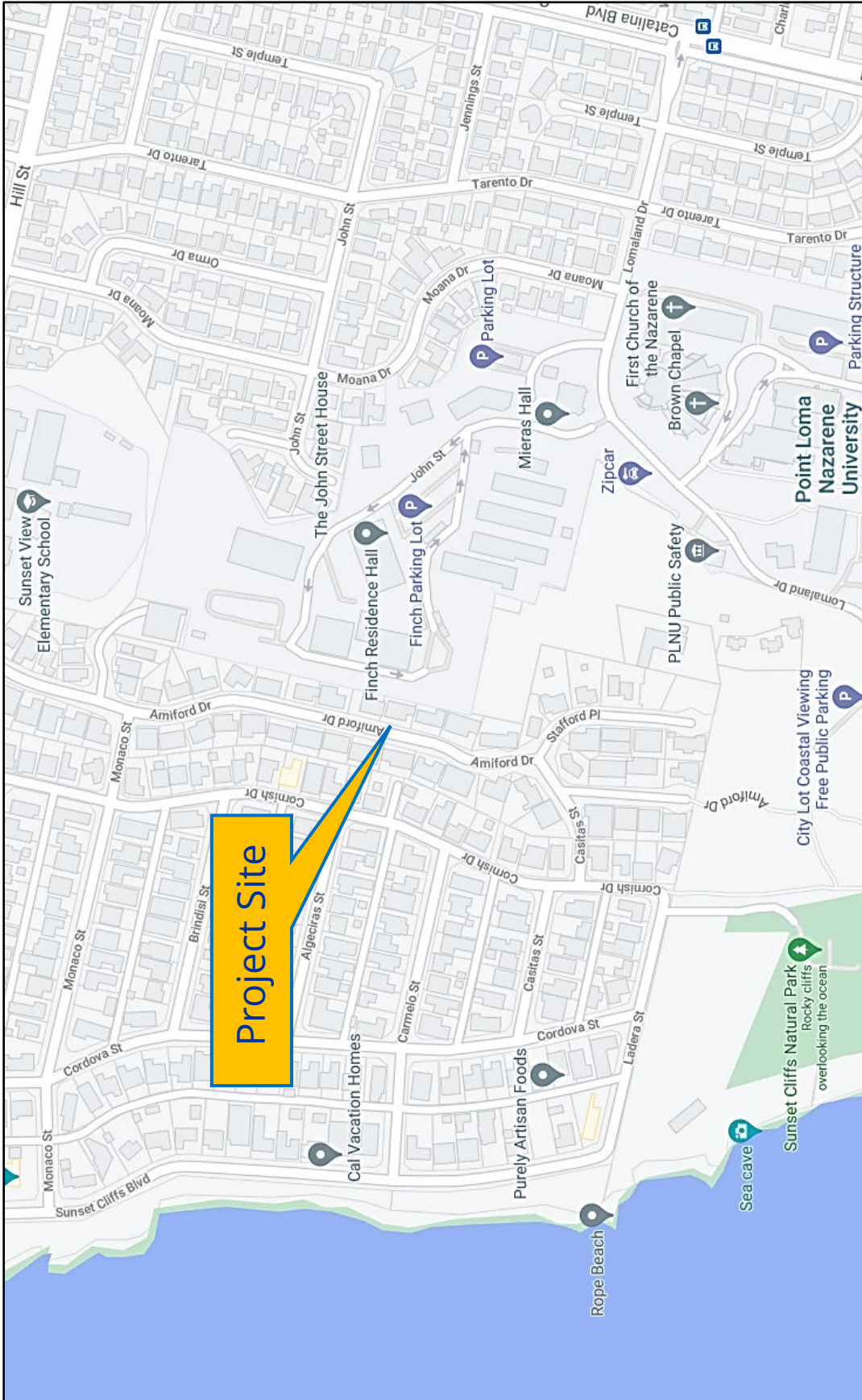
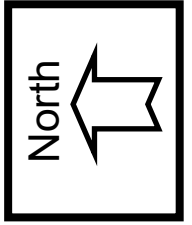
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Derrick Johnson", written over a horizontal line.

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

Attachments:

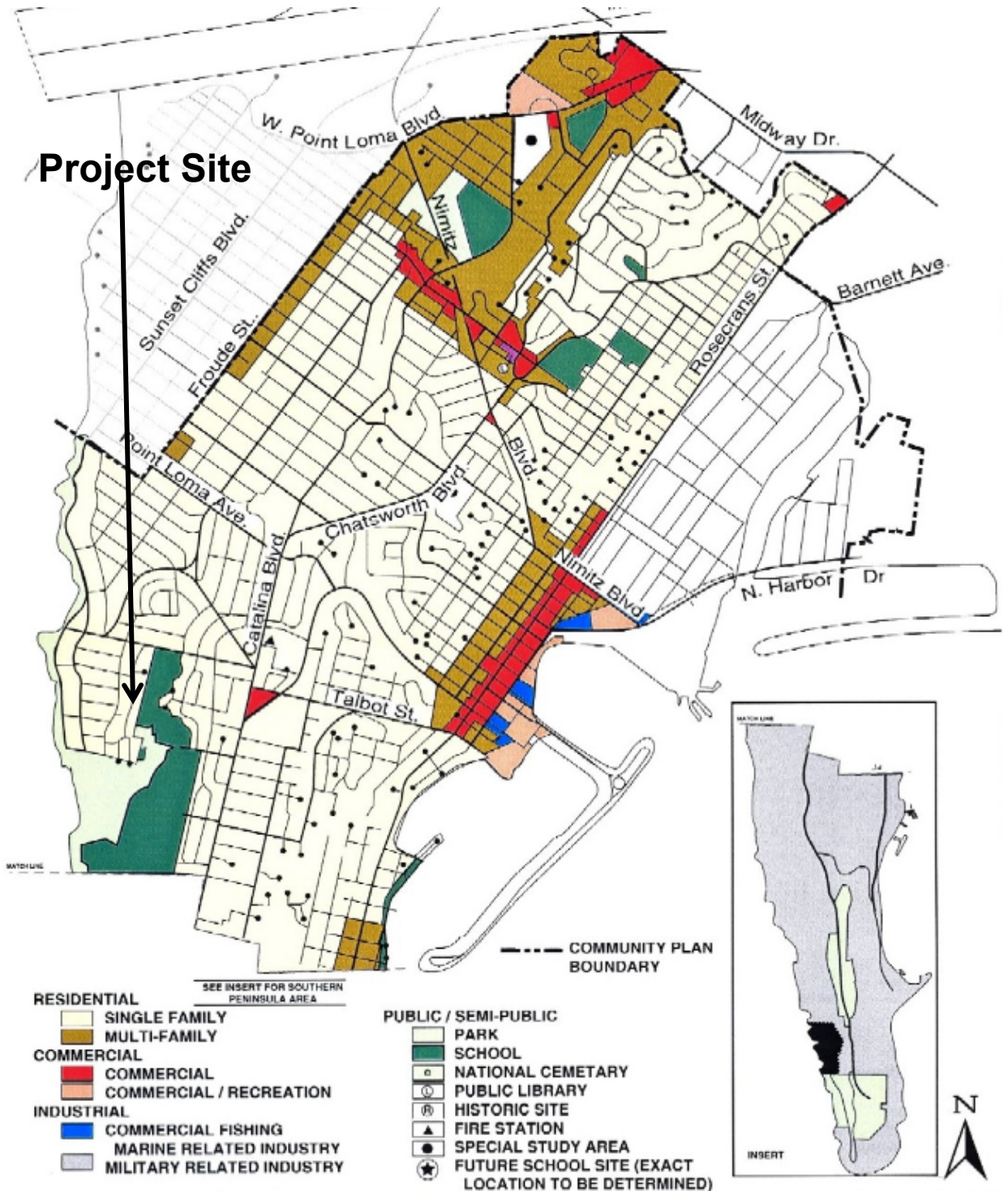
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

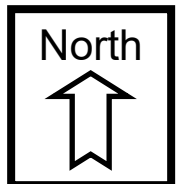
Digital - 797 Amiford Dr CDP / 797 Amiford Drive
PROJECT NO. 674989

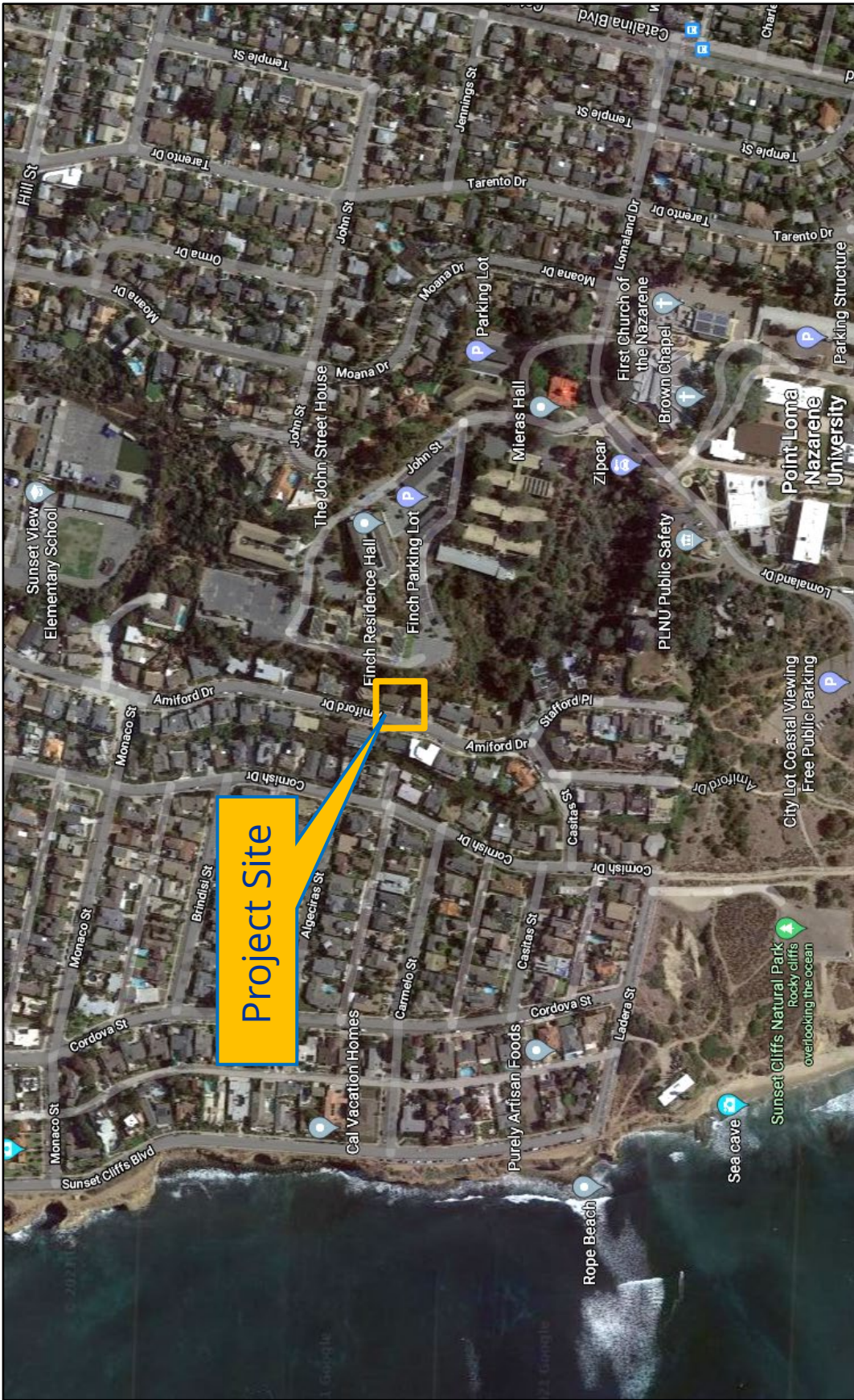
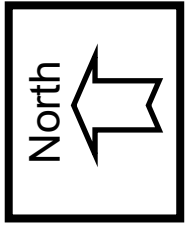




Land Use Map

Digital - 797 Amiford Dr CDP / 797 Amiford Drive
PROJECT NO. 674989





Aerial Photo

Digital - 797 Amiford Dr CDP / 797 Amiford Drive

PROJECT NO. 674989



HEARING OFFICER
RESOLUTION NO XXXXX
COASTAL DEVELOPMENT PERMIT No. 2477641
DIGITAL- 797 AMIFORD DRIVE CDP - PROJECT NO. 674989

WHEREAS, JOHN LONG, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel the main level of an existing 1,481-square-foot residence with the construction of a new upper level 945-square-foot addition for a master bedroom and bath, office, laundry room and bathroom, the reconstruction of an existing two-car garage in the same place with a new 440-square-foot addition above the garage for a new family room on the second level, and a new 545 square-foot deck on the upper level (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2477641), on portions of a 0.16-acre site;

WHEREAS, the project site is located at 797 Amiford Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Parking Impact Overlay Zone (Coastal Impact), the Very High Fire Hazard Severity Zone, the Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA and North Island Naval Air Station), within the Peninsula Community Plan area;

WHEREAS, the project site is legally described as Lot 16 of Amantea Mar Vista, City of San Diego, County of San Diego, Map No. 3193, Recorded on March 1, 1955;

WHEREAS, on April 20, 2021, 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 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the

Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 23, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2477641 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. 2477641;

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 to remodel the main level of an existing 1,481-square-foot residence with the construction of a new upper level 945-square-foot addition for a master bedroom and bath, office, laundry room and bathroom, the reconstruction of an existing two-car garage in the same place with a new 440-square-foot addition above the garage for a new family room on the second level, and a new 545 square-foot deck on the upper level. The project site is located approximately one mile from the Pacific Ocean. The site is not located between the sea and the first public roadway parallel to the sea. Aminford Drive at this location is not designated as a physical accessway or a coastal vista and does not contain intermittent or partial vistas and viewsheds or scenic overlooks as identified in Figure 27 and Figure 27a of the Peninsula Community Plan (PCP) and Local Coastal Program Land Use Plan {LCP}. 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 the LCP; 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 LCP.

- 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. Single-family residential development is the primary existing land use in the immediate neighborhood, with the exception of Point Loma Nazarene University just east of the site. The existing single-family residence will be remodeled, the main level of the existing 1,481-square-foot residence with the construction of a new upper level 945-square-foot addition for a master bedroom and bath, office, laundry room and bathroom, the reconstruction of an existing two-car garage in the same place with a new 440-square-foot addition above the garage for a new family

room on the second level, and a new 545 square-foot deck on the upper level, 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 to remodel the main level of an existing 1,481-square-foot residence with the construction of a new upper level 945-square-foot addition for a master bedroom and bath, office, laundry room and bathroom, the reconstruction of an existing two-car garage in the same place with a new 440-square-foot addition above the garage for a new family room on the second level, and a new 545 square-foot deck on the upper level. The project is in an area identified as Low Density Residential (5-9 DU/AC) land use designation by the LCP and PCP. The proposed residential use of the 0.16-acre property is consistent with that land use designation. The property consists of one lot, currently developed with one existing single-family dwelling unit, as is allowed by the RS-1 -7 zone and all development standards in effect for this site. The proposed project would adhere to community goals as it has been designed in a manner to not negatively impact any identified public views or public access. The proposed development has also been designed to achieve a harmonious visual relationship between the bulk and scale of the existing and the adjacent structures. No deviations are proposed with this project.

The Residential Element of the Peninsula Community plan provides recommendations to preserve the character of existing single-family neighborhoods. By maintaining the existing use of the premise as single-family residential, the proposed development is consistent with the community plan. The project will not conflict with the relevant land use plans including the Peninsula 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 is located approximately one mile east of the Pacific Ocean, with multiple streets and development in between. The site does not contain a physical public access way and is not within or adjacent to any public recreation area. The project is a private development on privately owned land. The site is not located between the nearest public road and the sea or shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the proposed coastal 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. 247764, 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. 2477641, a copy of which is attached hereto and made a part hereof.

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

Adopted on June 23, 2021

IO#: 24008723

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: 24008723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT No. 2477641
DIGITAL- 797 AMIFORD DRIVE CDP - PROJECT NO. 674989
HEARING OFFICER

This Coastal Development Permit No. 2477641 is granted by Hearing Officer of the City of San Diego to John Long Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0707. The 0.16-acre site is located at 797 Amiford Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Parking Impact Overlay Zone (Coastal Impact), the Very High Fire Hazard Severity Zone, the Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA and North Island Naval Air Station, within the Peninsula Community Plan area. The project site is legally described as: Lot 16 of Amantea Mar Vista, City of San Diego, County of San Diego, Map No. 3193, Recorded on March 1, 1955;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel the main level of an existing 1,481-square-foot residence with the construction of a new upper level 945-square-foot addition for a master bedroom and bath, office, laundry room and bathroom, the reconstruction of an existing two-car garage in the same place with a new 440-square-foot addition above the garage for a new family room on the second level, and a new 545 square-foot deck on the upper level, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 23, 2021, on file in the Development Services Department.

The project shall include:

- a. Remodel the main level of an existing 1,481-square-foot residence with the construction of a new upper level 945-square-foot addition for a master bedroom and bath, office, laundry room and bathroom, the reconstruction of an existing two-car garage in the same place with a new 440-square-foot addition above the garage for a new family room on the second level and a new 545 square-foot deck on the upper level;
- 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 July 9, 2024.
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.

ENGINEERING REQUIREMENTS:

13. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
14. 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.
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.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for pavers, street trees, retaining wall, private improvements, landscape and irrigation located in the City's right-of-way, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

17. 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.
18. 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.
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.

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.

ATTACHMENT 5

- 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 June 23, 2021 and Resolution No. XXXX

DRAFT

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.

John Long
Owner/Permittee

By _____
John Long
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: Digital-797 Amiford Drive CDP/ 674989

SCH No.: Not Applicable

Project Location-Specific: 797 Amiford Drive, San Diego, CA 92107

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

Description of nature and purpose of the Project: The project proposes a Coastal Development Permit (CDP) to remodel the main level of an existing 1,481 square-foot residence with the construction of a new upper level 945 square-foot addition for a master bedroom and bath, office, laundry room and bathroom, and the reconstruction of an existing two-car garage in the same place with a new 440 square-foot addition above the garage for a new family room on the second level, on a 0.16-acre site. The project also proposes a new 545 square-foot deck on the upper level. The project site is in the RS-1-7 (Residential-Single Unit) Zone, of the Peninsula Community Plan, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Coastal Impact), Very High Fire Hazard Severity Zone, Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA and North Island Naval Air Station). The site is designated single-family residential with a maximum density of 9 dwelling units per acre in the Peninsula Community Plan.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Bruce Peeling, Bruce Peeling Architect (Firm), 3538 Inez Street, San Diego, CA 92106, (619) 517-7400

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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures).

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new small facilities or structures. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. Further, the project meets the criteria set forth in CEQA Section 15302 which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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



Senior Planner

Signature/Title

May 5, 2021


Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Click here to complete and submit this form online

Page 3		City of San Diego · Information Bulletin 620		May 2020	
		City of San Diego Development Services		Community Planning Committee Distribution Form	
Project Name: 797 Amiford Drive CDP			Project Number: 674989		
Community: Peninsula					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny					
# of Members Yes 10		# of Members No 0		# of Members Abstain 1	
Conditions or Recommendations: None					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Mark Krencik					
TITLE: Project Review Chair, PCPB				DATE: 2/16/2021	
Mark J Krencik		<small>Digitally signed by Mark J Krencik DN: cn=Mark J Krencik, o=MKAarchitects, ou, email=mkrencik@mkaarchit ect.com, c=US Date: 2021.02.16 12:35:30 -0800</small>			
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>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: _____ **Project No. For City Use Only:** 674989
Project _____ **Address:** _____

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

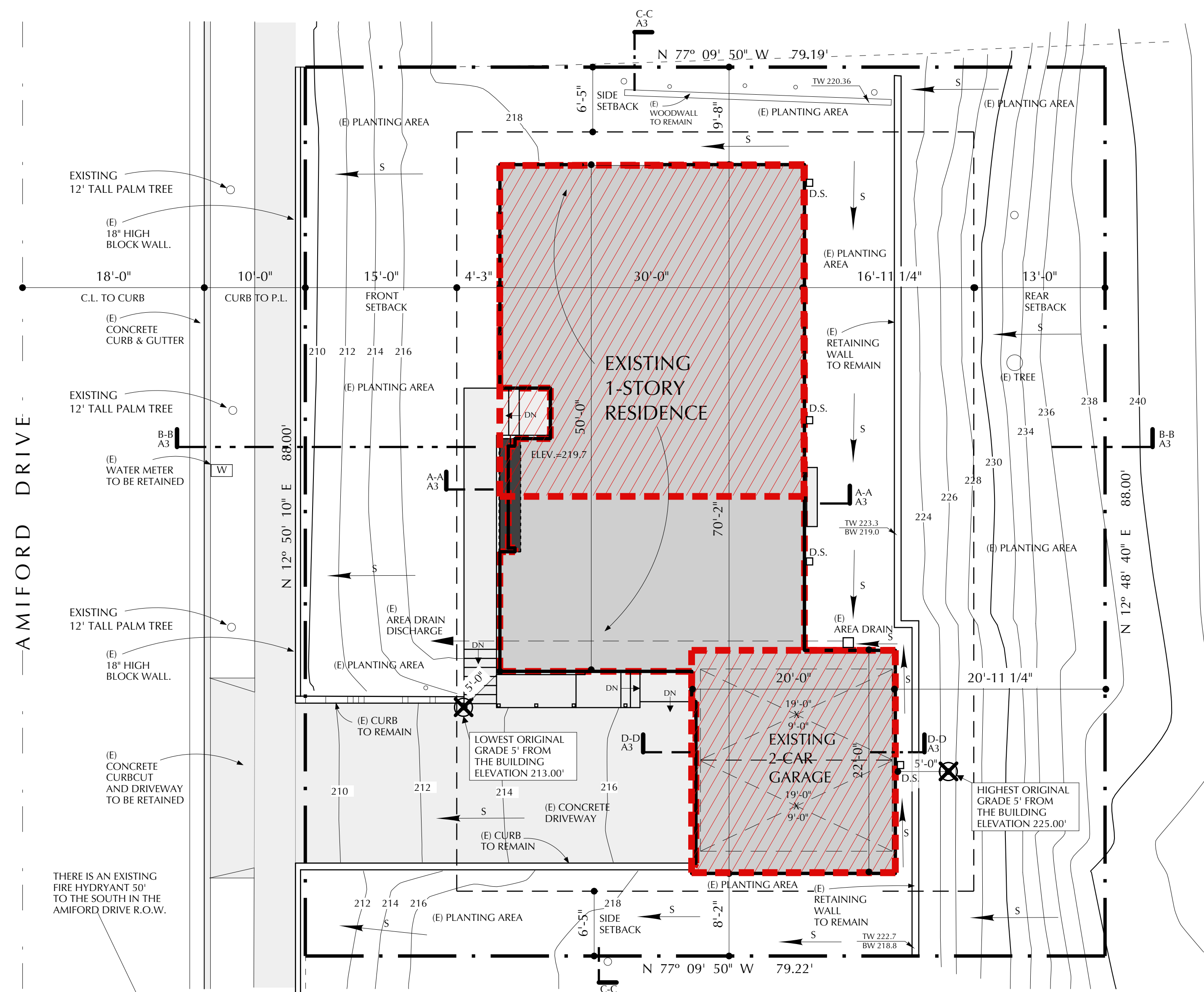
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Applicant

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

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



SITE PLAN

NOTES

- "THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE"
- CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- A MINIMUM CEILING HEIGHT FOR KITCHENS, HALLS, CORRIDORS, LAUNDRY ROOMS & BATHROOMS IS 7'-0". A MINIMUM CEILING HEIGHT FOR ALL OTHER HABITABLE ROOMS SHALL BE 7'-6".
- ALL FENCES AND WALLS SHALL CONFORM TO THE HEIGHT AND LOCATION CRITERIA AS REGULATED IN SDMC CHAPTER 14 ARTICLE 2 DIVISION 3.
- 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 SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/ PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- 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.
- THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
- BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
- 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.

LEGEND

- PROPERTY LINE
- 45.5' T.W. TOP OF WALL
- 40.0' B.W. BOTTOM OF WALL
- 217 EXISTING CONTOUR TO REMAIN
- S DRAINAGE PATTERN
- EXISTING 1-STORY RESIDENCE & GARAGE TO REMAIN
- PROPOSED MAIN LEVEL ADDITION (11 S.F.)
- AREA OF PROPOSED UPPER LEVEL ADDITIONS (1,385 S.F.)
- SITE WALLS & PAVING

SHEET INDEX

- A1 SITE PLAN, NOTES
- A2 FLOOR PLANS, SCHEDULES
- A3 ROOF PLAN, DETAILS
- A4 ELEVATIONS
- A5 TOPOGRAPHIC SURVEY
- A6 GRADING & DRAINAGE PLAN
- A7 AS-BUILT & DEMO PLANS
- A8 AS-BUILT ELEVATIONS

DRAINAGE NOTES

THE CURRENT AND PROPOSED PLANS SHOW THE SITE DRAINING FROM THE TOP OF THE SITE AT THE EASTERN PL THROUGH LANDSCAPING, TO THE REAR YARD WHERE IT EITHER DRAINS WESTERLY ALONG THE SIDE YARDS, THROUGH EXISTING LANDSCAPING, OR IS COLLECTED INTO AN EXISTING AREA DRAIN, WHICH LEADS TO THE FRONT YARD PLANTING AREA. THE MAIN ROOF AREAS OF THE RESIDENCE ALSO DRAIN TO THIS REAR YARD AREA VIA GUTTERS AND DOWNSPOUTS, ALL EVENTUALLY DRAINING THROUGH LANDSCAPE TO THE RIGHT-OR-WAY AT AMIFORD. DECK DRAINS ARE DIRECTED TO THE FRONT AND REAR YARD AREAS, ALL EVENTUALLY DEPOSITED IN THE FRONT YARD LANDSCAPE AREA BEFORE REACHING THE ROW. THE RUNOFF ONTO THE EXISTING DRIVEWAY HAS BEEN REDUCED BY 50%, DUE TO REDIRECTION OF THE ROOF SLOPE. OTHERWISE, THERE IS NO PROPOSED CHANGE TO THE EXISTING PERMEABLE AREA, DRAINAGE PATTERNS OR LANDSCAPE AREAS.

GRADING EARTHWORK QUANTITIES

CUT QUANTITIES: 4 CYD (FOR NEW FOOTINGS)
 FILL QUANTITIES: 4 CYD
 IMPORT/EXPORT: 0 CYD
 MAX. CUT DEPTH: 2 FT.
 MAX. FILL DEPTH: 6 IN

GRADING DATA

TOTAL AMOUNT OF SITE TO BE GRADED: 0 S.F.
 PERCENT OF TOTAL SITE GRADED: 0.0 %
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 2,450 S.F. S.F.
 PERCENT OF SITE WITH 25% SLOPES OR GREATER: 35%
 AMOUNT OF CUT: 4 CY
 AMOUNT OF FILL: 4 CY
 MAXIMUM HEIGHT OF FILL SLOPES: 0'
 MAXIMUM HEIGHT OF CUT SLOPES: 0'
 AMOUNT OF EXPORT SOIL: 0 CY
 SITE RETAINING WALLS: 0'

GRADING EARTHWORK QUANTITIES

TOTAL DISTURBANCE AREA: 0 S.F.
 EXISTING AMOUNT OF IMPERVIOUS AREA: 2,934 S.F.
 THE AMOUNT OF CREATED IMPERVIOUS AREA: 0 S.F.
 THE AMOUNT OF REPLACED IMPERVIOUS AREA: 0 S.F.
 TOTAL PROPOSED IMPERVIOUS AREA: 2,934 S.F.
 IMPERVIOUS % INCREASE: 0.00%

NARRATIVE OF SCOPE

WE PROPOSE TO REMODEL THE MAIN LEVEL OF AN EXISTING 1,481 S.F. RESIDENCE AND CONSTRUCT A NEW UPPER LEVEL 1,385 S.F. ADDITION, AND REBUILD THE EXISTING 2-CAR GARAGE IN PLACE.

THIS PROJECT REQUIRES A COASTAL DEVELOPMENT PERMIT DUE TO THE EAST PROPERTY LINE BORDERING THE NAZARENE CAMPUS. (FIRST PUBLIC ROADWAY)

THE ORIGINAL HOME WAS CONSTRUCTED IN 1957. IT WAS FOUND TO BE NOT POTENTIALLY HISTORIC BY HISTORIC REVIEW PN 669759 (8/11/20)

THERE IS NO PROPOSED SITE DISTURBANCE.

THE EXISTING CURB/CUT AND DRIVEWAY WILL BE USED AND THERE IS NO WORK PROPOSED IN THE RIGHT-OF-WAY.

THERE ARE 3 MATURE PALM TREES IN THE RIGHT OF WAY AS PART OF A NEIGHBORHOOD TREE PATTERN WHICH MAY SUBSTITUTE FOR THE REQUIRED STREET TREE.

THERE WILL BE A NEW 545 S.F. UPPER LEVEL DECK.

THERE ARE NO PROPOSED NEW RETAINING WALLS OR FENCES.

THERE IS ONLY MINOR GRADING TO EXCAVATE FOR REINFORCING EXIST'G FOOTINGS.

THERE IS NO CHANGE TO EXISTING PERMEABLE AREA OR DRAINAGE PATTERNS.

THERE ARE NO EASEMENTS.

GOVERNING CODES

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

EXISTING AND PROPOSED USE

SINGLE FAMILY RESIDENCE

CONSTRUCTION RECORD

1957 (FOUND TO BE NOT POTENTIALLY HISTORIC BY HISTORIC REVIEW PN 669759 (8/11/20)

GEOLOGIC CATEGORY

52

LANDSCAPE AREA

4,036 S.F.

REQUIRED PERMITS / APPROVALS

COASTAL DEVELOPMENT PERMIT

COMBINATION BUILDING PERMIT

THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.

THE STRUCTURE WILL BE LOCATED ENTIRELY UNDISTURBED NATIVE SOIL.

AS A CALIFORNIA LICENSED ARCHITECT, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE $q_u=1500$ psf AND PER TABLE 1804.2 OF THE 2010 CBC I HAVE ASSIGNED A FOUNDATION PRESSURE OF 1500 psf FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.

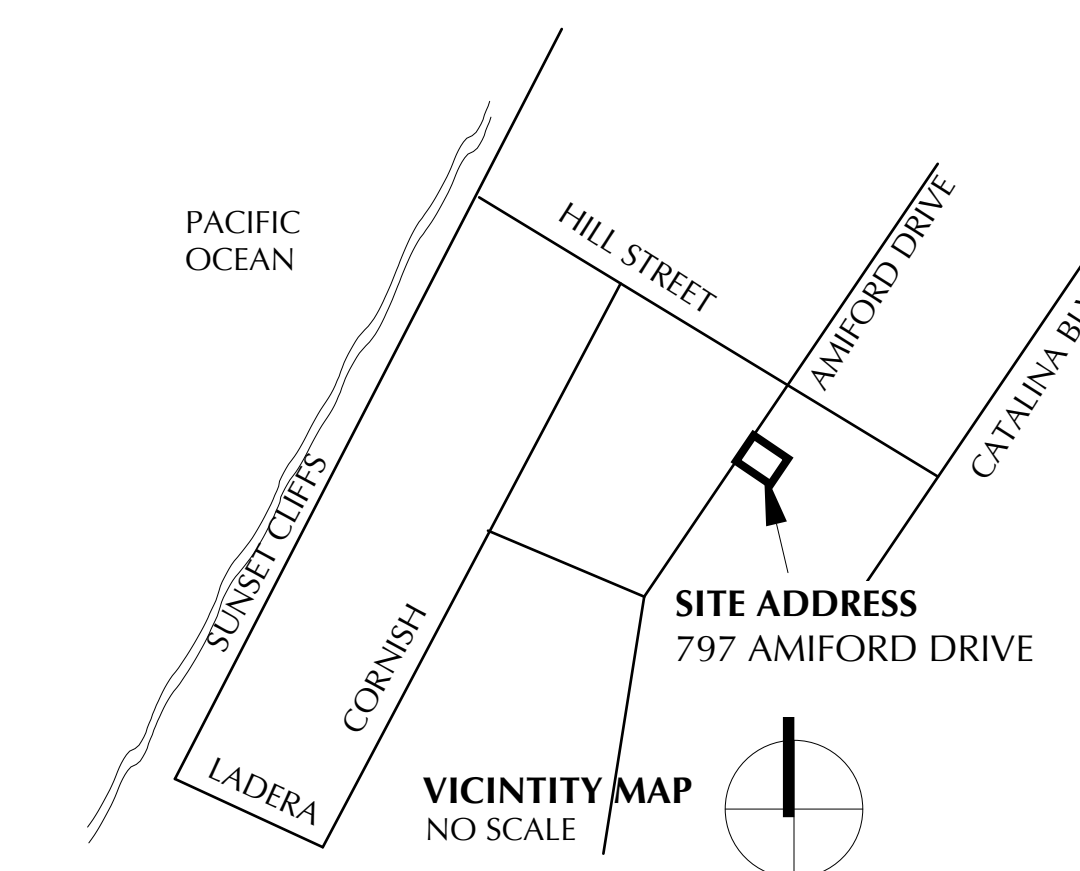
SIGNATURE: ARCHITECT

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGICAL INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

FAA Self Certification

NOTE: I BRUCE PEELING, ARCHITECT, DO HEREBY CERTIFY THAT THE STRUCTURE AND MODIFICATIONS TO IT 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.

BRUCE PEELING, ARCHITECT



DEVELOPMENT SUMMARY

SITE ADDRESS
 797 AMIFORD DRIVE
 SAN DIEGO, CALIFORNIA 92107

OWNERS
 JOHN AND MICHELE LONG
 797 AMIFORD DRIVE
 SAN DIEGO, CALIFORNIA 92107

ARCHITECT
 BRUCE PEELING, A.I.A.
 3538 INEZ STREET
 SAN DIEGO, CALIFORNIA 92106
 619-224-8575

SURVEY
 COFFEY ENGINEERING
 7666 BUSINESSPARK AVENUE #210
 SAN DIEGO, CALIFORNIA 92131
 858-831-0111

BENCHMARK
 NE BRASS PLUG, CORNISH DR & MONACO ST.
 ELEV = 135.305 DATUM NGVD

LEGAL DESCRIPTION
 LOT 16 OF AMANTEA MAR VISTA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 3193, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN:
 531-472-04

CLASSIFICATION TYPE OCCUPANCY GROUP
 TYPE V-B R-3, U-1

ZONE: LOT SIZE: MAX F.A.R.: PROPOSED F.A.R.:
 RS-1-7 6,970 S.F. 0.58 0.47

COASTAL FIRST PUBLIC ROADWAY
 COASTAL HEIGHT LIMIT

OVERALL PROJECT HEIGHT: 20'-10.5"

SUMMARY TABLE

SETBACKS:	MIN:	PROPOSED
FRONT	15'-0"	19'-3"
SIDE	6'-5"	8'-2"
SIDE	6'-5"	9'-8"
REAR	13'-0"	20'-8"

FAR:	MAX:	PROPOSED
	0.58	0.47

HEIGHT:	MAX:	PROPOSED
	30'-0"	17'-10 1/4"

PARKING:	MIN:	PROPOSED
	2	2

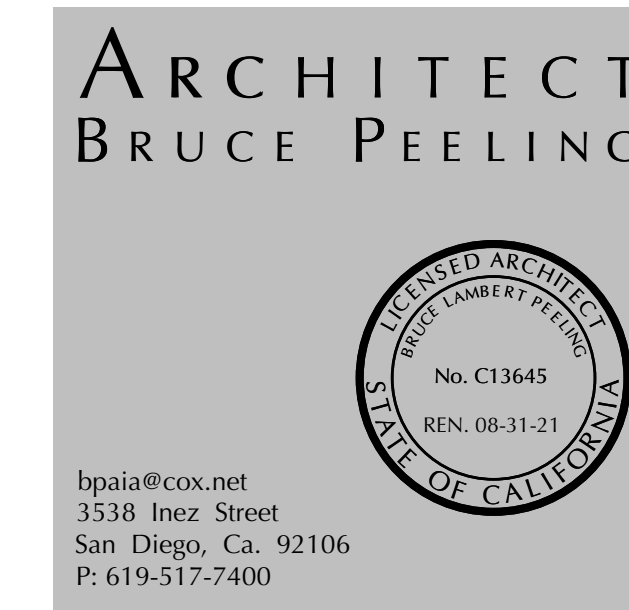
AREA CALCULATIONS:

EXISTING DWELLING:	1,481 SF
PROPOSED ADDITIONS:	
1ST FLOOR:	11 SF
2ND FLOOR:	1,385 SF
TOTAL HABITABLE AREA:	2,877 SF
(REBUILD EXISTING) GARAGE:	422 SF
TOTAL PROPOSED AREA:	3,299 SF
2ND LEVEL DECK:	545 SF

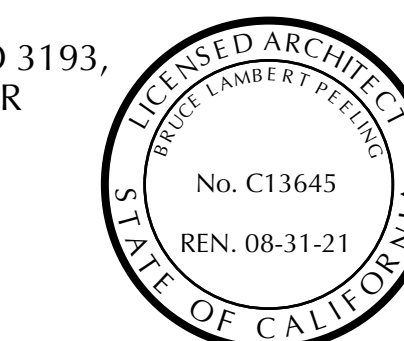
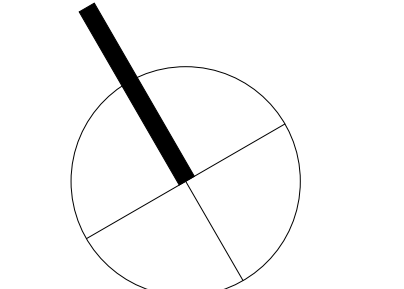
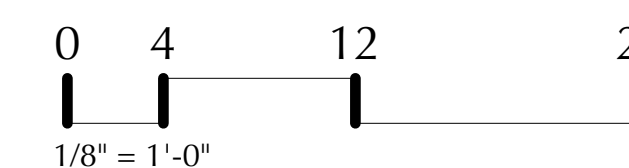
FAR:
 LOT AREA = .58 x 6,970 = 4,042. ALLOWABLE FAR
 LOT AREA = 3,299 + 6,970 = .47 PROPOSED FAR

1	2	3	4
5	6	7	8

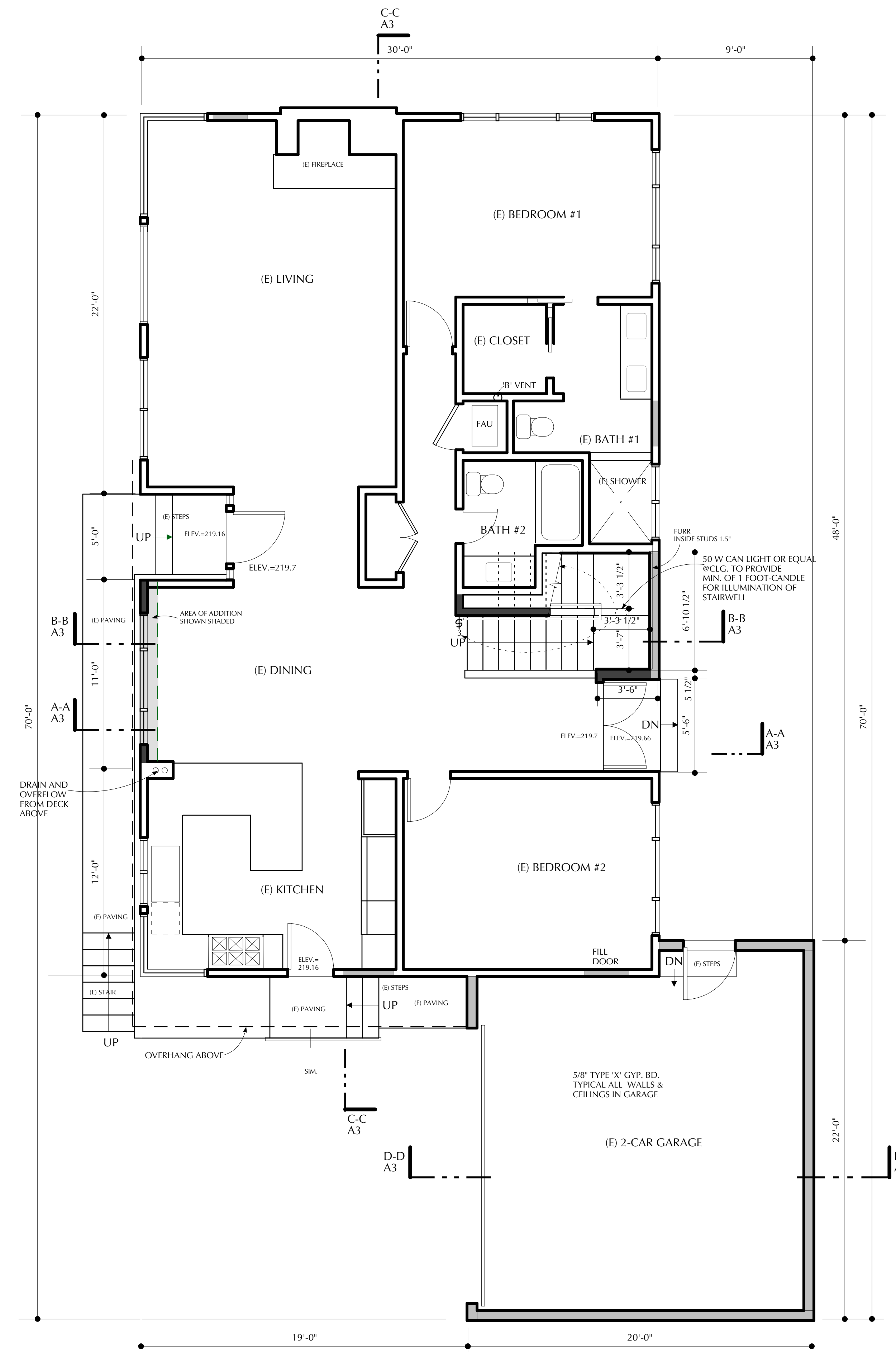
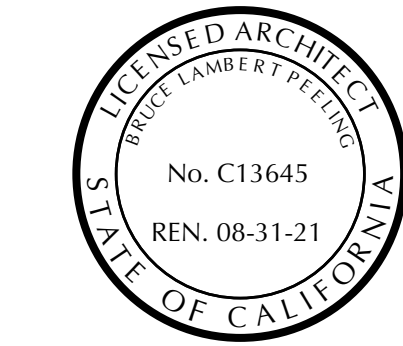
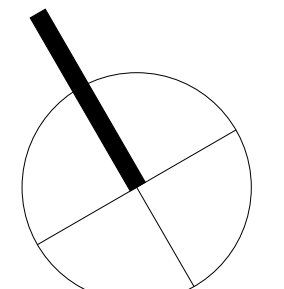
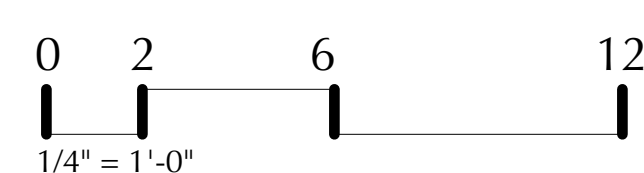
Prepared By: _____ Revision 7: _____
 Name: BRUCE PEELING, ARCHITECT Revision 6: _____
 Address: 3538 INEZ STREET SAN DIEGO, CA. 91206 Revision 5: _____
 Phone #: 619-517-7400 Revision 4: _____
 email: bpaia@cox.net Revision 3: _____
 Revision 2: _____ 01-14-2021
 Project Address: 797 AMIFORD DRIVE SAN DIEGO, CALIFORNIA 92107 Revision 1: _____ 10-12-2020
 Project Name: LONG ADDITION Original Date: _____ 09-16-2020
 Sheet Title: SITE PLAN AND NOTES Sheet _____ 1 OF 8
 DEP # _____



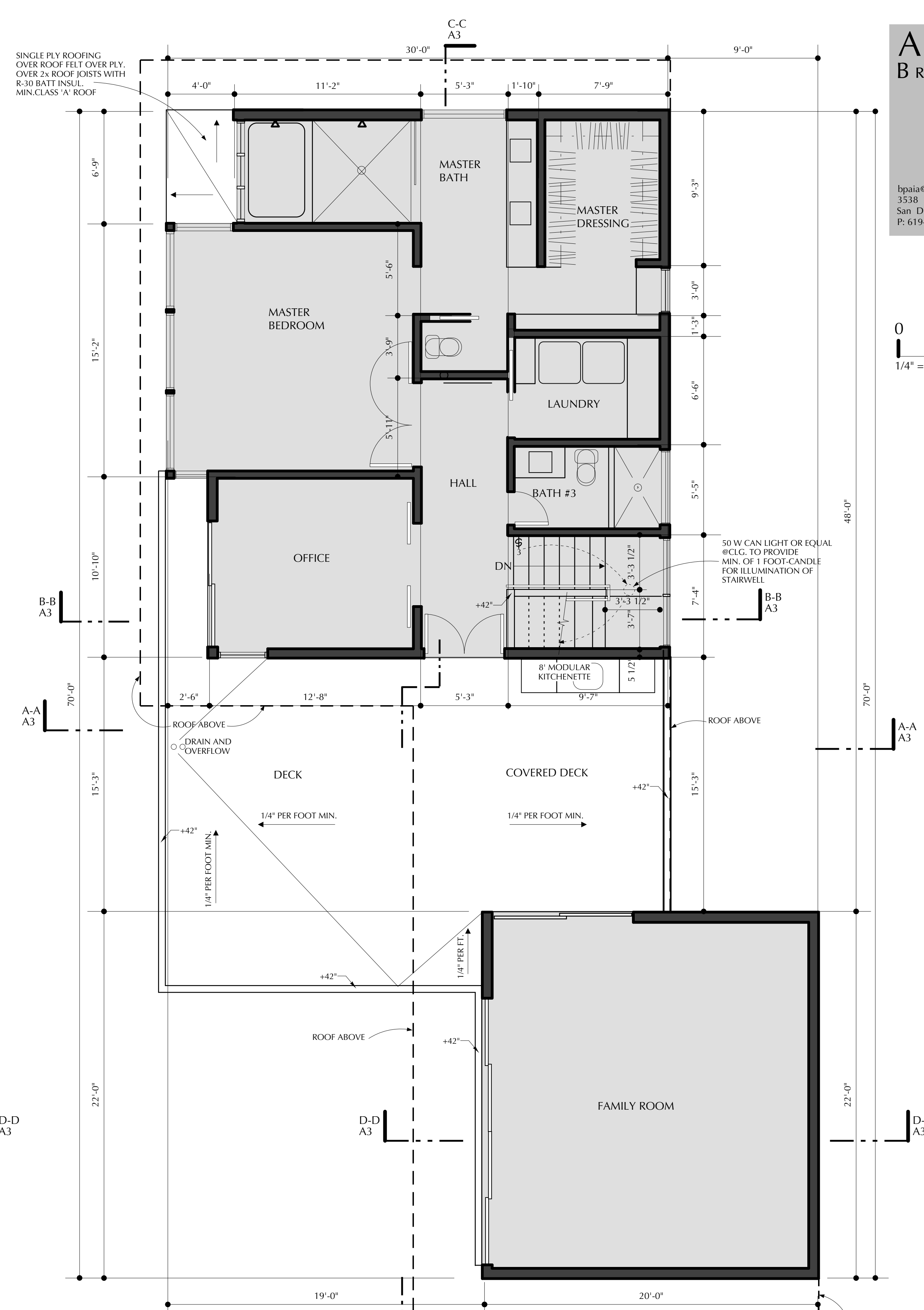
LONG ADDITION



LONG ADDITION



LOWER LEVEL FLOOR PLAN



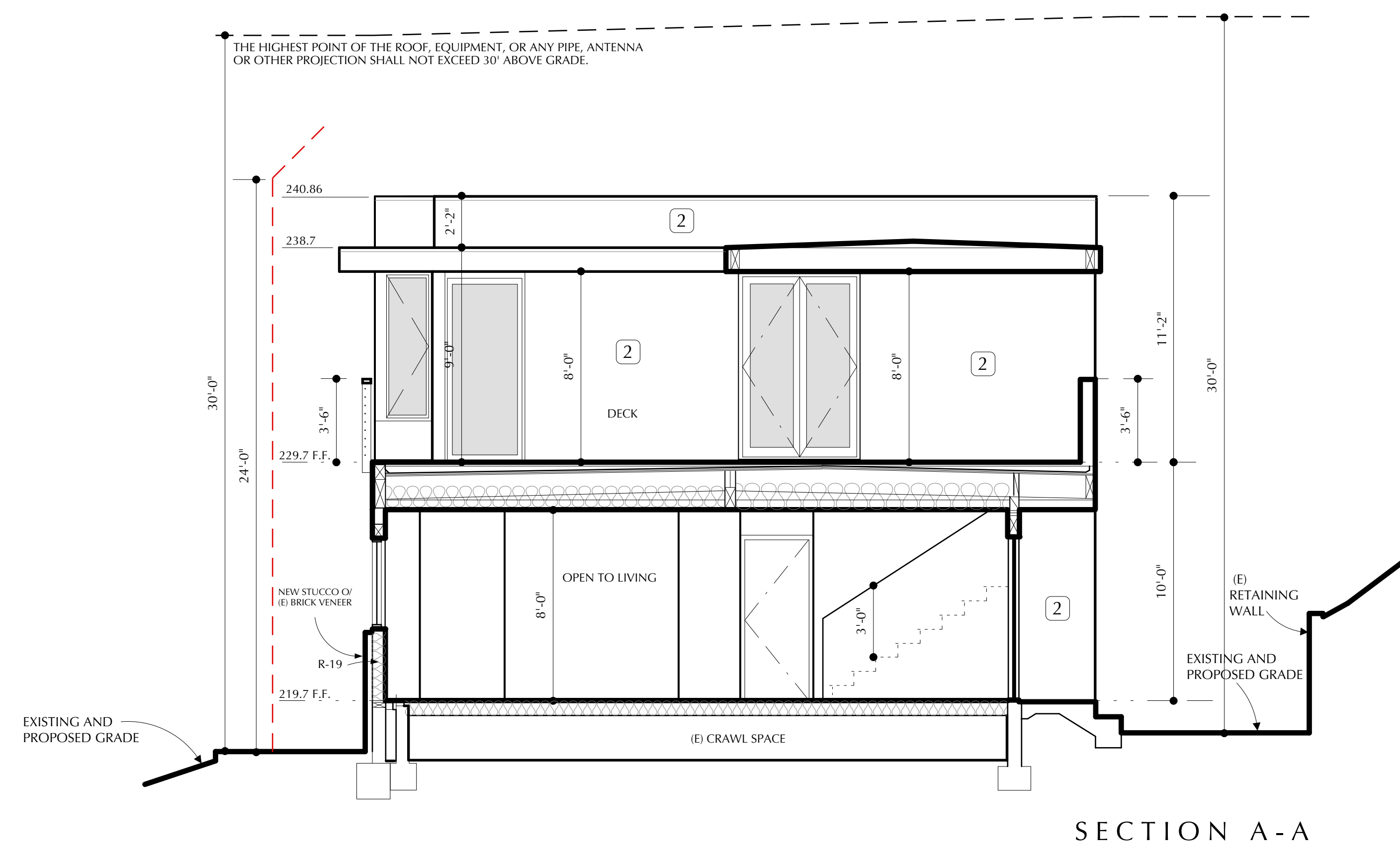
UPPER LEVEL FLOOR PLAN

SYMBOLS LEGEND

- D-D A3 SECTION CUT
- EXISTING STUD WALL TO REMAIN
- REPLACEMENT 2X WALL
- NEW 2X WALL
- NEW AREA OF ADDITION

1	2	3	4
5	6	7	8

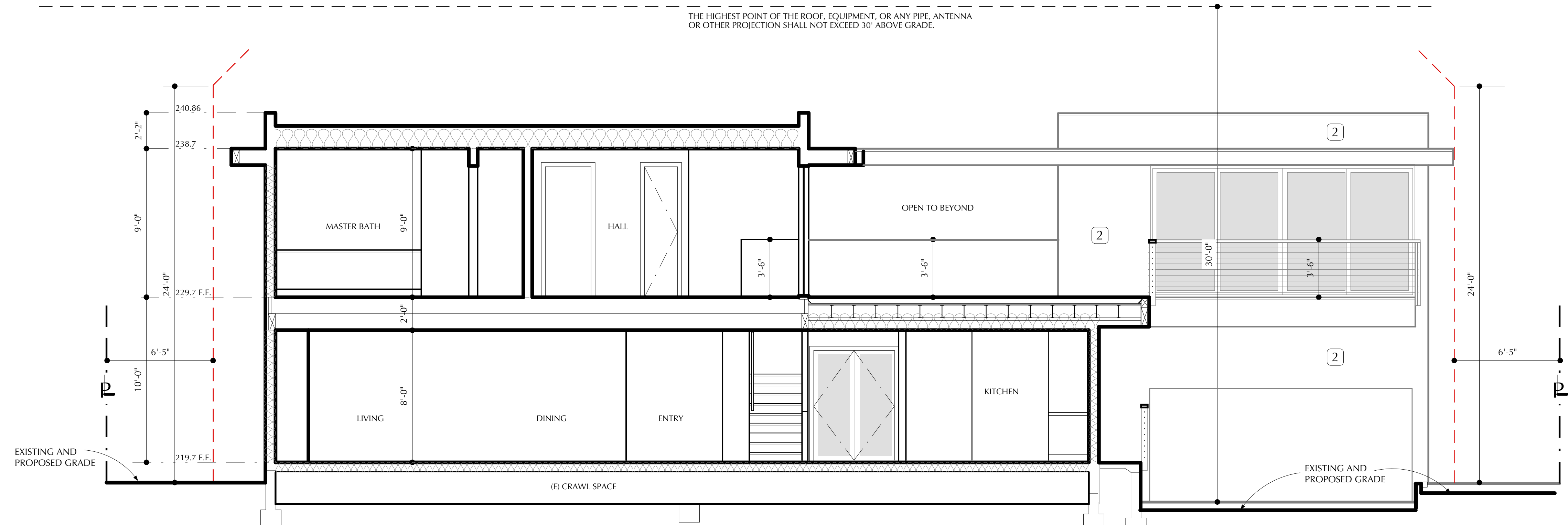
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 Project Address: 797 AMIFORD DRIVE SAN DIEGO, CALIFORNIA 92107 Revision 1: 10-12-2020
 Project Name: LONG ADDITION Original Date: 09-16-2020
 Sheet Title: FLOOR PLANS Sheet: 2 OF 8
 DEP # _____



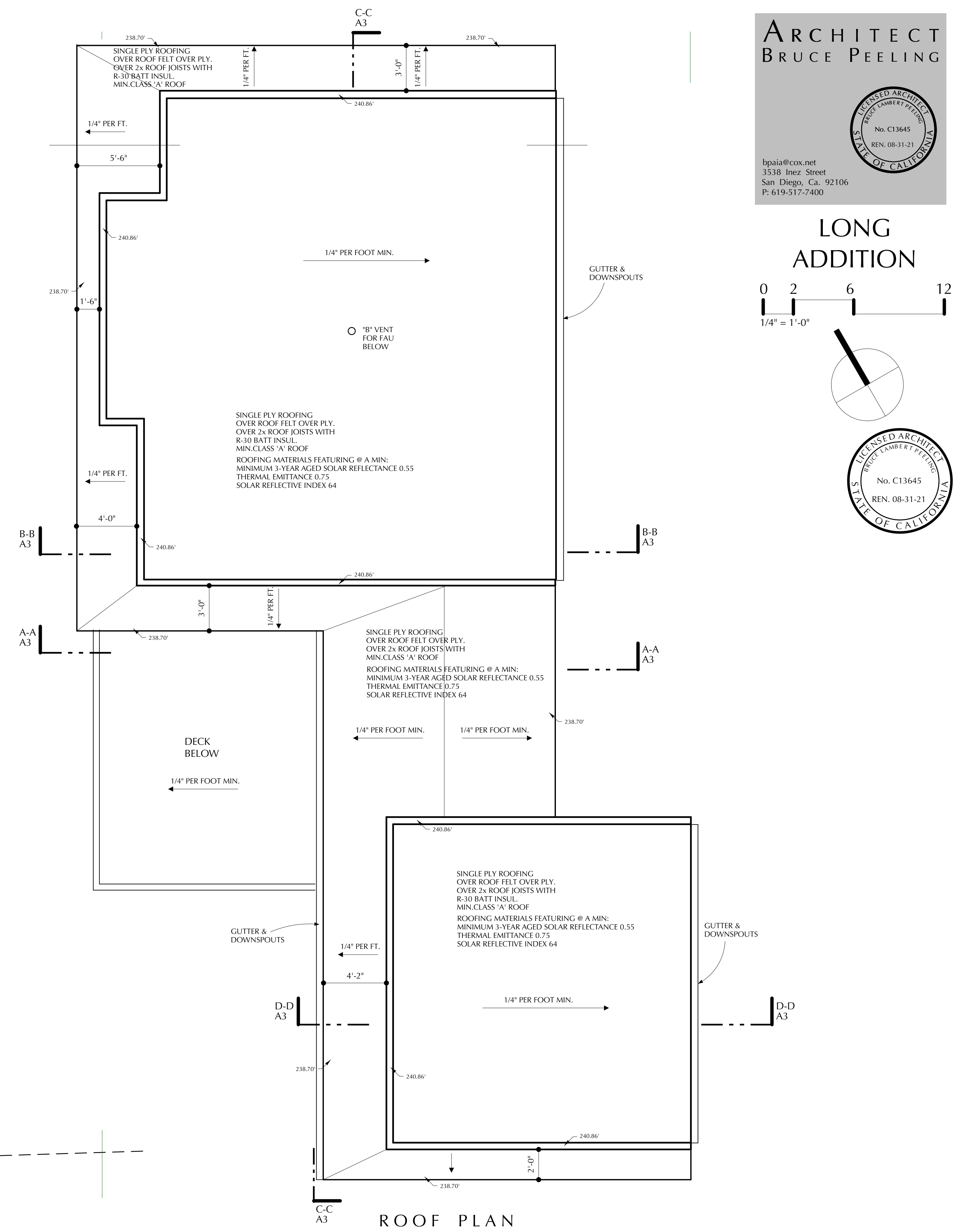
SECTION A-A

EXTERIOR MATERIALS

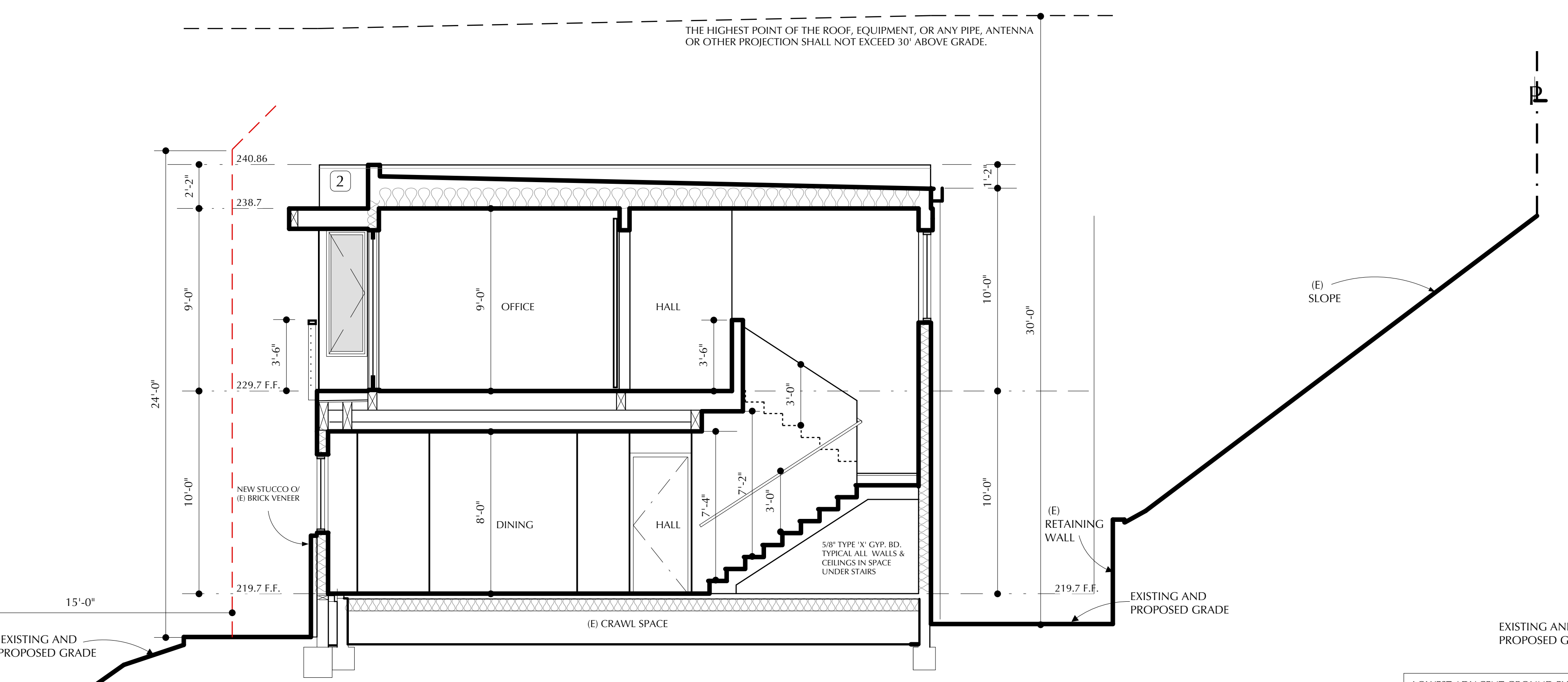
- 1 SINGLE PLY ROOFING
OVER ROOF FELT OVER PLY,
OVER 2x ROOF JOISTS WITH
R-30 BATT INSUL.
MIN. CLASS 'A' ROOF
ROOFING MATERIALS FEATURING @ A MIN:
MINIMUM 3-YEAR AGED SOLAR REFLECTANCE 0.55
THERMAL EMITTANCE 0.75
SOLAR REFLECTIVE INDEX 64
- 2 STUCCO OVER 2 LAYERS OF GRADE 'D'
BLDG. PAPER OVER PLY WHERE OCCURS.
1. OVER 2x4 STUDS WITH NEW R-13 BATT INSUL.
@ EXISTING WALLS.
2. OVER 2x6 STUDS WITH NEW R-21 BATT INSUL.
@ NEW EXTERIOR WALLS.
- 3 WINDOW & DOOR CLADDING
& BREAK METAL TRIM:
ANODIZED BRONZE ALUMINUM.
- 4 FASCIAS AND TRIM:
PAINTED AZEKS



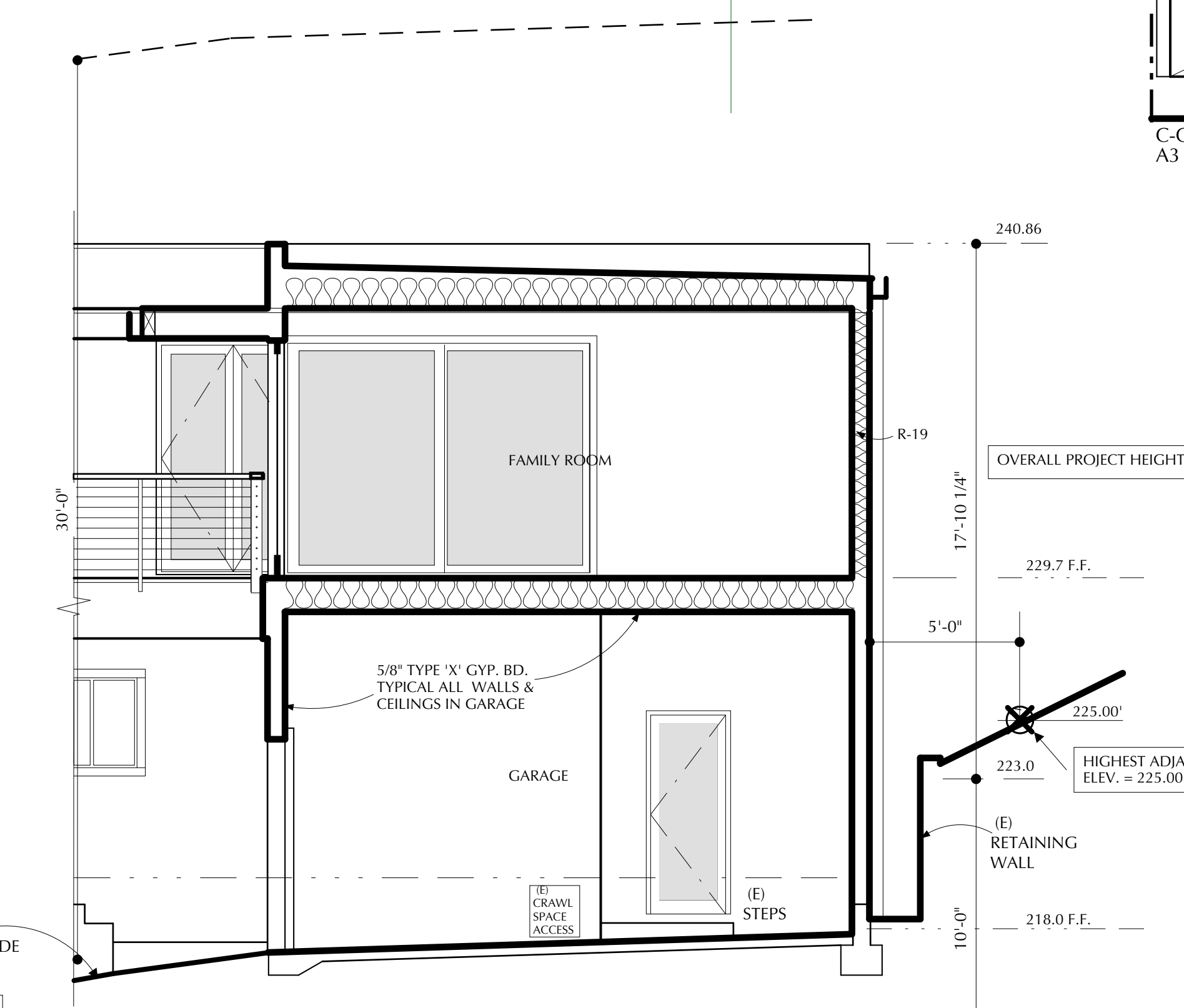
SITE SECTION C-C



ROOF PLAN



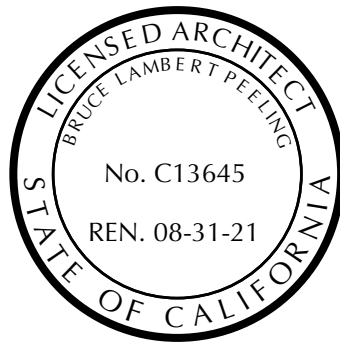
SITE SECTION B-B



SECTION D-D

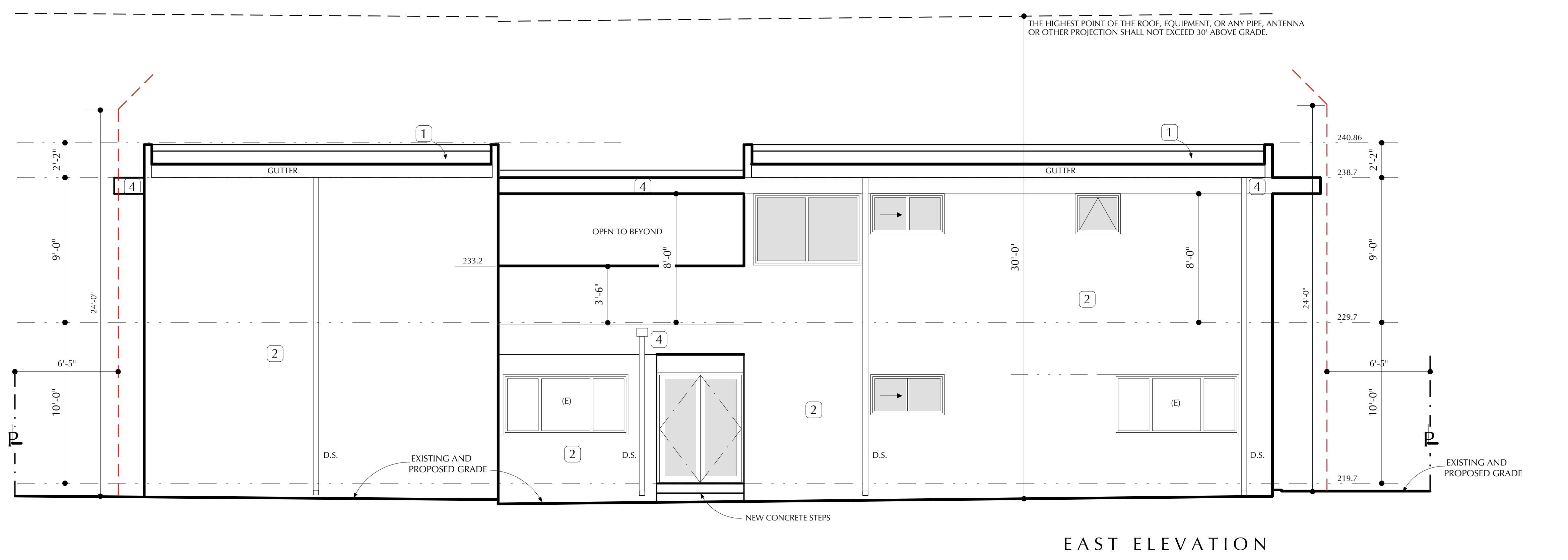
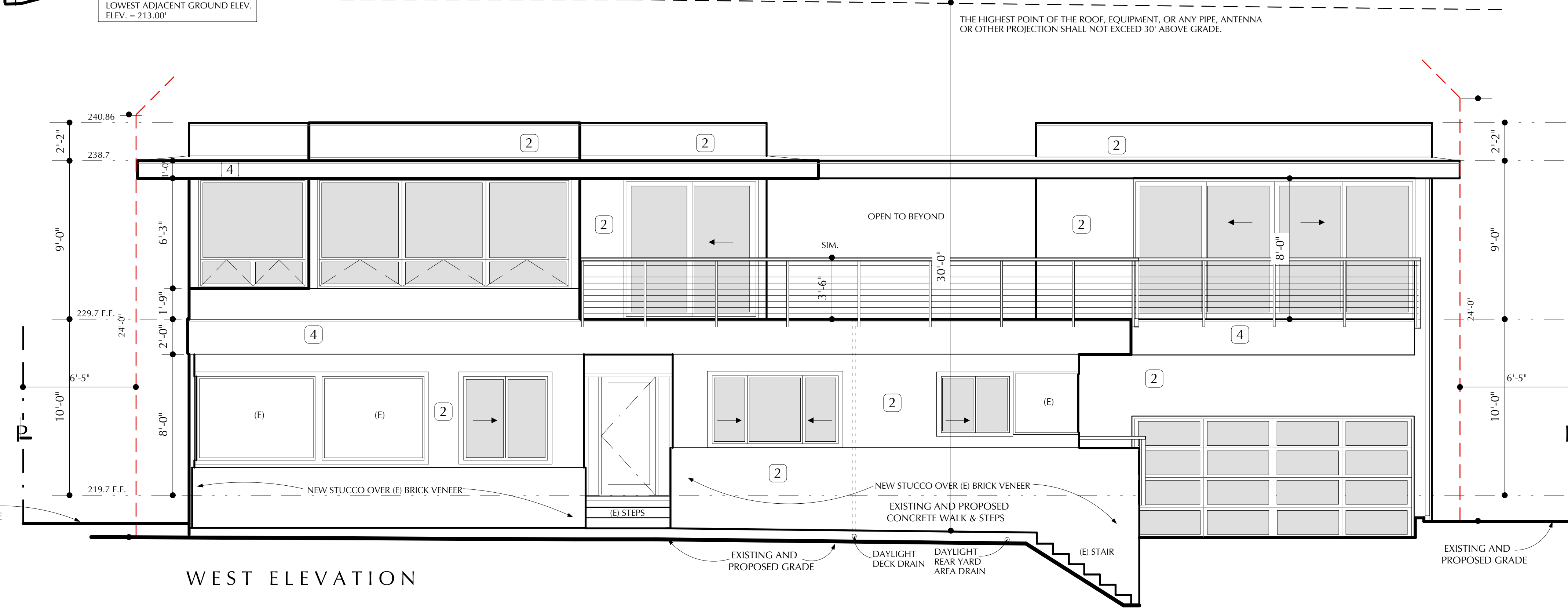
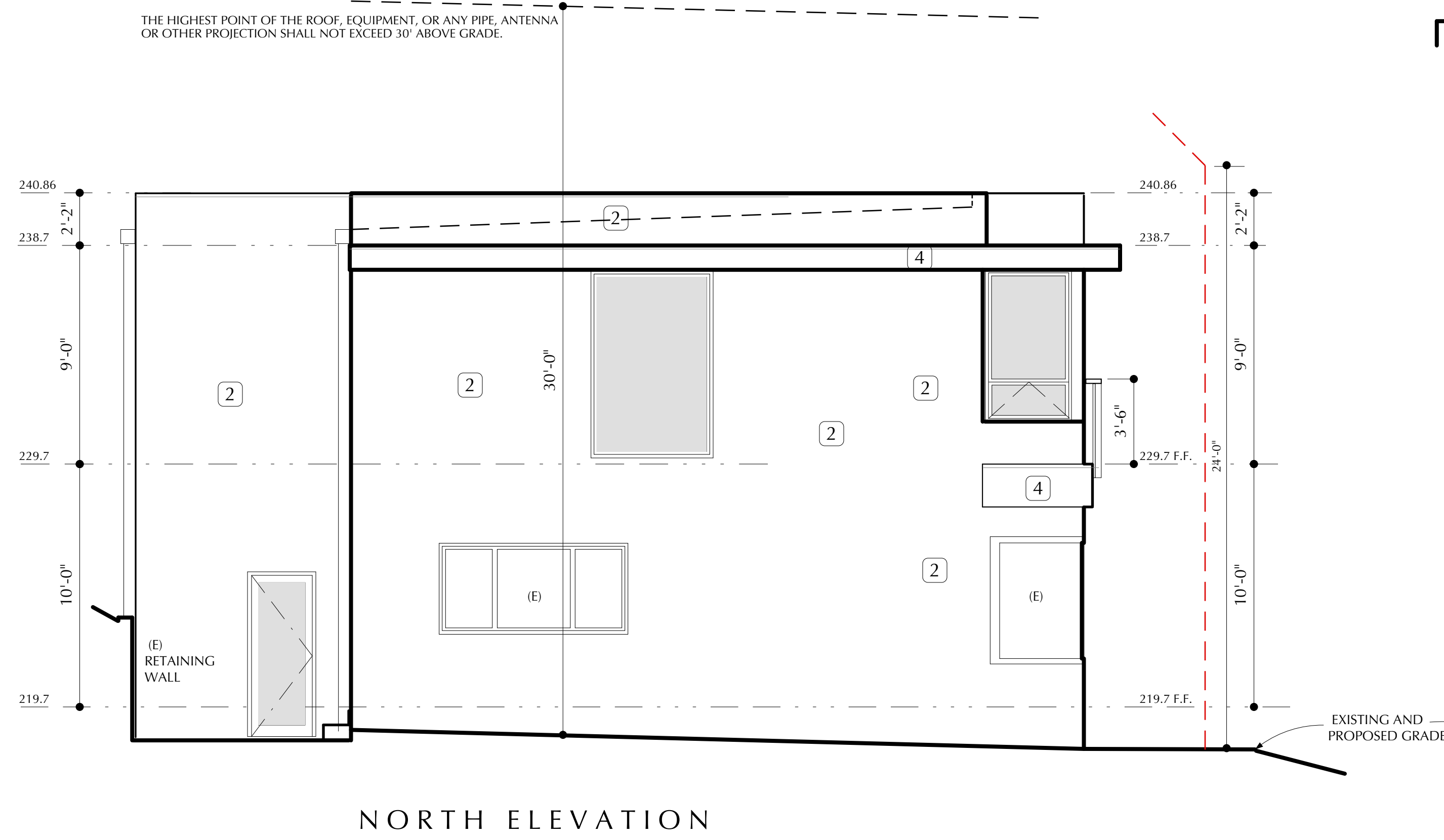
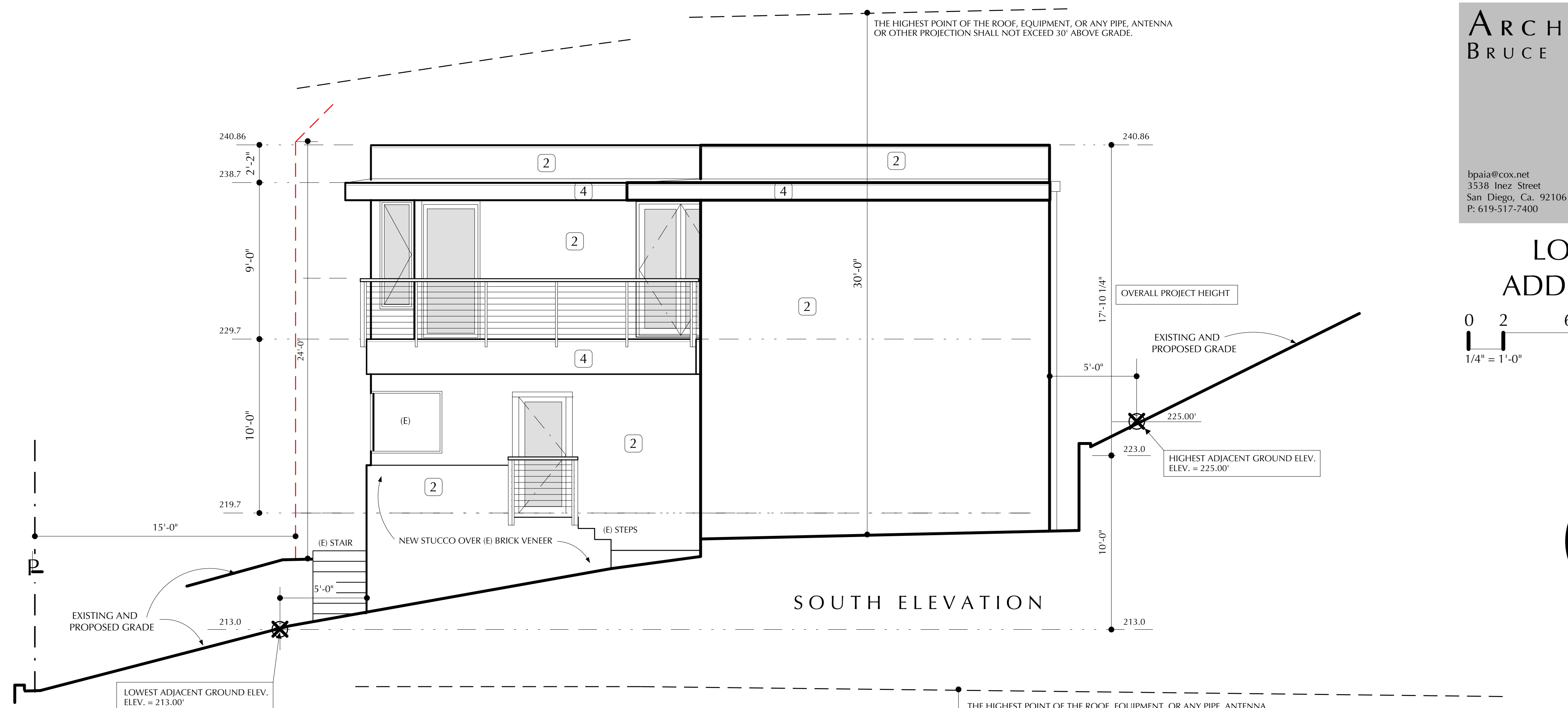
1	2	3	4
5	6	7	8

Prepared By: _____ Revision 7: _____
 Name: BRUCE PEELING, ARCHITECT Revision 6: _____
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 Phone #: 619-517-7400 Revision 4: _____
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 Project Address: 797 AMIFORD DRIVE Revision 1: 10-12-2020
 SAN DIEGO, CALIFORNIA 92107
 Project Name: LONG ADDITION Original Date: 09-16-2020
 Sheet Title: ROOF PLAN & SECTIONS Sheet 3 OF 8
 DEP # _____



EXTERIOR MATERIALS

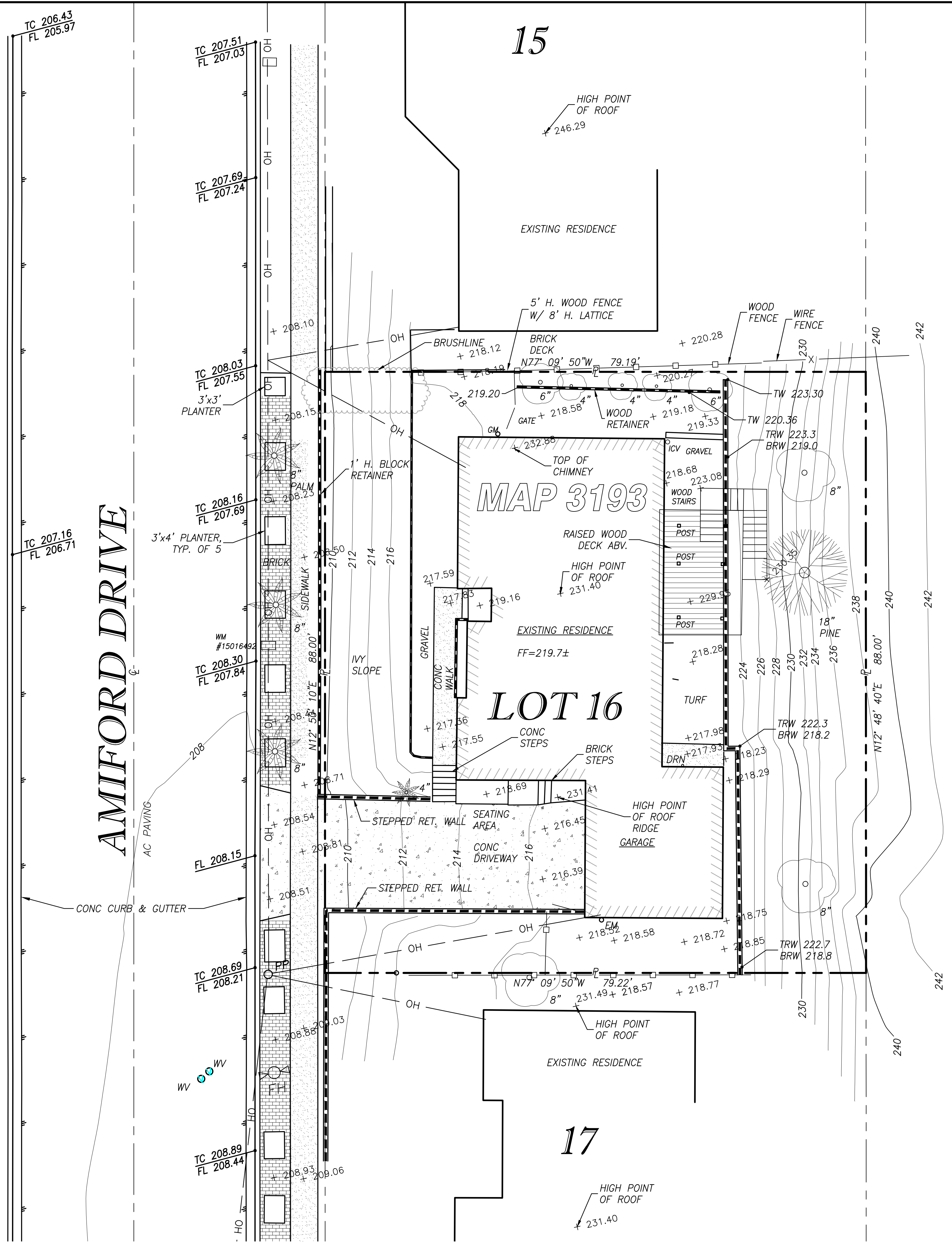
- 1 SINGLE PLY ROOFING
OVER ROOF FEET OVER PLY
OVER 2x ROOF JOISTS WITH
R-30 BATT INSUL.
MIN. CLASS 'A' ROOF
ROOFING MATERIALS FEATURING @ A MIN:
MINIMUM 3-YEAR AGED SOLAR REFLECTANCE 0.55
THERMAL EMITTANCE 0.75
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- 2 STUCCO OVER 2 LAYERS OF GRADE "D" BLDG. PAPER OVER PLY WHERE OCCURS
1. OVER 2x4 STUDS WITH NEW R-13 BATT INSUL. @ EXISTING WALLS.
2. OVER 2x6 STUDS WITH NEW R-21 BATT INSUL. @ NEW EXTERIOR WALLS.
- 3 WINDOW & DOOR CLADDING & BREAK METAL TRIM: ANODIZED BRONZE ALUMINUM.
- 4 FASCIAE AND TRIM: PAINTED AZEKS



1	2	3	4
5	6	7	8

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 Name: BRUCE PEELING, ARCHITECT Revision 6: _____
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 Original Date: 09-16-2020

Sheet Title: ELEVATIONS Sheet 4 OF 8
 DEP # _____



LEGEND

DESCRIPTION	STD. DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		---
STREET CENTERLINE		CL
CONTOUR		90
LOT LINE (OFFSITE)		---
OVERHEAD UTILITIES		OH
EDGE OF PAVING		---
EXISTING BRUSHLINE		---
EXISTING SPOT ELEVATION		100.00 + 100.00
BUILDING FOOTPRINT		[Symbol]
WOOD FENCE		[Symbol]
CHAIN LINK FENCE		[Symbol]
FREE STANDING WALL		[Symbol]
RETAINING WALL		[Symbol]
POWER POLE		[Symbol]
TREE; PLANT; PALM		[Symbol]

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FLD BK	FIELD BOOK
A.C.	ASBESTOS CEMENT	GM	GAS METER
BLK	BLOCK	H	HIGH
BRK	BRICK	ICV	IRRIGATION CONTROL VALVE
BW	GRADE AT BOTTOM OF WALL	L.P.	LOW PRESSURE
CL	CENTER LINE	PLTR	PLANTER
C. CONC	CONCRETE	PVMT	PAVEMENT
C.O.	CLEANOUT	SCO	SEWER CLEANOUT
EL	ELECTRIC	SMH	SEWER MANHOLE
ELEV	ELEVATION	TEL	TELEPHONE
EM	ELECTRIC METER	TW	GRADE AT TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
		WM	WATER METER

EASEMENTS

THIS TOPOGRAPHIC SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. HOWEVER, EASEMENTS MAY BE PRESENT ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

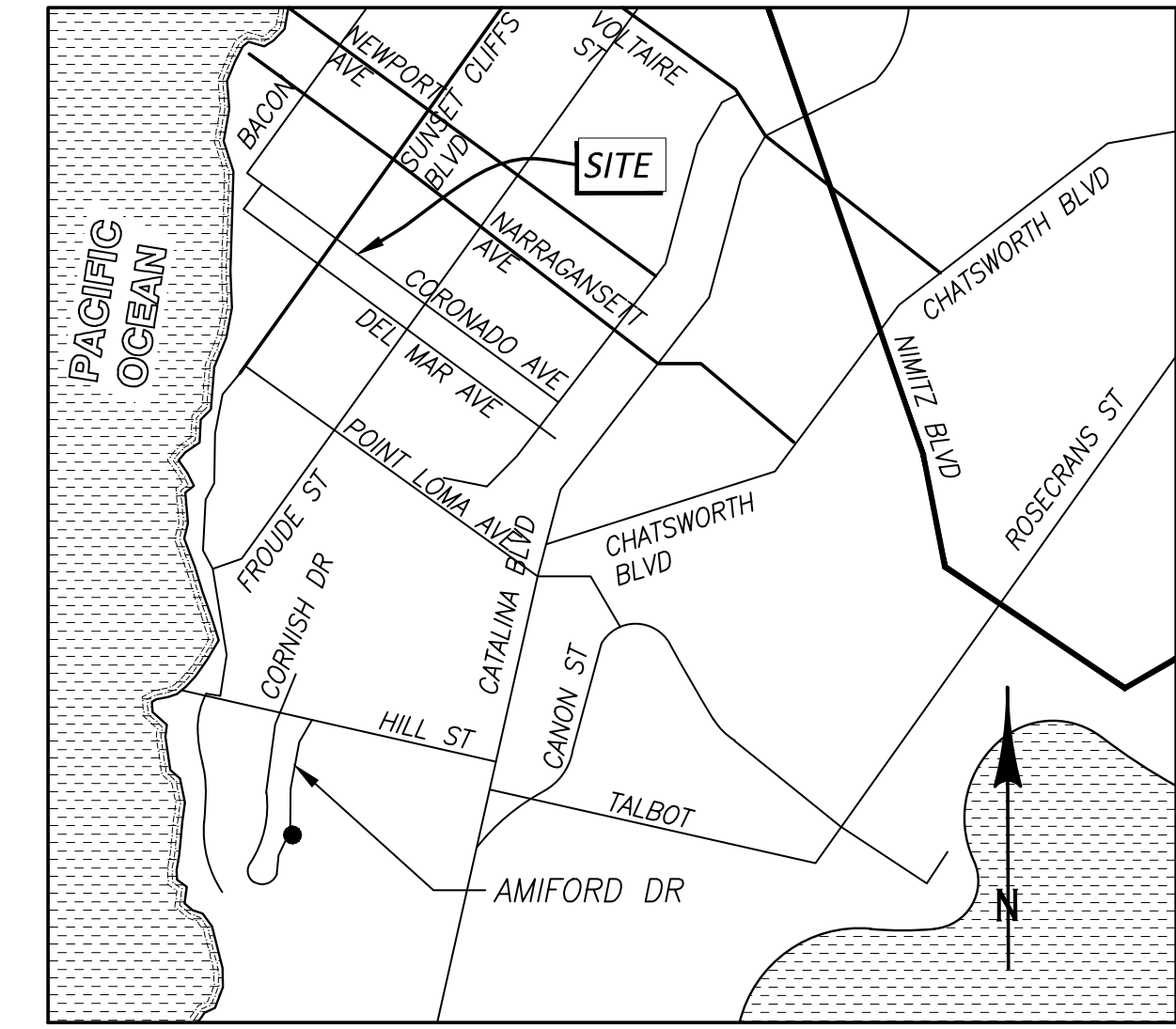
LOT 16 OF TRACT MAP 3193 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER, MARCH 1, 1955.

BENCHMARK

NORTHWEST BRASS PLUG, CORNISH DRIVE & MONACO STREET
ELEV = 135.305 ; DATUM: NGSVD29; CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK.

NOTES

- THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
- THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
- THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.



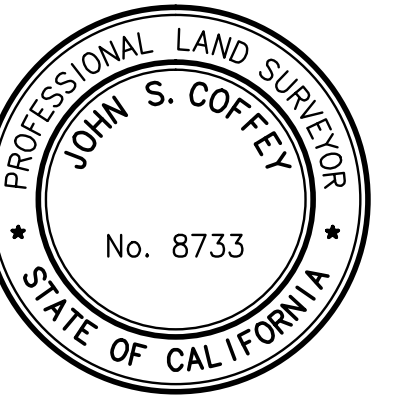
VICINITY MAP
THOMAS BROS. MAP 1287-J2
NO SCALE

1	2	3	4
5	6	7	8

Prepared By:	Revision 7:	
Name: BRUCE PEELING, ARCHITECT	Revision 6:	
Address: 3538 INEZ STREET SAN DIEGO, CA. 91206	Revision 5:	
Phone #: 619-517-7400	Revision 4:	
email: bpaia@cox.net	Revision 3:	
	Revision 2:	01-14-2021
	Revision 1:	10-12-2020
Project Address 797 AMIFORD DRIVE SAN DIEGO, CALIFORNIA 92107	Original Date:	09-16-2020
Project Name: LONG ADDITION	Sheet	5 OF 8
Sheet Title: TOPOGRAPHIC SURVEY	DEP #	

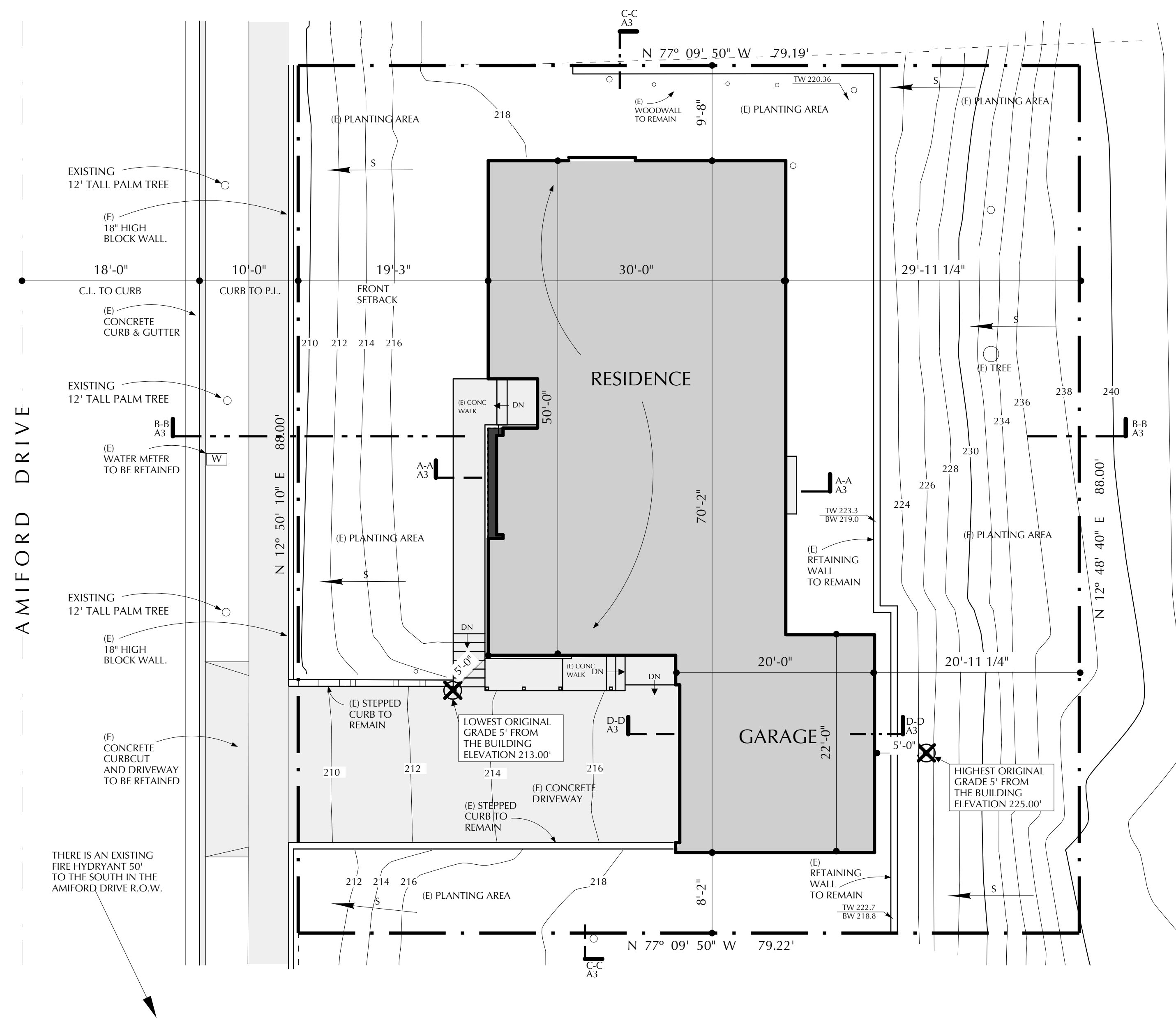
Long Residence

Amiford Drive
San Diego, CA 92107



2/6/20
[Signature]

COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (659)831-0111 FAX (659)831-0179



DRAINAGE NOTES

THE DRAINAGE PATTERN WILL NOT BE MODIFIED. THE SITE DRAINS FROM THE TOP OF THE SITE AT THE EASTERN PL, TO THE WEST, DRAINING THROUGH PLANTING AREAS TO THE RIGHT-OR-WAY AT THE AMIFORD R.O.W.

GRADING EARTHWORK QUANTITIES

CUT QUANTITIES: 4 CYD (FOR NEW FOOTINGS)
 FILL QUANTITIES: 4 CYD
 IMPORT/EXPORT: 0 CYD
 MAX. CUT DEPTH: 2 FT.
 MAX. FILL DEPTH: 6 IN

GRADING DATA

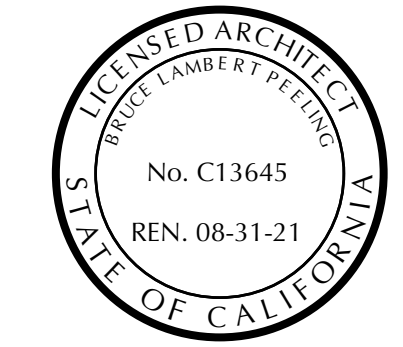
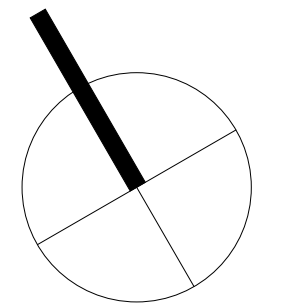
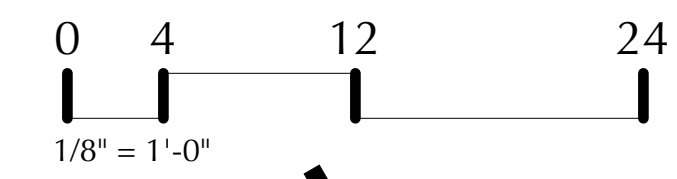
TOTAL AMOUNT OF SITE TO BE GRADED: 0 S.F.
 PERCENT OF TOTAL SITE GRADED: 0.0 %
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 2,450 S.F. S.F.
 PERCENT OF SITE WITH 25% SLOPES OR GREATER: 35%
 AMOUNT OF CUT: 4 CY
 AMOUNT OF FILL: 4 CY
 MAXIMUM HEIGHT OF FILL SLOPES: 0'
 MAXIMUM HEIGHT OF CUT SLOPES: 0'
 AMOUNT OF EXPORT SOIL: 0 CY
 NEW SITE RETAINING WALLS: 0'

GRADING EARTHWORK QUANTITIES

TOTAL DISTURBANCE AREA:	0 S.F.
EXISTING AMOUNT OF IMPERVIOUS AREA:	2,934 S.F.
THE AMOUNT OF CREATED IMPERVIOUS AREA:	0 S.F.
THE AMOUNT OF REPLACED IMPERVIOUS AREA:	0 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	2,934 S.F.
IMPERVIOUS % INCREASE:	0.00%



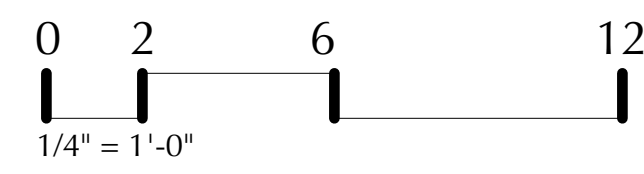
LONG ADDITION



1	2	3	4
5	6	7	8

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 Name: BRUCE PEELING, ARCHITECT Revision 6: _____
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 Phone #: 619-517-7400 Revision 4: _____
 email: bpaia@cox.net Revision 3: _____
 Revision 2: _____ 01-14-2021
 Project Address: 797 AMIFORD DRIVE SAN DIEGO, CALIFORNIA 92107 Revision 1: _____ 10-12-2020
 Project Name: LONG ADDITION Original Date: _____ 09-16-2020
 Sheet Title: GRADING & DRAINAGE PLAN Sheet: 6 OF 8
 DEP # _____

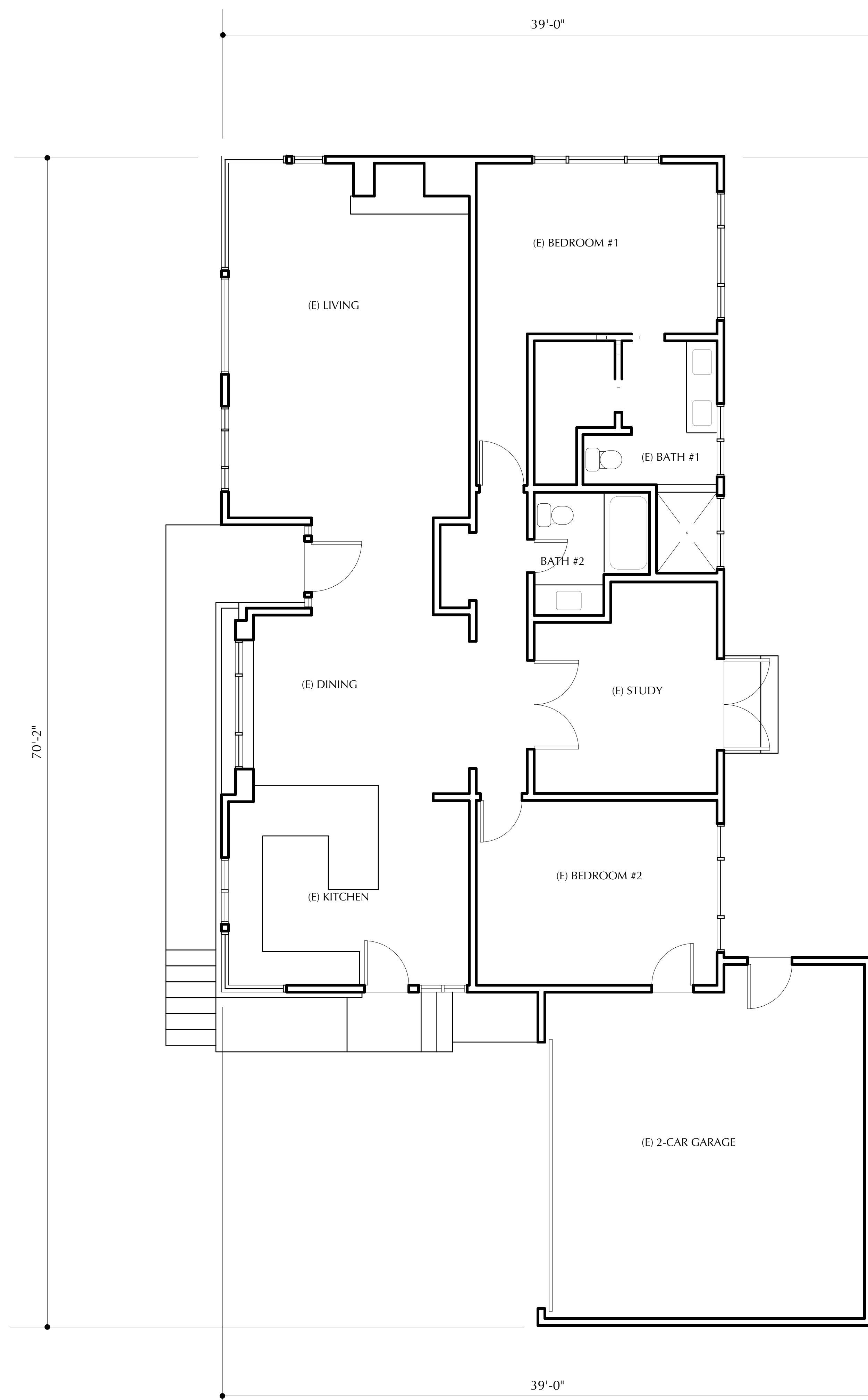
LONG
ADDITION



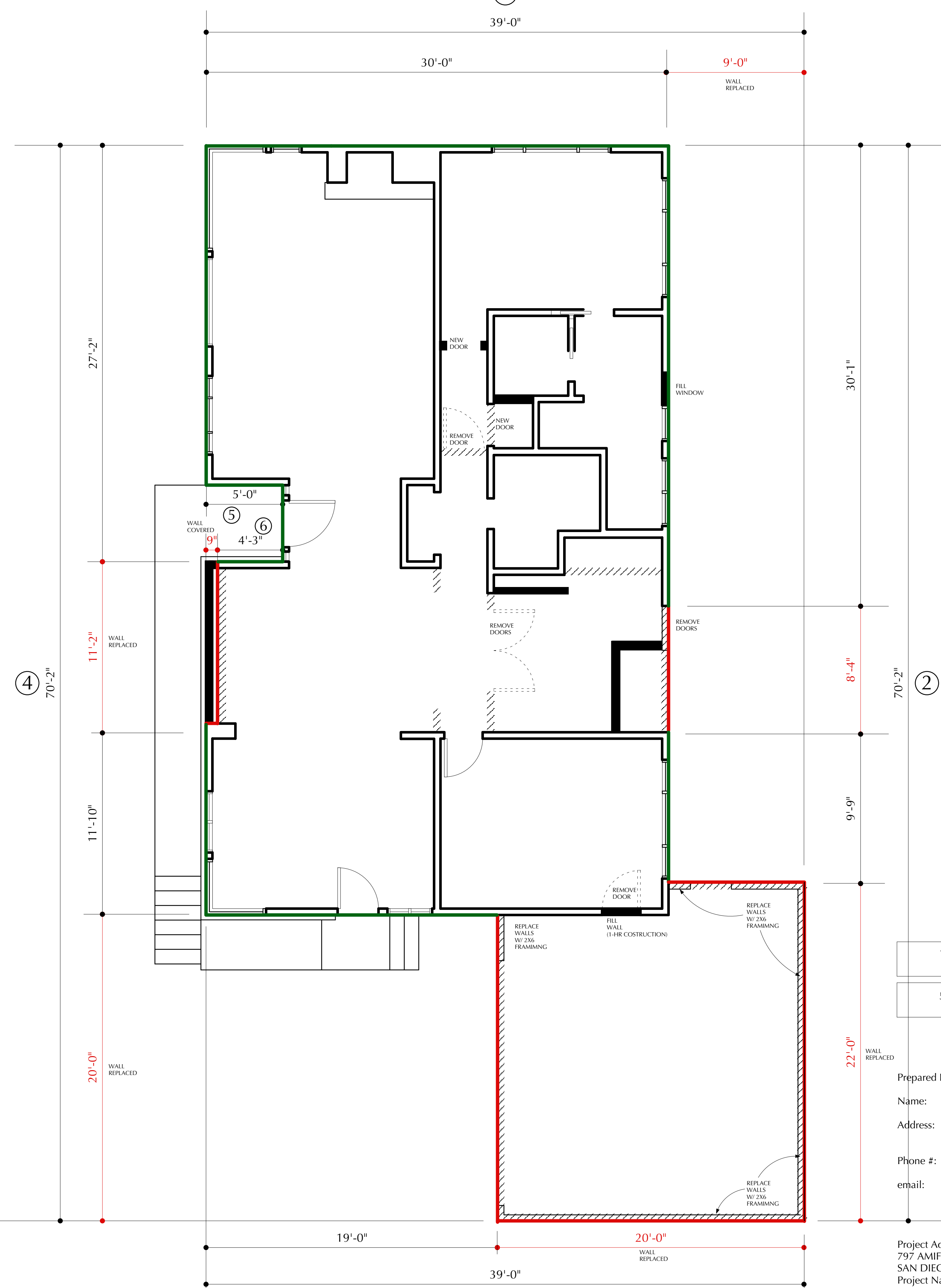
- EXISTING EXTERIOR WALLS TO REMAIN
- NEW EXTERIOR WALLS
- EXISTING EXTERIOR WALLS TO BE REMOVED OR COVERED
- EXISTING EXTERIOR WALLS TO BE REPLACED

WALL MATRIX

WALL #	EXISTING WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL LENGTH
①	39'-0"	9'-0"	30'-0"
②	70'-2"	30'-4"	39'-10"
③	39'-0"	20'-0"	19'-0"
④	70'-2"	31'-2"	39'-0"
⑤	5'-0"	0'-0"	5'-0"
⑥	5'-0"	0'-9"	4'-3"
TOTAL	228'-4"	91'-3"	137'-1"
	100%	40.0%	60.0% EXISTING WALLS TO REMAIN



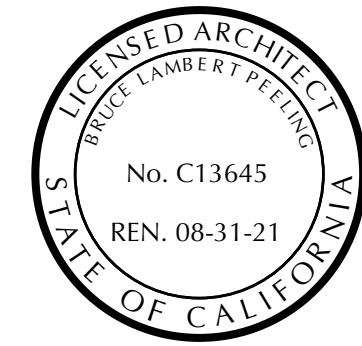
EXISTING FLOOR PLAN PLAN



DEMOLITION PLAN

1	2	3	4
5	6	7	8

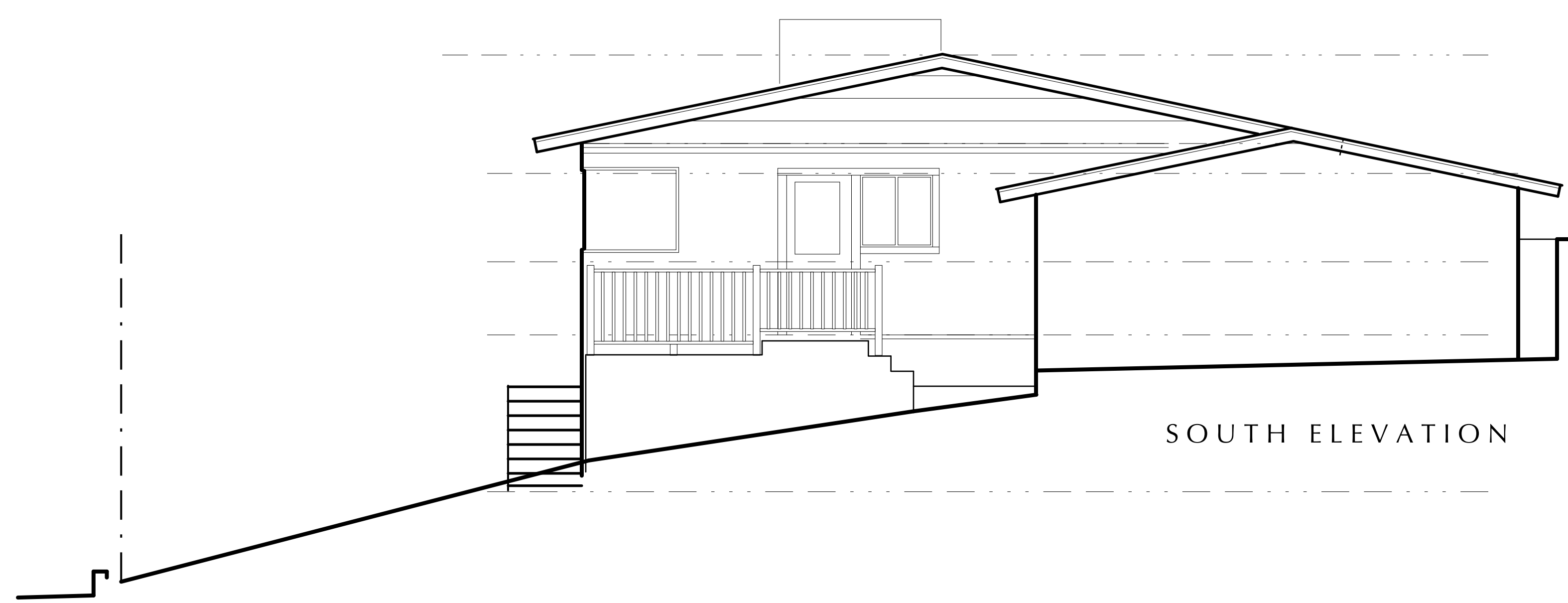
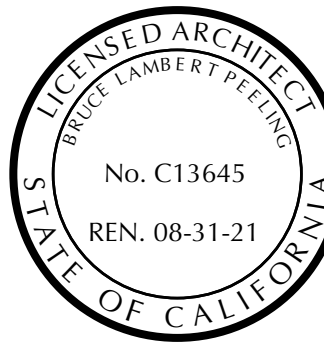
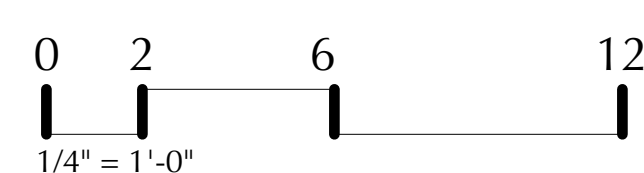
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 Project Address: 797 AMIFORD DRIVE SAN DIEGO, CALIFORNIA 92107 Revision 2: 01-14-2021
 Project Name: LONG ADDITION Revision 1: 10-12-2020
 Original Date: 09-16-2020
 Sheet Title: DEMOLITION PLAN Sheet 7 OF 8
 DEP # _____



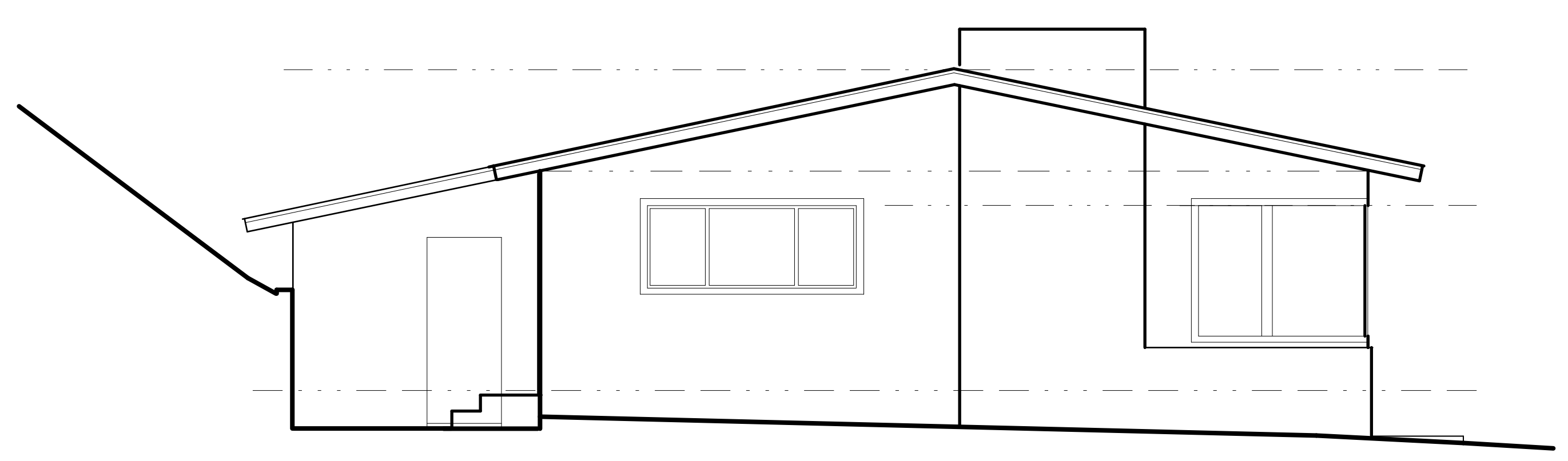


bpaia@cox.net
3538 Inez Street
San Diego, Ca. 92106
P: 619-517-7400

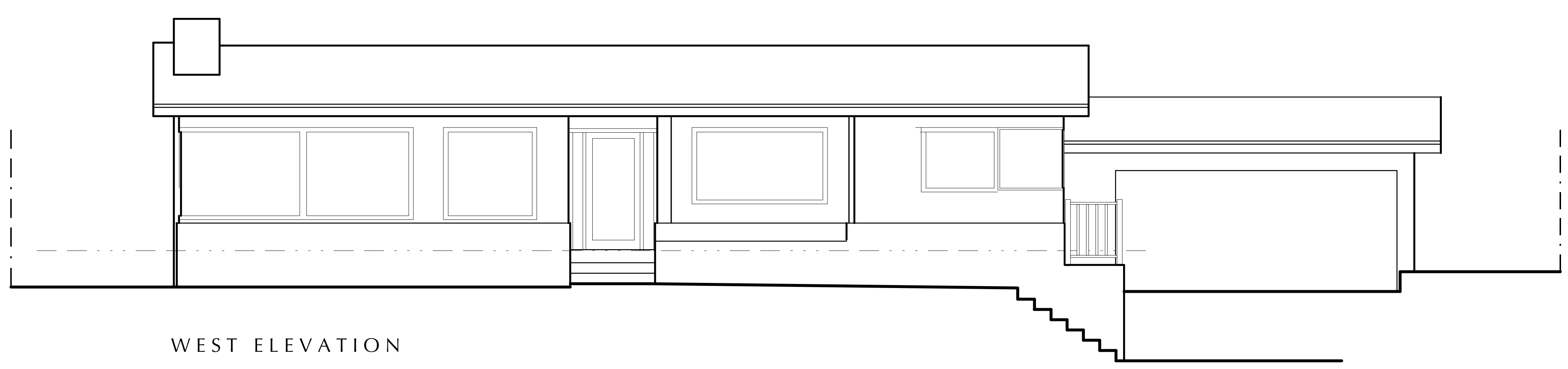
LONG
ADDITION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

1	2	3	4
5	6	7	8

Prepared By: _____ Revision 7: _____
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 SAN DIEGO, CALIFORNIA 92107
 Project Name: LONG ADDITION Original Date: 09-16-2020
 Sheet Title: EXISTING ELEVATIONS Sheet 8 OF 8
 DEP # _____