



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 14, 2019 REPORT NO. HO-19-073

HEARING DATE: August 21, 2019

SUBJECT: Barton. Process Three Decision

PROJECT NUMBER: [628501](#)

OWNER/APPLICANT: B&L FAMILY PARTNERSHIP LP.

SUMMARY

Issue: Should the Hearing Officer approve the conversion of the existing garage into a 527-square-foot Companion Unit with 191-square-foot of storage and a new 723-square-foot, three-car garage at 829 Sunset Cliffs Boulevard within the Peninsula Community Plan and Local Coastal Program Land Use Plan area?

Staff Recommendation: Recommend that the Hearing Officer Approve Coastal Development Permit No. 2259583.

Community Planning Group Recommendation: The Peninsula Community Planning Board is currently in adjournment while a legal issue is resolved. No advisory vote was provided by the Peninsula Community Planning Group.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(a)&(e) (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 8, 2019, and the opportunity to appeal that determination ended July 22, 2019.

BACKGROUND

The 0.26-acre site is located at 829 Sunset Cliffs Boulevard (Attachment 1) in the Residential (RS-1-7) Zone, Coastal (Appealable), First Public Roadway (within 300 feet of the inland extent of the beach), Coastal Height Limitation, Airport Influence (Area 2), FAA Part 77 Noticing Area, Parking (Beach and Coastal) Impact, and Residential Tandem Parking Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area. The Community Plan land use designation for the site is Single Dwelling Unit Residential (6-9 dwelling unit per acre)

(Attachment 2) and within the Residential (RS-1-7) Zone. The 0.26-acre site would support one dwelling unit and a companion unit consistent with the land use and implementing zoning. The site is currently developed with an existing single story 2,990 square-foot dwelling unit and a 718 square-foot two-car garage (Attachment 3). Development in the vicinity of the site are one and two-story dwellings units.

The San Diego Municipal Code (SDMC) Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site. The site was previously developed with a single dwelling unit and detached garage constructed in 1973. A historical assessment was performed in 2019 under project No. 623713, and City staff determined that the property and associated structure would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the property did not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

Project Description

The project proposes conversion of the existing garage into a companion unit and construction of a new detached three-car garage, on a site with a 2,990 square-foot primary dwelling unit. The companion unit structure consists of a 527 square-foot studio companion unit with one bathroom and a 191 square-foot storage area accessible from the exterior of the structure. The proposed 723-square-foot garage is detached from the companion unit building and has a capacity for three cars with two spaces configured in a tandem orientation, consistent with the Residential Tandem Parking Overlay Zones. Both the companion unit and the garage structures are one-story with a maximum structure height of 12.25 feet in conformance with the Coastal Height Limitation Overlay Zone. The accessory structures are set to the rear of the lot adjacent to the alleyway. The structures observe a 10-foot setback from the rear property line except for the tandem parking portion of the garage that observes a five-foot setback.

A Coastal Development Permit is required pursuant to SDMC Section 126.0704(a)(2) because the site is located 135 feet from the inland extent of the beach and SDMC Section 126.0704(a)(9) for development of a companion unit.

Sunset Cliffs Boulevard in this location has views westward to the ocean and the area is identified as a coastal vista opportunity. The west side of Sunset Cliffs Boulevard has direct access to the shore and public scenic vistas. The project site on the east side of Sunset Cliffs Boulevard does not contain existing or proposed physical accessways or scenic vista legally used by the public.

The Urban Design Guidelines call for structures to be designed to protect views of natural scenic amenities, especially the ocean shoreline, and San Diego Bay. The conversion of the existing garage and construction of a new garage will be at the rear of the lot, screened from the public view by the main dwelling unit. The proposed structure height of 12.25 feet is in conformance with the Coastal Height Limitation Overlay Zone. The development will not impact public views.

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 Sections 15303(a)&(e) (New Construction or Conversion of Small Structures). Therefore, the proposed coastal development would not adversely affect any environmentally sensitive lands.

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. 2259583, with modifications.
2. Deny Coastal Development Permit No. 2259583, if the findings required to approve the project cannot be affirmed.

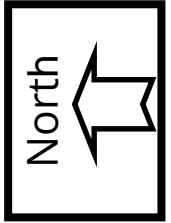
Respectfully submitted,



Karen Bucey, Development Project Manager

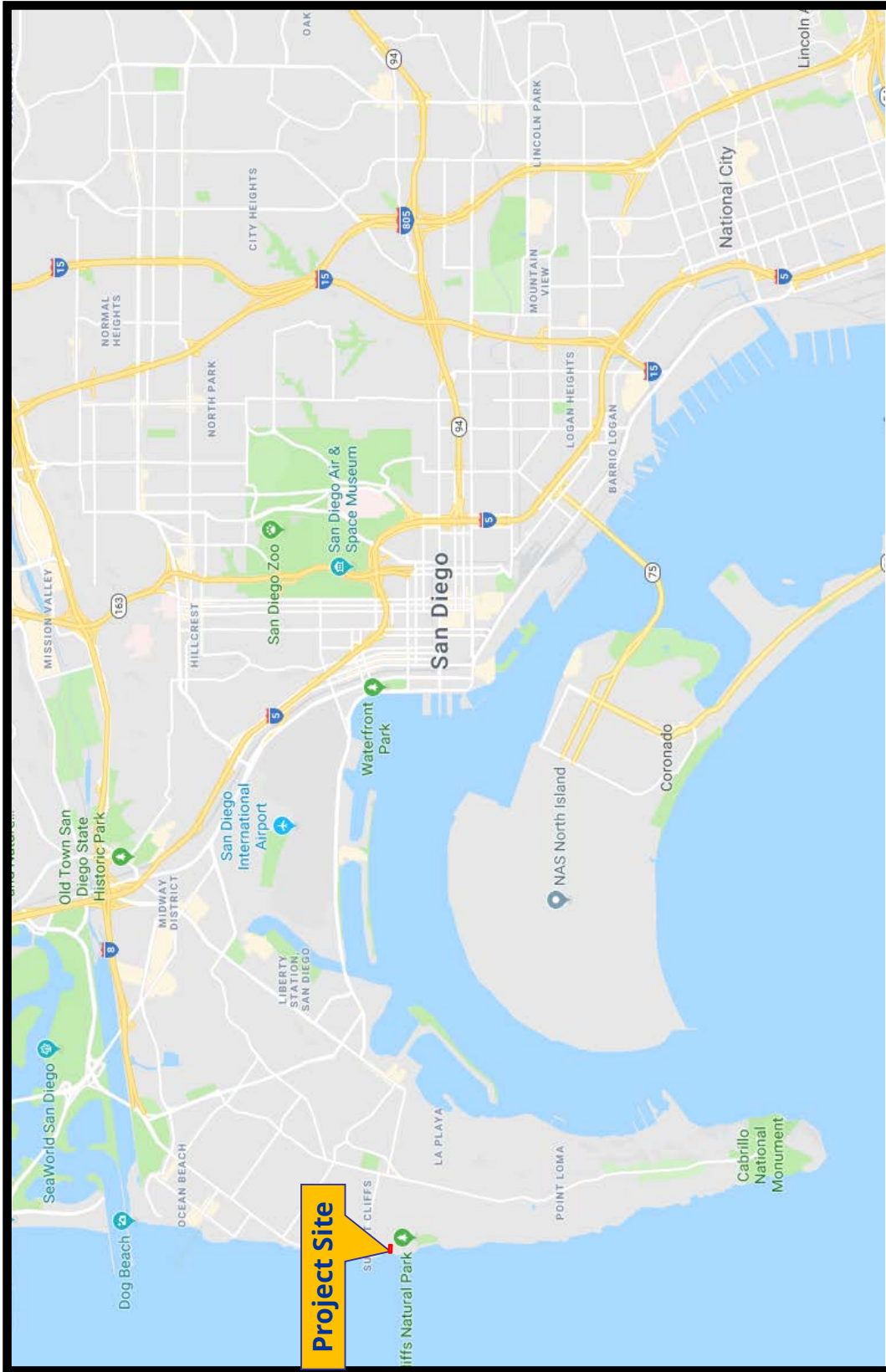
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Project
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

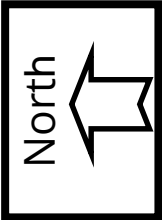
Barton; Project No. 6285501
829 Sunset Cliffs Boulevard





Community Plan land Use Map

**Barton; Project No. 6285501
829 Sunset Cliffs Boulevard**



Aerial Photo

Barton; Project No. 6285501
829 Sunset Cliffs Boulevard



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2259583
BARTON COMPANION UNIT PROJECT NO. 628501

WHEREAS, B&L FAMILY PARTNERSHIP LP, a California Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for a permit for the conversion of the existing garage into a 527 square-foot companion unit with a 191 square-foot storage area and the construction of a new 723 square-foot, three-car garage on a site with a 2,990 square-foot primary dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2259583), on portions of a 0.26-acre site;

WHEREAS, the project site is located at 829 Sunset Cliffs Boulevard in the Residential (RS-1-7) Zone, Coastal (Appealable), First Public Roadway (within 300 feet of the inland extent of the beach), Coastal Height Limitation, Airport Influence (Area 2), FAA Part 77 Noticing Area, Parking (Beach and Coastal) Impact, and Residential Tandem Parking Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan area;

WHEREAS, the project site is legally described as Lot 24, Block M, AZURE VISTA, County of San Diego, according to Map thereof No. 1981, filed in the Office of the County Recorder of San Diego County, January 4, 1927;

WHEREAS, on July 8, 2019 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303(a)&(e) (New Construction or Conversion of Small Structures);

WHEREAS, on August 21, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2259583 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 0.26-acre site is located at 829 Sunset Cliffs Boulevard. The project proposes the conversion of the existing garage into a 527 square-foot companion unit with a 191 square-foot storage area and the construction of a new 723 square-foot, three-car garage on a site with a 2,990 square-foot primary dwelling unit.

The site is located 135 feet from the Pacific Ocean. The site is not located between the sea and first public roadway parallel to the sea but is located within 300 feet of the inland extent of the beach. Sunset Cliffs Boulevard in this location has views westward to the ocean and the area is identified as a coastal vista opportunity. The west side of Sunset Cliffs Boulevard has direct access to the shore and public scenic vistas. The site is on the east side of Sunset Cliffs Boulevard and does not contain existing or proposed physical accessways or public views or scenic vistas.

The Urban Design Guidelines call for structures to be designed to protect views of natural scenic amenities, especially the ocean shoreline, and San Diego Bay. The conversion of the existing garage and construction of a new garage will be at the rear of the lot, screened from the public view by the main dwelling unit. The proposed structure height of 12.25 feet is in conformance with the Coastal Height Limitation Overlay Zone maximum height of thirty-feet. The development will not impact public views.

Therefore, the development as designed would not affect any existing or proposed public views or public accessway to the Pacific Ocean, or other scenic coastal areas as specified in the Local Coastal Program and 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.

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

The 0.26-acre site is located at 829 Sunset Cliffs Boulevard. The project proposes the conversion of the existing garage into a 527 square-foot companion unit with a 191 square-foot storage area and the construction of a new 723 square-foot, three-car garage on a site with a 2,990 square-foot primary dwelling unit.

The site is located 135 feet east of the from the inland extent of the beach but is not within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and does not contain any type of Environmental Sensitive Lands as defined in San Diego Municipal Code (SDMC) 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 Sections 15303(a)&(e) (New Construction or Conversion of Small Structures). Therefore, the proposed coastal development would not adversely affect any 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 0.26-acre site is located at 829 Sunset Cliffs Boulevard. The project proposes the conversion of the existing garage into a 527 square-foot companion unit with a 191 square-foot storage area and the construction of a new 723 square-foot, three-car garage on a site with a 2,990 square-foot primary dwelling unit.

The Community Plan land use designation for the site is Single Dwelling Unit Residential (6-9 dwelling unit per acre) and implemented by the Residential (RS-1-7) Zone. The 0.26-acre site would support one dwelling unit and a companion unit consistent with the land use and implementing zoning.

The Community Plan Residential Objectives call to maintain and complement the existing scale and character of the residential areas of Peninsula. Development in the vicinity of the site consists of one and two-story dwelling units. The companion unit and garage will be at the rear of the lot shielded from public view by the main dwelling unit. The structures are contemporary in style and proposed to be finished in a sand dollar color stucco with wood trellis elements, clear story windows, and single pitched roofs. The single-story structures will have a maximum height of 12.25 feet in conformance with the Coastal Height Limitation Overlay Zone maximum height of 30-feet. 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 0.26-acre site is located at 829 Sunset Cliffs Boulevard. The project proposes the conversion of the existing garage into a 527 square-foot companion unit with a 191 square-foot storage area and the construction of a new 723 square-foot, three-car garage on a site with a 2,990 square-foot primary dwelling unit.

The subject property is 135 feet from the Pacific Ocean, is not located between the sea and first public roadway paralleling the sea, however, the site is located less than 300 feet of the inland extent of any beach.

An improved public access way is located 740 feet south of the project site at Sunset Cliffs Boulevard and Ladera Streets. Public access to the bluffs and scenic vista areas are available along the west side of Sunset Cliffs Boulevard, extending for a mile northward of the site. The proposed development will be to the rear of the project site and not visible to the public. 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 access way 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. 2259583 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. 2259583, 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#: 12002110

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: 12002110

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2259583
BARTON PROJECT NO. 628501
HEARING OFFICER

This Coastal Development Permit No. 2259583 is granted by the Hearing Officer of the City of San Diego to B&L FAMILY PARTNERSHIP LP, a California Limited Partnership, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0708. The 0.26-acre site is located at 829 Sunset Cliffs Boulevard in the Residential (RS-1-7) Zone, Coastal (Appealable), First Public Roadway (within 300 feet of the inland extent of the beach), Coastal Height Limitation, Airport Influence (Area 2), FAA Part 77 Noticing Area, Parking (Beach and Coastal) Impact, and Residential Tandem Parking Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan area. The project site is legally described as Lot 24, Block M, AZURE VISTA, County of San Diego, according to Map thereof No. 1981, filed in the Office of the County Recorder of San Diego County, January 4, 1927.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the conversion of the existing garage into a companion unit with storage and the construction of a new three-car 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. The conversion of the existing garage into a 527 square-foot companion unit with a 191 square-foot storage area and the construction of a new 723 square-foot, three-car garage on a site with a 2,990 square-foot primary dwelling unit;
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by 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.

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. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the non-standards/private improvements such as flagstone and stair in Sunset Cliffs Boulevard Right-of-Way.

15. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2, Construction BMP Standards, Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

16. 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.

17. 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.

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 21, 2019 and Resolution No. _____.

ATTACHMENT 5

Permit Type/PTS Approval No.: Coastal Development Permit No. 2259583
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.

B&L FAMILY PARTNERSHIP LP
Owner/Permittee

By _____
Robert M. Barton, Jr.
Managing Partner

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

NOTICE OF EXEMPTION

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

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 NO.: 628501

PROJECT TITLE: Barton CDP

PROJECT LOCATION-SPECIFIC: 829 Sunset Cliffs Boulevard, San Diego, CA 92107

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Coastal Development Permit for the conversion of the existing garage into a 527 square-foot companion unit with 191 square feet of storage and construction of a new 724 square-foot 3-car garage. The 0.26-acre site is located in the RS-1-7 base zone and Coastal Non-Appealable overlay zone, within the Peninsula Community Plan and Council District 2.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: John S. McGaughy, 4446 Pescadero Ave., San Diego, CA 92107; 619-892-0098.

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL
☐ DECLARED EMERGENCY
☐ EMERGENCY PROJECT
☒ CATEGORICAL EXEMPTION: SECTION 15303(A)&(E): NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Section 15303(a)&(e) of CEQA Guidelines. Section 15303 (e) applies to the construction of small structures such as a garage and 15303(a) applies to the conversion of a garage to a second dwelling unit (companion unit). Up to 3 structures may be constructed or converted in urbanized areas. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Brunette

TELEPHONE: (619) 446-5379

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



MARK BRUNETTE, SENIOR PLANNER

JULY 23, 2019

DATE

CHECK ONE:

- ☒ SIGNED BY LEAD AGENCY
☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



The Peninsula Community Planning Board is adjourned until further notice. The PCPB is named as defendant in a Civil Rights Action case. We apologize for any inconvenience and hope to be back to normal operations soon. We will respond to any emails and/or request in a timely manner once we are back to normal operations.



**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: BARTON ACCESSORY DWELLING UNIT/STORAGE/GARAGE **Project No. For City Use Only:** 628501

Project Address: 829 SUNSET CLIFFS BLVD. S.D. CA 92107

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

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

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

Property Owner

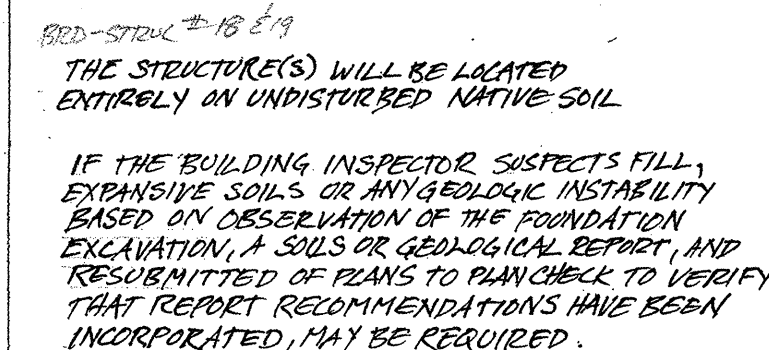
Name of Individual: ROBERT BARTON ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 829 SUNSET CLIFFS BLVD.
 City: SAN DIEGO State: CA Zip: 92107
 Phone No.: 760-767-5563 Fax No.: — Email: ilumen@aol.com
 Signature: [Signature] Date: 1/23/19
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: ROBERT BARTON ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 829 SUNSET CLIFFS BLVD.
 City: SAN DIEGO State: CA Zip: 92107
 Phone No.: 760-767-5563 Fax No.: — Email: ilumen@aol.com
 Signature: [Signature] Date: 1/23/19
 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



- T1 INDEX / GENERAL INFORMATION / SITE PLAN / SCOPE / APPLICABLE CODES
- T2 GENERAL NOTES / EARTHWORK / STORM QUALITY NOTES / CONSTRUCTION BMP'S
- T3 TITLE 24 CALCULATIONS – RESIDENTIAL MEASURES SUMMARY
HEATING COOLING LOAD SUMMARY
- T4 TITLE 24 LO-RISE RESIDENTIAL MANDATORY MEASURES
SUMMARY / DOOR & WINDOW SCHEDULE
- A1 EXISTING FLOOR PLAN & ELEVATIONS
- A2 PROPOSED FLOOR PLAN & ELEVATIONS
- A3 PROPOSED ROOF PLAN / REFLECTED CEILING &
LIGHTING PLAN
- A4 SECTIONS / ELECTRICAL PLAN
- S1 STRUCTURAL NOTES
- S2 STRUCTURAL NOTES
- S3 STRUCTURAL FOUNDATION & FRAMING PLAN
- SD-1 STRUCTURAL DETAILS
- SD-2 STRUCTURAL DETAILS

OWNERS:
ROBERT & JANINE BARTON

PROJECT ADDRESS:
829 SUNSET CLIFFS BLVD. S.D. CA 92107

LEGAL DESCRIPTION:
AZURA VISTA, MAP 1981, BLK M, LOT 24
CITY OF SAN DIEGO

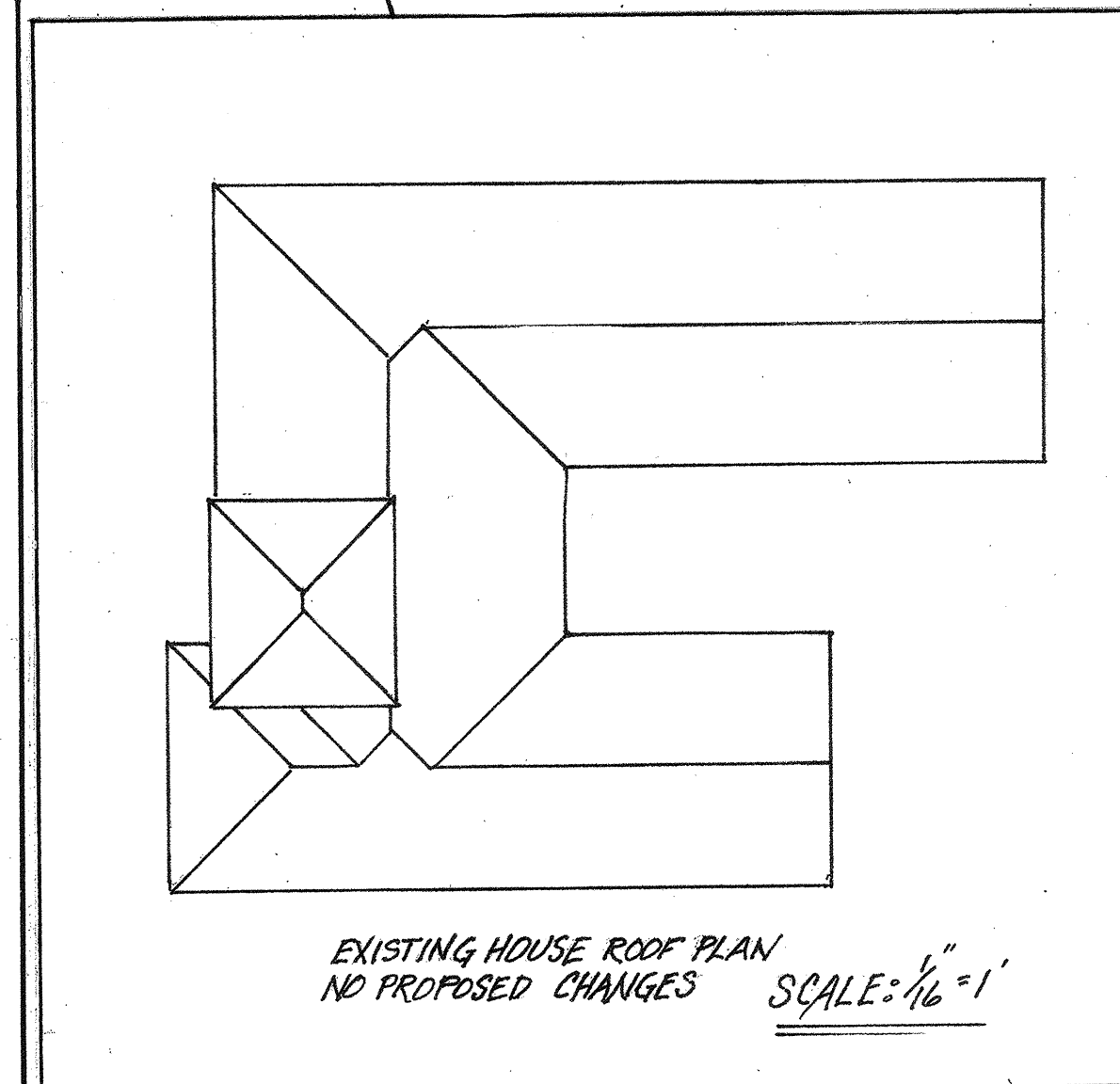
APN:
531-410-18-00

ZONING:
RS-1-7

LOT SIZE:
70' X 160' 11,200 SQUARE FEET

PORTION OF GARAGE CONVERTED TO ACCESSORY DWELLING UNIT:	527 sq.ft.
PORTION OF GARAGE CONVERTED TO STORAGE:	191 sq.ft.
NEW BREEZWAY FOYER:	29 sq.ft.
NEW GARAGE:	<u>724 sq.ft.</u>
PROPOSED TOTAL	4,461 sq.ft.

TYPE OF CONSTRUCTION:
V-B



PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE (CBC), AND 1 OR CALIFORNIA RESIDENTIAL CODE (CRC), 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA FIRE CODE (CFC), 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES), AND ALL CITY OF SAN DIEGO AMENDMENTS.

CONVERT EXISTING 718 sq.ft. GARAGE INTO 527 sq.ft. GRANNY FLAT / ACCESSORY DWELLING UNIT AND 191 sq.ft. OF STORAGE SPACE. REMOVE AND REPLACE EXISTING GABLE ROOF WITH SLOPED ROOF. CONSTRUCT NEW 723 sq.ft. THREE (3) CAR GARAGE CONNECTED BY 29 sq.ft. BREEZEWAY TO CONVERTED ACCESSORY DWELLING UNIT.

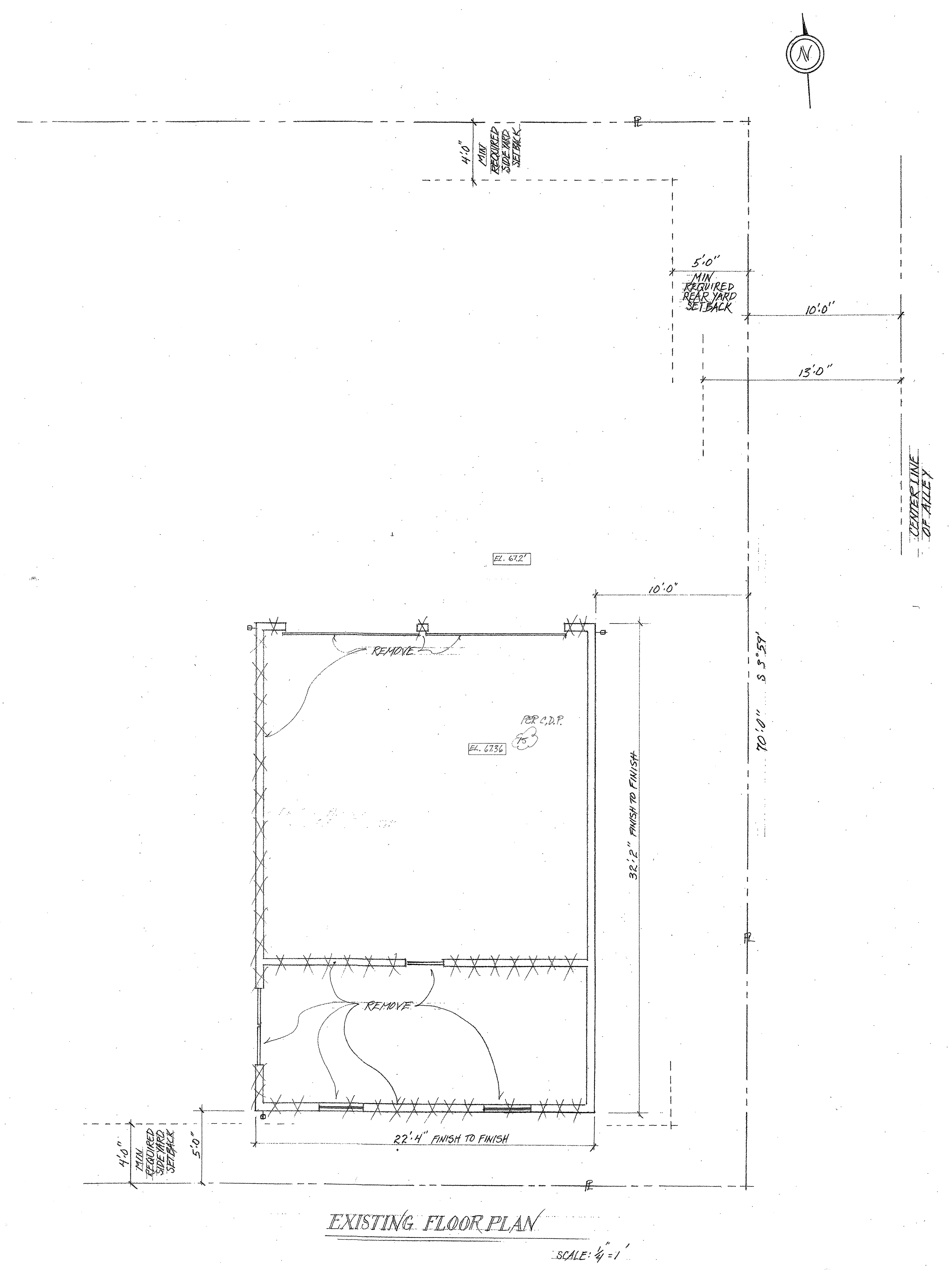
REVISIONS	BY
3-22-19	
FOR CDP	
4-23-19	
5-20-19	

Existing Floor Plan & Elevations

Bob & Janine Barton
Residential Remodel
829 Sunset Cliffs Blvd. S.D. CA 92107



Date	11-26-18
Scale	
Drawn	
Job	
Sheet	A1
Of	3 Sheets 6



REVISIONS	BY
3-22-19	ESB
4-23-19	
5-20-19	

Proposed Floor Plan & Elevations

Bob & Janine Barton
Guest Quarters & Garage
829 Sunset Cliffs Blvd. S.D. CA 92107



Date 11-26-18

Scale

Drawn

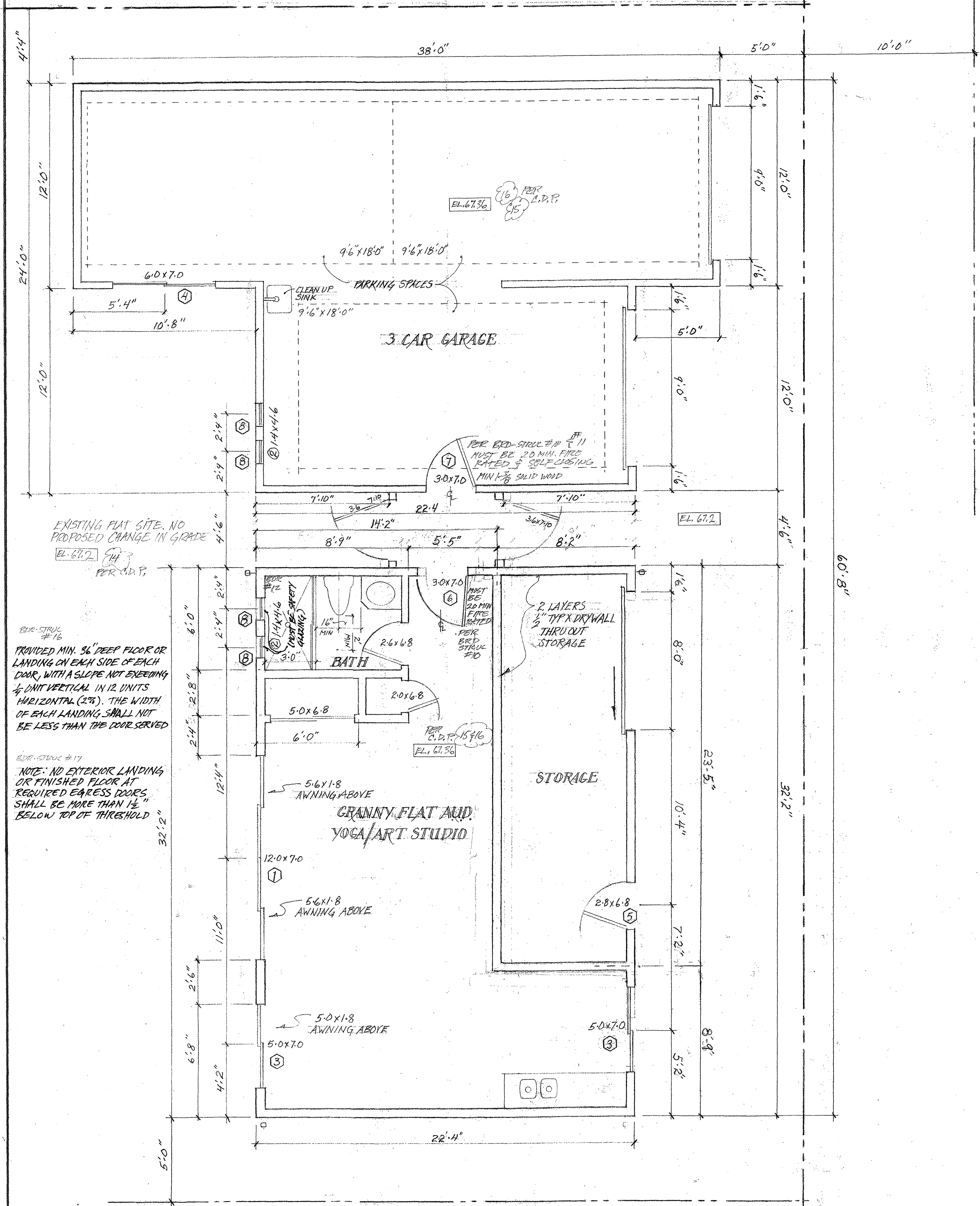
Job

Sheet

A2
Of 4 Sheets

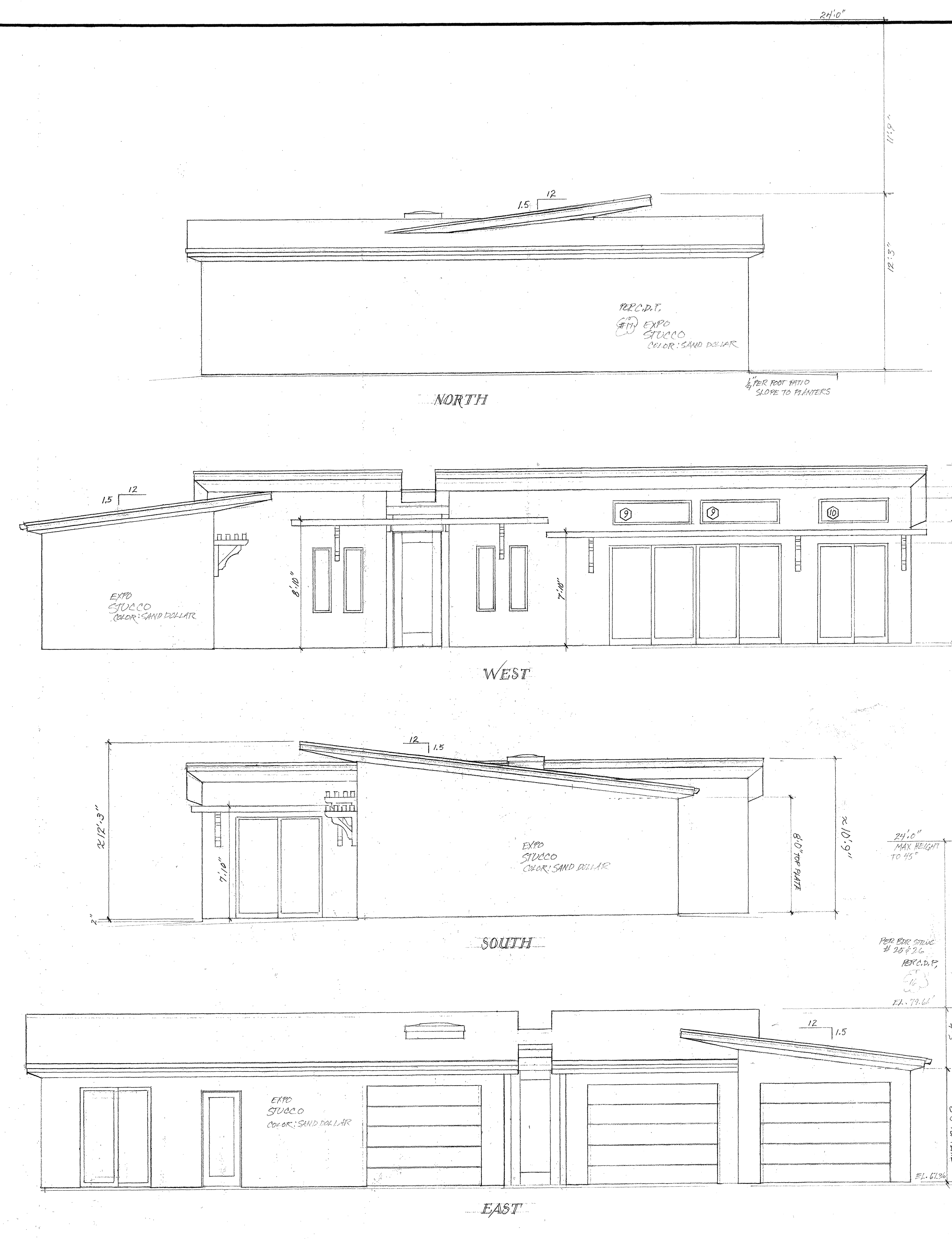
ALL PLUMBING FIXTURES & FITTINGS WILL BE WATER CONSERVING & WILL COMPLY WITH THE 2016 CGBSC. PROVIDE LAVATORY FAUCETS WITH A MAX. FLOW OF 1.2 GALLONS PER MINUTE (GPM). PROVIDE KITCHEN FAUCETS WITH A MAX. FLOW OF 1.8 GALLONS PER MINUTE (GPM). PROVIDE SHOWER HEADS WITH A MAX. FLOW OF 2.0 GALLONS PER MINUTE (GPM). PROVIDE WATER CLOSET WITH A MAX. FLOW OF 1.28 GALLONS PER MINUTE (GPM). PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS. PER 2016 CGMSC, PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWER HEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC). PER 2016 GREEN CODE, 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 A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

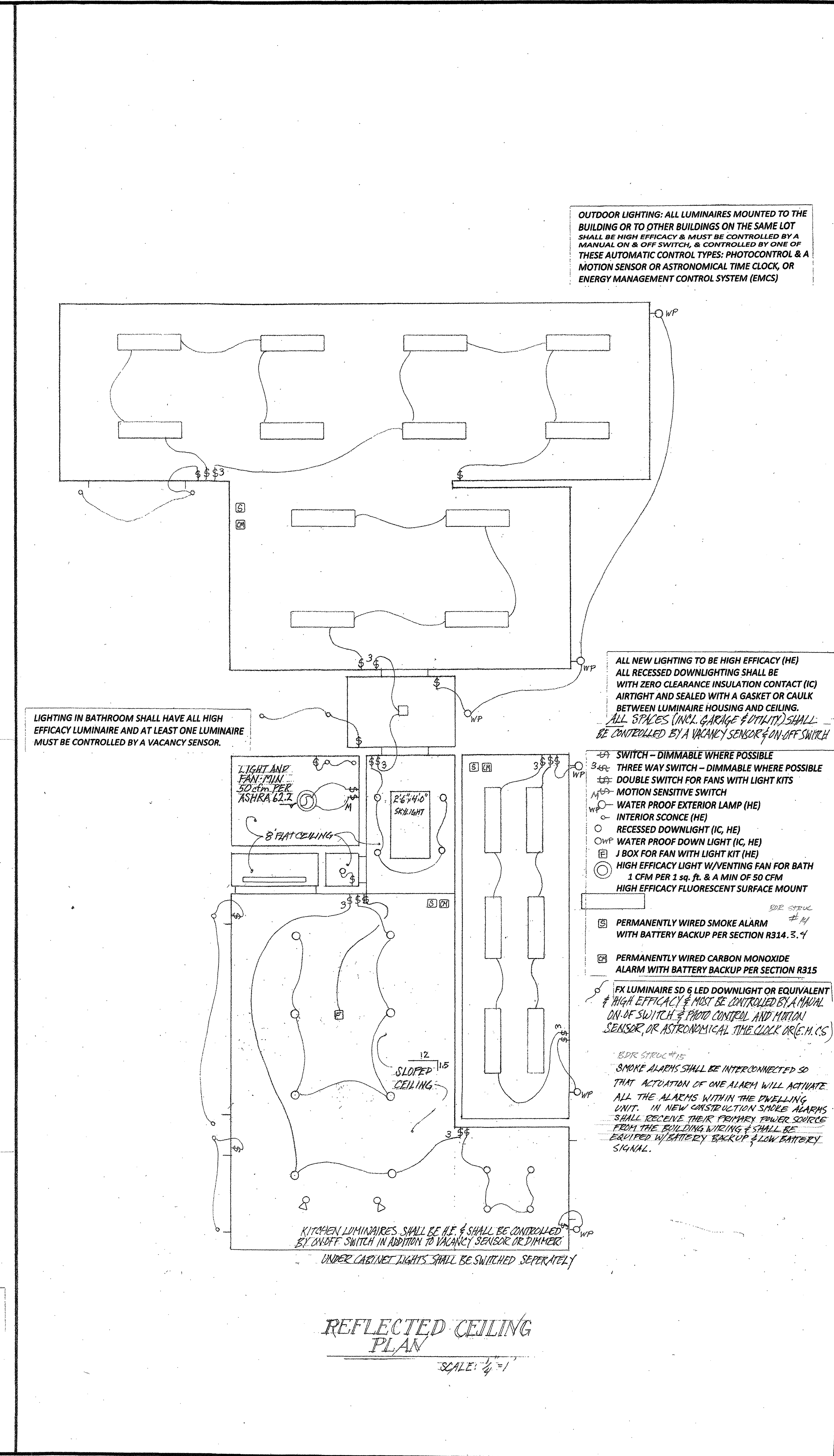
STUCCO ON THE OUTSIDE & 5/8 TYPE X GYPSOM BOARD ON THE INSIDE OF A 2x4 WALL 16" O.C. IS ONE TYPE OF A ONE HOUR WALL.



STORM/RAIN WATER IS NOT PERMITTED IN THE PUBLIC SEWER CONVEYANCE SYSTEM. UNENCLOSED COLD WATER LOCATIONS WITH NO DRAIN ARE ALLOWED TO RUN OFF INTO LANDSCAPED AREAS OR SIMILAR AREA WHERE THEY WILL NOT CREATE A NUISANCE. NO PROVISION FOR HOT WATER CONNECTION ALLOWED.

ROBERT BARTON, 829 SUNSET CLIFFS BLVD. 760 767-5563, IS FINANCIALLY RESPONSIBLE FOR THE WATER & SEWER FEES ASSOCIATED WITH THIS PROJECT.





Bob & Janine Barton
Guest Quarters & Garage
829 Sunset Cliffs Blvd. S.D. CA 92107

The logo for John Stewart Studios, featuring the name in a stylized, ornate script font. The letters are interconnected with decorative flourishes, particularly around the 'J' and 'S'. The text is enclosed within a rectangular border.

Date	11-26-10
Scale	
Drawn	
Job	
Sheet	A3
Of	5 Sheets

REVISIONS	BY
3-22-19 FOR CDP	
4-23-19	
5-20-19	

Sections / Electrical Plan

Bob & Janine Barton
 Guest Quarters & Garage
 829 Sunset Cliffs Blvd. S.D. CA 92107

JOHN
STEWART
STUDIOS

Date 11-26-18

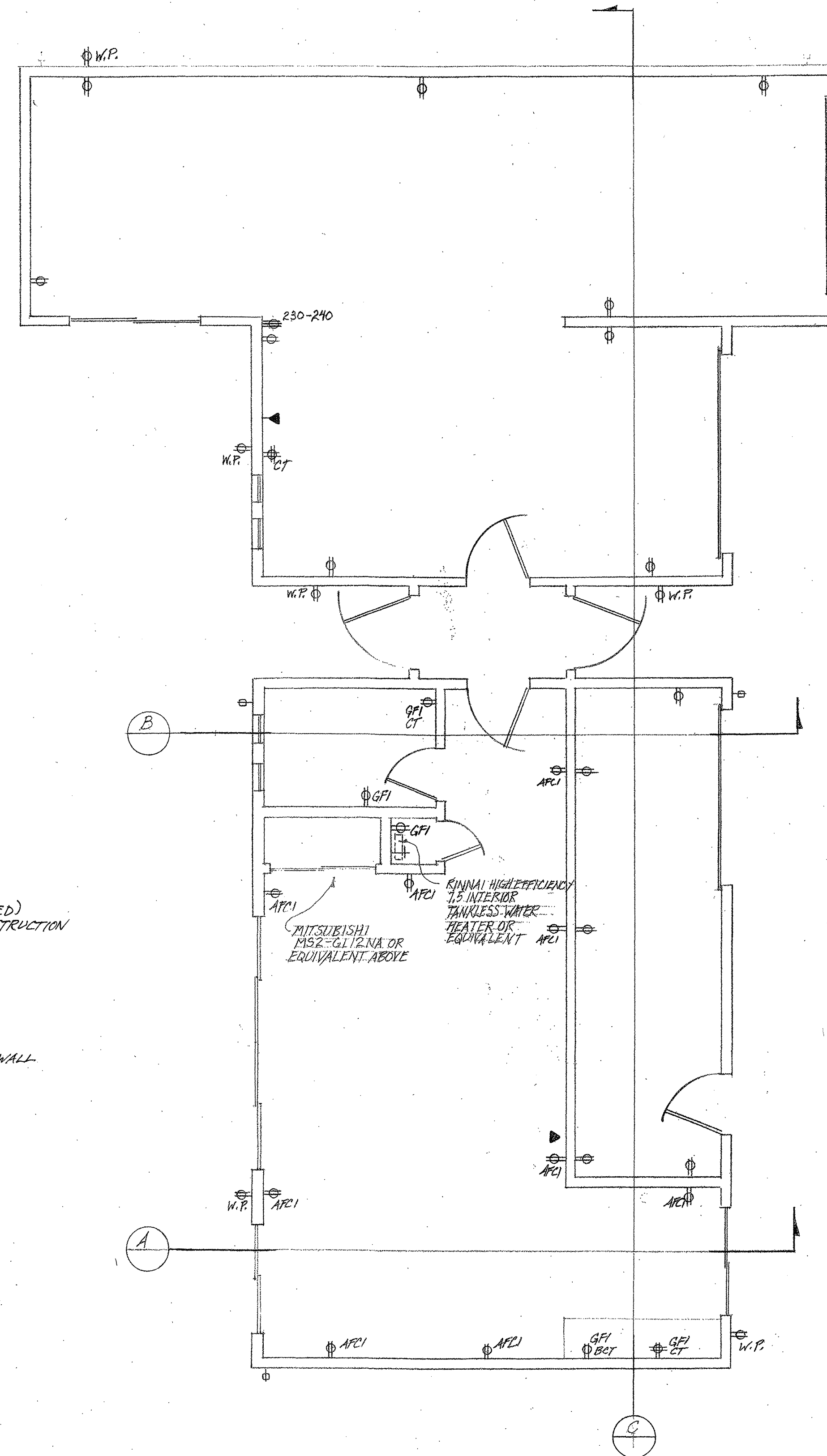
Scale

Drawn

Job

Sheet

A4
 Of 6 Sheets 6



- ⊕ DUPLEX RECEPTICAL
- ⊕ QUADPLEX RECEPTICAL
- W.P. WATER PROOF
- C.T. COUNTER TOP RECEPTICAL
- B.C.T. BELOW COUNTER TOP RECEPTICAL
- GFI GROUND FAULT INTERUPT
- ARC/ ARC FAULT CIRCUIT INTERUPT
- TV/MEDIA/DATA/PHONE LOCATION
- ⊕ WATER SPIGOT (NON BACKFLOW REQUIRED)
- + GAS
- ⊕ J BOX

