



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 14, 2019 REPORT NO. HO-19-072

HEARING DATE: August 21, 2019

SUBJECT: Sampson Residence, Process Three Decision

PROJECT NUMBER: [622745](#)

OWNER/APPLICANT: Sky Investments Limited Partnership/Charles and Shylo Sampson

SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing single-story dwelling unit and construct a new 3,008 square-foot two-story dwelling unit over basement level garage located at 615 Pacific View Drive within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2226094.

Community Planning Group Recommendation: On February 27, 2019, the Pacific Beach Community Planning Group voted 11-0-1 to recommend approval of the proposed project without recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 12, 2019, and the opportunity to appeal that determination ended July 26, 2019.

BACKGROUND

The 0.12-acre site is located at 615 Pacific View Drive (Attachment 1), in the Residential (RS-1-7) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Geologic Hazard (52), Parking (Beach and Coastal), Residential Tandem Parking, Transit Priority Area, and Transit Area Overlay Zones within the Pacific Beach Community Plan & Local Coastal Program Land Use Plan (Community Plan) area. The Community Plan land use designation for the site is Residential (6-9 dwelling units per acre) (Attachment 2) and is implemented by the Residential (RS-1-7) Zone. The single dwelling unit on the 0.12-acre site is consistent with the land use designation and zone. The site is currently

developed with a single-story, 1,530 square-foot dwelling unit and accessory improvements (Attachment 3).

The existing dwelling unit constructed in 1951 has been evaluated by the City's Historic Review staff and the property was determined not to meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project requires the processing of a Coastal Development Permit (Process 3) per SDMC Section 126.0702(a) for demolition of the existing dwelling unit and the construction of a new dwelling unit within the Coastal Overlay Zone.

DISCUSSION

Project Description

The proposed development is a two-story 3,008 square-foot dwelling unit over basement level garage. The subterranean basement level consists of three-parking spaces, storage, laundry, elevator, and half bathroom. The ground floor includes three-bedrooms, three-bathrooms, family room, and covered patios. The second floor is proposed to include kitchen, living room, dining room, master bedroom with full bathroom, powder room, and covered deck. The roof includes a deck accessible from each floor via an external staircase. The exterior will include pool, landscape, hardscape, retaining walls and storm water improvements.

Pacific View Drive at this location is not identified in the Community Plan as a physical accessway, view corridor, view shed, or scenic overlook. The site does not contain a public physical accessway the shore, however, public access points are available 148 feet to the southeast at the intersection of Pacific View Drive and Loring Street as well as 356 feet north at Tourmaline Park. The site has an elevation of approximately 61.0 feet Mean Sea Level (MSL) at the southwest rising to 63.5 feet MSL at the east and the site is not located within the 100-year floodplain. The proposed height of 29.6 feet is below the Coastal Height Limitation Overlay Zone maximum height of 30-feet. The structure height will not impact any protected views as identified in the Community Plan. 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 SDMC Section 113.0103.

The Community Plan's Residential Policy recommends that new residential structures are designed to maintain public views of the beaches and bay. The proposed dwelling unit is in a coastal contemporary style with multiple planes of vertical and horizontal articulation and stepped back portions of the second floor, reducing the overall bulk and scale of the project and maintaining public views through observance of structural height and observed setbacks. The dwelling unit will observe an established front setback of 10 feet, side setbacks of 4.7 feet and 8.2 feet, and a rear setback of 7.8 feet in conformance with the Residential (RS-1-7) zone.

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 No. 2226094, with modifications.
2. Deny Coastal Development Permit No. 2226094, if the findings required to approve the project cannot be affirmed.

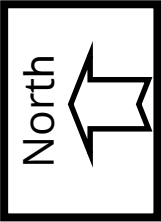
Respectfully submitted,



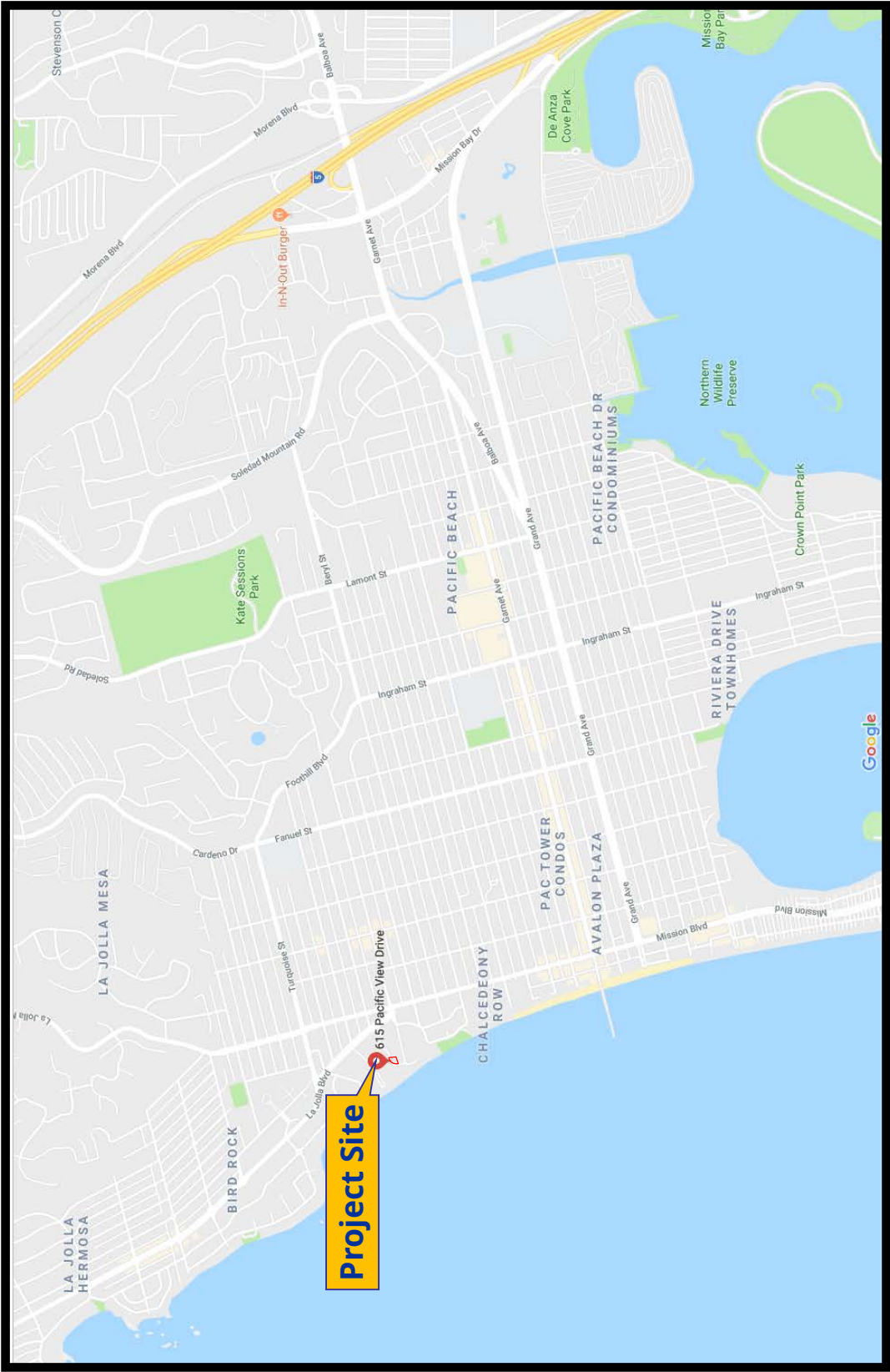
Karen Bucey, Development Project Manager

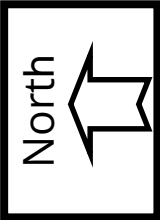
Attachments:

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



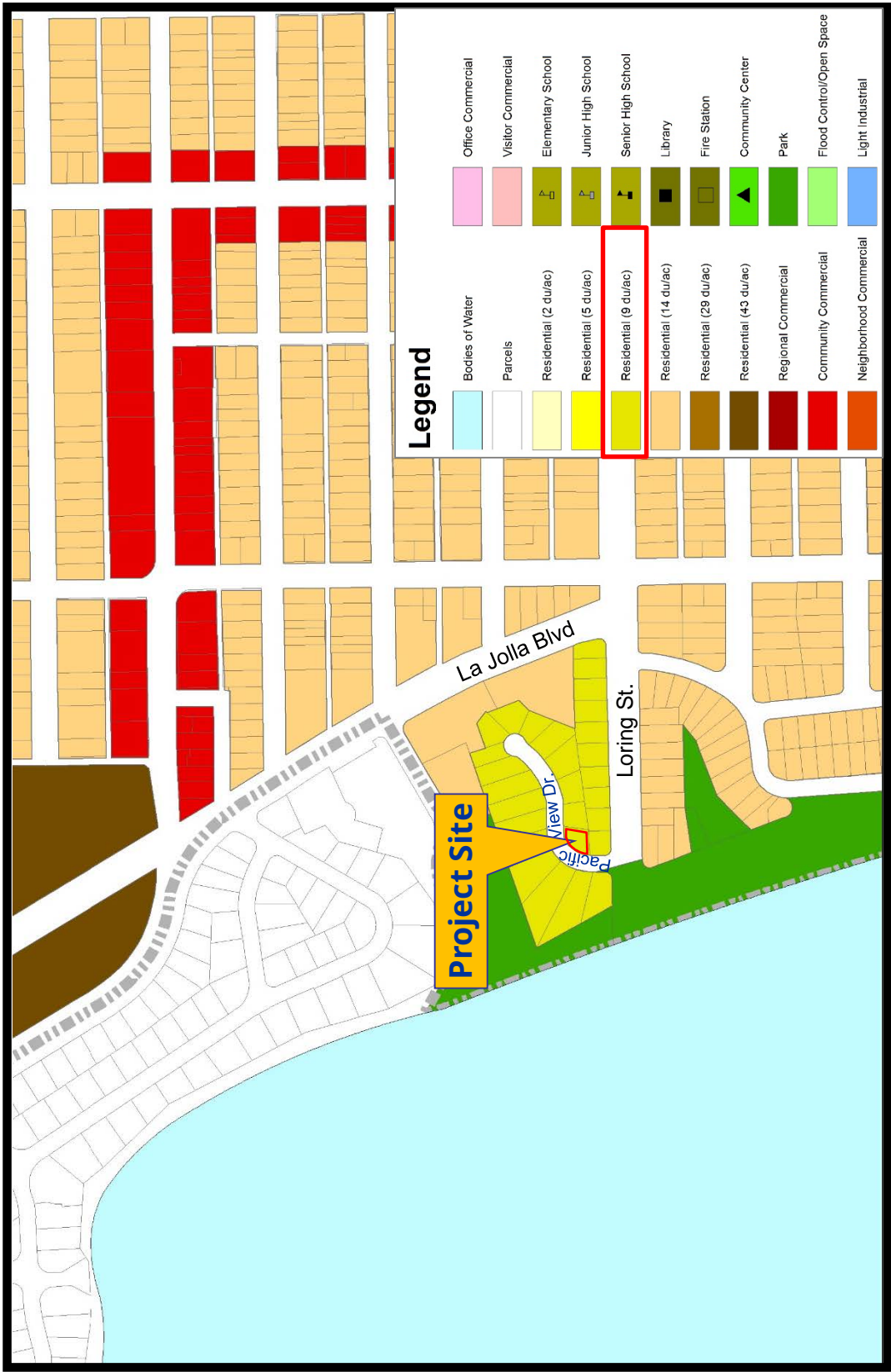
Project Location Map
Sampson Residence; Project No. 622745
615 Pacific View Drive

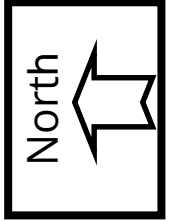
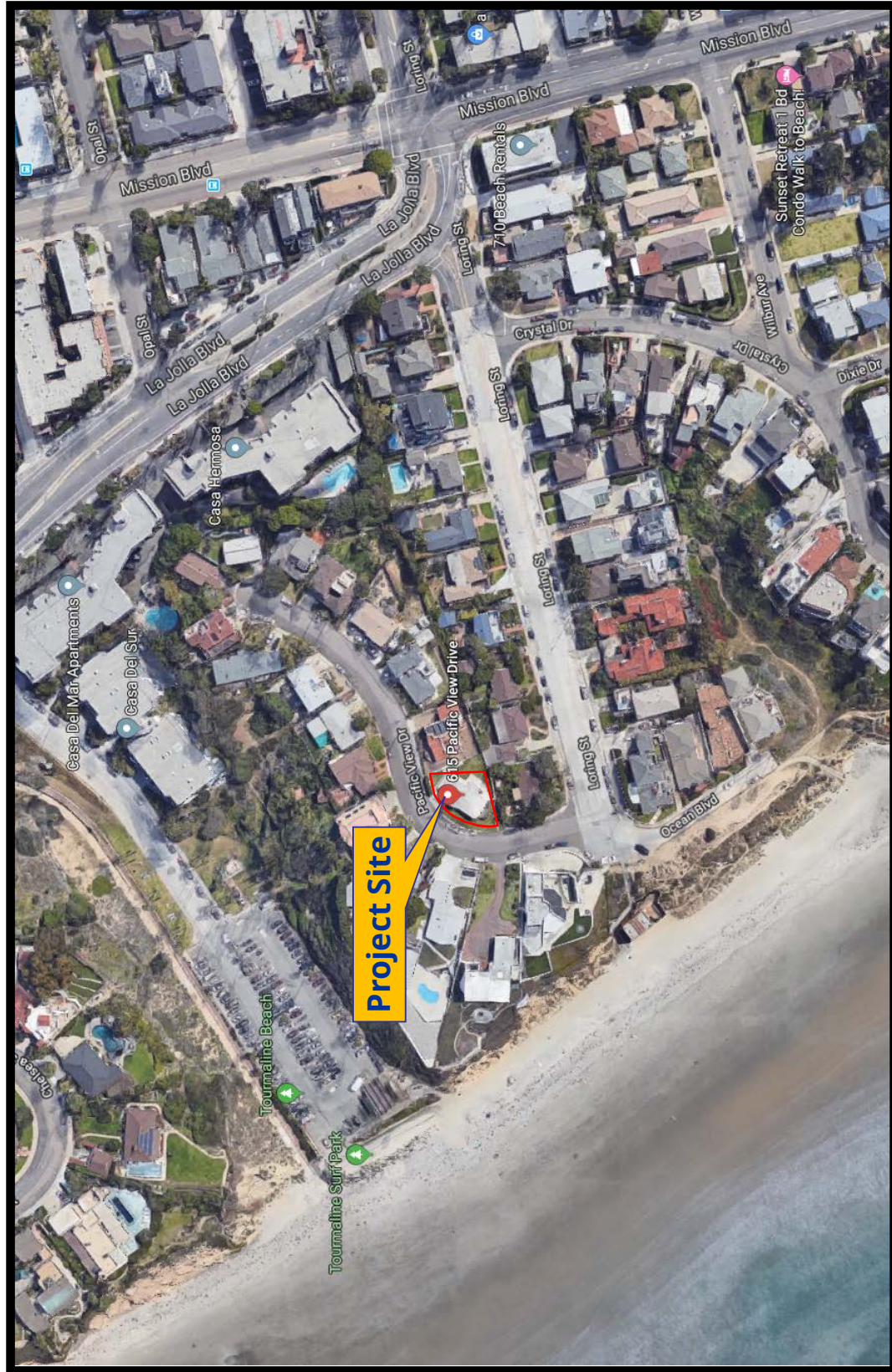




Community Plan Land Use Map

Sampson Residence; Project No. 622745
615 Pacific View Drive





Aerial Photo

Sampson Residence; Project No. 622745
615 Pacific View Drive



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2226094
SAMPSON RESIDENCE PROJECT NO. 622745

WHEREAS, SKY INVESTMENTS LIMITED PARTNERSHIP, a California limited partnership, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-story dwelling unit and construct a new 3,008 square-foot two-story dwelling unit over basement (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2226094), on portions of a 0.12-acre site;

WHEREAS, the project site is located at 615 Pacific View Drive in the Residential (RS-1-7) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Geologic Hazard (52), Parking (Beach and Coastal), Residential Tandem Parking, Transit Priority Area, and Transit Area Overlay Zones within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area;

WHEREAS, the project site is legally described as Lot 11 of South Pacific Unit "B", in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2642, filed in the Office of the County Recorder of San Diego, April 3, 1950;

WHEREAS, on July 12, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15302 (Replacement or Reconstruction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 21, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2226094 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 as follows:

That the Hearing Officer adopts the following written Findings, dated August 21, 2019.

A. COASTAL DEVELOPMENT PERMIT (SDMC Section 126.0708)

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.**

The proposed project is the demolition of an existing single-story dwelling unit and construction of a new 3,008 square-foot two-story dwelling unit over basement level garage. The 0.12-acre site is located at 615 Pacific View Drive, approximately 265 feet from the Pacific Ocean, is between the sea and the first public roadway paralleling the sea but is not located within the 100-year floodplain.

Pacific View Drive at this location is not identified in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan (Community Plan) as a public view corridor. The site does not contain a public physical accessway the shore, however, public access points are available 148 feet to the southeast at the intersection of Pacific View Drive and Loring Street as well as 356 feet north at Tourmaline Park.

The proposed height of 29.6 feet is below the Coastal Height Limitation Overlay Zone maximum height of 30-feet. The dwelling unit will observe an established front setback of 10 feet, side setbacks of 4.7 feet and 8.2 feet, and a rear setback of 7.8 feet in conformance with the Residential (RS-1-7) zone. Additionally, the development provides multiple planes of articulation and stepped back portions of the second floor to lessen the bulk and scale of the project.

Therefore, the project as proposed will not encroach upon any physical public accessway and will enhance and protect public views to and along the ocean consistent with the certified Local Coastal Program.

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

The proposed project is the demolition of an existing single-story dwelling unit and construction of a new 3,008 square-foot two-story dwelling unit over basement level garage. The 0.12-acre site is located at 615 Pacific View Drive, approximately 265 feet from the Pacific Ocean and is between the sea and the first public roadway paralleling the sea.

The site is a moderately sloping, previously graded lot, with an elevation of 64 feet Mean Sea Level (MSL) at the east sloping westward to 61 feet MSL and is not located within the 100-year floodplain. The property is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain steep slopes or any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103. The Environmental Analysis Section conducted an environmental review of this site, in accordance with CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction) of the State CEQA Guidelines. Therefore, it has been determined that the development will not adversely affect environmentally 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 proposed project is the demolition of an existing single-story dwelling unit and construct a new 3,008 square-foot two-story dwelling unit over basement level garage. The 0.12-acre site is located at 615 Pacific View Drive, approximately 265 feet from the Pacific Ocean, is between the sea and the first public roadway paralleling the sea but is not located within the 100-year floodplain.

The Community Plan's Residential Policy recommends that new residential structures are designed to maintain public views of the beaches and bay. The project conforms to the residential policy and protects public views through observance of the structural height limit and observed setbacks. The proposed height is 29.6 feet, below the Coastal Height Limitation Overlay Zone maximum height of 30-feet. The dwelling unit will observe an established front setback of 10 feet, side setbacks of 4.7 feet and 8.2 feet, and a rear setback of 7.8 feet in conformance with the Residential (RS-1-7) zone. Additionally, the development will observe the angled setbacks for interior yards, provide multiple planes of articulation, as well as stepped back portions of the second floor to lessen the bulk and scale of the project.

The Community Plan land use designation for the site is Residential (6-9 dwelling units per acre) and is within the Residential (RS-1-7) Zone. The single dwelling unit on the 0.12-acre site is consistent with the land use designation and implementing zone. The project proposes no deviations or variances from the applicable regulations and policy documents, is consistent with the recommended land use designation, design guidelines, and the development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the 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 proposed project is the demolition of an existing single-story dwelling unit and construct a new 3,008 square-foot two-story dwelling unit over basement level garage. The 0.12-acre site is located at 615 Pacific View Drive, approximately 265 feet from the Pacific Ocean and is between the sea and the first public roadway paralleling the sea.

The subject property is within the Coastal Appealable and Coastal Height Limit Overlay Zones. Improved public access points are available 148 feet to the southeast at the intersection of Pacific View Drive and Loring Street as well as 356 feet north at Tourmaline Park. Public access points allow views to and along the beach and ocean. The proposed development will be contained within the private property and observe the setbacks of the zone. There is no existing physical access used by the public or any public access identified in the Local Coastal Program on, or through, the site. As such, the project will not encroach upon any existing or proposed physical accessway legally utilized by the public. Therefore, the Coastal Development Permit for this project would be in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2226094 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2226094, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: August 21, 2019

IO#: 24008098

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: 24008098

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2226094
SAMPSON RESIDENCE PROJECT NO. 622745
HEARING OFFICER

This Coastal Development Permit No. 2226094 is granted by the Hearing Officer of the City of San Diego to SKY INVESTMENTS LIMITED PARTNERSHIP, a California limited partnership, Owner, and Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0708. The 0.12-acre site is located at 615 Pacific View Drive in the Residential (RS-1-7) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Geologic Hazard (52), Parking (Beach and Coastal), Residential Tandem Parking, Transit Priority Area, and Transit Area Overlay Zones within the Pacific Beach Community Plan & Local Coastal Program Land Use Plan (Community Plan) area. The project site is legally described as Lot 11 of South Pacific unit "B", in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2642, filed in the Office of the County Recorder of San Diego, April 3, 1950.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single-story dwelling unit and construct a new 3,008 square-foot two-story dwelling unit over basement level garage, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated August 21, 2019, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single-story dwelling unit and construct a new 3,008 square-foot two-story dwelling unit over basement level garage;
- b. Off-street parking;
- c. Pool and retaining walls; 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 September 20, 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.

ENGINEERING REQUIREMENTS:

13. The project proposes to export 720 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2018 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
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 sidewalk underdrains, retaining wall not to exceed three feet high, non-standard driveway and Landscaping/irrigation in the Pacific View Drive 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 12-foot driveway adjacent to the site on Pacific View Drive satisfactory to City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional three feet on Pacific View Drive to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to replace existing curb with curb and gutter per current City Standards adjacent to the site on Pacific View Drive satisfactory to City Engineer.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of new sidewalk per current City Standards along the site frontage on Pacific View Drive to satisfaction of the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the existing driveway.
21. 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 Two, Construction BMP Standards, Chapter Four of the City's Storm Water Standards.

GEOLOGY REQUIREMENTS:

22. The Owner/Permittee shall submit a geotechnical investigation report or update letter 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.

PLANNING/DESIGN REQUIREMENTS:

24. 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.

25. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

27. Owner/Permittee Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

28. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the construction permit plan check.

29. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this 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 August 21, 2019 and Resolution Number_____.

DRAFT

ATTACHMENT 5

Permit Type/PTS Approval No.: Coastal Development Permit No. 2226094
Date of Approval: August 21, 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.

SKY INVESTMENTS LIMITED PARTNERSHIP
Owner/Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

Attachment 6

(Check one or both)

TO: X RECORDER/COUNTY CLERK
 P.O. Box 1750, MSA-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

 --- OFFICE OF PLANNING AND
 RESEARCH 1400 TENTH STREET,
 ROOM 121 SACRAMENTO, CA 95814

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 DEPARTMENT 1222 FIRST
 AVENUE, MS 501
 SAN DIEGO, CA 92101

Project No.: 622745

Project Title: Sampson Residence

PROJECT LOCATION-SPECIFIC: The project is located at 615 Pacific View, San Diego CA 92109PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Coastal Development Permit (CDP) to demolish an existing single story 1,530- square-foot residence and to construct a new two story 3,008- square-foot residence over a basement. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with the public utilities in place to serve the residence. The 0.12 acre site is located in the RS-1-7 Base Zone of the Coastal (Appealable) Overlay Zone of the Pacific Beach Community Plan Area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Charles Sampson, 8779 Cottonwood Ave, Santee CA, 92071.
(619) 520-9226

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) .
- (X) CATEGORICAL EXEMPTION: Section 15302 (Replacement or Reconstruction)
- () STATUTORY EXEMPTION:

REASONS WHY PROJECT Is EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). The exemption allows for the replacement of existing structures with new ones and where the structures would be located on the same site and would have substantially the same purpose and capacity. Since the project would replace one residence with another residence the project qualifies to be categorical exempt from CEQA. Additionally, the site is located in an area where public services exist, is devoid of sensitive resources, and the exceptions listed in CEQA Section 15300.2 do not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKITELEPHONE: 619 446-5324

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

Geff Bomanick / SENIOR PLANNER

SIGNATURE/TITLE



CHECK ONE:

(X) SIGNED BY LEAD AGENCY

8/7/2019

DATE

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Page 4	City of San Diego · Information Bulletin 620	August 2018																				
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h2 style="margin: 0;">Community Planning Committee Distribution Form Part 2</h2>																				
Project Name: PACIFIC VIEW RESIDENCE		Project Number: 622745																				
Distribution Date:																						
Project Scope/Location: DEMOLISH EXISTING 1,530 SF SINGLE STORY RESIDENCE AND CONSTRUCT NEW TWO STORY RESIDENCE OVER A BASEMENT, WITH THREE CAR UNDERGROUND PARKING. RELATED SITE WORK, RETAINING WALLS AND LANDSCAPE.																						
Applicant Name: JENNIFER BOLYN (AGENT)		Applicant Phone Number: 858-459-0575																				
Project Manager: KAREN BUCEY		Phone Number: 619-446-5049																				
		Email Address: KBucey@sandiego.gov																				
Committee Recommendations (to be completed for Initial Review):																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%; vertical-align: top;"> <input checked="" type="checkbox"/> Vote to Approve FEB. 27, 2019 MEETING OF PB PLANNING GROUP </td> <td style="width: 15%; text-align: center; vertical-align: top;">Members Yes 11</td> <td style="width: 15%; text-align: center; vertical-align: top;">Members No 0</td> <td style="width: 25%; text-align: center; vertical-align: top;">Members Abstain 1</td> </tr> <tr> <td style="vertical-align: top;"> <input type="checkbox"/> Vote to Approve With Conditions Listed Below </td> <td style="text-align: center; vertical-align: top;">Members Yes</td> <td style="text-align: center; vertical-align: top;">Members No</td> <td style="text-align: center; vertical-align: top;">Members Abstain</td> </tr> <tr> <td style="vertical-align: top;"> <input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below </td> <td style="text-align: center; vertical-align: top;">Members Yes</td> <td style="text-align: center; vertical-align: top;">Members No</td> <td style="text-align: center; vertical-align: top;">Members Abstain</td> </tr> <tr> <td style="vertical-align: top;"> <input type="checkbox"/> Vote to Deny </td> <td style="text-align: center; vertical-align: top;">Members Yes</td> <td style="text-align: center; vertical-align: top;">Members No</td> <td style="text-align: center; vertical-align: top;">Members Abstain</td> </tr> <tr> <td colspan="2" style="vertical-align: top;"> <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) </td> <td colspan="2" style="vertical-align: top;"> <input type="checkbox"/> Continued </td> </tr> </table>			<input checked="" type="checkbox"/> Vote to Approve FEB. 27, 2019 MEETING OF PB PLANNING GROUP	Members Yes 11	Members No 0	Members Abstain 1	<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain	<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain	<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	
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CONDITIONS:																						
NAME: KARL RANA		TITLE: CRMS CHAIR																				
SIGNATURE: 		DATE: 2/28/19																				
Attach Additional Pages if Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101																				

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017

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

Project Title: PACIFIC VIEW RESIDENCE **Project No. For City Use Only:** 622745

Project Address: 615 PACIFIC VIEW DR
 SAN DIEGO, CA 92109

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☒ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: CHARLES SAMPSON ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 8779 COTTONWOOD AVE, STE 101
 City: SANTEE State: CA Zip: 92071
 Phone No.: _____ Fax No.: _____ Email: charlie@ifpinc.net
 Signature: _____ Date: 12/03/2018
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: CHARLES SAMPSON ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 8779 COTTONWOOD AVE, STE 101
 City: SANTEE State: CA Zip: 92071
 Phone No.: _____ Fax No.: _____ Email: charlie@ifpinc.net
 Signature: _____ Date: 12/03/2018
 Additional pages Attached: ☐ Yes ☐ No

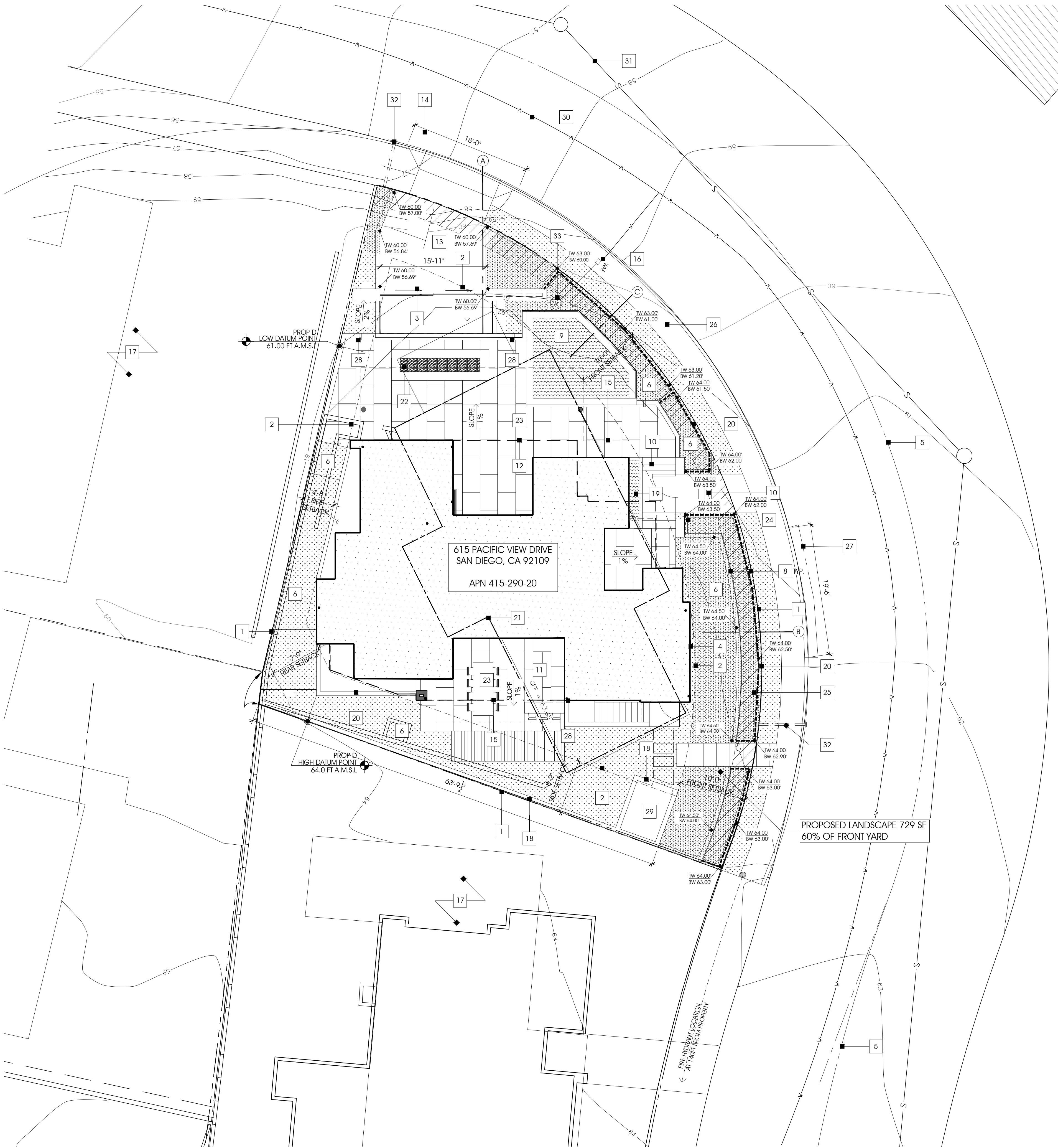
Other Financially Interested Persons

Name of Individual: SHYLO SAMPSON ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 8779 COTTONWOOD AVE, STE 101
 City: SANTEE State: CA Zip: 92071
 Phone No.: _____ Fax No.: _____ Email: shylosamp@gmail.com
 Signature: Shylo Sampson Date: 12/03/2018
 Additional pages Attached: ☐ Yes ☒ No



PACIFIC VIEW RESIDENCE
615 PACIFIC VIEW DRIVE
SAN DIEGO, CA 92109

SHEET INDEX		PROJECT INFORMATION				NOTES	VICINITY MAP																						
<div>ARCHITECTURAL</div> <div>CS1COVER SHEET</div> <div>SP1SITE PLAN</div> <div>A1.0BASEMENT FLOOR PLAN</div> <div>A1.1FIRST FLOOR PLAN</div> <div>A1.2SECOND FLOOR PLAN</div> <div>A2.0F.A.R. DIAGRAM / BUILDING SETBACK DIAGRAM</div> <div>A3.0ROOF PLAN</div> <div>A4.0ELEVATIONS</div> <div>A4.1ELEVATIONS</div> <div>A4.2FENCE ELEVATION</div> <div>A4.3FENCE ELEVATION</div> <div>A5.0BUILDING SECTION</div> <div>A5.1BUILDING SECTION</div> <div>A5.2SITE SECTIONS</div> <div>CIVIL</div> <div>1TOPOGRAPHIC SURVEY</div> <div>2PRELIMINARY GRADING & DRAINAGE PLAN</div>		<div>SCOPE OF WORK:</div> <div>DEMOLISH EXISTING 1,530 SF SINGLE STORY RESIDENCE AND CONSTRUCT NEW TWO STORY RESIDENCE OVER A BASEMENT, WITH THREE CAR UNDERGROUND PARKING, RELATED SITE WORK, RETAINING WALLS AND LANDSCAPE.</div> <div>LEGAL:</div> <div>LOTS 11 SOUTH PACIFIC UNIT B, MAP NO. 2642</div> <div>A.P.N.</div> <div>APN 415-290-20-00</div> <div>EXISTING:</div> <div>SINGLE FAMILY RESIDENCE (1,523 SF)</div> <div>YEAR BUILT:</div> <div>1951</div> <div>EXISTING:</div> <div>SINGLE FAMILY RESIDENCE</div> <div>ZONE:</div> <div>RS-1-7</div> <div>SPRINKLERED:</div> <div>YES, PER CFC SECTION 903.2.1.1 AND INSTALLED PER NFPA 13D.</div> <div>PROPOSED GRADING:</div> <div>PER CIVIL DRAWINGS</div> <div>GROSS LOT SIZE:</div> <div>5,098 SF</div> <div>GEOLOGICAL HAZARD:</div> <div>52</div> <div>HEIGHT LIMIT:</div> <div>30'-0"/ 30'-0" PROP 'D' HEIGHT LIMIT</div> <div>ALLOWABLE FAR:</div> <div>.59 MAXIMUM, PER BASE ZONE RS-1-7 3,008 SF</div> <div>PROPOSED FAR:</div> <div>3,008SF</div> <div>BUILDING AREA CALCULATION</div> <table><tr><td>FIRST FLOOR - LIVABLE</td><td>1,391 SF</td></tr><tr><td>SECOND FLOOR - LIVABLE</td><td>1,617 SF</td></tr><tr><td>BASEMENT- TOTAL (EXCLUDED FROM FAR)</td><td>2,355 SF</td></tr><tr><td>ABOVE GROUND LIVABLE:</td><td>3,008 SF</td></tr><tr><td>BELLOW GRADE LIVABLE:</td><td>490 SF</td></tr><tr><td>TOTAL LIVABLE:</td><td>3,498 SF</td></tr><tr><td>BELOW GRADE GARAGE:</td><td>1,758 SF</td></tr><tr><td>TOTAL BUILDING AREA</td><td>5,254 SF</td></tr><tr><td>TOTAL BUILDING AREA INCLUDED IN FAR</td><td>3,008 SF</td></tr><tr><td>SECOND FLOOR DECK</td><td>579 SF</td></tr><tr><td>ROOF DECK</td><td>654 SF</td></tr></table>				FIRST FLOOR - LIVABLE	1,391 SF	SECOND FLOOR - LIVABLE	1,617 SF	BASEMENT- TOTAL (EXCLUDED FROM FAR)	2,355 SF	ABOVE GROUND LIVABLE:	3,008 SF	BELLOW GRADE LIVABLE:	490 SF	TOTAL LIVABLE:	3,498 SF	BELOW GRADE GARAGE:	1,758 SF	TOTAL BUILDING AREA	5,254 SF	TOTAL BUILDING AREA INCLUDED IN FAR	3,008 SF	SECOND FLOOR DECK	579 SF	ROOF DECK	654 SF	<div>GOVERNING CODE:</div> <div>2016 CA BUILDING STANDARD CODE 2016 CA RESIDENTIAL CODE 2016 CA GREEN BUILDING CODE 2016 CA ELECTRICAL CODE 2016 CA MECHANICAL CODE 2016 CA PLUMBING CODE</div> <div>1. ADDRESS NUMBERS: STREET NUMBERS: APPROVED NUMBERS AND/ OR ADDRESSES SHALL BE PLACES ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRACT WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MIN. STANDARDS AS TO SIZE: 4" HIGH WITH A 3⁄8" STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH A 3⁄8" STRIKE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS AND ENTRANCES TO COMMERCIAL CENTERS.</div> <div>2. AUTOMATIC FIRE SPRINKLERS SYSTEMS: ONE AND TWO FAMILY DWELLINGS: STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED TO THE SATISFACTION OF THE FIRE DEPARTMENT. PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT.</div> <div>3. SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/ FIRE SPRINKLER SYSTEMS: SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/FIRE SPRINKLERS SHALL BE INSPECTED BY THE CITY OF SAN DIEGO FIRE DEPARTMENT</div> <div>4. CLASS "A" ROOF: ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO SATISFACTION OF THE CITY OF SAN DIEGO FIRE DEPARTMENT.</div>	
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<div>ARCHITECT / AGENT</div> <div>EOS ARCHITECTURE INC.</div> <div>CONTACT: JENNIFER BOLYN</div> <div>7542 FAY AVE.</div> <div>LA JOLLA, CA 92037</div> <div>(858) 459-0575 PHONE</div> <div>E-MAIL: jen@eosarc.com</div> <div>CIVIL ENGINEER</div> <div>WALSH ENGINEERING & SURVEYING</div> <div>LARRY WALSH</div> <div>607 ALDWYCH ROAD</div> <div>EL CAJON, CA 92020</div> <div>PHONE: (619) 588-6747</div>																													



SITE PLAN

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

KEYNOTES

- 1 PROPERTY LINE, TYP.
- 2 SETBACK LINE, TYP.
- 3 AUTOMATED ROLLING GATE WITH REMOTE ELECTRONIC CONTROLS
CAPABLE OF OPENING GATE FULLY PRIOR TO VEHICLE APPROACH TO
PREVENT CAR WAIT TIME IN STREET
- 4 LINE OF PROPOSED FIRST FLOOR
- 5 CENTER LINE OF STREET
- 6 LANDSCAPE, TYP. FRONT YARD SHALL BE LIMITED TO A MAXIMUM OF 60
PERCENT PAVING AND HARDSCAPE, SEE CALCULATION ON THIS SHEET
- 7 CONCRETE HARDSCAPE, ACID ETCHED EXPOSED AGGREGATE COLORED
CONCRETE
- 8 COLUMNS, FENCE AND GATE - MAX. 6' 0" HEIGHT, TOP THREE FEET TO BE
50% OPEN ARE PER SAN DIEGO MUNICIPAL CODE FENCE REQUIREMENTS
- 9 HOT TUB/ UNDER SEPARATE PERMIT
- 10 CONCRETE SITE STAIR- AT GRADE LEVEL, ACID ETCHED EXPOSED
AGGREGATE COLORED CONCRETE
- 11 BARBECUE AREA
- 12 LINE OF SECOND FLOOR
- 13 CONCRETE DRIVEWAY,ACID ETCHED EXPOSED AGGREGATE COLORED
CONCRETE
- 14 NEW CURB CUT PER CITY STANDARD / CIVIL DRAWINGS
- 15 DASHED LINE INDICATES DECK/ BUILDING ON UPPER LEVEL
- 16 EXISTING WATER METER
- 17 ADJACENT PROPERTY, NAP
- 18 6'-0" HIGH CMU WALL WITH STUCCO FINISH
- 19 WATER FEATURE
- 20 RETAINING WALL PER CIVIL PLANS
- 21 LINE OF EXISTING RESIDENCE TO BE REMOVED
- 22 FIREPIT
- 23 TILE TO BE SELECTED BY OWNER/ARCHITECT
- 24 BUILDING ADDRESS NUMBERS VISIBLE FROM STREET
- 25 HATCH INDICATES 3'-0" R.O.W. DEDICATION PER CITY OF SAN DIEGO
- 26 NEW SIDEWALK TO CONNECT TO EXISTING SIDEWALK ON SOUTH SIDE PER
CURRENT CITY STANDARD ADJACENT TO THE SITE ON PACIFIC VIEW DRIVE
- 27 REPLACE EXISTING CURB WITH NEW CURB AND GUTTER PER CURRENT CITY
STANDARD ADJACENT TO THE SITE ON PACIFIC VIEW DRIVE
- 28 ROOF DRAIN SCUPPER OVERFLOW, TO RUN BELOW GRADE TO
CONNECTION POINT PER CIVIL DRAWINGS
- 29 TRASH AND RECYCLING LOCATION
- 30 EXISTING WATER MAIN
- 31 EXISTING SEWER MAIN
- 32 DRAIN UNDER SIDEWALK PER CIVIL PLANS
- 33 NEW BACKFLOW PREVENTER, REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP)
PER CITY STANDARD WR-01

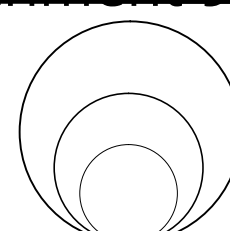
NOTES

1. SEE SHEET A2.0 FOR SETBACK ESTABLISHMENT DIAGRAM.
2. THERE ARE NO EXISTING EASEMENTS AND NO PROPOSED EASEMENTS.
3. THERE ARE NO EXISTING / PROPOSED TRANSIT STOPS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE
SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES
NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING
REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION
PLANS OR SPECIFICATIONS.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE
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.

FRONT YARD-LANDSCAPE
COMPLIANCE

1 - TOTAL FRONT YARD AREA:	1,227 sq ft (100%)
2 - TOTAL HARDSCAPE AREA:	498 sq ft (40%)
3 - TOTAL LANDSCAPE AREA:	729 sq ft (60%)

TOTAL HARDSCAPE AREA 498 sq ft / 1,227 sq ft = 40%
(MAX. ALLOWED 60%)



eos
architecture inc.

7542 FAY AVENUE
LA JOLLA, CA 92037
PH: 858.459.0575
EMAIL: eos@eosaic.com



JENNIFER BOLYN
ARCHITECT

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Inc. and are intended to be used in connection with
the specific project only and shall not otherwise be
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or alterations to these drawings or the
accompanying specifications without the written
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PACIFIC VIEW RESIDENCE
615 PACIFIC VIEW DRIVE
SAN DIEGO, CA 92109

REVISIONS

2018.11.13 - CDP COMPLETENESS CHECK
2018.12.05 - CDP SUBMITTAL
2019.03.24 - CDP RESUBMITTAL # 1
2019.06.03 - CDP RESUBMITTAL # 2

PHASE
PLANNING
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DATE

2018-08-27

JOB NO.

18-08

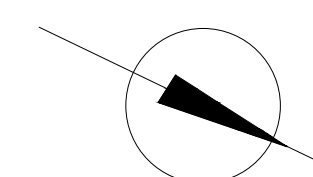
SITE PLAN

SP1

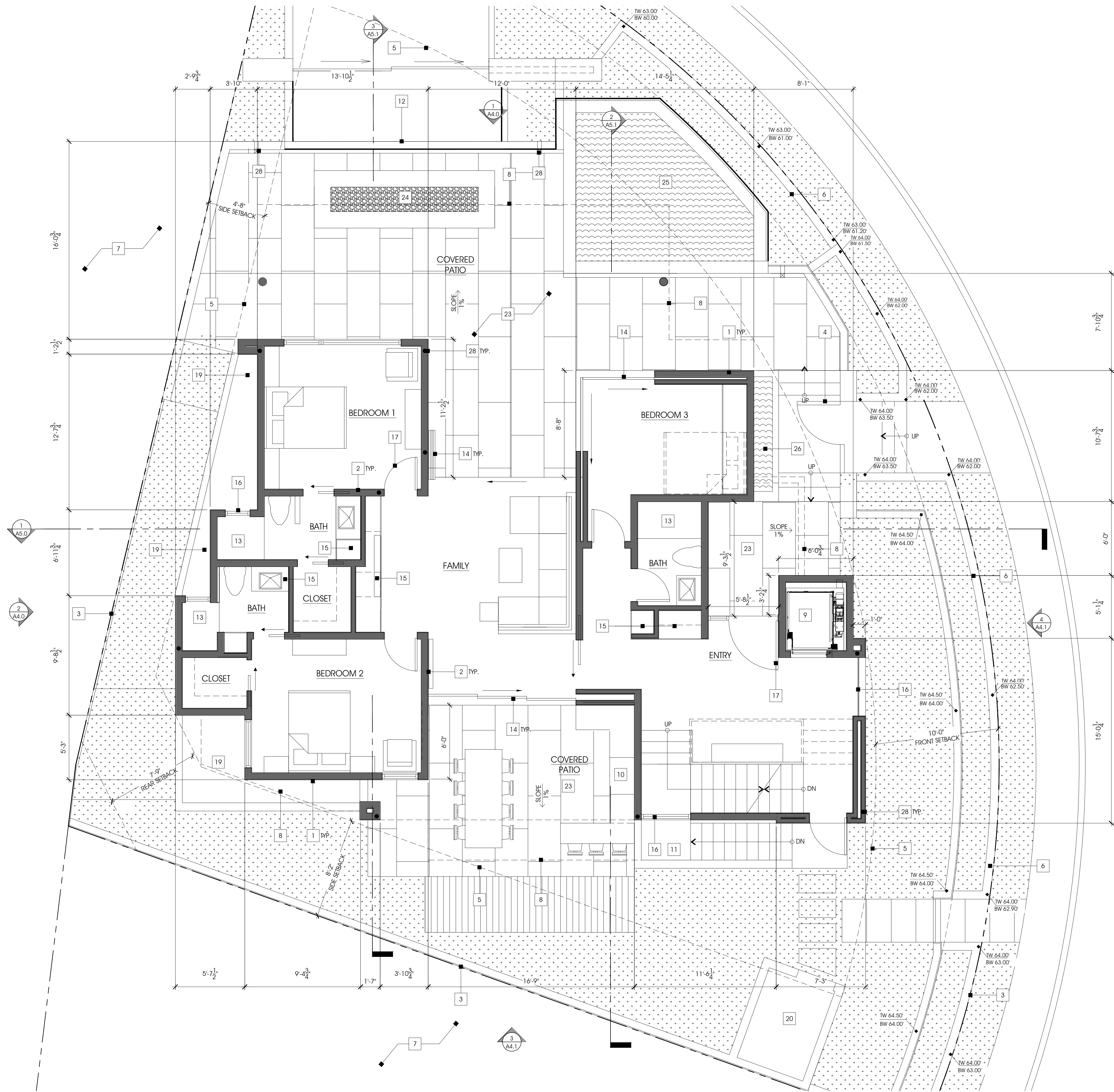
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A1.0

1. SEE SHEET A2.0 FOR SETBACK ESTABLISHMENT DIAGRAM



BASEMENT PLAN



FIRST FLOOR PLAN

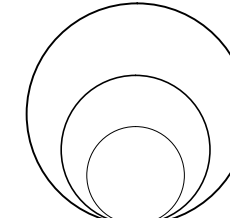
SCALE: 1/4" = 1'-0"

KEYNOTES

- 1 EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 6, R-13 BATT INSULATION AT 2 X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE 'D' BUILDING PAPER. INSIDE 5/8" GWB UON PER INTERIOR ELEVATIONS.
- 2 INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2x6 & R-13 BATT INSULATION @ 2x4. 5/8" GWB THROUGHOUT
- 3 PROPERTY LINE, TYP.
- 4 GATE PER SITE PLAN
- 5 SETBACK LINE, TYP.
- 6 RETAINING WALL
- 7 ADJACENT PROPERTY, NAP.
- 8 LINE OF BUILDING/DECK ABOVE
- 9 ELEVATOR
- 10 BBQ
- 11 LIGHTWELL
- 12 42" HIGH GUARDRAIL
- 13 WALK-IN SHOWER, PROVIDE TRENCH DRAIN UNDER BENCH TO CONCEAL
- 14 LIFT & SLIDING DOOR
- 15 BUILT IN/ CABINETRY
- 16 WINDOW, TYP.
- 17 DOOR, TYP.
- 18 GARAGE DOOR
- 19 B.U.R. ROOFING/ FLAT ROOF
- 20 TRASH AND RECYCLING LOCATION
- 21 PARKING SPACES TO BE 19' X 9' CLEAR
- 22 FIREPLACE
- 23 DECK WITH TILE FINISH
- 24 FIREPIT
- 25 SPA UNDER SEPARATE PERMIT
- 26 WATER FEATURE
- 27 EAVE ENCROACHMENT
- 28 ROOF DRAIN SCUPPER OVERFLOW, RUN BELOW GRADE RO CONNECTION POINT PER CIVIL DRAWINGS

NOTES

1. SEE SHEET A2.0 FOR SETBACK ESTABLISHMENT DIAGRAM



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JENNIFER BOLYN
ARCHITECT

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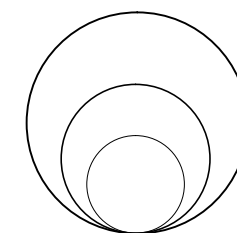
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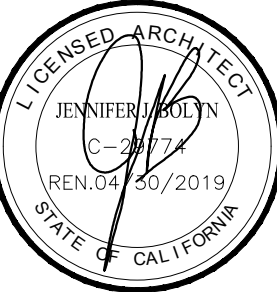
FIRST FLOOR
PLAN

A1.1



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615 PACIFIC VIEW DRIVE
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REVISIONS

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18-08

SECOND FLOOR
PLAN

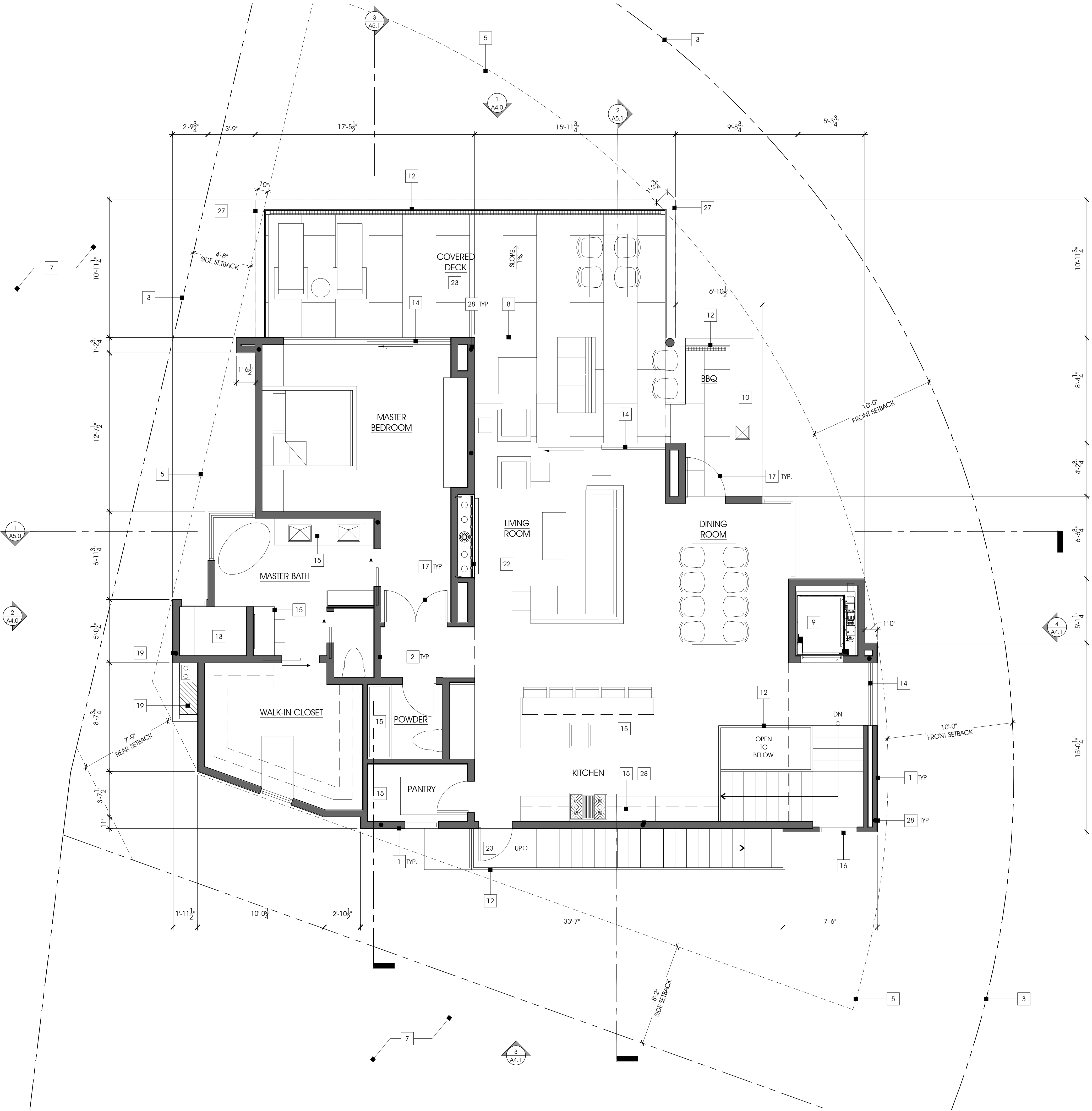
A1.2

KEYNOTES

- EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 6. R-13 BATT INSULATION AT 2 X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE 'D' BUILDING PAPER. INSIDE 5/8" GWB UON PER INTERIOR ELEVATIONS.
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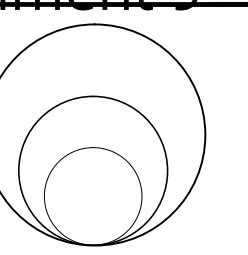
NOTES

- SEE SHEET A2.0 FOR SETBACK ESTABLISHMENT DIAGRAM



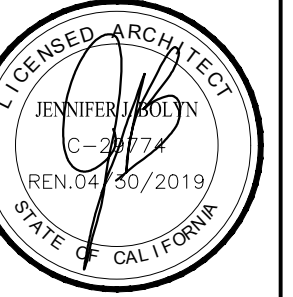
SECOND FLOOR PLAN

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



eos
architecture inc.

542 FAY AVENUE
LA JOLLA, CA 92037
H: 858.459.0575
MAIL: eos@eosarc.com

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ARCHITECT

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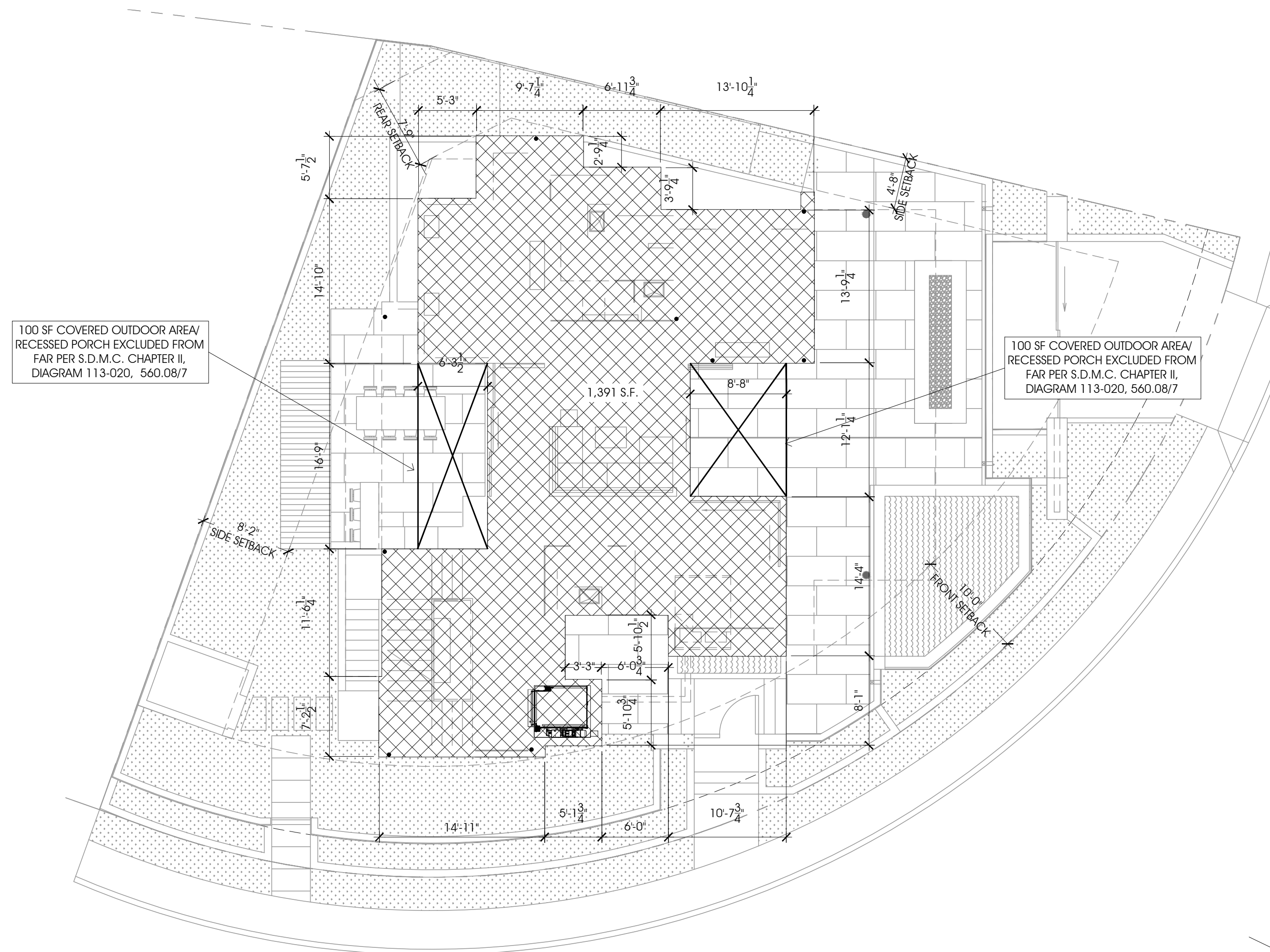
PACIFIC VIEW RESIDENCE
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REVISIONS
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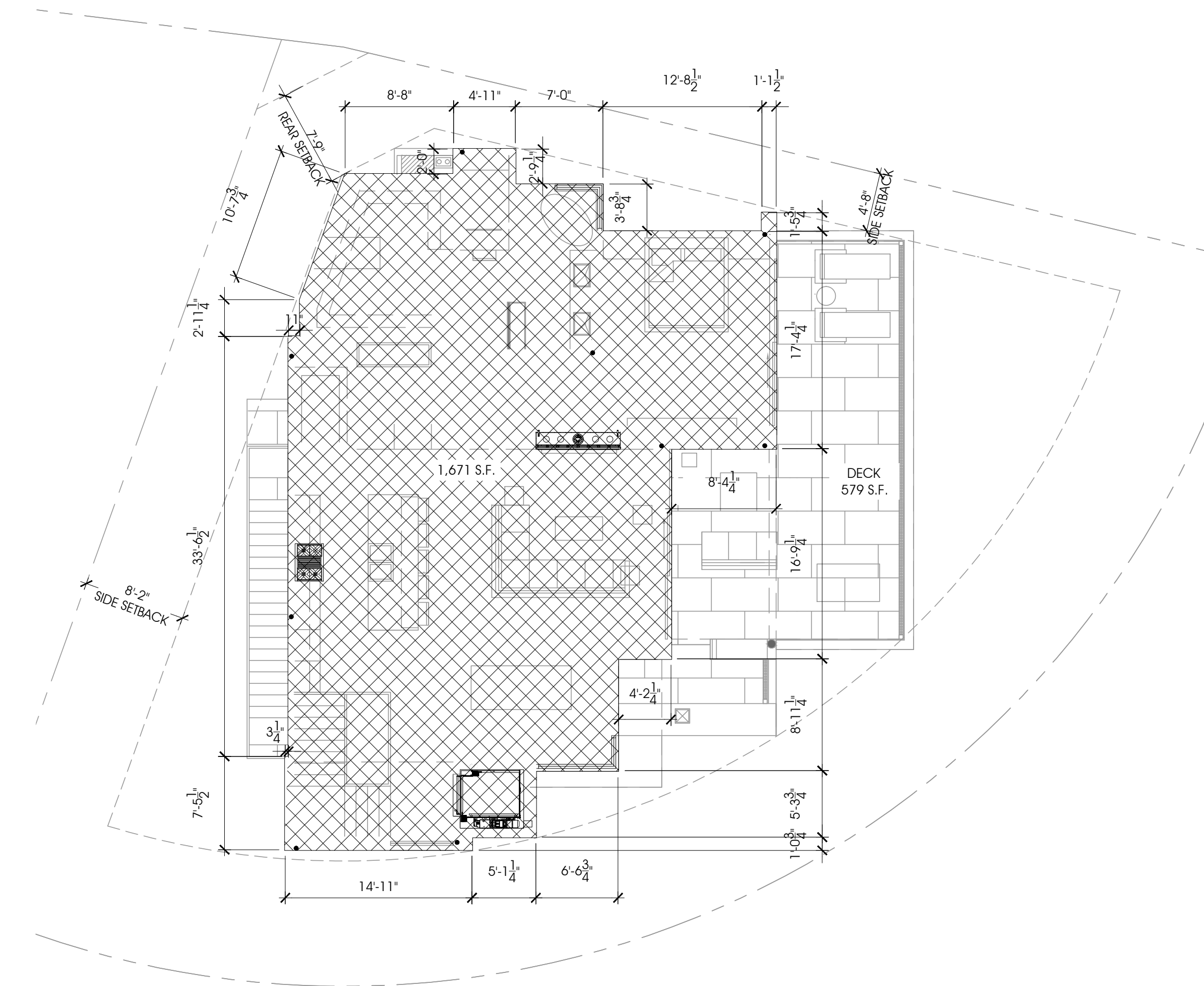
FAR DIAGRAM
-
BUILDING SETBACK
DIAGRAM

A2.0



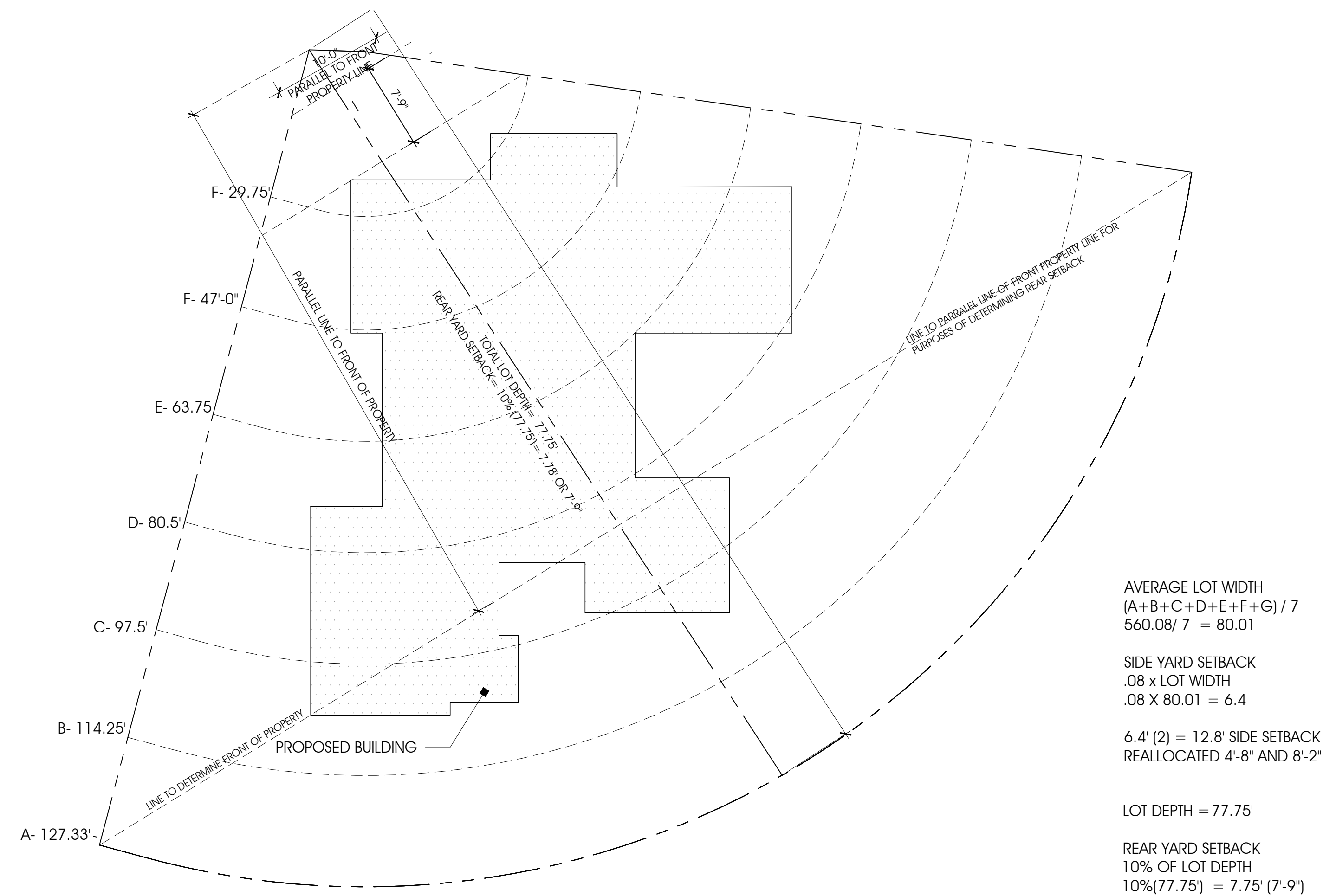
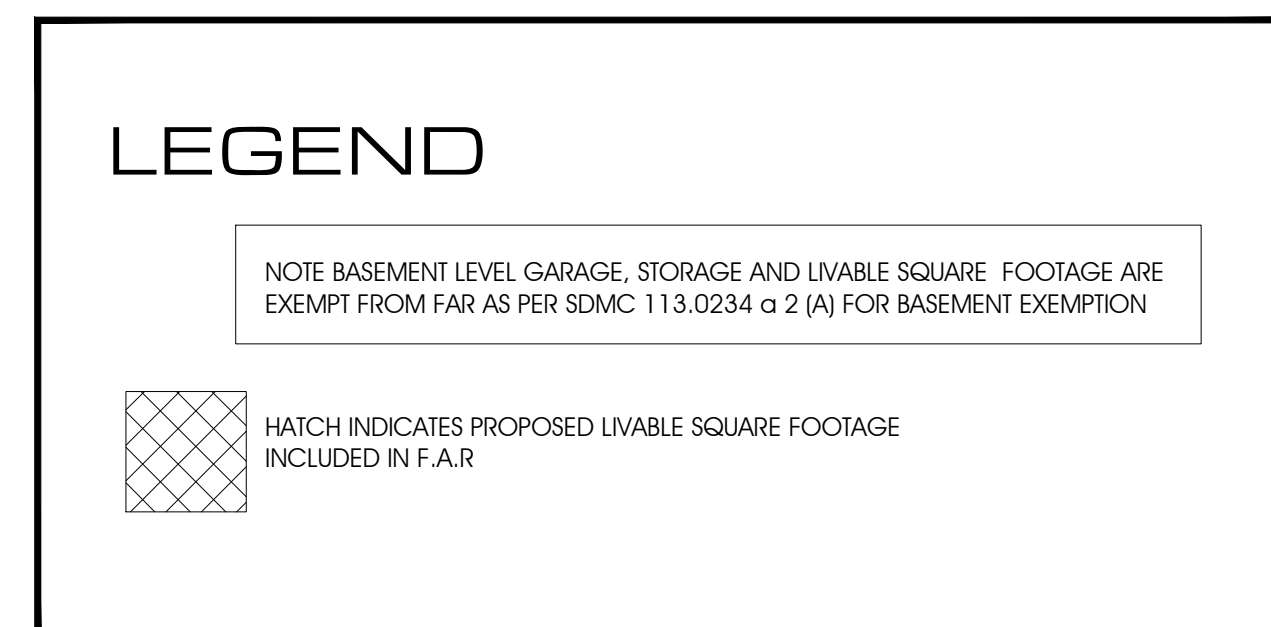
FIRST FLOOR F.A.R. DIAGRAM

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



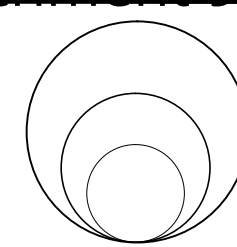
SECOND FLOOR F.A.R. DIAGRAM

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



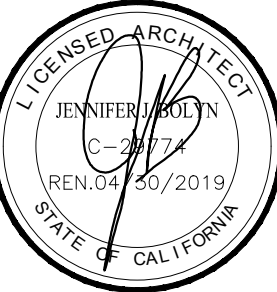
AVERAGE LOT WIDTH/ BUILDING SETBACK DIAGRAM

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



eos
architecture inc.

7542 FAY AVENUE
LA JOLLA, CA 92037
PH: 858.459.0575
EMAIL: eos@eosaic.com



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ROOF PLAN

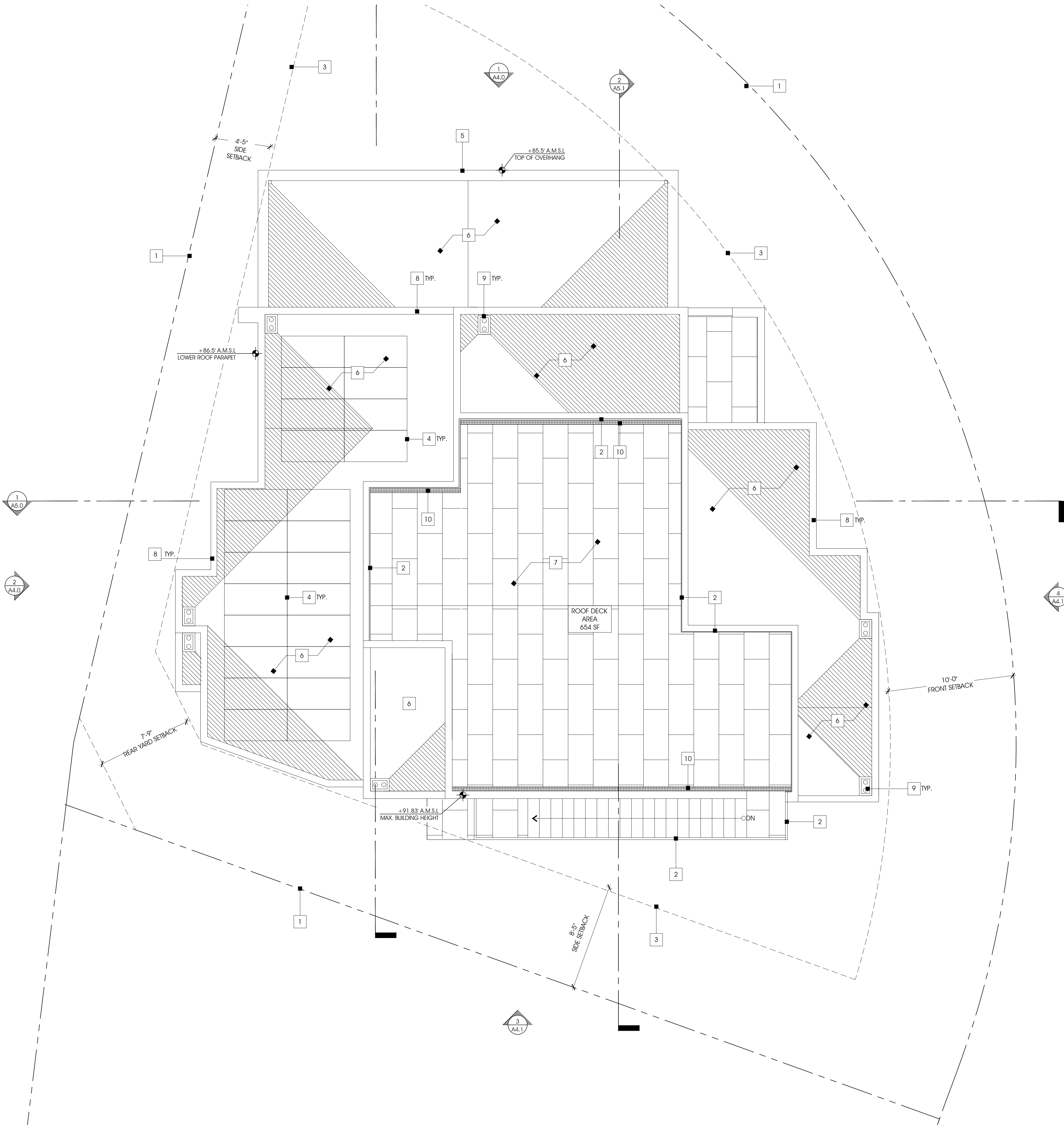
A3.0

KEYNOTES

- 1 PROPERTY LINE, TYP.
- 2 42" HIGH GUARDRAIL
- 3 SETBACK LINE, TYP.
- 4 SOLAR PANELS
- 5 OVERHANG
- 6 B.U.R. ROOFING / FLAT ROOF
- 7 DECK WITH TILE FINISH
- 8 PARAPET WALL
- 9 ROOF DRAIN
- 10 TRENCH DRAIN

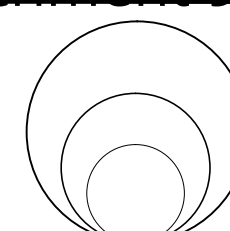
NOTES

- 1. SEE SHEET A2.0 FOR SETBACK ESTABLISHMENT DIAGRAM



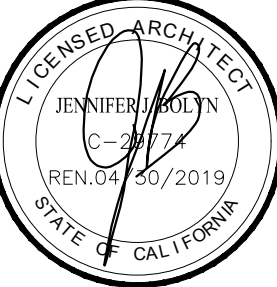
ROOF PLAN

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



eos
architecture inc.

7542 FAY AVENUE
LA JOLLA, CA 92037
PH: 858.459.0575
EMAIL: eos@eosaic.com



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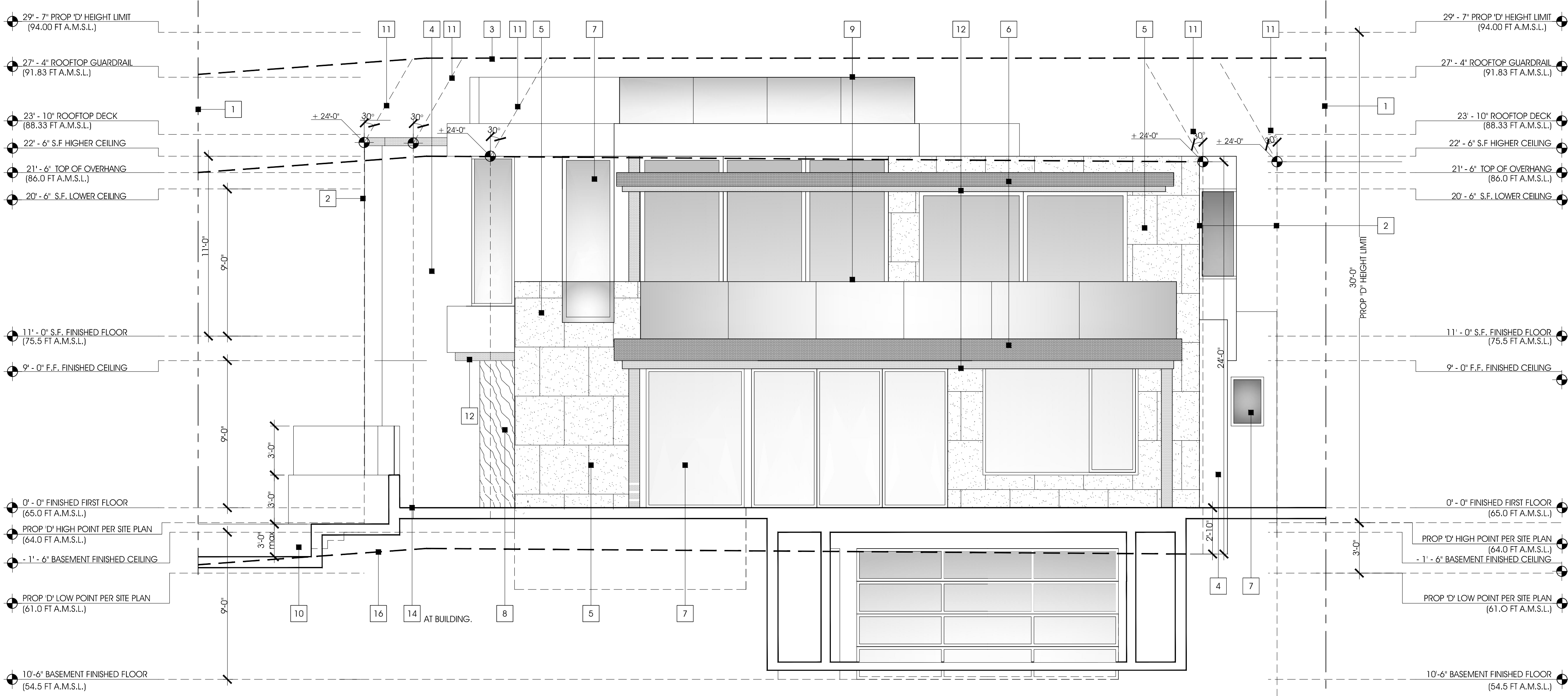
18-08

ELEVATIONS

A4.0

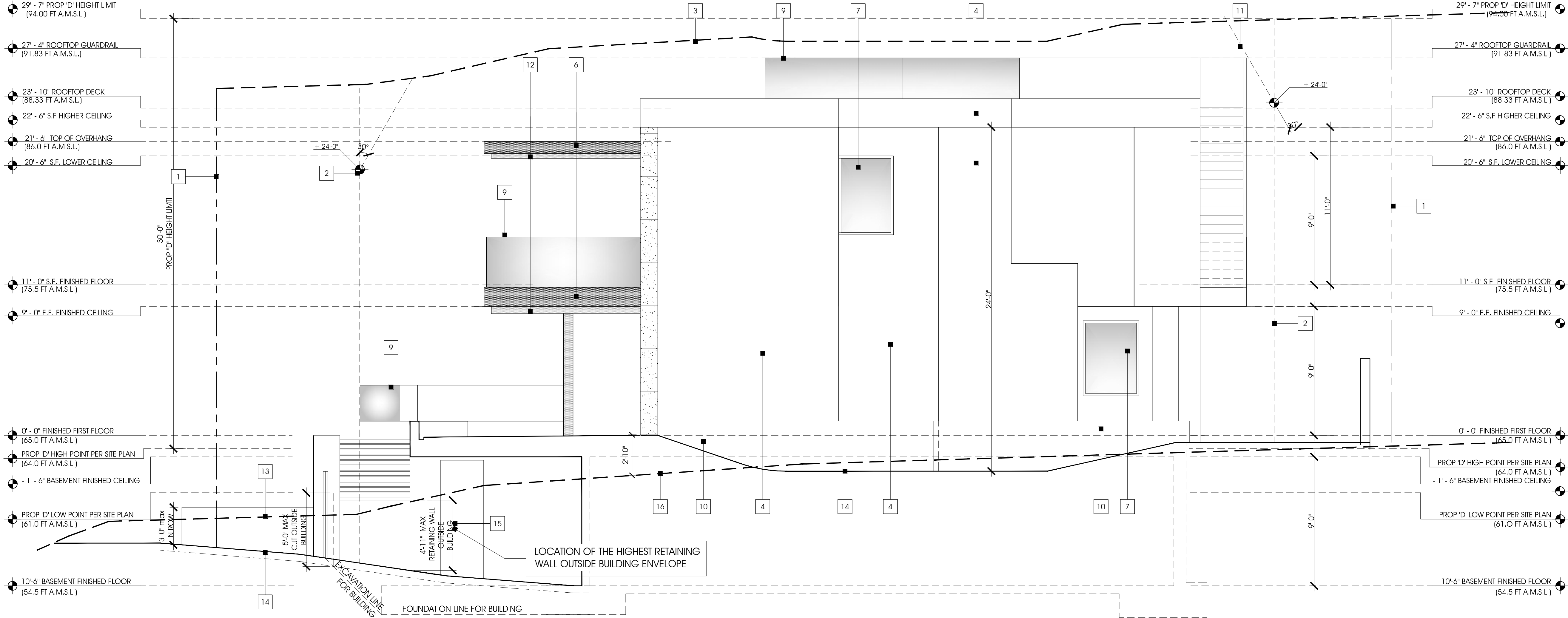
KEYNOTES

- 1 PROPERTY LINE, TYP.
- 2 SETBACK LINE, TYP.
- 3 LINE OF 30'-0" HEIGHT LIMIT FROM LOWER OF EXISTING OR PROPOSED GRADE
- 4 STUCCO FINISH - SYNERGY STUCCO
- 5 STONE WALL CLADDING
- 6 METAL FASCIA
- 7 LOW 'E' ALUMINUM DOOR/WINDOW/DOOR LIFT-SLIDE, TYP.
- 8 ENTRY DOOR TO BE SELECTED BY OWNER/ARCHITECT
- 9 GLASS GUARDRAIL 42" ABOVE FINISHED FLOOR
- 10 STUCCO FINISH RETAINING WALL
- 11 30 DEGREE ANGLED BUILDING SETBACK, 24'-0" FROM EXISTING OR PROPOSED GRADE, WHICHEVER IS LOWER
- 12 WOOD CEILING
- 13 EXISTING GRADE, MAX CUT 4'-6" OUTSIDE BUILDING ENVELOPE
- 14 PROPOSED GRADE
- 15 MAX 4'-11" RETAINING WALL OUTSIDE BUILDING ENVELOPE
- 16 EXISTING GRADE AT BUILDING LINE



1- WEST ELEVATION

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

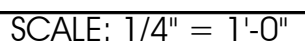


2- SOUTH ELEVATION

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

A4.1

16 EXISTING GRADE AT BUILDING LINE

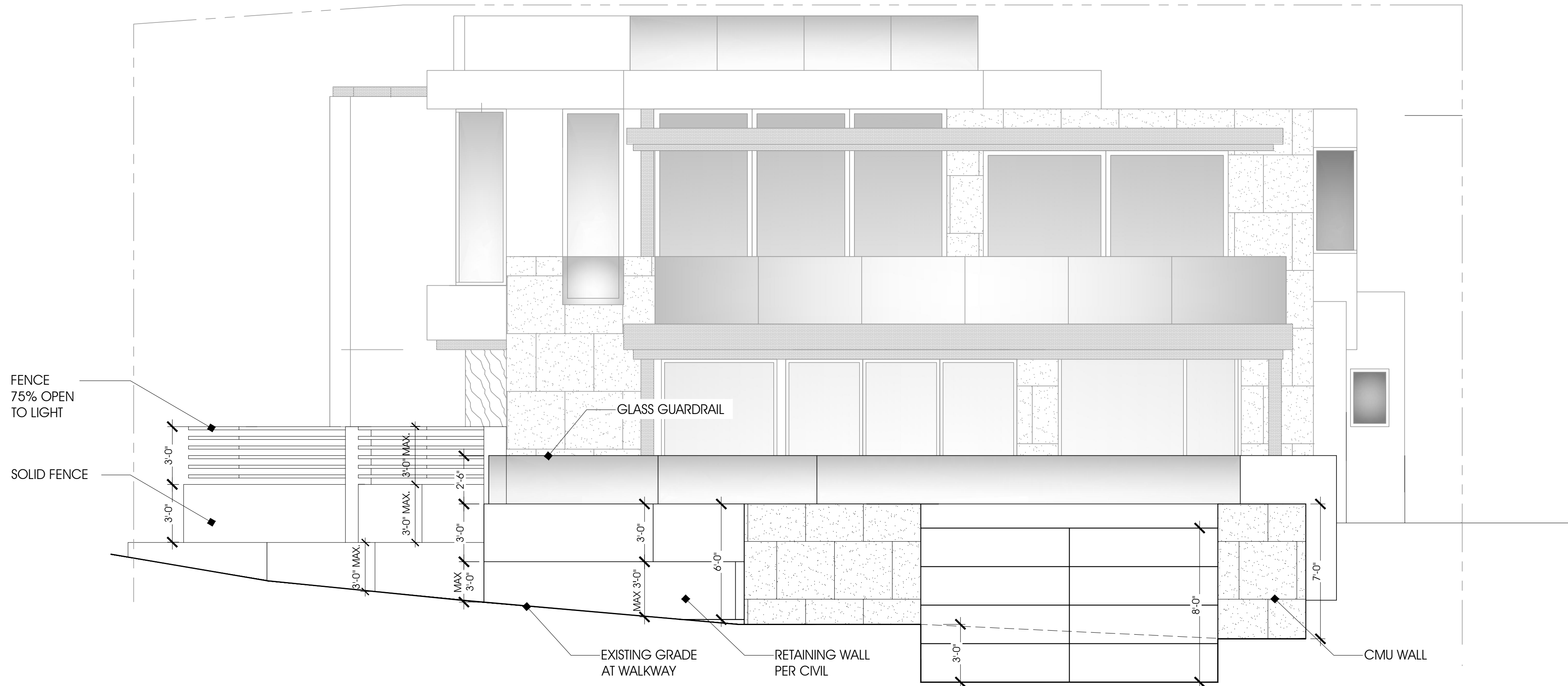


4 - NORTH ELEVATION

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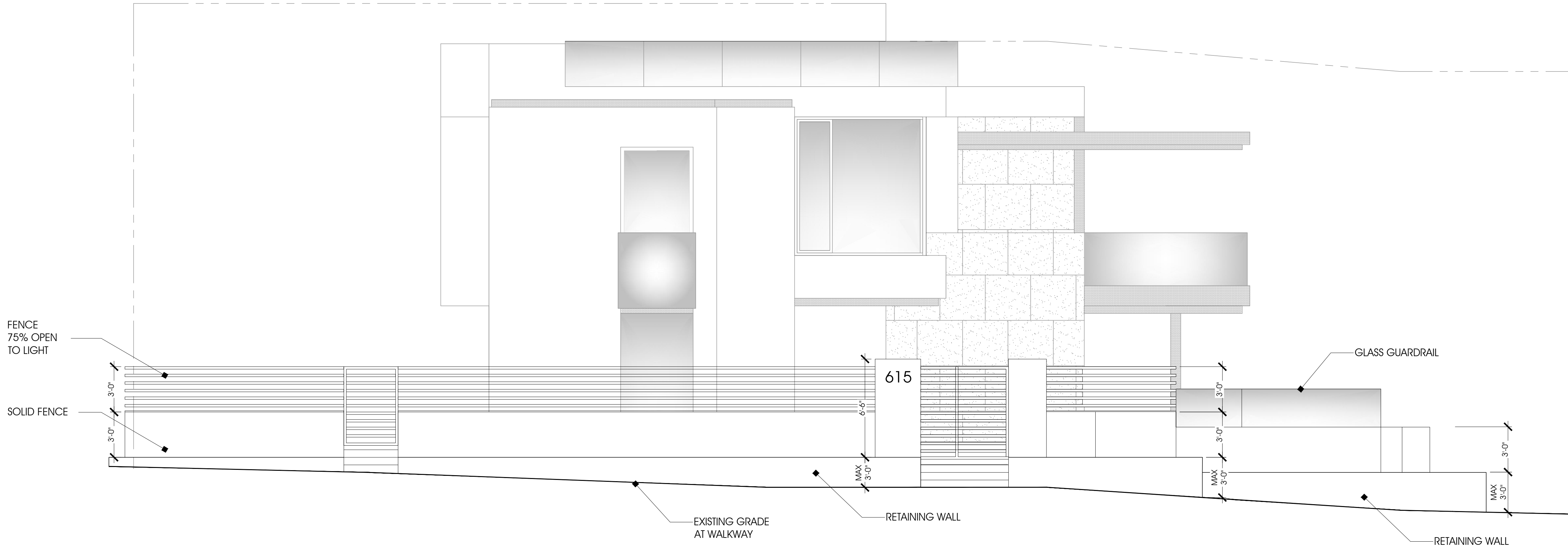
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FENCE ELEVATION



FENCE ELEVATION - WEST

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



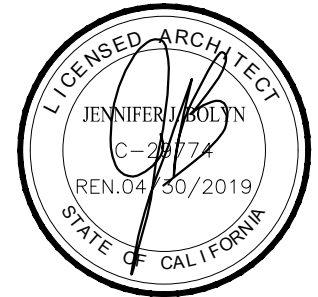
FENCE ELEVATION - NORTH

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



eos
architecture inc.

7542 FAY AVENUE
LA JOLLA, CA 92037
PH: 858.459.0575
EMAIL: eos@eosaiac.com



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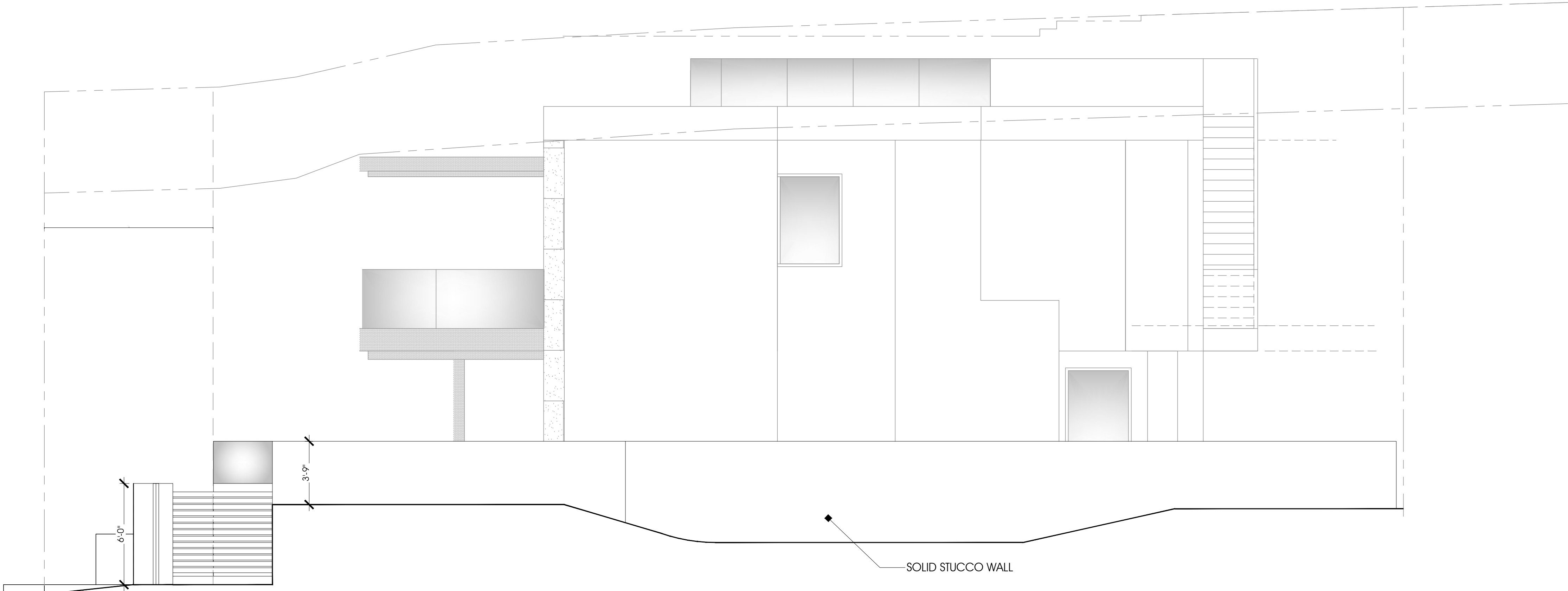
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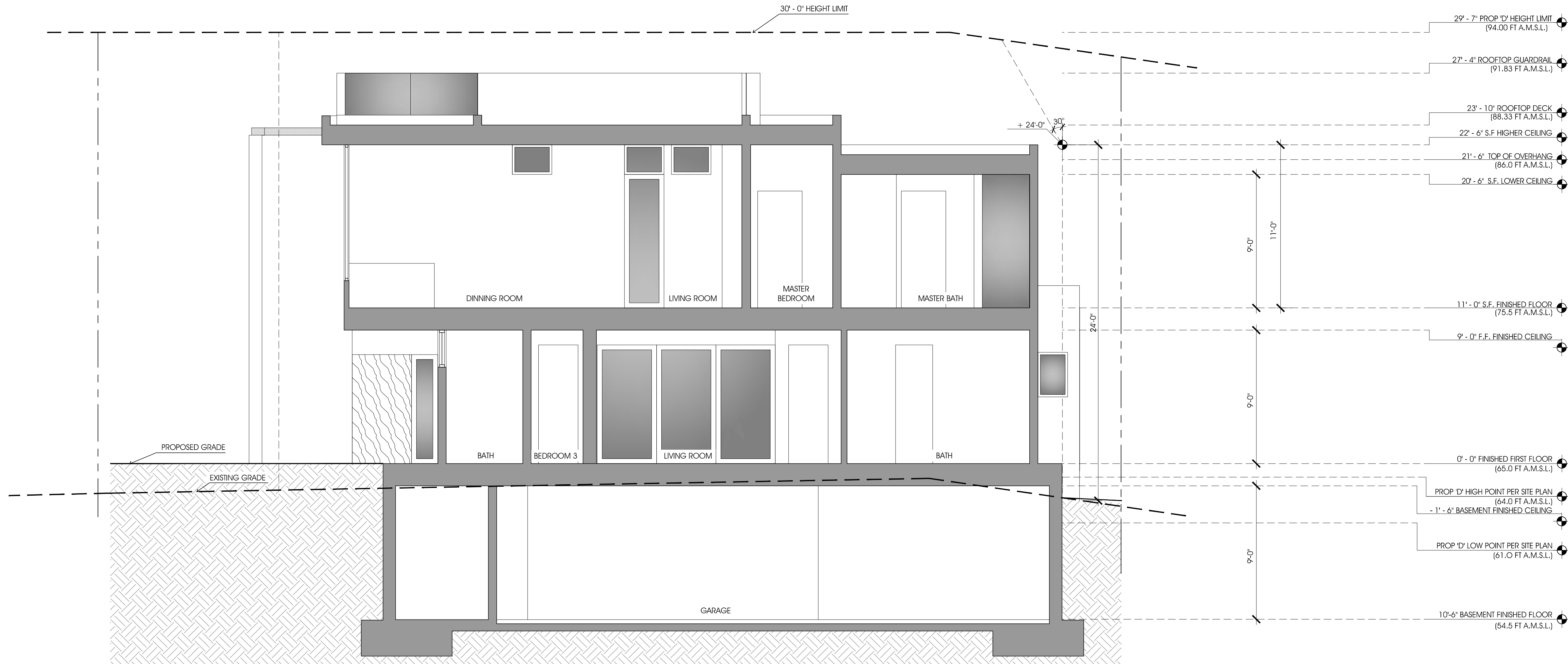
FENCE
ELEVATION

A4.3



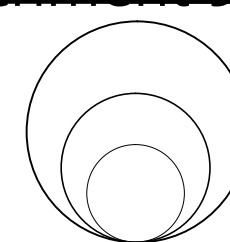
FENCE ELEVATION - SOUTH

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



1 - BUILDING SECTION

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



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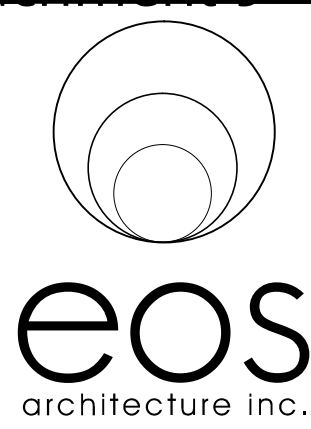
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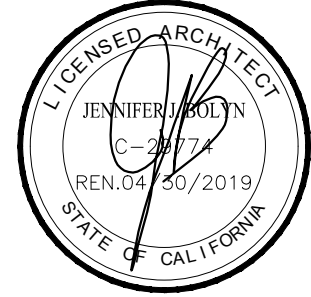
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SECTIONS

A5.0



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PH: 858.459.0575
EMAIL: eos@eosaic.com



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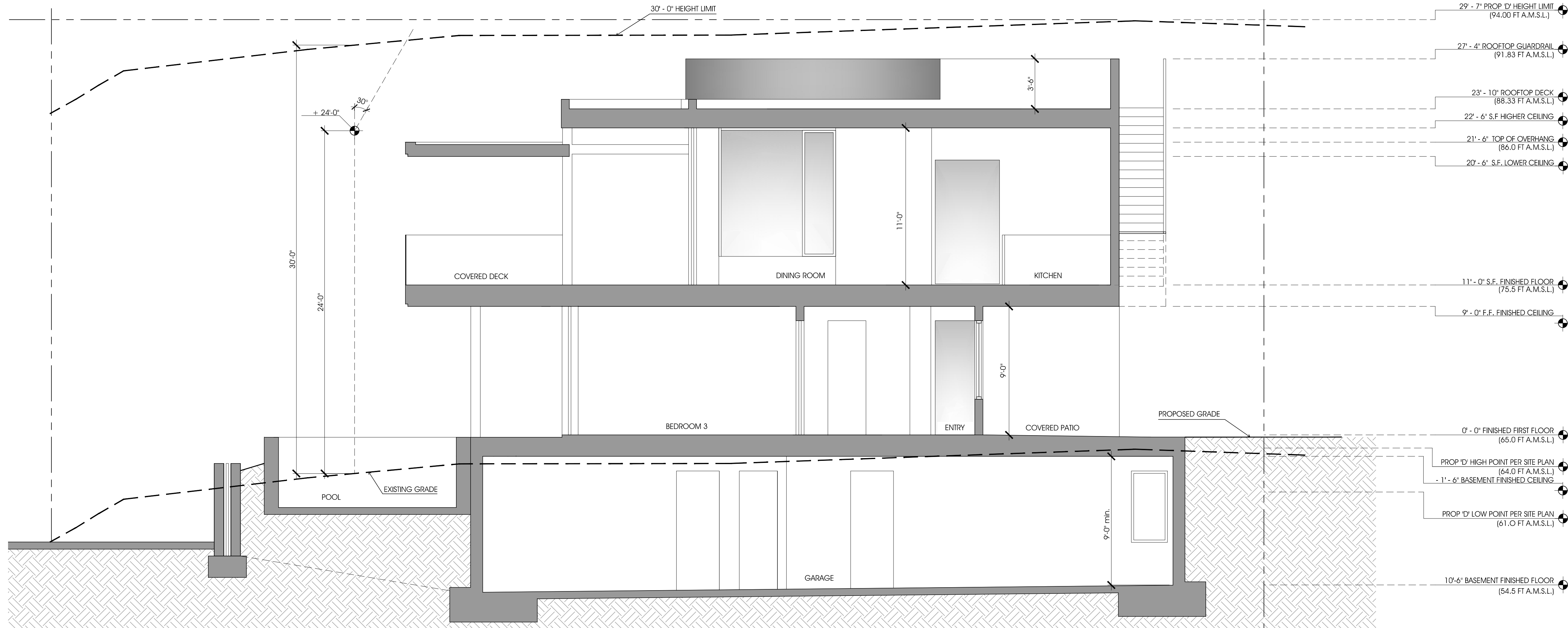
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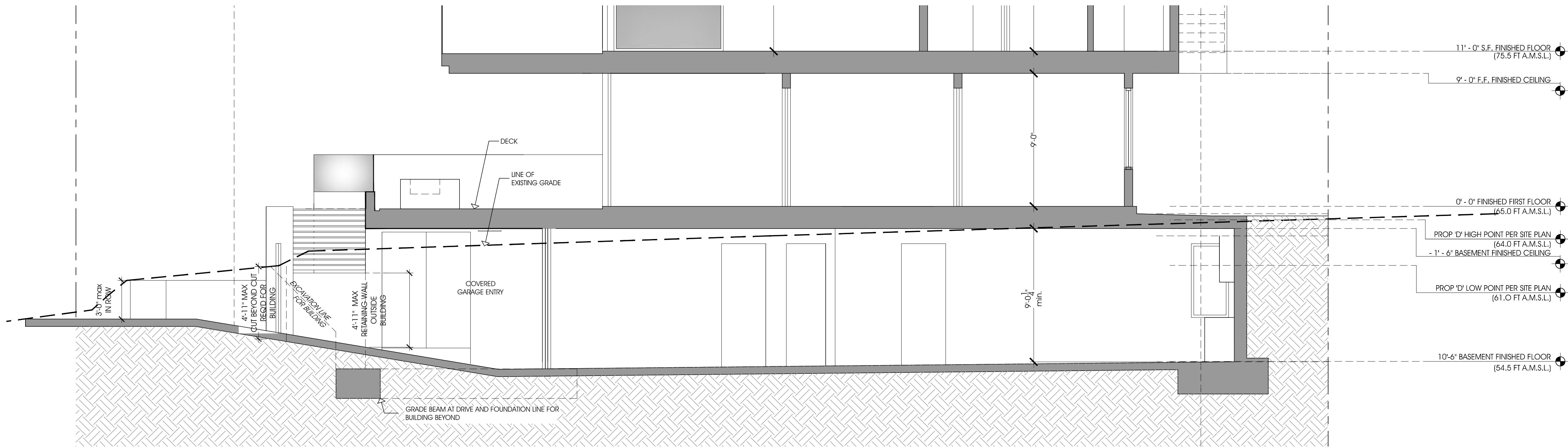
SECTIONS

A5.1



2 - BUILDING SECTION

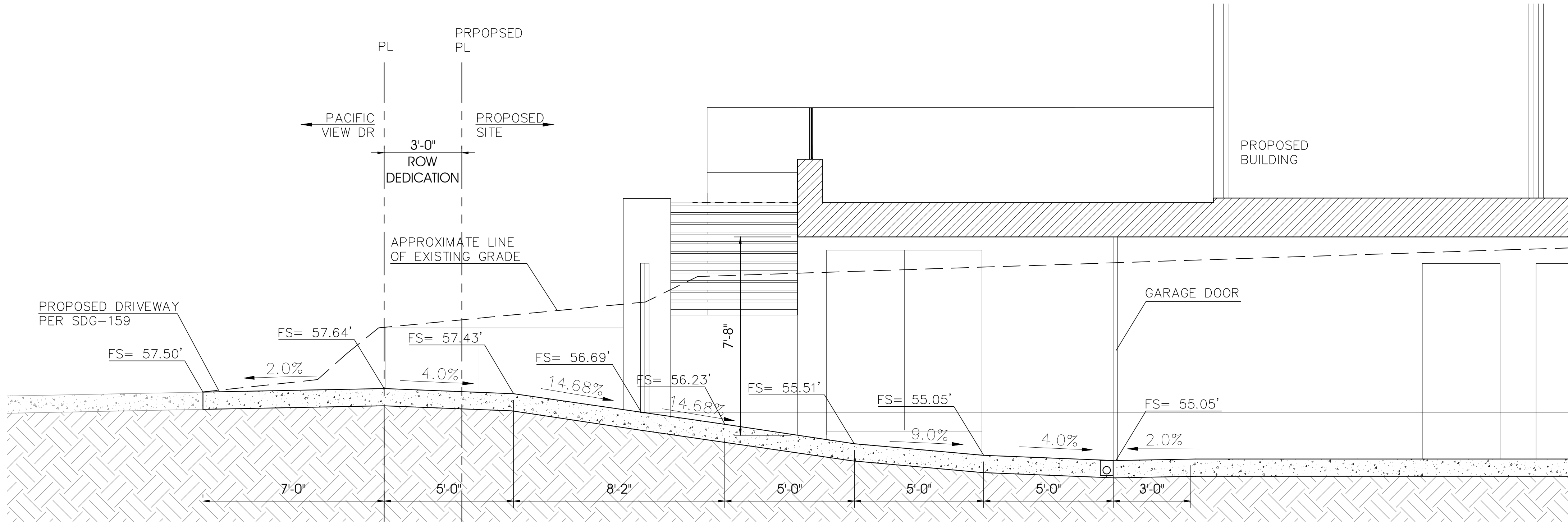
SCALE: 1/4" = 1'-0"



3 - PARTIAL BUILDING SECTION AT DRIVEWAY

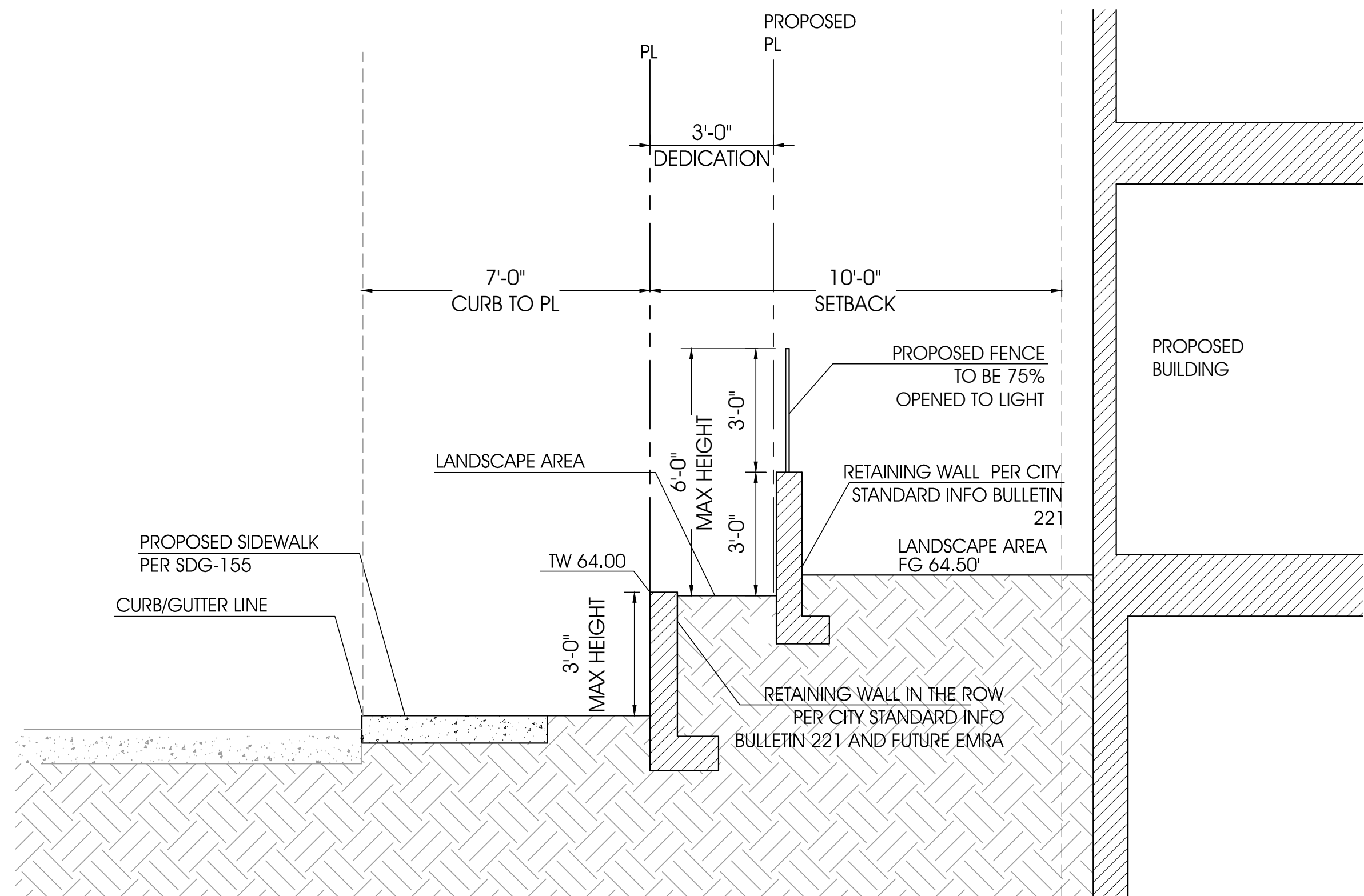
SCALE: 1/4" = 1'-0"

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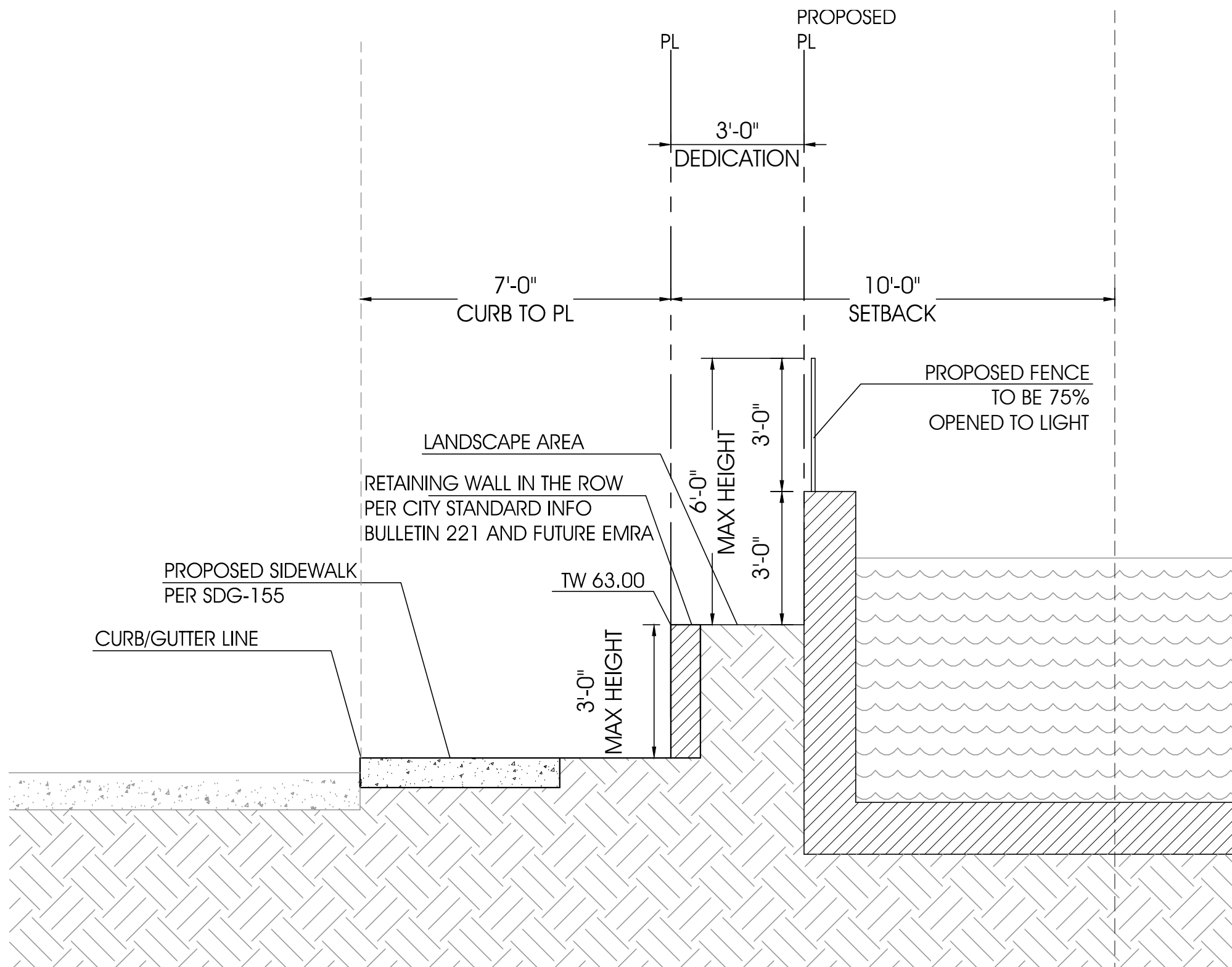
A-DRIVEWAY SECTION

SCALE: 3/8" = 1'-0"



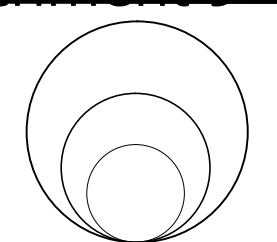
B - SITE SECTION

SCALE: 3/8" = 1'-0"



C - SITE SECTION

SCALE: 3/8" = 1'-0"



eos
architecture inc.

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SECTIONS

A5.2

LEGEND

EXISTING 5' CONTOUR	
EXISTING 1' CONTOUR	
EXISTING SPOT ELEVATION	65.32
EXISTING PALM TREE (SIZE AS NOTED)	
EXISTING TREE (SIZE AS NOTED)	
EXISTING RETAINING WALL	
EXISTING SITE\PLANTER WALL	
EXISTING FENCE (TYPE AS NOTED)	
EXISTING WATER METER	
EXISTING POWER POLE	
EXISTING SEWER MANHOLE	
EXISTING GUY WIRE	
EXISTING GAS METER	
PROPERTY LINE	

ABBREVIATION LEGEND

AC	ASPHALT CONCRETE
CONC.	CONCRETE
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE ELEVATION
GFF	GARAGE FINISH FLOOR ELEVATION
M.O.	MARK OUT
PP	POWER POLE
TC	TOP OF CURB ELEVATION

BENCHMARK

CITY OF SAN DIEGO VERTICAL CONTROL
NEBP @ OPAL STREET AND MISSION BLVD.
INDEX = 2342 16905
ELEV = 86.436

ASSESSOR'S PARCEL

APN 415-290-19 & 20

ADDRESS

615 & 631 PACIFIC VIEW DRIVE, SAN DIEGO

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED UNDER MY DIRECTION ON MARCH 16, 2001 (615 PACIFIC VIEW DRIVE WAS SURVEYED UNDER THE DIRECTION OF THIS OFFICE FEBRUARY 9, 1999). PROPERTY LINE DISTANCES AND BEARINGS SHOWN HEREON ARE BASED ON RECORD INFORMATION PER MAP NO. 2642. A BOUNDARY SURVEY WAS NOT PERFORMED FOR THIS SITE.



AGUIRRE & ASSOCIATES
8325 UNIVERSITY AVE. LA MESA, CA 91941
PH: (619)464-6978 FAX: (619)464-7203

MICHAEL A. HAVENER, PLS 7354
EXP. 12-31-01

TOPOGRAPHIC SURVEY OF LOTS 11 & 12
SOUTH PACIFIC UNIT B, MAP NO. 2642

CITY OF SAN DIEGO, STATE OF CALIFORNIA



