



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 8, 2019 REPORT NO. HO-19-046

HEARING DATE: May 15, 2019

SUBJECT: 369 Silvergate Avenue Amendment. Process Three Decision

PROJECT NUMBER: [613284](#)

OWNER/APPLICANT: 369 Silvergate LLC, a California Company

SUMMARY

Issue: Should the Hearing Officer approve an Amendment to Coastal Development Permit No. 1775448 for the demolition of the existing structure and construction of a 11,130-square-foot dwelling unit with attached companion unit and garage, in addition to a pavilion, pool and hardscape on a 1.09-acre site unit, located at 369 Silvergate Avenue In the RS-1-4 Zone of the Peninsula Community Plan and Local Coastal Program Land Use Plan area?

Staff Recommendation: Approve Coastal Development Permit Amendment No. 2185679

Community Planning Group Recommendation: On January 17, 2019, the Peninsula Community Planning Board voted 11-0-0 to recommend approval of the proposed project.

Environmental Review: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which addresses demolition and removal of individual small structures. Additionally, the project meets the criteria in CEQA Section 15303 which addresses construction of a single-family residence or a second dwelling unit in a residential zone. Furthermore, none of the exceptions described in the CEQA Guidelines Section 15300.2 apply.

BACKGROUND

Coastal Development Permit (CDP) No. 1775448, was approved August 9, 2017 for the partial demolition, remodel and expansion of an existing 6,888-square-foot dwelling to 7,729-square-foot dwelling unit. CDP No. 1775448 demolition was started but the project halted, and the current project amendment filed to alter the project scope. The amended project is for the demolition of the existing residence in its entirety and the construction of a new two-story 11,130-square-foot dwelling unit with attached companion unit and garage, in addition to accessory pavilion, pool and

hardscape. The site is located at the southern terminus of Silvergate Avenue (Attachment 1) adjacent to the Naval Station Point Loma restricted access gate and within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area.

The land use designation for the project site is Single Family Residential at a density range of 0-4 dwelling units per acre (Attachment 2) and the site is Residential (RS-1-4) Zone. Additionally, the site is within the First Public Roadway, Coastal (Appealable), Coastal Height Limitation, and the Parking Impact (Coastal) Overlay Zones. The project site can accommodate one dwelling unit based on the density identified in the community plan and the implementing zone. The surrounding properties to the north, east, and west of the site have been previously graded and developed with single dwelling units and the area to the south is Naval Base Point Loma, separated by a solid wall, as well as pedestrian and vehicular access gates (Attachment 3).

DISCUSSION

The 1.09-acre site is located at the southern terminus of Silvergate Avenue adjacent to the emergency egress gate for the Naval Station Point Loma and is located 2,617 feet west of San Diego Bay, 3,207 feet east of the Pacific Ocean, 354 feet above the Mean Sea Level, and is located outside of the 100-year floodplain. The site is within the first public roadway paralleling the sea but not within a designated public view shed, scenic overlook, or active recreation area identified within the Community Plan.

The site is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any Environmentally Sensitive Lands as defined in San Diego Municipal Code Section 113.0103.

The existing dwelling unit was constructed in 1949 and has been modified since then, with additions and alterations. The site was reviewed by Historic Resources in 2017 (project No. 504822) and a determination was made that the site does not meet local designation criteria as individually significant under the adopted Historic Resources Board Criteria.

The Community Plan identifies the project within the "Wooded Area" portion of the community characterized by large lots, exclusively developed with single-family homes of varying ages and styles. A substantial number of large eucalyptus and evergreen trees, in conjunction with many narrow roads developed without curb, gutter, or sidewalks add to the rural atmosphere of this area. One of the Community Plan Residential Element objectives calls to conserve the character of existing stable single-family neighborhoods throughout Peninsula including the very low-density character of certain neighborhoods. The proposed single dwelling unit will be built largely on the previous residential building footprint and in a traditional architectural style. The rural character shall be conserved through the preservation of ten existing mature trees fronting the site, as well as several remaining mature trees near the residence and accessory structures and an existing six-foot high stone wall with entry gate constructed in 1945. The exterior façade incorporates painted horizontal cementitious siding, painted trim, stone veneer and painted brick as well as windows and doors painted in a dark finish. The majority of the roof system is multiple pitch roof with a combination of dark slate shingles, standing seam copper roof on dormer elements and three sections of flat roof areas. The site design provides continuity with the community plan objectives and the existing community character.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for this site. The proposed project requires the approval of a Process Three Coastal Development Permit Amendment to CDP No. 1775448 for development in excess of the permit conditions as well as development in the Coastal Overlay Zone with an increase in building height by greater than ten percent and an increase in interior floor area by greater than ten percent, located on property between the sea and the first public roadway parallel to the sea per San Diego Municipal Code Sections 126.0702(a) and 126.0704(a)(2).

Conclusion:

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft conditions of approval (Attachment 5) and draft findings to support approval of the project (Attachment 4). Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit Amendment No. 2185679, with modifications.
2. Deny Coastal Development Permit Amendment No. 2185679, if the findings required to approve the project cannot be affirmed.

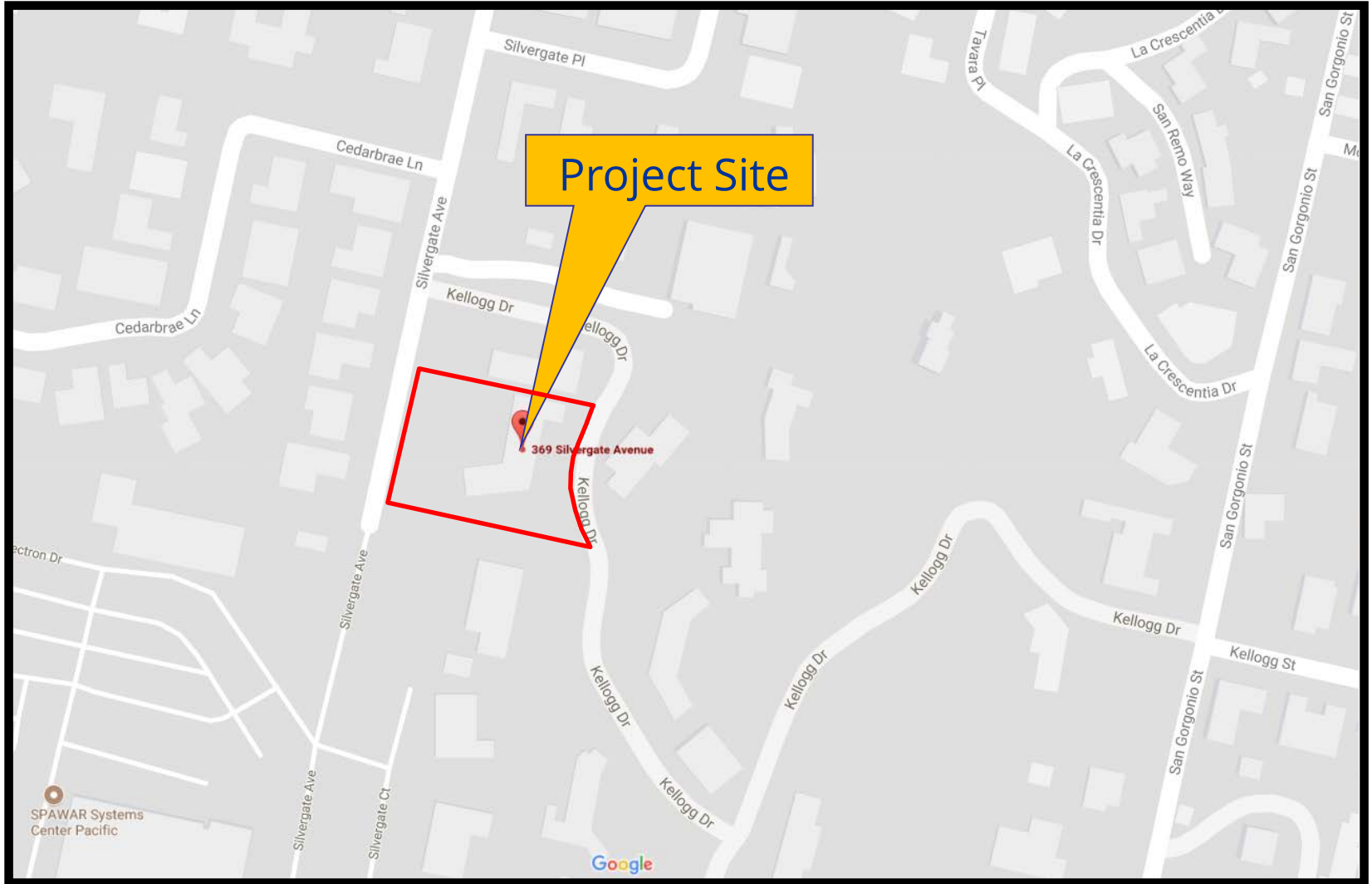
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Karen Bucey", is written over a horizontal line.

Karen Bucey, Development Project Manager

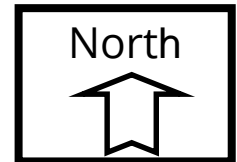
Attachments:

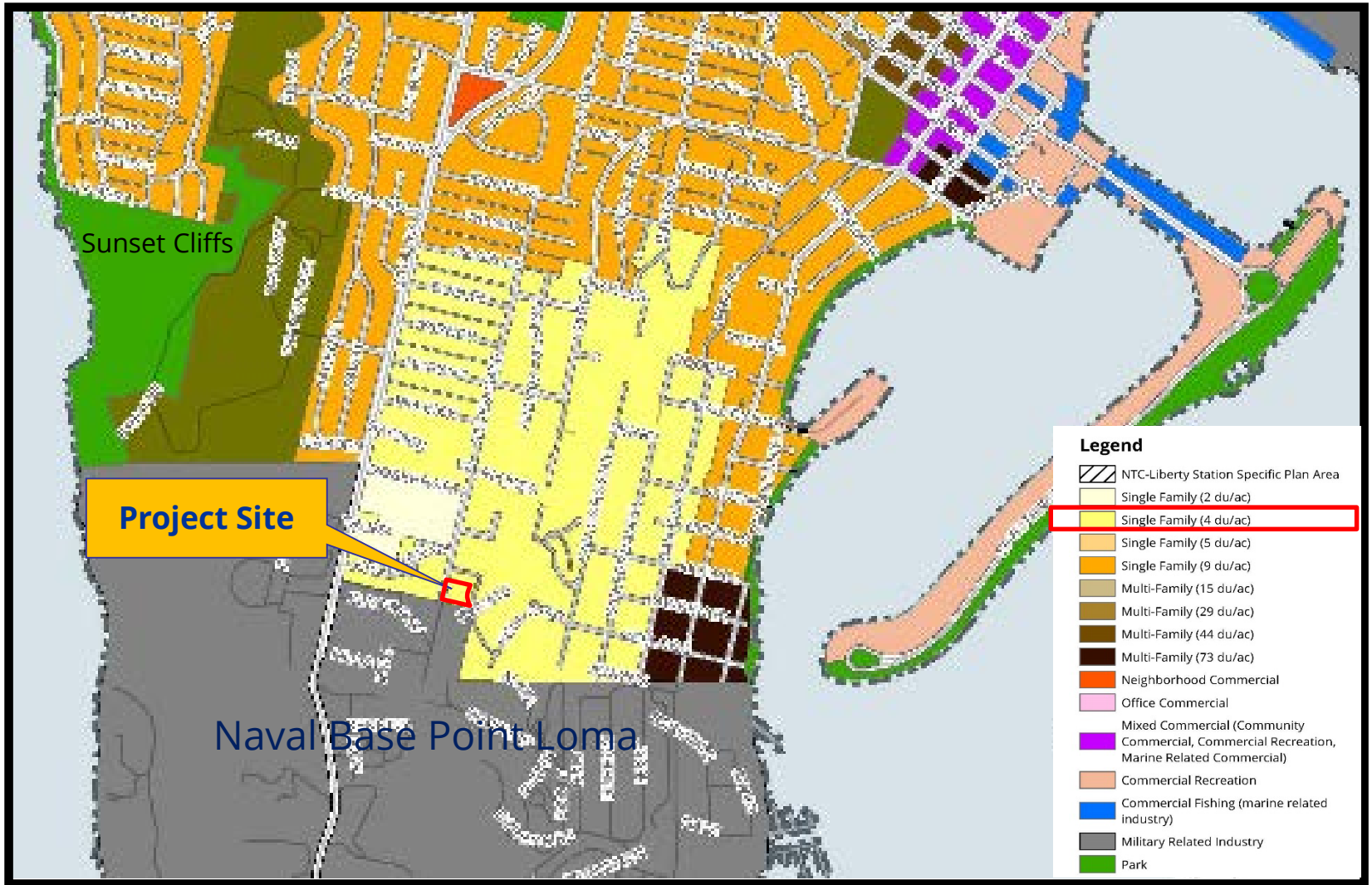
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Location Map

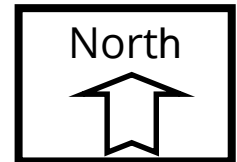
Silvergate; Project No. 613284
369 Silvergate Avenue





Peninsula Community Plan Land Use Map

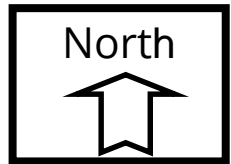
Silvergate; Project No. 613284
369 Silvergate Avenue





Aerial Photograph

Silvergate; Project No. 613284
369 Silvergate Avenue



HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2185679
369 SILVERGATE AVENUE - PROJECT NO. 613284
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1775448

WHEREAS, 369 SILVERGATE LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to amend Coastal Development Permit (CDP) No. 1775448 which permitted the partial demolition, remodel and expansion of the 6,888-square-foot dwelling to 7,729 square feet. The current project is to completely demolish the existing residence and construct a two-story, 11,130-square-foot dwelling unit with attached companion unit and garage, in addition to a pavilion, pool and hardscape on a 1.09-acre site (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated CDP No. 2185679);

WHEREAS, the project site is located at 369 Silvergate Avenue in the Residential (RS-1-4) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, and Parking (Coastal) Impact Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area;

WHEREAS, the project site is legally described as Parcel A. Parcel 1 in the City of San Diego, County of San Diego, State of California, as shown on page 6225 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, August 1, 1977;

WHEREAS, on March 21, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301, Existing Facilities and Section 15303, New Construction;

WHEREAS, on May 15, 2019, the Hearing Officer of the City of San Diego considered CDP No. 2185679, amendment to CDP No. 1775448, 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 CDP No. 2185679:

A. COASTAL DEVELOPMENT PERMIT - SDMC Section 126.0708(A)

1. Findings for all Coastal Development Permits:

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

CDP No. 1775448 permitted the partial demolition, remodel and expansion of an existing 6,888-square-foot dwelling to 7,729-square-foot. Demolition was started but the project halted, and the current project amendment was filed to alter the project scope. The current project is an amendment to completely demolish the existing residence and to construct a two-story 11,130-square-foot dwelling unit with attached companion unit and garage in addition to a pavilion, pool and hardscape on a 1.09-acre site.

The site is located at the southern terminus of Silvergate Avenue adjacent to the access gate for Naval Station Point Loma. The two-story dwelling unit height is proposed to be 26 feet, below the Coastal Height Limitation maximum of 30 feet. The site does not include, nor is it adjacent to, a public accessway identified in a Local Coastal Program land use plan. Silvergate Avenue right-of-way is not designated as a view corridor, contain intermittent or partial vistas, view sheds, or scenic overlooks within the adopted Community Plan. Therefore, the project will not encroach upon any existing or proposed physical accessway identified in a certified Local Coastal Program Land Use Plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas.

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

The project proposes complete demolition of the dwelling unit and construction of a two-story 11,130-square-foot dwelling unit with attached companion unit, garage, pavilion, pool, and hardscape on a 1.09-acre site.

The subject property is 2,617 feet west of San Diego Bay, 3,207 feet east of the Pacific Ocean, 354 feet above Mean Sea Level, and is located outside of the 100-year floodplain. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning

Area and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103. Therefore, the proposed coastal development will not adversely affect Environmental Sensitive Lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The project proposes complete demolition of the dwelling unit and construction of a two-story 11,130-square-foot dwelling unit with attached companion unit, garage, pavilion, pool, and hardscape on a 1.09-acre site.

The Community Plan designates the site Single-Family Residential density range of zero to four dwelling units per acre. The existing development of one dwelling unit on the 1.09-acre site is in conformance with the land use density and the residential (RS-1-4) zone.

The Community Plan's Residential objectives call for development to conserve the character and very low-density of the existing stable of single-family neighborhoods as well as encourage design compatible with existing residential development for new infill housing. The project site is within the "Wooded Area" neighborhood of the Community Plan, which is characterized by large lots, is exclusively developed with single-family homes of varying ages and styles. A substantial number of large eucalyptus and evergreen trees, in conjunction with many narrow roads developed without curb, gutter, or sidewalks add to the rural atmosphere of this area.

The proposed single dwelling unit will be built largely on the previous residential building footprint and in a traditional architectural style. The rural character shall be conserved through the preservation of ten existing mature trees fronting the site, as well as several remaining mature trees near the residence and accessory structures and an existing six-foot high stone wall with entry gate constructed in 1945. The exterior façade incorporates painted horizontal cementitious siding, painted trim, stone veneer and painted brick as well as windows and doors painted in a dark finish. The majority of the roof system is multiple pitch roof with a combination of dark slate shingles, standing seam copper roof on dormer elements and three sections of flat roof areas. The proposed structure includes offsetting planes on each side and multiple pitched roof levels to visually reduce the structure's bulk and scale. The proposed height of the structure is a maximum of 26 feet, consistent with the Coastal Height Limitation maximum of 30 feet.

The proposed traditional architectural style, single dwelling unit density on a large lot, and retention of the mature trees along the frontage and throughout the site blend well with the character of the community and the Residential objectives of the Community Plan. The project is not requesting, nor does it require, any deviations or variances from the applicable regulations of the Certified Implementation Program. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project proposes complete demolition of the dwelling unit and construction of a two-story 11,130-square-foot dwelling unit with attached companion unit, garage, pavilion, pool, and hardscape on a 1.09-acre site.

The project site is 2,617 feet west of San Diego Bay, 3,207 feet east of the Pacific Ocean, and located outside of the 100-year floodplain. The project site is located within the First Public Roadway. The proposed development does not contain public access crossing the site and the development will be entirely within private property and not encroach on formal or informal accessway to the shore or recreational opportunities. Therefore, the development is in conformity with the public access and public recreation policies of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CDP No. 2185679 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CDP No. 2185679, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: May 15, 2019

IO#: 24007961

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: 24007961

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2185679
369 SILVERGATE AVENUE PROJECT NO. 613284
 AMENDMENT TO CDP 1775448
 HEARING OFFICER

This Coastal Development Permit No. 2185679 (Permit), amendment to Coastal Development Permit No. 1775448, is granted by the Hearing Officer of the City of San Diego to 369 Silvergate LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0708. The 1.09-acre site is located at 369 Silvergate Avenue in the Residential (RS-1-4) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Parking Impact (Coastal) Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan area. The project site is legally described as: Parcel A. Parcel 1 in the City of San Diego, County of San Diego, State of California, as shown on page 6225 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, August 1, 1977.

Coastal Development Permit No. 177544 permitted the partial demolition, remodel and expansion of the 6,888-square-foot dwelling to 7,729-square feet. Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to completely demolish the existing dwelling and to construct a two-story 11,130-square-foot dwelling with attached companion unit and garage in addition to a pavilion, pool and hardscape on a 1.09-acre site described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 15, 2019, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 6,729-square-foot dwelling and construction of a two-story 11,130-square-foot dwelling consisting of four-bedrooms, four-full bathrooms, two-half bathrooms, kitchen, living room, family room, common room, two offices, library/gallery, attic loft, three-car garage with storage and attached companion unit;
- b. Exterior development includes detached pavilion with powder room, outdoor shower, and outdoor kitchen in addition to pool, spa, and hardscape areas;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 14, 2022.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

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

Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AIRPORT REQUIREMENTS:

13. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the construction 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:

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

15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the D-25 in the Silvergate Avenue Right-of-Way.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 23 feet driveway per current City Standards, adjacent to the site on Silvergate Avenue, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of new curb and gutter per current City Standard, along the property frontage on Silvergate Avenue, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permits, 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.

20. Prior to the issuance of any construction permits, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

21. Prior to the issuance of any construction permits 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.

GEOLOGY REQUIREMENTS:

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

23. The Owner/ Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater 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 Office of the Development Services Department.

25. Prior to issuance of any engineering permits for right-of-way 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.

26. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents 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 Office of 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 LDC 142.0403(b)5.

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

28. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

PLANNING/DESIGN REQUIREMENTS:

30. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

31. Property Owner or Property Owner's successor or assignee may not sell separately or convey separately either the primary dwelling unit or the companion unit.

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 May 15, 2019 and [Approved Resolution Number].

Coastal Development Permit No.: 2185679
Date of Approval: May 15, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

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

369 Silvergate LLC, a California limited liability company,
Owner/Permittee

By _____
Benjamin W. White
Trustee, 369 Silvergate LLC

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

NOTICE OF EXEMPTION*(Check one or both)*

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

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

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

Project Name/Number: 369 Silvergate Ave. CDP / 613284

SCH No.: N.A.

Project Location-Specific: 369 Silvergate Ave., San Diego, CA 92106

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP) Amendment to an existing CDP to demolish the existing structure and construct a new 10,145 SF single dwelling unit with attached 3,95SF companion unit in the attic space. The proposed project is addressed at 369 Silvergate Ave in the RS-1-4 Zone in the Peninsula Community Plan and Local Coastal Program. The 1.09-acre site is in the RS-1-4 Zone within the Peninsula Community Plan, City Coastal Overlay Zone (Appealable), First Public Roadway, Coastal Height Limit Overlay Zone and Airport Influence Area and FAA Part 77 Noticing Area for SDIA - Lindbergh Field and North Island NAS.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Benjamin White, 369 Silvergate, LLC, PO Box 1697, Lafayette, CA 94549, 415-601-7723

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15301, Existing Facilities and Section 15303, New Construction
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described in the Project Description section of this notice, meets the criteria set forth in CEQA Section 15301 which addresses demolition and removal of individual small structures. Additionally, the project meets the criteria in CEQA Section 15303 addresses construction a single-family residence or a second dwelling unit in a residential zone. Furthermore, none of the exceptions described in the CEQA Guidelines Section 15300.2 apply.

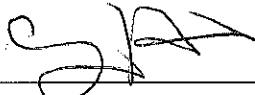
Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Signature/Title

Planner

4/15/19

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



**PCPB January 17, 2019 Minutes
(Approved at February 21st meeting)
Point Loma Branch Library, 3701 Voltaire Street.**

General: Meeting called to order at 6:30 PM by Robert Goldyn.

Attendance

Present: Robert Goldyn, Scott Deschenes, Fred Kosmo, Patricia Clark, Jerry Lohla, Joe Holosek, Sarah Alemany, Robert Tripp Jackson, Jim Hare, Mark Krencik, David Dick, and Don Sevrens.

Absent: Brad Herrin, and Mick Moore.

Agenda: Motion to approve by Kosmo/Deschenes. Unanimous.

Non-Agenda Public Comment:

Government Reports:

Action Items

1. West Point Loma Blvd road diet -Refer to Traffic Committee by Holosak/Dick Vote in favor 11-0-0.
2. Patriots Half Marathon – Motion to support by Krencik,/Sevrens. Vote in favor 10-0-1 (Hare).
3. Frank Residence CDP – Motion to approve by Sevrens/Kosmo. Vote in favor 11-0-0.
4. Dumas NDP – Motion to approve by Dick/Krencik. Vote in favor 11-0-0.
5. Cannon Street TM – Motion to approve by Krencik/Holasek. Vote in favor 10-0-1 (Kosmo)
6. 369 Silvergate Avenue CDP – Motion to approve by Sevrens/Clark. Vote in favor 11-0-0
7. Sorrento House CDP – Motion to approve by Kosmo/Clark. Vote in favor 10-0-0.
8. Slaten Companion Unit CDP – Motion to approve by Krencik/Tripp Jackson. Vote in favor 10-0-0.
9. North Chapel – Information only.
10. PCPB Election Procedure – Motion to to approve by Kosmo/Sevrens.Vote in favor 10-0-0.
11. PCPB Committee Membership. appointed.
12. Internet Service Pros -Motion to pay invoice Deschenes/Tripp Jackson. Vote in favor 9-0-0.
13. PCPB Meeting Start Time -Motion to approve by Alemany/Lohla. Vote 8-1-0 (Tripp Jackson)

PCPB Reports & Parliamentary matters. Motion to approve October Minutes by Hare/Lohla. Vote 5-0-3 (Deschenes, Sevrens, Alemany)

Meeting adjourned.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other CDP Amendment

Project Title: 369 Silvergate, LLC **Project No. For City Use Only:** _____

Project Address: 369 Silvergate Ave. San Diego, CA 92106

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 201701810413
 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: 369 Silvergate, LLC Owner Tenant/Lessee Successor Agency

Street Address: P.O. Box 1697

City: Lafayette State: CA Zip: 94549

Phone No.: 415-601-7723 Fax No.: _____ Email: ben.white@sestantcapital.com

Signature: Ben W. White Date: July 17, 2018

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

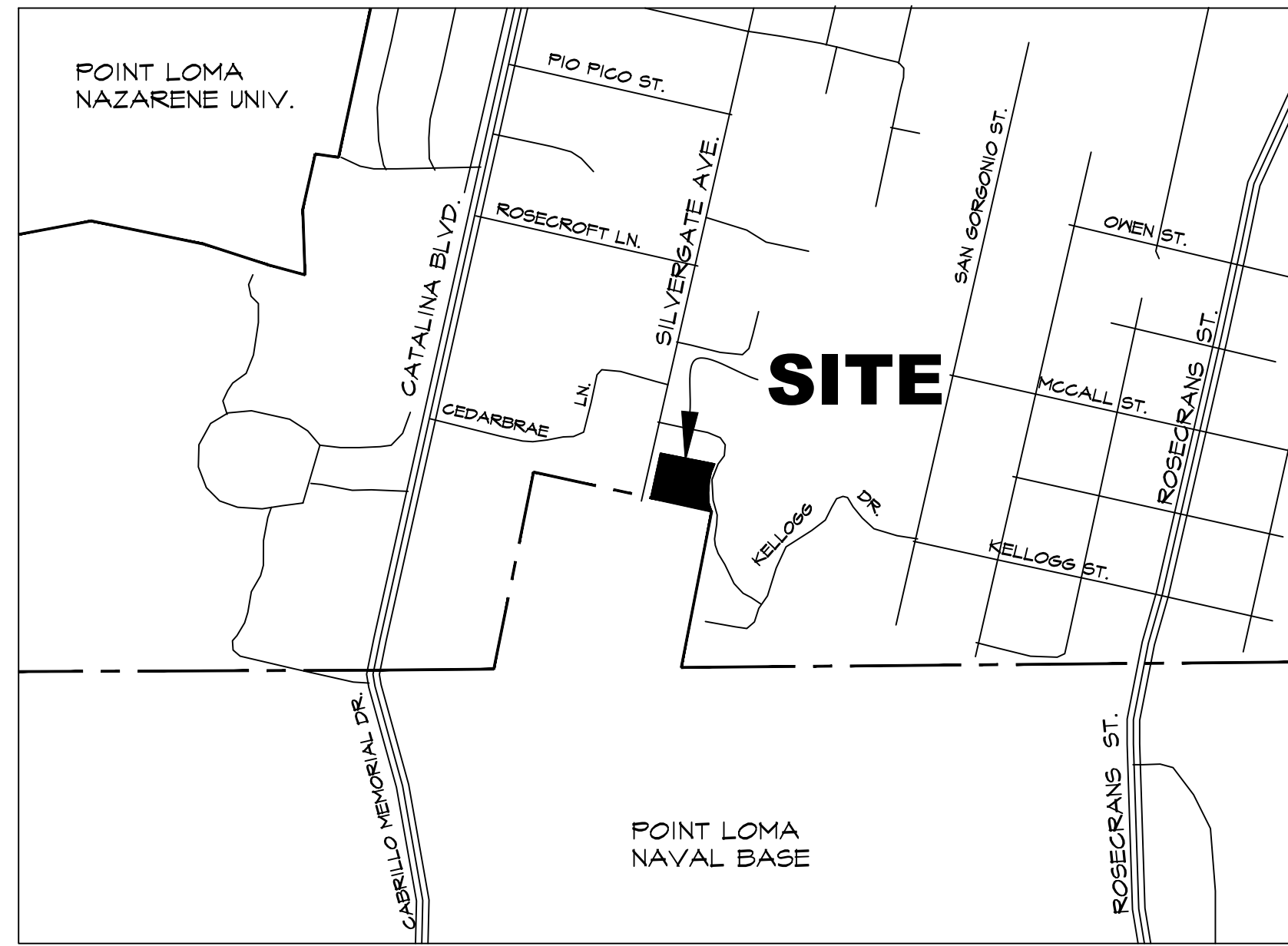
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

369 SILVERGATE AVE. NEW RESIDENCE

SAN DIEGO, CA 92106

AMENDMENT TO CDP NO. 1775448 FOR ENLARGED NEW RESIDENCE

VICINITY MAP



PROJECT INFORMATION

PROPERTY OWNER:	369 SILVERGATE, LLC P.O. BOX 1647 LAFAYETTE, CA 94544
PROJECT ADDRESS:	369 SILVERGATE AVE. SAN DIEGO, CA 92106
LEGAL DESCRIPTION:	PARCEL A, PARCEL 1, CITY OF SAN DIEGO, PAGE 6225 OF PARCEL MAP FILE, DATED 8/1/1971, CITY OF SAN DIEGO, STATE OF CALIFORNIA
APN:	582-410-3500
LOT AREA:	47,499 S.F. / 1.04 ACRES
BASE ZONE:	RS-1-4
OVERLAY ZONES:	CITY COASTAL; FIRST PUBLIC ROADWAY;
SETBACK REQUIREMENTS:	F.Y.S.B. = 20'-0" S.Y.S.B. = (LOT WIDTH 205' X 0.08) = 16'-5" (MIN. 10' ONE SIDE) PROPOSED DISTRIBUTION: NORTH SIDE YARD SETBACK: 17'-0" SOUTH SIDE YARD SETBACK: 15'-10" R.Y.S.B. = (10% OF 235' + 25%) = 23'-4" + 25'-1"
ALLOWABLE F.A.R.:	0.45 (X 47,499 S.F. = 21,375 S.F. MAX.)
EXIST/ PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
OCCUPANCY TYPE:	R-3, U (ATTACHED GARAGE)
CONSTRUCTION TYPE:	TYPE V-B
HEIGHT LIMIT:	30'-0" (24' @ SETBACK)
EASEMENTS:	NO KNOWN EASEMENTS
GEOLOGIC HAZARD:	51
APPLICABLE CODES:	2016 CALIFORNIA BUILDING CODE; 2016 CALIFORNIA GREEN BUILDING CODE; 2016 CALIFORNIA ELECTRICAL CODE; 2016 CALIFORNIA MECHANICAL CODE; 2016 CALIFORNIA PLUMBING CODE; CALIFORNIA FIRE CODE
CLIMATE ZONE:	07
FIRE SPRINKLERED:	YES
YEAR BUILT:	1950 (DEEMED NOT TO BE HISTORICALLY SIGNIFICANT BY HRB STAFF IN PRIOR REVIEW IN 2017)
APPROVALS (OBTAINED):	COASTAL DEVELOPMENT PERMIT NO. 1775448 (APPROVED 8/9/17) BUILDING/ DEMO PERMIT NO. 2032194 (APPROVED 1/22/18) EMRA APPROVAL NO. 2049236 (FILED 1/5/18)
APPROVALS (REQUESTED):	CDP AMENDMENT
HOUSE NUMBERS:	FIRE DEPT. REQUIRES THAT HOUSE NUMBERS BE PROVIDED, WHICH ARE CLEARLY VISIBLE FROM THE STREET

SCOPE OF WORK

- AMEND THE APPROVED CDP NO. 1775448 TO EXPAND THE SCOPE OF WORK TO ACCOMMODATE A NEW SINGLE FAMILY RESIDENCE, WITH THE FOLLOWING MODIFICATIONS:
- EXPAND DEMOLITION OF EXISTING STRUCTURE TO REMOVE ENTIRE HOUSE (FROM PREVIOUSLY APPROVED PARTIAL DEMOLITION)
 - REDISTRIBUTE INTERIOR SIDE YARD SETBACKS TO SHIFT STRUCTURE FURTHER SOUTH ON THE SITE
 - ENLARGE FOOTPRINT OF BUILDING BEYOND PREVIOUSLY APPROVED CONFIGURATION (BY 23%)
 - INCREASE BUILDING ENVELOPE HEIGHT BY 3'-0" FOR MODIFIED ROOF DESIGN & RAISE FINISH FLOOR ELEVATION (FAD HEIGHT) BY 0'-6"
 - EXPAND SCOPE OF WORK TO INCLUDE A NEW DRIVEWAY, MOTORCOURT, WALKWAYS, & OTHER NEW IMPERVIOUS PAVING
 - REWORK AUTO GATE AND SITE PEDESTRIAN GATE
 - ADD A FINISHED ATTIC/ LOFT TO THE DESIGN
 - ADD A 345 S.F. ATTACHED COMPANION UNIT (BEDROOM 5) W/ KITCHENETTE TO SCOPE OF WORK
 - ADD 1/2 POOL BATH W/ OUTDOOR SHOWER TO SCOPE OF WORK

PROJECT TEAM

ARCHITECTURAL:	TOM KING TOM KING ARCHITECTURAL DESIGN & CONSULTING 34661 APACHE DR. JULIAN, CA 92036 (PH) 619.793.5766
CIVIL:	NOLAN HUELSMAN STUART ENGINEERS 7525 METROPOLITAN DR. STE. 308 SAN DIEGO, CA 92108 (PH) 619.504.5610 (FX) 619.296.9276
GEOTECHNICAL:	JAY HEISER SEI, INC. 7420 TRADE ST. SAN DIEGO, CA 92121 (PH) 858.549.7222 (FX) 858.549.1604
LANDSCAPE:	MARTIN SCHWANAUER MARTIN SCHWANAUER LANDSCAPE ARCHITECTURE 12725 WASHINGTON PLACE LOS ANGELES, CA 90066 (PH) 310.592.9138
SURVEY:	SONARDS & BROWN ENGINEERS 2187 NEWCASTLE AVE., STE. 103 CARDIFF BY THE SEA, CA 92007 (PH) 858.436.8800 (FX) 858.436.8803

BUILDING AREA

	PREVIOUSLY APPROVED	PROPOSED
MAIN LEVEL (PRIMARY DWELLING); ATTACHED COMPANION UNIT:	6,049 S.F.	8,040 S.F.
ATTIC LOFT (HABITABLE):	-	1,100 S.F.
SERVICE ATTIC (CONDITIONED):	-	460 S.F.
TOTAL HABITABLE/ CONDITIONED:	6,049 S.F.	10,045 S.F.
ATTACHED GARAGE/ ACCESSORY:	916 S.F.	1,025 S.F.
DETACHED 1/2 POOL BATH:	-	60 S.F.
TOTAL GROSS (TOWARDS FAR):	7,124 S.F.	11,130 S.F.
(TOTAL BUILDING FOOTPRINT):	7,124 S.F.	9,510 S.F.)
F.A.R. = 11,130 DIVIDED BY 47,499 = 0.23 < (0.45 ALLOWED = 21,375 S.F.)		

COVERED AREAS (NOT INCLUDED IN FAR)

COVERED PATIOS:	1,235 S.F. (TOTAL)
COVERED PAVILION/ BBQ:	555 S.F. (OPEN)

SHEET INDEX

1	TITLE SHEET - GENERAL PROJECT INFORMATION	NO SCALE
2	SITE PLAN	SC, 1" = 10'-0"
3	GRADING & DRAINAGE PLAN	SC, 1" = 10'-0"
4	CONCEPT LANDSCAPE PLAN	SC, 1/8" = 1'-0"
5	STORM WATER / BMP PLAN	SC, 1" = 20'-0"
6	SITE SECTIONS	SC, 1" = 10'-0"
7	NOTED MAIN LEVEL FLOOR PLAN	SC, 3/8" = 1'-0"
8	NOTED ATTIC / LOFT PLAN	SC, 3/8" = 1'-0"
9	PICTORIAL ROOF / BUILDING HEIGHT PLAN	SC, 3/8" = 1'-0"
10	EXTERIOR ELEVATIONS	SC, 3/8" = 1'-0"
11	ELEVATIONS / SECTIONS	SC, 3/8" = 1'-0"

STORM WATER QUALITY NOTES

- THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND STORM WATER STANDARDS MANUAL.
- NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
 2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40% .
 3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
 4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
 5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
 6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

GENERAL NOTES

1. ALL CONSTRUCTION, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO THE 2016 "CALIFORNIA BUILDING CODE" (CBC), AND ALL STANDARDS REFERENCED THEREIN.
2. ALL CONSTRUCTION AND PROCEDURES SHALL CONFORM TO APPLICABLE CODES.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF, AND RESOLVED BY, THE DESIGNER OR ENGINEER BEFORE PROCEEDING WITH WORK.
5. IN CASE OF CONFLICT, NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER "GENERAL NOTES" OR "STANDARD DETAILS".
6. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
7. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS.
8. IN AREAS TO BE EXCAVATED, THE CONTRACTOR SHALL DETERMINE THE LOCATIONS OF EXISTING UTILITY SERVICES, PRIOR TO EXCAVATION.
9. ELEVATIONS GIVEN ON THE DRAWINGS ARE REFERENCED FROM FINISHED FLOOR.
10. ALL GLASS AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED.
11. SHOWER ENCLOSURES & BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED W/ NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR. (SEC. R307.2)
12. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHERSTRIPPED.
13. ALL JOINTS AND PENETRATIONS IN BUILDING SHALL BE CAULKED AND SEALED.
14. PROVIDE 1 HR. FIRE SEPARATION BETWEEN ATTACHED GARAGE AND DWELLING, BY APPLYING 5/8" TYPE 'X' DRYWALL TO ALL SURFACES OF GARAGE ADJACENT TO DWELLING.
15. ALL OPENINGS BETWEEN GARAGE AND DWELLING SHALL HAVE A SELF-CLOSING DOOR WITH MIN. 20-MINUTE FIRE RATED ASSEMBLY.
16. MINIMUM INSULATION, UNLESS OTHERWISE NOTED SHALL BE:
-WALLS - R-13
-CEILING - R-30
-FLOOR - R-19

WALLS:

1. EXTERIOR WALLS SHALL BE 2X6 STUD WOOD FRAME CONSTRUCTION, UNLESS OTHERWISE NOTED. -SEE STRUCTURAL PLANS FOR DETAILS.
2. EXTERIOR WALLS WITHIN 5'-0" OF PROPERTY LINE SHALL BE OF 1 HR. FIRE-RATED ASSEMBLY.
3. PARAPET WALLS SHALL EXTEND A MINIMUM OF 1'-6" ABOVE FLAT ROOF AREA.

ROOF & ROOF DECKS:

1. ALL ROOF PLATE HEIGHTS ARE CALCULATED FROM FINISH FLOOR ELEVATION.
2. ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' FIRE-RESISTIVE ROOF ASSEMBLY. (SEE ROOF PLAN FOR DETAILS)
3. ROOF / DECK DRAINS (WHERE APPLICABLE) CONNECT TO TIGHTLINE SURFACE WATER DRAINS. PROVIDE OVERFLOW DRAINS OR SCUPPERS, WITH DRAIN LINES WHICH ARE INDEPENDENT OF DECK DRAINS.

OPENINGS/ FENESTRATIONS:

1. EXTERIOR WALL GLAZING, WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATED GLASS/ MULTI-PANE GLAZING
2. NO OPENINGS IN EXTERIOR WALLS SHALL BE WITHIN 5'-0" OF THE PROPERTY LINE, UNLESS FIRE-RATED ASSEMBLY. NO MORE THAN 25% OF WALL AREA WITHIN 5'-0" OF PROPERTY LINE SHALL BE OPEN.

GUARDRAILS & LANDINGS:

1. ALL STAIRS, LANDINGS, DECKS AND PLATFORMS WITH A VERTICAL OFFSET OF 2'-6" OR MORE FROM ADJACENT GRADE/FLOOR SHALL BE PROVIDED WITH A GUARDRAIL.
2. GUARDRAILS TO BE A MINIMUM OF 3'-6" IN HEIGHT WITH OPENINGS SIZED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH.
3. PROVIDE MIN. 36" DEEP FLOOR OR LANDING AT EACH SIDE OF EXTERIOR DOOR, W/ A SLOPE NOT EXCEEDING 2% (1/4" / 12); THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. (SEC. R311.3)

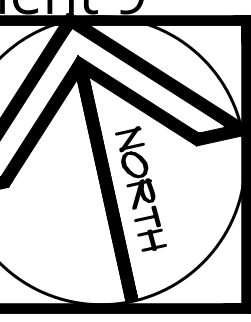
CALGREEN NOTES

1. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED. (CGBC 4.504.1)
2. A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE TO BE DIVERTED TO RECYCLE OR SALVAGE PER CGBC SECTION 4.408.1 AND CITY ORDINANCE.
3. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL.
4. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. (CGBC 4.504.1)
5. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CGBC 4.504.2.1)
6. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. (CGBC 4.504.2.2)
7. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH THE PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. (CGBC 4.504.2.3)
8. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. (CGBC 4.504.2.4)
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR OR BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. (CGBC 4.504.3)
10. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH VOC-EMMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERINGS INSTITUTE (RFCI) FLOOR SCORE PROGRAM. (CGBC 4.504.4)
11. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. A LETTER FROM THE INSTALLER AND OR BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND DOCUMENTING ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. (CGBC 4.504.5)
12. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
13. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL BE CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY FRAMING SUB-CONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO BUILDING INSPECTOR. (CGBC 4.505.3)
14. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB, UNLESS FUNCTIONING AS A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 - 80%.
15. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80%.
16. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE (CGBC 4.503.1). WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH LOCAL ORDINANCES.
17. A SIGNED AFFIDAVIT FROM INSTALLER, STATING METHOD USED FOR SELECTION OF HEATING & AIR CONDITIONING EQUIPMENT, AND THAT SUCH EQUIPMENT WAS INSTALLED IN ACCORDANCE TO THAT METHOD, SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION. (CGBC 4.507.2)
18. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20% REDUCTION COLUMN CONTAINED IN TABLE 4.503.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. (CGBC 4.503.2)
EXCEPTION: THE MAX. FLOW RATE FOR SHOWERHEADS WHEN USING THE CALCULATION METHOD SPECIFIED IN GREEN CODE SEC. 4.503.1, ITEM 2, IS 2.8 GPM @ 80 PSI.
19. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO ENFORCING AGENCY (CGBC 4.406.1)
19. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBC.
20. PER 2016 CGBC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
21. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
22. PROVIDE WATER CLOSETS WITH A MAXIMUM FLOW OF 1.28 GALLONS PER FLUSH (GPF).
23. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE. A COPY OF THE FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
1. CERTIFICATION UNDER RESILIENT FLOOR COVERINGS INSTITUTE (RFCI) FLOORSCORE PROGRAM
2. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS", VERSION 11, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01550)
25. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD, ETC COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.

TITLE SHEET / GENERAL INFORMATION

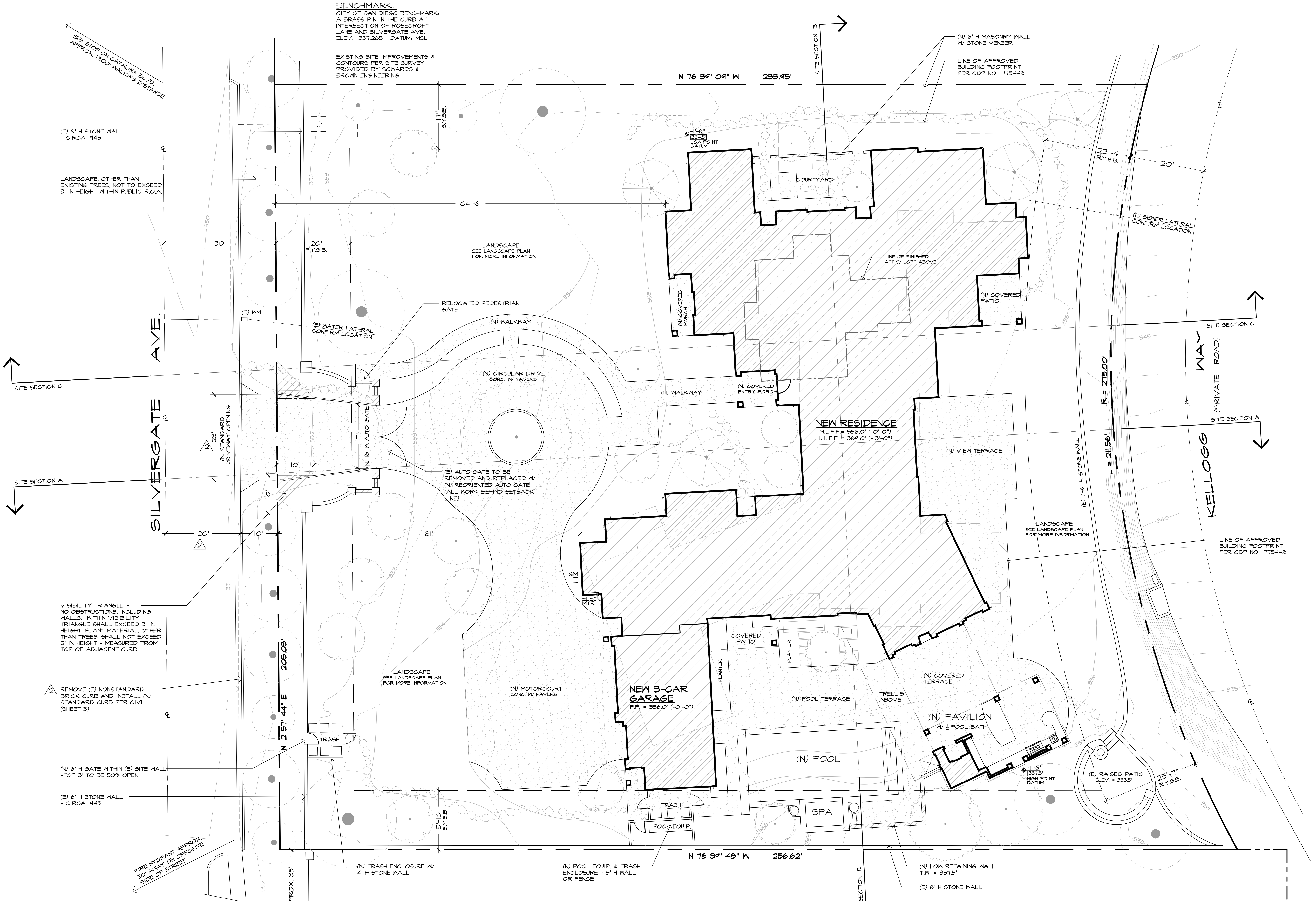
369 SILVERGATE AVE.
SAN DIEGO, CALIFORNIA 92106

TOM KING
ARCHITECTURAL DESIGN & CONSULTING
34661 APACHE DR., JULIAN, CA 92036 • 619.793.5766



369 SILVERGATE AVE.
SAN DIEGO, CALIFORNIA 92106

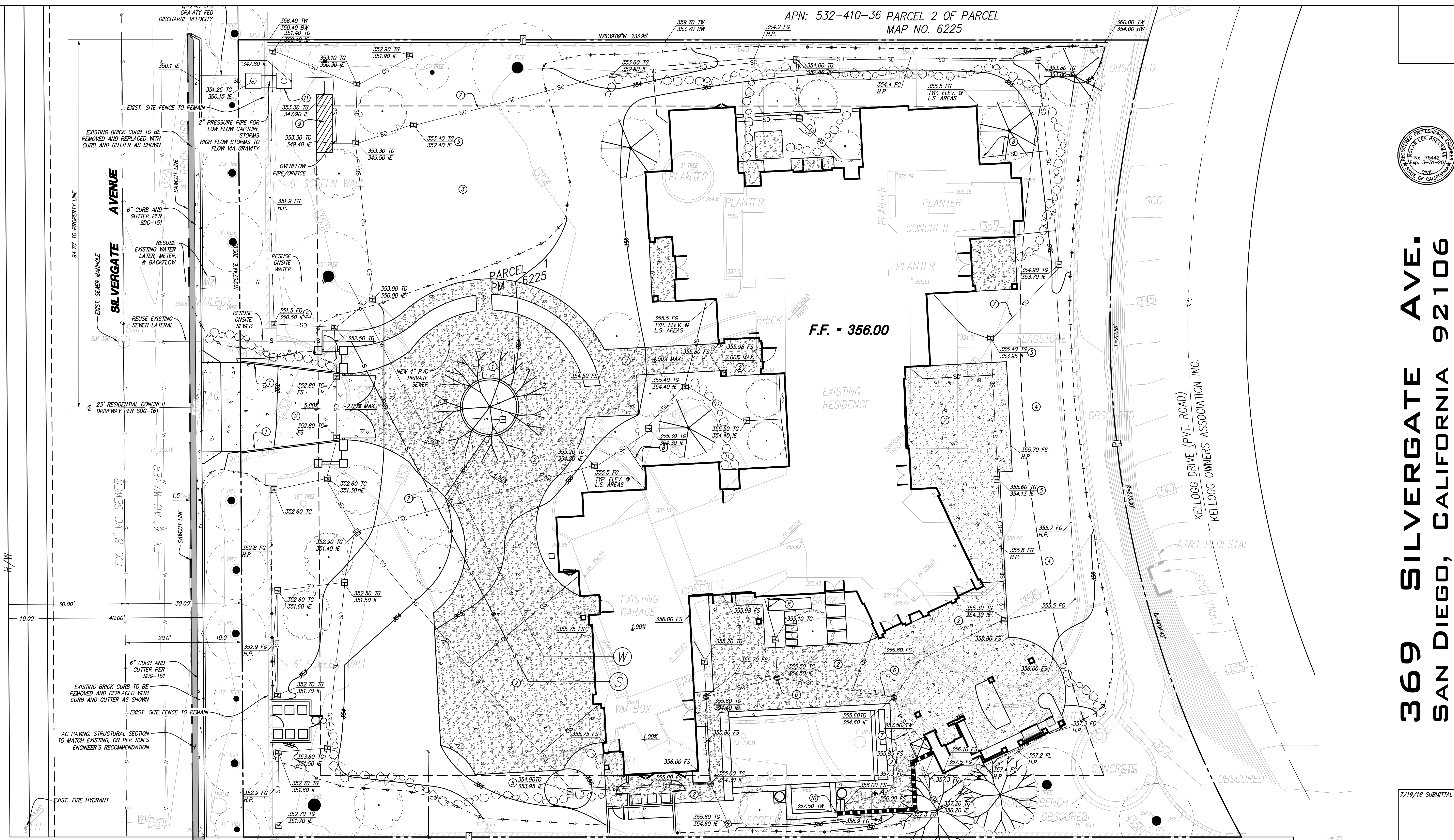
CDP 07.20.18
11.27.18
02.15.19



SITE LEGEND

- PROPERTY LINE
- ZONING SETBACK
- EXISTING TO BE REMOVED
- LINE OF (E) GRADE TO BE ALTERED
- LINE OF (N) PROPOSED GRADE (SEE GRADING PLAN FOR MORE INFO)
- EXISTING SITE WALL TO REMAIN
- NEW SITE WALL
- ELECTRIC METER / PANEL
- WATER METER
- GAS METER
- FIRE HYDRANT
- INDICATES AREA OF PROPOSED DEVELOPMENT OUTSIDE PREVIOUSLY APPROVED BUILDING FOOTPRINT
- INDICATES AREA OF PROPOSED DEVELOPMENT WITHIN PREVIOUSLY APPROVED BUILDING FOOTPRINT
- INDICATES AREA OF NEW IMPERVIOUS PAVING - PATIOS, WALKWAYS, & DRIVES (SEE GRADING PLAN FOR QUANTITIES)
- SPOT ELEVATION/GRADE (HEIGHT REFERENCED FROM M.L.F.F.)
- ELEVATION (ABOVE SEA LEVEL)
- DATUM POINT - HIGHEST/LOWEST POINT WITHIN 5' OF PROPOSED STRUCTURE (HEIGHT REFERENCED FROM M.L.F.F.)
- EXISTING TREE TO REMAIN - SEE LANDSCAPE PLAN FOR MORE INFORMATION
- PROPOSED TREE - SEE LANDSCAPE PLAN FOR MORE INFORMATION

APN: 532-410-36 PARCEL 2 OF PARCEL
MAP NO. 6225



APN: 532-400-02
PORTION OF P.L. 105
R.O.S 994



369 SILVERGATE AVE.
SAN DIEGO, CALIFORNIA 92106

KELLOGG DRIVE (PVT. ROAD)
 KELLOGG OWNERS ASSOCIATION INC.

LEGEND:

- CONCRETE CURBING
- CONCRETE PAVING
- 18" MAX. HEIGHT RETAINING WALL
- YARD DRAIN (LAND/HARDSCAPE AREAS)
- AREA DRAIN (HARDSCAPE AREAS)
- PVC STORM DRAIN PIPE
- DOWNSPOT/ROOF DRAINS
- MODULAR WETLAND SYSTEM
- COMBINED PUMP AND GRAVITY OUTLET
- DIRECTION OF FLOW (1.0% MIN. SLOPE)
- LIMITS OF GRADING

CONSTRUCTION NOTES:

- 1 CONCRETE CURBING
- 2 CONCRETE PAVING
- 3 PUTTING GREEN
- 4 BOCCO COURT
- 5 YARD DRAIN (LAND/HARDSCAPE AREAS)
- 6 AREA DRAIN (HARDSCAPE AREAS)
- 7 PVC STORM DRAIN PIPE 10"
- 8 DOWNSPOT/ROOF DRAINS
- 9 MODULAR WETLAND SYSTEM
- 10 RETAINING WALL
- 11 COMBINED PUMP AND GRAVITY OUTLET

ABBREVIATIONS:

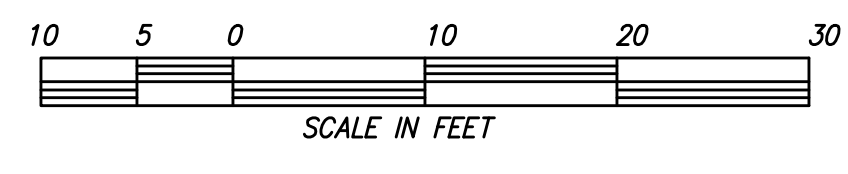
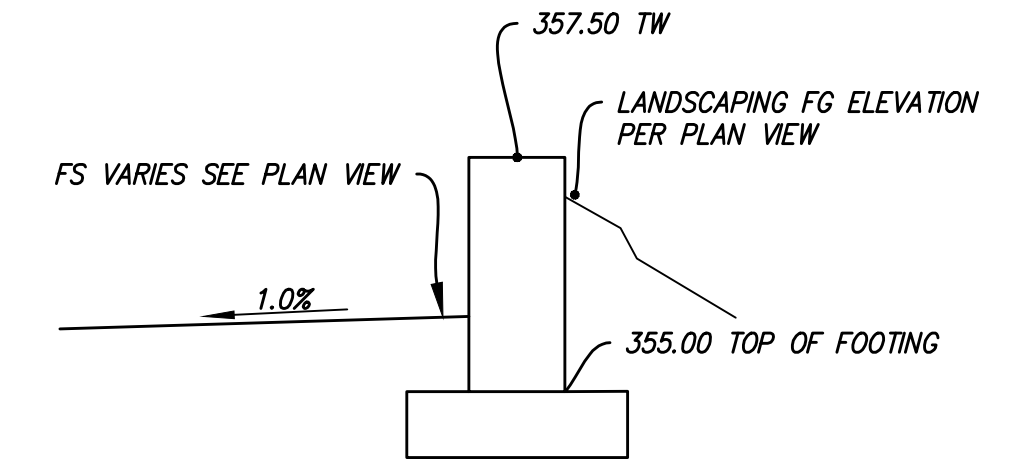
- | | |
|-------------------|--------|
| EXISTING | EXIST. |
| TYPICAL | TYP. |
| ELEVATION | ELEV. |
| LANDSCAPE | L.S. |
| FINISH SURFACE | FS |
| FINISH GRADE | FG |
| TOP OF GRATE | TG |
| FLOWLINE | FL |
| HIGH POINT | H.P. |
| FINISH FLOOR | FF |
| PROPERTY LINE | PL |
| RIGHT-OF-WAY LINE | R.O.W. |

EARTHWORK CALCULATIONS

- CUT QUANTITIES: 126 CYD
- FILL QUANTITIES: 126 CYD
- IMPORT/EXPORT: 0 CYD
- MAX CUT DEPTH UNDER THE BUILDING FOOTPRINT: 0.6 FT
- MAX CUT DEPTH OUTSIDE THE BUILDING FOOTPRINT: 0.83 FT
- MAX FILL DEPTH OUTSIDE THE BUILDING FOOTPRINT: 0.83 FT

EARTHWORK NOTE

1. THE PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
2. EARTHWORK QUANTITIES ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO DETERMINE OWN EARTHWORK QUANTITIES.

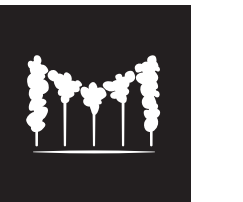


GRADING PLAN
 SCALE: 1"=10'

GRADING PLAN
 3

STUART ENGINEERING
 7525 METROPOLITAN DRIVE, STE. 208
 SAN DIEGO, CA 92121
 TEL: (619) 298-2678 FAX: (619) 298-2679
 www.stuartengineering.com

7/19/18 SUBMITTAL



MARTIN SCHWANAUER
LANDSCAPE ARCHITECTURE

12725 Washington Place
Los Angeles CA, 90066
310.592.9738
martin@schwanauerdesign.com
Landscape Architect License
No. CA 6026

PROJECT

SILVER GATE
RESIDENCE

369 Silver Gate Ave.
San Diego, CA 92106

SHEET TITLE

LANDSCAPE
PLAN

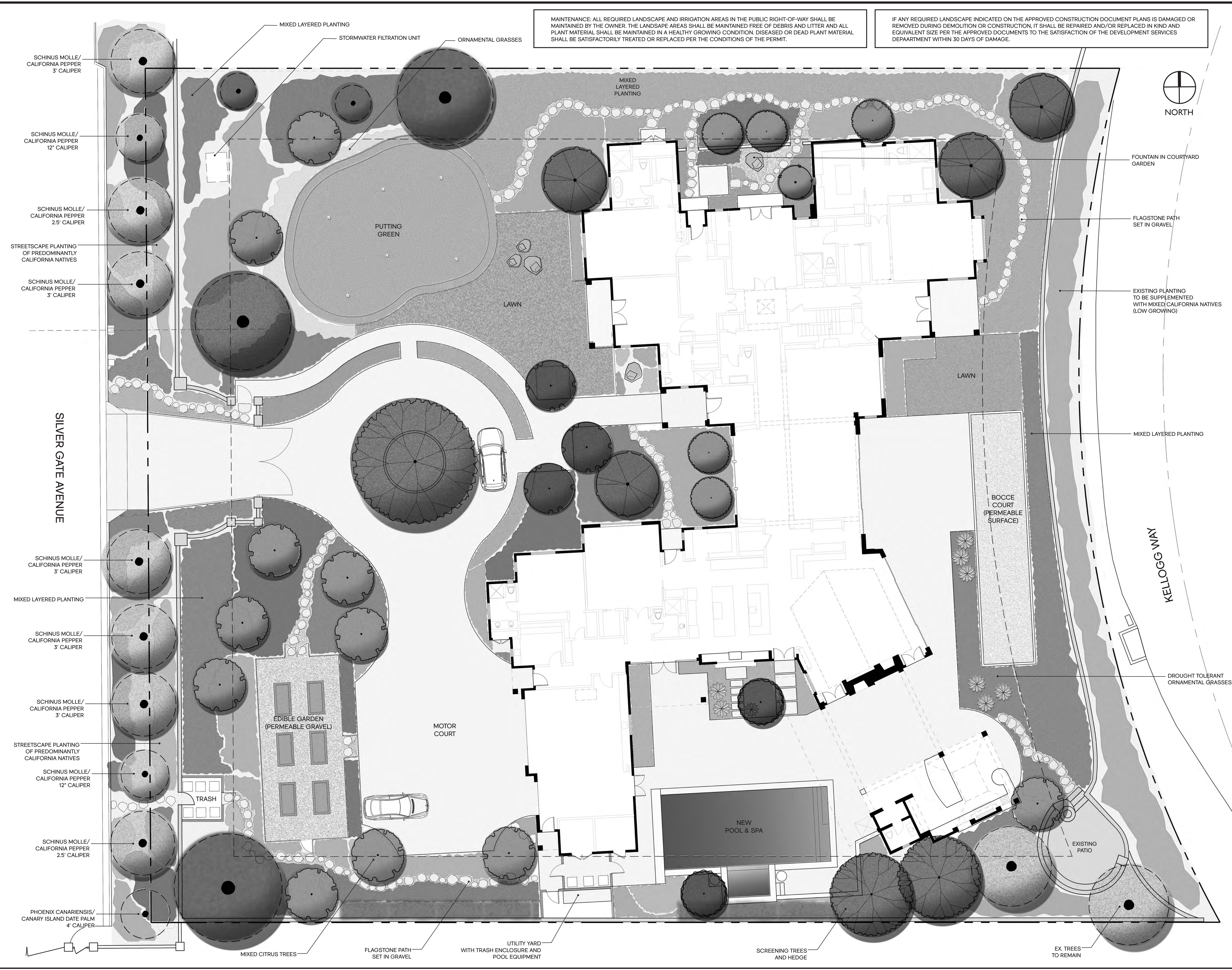
SCALE:
1/8" = 1'-0"

REVISIONS

- CDP Submittal 7/23/18
- CDP Corrections 11/27/18
- CDP Revised Submittal 2/15/19

SHEET NUMBER

4



MAINTENANCE: ALL REQUIRED LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.



MIXED LAYERED PLANTING

STORMWATER FILTRATION UNIT

ORNAMENTAL GRASSES

SCHINUS MOLLE/
CALIFORNIA PEPPER
3' CALIPER

SCHINUS MOLLE/
CALIFORNIA PEPPER
12' CALIPER

SCHINUS MOLLE/
CALIFORNIA PEPPER
2.5' CALIPER

STREETSCAPE PLANTING
OF PREDOMINANTLY
CALIFORNIA NATIVES

SCHINUS MOLLE/
CALIFORNIA PEPPER
3' CALIPER

SILVER GATE AVENUE

SCHINUS MOLLE/
CALIFORNIA PEPPER
3' CALIPER

MIXED LAYERED PLANTING

SCHINUS MOLLE/
CALIFORNIA PEPPER
3' CALIPER

SCHINUS MOLLE/
CALIFORNIA PEPPER
3' CALIPER

STREETSCAPE PLANTING
OF PREDOMINANTLY
CALIFORNIA NATIVES

SCHINUS MOLLE/
CALIFORNIA PEPPER
12' CALIPER

SCHINUS MOLLE/
CALIFORNIA PEPPER
2.5' CALIPER

PHOENIX CANARIENSIS/
CANARY ISLAND DATE PALM
4' CALIPER

MIXED CITRUS TREES

MIXED LAYERED PLANTING

PUTTING GREEN

LAWN

LAWN

BOCCIE COURT
(PERMEABLE SURFACE)

MIXED LAYERED PLANTING

DROUGHT TOLERANT
ORNAMENTAL GRASSES

KELLOGG WAY

EXISTING PATIO

EX. TREES
TO REMAIN

SCREENING TREES
AND HEDGE

UTILITY YARD
WITH TRASH ENCLOSURE AND
POOL EQUIPMENT

FLAGSTONE PATH
SET IN GRAVEL

MOTOR COURT

EDIBLE GARDEN
(PERMEABLE GRAVEL)

TRASH

NEW POOL & SPA

FOUNTAIN IN COURTYARD
GARDEN

FLAGSTONE PATH
SET IN GRAVEL

EXISTING PLANTING
TO BE SUPPLEMENTED
WITH MIXED CALIFORNIA NATIVES
(LOW GROWING)

369 SILVERGATE RESIDENCE DMA EXHIBIT



369 SILVERGATE AVE.
SAN DIEGO, CALIFORNIA 92106

7/19/18 SUBMITTAL

STUART ENGINEERING
2525 METROPOLITAN DRIVE, STE. 200
SAN DIEGO, CA 92108 (619) 296-1010
FAX (619) 296-9278 www.stuartengineering.com

BMP PLAN

5

PROJECT INFORMATION:

PROJECT NAME: 369 SILVERGATE RESIDENCE
 PROJECT ADDRESS: 369 SILVERGATE AVENUE, SAN DIEGO, CA 92106
 PROJECT SIZE: 1.09 ACRES (ONSITE IMPROVEMENTS)
 PROJECT PRIORITY: PRIORITY DEVELOPMENT PROJECT (PDP)
 PRIORITY LEVEL: MEDIUM PRIORITY
 OFFSITE RUN-ON: NO
 SUBJECT TO HMP REQUIREMENTS: NO
 UNDERLYING HYDROLOGIC SOIL GROUP: SOIL TYPE B
 INFILTRATION CONDITION: NO INFILTRATION CONDITION PER GEOTECHNICAL ENGINEER
 DEPTH TO GROUNDWATER: GREATER THAN 20 FEET, ESTIMATED AT 50 FT BELOW FF
 EXISTING NATURAL HYDROLOGIC FEATURES: N/A
 CRITICAL COARSE SEDIMENT YIELD AREAS: N/A
 PROPOSED POLLUTANT TREATMENT CONTROL BMPs:
 - PROPRIETARY BIOFILTRATION BMP - MODULAR WETLAND SYSTEMS (BF-3)
 - SELF-MITIGATING AREAS

SOURCE CONTROL BMPs

SC-1 PREVENT ILLICIT DISCHARGE INTO MS4 - TYPICAL
 SC-6 ADDITIONAL SOURCE CONTROLS
 ONSITE STORM DRAIN INLETS
 LANDSCAPE/OUTDOOR PESTICIDE USE
 FIRE SPRINKLER TEST WATER
 PARKING LOT
 SC-41 BUILDING & GROUNDS MAINTENANCE
 SC-44 DRAINAGE SYSTEM MAINTENANCE

SITE DESIGN BMPs

SD-3 MINIMIZE IMPERVIOUS AREAS
 SD-4 MINIMIZE SOIL COMPACTION WITHIN ALL LANDSCAPE AREAS
 SD-6 COLLECT RUNOFF (ENTIRE SITE)
 SD-7 LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES WITHIN ALL LANDSCAPE AREAS (TYPICAL)
 SD-12 EFFICIENT IRRIGATION WITHIN ALL LANDSCAPE AREAS

LEGEND:

DRAINAGE MANAGEMENT BOUNDARY:

DRAINAGE MANAGEMENT AREA IDENTIFICATION NUMBER:

DRAINAGE MANAGEMENT AREA:

DIRECTION OF FLOW:

PROPOSED BUILDING:

PROPOSED P.C.C. PWMT:

SELF TREATING AREA:

PROPOSED LANDSCAPE:

PROPOSED STORM DRAIN < 12" DIAMETER:

PROPOSED BIOCLEAN MODULAR WETLAND SYSTEMS (MWS):

PROPRIETARY BIOFILTRATION BMP (BF-3):

IMP A:

STREET TREE/VOLUME RETENTION LREL SIZED PER WORKSHEET B.5-2 & TABLE B.2-2:

NOTE

TOPOGRAPHIC SURVEY PROVIDED BY SOWARDS & BROWN ENGINEERING DATED 4/18/16.

STORM WATER NOTES:

- THE TOTAL AREA OF WORK CONSISTS OF TWO DRAINAGE MANAGEMENT AREAS: DMA-1 (1.01 ACRES) AND DMA-2 (0.04 ACRES) FOR A TOTAL OF 1.05 ACRES.
- DMA-1 IS BEING TREATED BY A PROPOSED PROPRIETARY BIOFILTRATION BMP CONSISTING OF A MODULAR WETLAND SYSTEM (MWS).
- DMA-2 IS A SELF-MITIGATING AREA.
- TREATED RUNOFF (LOW FLOWS) FROM DMA-1 ARE BEING ROUTED TO A PROPOSED PUMP SYSTEM THAT WILL DISCHARGE RUNOFF THROUGH THE PROPOSED CURB OUTLET AND INTO CURB AND GUTTER ON SILVERGATE AVENUE. HIGH FLOWS WILL BYPASS THE MWS AND WILL GRAVITY FLOW THROUGH THROUGH THE PROPOSED CURB OUTLET.

VOLUME RETENTION NOTES:

- VOLUME RETENTION PERFORMANCE STANDARDS AS REQUIRED PER THE CITY OF SAN DIEGO STORM WATER STANDARDS DATED JANUARY 2018 WILL BE ACHIEVED BY IMPLEMENTING A STREET TREE SITUATED WITHIN A PROPOSED LANDSCAPE AREA LOCATED WITHIN DMA-1.



MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

- STABILIZATION:** ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/8 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
- STRUCTURAL PRACTICES:** DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/8 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
- OPERATION AND MAINTENANCE FUNDING:** POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PERMANENT POST-CONSTRUCTION BMP NOTES

- OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWDMCA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
- ANY MODIFICATION(S) TO THE PERMANENT POST CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

STORM WATER REQUIREMENTS

- THIS PROJECT IS SUBJECT TO MUNICIPAL CODE SECTION 4303 AND ORDER NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100

AREA CALCULATIONS

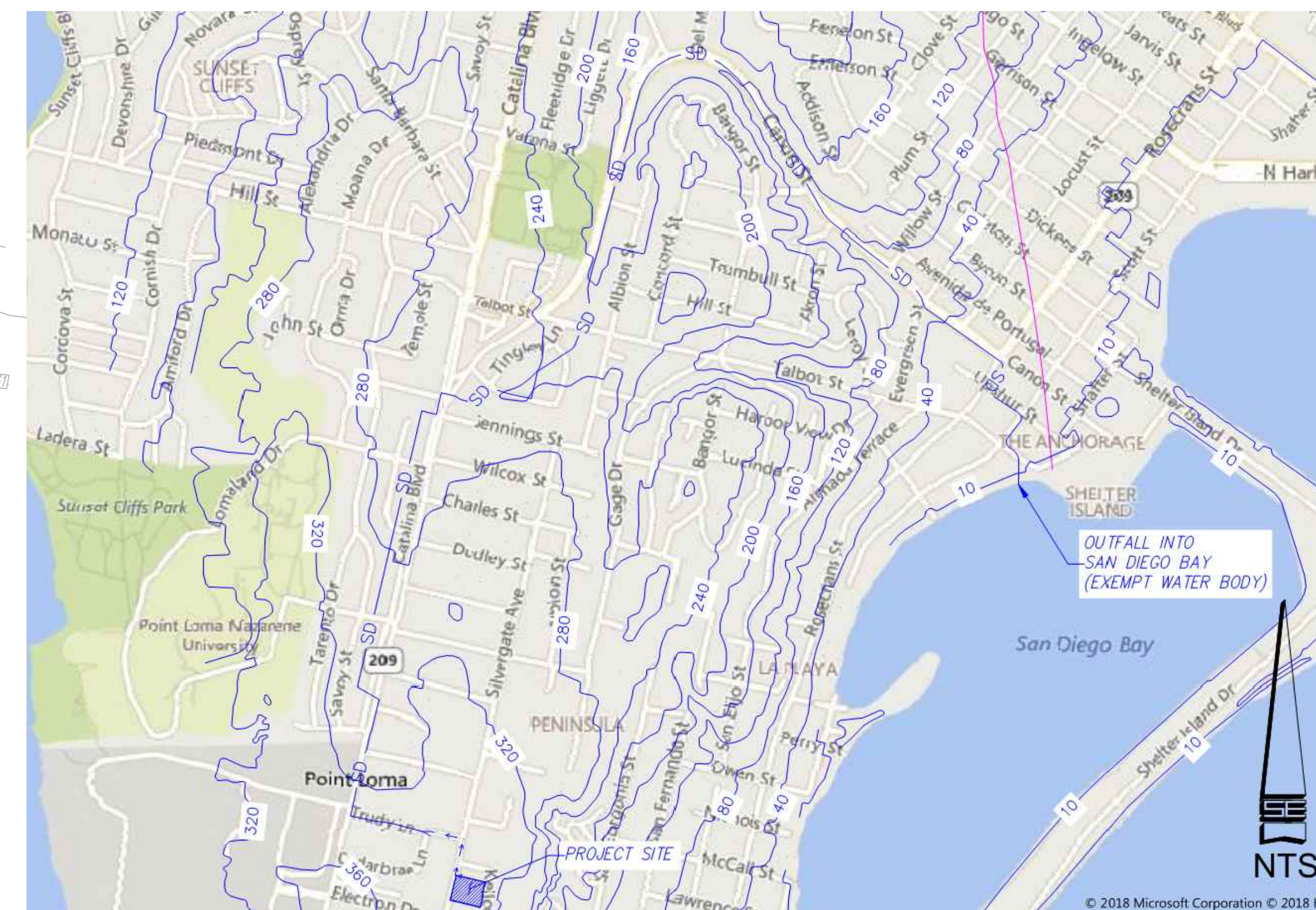
DISTURBANCE AREA:	35,875 SF
PROPOSED ROOF:	10,278 SF
PROPOSED CONCRETE PWMT:	9,254 SF
TOTAL REPLACED/PROPOSED IMPERVIOUS AREAS:	19,532 SF
TOTAL REPLACED/NEW PERVIOUS AREAS:	16,343 SF
TOTAL PERVIOUS AREAS TO REMAIN (NO GRADING):	5,511 SF
PROPOSED POOL:	1,020 SF
EXISTING WALL:	840 SF
TOTAL PROJECT SITE AREA:	35,875 SF (0.82 AC)
TOTAL PARCEL AREA:	45,631 SF (1.05 AC)

EARTHWORK CALCULATIONS

-CUT QUANTITIES:	125 CYD
-FILL QUANTITIES:	125 CYD
-IMPORT/EXPORT:	0 CYD
-MAX CUT DEPTH UNDER THE BUILDING FOOTPRINT:	0.6 FT
-MAX CUT DEPTH OUTSIDE THE BUILDING FOOTPRINT:	0.83 FT
-MAX FILL DEPTH OUTSIDE THE BUILDING FOOTPRINT:	0.83 FT

EARTHWORK NOTE

- THE PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
- EARTHWORK QUANTITIES ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO DETERMINE OWN EARTHWORK QUANTITIES.



HMP EXEMPTION MAP

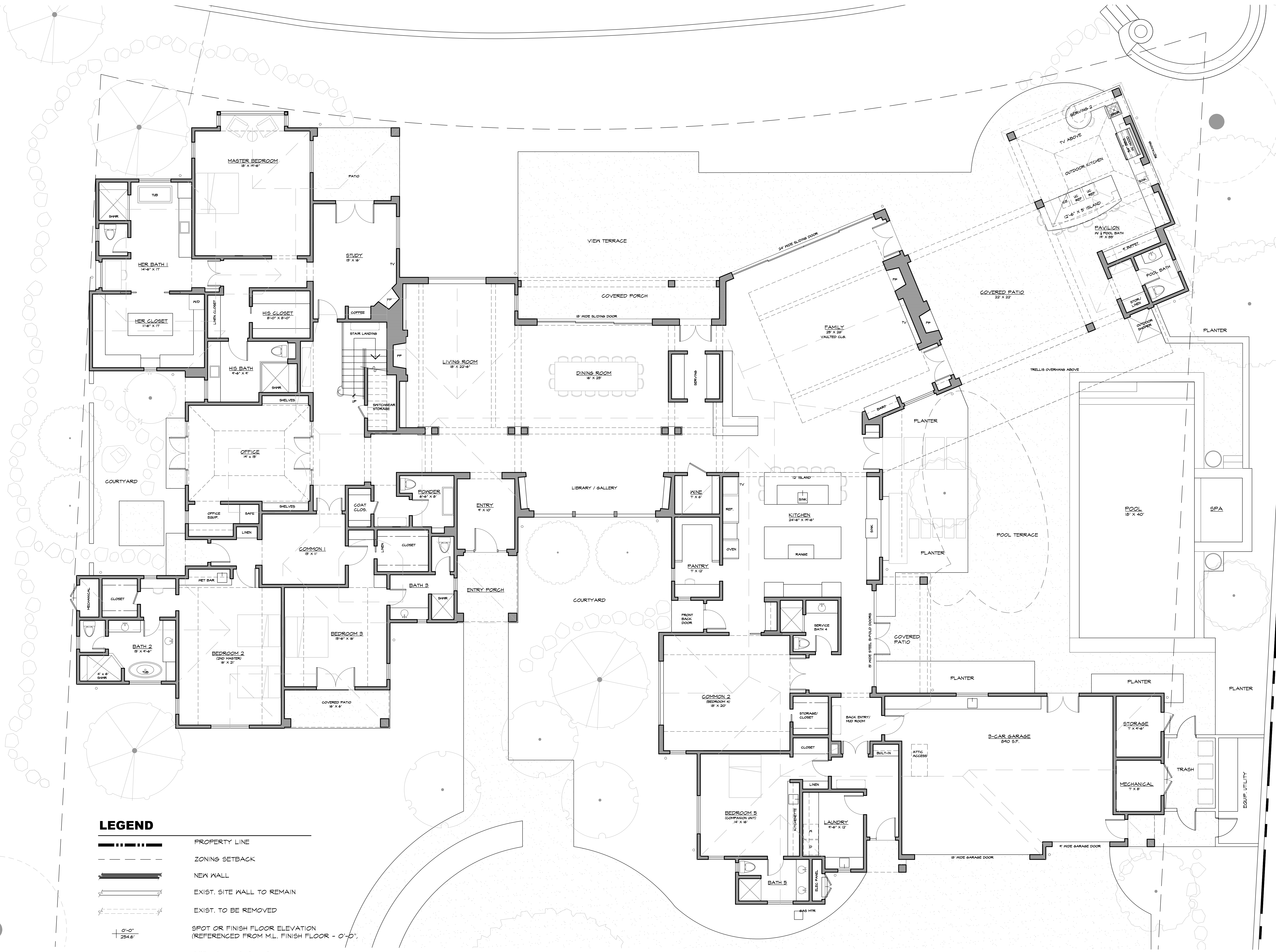
PRELIMINARY Sizing of Flow-Based Compact Biofiltration BMP per F.2.2 City of San Diego Storm Water Standards (January 2018 Edition)

DMA Name	IMP Name	Total DMA Area [sf]	DMA Area [acre]	Post Project Surface Type	DMA Area [sf]	Weighted Runoff Factor, C	Intensity [in/h]	Treatment Flow Rate (Q _{TREAT} =C*0.2*IA) [cfs]	1.5xTreatment Flow Rate [cfs]	Model Modular Wetland Unit	MWS Treatment Flow Rate [cfs]
DMA-1	A	44,147	1.01	Miscellaneous	44,147	0.50	0.20	0.102	0.153	MWS-L-4-15	0.175

**369 SILVERGATE AVE.
SAN DIEGO, CALIFORNIA 92106**

CDP 07.20.18
11.27.18
02.15.19

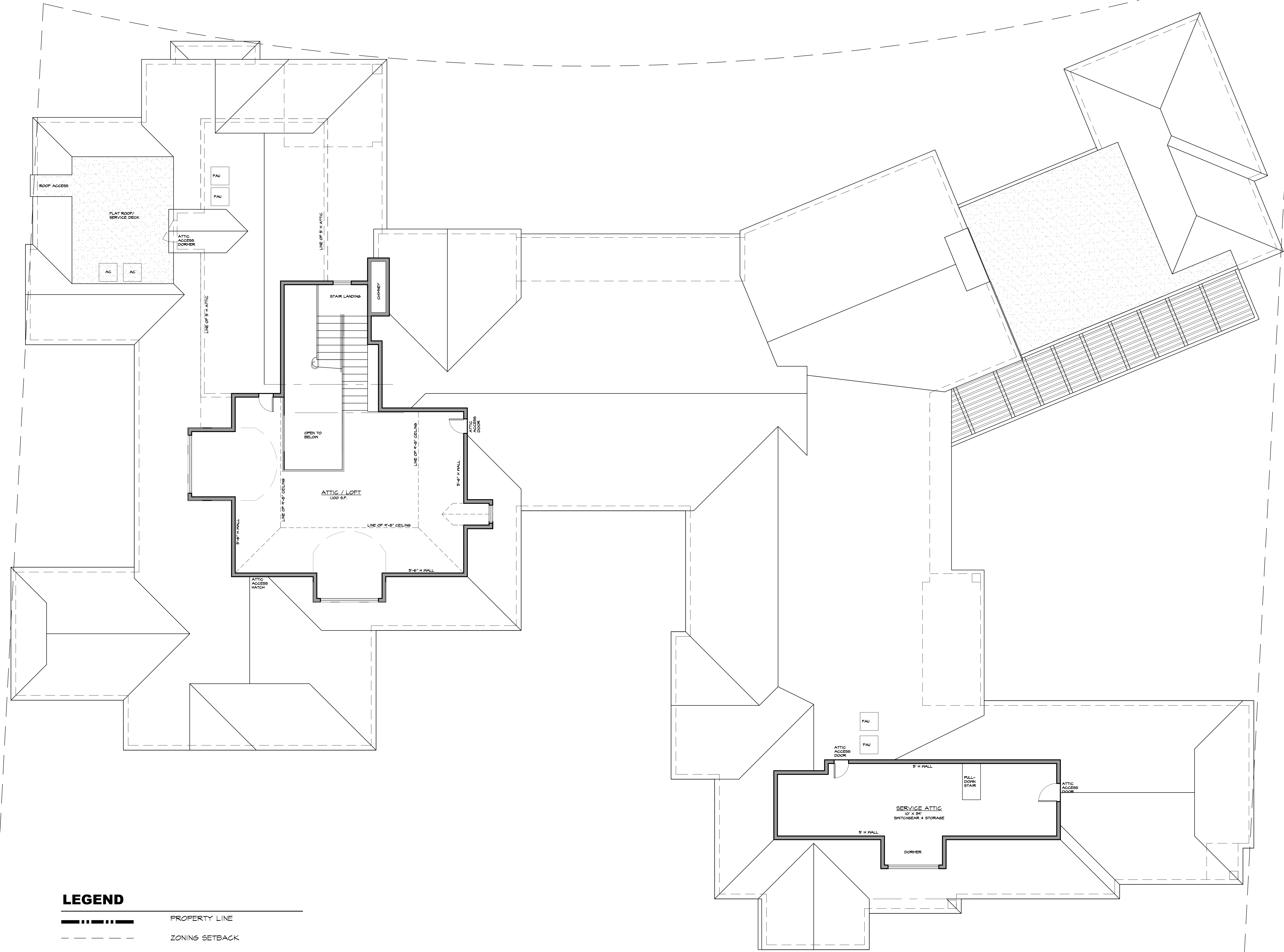
TOM KING
ARCHITECTURAL DESIGN & CONSULTING
36461 Agate Dr., Jolla, CA 92038 • 619.733.3791



LEGEND

- PROPERTY LINE
- ZONING SETBACK
- NEW WALL
- EXIST. SITE WALL TO REMAIN
- EXIST. TO BE REMOVED
- SPOT OR FINISH FLOOR ELEVATION (REFERENCED FROM M.L. FINISH FLOOR - 0'-0")
- LINE OF ROOF ABOVE

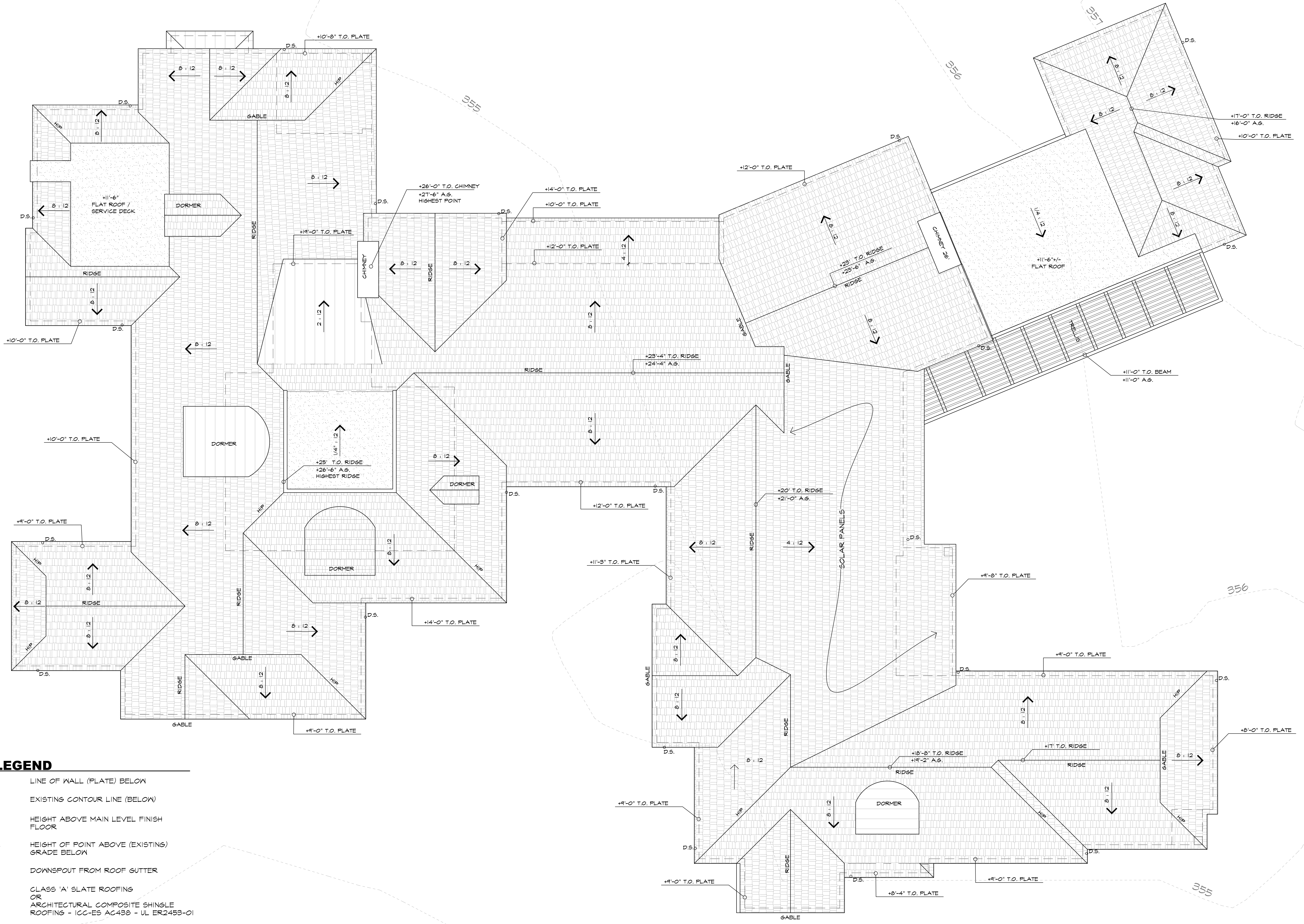
NOTED MAIN LEVEL FLOOR PLAN
SC. 3/16"=1'-0"



LEGEND

	PROPERTY LINE
	ZONING SETBACK
	NEW WALL
	EXIST. SITE WALL TO REMAIN
	EXIST. TO BE REMOVED
	SPOT OR FINISH FLOOR ELEVATION (REFERENCED FROM M.L. FINISH FLOOR - 0'-0")
	LINE OF ROOF ABOVE

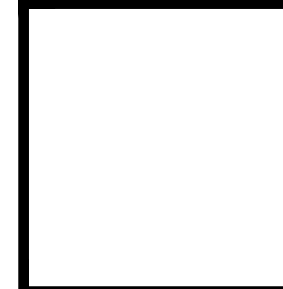
ATTIC / LOFT PLAN
 SC. 3/16"=1'-0"



ROOF LEGEND

- LINE OF WALL (PLATE) BELOW
- 356 EXISTING CONTOUR LINE (BELOW)
- +22'-0" HEIGHT ABOVE MAIN LEVEL FINISH FLOOR
- +27'-6" A.G. HEIGHT OF POINT ABOVE (EXISTING) GRADE BELOW
- D.S. DOWNSPOUT FROM ROOF GUTTER
- CLASS 'A' SLATE ROOFING OR ARCHITECTURAL COMPOSITE SHINGLE ROOFING - ICC-ES AC408 - UL ER2453-01
- CLASS 'A' STANDING SEAM METAL ROOFING OR STANDING SEAM COPPER ROOFING
- AREA OF FLAT ROOF W/ DEX-O-TEX WATERPROOFING MEMBRANE

PICTORIAL ROOF / BUILDING HEIGHT PLAN
SC. 3/16"=1'-0"



369 SILVERGATE AVE.
SAN DIEGO, CALIFORNIA 92106

CDP 07.20.18
▲ 11.27.18
▲ 02.15.19

TOM KING
ARCHITECTURAL DESIGN & CONSULTING
36461 Apache Dr., Julian, CA 92036 • 617.733.3791

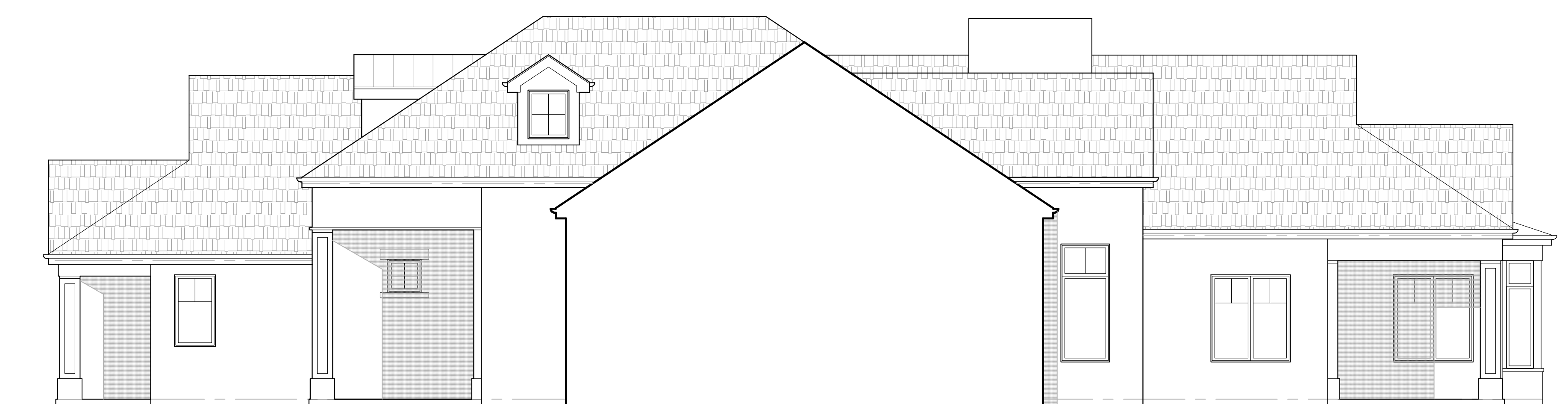
ELEVATIONS
10
10 OF 11



WEST (FRONT) ELEVATION



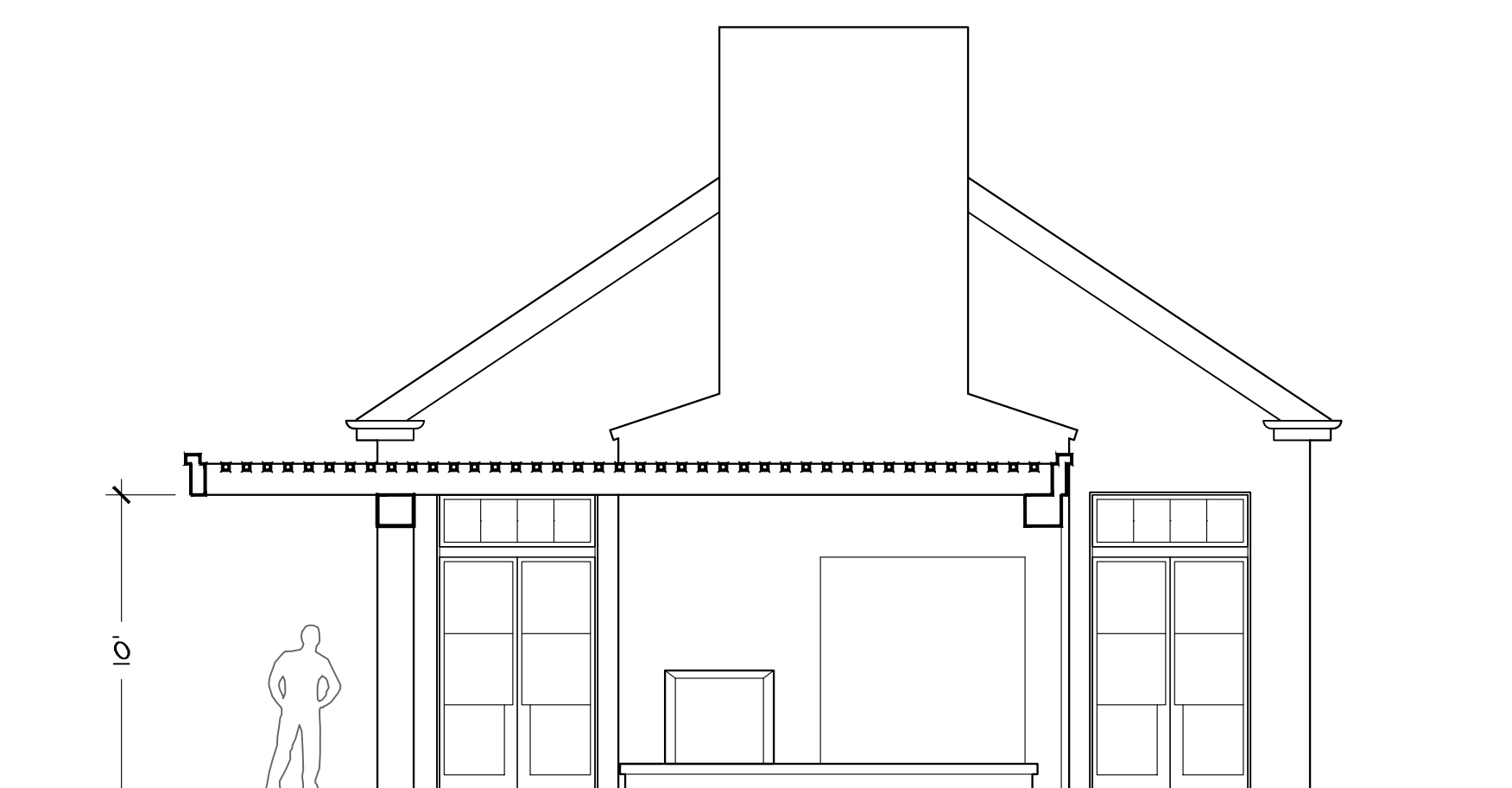
NORTH (SIDE) ELEVATION



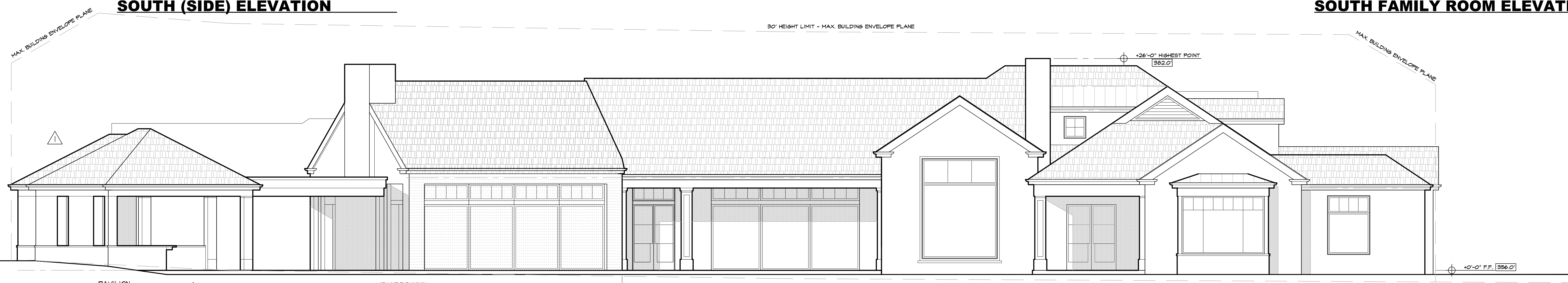
ENTRY COURT (LOOKING NORTH)



SOUTH (SIDE) ELEVATION



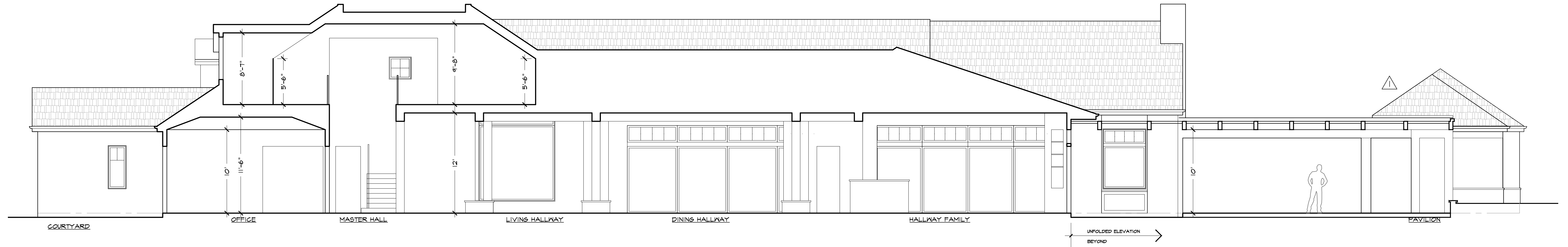
SOUTH FAMILY ROOM ELEVATION



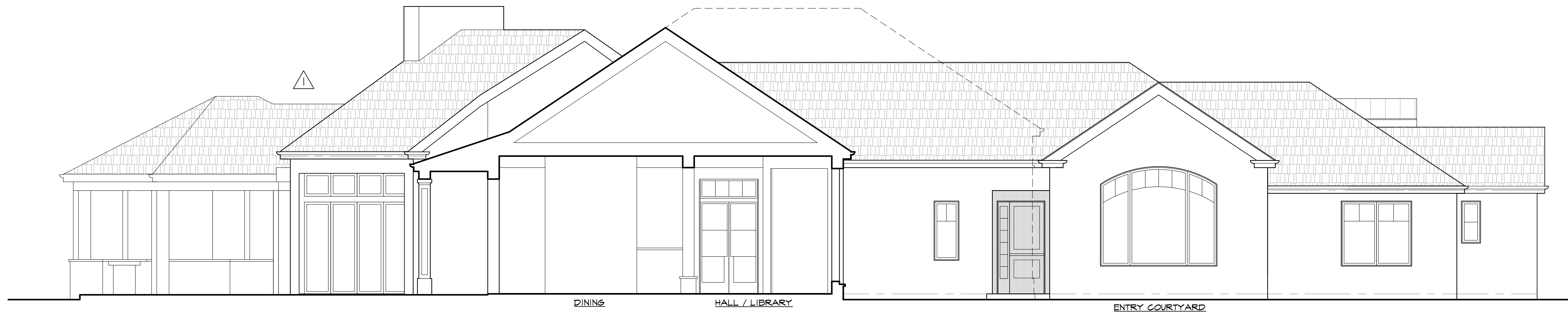
EAST (REAR) ELEVATION

EXTERIOR ELEVATIONS

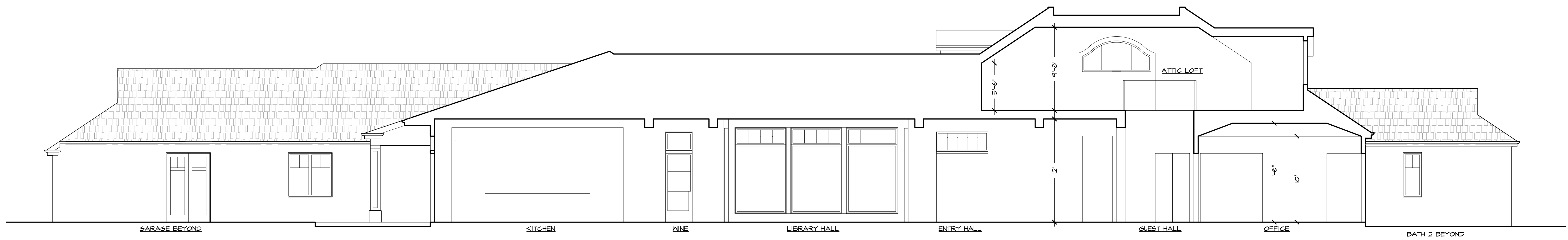
SC: 3/16"=1'-0"



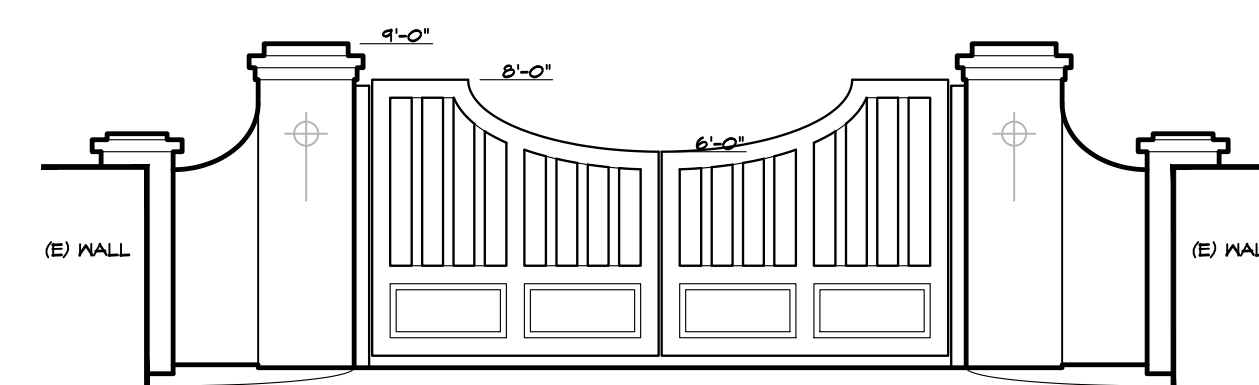
WEST ELEVATION / LONGITUDINAL SECTION



NORTH ELEVATION / CROSS SECTION



EAST ELEVATION / LONGITUDINAL SECTION



AUTO GATE CONCEPT ELEVATION

PRELIMINARY EXT. MATERIAL PALETTE

WALLS:

- PAINTED HORIZONTAL CEMENTITIOUS SIDING
- PAINTED SMOOTH CEMENTITIOUS TRIM PANELS AND MOLDINGS
- STONE VENEER
- PAINTED BRICK

ROOF:

- DARK SLATE SHINGLES OR ARCHITECTURAL COMPOSITE ROOFING
- STANDING SEAM METAL / COPPER (SEE ROOF PLAN FOR LOCATIONS)

WINDOWS & DOORS:

- GLAD WINDOWS (DARK) AND PATIO DOORS
- SELECT DECORATIVE STEEL WINDOWS & DOORS
- PAINTED WOOD DOORS

**369 SILVERGATE AVE.
SAN DIEGO, CALIFORNIA 92106**

CDP 07.20.18
 11.27.18
 02.15.19

TOM KING
 ARCHITECTURAL DESIGN & CONSULTING
 34461 Agave Cir., Julian, CA 92036 • 617.733.3791

ELEVATIONS/
 SECTIONS/
11
 11 OF 11