



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 23, 2022 REPORT NO. HO-22-017

HEARING DATE: April 6, 2022

SUBJECT: OCEAN FRONT RESIDENCE. Process Three Decision

PROJECT NUMBER: [673099](#)

REFERENCE: [Coastal Development Permit 681291 and Site Development Permit 979531](#)  
(Project Tracking No. 192837)

OWNER/APPLICANT: John Lormon, Trustee of the John J. Lormon Trust.

### SUMMARY

Issue: Should the Hearing Officer approve Coastal Development Permit and Site Development Permit Amendment for the demolition of an existing 1,147 square foot (SF) single story dwelling unit and the construction of a 2,767 SF two-story dwelling with an existing garage to remain at 1615 Ocean Front Street within the Ocean Beach Community Planning area?

#### Staff Recommendations:

1. Adopt MND No. 673099 and Adopt MMRP; and
2. Approve an application for Coastal Development Permit Amendment No. 2461796 and Site Development Permit Amendment No. 2461797.

Community Planning Group Recommendation: On July 9, 2021, the Ocean Beach Community Planning Group voted 13/0/0 to recommend approval of the proposed project without conditions.

Environmental Review: The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): CULTURAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL RESOURCES. Subsequent revisions in the project proposal create the specific mitigation identified in Mitigation Monitoring and Reporting Program. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

## BACKGROUND

The 0.17-acre site is located at 1615 Ocean Front Street in the Residential Multiple Family (RM-2-4) Base Zone, Coastal Height Limitation, Coastal (Appealable), First Public Roadway, Geologic Hazards (Code 52 and 43 - Sensitive Coastal Bluff), Airport Approach, Airport Influence Area, FAA Part 77 Noticing Area, Parking Impact (Beach), Transit Priority Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Planning area. Surrounding development includes one and two-stories single and multiple dwelling unit development on small lots.

## DISCUSSION

The project requires a Process Three Coastal Development Permit (CDP), per SDMC Section [126.0707](#) for development within the Coastal Overlay Zone's California Coastal Commission Appealable area and a Process Three Site Development Permit (SDP), in accordance with SDMC Section [126.0502\(a\)](#), for single-family development on a Sensitive Coastal Bluff.

The proposed project is the demolition a 1,147 square foot (SF) single story dwelling unit and the construction of a 2,767 SF two-story dwelling with an existing 475 SF garage to remain. Environmentally Sensitive Lands in the form of sensitive coastal bluffs are present on site along the western portions of the property. SDMC Section 143.0143 requires new development to be set back at least 40 feet from the coastal bluff edge and accessory structures to be set back a minimum of five feet from the bluff edge. Structures may be located between 25 and 40 feet from the bluff edge when geology evidence indicates that the site is stable for development. An Update Geotechnical Report, dated April 2, 2021, was prepared by TerraCosta Consulting Group. The report determined that there were no adverse geologic conditions on the site which would adversely affect the existing development. The Sunset Cliffs Shoreline and Upper Cliffs Stabilization Project covering the project site was completed in 1982. The reconstructed bluff appears to have been conservatively designed with an intended minimum design life of 100 years and an average bluff-top erosion rate of less than 1 inch per year. The study concludes that the proposed project would not affect the gross stability of the bluff. The proposed development will result in the new dwelling unit with structural piers located 40 feet from the bluff edge and the rear most of the dwelling extended in a cantilevered fashion to the 25-foot bluff edge setback with the accessory deck structure observing a minimum five-foot bluff edge setback.

The project is conditioned to include Encroachment Maintenance Removal Agreement for encroachments into Ocean Boulevard Right of way paper street, landscape improvements, and Sensitive Coastal Bluff Hold Harmless Agreement for development adjacent to the bluff edge.

The project conforms with the development regulations of Residential Multiple Dwelling Unit (RM-2-4) Zone, Coastal (Appealable) Overlay Zone, Coastal Height Overlay, and is consistent with the Community Plan Medium Density Residential (15-29 dwelling units per acre). The proposed single dwelling unit is consistent with the land use designation. The project site is located within the First Public Roadway, approximately 85 feet from the Pacific Ocean. The site does not contain public coastal view, public access point, public recreation facilities, or public parking facilities as identified in the Community Plan. The project is conditioned to preserve views through the site to the ocean through a View corridor Deed Restriction along the north side four-foot side yard setback.

Additionally, the existing wall at the northern corner of the property along Ocean Front Street, will be modified to be transparent or open fencing consistent with SDMC Section 132.0403(b).

#### CONCLUSION

City staff has reviewed this application for a Coastal Development Permit and Site Development Permit, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

#### ALTERNATIVES

1. Approve Coastal Development Permit Amendment No. 2461796 and Site Development Permit Amendment No. 2461797, with modifications.
2. Deny Coastal Development Permit Amendment No. 2461796 and Site Development Permit Amendment No. 2461797, if the findings required to approve the project cannot be affirmed.

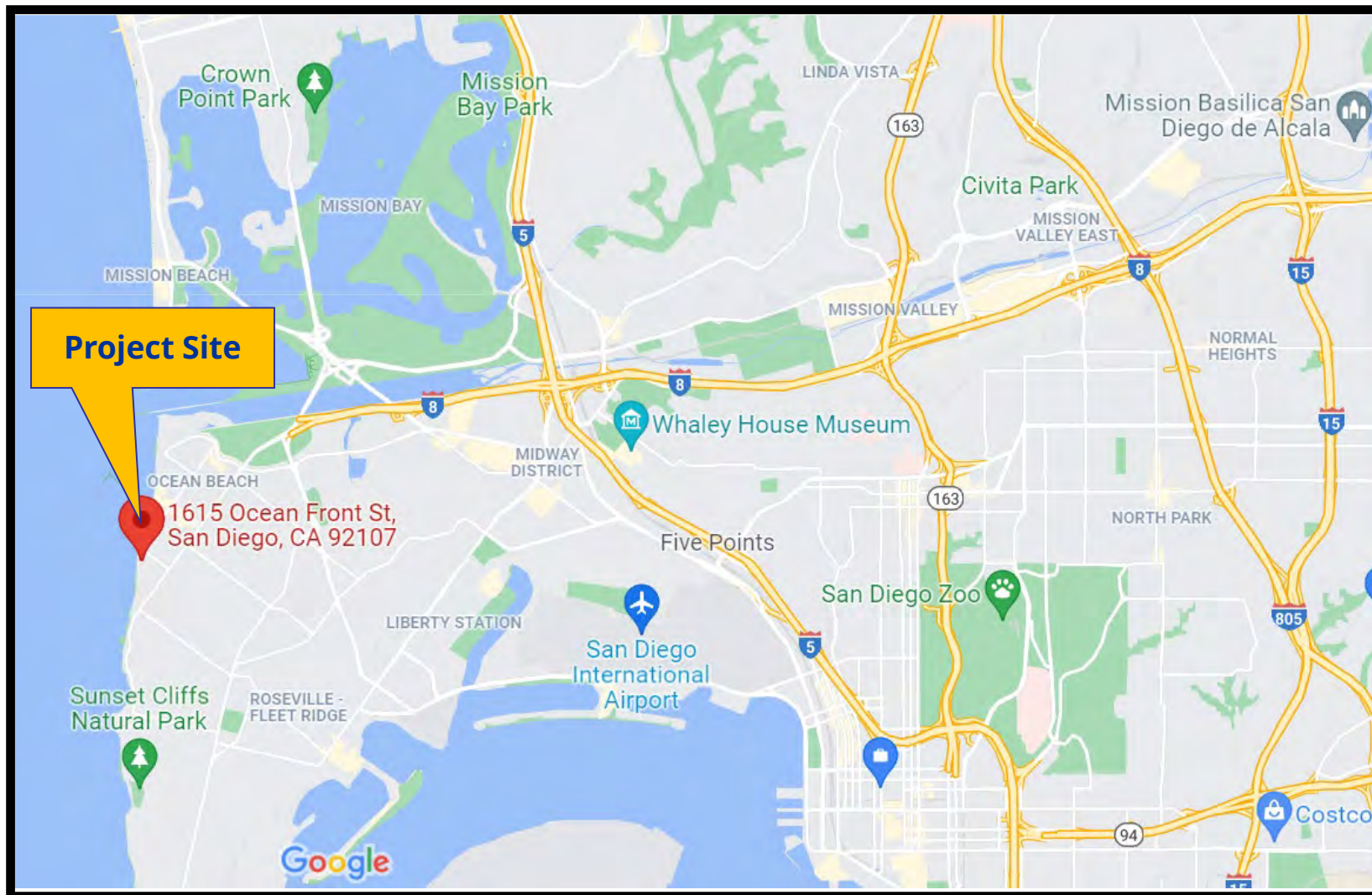
Respectfully submitted,

  
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Karen Bucey, Development Project Manager

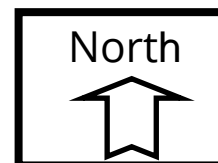
#### Attachments:

1. Project Location Map
2. Aerial Photograph
3. Draft Resolution
4. Draft Permit
5. Environmental Draft Environmental Resolution with MMRP
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Project Plans



## Project Location Map

Ocean Front Residence; Project No. 673099  
1615 Ocean Front Street

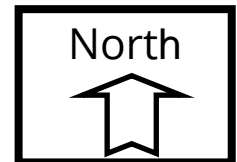






## Aerial Photo

Ocean Front Residence; Project No. 673099  
1615 Ocean Front Street



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2461796 AND SITE DEVELOPMENT PERMIT NO. 2461797  
AMENDMENT TO CDP 681291 AND SDP 979531 (PTS No. 192837)  
**OCEAN FRONT RESIDENCE – 673099 MMRP**

WHEREAS, John Lormon, Trustee of the John J. Lormon Trust, Owner/Permittee, filed an application with the City of San Diego for a permit to amend Coastal Development Permit 681291 and Site Development Permit 979531 to demolish an existing 1,147-square-foot, single dwelling unit and to construct a new 2,767 square-foot two-story dwelling with a 952-square-foot basement, 344-square-foot open underground parking, 871 square-foot roof porch with lap pool, and an existing detached 475-square-foot garage to remain (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 2461796 and 2461797);

WHEREAS, the 0.17-acre site is located at 1615 Ocean Front Street in the Residential Multiple Family (RM-2-4) Base Zone, Coastal Height Limitation, the Coastal Zone (Appealable), First Public Roadway, Geologic Hazards (Code 52 and 43 - Sensitive Coastal Bluff), Airport Approach, Airport Influence Area, FAA Part 77 Noticing Area, Parking Impact (Beach), Transit Priority Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Planning area.;

WHEREAS, the project site is legally described as Lots 9 and 10 in Block 66 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 279, filed in the Office of the County Recorder of San Diego, May 28, 1887;

WHEREAS, on April 6, 2022, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2461796 and Site Development Permit No. 2461797 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. 2461796 and Site Development Permit No. 2461797:

**I. COASTAL DEVELOPMENT PERMIT – San Diego Municipal Code (SDMC) SECTION 126.0708**

**A. Findings for all Coastal Development Permits SDMC 126.0708(a):**

**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 access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance in the Local Coastal Program land use plan.**

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

The project site does not contain any existing or planned physical access ways identified in the community Plan. Physical access ways are identified in the Community Plan at Coronado Avenue, approximately 325 feet to the north, and Orchard Avenue approximately 610 feet to the south. Existing coastal access in the area will not be affected by the project as all development will occur on private property and 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.

The Community Plan does not identify any public vantage points or any visual access corridors on or adjacent to the site, however, the proposed development is located between the shoreline and the first public roadway. Public view corridors are near the site at the terminus of Coronado Avenue approximately 325 feet to the north and at Del Mar Avenue approximately 130 feet to the south. To ensure views to the ocean will be preserved where feasible, a View Corridor Deed Restriction, equal to the side yard setback of 4'-0" along the north side of the property will be preserved. The existing wall at the northern corner of the property along Ocean Front Street, is a condition of approval in accordance with the requirements of SDMC Section 132.0403(b) for preservation of views. Therefore, the project as proposed will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance in the Local Coastal Program land use plan.

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

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage.

Environmentally Sensitive Lands in the form of sensitive coastal bluffs are present on site along the western portions of the property. SDMC Section 143.0143 requires new development to be set back at least 40 feet from the coastal bluff edge and accessory structures to be set back a minimum of five feet from the bluff edge. Structures may be located between 25 and 40 feet from the bluff edge when geology evidence indicates that the site is stable for development. An Update Geotechnical Report, dated April 2, 2021, was prepared by TerraCosta Consulting Group. The report determined that there were no adverse geologic conditions on the site which would adversely affect the existing development. The Sunset Cliffs Shoreline and Upper Cliffs Stabilization Project covering the project site was completed in 1982. The reconstructed bluff appears to have been conservatively designed with an intended minimum design life of 100 years and an average bluff-top erosion rate of less than 1 inch per year. The study concludes that the proposed project would not affect the gross stability of the bluff. The proposed development will result in the new dwelling unit with structural piers located 40 feet from the bluff edge and the rear most of the dwelling extended in a cantilevered fashion to the 25-foot bluff edge setback with the accessory deck structure observing a minimum five-foot bluff edge setback.

The project does not include any grading other than excavation for the proposed basement located landward of the 40-foot bluff line. The project is conditioned to include Cultural Resource (Archeological) and Tribal Cultural Resource monitoring during ground disturbing activities and is further governed by a Mitigation, Monitoring, and Reporting Program (MMRP) as part of the final environmental document. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**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 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

The Community Plan designates the site as Medium Density Residential (15-29 dwelling units per acre), which is implemented by the Residential Multiple Family (RM-2-4) zone. The Community Plan Urban Design Element calls for new residential development to take design cues from the historic small-scale character of the residential areas in Ocean Beach. Establish respectful and functional site arrangement of buildings and parking



areas, and a high quality of architectural and landscape design.” Additionally, “residential development on parcels without alleyway access should enclose required parking on-site in a manner consistent with zoning requirements...” The project as proposed will meet the Community Plan recommendations through varied roof lines, articulation, and covered patios along the building sides to provide interest and break up massing. Additionally, the Project proposes to retain parking in an existing garage and to add additional parking in the basement level via a vehicle elevator.

The proposed project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site. Therefore, 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.

**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 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

The site is located on the west side of Ocean Front Street between the first public road and the sea. Additionally, the property is within the Coastal Overlay Zone (Appealable area) and approximately 85 feet from the Pacific Ocean. The site does not contain public coastal view, public access point, public recreation facilities, or public parking facilities as identified in the Community Plan. The Community Plan Urban Design Element recommends to “enhance visual access by requiring development near the bluff top and within the area between the ocean and the first public right-of-way from the ocean to maintain setbacks free from structural or landscape elements greater than three feet in height, allowing taller plants outside setbacks.” The project is conditioned to preserve views through the site to the ocean through a View corridor Deed Restriction along the north side four-foot side yard setback. Additionally, the existing wall at the northern corner of the property along Ocean Front Street, will be modified to be transparent or open fencing consistent with SDMC Section 132.0403(b). No structures to preserve the of the property, and the modification of an existing wall at the northern corner of the property along Ocean Front Street.

The proposed project requests no deviations or variances and will comply with all applicable provisions of the community plan and municipal code regulations. Therefore, the proposed development is in conformity with the Certified La Jolla Community Plan and Local Coastal Program public access and public recreation policies.

## II. SITE DEVELOPMENT PERMIT – SDMC SECTION 126.0504

### A. Findings for all Site Development Permits:

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

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

The Community Plan designates the site as Medium Density Residential (15-29 dwelling units per acre), which is implemented by the Residential Multiple Family (RM-2-4) zone. The Community Plan Urban Design Element calls for new residential development to take design cues from the historic small-scale character of the residential areas in Ocean Beach. Establish respectful and functional site arrangement of buildings and parking areas, and a high quality of architectural and landscape design.” Additionally, “residential development on parcels without alleyway access should enclose required parking on-site in a manner consistent with zoning requirements...” The project as proposed will meet the Community Plan recommendations through varied roof lines, articulation, and covered patios along the building sides to provide interest and break up massing. Additionally, the Project proposes to retain parking in an existing garage and to add additional parking in the basement level via a vehicle elevator.

The proposed project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site. 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**

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

The permit for the project includes conditions relevant to achieving project compliance with the applicable regulations in effect for this project. The permit conditions have been determined to be necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area.

The project would be required to obtain building permits and a public improvement permit prior to the construction of the development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the

applicable regulations of the San Diego Municipal Code in effect for this project. Such conditions include an Encroachment Maintenance Removal Agreement for the deck, stairs, handrails and shade structure within the Ocean Boulevard Right of Way, and a recorded covenant of easement for the undeveloped portion of the lot within the Sensitive Coastal Bluff. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Therefore, the proposed development will 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.**

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

The project is within the Community Plan Medium Density Residential (15-29 dwelling units per acre) area and is implemented by the Residential Multiple Family (RM-2-4) zone. The Community Plan Urban Design Element calls for new residential development to take design cues from the historic small-scale character of the residential areas in Ocean Beach. Establish respectful and functional site arrangement of buildings and parking areas, and a high quality of architectural and landscape design." Additionally, "residential development on parcels without alleyway access should enclose required parking on-site in a manner consistent with zoning requirements..." The project as proposed will meet the Community Plan recommendations through varied roof lines, articulation, and covered patios along the building sides to provide interest and break up massing. Additionally, the Project proposes to retain parking in an existing garage and to add additional parking in the basement level via a vehicle elevator.

The proposed project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

**B. Site Development Permits Supplemental Findings SDMC 126.0504(b)(c):**

**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

Environmentally Sensitive Lands in the form of sensitive coastal bluffs are present on site along the western portions of the property. SDMC Section 143.0143 requires new

development to be set back at least 40 feet from the coastal bluff edge and accessory structures to be set back a minimum of five feet from the bluff edge. Structures may be located between 25 and 40 feet from the bluff edge when geology evidence indicates that the site is stable for development. An Update Geotechnical Report, dated April 2, 2021, was prepared by TerraCosta Consulting Group. The report determined that there were no adverse geologic conditions on the site which would adversely affect the existing development. The Sunset Cliffs Shoreline and Upper Cliffs Stabilization Project covering the project site was completed in 1982. The reconstructed bluff appears to have been conservatively designed with an intended minimum design life of 100 years and an average bluff-top erosion rate of less than 1 inch per year. The study concludes that the proposed project would not affect the gross stability of the bluff. The proposed development will result in the new dwelling unit observing a structural setback and a 25-foot building bluff edge setback with the accessory deck structure observing a minimum five-foot bluff edge setback.

The proposed development area is flat and surrounded by existing residential development and does not include any grading other than excavation for the proposed basement located eastward of the 40-foot bluff line and the environmentally sensitive lands area. The project is in compliance with the Environmentally Sensitive Lands regulations and proposes no deviations from those regulations. The project is in compliance with the Environmentally Sensitive Lands regulations and proposes no deviations from those regulations. The setback requirement from the top of coastal bluff is 25 feet. The project is observing a 40-foot structural setback and cantilevers the rear of the development to 25 feet from bluff edge. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood-hazards, or fire hazards.**

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage.

Environmentally Sensitive Lands in the form of sensitive coastal bluffs are present on site along the western portion of the property. SDMC Section 143.0143 requires new development to be set back at least 40 feet from the coastal bluff edge and accessory structures to be set back a minimum of five feet from the bluff edge. Structures may be located between 25 and 40 feet from the bluff edge when geology evidence indicates that the site is stable for development. An Update Geotechnical Report, dated April 2, 2021, was prepared by TerraCosta Consulting Group. The report determined that there were no adverse geologic conditions on the site which would adversely affect the existing development. The Sunset Cliffs Shoreline and Upper Cliffs Stabilization Project covering the project site was completed in 1982. The reconstructed bluff appears to have been conservatively designed with an intended minimum design life of 100 years and an average bluff-top erosion rate of less than 1 inch per year. The study concludes that the

proposed project would not affect the gross stability of the bluff. The proposed development will result in the new dwelling unit observing a minimum of a 25-foot bluff edge setback with the accessory deck structure observing a minimum five-foot bluff edge setback.

The proposed development area is flat and surrounded by existing residential development and does not include any grading other than excavation for the proposed basement located eastward of the 40-foot bluff line. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

Environmentally Sensitive Lands in the form of sensitive coastal bluffs are present on site along the western portions of the property. An Update Geotechnical Report, dated April 2, 2021, was prepared by TerraCosta Consulting Group. The project is in compliance with the Environmentally Sensitive Lands regulations and proposes no deviations from those regulations. The setback requirement from top of coastal bluff is 25 feet. The project is observing a 40-foot structural setback and cantilevers the rear of the property to 25 feet from bluff edge. The study concludes that the proposed project would not affect the gross stability of the bluff. The proposed development will be set back twenty-five feet from the coastal bluff edge and accessory deck structure will be set back a minimum of five feet from the bluff edge.

The project does not include any grading in or near the Environmentally Sensitive Lands bluff area and no construction will occur near the sensitive coastal bluff edge. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**4. The proposed development will be consistent with the city of San Diego's Multiple Species Conservation Program (MSCP) subarea plan.**

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

The proposed project is not located in the City's Multiple Habitat Planning Area. Therefore, the project does not need to show consistency with Multiple Species Conservation Program Subarea Plan.



**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

The proposed project will be landward of the sensitive coastal bluff on a previously graded flat portion of the site currently developed with a single-dwelling unit. No construction is proposed near the coastal bluff edge or near the public beach at the foot of the bluffs below the project site. A geotechnical analysis was prepared to address the bluff stability and this report concluded that the bluff would support the proposed improvements and is considered stable with regard to potential slope failure. Further, the project will provide construction Best Management Practices, and onsite stormwater drain system to handle all stormwater onsite and convey it to the public storm drain system thus avoiding erosion from waters flowing downslope. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to and calculated to alleviate, negative impacts created by the proposed development.**

The 0.17-acre site is located at 1615 Ocean Front Street within the Ocean Beach Precise Plan and Local Coastal Program (Community Plan) on property previously developed with an existing one-story dwelling unit and an existing detached garage. A coastal bluff is located on the western portion of the premises overlooking the Pacific Ocean.

The project has been evaluated for potential impacts to sensitive resources and environmentally sensitive areas. All project construction will occur landward of the sensitive coastal bluff and coastal bluff edge setback. The proposed project requires Cultural Resource (Archeological) and Tribal Cultural Resource monitoring to be included in a Mitigation, Monitoring, and Reporting Program (MMRP) in the final environmental document. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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. 2461796 and Site Development Permit No. 2461797 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2461796 and 2461797, a copy of which is attached hereto and made a part hereof.



Karen Bucey  
Development Project Manager  
Development Services

Adopted on: April 6, 2022  
IO#: 24007941

**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: 24007941

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2461796  
SITE DEVELOPMENT PERMIT NO. 2461797  
**OCEAN FRONT RESIDENCE PROJECT NO. 673099 MMRP**  
AMENDMENT TO CDP 681291 AND SDP 979531  
HEARING OFFICER

This Coastal Development Permit No. 2461796 and Site Development Permit No. 2461797 is granted by the Hearing Officer of the City of San Diego to John Lormon, Trustee of the John J. Lormon Trust, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0704 for development in the Coastal Overlay zone and SDMC Section 126.0502 for development on Environmentally Sensitive Lands. The 0.17-acre site is located at 1615 Ocean Front Street in the Residential Multiple Dwelling Unit (RM-2-4) Base Zone, Coastal Height Limitation, Coastal (Appealable), First Public Roadway, Geologic Hazards (Code 52 and 43 - Sensitive Coastal Bluff), Airport Approach, Airport Influence Area, FAA Part 77 Noticing Area, Parking Impact (Beach), Transit Priority Area, and Residential Tandem Parking Overlay Zone within the Ocean Beach Community Planning area. The project site is legally described as: Lots 9 and 10 in Block 66 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 279, filed in the Office of the County Recorder of San Diego, May 28, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a permit to demolish an existing single story dwelling unit and the construction of a new two-story dwelling with an existing garage to remain described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated April 6, 2022, on file in the Development Services Department.

The project shall include:

- a. Demolish an existing 1,147 square foot (SF), single story dwelling unit (granted under Coastal Development Permit (CDP) 681291/Site Development Permit (SDP) 979531).
- b. Construct a new 2,767 SF two-story dwelling unit with a 952 SF basement, 344 SF open underground parking, 871 SF roof porch;
- c. Landscaping, hardscape, and second story pool;

- d. Subterranean off-street parking and existing 475 square foot garage to remain;
- e. 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 May 6, 2025.
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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service (USFWS) pursuant to Section 10(a) of the federal Endangered Species Act (ESA) and by the California Department of Fish and Wildlife (CDFW) pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394.

Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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



**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program (MMRP) shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 673099, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 673099 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

**CULTURAL RESOURCES (ARCHAEOLOGY)  
TRIBAL CULTURAL RESOURCES**

**CLIMATE ACTION PLAN REQUIREMENTS:**

15. 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.

**AIRPORT REQUIREMENTS:**

16. Prior to issuance of building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

17. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement (DS-503) and show certification on the building plans verifying that the structures do not require Federal Aviation Administration (FAA) notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

**ENGINEERING REQUIREMENTS:**

18. 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.

19. 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.

20. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the deck, stairs, handrails and deck's open shade structure within the Ocean Boulevard Right of Way, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

21. Prior to issuance of any construction permit for grading, 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.

22. Prior to issuance of any construction permit for public improvements, 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.

23. Prior to issuance of any construction permit for building (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)6.

24. 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.'

25. 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.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, 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 Certificate of Occupancy.

The Owner/Permittee shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in §132.0403(e) of the Land Development Code, Coastal Overlay Zone Regulations.

**PLANNING/DESIGN REQUIREMENTS:**

27. 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.

28. 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.

29. Owner/Permittee shall execute a covenant of easement recorded against title to the affected premises and executed in favor of the City, SDMC 143.0152. The easement area shall include the undeveloped portion of the lot within the Sensitive Coastal Bluff as identified in the geotechnical report. The square footage/acreage of the easement area shall be identified in the Site Plan.

30. Per SDMC 132.0403(b), "A visual corridor of not less than the side yard setbacks or more than 10 feet in width, and running the full depth of the premises, shall be preserved as a deed restriction as a condition of Coastal Development Permit approval".

31. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

32. 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.
- 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 April 6, 2022 and HO- \_\_\_\_\_.

## ATTACHMENT 4

CDP No. 2461796 and SDP No. 2461797  
Date of Approval: April 6, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Karen Bucey  
Development Project Manager

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

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**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 J. Lormon Trust**  
Owner/Permittee

By \_\_\_\_\_  
John J. Lormon  
Trustee

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



RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON April 6, 2022

WHEREAS, on September 22, 2020, John Lormon, Trustee of the John J. Lormon Trust submitted an application to the Development Services Department for a Coastal Development Permit for the Ocean Front Residence (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on April 7, 2022; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 673099 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review

process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: \_\_\_\_\_

Karen Bucey, Development Project Manager

ATTACHMENT(S):      Exhibit A, Mitigation Monitoring and Reporting Program

**EXHIBIT A****MITIGATION MONITORING AND REPORTING PROGRAM****COASTAL DEVELOPMENT PERMIT**

PROJECT NO. 673099

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.673099 shall be made conditions of Coastal Development Permit as may be further described below.

**CULTURAL RESOURCES (ARCHAEOLOGY) AND TRIBAL CULTURAL RESOURCES****CUL-1: ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORING****I. Prior to Permit Issuance****A. Entitlements Plan Check**

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

**B. Letters of Qualification have been submitted to ADD**

1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

**II. Prior to Start of Construction****A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a

confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)  
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site-specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
  - c. MMC shall notify the PI that the AME has been approved.
4. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule  
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

### III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
  - 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
  - 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
  - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
  - 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  - 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
  - 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  - 3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
  - 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
  - 1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

#### **IV. Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
  - 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
  - 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
  - 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
  - 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
  - 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
  - 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
  - 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  - 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
  - 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.

5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission, OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
  - c. To protect these sites, the landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement; or
    - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

## **V. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
    - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## **VI. Post Construction**

- A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
  3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.



4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
  5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

<b>Page 3</b>		<b>City of San Diego · Information Bulletin 620</b>		<b>May 2020</b>				
		<b>Community Planning Committee Distribution Form</b>						
Project Name: <b>Ocean Front CDP</b>			Project Number: <b>673099</b>					
Community: <b>Ocean Beach</b>								
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>								
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny								
# of Members Yes <b>13</b>	# of Members No <b>0</b>		# of Members Abstain <b>0</b>					
Conditions or Recommendations:								
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)								
NAME: <b>Andrea Schlageter</b>								
TITLE: <b>Chair, Ocean Beach Planning Board</b>			DATE: <b>July 09, 2021</b>					
<i>Attach additional pages if necessary (maximum 3 attachments).</i>								

	<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:** 1615 OCEAN FRONT REMODEL **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 1615 OCEAN FRONT ST S.D. 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: JOHN LORMON ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 1615 OCEAN FRONT ST  
 City: SAN DIEGO State: CA Zip: 92107  
 Phone No.: 619 515 3217 Fax No.: \_\_\_\_\_ Email: John.lormon@procopio.com  
 Signature: John Lormon Date: 7/6/18  
 Additional pages Attached: ☐ Yes ☒ No

**Applicant**

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

**Other Financially Interested Persons**

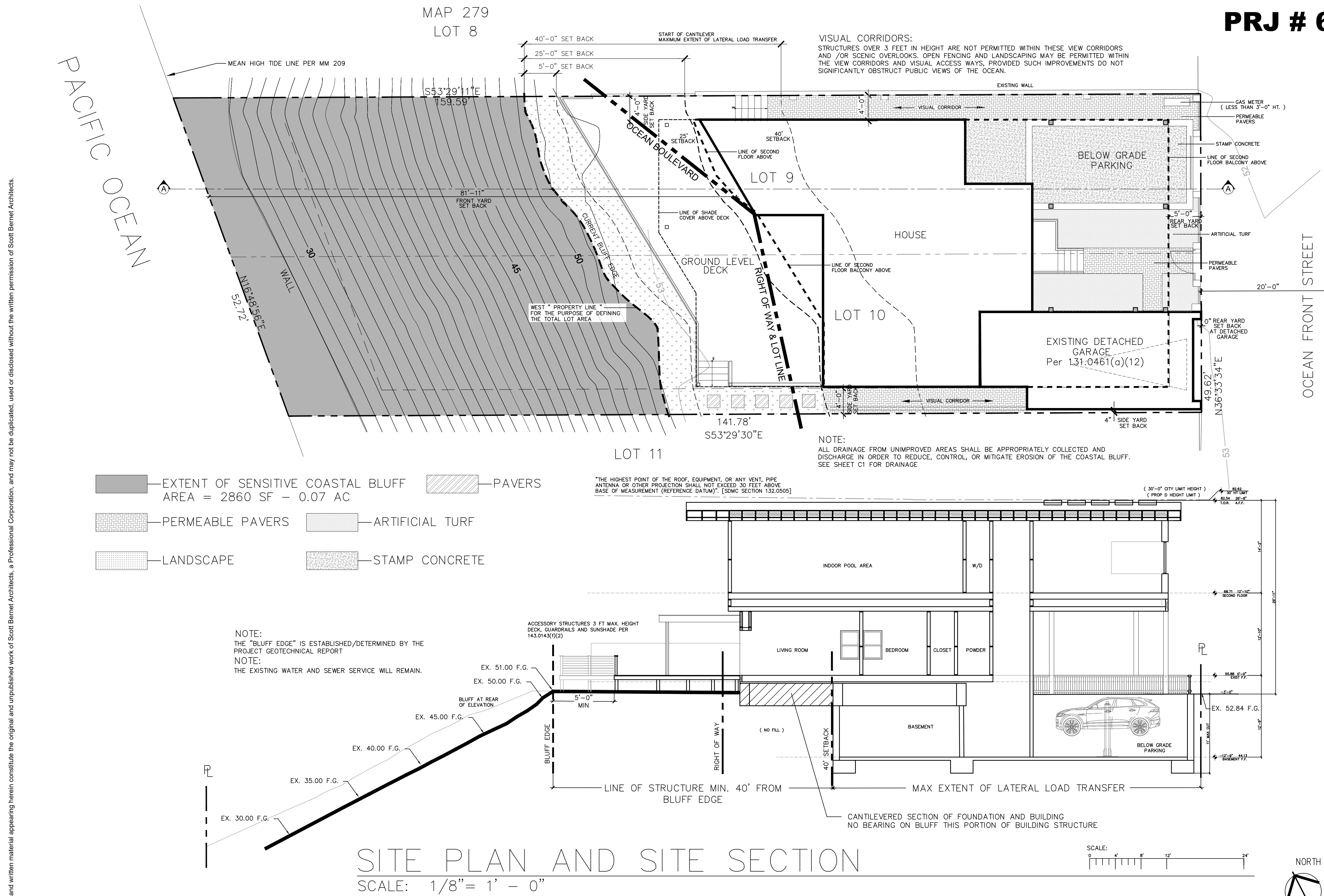
Name of Individual: NA ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached: ☐ Yes ☐ No

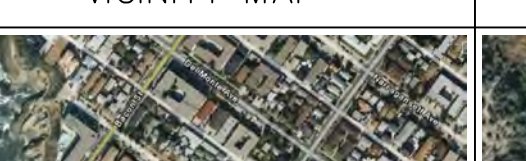
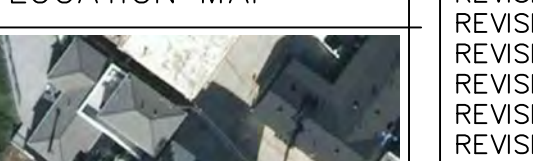


**PRJ # 673099**

SHEET INDEX	
A1.1	TITLE SHEET / SITE PLAN / SITE SECTION
A1.2	EXISTING LAND SURVEY
A2.1	DEMOLITION AND NEW FIRST FLOOR PLAN
A2.2	NEW BASEMENT AND SECOND FLOOR PLAN
A2.3	NEW ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS AND SECTIONS
A3.3	EXTERIOR SECTIONS
SW	STORM WATER / BMP NOTES
L1.0	PLANTING PLAN
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS
C1	GRADING AND DRAINAGE PLAN
PROJECT TEAM	
CONSULTANT:	SCOTT BERNET ARCHITECTS
ADDRESS:	2031 SECOND AVE. SAN DIEGO CA, 92101
PHONE #:	619.237.9433
GEOTECHNICAL:	TERRA COSTA CONSULTING GROUP
ADDRESS:	4455 MURPHY CANON RD. SUITE 100 SAN DIEGO CA, 92123
PHONE #:	858.573.6900
SURVEYOR:	BERGGREN & ASSOCIATES
ADDRESS:	6046 CORNERSTONE CT. W #116 SAN DIEGO CA, 92121
PHONE #:	858.824.0034
OWNER:	JOHN LORMON
ADDRESS:	1615 OCEAN FRONT STREET SAN DIEGO CA, 92107
PHONE #:	619.764.5085
COASTAL DEVELOPMENT PERMIT	# 681291
SITE DEVELOPMENT PERMIT	# 979531
PROJECTS	# 542828
	# 568733
LEGEND	
	<p>EXISTING COASTAL BLUFF EDGE</p> <p>OCEAN BOULEVARD RIGHT OF WAY PER EXHIBIT 2 01/77/2020</p> <p>COASTAL SETBACK LINE ( 25 FT AND 40 FT )</p> <p>LINE OF SECOND FLOOR PLAN</p> <p>BUILDING SETBACK LINE</p> <p>LINE OF SUNSHADE</p>

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REVISION 4:	
REVISION 3:	
REVISION 2:	
REVISION 1:	12-01-2021
PREPARED BY:	
NAME: SCOTT BERNET ARCHITECTS	
ADDRESS: 2031 SECOND AVE. SAN DIEGO CA, 92101	
PHONE #: 619.237.9433	
PROJECT ADDRESS: 1615 OCEAN FRONT ST. SAN DIEGO CA 92107	
PROJECT NAME: 1615 OCEAN FRONT ST.	



DATA SUMMARY:			HOUSE SUMMARY		LEGAL DESCRIPTION:		REQUIREMENTS		VICINITY MAP		LOCATION MAP		REVISIONS			
<p>1. SUMMARY OF REQUEST:</p> <p>AN AMENDMENT TO COASTAL DEVELOPMENT PERMIT 681291 AND SITE DEVELOPMENT PERMIT 979531 TO DEMOLISH EXISTING 1,147 SF SINGLE FAMILY RESIDENCE AND CONSTRUCT A NEW 2,767 SF TWO STORY RESIDENCE WITH A 952 SF BASEMENT, 344 SF OPEN UNDERGROUND PARKING, 871 SF ROOF PORCH WITH LAP POOL, AN EXISTING DETACHED 475 SF GARAGE TO REMAIN LOCATED AT 1615 OCEAN FRONT STREET.</p>			<p>4. COVERAGE DATA:</p> <p>TOTAL BUILDING AREA: .042 AC. 1,853 SF</p> <p>( RESIDENCE FIRST FLOOR 1378 SF )</p> <p>( EXISTING GARAGE 475 SF )</p> <p>TOTAL DECK'S AND STAIRS: .025 AC. 1,082 SF</p> <p>TOTAL LANDSCAPE: .029 AC. 1,257 SF</p> <p>TOTAL HARDSCAPE/PAVED: .010 AC. 449 SF</p>		<p>LOT AREA FOR DEVELOPMENT: 4,641 SF</p> <p>ALLOWABLE FAR: 131-.04G 0.70</p> <p>MAX GFA ALLOWED: 3,249 SF</p> <p>RESERVED FOR PARKING 25% FAR 812 SF</p> <p>PROPOSED PROJECT:</p> <p>BASEMENT ( NON GFA ): 952 SF</p> <p>UNDERGROUND PARKING ( NON GFA ): 344 SF</p> <p>FIRST FLOOR RESIDENCE: 1,378 SF</p> <p>EXISTING GARAGE: 475 SF</p> <p>1,853 SF</p> <p>SECOND FLOOR RESIDENCE: 1,389 SF</p> <p>ROOF PORCH ( NON GFA ): 871 SF</p> <p>ROOF PORCH W/ 2 SIDES &gt; 40% PERMANENTLY OPEN PER 113.0234(b)(1) NON GFA</p> <p>TOTAL GFA 3,242 SF (.70 FAR)</p> <p>PARKING</p> <p>ACTUAL PARKING: 819 SF</p>		<p>LOT 9 &amp; 10 IN BLOCK 66 OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF No. 279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MAY 28, 1987.</p> <p>ALSO KNOWN AS 1615 OCEAN FRONT ST. SAN DIEGO, CA. 92107</p> <p>ASSESSOR'S PARCEL NUMBER: 448-161-02</p> <p>TYPE OF CONSTRUCTION: V-B</p> <p>OCCUPANCY CLASSIFICATION: R3</p> <p>GEOLOGICAL HAZARD CATEGORY: 52 &amp; 43</p>		<p>+ BUS STOPS: NO EXISTING BUS STOPS.</p> <p>+ BUILDING NUMBERS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.</p> <p>+ OFF-STREET PARKING: NONE.</p> <p>+ GRADE: NO CHANGE TO EXISTING GRADE.</p> <p>+ BUILDING HEIGHT: 30 FT. MAX. BUILDING HT.</p> <p>+ FIRE HYDRANT: 60 FT. +/- @ CORNER OF OCEAN FRONT ST. AND DEL MAR AV. ( SEE SURVEY A1.2 ).</p>						<p>REVISION 8:</p> <p>REVISION 7:</p> <p>REVISION 6:</p> <p>REVISION 5:</p> <p>REVISION 4:</p> <p>REVISION 3:</p> <p>REVISION 2:</p> <p>REVISION 1: 12-01-2021</p>	
<p>2. STREET ADDRESS:</p> <p>1615 OCEAN STREET, SAN DIEGO CALIFORNIA 92107</p>			<p>5. DENSITY(RESIDENTIAL):</p> <p>MAX NO. DWELLING UNITS ALLOWED PER ZONE: 1/1750 SF (2 UNITS)</p> <p>NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0</p> <p>NUMBER OF PROPOSED DWELLING UNITS ON SITE: 1</p> <p>TOTAL NUMBER OF UNITS PROVIDED ON SITE: 1</p>		<p>ROOF PORCH ( NON GFA ): 871 SF</p> <p>ROOF PORCH W/ 2 SIDES &gt; 40% PERMANENTLY OPEN PER 113.0234(b)(1) NON GFA</p> <p>TOTAL GFA 3,242 SF (.70 FAR)</p> <p>PARKING</p> <p>ACTUAL PARKING: 819 SF</p>								<p>PREPARED BY:</p>			
<p>3. SITE AREA/ZONING:</p> <p>TOTAL SITE AREA (GROSS): 7,480 SF</p> <p>NET SITE AREA: 4,641 SF</p> <p>ZONE: RM 2-4</p> <p>OVERLAYS: COASTAL, COASTAL HT. LIMIT, AIRPORT APPROACH, AIRPORT INFLUENCE AREA, FAA PART 77, FIRST PUBLIC ROADWAY, RESIDENTIAL TANDEM PARKING</p> <p>* 131.0443(E)(2)(B) &lt; 50'-0"</p>			<p>6. YARD/SETBACK:</p> <p>FRONT YARD: REQUIRED: 15 / 20 FT. PROPOSED: 81'-11" FT.</p> <p>STREET SIDE YARD: REQUIRED: N/A PROP: N/A</p> <p>INTERIOR YARD: REQ: 4 FT.* PROP: N-4'-0" S-4'-0" O'-0"-4" (E)</p> <p>REAR YARD: REQ: 5 FT. PROP: 0'-0" / 5'-0"</p>		<p>ROOF PORCH ( NON GFA ): 871 SF</p> <p>ROOF PORCH W/ 2 SIDES &gt; 40% PERMANENTLY OPEN PER 113.0234(b)(1) NON GFA</p> <p>TOTAL GFA 3,242 SF (.70 FAR)</p> <p>PARKING</p> <p>ACTUAL PARKING: 819 SF</p>								<p>NAME: SCOTT BERNET ARCHITECTS</p> <p>ADDRESS: 2031 SECOND AVE, SAN DIEGO CA, 92101</p> <p>PHONE #: 619.237.9433</p> <p>PROJECT ADDRESS: 1615 OCEAN FRONT ST. SAN DIEGO, CA 92107</p> <p>PROJECT NAME: 1615 OCEAN FRONT ST.</p>			
													<p>PROJECT: OCEAN FRONT ST</p> <p>DATE: 03-17-21</p> <p>PROJECT MANAGER : LUIS HDEZ</p> <p>SHEET NUMBER: A1.1</p> <p>1 OF 10</p>			



BERGGREN & ASSOCIATES  
LAND SURVEYING AND RIGHT OF WAY MAPPING  
6046 CORNERSTONE COURT WEST #116  
SAN DIEGO, CALIFORNIA 92121  
(858) 824-0034 / (858) 824-0036

1615 OCEAN FRONT ST.  
REMODEL AND ADDITION  
SAN DIEGO, CA. 92107

REVISIONS:




PROJECT: OCEAN FRONT ST.  
DATE: 06-15-09  
PROJECT MANAGER:  
SHEET NUMBER:

A1.2  
2 OF 10



LEGAL DESCRIPTION

LOTS 9 AND 10 IN BLOCK 66 OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MAY 28, 1887.

BENCHMARK

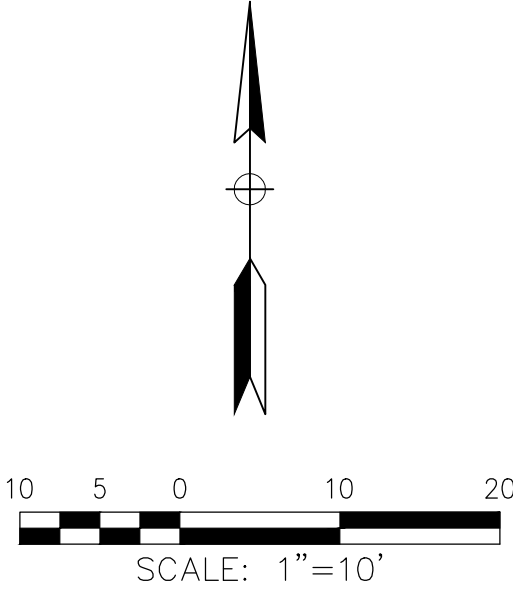
CITY OF SAN DIEGO BRASS PLUG AT THE SOUTHERLY CORNER OF DEL MAR AVENUE AND CABLE STREET, MSL ELEVATION 39.021

DATE OF SURVEY: FEBRUARY, 2019

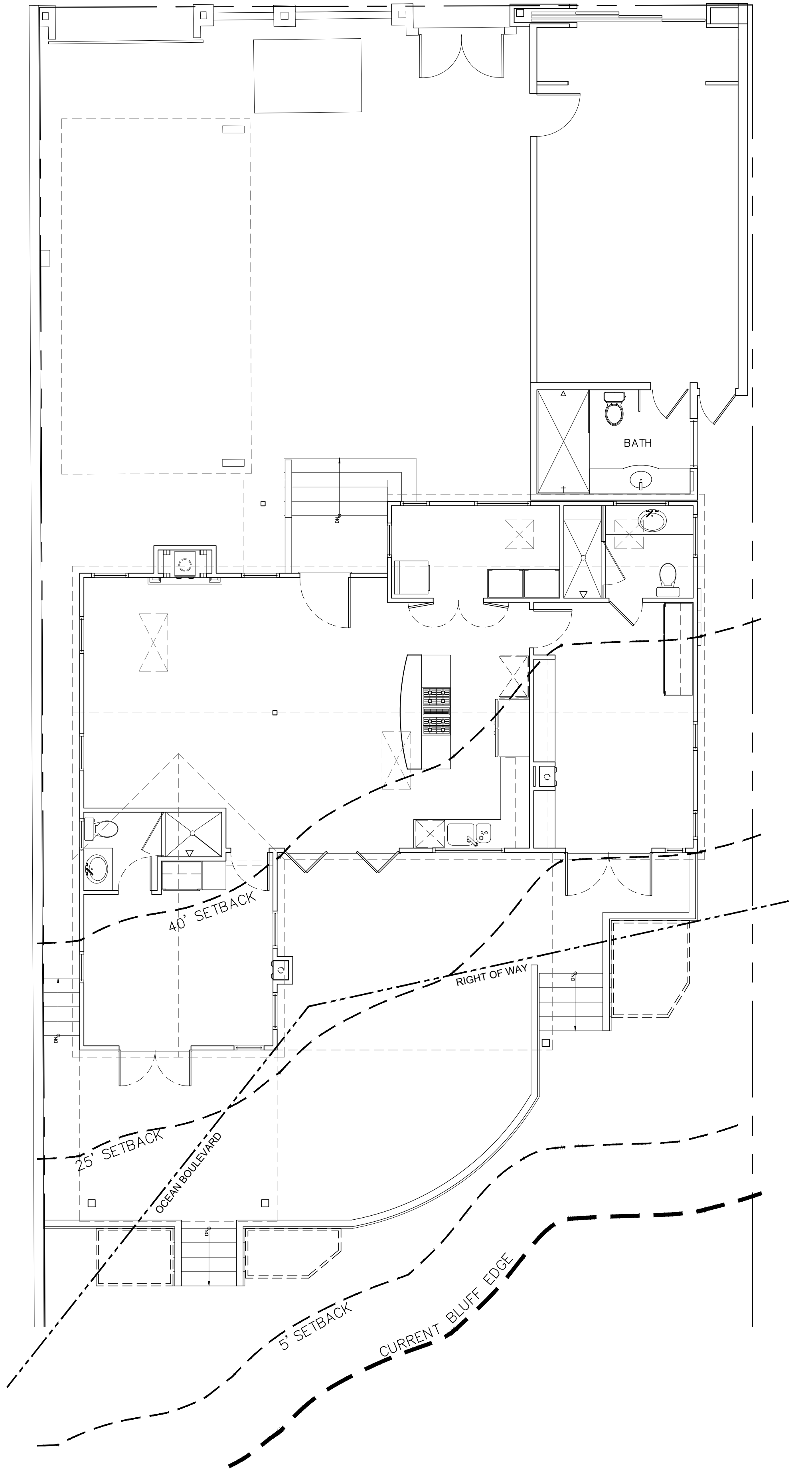
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REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	
REVISION 2:	
REVISION 1:	

PREPARED BY:

NAME: SCOTT BERNET  
ARCHITECTS  
ADDRESS: 2031 SECOND AVE.  
SAN DIEGO CA, 92101  
PHONE #: 619.237.9433  
PROJECT ADDRESS:  
1615 OCEAN FRONT ST.  
SAN DIEGO, CA 92107  
PROJECT NAME:  
1615 OCEAN FRONT ST.



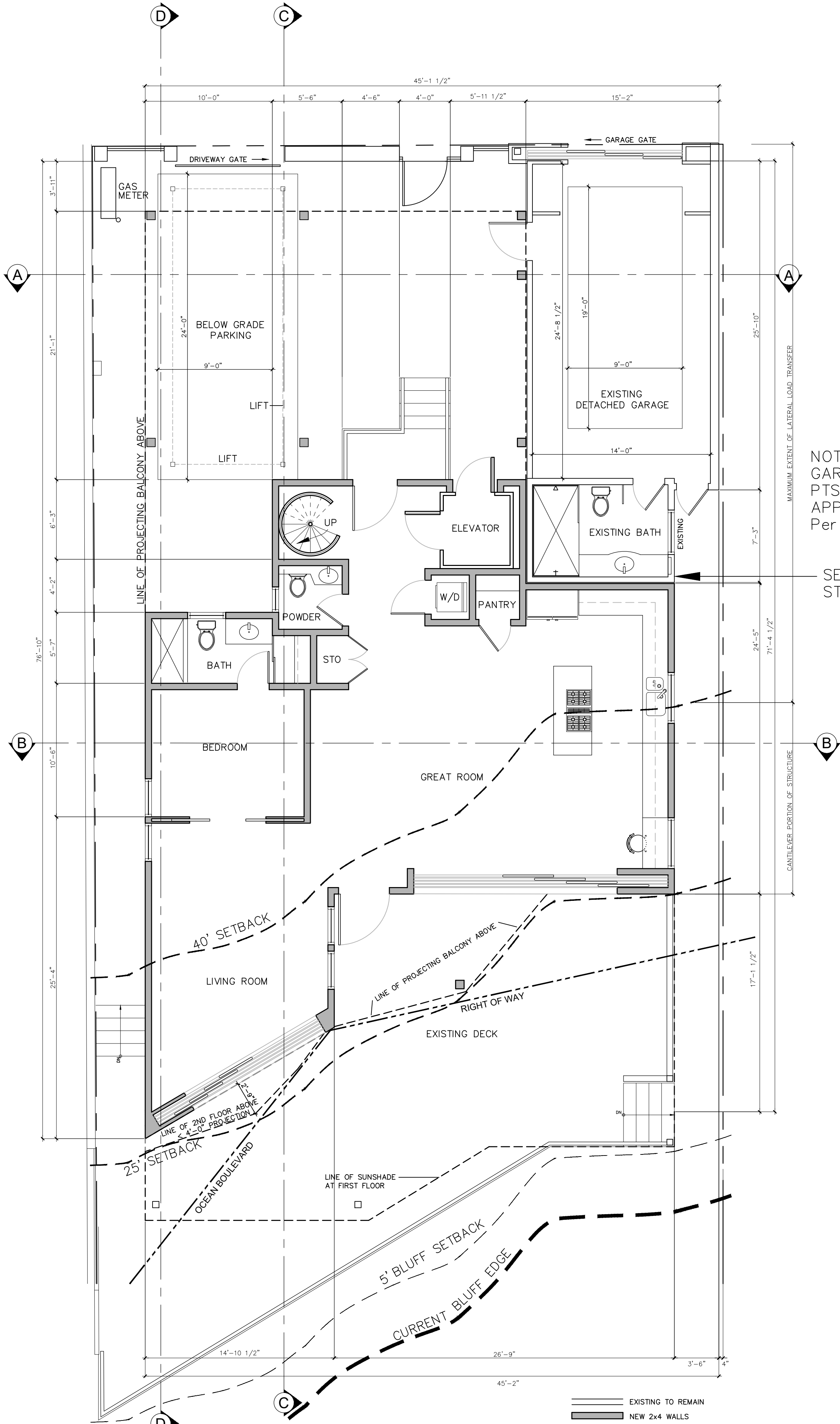
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EXISTING FLOOR PLAN

SCALE: 3/16" = 1' - 0"

LOCATION OF PREVIOUSLY REMOVED UNPERMITTED SHEDS



NEW GROUND FLOOR PLAN

SCALE: 3/16" = 1' - 0"

EXISTING TO REMAIN GARAGE FIRST FLOOR = 475 SF  
NEW 2x4 WALLS = 1,378 SF  
NEW 2x8 WALLS



NOTE: EXISTING DETACHED GARAGE PERMITTED 11/17/19  
PTS # 568733  
APPROVAL # 1908972  
Per 131.0461(a)(12)

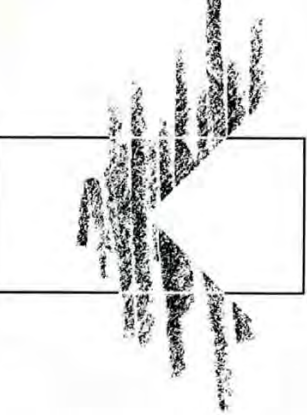
SEPARATED STRUCTURAL WALL

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REVISION 1:	12-01-2021

PREPARED BY:

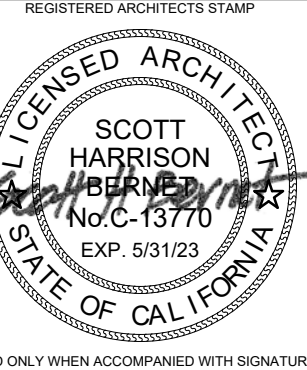
NAME: SCOTT BERNET ARCHITECTS  
ADDRESS: 2031 SECOND AVE., SAN DIEGO CA, 92101  
PHONE #: 619.237.9433  
PROJECT ADDRESS: 1615 OCEAN FRONT ST., SAN DIEGO, CA 92107  
PROJECT NAME: 1615 OCEAN FRONT ST.

Attachment 8  
Scott Bernet Architects  
A Professional Corporation  
2031 Second Ave. San Diego, CA 92101 619237-9433 fax 619237-9499



1615 OCEAN FRONT ST.  
REMODEL AND ADDITION  
SAN DIEGO, CA 92107

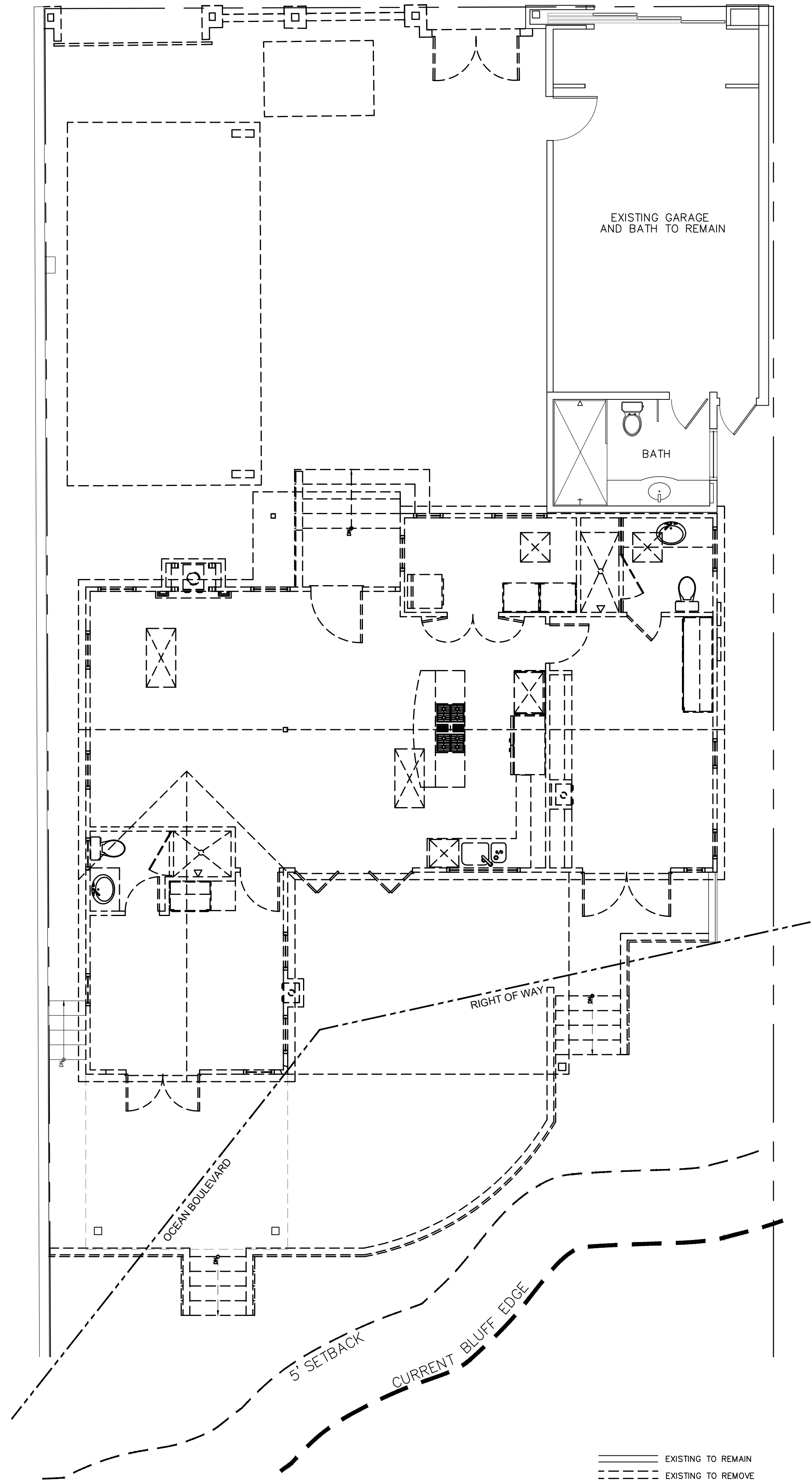
PRJ # 673099



PROJECT: OCEAN FRONT ST  
DATE: 03-17-21  
PROJECT MANAGER: LUIS HDEZ  
SHEET NUMBER:  
A2.1  
3 OF 10

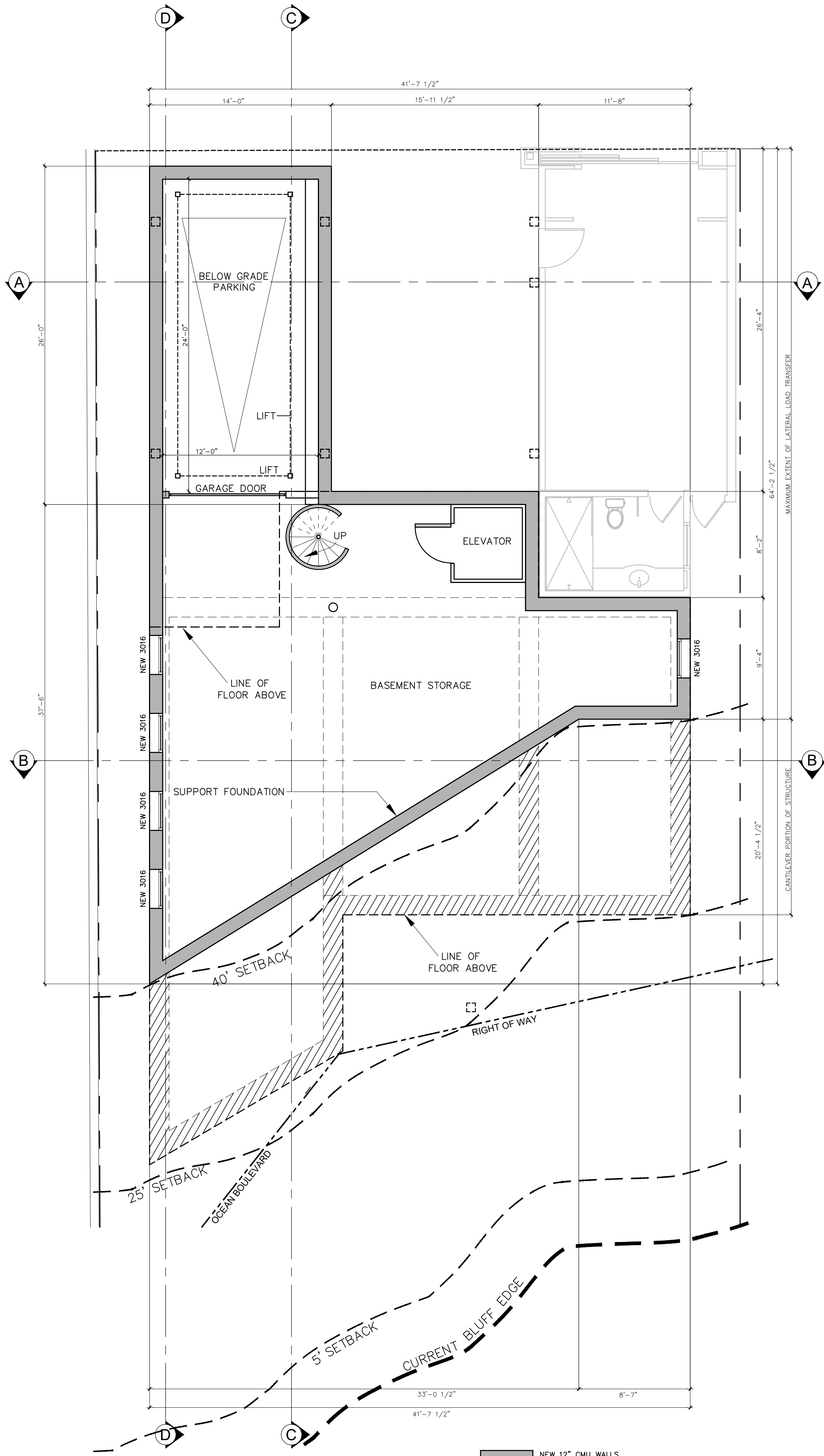


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DEMOLITION PLAN  
SCALE: 3/16" = 1' - 0"

( NO CHANGE TO EXISTING GRADE )



BASEMENT PLAN  
SCALE: 3/16" = 1' - 0"

BASEMENT = 952 SF



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REVISION 5:	
REVISION 4:	
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REVISION 1:	12-01-2021
PREPARED BY:	
NAME:	SCOTT BERNET ARCHITECTS
ADDRESS:	2031 SECOND AVE. SAN DIEGO CA, 92101
PHONE #:	619.237.9433
PROJECT ADDRESS:	1615 OCEAN FRONT ST. SAN DIEGO, CA 92107
PROJECT NAME:	1615 OCEAN FRONT ST.

Attachment 8

**Scott Bernet Architects**  
A Professional Corporation  
2031 Second Ave. San Diego, CA 92101 619237-9433 fax 619237-9499

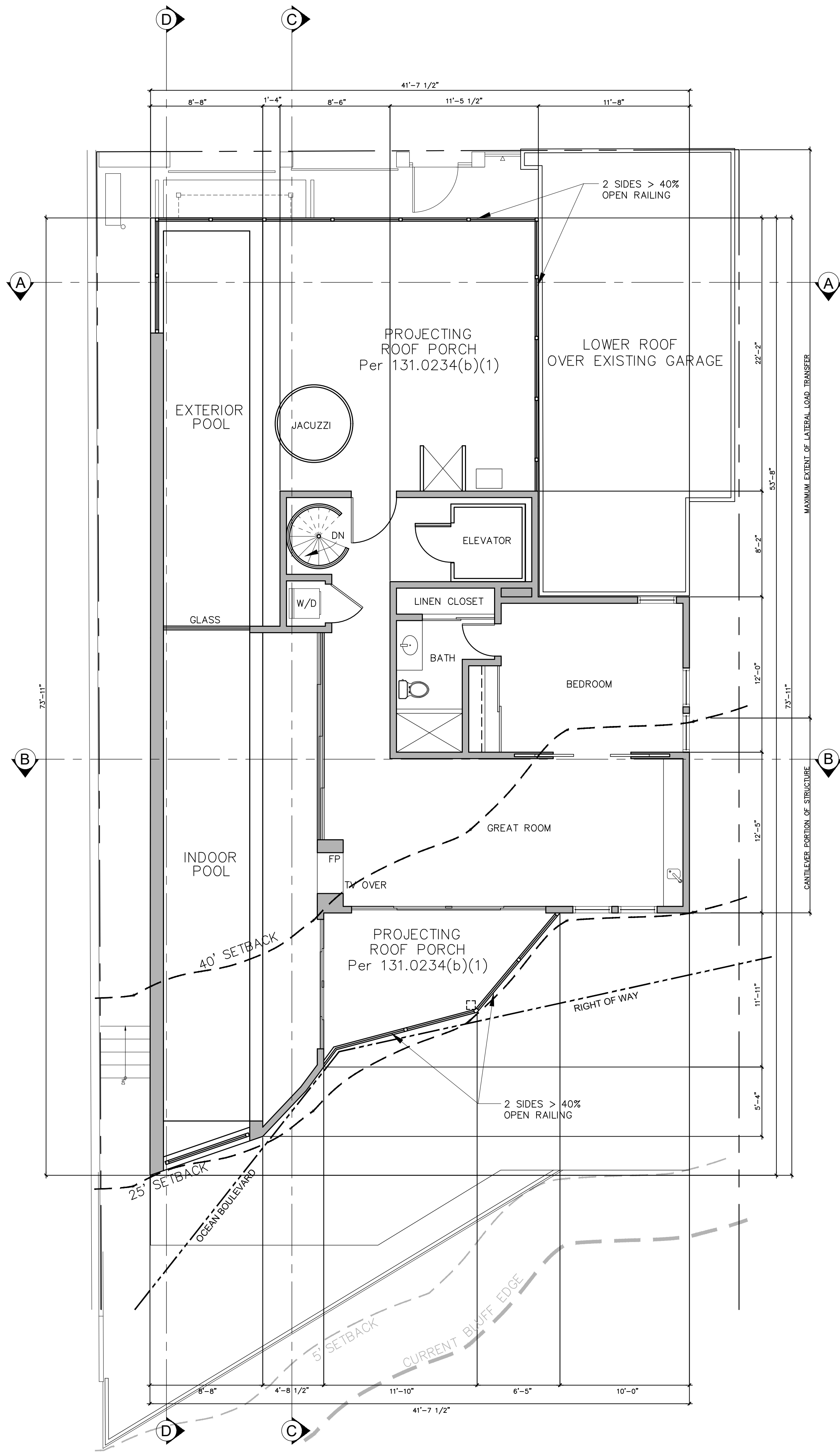
**1615 OCEAN FRONT ST.  
REMODEL AND ADDITION**  
SAN DIEGO, CA 92107

PRJ # 673099



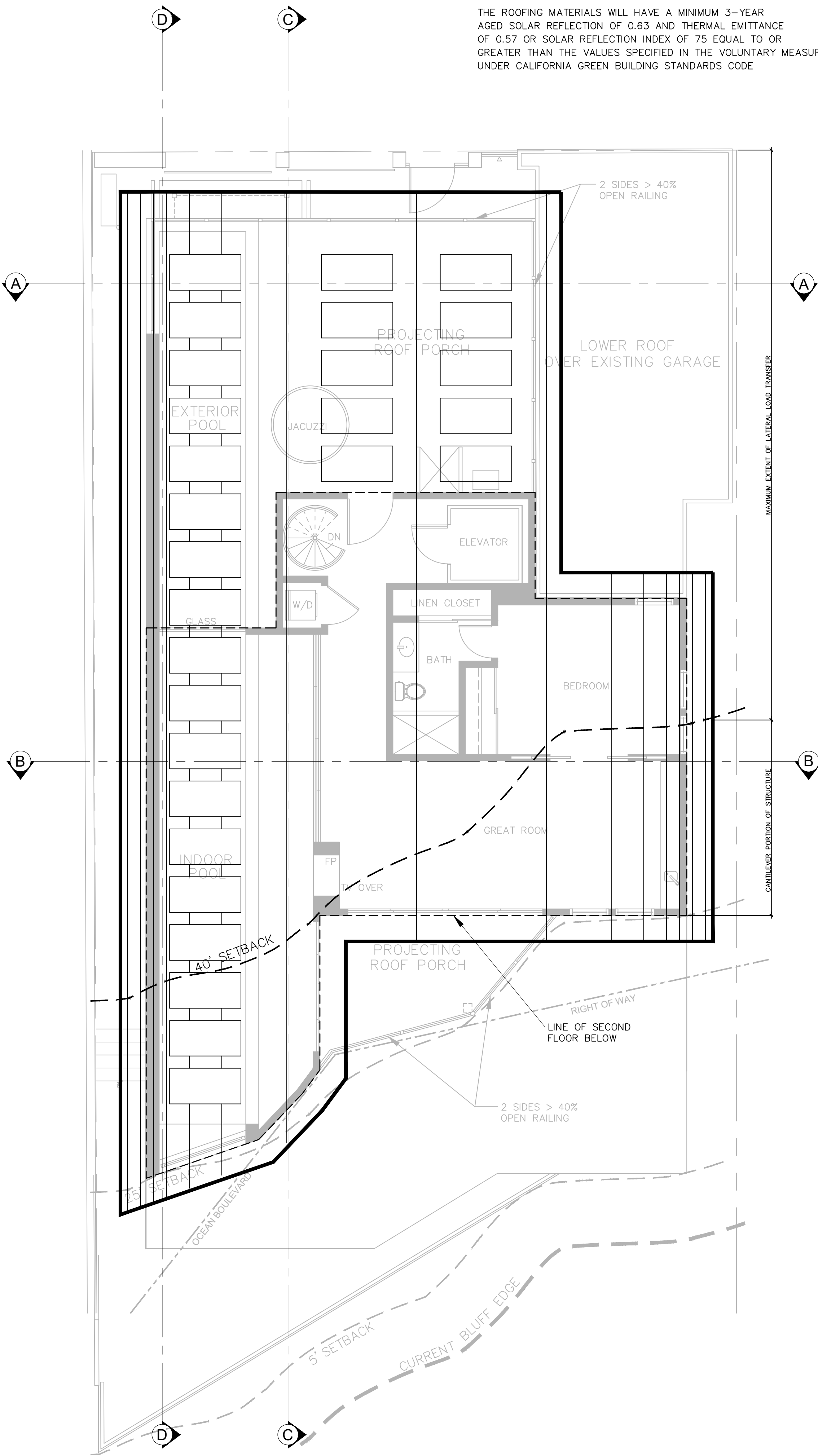
PROJECT: OCEAN FRONT ST  
DATE: 03-17-21  
PROJECT MANAGER: LUIS HDEZ  
SHEET NUMBER:  
**A2.2**  
4 OF 10

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UPPER LEVEL PLAN  
SCALE: 3/16" = 1' - 0"

NEW SECOND FLOOR = 1,389 SF  
OPEN DECK = 871 SF



ROOF PLAN  
SCALE: 3/16" = 1' - 0"



THE ROOFING MATERIALS WILL HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTION OF 0.63 AND THERMAL EMITTANCE OF 0.57 OR SOLAR REFLECTION INDEX OF 75 EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN THE VOLUNTARY MEASURES UNDER CALIFORNIA GREEN BUILDING STANDARDS CODE

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REVISION 4:	
REVISION 3:	
REVISION 2:	
REVISION 1:	12-01-2021
PREPARED BY:	
NAME:	SCOTT BERNET ARCHITECTS
ADDRESS:	2031 SECOND AVE. SAN DIEGO CA, 92101
PHONE #:	619.237.9433
PROJECT ADDRESS:	1615 OCEAN FRONT ST. SAN DIEGO, CA 92107
PROJECT NAME:	1615 OCEAN FRONT ST.

PRJ # 673099

REGISTERED ARCHITECTS STAMP

SCOTT HARRISON  
No. C-13770  
EXP. 5/31/23  
STATE OF CALIFORNIA

PROJECT: OCEAN FRONT ST

DATE: 03-17-21

PROJECT MANAGER: LUIS HDEZ

SHEET NUMBER:

A2.3

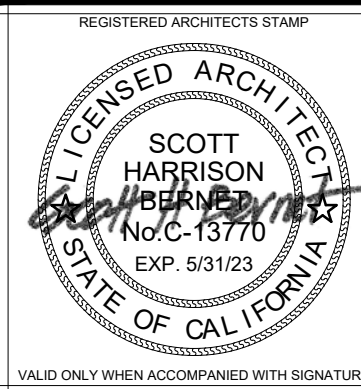
5 OF 10





1615 OCEAN FRONT ST.  
REMODEL AND ADDITION  
SAN DIEGO, CA 92107

PRJ # 673099

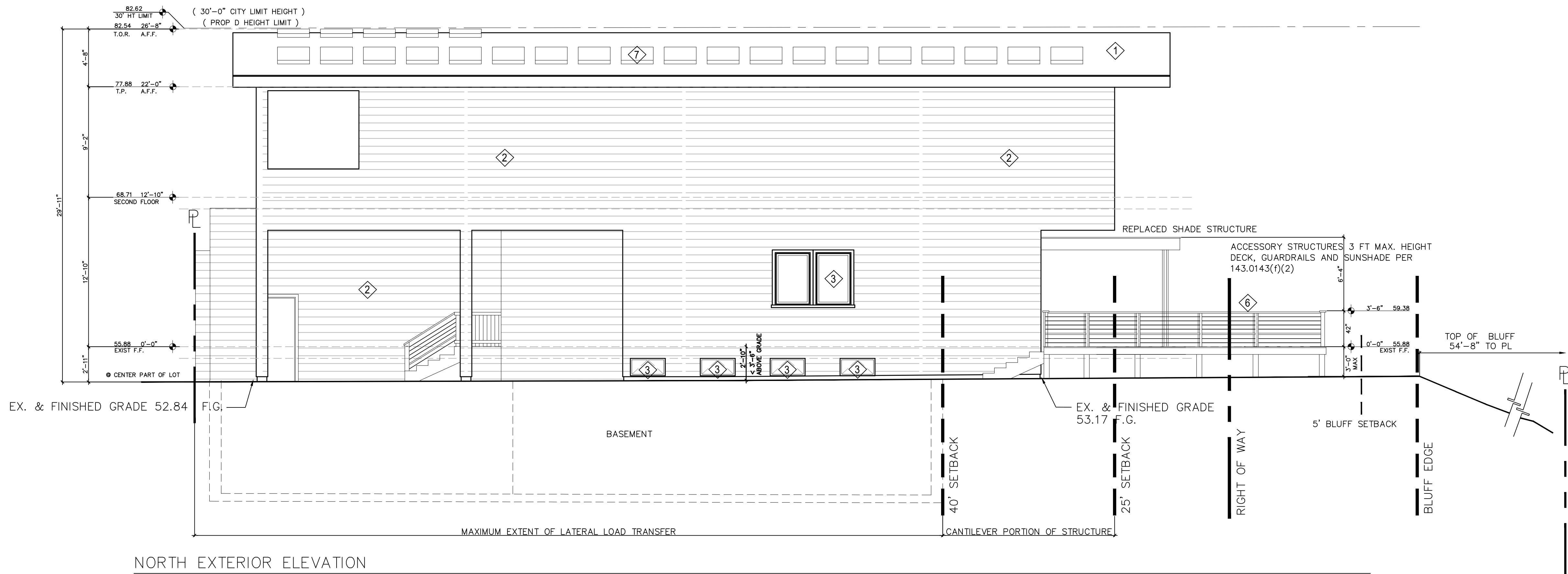


PROJECT: OCEAN FRONT ST.  
DATE: 03-17-21  
PROJECT MANAGER: LUIS HDEZ  
SHEET NUMBER:

A3.1

KEY NOTES

- 1 THE ROOFING MATERIALS WILL HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTION OF 0.63 AND THERMAL EMITTANCE OF 0.57 OR SOLAR REFLECTION INDEX OF 75 EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN THE VOLUNTARY MEASURES UNDER CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2 FIBER CEMENT SIDING
- 3 VINYL WINDOW
- 4 SLIDING GLASS DOORS
- 5 GLASS RAILING
- 6 POST AND WIRE RAILING
- 7 SKYLIGHT

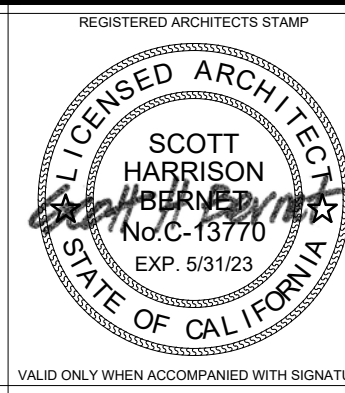
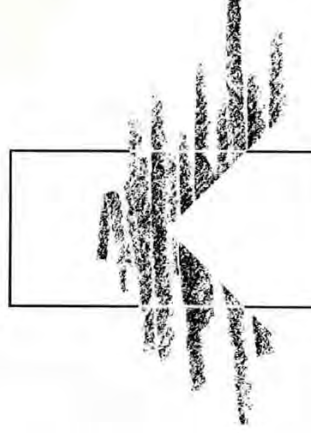


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12-01-2021

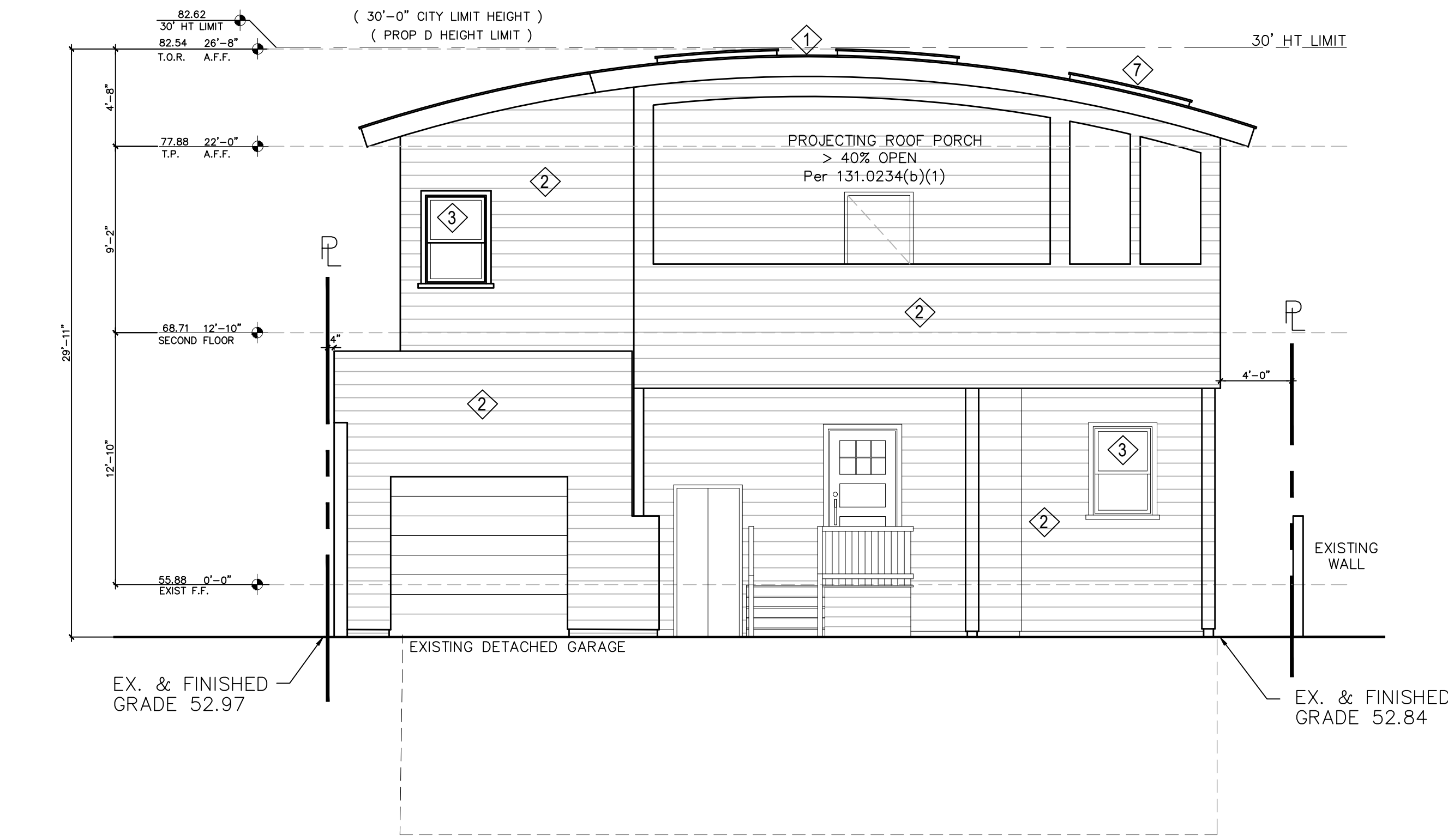
PREPARED BY:

NAME: SCOTT BERNET ARCHITECTS  
ADDRESS: 2031 SECOND AVE. SAN DIEGO CA, 92101  
PHONE #: 619.237.9433  
PROJECT ADDRESS: 1615 OCEAN FRONT ST. SAN DIEGO, CA 92107  
PROJECT NAME: 1615 OCEAN FRONT ST.



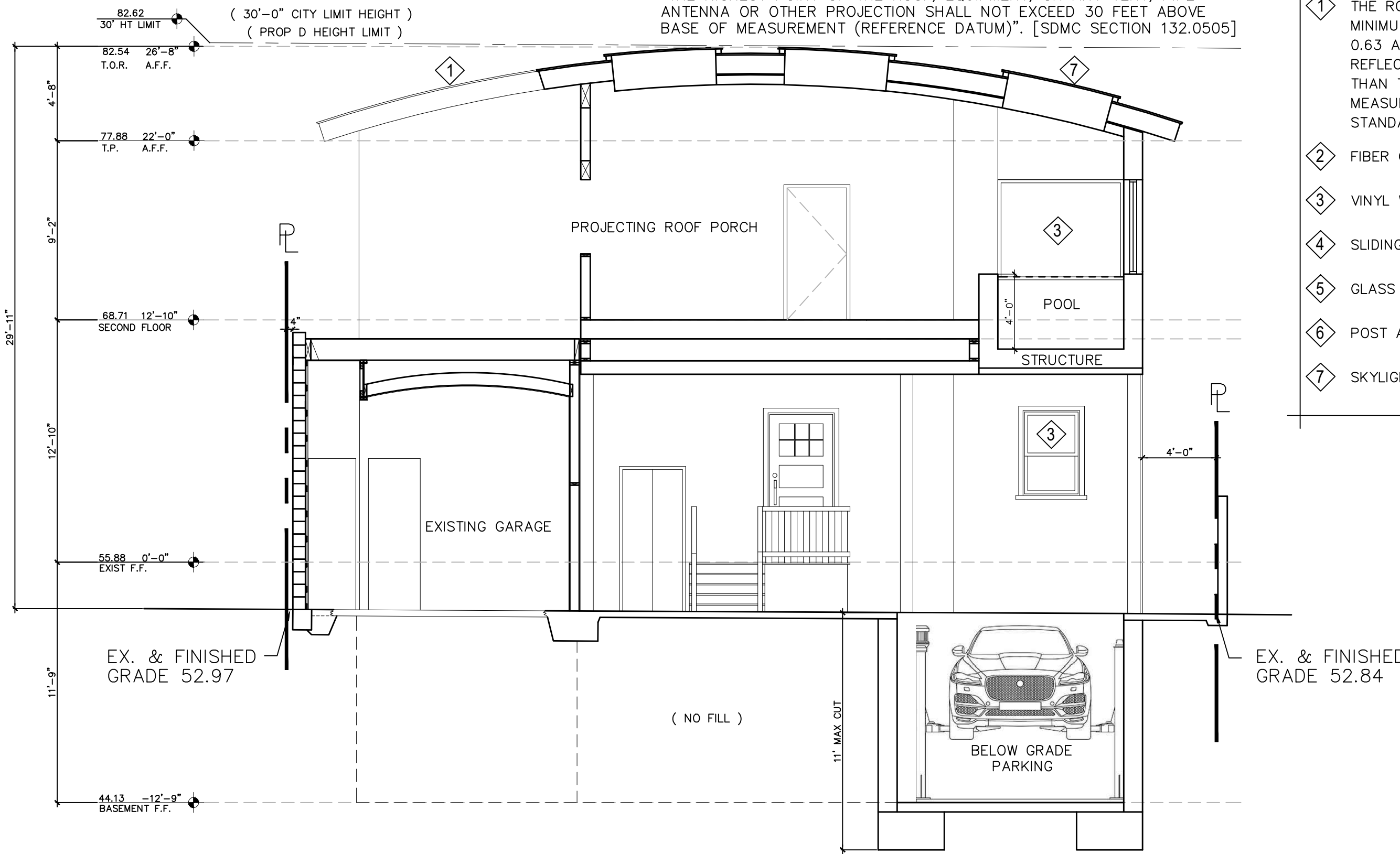
KEY NOTES

- 1 THE ROOFING MATERIALS WILL HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTION OF 0.63 AND THERMAL EMITTANCE OF 0.57 OR SOLAR REFLECTION INDEX OF 75 EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN THE VOLUNTARY MEASURES UNDER CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2 FIBER CEMENT SIDING
- 3 VINYL WINDOW
- 4 SLIDING GLASS DOORS
- 5 GLASS RAILING
- 6 POST AND WIRE RAILING
- 7 SKYLIGHT



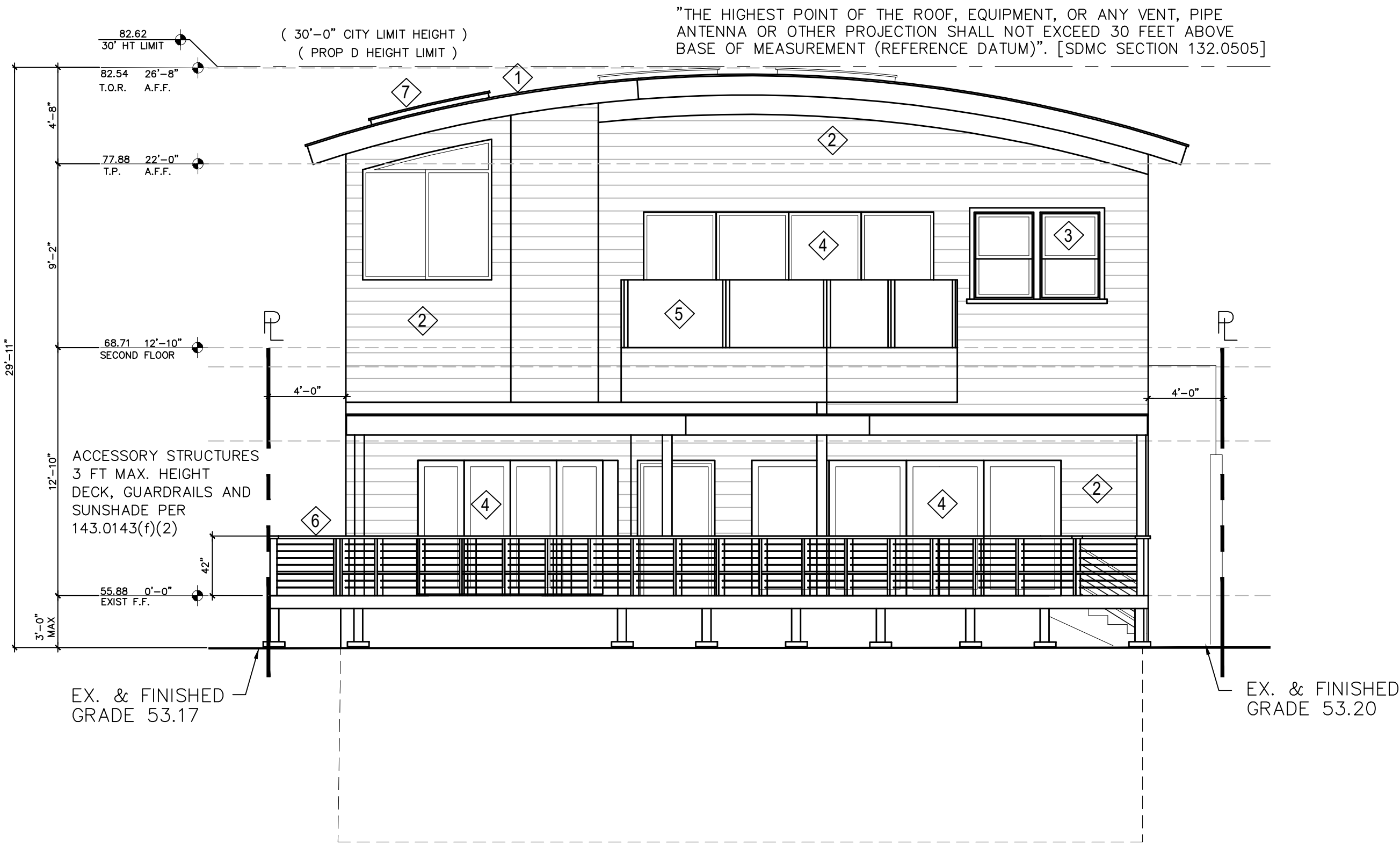
WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1' - 0"



SECTION A

SCALE: 3/16" = 1' - 0"

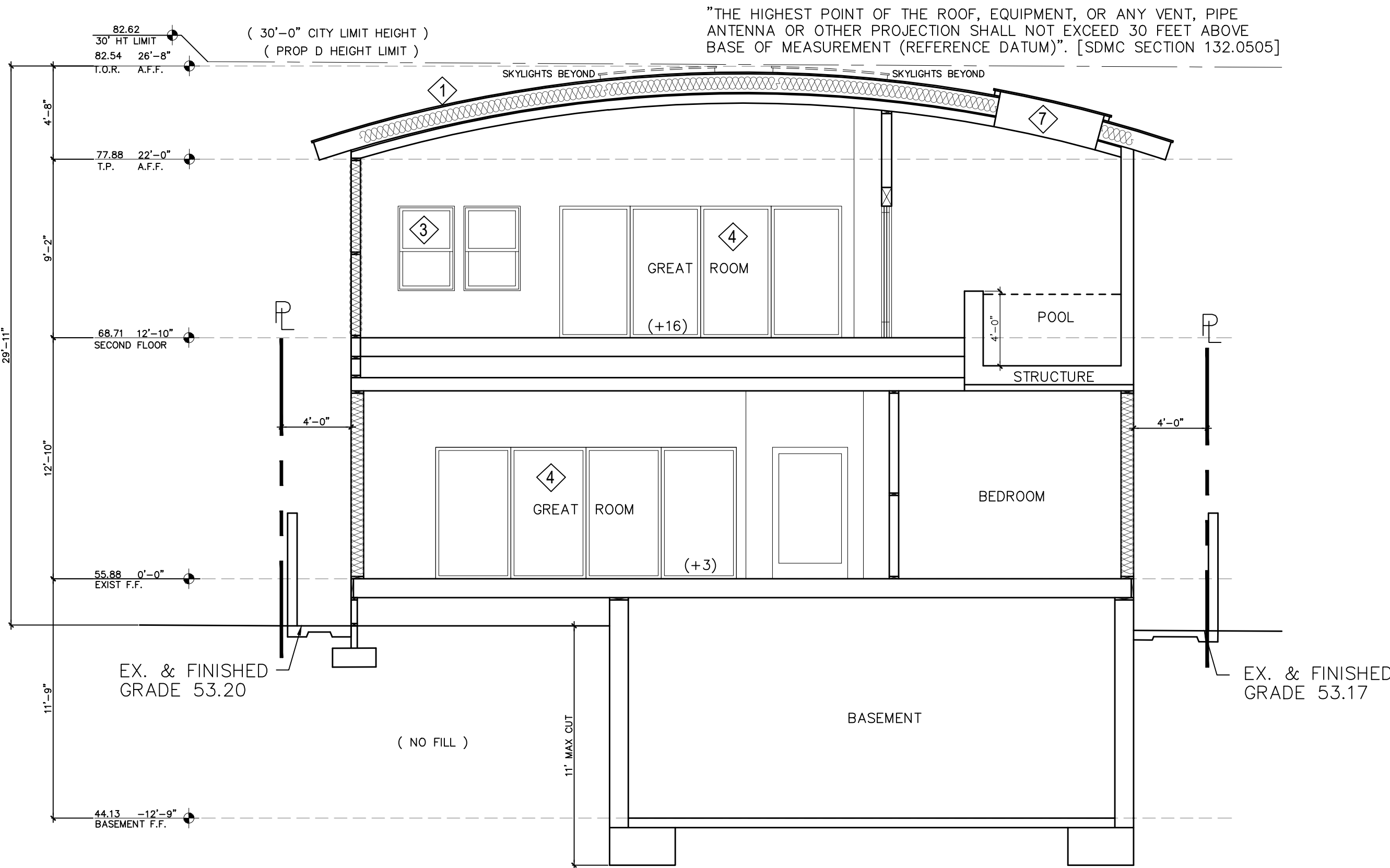


EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1' - 0"

NOTE: SECOND FLOOR EAST WALL AT OPEN ROOF PORCH TO PERMANENTLY REMAIN > 40% PER SDMC 11B.0234(b)(1)

( 11' MAXIMUM CUT - NO FILL )

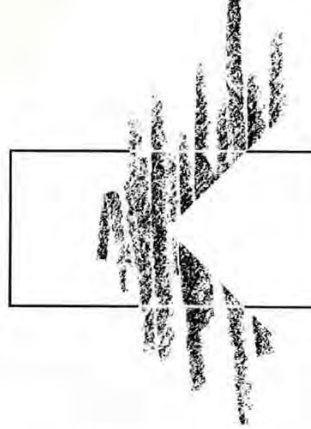


SECTION B

SCALE: 3/16" = 1' - 0"

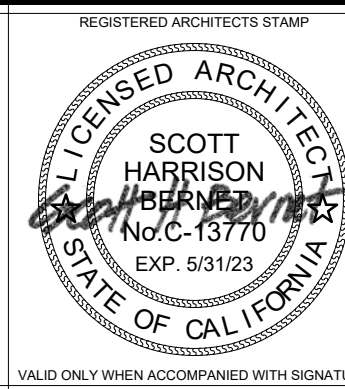
( 11' MAXIMUM CUT - NO FILL )





1615 OCEAN FRONT ST.  
REMODEL AND ADDITION  
SAN DIEGO, CA 92107

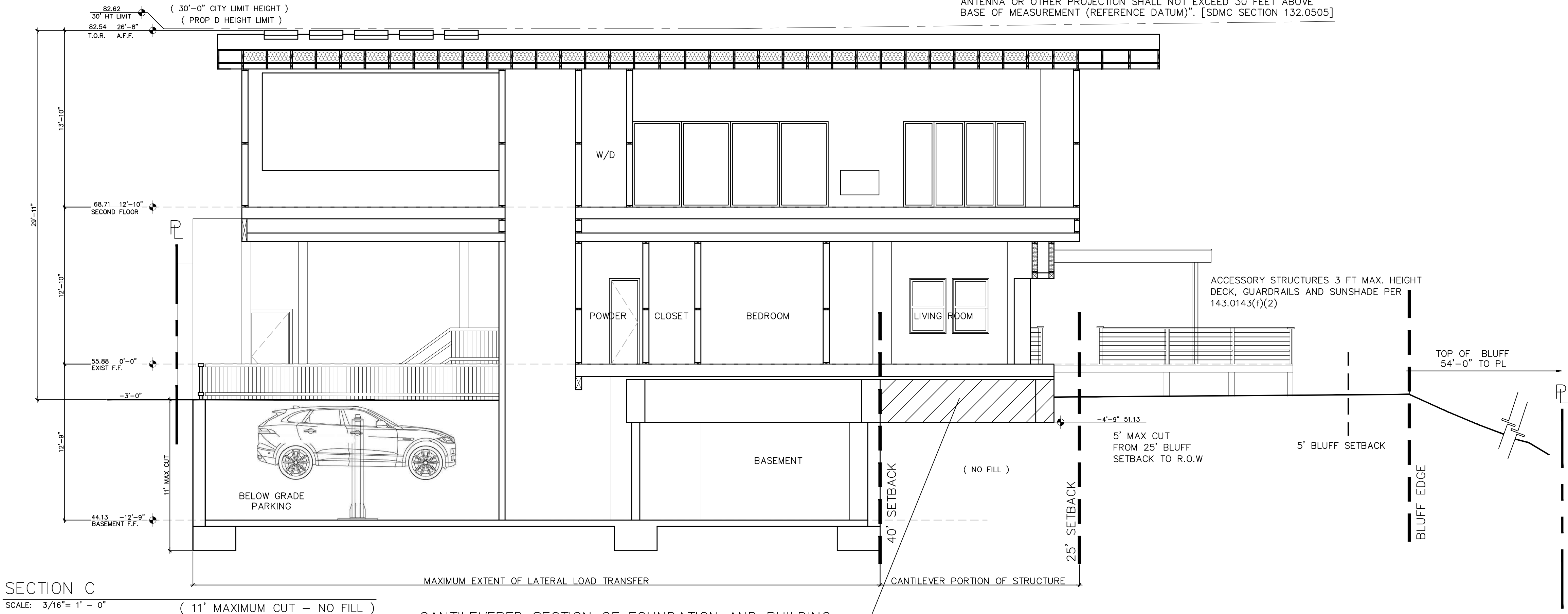
PRJ # 673099



PROJECT: OCEAN FRONT ST.  
DATE: 03-17-21  
PROJECT MANAGER: LUIS HDEZ  
SHEET NUMBER:  
**A3.3**  
8 OF 10

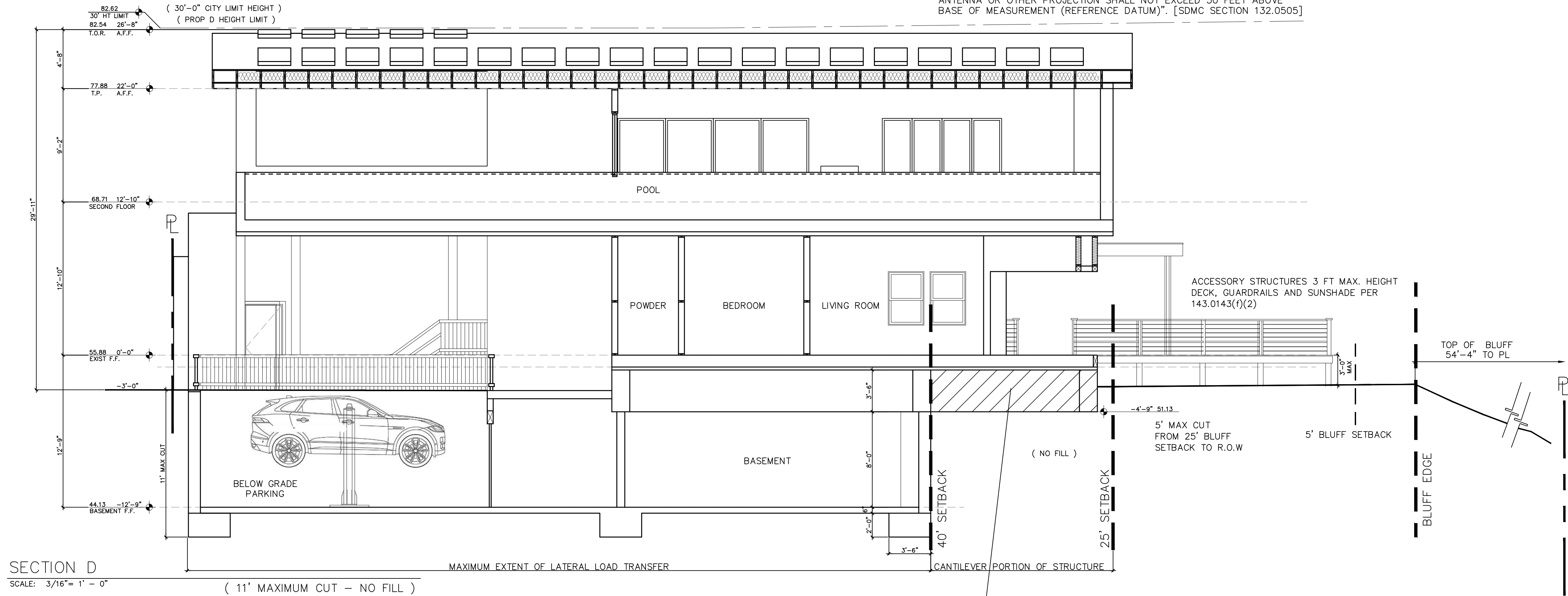
THE ROOFING MATERIALS WILL HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTION OF 0.63 AND THERMAL EMITTANCE OF 0.57 OR SOLAR REFLECTION INDEX OF 75 EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN THE VOLUNTARY MEASURES UNDER CALIFORNIA GREEN BUILDING STANDARDS CODE

"THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM)". [SDMC SECTION 132.0505]



CANTILEVERED SECTION OF FOUNDATION AND BUILDING  
NO BEARING ON BLUFF THIS PORTION OF BUILDING STRUCTURE

"THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM)". [SDMC SECTION 132.0505]




CANTILEVERED SECTION OF FOUNDATION AND BUILDING  
NO BEARING ON BLUFF THIS PORTION OF BUILDING STRUCTURE

REVISION 15:	
REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	
REVISION 2:	
REVISION 1:	12-01-2021
PREPARED BY:	
NAME:	SCOTT BERNET ARCHITECTS
ADDRESS:	2031 SECOND AVE. SAN DIEGO CA, 92101
PHONE #:	619.237.9433
PROJECT ADDRESS:	1615 OCEAN FRONT ST. SAN DIEGO, CA 92107
PROJECT NAME:	1615 OCEAN FRONT ST.



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 <div>City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000</div>	<b>Storm Water Requirements Applicability Checklist</b>	<b>FORM DS-560</b> <small>November 2018</small>
Project Address: 1615 Ocean Front Street, San Diego, CA 92107		Project Number:
<b>SECTION 1. Construction Storm Water BMP Requirements:</b> All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Regional Water Quality Control Board.		
<b>For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.</b>		
<b>PART A: Determine Construction Phase Storm Water Requirements.</b>		
1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.) <input type="checkbox"/> Yes; SWPPP required, skip questions 2-4 <input checked="" type="checkbox"/> No; next question		
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water? <input checked="" type="checkbox"/> Yes; WPCP required, skip questions 3-4 <input type="checkbox"/> No; next question		
3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement) <input type="checkbox"/> Yes; WPCP required, skip question 4 <input type="checkbox"/> No; next question		
4. Does the project only include the following Permit types listed below? <ul style="list-style-type: none"><li>• Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.</li><li>• Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.</li><li>• Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.</li></ul> <input type="checkbox"/> Yes; no document required		
Check one of the boxes below, and continue to PART B: <input type="checkbox"/> If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B <input checked="" type="checkbox"/> If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B. <input type="checkbox"/> If you checked "No" for all questions 1-3, and checked "Yes" for question 4 PART B does not apply and no document is required. Continue to Section 2.		
1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: <a href="http://www.sandiego.gov/stormwater/regulations/index.shtml">www.sandiego.gov/stormwater/regulations/index.shtml</a> <small>Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a>. Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (11-18)</small>		

Page 2 of 4	City of San Diego • Development Services • Storm Water Requirements Applicability Checklist
<b>PART B: Determine Construction Site Priority</b> This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. <b>NOTE:</b> The construction priority does <b>NOT</b> change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.	
<b>Complete PART B and continued to Section 2</b>	
1. <input type="checkbox"/>	<b>ASBS</b> a. Projects located in the ASBS watershed.
2. <input type="checkbox"/>	<b>High Priority</b> a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed. b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.
3. <input type="checkbox"/>	<b>Medium Priority</b> a. Projects that are not located in an ASBS watershed or designated as a High priority site. b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed. c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.
4. <input checked="" type="checkbox"/>	<b>Low Priority</b> a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.
<b>SECTION 2. Permanent Storm Water BMP Requirements.</b> Additional information for determining the requirements is found in the <u>Storm Water Standards Manual</u> . <b>PART C: Determine if Not Subject to Permanent Storm Water Requirements.</b> Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the <u>Storm Water Standards Manual</u> are not subject to Permanent Storm Water BMPs. <b>If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".</b> <b>If "no" is checked for all of the numbers in Part C continue to Part D.</b>	
1.	Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2.	Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3.	Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Page 3 of 4	City of San Diego • Development Services • Storm Water Requirements Applicability Checklist
<b>PART D: PDP Exempt Requirements.</b> PDP Exempt projects are required to implement site design and source control BMPs. <b>If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."</b> <b>If "no" was checked for all questions in Part D, continue to Part E.</b>	
1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: <ul style="list-style-type: none"><li>• Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;</li><li>• Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;</li><li>• Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?</li></ul> <input type="checkbox"/> Yes; PDP exempt requirements apply <input checked="" type="checkbox"/> No; next question	
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual? <input type="checkbox"/> Yes; PDP exempt requirements apply <input checked="" type="checkbox"/> No; project not exempt.	
<b>PART E: Determine if Project is a Priority Development Project (PDP).</b> Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP). <b>If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".</b> <b>If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".</b>	
1.	<b>New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.</b> This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2.	<b>Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.</b> This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3.	<b>New development or redevelopment of a restaurant.</b> Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.	<b>New development or redevelopment on a hillside.</b> The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5.	<b>New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6.	<b>New development or redevelopment of streets, roads, highways, freeways, and driveways.</b> The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Page 4 of 4	City of San Diego • Development Services • Storm Water Requirements Applicability Checklist
7. <b>New development or redevelopment discharging directly to an Environmentally Sensitive Area.</b> The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. <b>New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.</b> The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9. <b>New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.</b> Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
10. <b>Other Pollutant Generating Project.</b> The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>PART F: Select the appropriate category based on the outcomes of PART C through PART E.</b>	
1.	The project is <b>NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.</b> <input type="checkbox"/>
2.	The project is a <b>STANDARD DEVELOPMENT PROJECT.</b> Site design and source control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance. <input checked="" type="checkbox"/>
3.	The project is <b>PDP EXEMPT.</b> Site design and source control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance. <input type="checkbox"/>
4.	The project is a <b>PRIORITY DEVELOPMENT PROJECT.</b> Site design, source control, and structural pollutant control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance on determining if project requires a hydromodification plan management <input type="checkbox"/>
<b>Michael Rein</b> Engineering Designer	
Name of Owner or Agent (Please Print)	Title
	03/18/2019
Signature	Date

REVISION 15: REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: REVISION 4: REVISION 3: REVISION 2: REVISION 1:	12-01-2021
PREPARED BY:	
NAME: SCOTT, BERNET ARCHITECTS	
ADDRESS: 2031 SECOND AVE., SAN DIEGO CA, 92101	
PHONE #: 619.237.9433	
PROJECT ADDRESS: 1615 OCEAN FRONT ST. SAN DIEGO, CA 92107	
PROJECT NAME: 1615 OCEAN FRONT ST.	

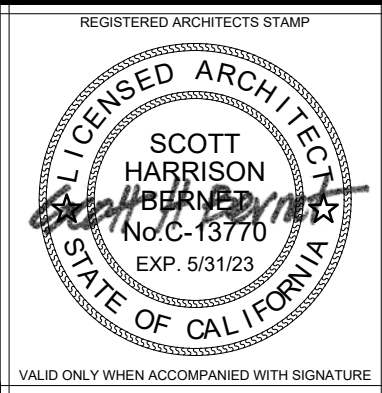
Attachment 8

SCOTT BERNET ARCHITECTS  
A PROFESSIONAL CORPORATION  
2031 Second Ave. San Diego, CA 92101 619/237-9433 fax 619/237-9499



1615 OCEAN FRONT ST.  
REMODEL AND ADDITION  
SAN DIEGO, CA 92107

PRJ # 673099



PROJECT: OCEAN FRONT ST  
DATE: 03-17-21  
PROJECT MANAGER: LUIS HDEZ  
SHEET NUMBER:  
**SW**  
STORM WATER  
9 OF 10



3319 POWAY RD, SUITE 150  
POWAY, CA 92064  
TEL. 858.513.0030

LICENSED LANDSCAPE ARCHITECT  
 Timothy Michael Smith LA4008  
 Signature  
 2-28-23  
 Renewal Date  
 7-15-21  
 Date  
 STATE OF CALIFORNIA

# PLANTING PLAN

Drawn By TEAM  
Checked By \_\_\_\_\_  
Date Issued 6-8-2021  
Project No. 21-019  
Scale \_\_\_\_\_

# L-1.0

Of Sheets

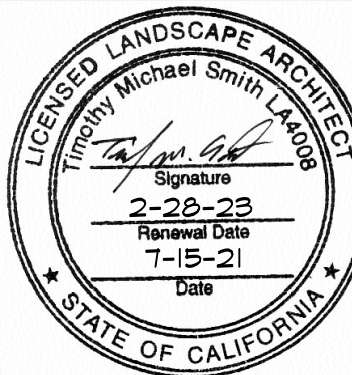




WYNN-SMITH  
LANDSCAPE  
ARCHITECTURE  
INC.

13319 POWAY RD, SUITE 150  
P.O. BOX 92084  
SAN DIEGO, CA 92162-0840  
TEL: 619.513.0030

These designs, drawings and specifications are the property and copyright of the landscape architect and shall not be used in connection with any other work except by agreement with the landscape architect. There shall be no changes or deviation without the consent of the landscape architect. Written dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the landscape architect prior to the commencement of any work.



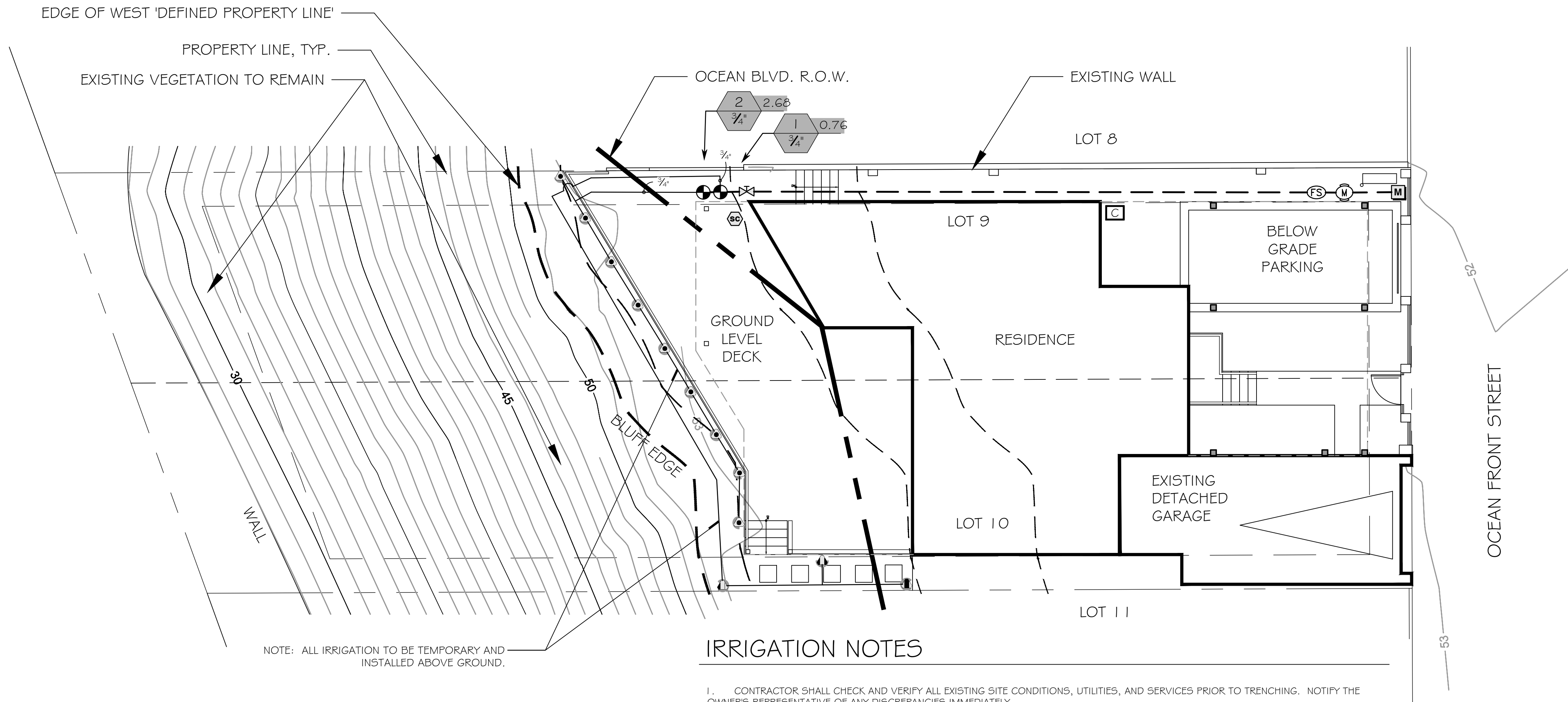
1615 OCEAN FRONT ST.  
REMODEL AND ADDITION  
SAN DIEGO, CA 92107

IRRIGATION PLAN

Revisions	By
7-1-2021	
7-15-2021	
9-28-2021	

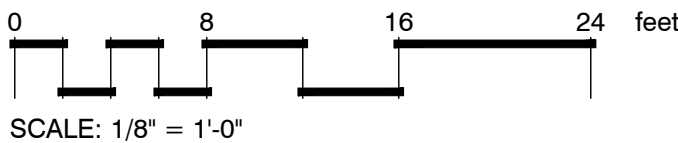
Drawn By TEAM  
Checked By \_\_\_\_\_  
Date Issued 6-8-2021  
Project No. 21-019  
Scale \_\_\_\_\_

Sheet  
**L-2.0**  
Of \_\_\_\_\_ Sheets



IRRIGATION NOTES

1. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR SHALL VERIFY APPROPRIATE STATIC WATER PRESSURE AT NEW VALVES OR POINT OF CONNECTION, MAIN LOCATIONS, SIZES, ETC. PRIOR TO BEGINNING WORK. VERIFICATION SHALL BE MADE WITH THE OWNER. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PLUMBING PERMIT AND ALL NECESSARY PERMITS PRIOR TO COMMENCING INSTALLATION.
4. IT IS INTENDED THAT THE CONTRACTOR SHALL INSTALL SYSTEMS THAT ARE COMPLETE AND FUNCTIONING PROPERLY IN EVERY WAY.
5. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AGENCIES.
6. PLANS ARE BASED ON INFORMATION AVAILABLE AT TIME OF DESIGN. CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH EXISTING CONDITIONS PRIOR TO BIDDING PROJECT.
7. CONTRACTOR SHALL REVIEW IRRIGATION SPECIFICATIONS PRIOR TO BEGINNING WORK.
8. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS OR HER WORK WITH OTHER TRADES.
10. POINTS OF CONNECTION SHALL BE AS SHOWN ON PLANS OR AS NOTED.
11. A NEW CONTROLLER SHALL BE INSTALLED TO OPERATE REMOTE CONTROL VALVES. VERIFY PROPOSED CONTROLLER LOCATION WITH OWNER PRIOR TO CONSTRUCTION. REQUIRED AT CONTROLLER, 120 VOLTS, 60 CYCLE, ELECTRICAL P.O.E., BY OTHERS.
12. CONTRACTOR SHALL SUPPLY AND INSTALL 2 EXTRA CONTROLLER WIRES TO THE FURTHEST VALVE ON SYSTEM.
13. INSTALL ONLY ONE REMOTE CONTROL VALVE PER BOX. GROUP TOGETHER, PARALLEL TO EACH OTHER WHEREVER POSSIBLE. BOXES SHALL BE SET 2" ABOVE FINISH GRADE IN SHRUB AND GROUND COVER AREAS.
14. PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL VALVES AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS, AND WITHIN THE RESPECTIVE PROPERTIES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
16. ALL PIPING UNDER EXISTING OR FUTURE PAVING SHALL BE INSTALLED PRIOR TO PAVING OR REPAVING. INSTALL IN SCHEDULE 40 PVC SLEEVES 2X PIPE DIAMETER, AND EXTEND 2' OUTSIDE EDGE OF PAVING. NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING UNLESS PLANS NOTE OTHERWISE.
17. CONTROL WIRE SLEEVES LOCATED UNDER PAVING SHALL BE INSTALLED IN SLEEVES UNDER THE FOLLOWING SCHEDULE: 1-20 WIRES, 1-2" SLEEVE, 20-40 WIRES, 2-2" SLEEVES.
18. ALL END RUNS OF PVC PIPING ARE TO BE 3/4" UNLESS NOTED OTHERWISE.
19. FLUSH ALL PIPE CLEAN PRIOR TO INSTALLING IRRIGATION HEADS.
20. NO CLOSE NIPPLES OR CROSSES WILL BE USED.
21. INSTALL ANTI-DRAIN VALVES ON LOWEST THREE HEADS OF EACH LATERAL, AS FIELD CONDITIONS DICTATE AND / OR PLANS INSTRUCT TO PREVENT LOW HEAD DRAINAGE.
22. ALL SPRAY IRRIGATION MUST BE FULLY INSTALLED AND OPERATIONAL PRIOR TO INSTALLATION OF PLANTING.
23. CONTRACTOR SHALL ADJUST PRESSURE REGULATOR TO ENSURE PROPER DESIGN PRESSURE AT THE FURTHEST HEAD ON THE SYSTEM.
24. TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. STAKE ALL TREE LOCATIONS PRIOR TO TRENCHING.



13319 POWAY RD, SUITE 150  
POWAY, CA 92064  
TEL. 858.513.0030

LICENSED LANDSCAPE ARCHITECT

Timothy Michael Smith LA4008

*Timothy Michael Smith*  
Signature

2-28-23  
Renewal Date

7-15-21  
Date

STATE OF CALIFORNIA

## IRRIGATION DETAILS

Revisions	By
7-1-2021	
7-15-2021	
9-28-2021	

Drawn By TEAM  
Checked By \_\_\_\_\_  
Date Issued 6-8-2021  
Project No. 21-019  
Scale \_\_\_\_\_

# L-2.1

Of Sheets





GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: 0 S.F.*	% OF TOTAL SITE: 0%
AMOUNT OF CUT: 0 CUBIC YARDS	MAXIMUM DEPTH OF CUT: 0 FEET
AMOUNT OF FILL: 0 CUBIC YARDS	MAXIMUM DEPTH OF FILL: 0 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S): 0 FEET	SLOPE RATIO: N/A
MAXIMUM HEIGHT OF CUT SLOPE(S): 0 FEET	SLOPE RATIO: N/A
AMOUNT OF IMPORT/ EXPORT SOIL: 0 CUBIC YARDS	
RETAINING/ CRIB WALLS: LENGTH 0 FEET	MAXIMUM HEIGHT: N/A FEET

\*WHEN INCLUDING BUILDING FOOTPRINT EXCAVATION AREA:  
TOTAL AMOUNT OF SITE TO BE GRADED: 1,825 S.F.  
% OF TOTAL SITE: 24%  
AMOUNT OF CUT: 420 CUBIC YARDS  
MAXIMUM DEPTH OF CUT: 11 FEET  
AMOUNT OF EXPORT SOIL: 420 CUBIC YARDS

DEVELOPMENT PROJECT CATEGORY

STANDARD

CONSTRUCTION SITE PRIORITY

LOW

STORM WATER DOCUMENTATION

WPCP REQUIRED

PROJECT PROPERTY AREA

LOT AREA = 7,478 SQ FT (0.17 ACRES)  
TOTAL DISTURBANCE AREA = 3,743 SQ FT  
EXISTING AMOUNT OF PERVIOUS AREA = 3,909 SQ FT  
EXISTING AMOUNT OF IMPERVIOUS AREA = 3,569 SQ FT  
PROPOSED AMOUNT OF PERVIOUS AREA = 5,161 SQ FT  
PROPOSED AMOUNT OF IMPERVIOUS AREA = 2,308 SQ FT  
IMPERVIOUS % INCREASE = -17%

STORM WATER NOTES

- ALL PROPOSED DRAINAGE SHALL MAINTAIN EXISTING FLOW PATTERNS TOWARD THE STREET AND TOWARDS THE ALLEY.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE COASTAL BLUFF.

DRAINAGE NOTES

- ALL MAIN DRAIN LINES SHOWN TO BE 6" PVC @ 1% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN LEADS TO BE 4" PVC @ 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- HARDSCAPE GRADES TO BE 1% MINIMUM TO DRAINS AND AWAY FROM STRUCTURE.
- SOFTSCAPE GRADES TO BE 2% MINIMUM TO DRAINS (1% WHERE FLOW IS CONCENTRATED) AND 2% MINIMUM AWAY FROM STRUCTURE.
- SOIL COVER ABOVE DRAIN LINES SHALL BE 12" MINIMUM UNLESS OTHERWISE NOTED.
- NOTIFY CIVIL ENGINEER IF ANY NON-DRAINING SUMP CONDITIONS BECOME APPARENT DURING CONSTRUCTION.

LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE		N45°45'45"W
STREET CENTERLINE		---
(E) CONTOUR		---
(E) SPOT ELEVATION		100.00
(E) FENCE TO REMAIN		---
(E) WATER LINE		---
(E) SEWER LINE		---
(E) WATER SERVICE		---
(E) SEWER SERVICE		---
(E) FIRE HYDRANT		---
EXISTING TREE		---
PVT SPOT ELEVATION		100.00
PVT PVC DRAIN LINE (PER PLAN)	SDR-35 SCH 40	---
ROOF DRAIN		---
PVT FREESTANDING WALL		---
PVT BUILDING FOOTPRINT		---
PVT FENCE (MAT'L PER ARCHITECT)		---
PVT PAVERS		---
PVT DECK		---
BUILDING FOOTPRINT		---
BUILDING STEP (ELEVATION CHANGE)		---
BUILDING OVERHANG		---

LEGAL DESCRIPTION

LOT 9 & 10 IN BLOCK 66 OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 279 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MAY 28, 1987.

APN: 448-161-02

BENCHMARK

CABLE STREET AND DEL MAR AVENUE  
N 2103, E 16916, EL=39.021, MSL, SBP  
AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, OCTOBER 2011.

SOURCE OF TOPOGRAPHY

FIELD TOPO BY:  
BERGREN & ASSOCIATES  
6046 CORNERSTONE COURT, #116  
SAN DIEGO, 92121  
DATED: FEBRUARY 2019

EASEMENTS

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY BE PRESENT ON THE SUBJECT PROPERTY.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	HP	HIGH POINT
BRW	BOTTOM OF RETAINING WALL GRADE	IE	INVERT ELEVATION
CB	CATCH BASIN	MIN	MINIMUM
C/L	CENTERLINE	PA	PLANTING AREA
CONC	CONCRETE	PCC	PORTLAND CEMENT CONCRETE
D	DRAIN	P.I.P.	PROTECT IN PLACE
EB	ELECTRIC BOX	PNL	PANEL
EL	ELEVATION	PP	POWER POLE
ELEC	ELECTRIC	(P); PR	PROPOSED
ELEV	ELEVATOR	PVC	POLYVINYLCHLORIDE
EQ	EQUIPMENT	ROW	RIGHT OF WAY
(E); EX	EXISTING	RP	REDUCED PRESSURE
FH	FIRE HYDRANT	S; SWR	SEWER
FL	FINISH FLOOR	SLB	STREET LIGHT BOX
FL	FLOWLINE	STD	STANDARD
FS	FINISH SURFACE/SLAB	TC	TOP OF CURB
GM	GAS METER	TE	TRASH ENCLOSURE
GV	GAS VALVE	TSB	TRAFFIC SIGNAL BOX
GP	GUARD POST	TRW	TOP OF RETAINING WALL GRADE
		U.N.O.	UNLESS NOTED OTHERWISE
		WM	WATER METER

UTILITY NOTE

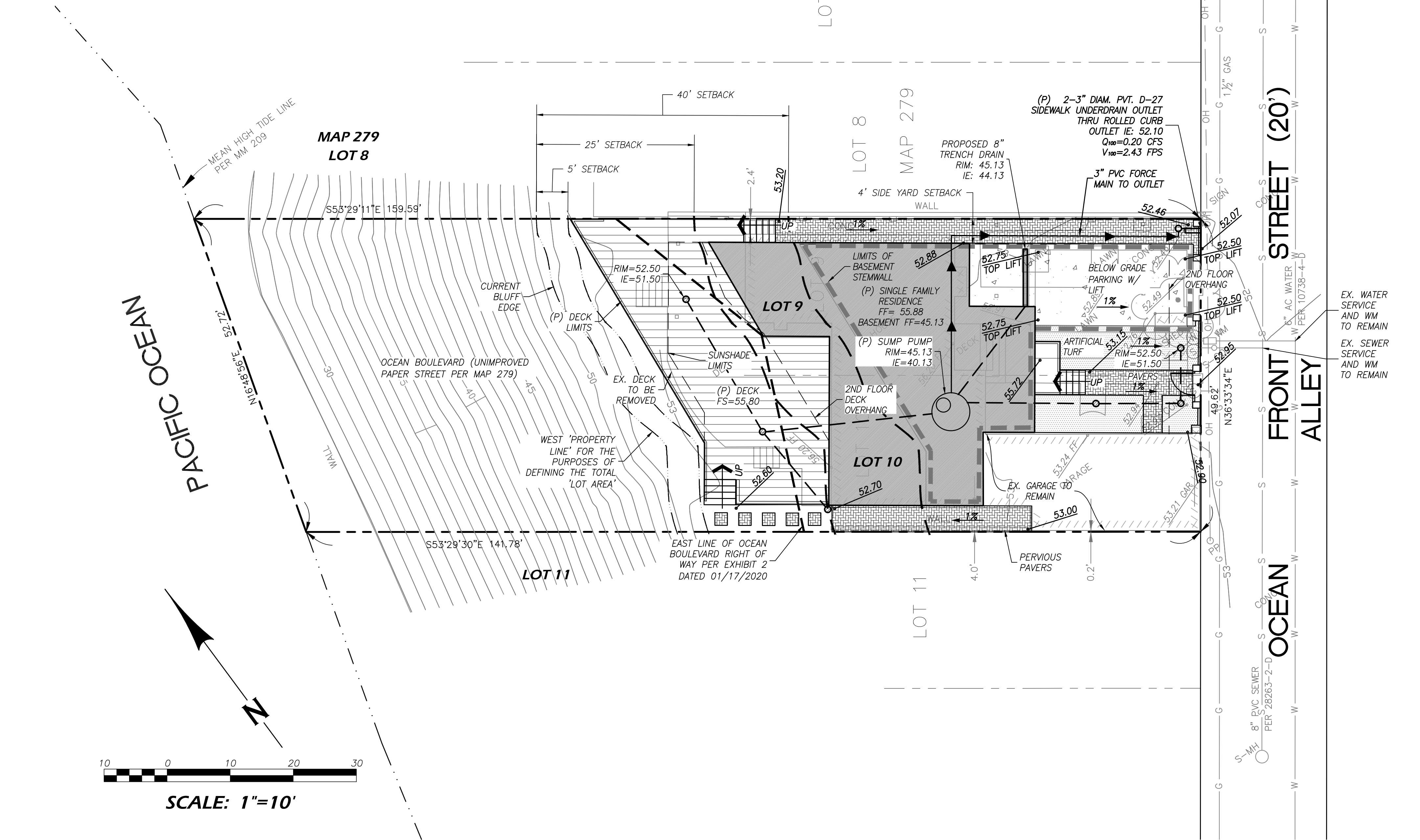
- THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

OCEAN FRONT STREET (20')

FRONT STREET (20')

ALLEY

OCEAN



COFFEY ENGINEERING, INC.



9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (619)831-0111 FAX (619)831-0179



OCEAN FRONT RESIDENCE  
Remodel & Addition  
1615 Ocean Front Street  
San Diego, CA 92107

DRAWN BY: DK / MR

CHECKED BY: JC

ORIGINAL 9/3/21

REVISION 1

REVISION 2

REVISION 3

REVISION 4

REVISION 5

GRADING and  
DRAINAGE PLAN

SCALE: 1" = 10'

C.1

SHT 1 OF 1 SHTS