



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 27, 2019 REPORT NO. HO-19-112

HEARING DATE: December 4, 2019

SUBJECT: ROGERSON COMPANION UNIT, Process Three Decision

PROJECT NUMBER: [620687](#)

OWNER/APPLICANT: Roger Rogerson, Owner

### SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing garage and the construction of a new garage with attached shipping container, and a companion unit over the garage located at 3848 Jennings Street within the Peninsula Community Planning area?

Staff Recommendation(s): Approve an application for Coastal Development Permit No. 2219240.

Community Planning Group Recommendation: On March 21, 2019, the Peninsula Community Planning Board voted 7-0-0 to recommend approval of the project with no conditions or recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 18, 2019, and the opportunity to appeal that determination ended October 2, 2019.

### BACKGROUND

The 0.13-acre project site is located at 3848 Jennings Street, west of Catalina Boulevard, south of John Street, and east of Tarento Drive. The project site is within the Peninsula Community Plan area, and is surrounded by single residential development, of varying architectural styles.

The project site is within the RS-1-7 base zone, and is within the Sunset Cliffs neighborhood of the Peninsula Community Plan, with a density designation of 9 dwelling unit per acre (du/ac). The site is in the Coastal Overlay Zone (Non-Appealable) and the Coastal Height Limit Overlay Zone.

The existing dwelling unit is over 45 years old and was reviewed by City staff to determine if the structure was eligible for designation. Staff concluded that the property does not meet the local designation criteria as an individually significant resource and is not eligible for designation.

#### DISCUSSION

The project proposes to demolish an existing garage, located at the rear of the property at 3848 Jennings Street, and construct a three-story structure, including a new, 256-square-foot garage at ground level, an attached 160-square-foot shipping container (not habitable), with a two-story, 500-square-foot companion unit above. The existing 1,152-square-foot single dwelling unit will not be modified.

The two-story companion unit will include 301 square feet on the lower level, with deck space over the shipping container on the west elevation, and 199 square feet on the upper level.

The project requires a Coastal Development Permit (CDP) in accordance with San Diego Municipal Code (SDMC) Section 126.0702 for construction on property within the Coastal Overlay Zone.

The existing off-street parking spaces will be replaced in kind.

#### CONCLUSION:

This proposed project is designed to comply with the development regulations of RS-1-7 Zone, and all regulations of the overlay zones, with no deviations. Staff supports a determination that the project is in conformance with the applicable sections of the San Diego Municipal Code and has provided draft findings and conditions of approval. Staff recommends the Hearing Officer approve Coastal Development Permit No.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 2219240 with modifications.
2. Deny Coastal Development Permit No. 2219240, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



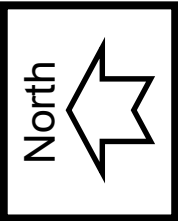
Martha Blake, Development Project Manager

#### Attachments:

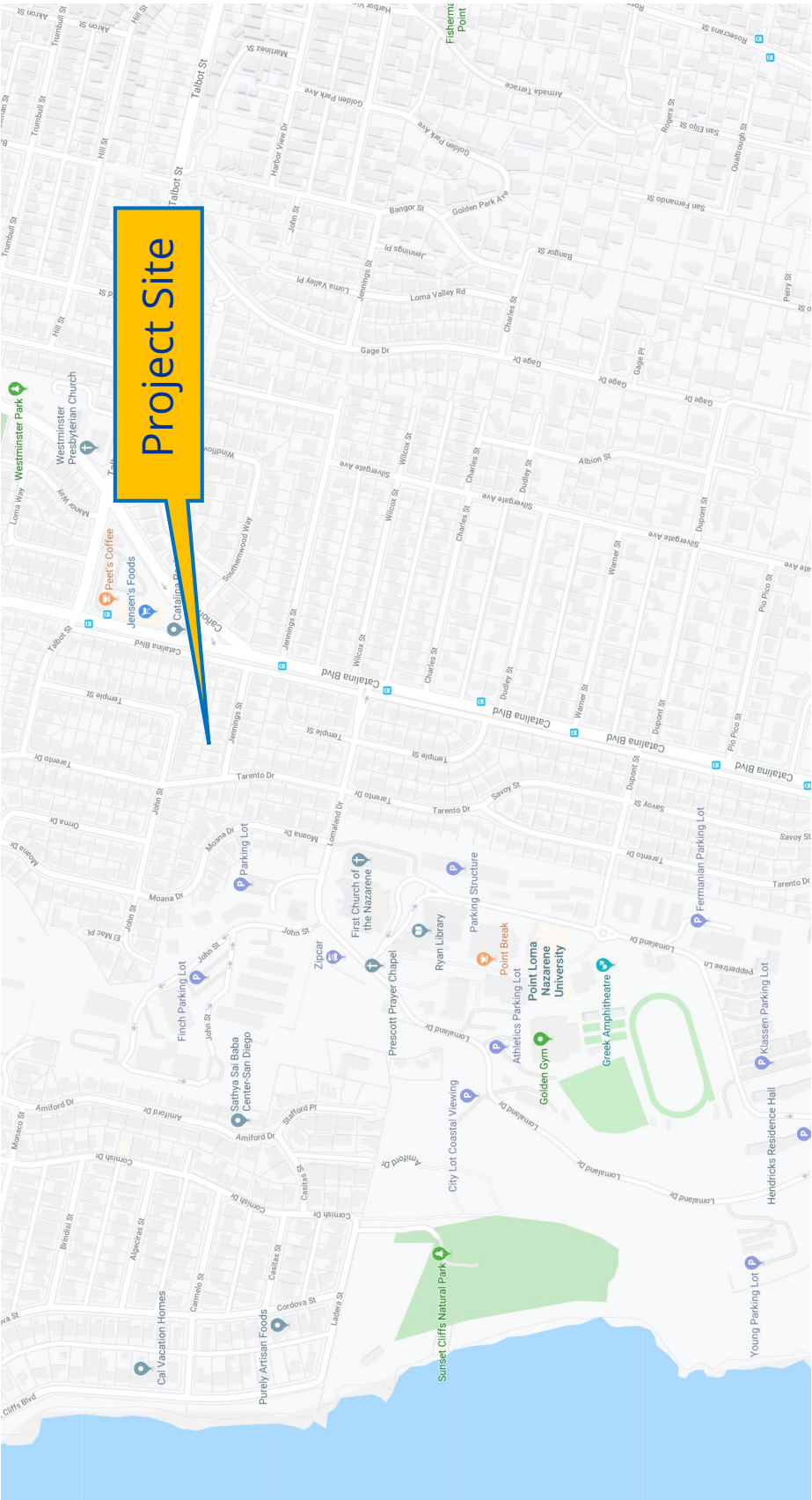
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph

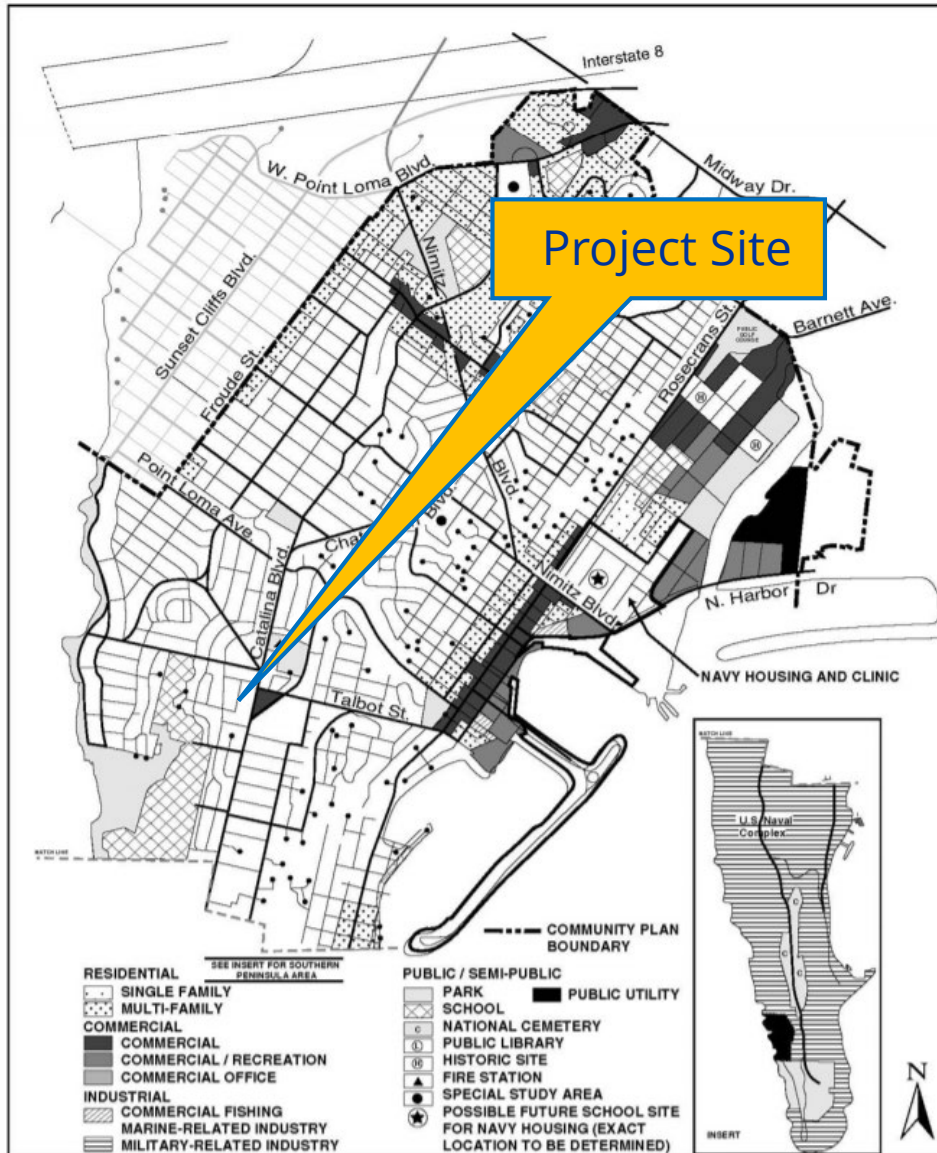
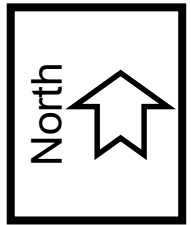


4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



**Location Map**  
Rogerson Companion Unit/3848 Jennings St  
PROJECT NO. 620687





**Land Use**  
**Peninsula Community Plan**  
 CITY OF SAN DIEGO • PLANNING DEPARTMENT

figure  
**5**

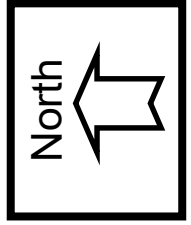
H:\jathamapping\converted\maps\peninsula\pen\_u\_fig5\_withamend.s  
 05/25/06 JAA

## 5. Land Use Plan

**Land Use Map**  
 Rogerson Companion Unit/3848 Jennings St  
 PROJECT NO. 620687







## Aerial Photo

Rogerson Companion Unit/3848 Jennings St  
PROJECT NO. 620687



DEVELOPMENT SERVICES  
RESOLUTION NO.                       
COASTAL DEVELOPMENT PERMIT NO. 2219240  
**ROGERSON COMPANION UNIT - PROJECT NO. 620687**

WHEREAS, Robin Rogerson, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing detached garage and construct a new two-story, 500-square-foot companion unit over a new 256-square-foot garage with shipping container at the rear of property, on a site currently developed with an existing 1,152-square-foot house, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2219240), on portions of a 0.13-acre site;

WHEREAS, the project site is located at 3848 Jennings Street in the RS-1-7 zone of the Peninsula Community Plan and Local Coastal Program;

WHEREAS, the project site is legally described as Lot 14 of the Colonial Manor, Subdivision Map No. 2643;

WHEREAS, on September 18, 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; 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 December 4, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2219240 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2219240:

**Findings for Coastal Development Permit San Diego Municipal Code Section 126.0708**

- 1. 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 project proposes to demolish an existing detached garage at the rear of the property and construct a new 500-square-foot companion unit over a new 256-square-foot garage with shipping container for a total of 756 square feet of new building. The 0.13-acre site located at 3848 Jennings Street, in the RS-1-7 zone, is currently developed with an existing single dwelling unit, detached garage, and associated hardscape and landscape.

The project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a local coastal program land use plan. The proposed development will protect public views by keeping all development within the 30-foot coastal height limit. The proposed development meets the applicable development regulations required by the Land Development Code.

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

The project site has been previously developed and graded. The site is located within a fully developed neighborhood that does not contain nor is adjacent to any environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands and no impacts to environmentally sensitive lands would occur with this action.

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

The project proposes to demolish an existing detached garage at the rear of the property and construct a new 500-square-foot companion unit over a new 256-square-foot garage with shipping container for a total of 756 square feet of new building. The 0.13-acre site located at 3848 Jennings Street, in the RS-1-7 zone, is currently developed with an existing single dwelling unit, detached garage, and associated hardscape and landscape.

The Peninsula Community Plan and Local Coastal Program designates the site for single-family development and is zoned RS-1-7, which is defined as Residential –

Single Unit, with a minimum lot size of 5,000 square feet. Per the community plan, this area should be designated for a maximum density of 9 dwelling units per acre (du/acre).

Overall community goals of the Peninsula Community Plan and Local Coastal Program include the conservation of the character of the existing single-family neighborhoods and the provision of housing opportunities for residents of all levels and age groups.

The project is not requesting any deviations or variances from the applicable regulations of the Certified Implementation Program, and the addition of a new secondary or accessory companion unit is in conformity with the land use plan and zone.

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

The project site is located at 3848 Jennings Street, approximately 0.9 miles from the Pacific Ocean and 0.8 miles from San Diego Bay. The project is located within a fully developed residential neighborhood and is not between the nearest public roadway and the sea or shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2219240 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2219240, a copy of which is attached hereto and made a part hereof.

---

Martha Blake  
Development Project Manager  
Development Services

Adopted on: December 4, 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. 2219240  
**ROGERSON COMPANION UNIT PROJECT NO. 620687**  
DEVELOPMENT SERVICES DEPARTMENT

This Coastal Development Permit No. 2219240 is granted by the Development Services Department of the City of San Diego to Robin Rogerson, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.13-acre site is located at 3848 Jennings Street in the RS-1-7 zone within the Coastal Overlay zone (non-appealable); Coastal Height Limit; Airport Influence Area (San Diego International Airport); and FAA Part 77 Notification Area (North Island NAS and SDIA) overlay zones within the Peninsula Community Plan area. The project site is legally described as: Lot 14 of the Colonial Manor, Subdivision Map No. 2643.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new dwelling unit and garage at the site currently developed with an existing dwelling unit and garage that will remain.

The project shall include:

- a. Demolition of an existing detached, approximately 370.1-square-foot garage;
- b. Construction of a new two-story structure consisting of a 500-square-foot companion unit over a new, 256-square-foot garage with shipping container for a total of 756 new square feet. The existing 1,152-square-foot, one-story single dwelling unit in the front of property will remain unchanged;
- c. Off-street parking; and
- b. 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 January 2023 (date to be finalized after Coastal Commission notification).
2. 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.
3. 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.
4. This Permit is a covenant running with the subject property and all the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. 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.
9. All 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 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.

10. 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 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:**

11. 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:**

12. 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 building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

**ENGINEERING REQUIREMENTS:**

13. The project proposes to export no material from the project site. Any excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specification for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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 private pavers in the Jennings Street Right-of-Way.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

16. 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:**

17. Owner/Permittee shall maintain a minimum of three 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.

18. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

20. Prior to the issuance of any construction permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), 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. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

21. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
22. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
23. 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 building permit plan check.
24. 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.
25. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

**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 December 4, 2019 and Resolution No. XXXX.

Coastal Development Permit No. 2219240  
Date of Approval: December 4, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Martha Blake  
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.

**Robin Rogerson**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 18, 2019

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No.: 12002049

---

**PROJECT NO:** 620687  
**PROJECT NAME:** Rogerson Companion Unit CDP  
**COMMUNITY PLAN AREA:** Peninsula  
**COUNCIL DISTRICT:** 2  
**LOCATION:** 3848 Jennings Street, San Diego, CA 92106

**PROJECT DESCRIPTION:** A Coastal Development Permit to demolish a detached existing garage and construct a new two-story companion unit above a new detached garage at the rear of a property containing an existing 1,152 square-foot single family dwelling unit. The 0.13-acre site is located in the RS-1-7 base zone and Coastal (Non-Appealable) Overlay Zone.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services Department  
Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services  
Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project has been determined to be exempt from CEQA pursuant to Section 15303 of CEQA Guidelines. Section 15303 applies to the construction of a second dwelling unit and accessory structure such as a garage. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

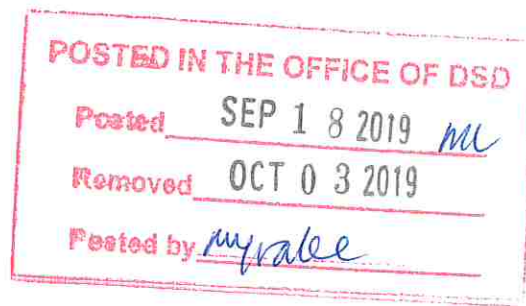
**CITY PROJECT MANAGER:** Martha Blake  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4101  
**PHONE NUMBER/E-MAIL:** (619) 446-5375/ mblake@sandiego.gov

---

On September 18, 2019 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (October 2, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.





**PCPB March 21, 2019 Draft Minutes**

**(Pending approval at April 18th meeting)**

**Peninsula Community Planning Board  
March 21, 2019 meeting**

**Point Loma Branch Library, 3701 Voltaire Street.**

CALL TO ORDER

6:08PM

APPROVAL OF THE AGENDA- Anonymous

NON AGENDA PUBLIC COMMENT

KORLA EQUINTA- Talked about the local flower bloom, and thanks for coming out and voting

BOARD MEMBER SIGN-IN

Sarah Moga Alemany

Scott Deschenes (elections)

Don Sevens

Mark Krencik

Patricia Clark

Brad Herrin

Robert Goldyn

Jim Hare (elections)

Fred Kosmo (elections)

David Dick



Robert Tripp Jackson

(Jerry Lohla working on elections)

## GOVERNMENT AND COMMUNITY REPORTS-

Officer Surwilo- Good luck to everyone running. Officer Ricardo Pinon is being reassigned from the Point Loma area.

Officer Pinon- Vehicle habitation- getting a lot of emails and complaints. Enforcing the oversize vehicle ordinance still, that is still happening. Also enforcing the 72 hour parking violation. If you have complained and nothing has happened, email them.

Question on “Get it Done” app- what happens if we see a vehicle parked for a long time? How do you report it? Officer Surwilo- take a picture with the Get it Done app, or call the non emergency police number. If you don’t get a response, then send me an email and I’ll respond.

Miller from Councilmember Dr. Jen Campbell’s office- traffic lights. Every time it rains, lights go out. I found five different intersections just in Point Loma where the lights have been out since yesterday. Working to find out why that happens and get it fixed. It’s extremely useful to do “Get it Done” requests. Take pictures on your phone. Really helpful for us. Vehicle Habitation is a huge issue. We know about it. We are looking at policy. We recommended a safe parking lot at South Shores. We have safe funds from the state and the Mayor wants to use them for safe lots. We are trying to be away from the water and residential areas. We are also working on an ordinance with the Mayor’s office and the City Attorney to create something that can be held up legally.

Java with Jen- April 13 from 10am til 12pm at The Coffee Hub.

And a deep thank you from our office for the outgoing board members.

Community Member- why can people park all night or most the night in OB? La Jolla Shores closes lots most of the night

Korla- please recognize it’s not just homeless people. It’s some people on vacation, choosing to live in cars, etc.

## ACTION ITEMS-

1. Point Loma Summer Concerts – Kerri De Rosier

Kerri is the chair of the board- wants the blessing of the planning board, and announced the lineup. Looking for sponsors. Appreciate the support.  
 Brad Herrin made a motion to support the concerts this year- all approved.  
 Seconded- Patricia Clark  
 6 in favor

2. Designated Children's Play Areas Ordinance – Sandy Gade Algra  
 Had an incident at Dusty Rhodes park, a couple was asleep on a play structure and they couldn't play. She wants to protect parks for kids. Her son was also scratched by a bloody needle at Liberty Station playground. Trying to make the places that are designed for them safe. Works well in New York City, Miami, San Francisco. Wants to put a sign at playgrounds. The playgrounds are what is meant for children. Designated use, not a restrictive use item. Common sense reporting from families (non emergency number or Get it Done app) so parents feel more empowered. Just because it can't always be enforced doesn't mean we shouldn't try. The signs would make a difference. David Dick- what opposition have you had?  
 Motion to support the Ordinance- Sarah Alemany  
 Seconded- Patricia Clark  
 Motion Approved- 6 in favor, Don abstained
  
3. Liberty Station Banner Program- Laurie Albrecht  
 Banners to support Liberty Station programs, holiday events, etc.  
 Mark from Project Review- they came in and gave an update. The banners fall outside of Liberty Station along Rosecrans. Our concern- is there ever an expiration? Does it need to be reviewed again? Banners will be hanging from light posts. Won't be advertisements, just event oriented.  
 Motion to support the banner program, but we would like to have an opportunity to review the banner program in five years  
 Seconded by David  
 Motion approved- unanimous. 7 approved.
  
4. Hazzan Cammell CDP- Taal Safdie, Alfonso Barragan  
 Tear down, new single family residence in La Playa area. Armada Terrace.  
 Comments- nice design, careful consideration of neighbors and their views.  
 Motion to approve- Don Sevens. Seconded- Brad Herrin.  
 All approved- 7
  
5. Rogerson Companion Unit CDP- Robin Rogerson  
 Jennings street. Existing house with an existing garage. Applicant wants to tear down the garage and build a new one with a companion unit on the second story. 450 square feet. Doesn't require additional parking on site. Companion dwelling will be for family. Under height limit. Committee felt like it is fine. No neighbors have complained.  
 Motion to approve- Brad Herrin  
 Seconded- Robert Tripp Jackson  
 All approved- 7
  
6. Mir and Saluk Residence CDP- Alan Saluk, Hadi Sadrosadat  
 Mark- this is a minor project. Existing house. Companion unit on side of the house. Family member who wants to live there. Project review approved project.

David made a point that as planners we should look at why there's so many costs and red tape to add these companion units, it should be fixed.

Motion to approve project-

Seconded-

All approved- 7

## **INFORMATION ITEMS-**

### **Honoring Those Who Have Served on the PCPB**

The PCPB would like to honor all those who have served on the PCPB, past and present. Jerry Lohla, Brad Herrin, and Joe Holasek have all come to the end of their 3 year term. Special recognition to Patricia Clark who has served 9 years on the PCPB and is at the end of her term. We would also like to thank and recognize the Board Officers, committee chairs, and Board of Directors who have helped to make 2019 a success for the Peninsula community.

Fred- Election update- 420 ballots so far, people still voting. Should have totals around 9pm.

## **PCPB REPORTS AND PARLIAMENTARY MATTERS**

Treasurer- Annual balance is \$

Traffic- update from the city on the bike path, the presentation and the striping has been delayed.

Project Review- San Antonio project is still around. Discussion about companion units and short term rentals.

No other sub committee or liaison reports

Meeting Adjourned: 7:50pm



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

# General Application

FORM  
DS-3032

March 2018

1. **Approval Type:** *Separate electrical, plumbing and/or mechanical permits are required for projects other than single-family residences or duplexes* ☐ Electrical/Plumbing/Mechanical ☐ Sign ☒ Building ☐ Grading ☐ Public Right-of-Way ☐ Subdivision ☐ Demolition/Removal ☒ Development Approval ☐ Vesting Tentative Map ☐ Tentative Map ☐ Map Waiver ☐ Other: \_\_\_\_\_

2. **Project Address/Location:** *Include Building or Suite No.*  
3848 Jennings St, San Diego, CA 92106

**Project Title:**  
Rogerson Companion Unit

**Project No.: For City Use Only**  
620 687

**Legal Description:** *(Lot, Block, Subdivision Name & Map Number)*  
Lot 14 of the Colonial Manor, Subdivision Map #2643

**Assessor's Parcel Number:**  
531-550-14-00

**Existing Use:** ☒ House/Duplex/Townhouse ☐ Condominium/Apartment ☐ Commercial/Non-Residential ☐ Vacant Land  
**Proposed Use:** ☒ House/Duplex/Townhouse ☐ Condominium/Apartment ☐ Commercial/Non-Residential ☐ Vacant Land

**Project Description:**

Partially demolish existing detached garage at rear of property, construct 2-story 500 SF companion unit over garage.

3. **Property Owner Name:** Robin Rogerson

**Telephone:** 619-991-1226

**Address:** 3848 Jennings St **City:** San Diego **State:** CA **Zip Code:** 92106 **E-mail Address:** robinr@gardencommunitiesca.com

4. **Permit Holder** - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103.

**Name:** Robin Rogerson

**Telephone:** 619-991-1226

**Address:** 3848 Jennings St **City:** San Diego **State:** CA **Zip Code:** 92106 **E-mail Address:** robinr@gardencommunitiesca.com

5. **Licensed Design Professional** (if required): (check one) ☒ Architect ☐ Engineer

**License No.:** C36412

**Name:** Howard Wang

**Telephone:** 404-579-4634

**Address:** 3968 Hawk St **City:** San Diego **State:** CA **Zip Code:** 92103 **E-mail Address:** howardyuwang@gmail.com

6. **Historical Resource Information** (not required for roof mounted Electric-Photovoltaic Permits and deferred fire approvals)

a. Does the project contain a designated historic resource or is it located within a designated historic district? ☒ No ☐ Yes

b. List the year constructed for all structures on the project site: 1950. If the project site contains any structure 45 years old or older, supplemental submittal requirements may be required. See information Bulletin 580, Potential Historical Resource Review, for additional information.

7. **Active Code Enforcement Case** - Is there an active code enforcement violation case on this site? ☒ No ☐ Yes

If yes: Is this application related to the code violation? ☐ No ☐ Yes Will this application resolve the code violation? ☐ No ☐ Yes

8. **Applicant Name:** Check one ☒ Property Owner ☐ Authorized Agent of Property Owner ☐ Other Person per M.C. Section 112.0102

**Robin Rogerson**

**Telephone:** 619-991-1226

**Address:** 3848 Jennings St **City:** San Diego **State:** CA **Zip Code:** 92106 **E-mail Address:** robinr@gardencommunitiesca.com

**Applicant's Signature:** I certify that I have read this application and state the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application (Municipal Code Section 112.0102). I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes. I have the authority and grant City staff and advisory bodies the right to make copies of any plans or reports submitted for review and permit processing for the duration of this project.

**Signature**

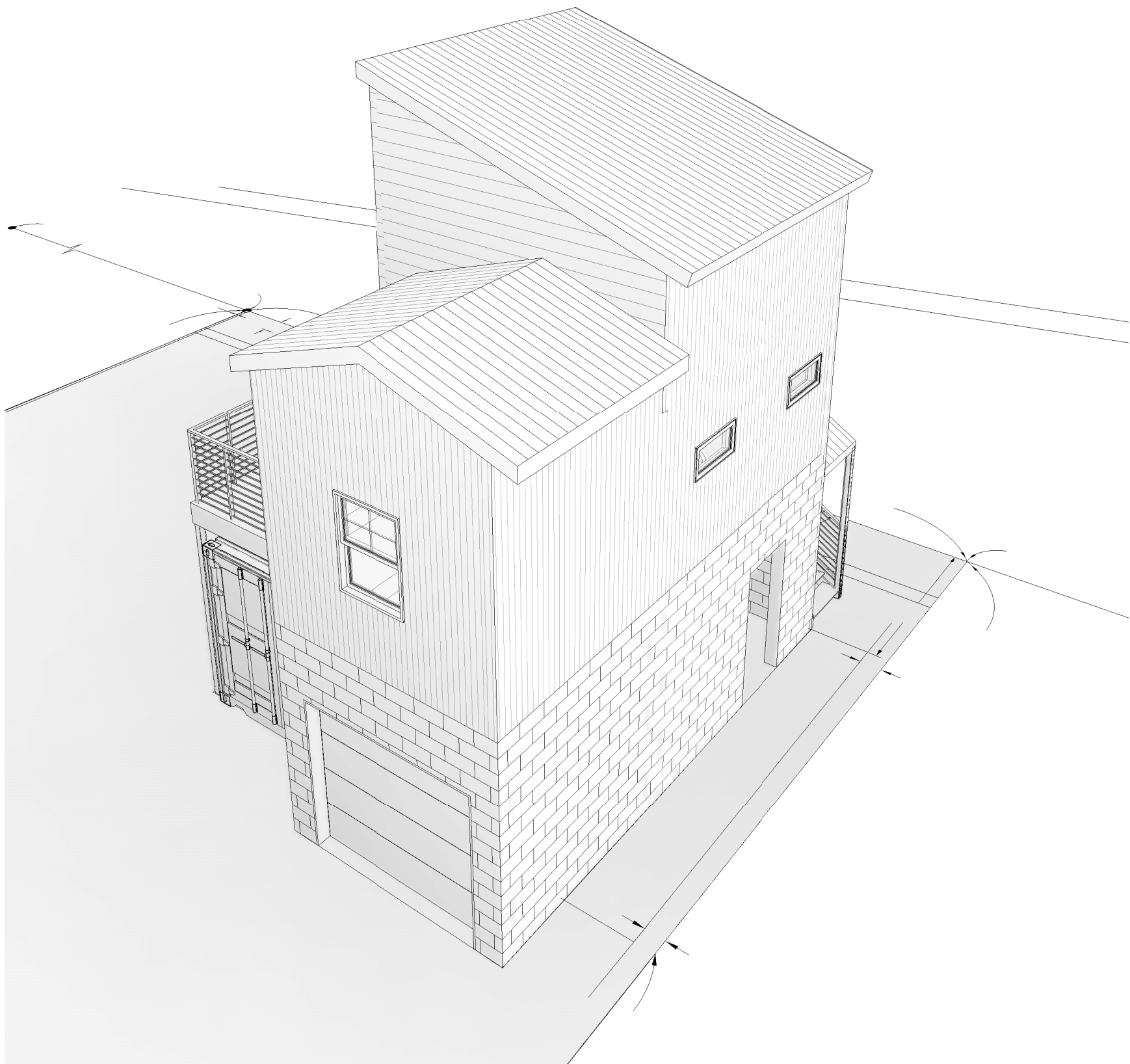
**Date:** 7/25/2018

Part I (Must be completed for all permits/approvals)

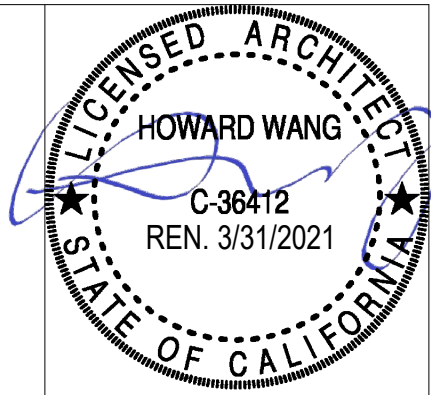
# ROGERSON RESIDENCE COMPANION UNIT

3848 JENNINGS STREET  
SAN DIEGO, CA 92106

COASTAL DEVELOPMENT PERMIT



DELTA 2 SET



ARCHITECT:  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS  
COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS		
#	Description	Date
1	Revision 1	5/20/19
2	Revision 2	8/22/19

DATE  
8/22/2019

SHEET TITLE  
TITLE  
SHEET

SHEET NUMBER  
A001

NOT FOR CONSTRUCTION



DEVELOPMENT SUMMARY

PROJECT ADDRESS	3848 JENNINGS STREET SAN DIEGO, CA 92121		
OWNER	ROBIN ROGERSON 3848 JENNINGS STREET SAN DIEGO, CA 92121		
ASSESSOR PARCEL NUMBER	531-551-14-00		
LEGAL DESCRIPTION	LOT 14 OF THE COLONIAL MANOR, SUBDIVISION MAP #2643		
LOT AREA	5,660 SQUARE FEET		
ZONING	RS-1-7		
CONSTRUCTION TYPE	TYPE V		
OCCUPANCY TYPE	SINGLE FAMILY RESIDENTIAL		
LOT COVERAGE (ALLOWABLE)	--		
LOT COVERAGE (PROPOSED)	28%		
FLOOR AREA RATIO	0.59 ALLOWED 0.28 PROPOSED		
MINIMUM SETBACKS	FRONT: 15' SIDE: 4' MIN. STREET SIDE: N/A REAR: 13'		
MAXIMUM STRUCTURE HEIGHT	25' @ FRONT SETBACK, EXTENDING TO 30' OVERALL		
PARKING REQUIRED	EXISTING PARKING TO REMAIN		

SCOPE OF WORK

DEMOLISH EXISTING DETACHED GARAGE AT REAR OF PROPERTY, CONSTRUCT 2-STORY COMPANION UNIT OVER GARAGE\*

\*REFERENCE PRELIMINARY REVIEW PROJECT #614869

AREA CALCULATIONS

FLOOR AREA RATIO				
	FLOOR	EXISTING AREA	NEW GROSS AREA PROPOSED	NEW HABITABLE AREA PROPOSED
	1	1,152 ((E) HOUSE)	256 (GARAGE)	0
	2	0	301 (COMP. UNIT)	301 (COMP. UNIT)
	3	0	199 (COMP. UNIT)	199 (COMP. UNIT)
EXISTING/RENOVATED:		1,152 GROSS		
TOTAL NEW:			756 GROSS	500 HABITABLE
TOTAL AREA:			1,908 GROSS	
F.A.R. (per SDMC Table 131-04J): 0.59				
LOT SIZE: 5,660 SF				
MAX ALLOWABLE AREA: 3,339 SF				
TOTAL PROPOSED AREA: 1,908 SF				

LOT COVERAGE

PROPOSED AREA:	1,596 SF
LOT AREA:	5,660 SF
LOT COVERAGE PROPOSED:	28%
LOT COVERAGE ALLOWED:	-

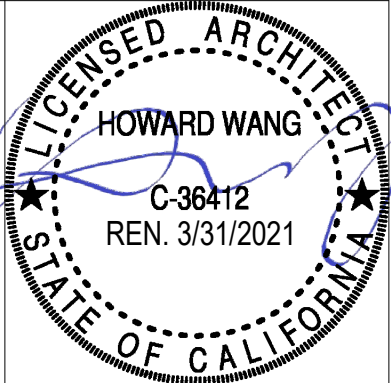
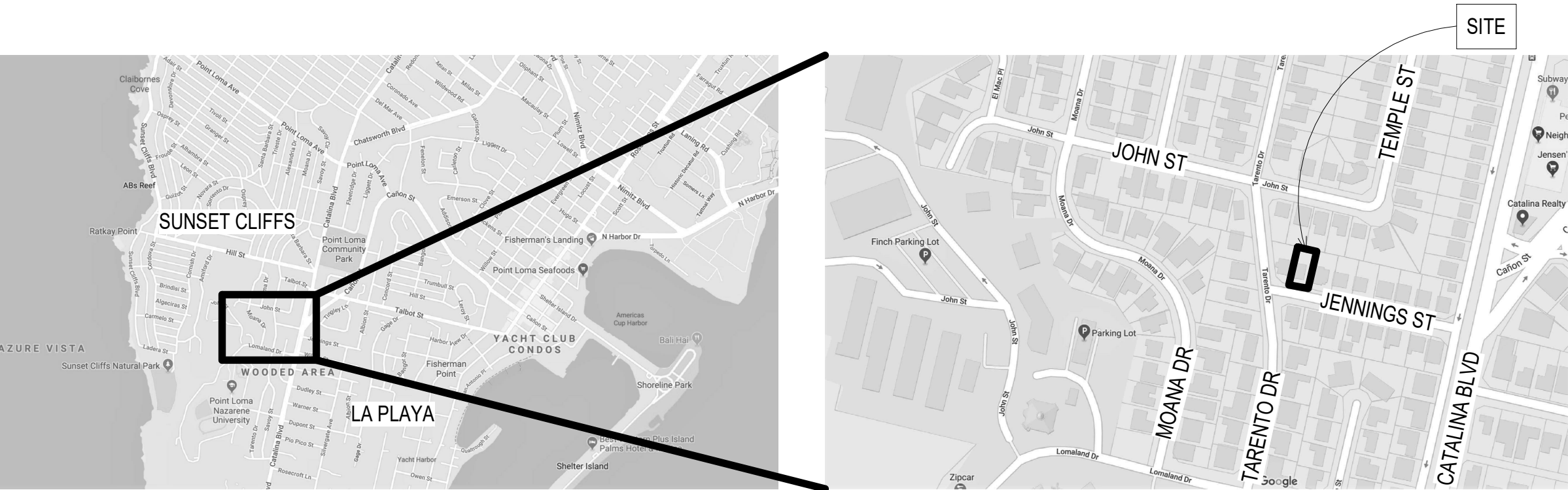
PROJECT TEAM

OWNER	ROBIN ROGERSON 3848 JENNINGS STREET SAN DIEGO, CA 92121
ARCHITECT	POWERHOUSE ARCHITECTURE HOWARD WANG 3968 HAWK STREET SAN DIEGO, CA 92103 404-579-4634
STRUCTURAL ENGINEER:	--

SHEET INDEX

SHEET NUMBER	SHEET NAME
A001	TITLE SHEET
A002	PROJECT INFORMATION
A003	GENERAL NOTES & ABBREVIATIONS
A004	STORMWATER CHECKLIST
A005	AREA EXHIBITS
A100	SITE PLAN - EXISTING
A101	SITE PLAN - PROPOSED
A102	LANDSCAPE PLAN
A201	FLOOR PLANS
A250	ELEVATION
A300	SECTIONS
A950	PHOTO KEY MAP
A951	PHOTOS
A952	PHOTOS
A953	MAGNOLIA TREE EXHIBIT

VICINITY MAP



ARCHITECT:  
  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS

#	Description	Date
---	-------------	------

DATE  
8/22/2019

SHEET TITLE  
  
PROJECT  
INFORMATION

SHEET NUMBER  
  
A002

NOT FOR CONSTRUCTION



ABBREVIATIONS

ABV	ABOVE
AC	AIR CONDITIONING
ALT	ALTERNATE
B.O.	BOTTOM OF
BEL	BELOW
BLDG	BUILDING
BLK'G	BLOCKING
BOT	BOTTOM
CAB	CABINET
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
DEMO	DEMOLISH
DEMO'D	DEMOLISHED
DIA	DIAMETER
DTL	DETAIL
DR	DOOR
E	EAST
ENC	ENCLOSED
EXG	EXISTING
EXT	EXTERIOR
FF	FINISH FLOOR
F.F.	FINISH FLOOR
FTG	FOOTING
INT	INTERIOR
N	NORTH
MAX	MAXIMUM
MIN	MINIMUM
O/A	OVERALL
OC	ON CENTER
OH	OPPOSITE HAND
P.H.	PLATE HEIGHT
RET	RETAINING
S	SOUTH
SF	SQUARE FEET
T.O.	TOP OF
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WEST
W/	WITH
W/O	WITHOUT
WD	WOOD
WDW	WINDOW

DRAWING SYMBOLS

	CENTER LINE
	PROPERTY LINE
	PROPERTY SETBACK LINE
	GRID LINE
	BUILDING ELEVATION MARKER
	SECTION MARKER
	INTERIOR ELEVATION MARKER
	WINDOW OR DOOR TAG

STORM WATER QUALITY NOTES:  
CONSTRUCTION BMP's

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREECH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
- ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVIES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

I AM THE DESIGNER IN RESPONSIBLE CHARGE OF THIS PROJECT; I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW.

DESIGNER(S): (PRINTED)      HOWARD WANG, RA  
DESIGNER(S): (SIGNATURE)            DATE: 10/11/18

GENERAL NOTES

- ALL WORK FOR THIS PROJECT SHALL COMPLY WITH THE CODES REFERENCED ON THE TITLE SHEET OF THIS DRAWING SET AND ANY STANDARDS REFERENCED THEREIN. ANYTHING SHOWN ON THESE DRAWINGS NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO BIDDING THE WORK AND SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE PROJECT.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE FROM CENTER LINE TO CENTERLINE, CENTERLINE TO FACE OF WALL, OR FACE OF WALL TO FACE OF WALL.
- UNLESS OTHERWISE NOTED, ALL GRID LINES ALIGN WITH FACE OF FRAMING.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK BY ALL TRADES, INCLUDING THOSE PROVIDED AND DIRECTED BY THE OWNER.
- ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS' LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SUBCONTRACTORS ARE BIDDING FROM A COMPLETE SET OF DRAWINGS. NO ADDS WILL BE APPROVED BY THE ARCHITECT DUE TO ANY SUBCONTRACTOR'S FAILURE TO COORDINATE BETWEEN ALL DRAWINGS.
- ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. MECHANICAL AND ELECTRICAL FIXTURES, FITTINGS, OUTLETS, ETC., WHEN SHOWN ON THE ARCHITECTURAL DRAWINGS, ARE FOR LOCATION INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECT AND CONSULTING ENGINEERS' DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND AT NO EXPENSE TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL, AS PART OF THIS CONTRACT, FURNISH ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, TRANSPORTATION, AND INSURANCE NECESSARY TO PROPERLY EXECUTE AND COMPLETE THE WORK ACCORDING TO THE INTENT OF THE PLANS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR EXACT SIZE AND QUANTITY OF EQUIPMENT FURNISHED, INCLUDING REQUIREMENTS FOR MECHANICAL AND ELECTRICAL SERVICES, AND BE RESPONSIBLE FOR ALL ROUGH-IN CONNECTIONS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- WORKING DIMENSIONS SHALL NOT BE SCALED FROM THESE DRAWINGS.

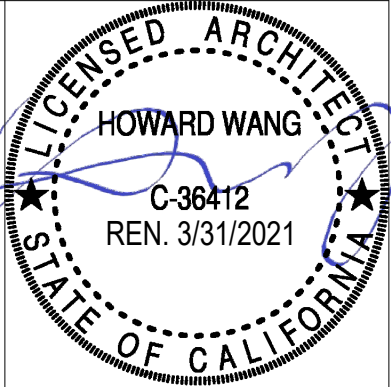
GENERAL CONTRACTOR NOTES

- ALL WORK IDENTIFIED HEREIN SHALL BE DONE IN ACCORDANCE WITH THESE DRAWINGS, SPECIFICATIONS, AND THE CALIFORNIA BUILDING CODE, 2001 EDITION, AS ADOPTED BY THE CITY OR GOVERNING ENTITY.
- LOCATION AND DIMENSIONS OF WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS, BY CONTRACTOR, PRIOR TO CONSTRUCTION OF NEW WORK.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. NEITHER THE OWNER, NOT THE ARCHITECT OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, OSHA REQUIREMENTS, AND LAWS AND REGULATIONS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN CONSULTANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY, ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR ENGINEERS.
- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE ON THE JOB SITE, COPIES OF APPLICABLE CODES AND STANDARDS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS AND BE FAMILIAR WITH THEIR REQUIREMENTS.
- UPON COMPLETION OF EACH DAY'S WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE WORK AREA FREE OF HAZARDS AND SHALL PROVIDE ALL NECESSARY DOOR AND WINDOW LOCKS, TEMPORARY SIGNS, WARNING DEVICES, AND BARRICADES.
- CONTRACTOR TO REPLACE ALL DAMAGED OR REMOVED ASPHALT, PAVING, PCC PAVING, LANDSCAPING, AND ALL OTHER PRIVATE IMPROVEMENTS WITHIN THE LIMITS OF WORK TO CURRENT EXISTING STANDARDS AT COMPLETION OF CONSTRUCTION AND TO THE SATISFACTION OF THE ARCHITECT.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PROPERTIES ADJACENT TO THE CONSTRUCTION AREA FROM BUILDUP OF DUST, DEBRIS, AND FROM DAMAGES OR DISRUPTION DUE TO INCLEMENT WEATHER OR EXCESSIVE NOISE.
- CONTRACTOR SHALL VERIFY AND RECORD THE LOCATION OF ALL EXISTING SITE ELECTRICAL FIXTURES AND PANELS, WATER SUPPLY LINES, SPRINKLER LINES AND CONTROLLERS, AND WASTE LINES, FIRE HYDRANTS, EXTINGUISHER CABINETS, AND SITE SIGNAGE PRIOR TO WORK AND TAKE PRECAUTIONS NECESSARY TO PROTECT THEM.
- OPENINGS EXPOSED FOR CONSTRUCTION SHALL BE CAULKED AND/OR STUCCO PATCH SEALED, I.E., MATERIAL, JOINTS AROUND WINDOWS, WALL SOLE PLATES, OPENINGS FOR UTILITY PIPING AND WIRING, ETC.
- NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARD LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL CONFORM TO LABOR CODE SECTION 6422 BY SUBMITTING A DETAILED PLAN TO THE ENGINEER SHOWING THE DESIGN OF SHORING, BRACING, SLOPING, OR OTHER PROVISIONS TO BE MADE FOR WORKER PROTECTION FROM HAZARD OF CAVING GROUND DURING THE EXCAVATION OF SUCH TRENCH OR TRENCHES 5' OR MORE IN DEPTH AND APPROVED BY THE ENGINEER PRIOR TO EXCAVATION. IF THE PLAN VARIES FROM THE SHORING SYSTEM STANDARDS ESTABLISHED BY THE CONSTRUCTION SAFETY ORDERS, THE PLAN SHALL BE PREPARED BY A REGISTERED CIVIL OR STRUCTURAL ENGINEER AT THE CONTRACTOR'S EXPENSE.
- LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY SITE OBSERVATION AND SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITY SHOWN HEREON AND ANY OTHER WHICH IS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

- THE CONTRACTOR SHALL NOTIFY THE GAS AND ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL DUTIFULLY COORDINATE HIS WORK WITH ASSIGNED COMPANY REPRESENTATIVES.
- THE CONTRACTOR SHALL NOTIFY THE TELEPHONE COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
- THE CONTRACTOR SHALL NOTIFY THE PIPELINE COMPANY OR LOCAL AUTHORITY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY TRAFFIC ENGINEERING DEPARTMENT FOR ANY WORK WITHIN DEDICATED STREETS RIGHT OF WAY. NO CITY PERMIT IS REQUIRED FOR PRIVATE ROAD REPAIRS, HOWEVER, CITY STANDARDS AND DETAILS FROM THE CITY MANUAL FOR STREET CONSTRUCTION ARE APPLICABLE AND WILL BE ENFORCED BY THE BUILDING INSPECTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY AGENCIES, ADVISE THEM OF THE PROPOSED REPAIRS AND/OR RECONSTRUCTION, AND BEAR THE COST OF RELOCATIONS.
- CONTRACTOR SHALL HAND DIG AND EXPOSE ALL PRE-MARKED UTILITIES THAT ARE WITHIN 24" OF THE EXTERIOR SURFACE OF THE PROPOSED EXCAVATION PRIOR TO UTILIZATION OF ANY POWER-OPERATED OR POWER-DRIVEN EXCAVATION EQUIPMENT.
- CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO ENSURE THAT ALL UTILITY SERVICES WILL REMAIN FUNCTIONAL DURING THE CONSTRUCTION PERIOD.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A COMPLETE, USABLE AND DURABLE PRODUCT THAT BLENDS WITH THE EXISTING CONSTRUCTION. IN THIS REGARD, IT IS UNDERSTOOD THAT THE CONTRACTOR AND HIS SUB-CONTRACTORS ARE SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATION OF CONSTRUCTION DOCUMENTS SUCH AS THOSE PREPARED FOR THIS PROJECT. BY SUBMITTING A BID, FOR BID PURPOSES, THE CONTRACTOR AND HIS SUB-CONTRACTORS ARE REPRESENTING THAT THEY HAVE EXAMINED THE SITE OF THE WORK AND HAVE SATISFIED THEMSELVES AS TO THE NATURE AND LOCATION OF THE WORK, THE DIFFICULTIES LIKELY ENCOUNTERED, AND OTHER ITEMS WHICH MAY AFFECT PERFORMANCE OF THE WORK.
- EXISTING CONDITIONS: ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY, WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF THE DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWING IS IN DOUBT, WHERE THERE IS A DISCREPANCY OR THERE APPEARS TO BE AN ERROR BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED AS SOON AS IT IS REASONABLY POSSIBLE FOR THE PROCEDURE TO BE FOLLOWED.

CITY OF SAN DIEGO  
SITE ACCESSIBILITY STATEMENT

IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, HE/SHE SHALL REQUIRE COMPLETE, DETAILED PLANS CLEARLY SHOWING ALL EXISTING NON COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY PROVISIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, ETC.). THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR AND RESUBMITTED TO THE BUILDING DEPARTMENT REVIEW DIVISION.



ARCHITECT:

POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS

#	Description	Date
---	-------------	------

DATE  
8/22/2019

SHEET TITLE  
GENERAL  
NOTES &  
ABBREVIATIONS

SHEET NUMBER

A003

NOT FOR CONSTRUCTION



DATE  
8/22/2019

SHEET TITLE  
STORMWATER  
CHECKLIST

SHEET NUMBER  
A004

REVISIONS

#	Description	Date
---	-------------	------

ROGERSON RESIDENCE

3848 JENNINGS STREET  
SAN DIEGO, CA 92106

LICENSED ARCHITECT  
HOWARD WANG  
C-36412  
REN. 3/31/2021  
STATE OF CALIFORNIA

ARCHITECT:  
  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

SD

Storm Water Requirements  
Applicability Checklist

FORM  
DS-560  
October 2016

Project Address: 3848 JENNINGS ST. SAN DIEGO, CA 92106 Project Number (for City Use Only):

SECTION 1. Construction Storm Water BMP Requirements:

All projects requiring a Storm Water BMP must be designed in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)

☐ Yes, SWPPP required, skip questions 2-4 ☒ No, next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and contact with storm water runoff?

☒ Yes, WPCP required, skip 3-4 ☐ No, next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)

☐ Yes, WPCP required, skip 4 ☒ No, next question

4. Does the project only include the following Permit types listed below?

- Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
- Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
- Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.

☐ Yes; no document required

Check one of the boxes below, and continue to PART B:

☐ If you checked "yes" for question 1, a SWPPP is REQUIRED. Continue to PART B

☒ If you checked "no" for question 1, and checked "yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.

☐ If you checked "no" for all questions 1-3, and checked "yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: [www.sandiego.gov/stormwater/regulations/index.shtml](http://www.sandiego.gov/stormwater/regulations/index.shtml)

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

DS-560 (10-16)

Page 2 of 4

City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

PART B: Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continued to Section 2

1. ☐ ASBS  
a. Projects located in the ASBS watershed.

2. ☐ High Priority  
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.  
b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.

3. ☐ Medium Priority  
a. Projects 1 acre or more but not subject to an ASBS or high priority designation.  
b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.

4. ☒ Low Priority  
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

SECTION 2. Permanent Storm Water BMP Requirements.

Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.

Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? ☐ Yes ☒ No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? ☐ Yes ☒ No

3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lot, repaving of existing pavement, repainting of existing pavement, repaving of driveway, replacement of damaged pavement (grinding, overlay, and pothole repair). ☐ Yes ☒ No

City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

Page 3 of 4

PART D: PDP Exempt Requirements.

PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt".

If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:

- Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
- Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
- Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?

☐ Yes; PDP exempt requirements apply ☒ No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?

☐ Yes; PDP exempt requirements apply ☒ No; project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).

Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".

If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed use, and public development projects on public or private land. ☐ Yes ☒ No

2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No

3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling food and beverages, and/or replace 5,000 square feet or more of impervious surface. ☐ Yes ☒ No

4. New development or redevelopment on a hillside. The project creates and/or replaces 1,000 square feet of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ☐ Yes ☒ No

5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No

6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No

Page 4 of 4

City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

7. New development or redevelopment discharging directly to an Environmentally Sensitive Area.

The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). Discharging directly to an ESA includes, but is not limited to, discharges to an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ☐ Yes ☒ No

8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No

9. New development or redevelopment projects of an automotive repair shops that create and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. ☐ Yes ☒ No

10. Other Pollutant Generating Project. The project is not covered in the categories above results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants, application of mulch, or the use of erosion control blankets. The project is not used for frequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. ☐ Yes ☒ No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS. ☐

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☒

3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☐

4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management. ☐

HOWARD WANG

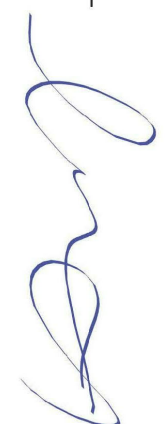
Name of Owner or Agent (Please Print)

ARCHITECT

Title

10/11/2018

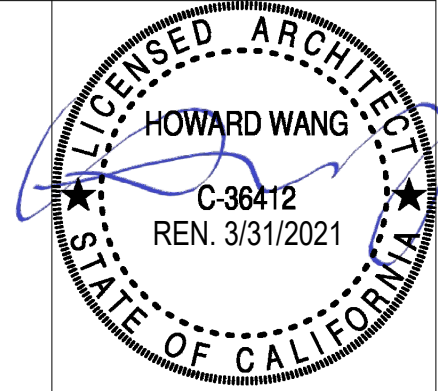
Date



Signature

8/22/2019 10:38:15 AM





ARCHITECT:  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS

#	Description	Date
1	Revision 1	5/20/19

DATE  
8/22/2019

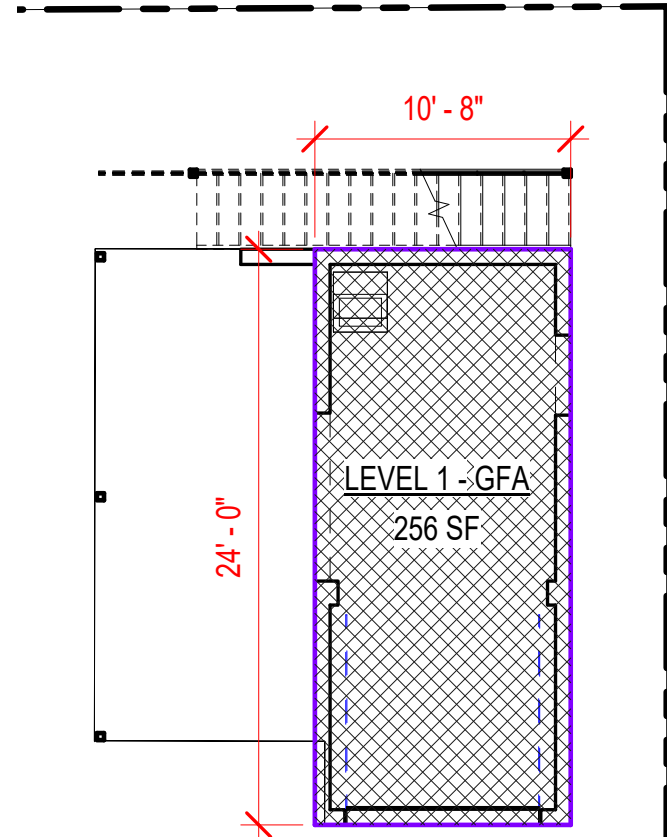
SHEET TITLE  
AREA  
EXHIBITS

SHEET NUMBER  
A005

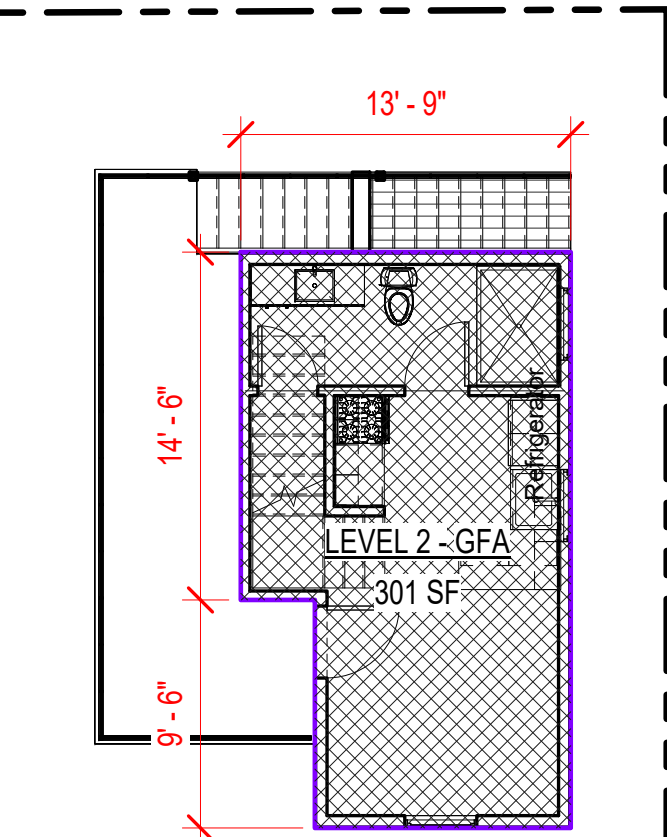
NOT FOR CONSTRUCTION

Area Schedule (Gross Building)

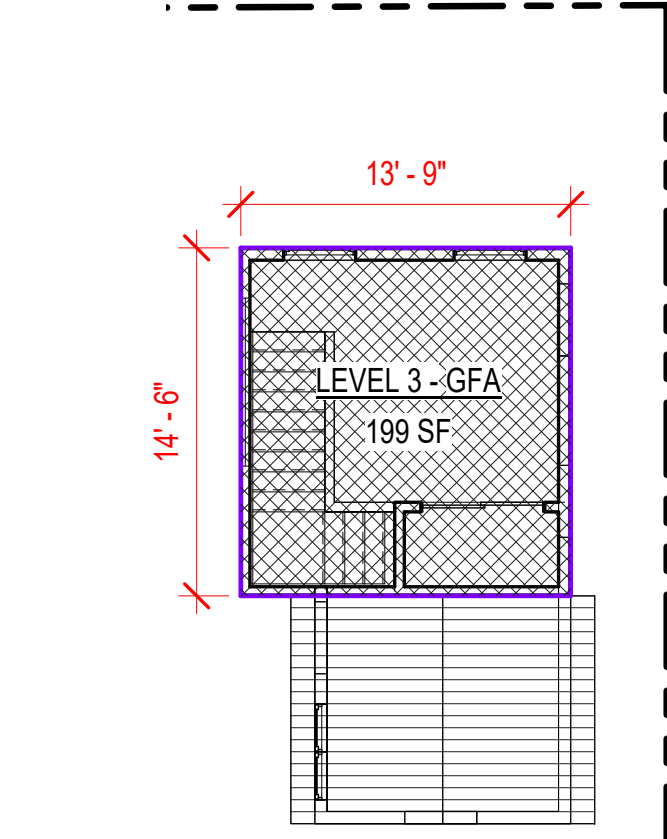
Name	Area
LEVEL 1 - GFA	256 SF
LEVEL 2 - GFA	301 SF
LEVEL 3 - GFA	199 SF
Grand total	756 SF



① Level 1  
1/8" = 1'-0"



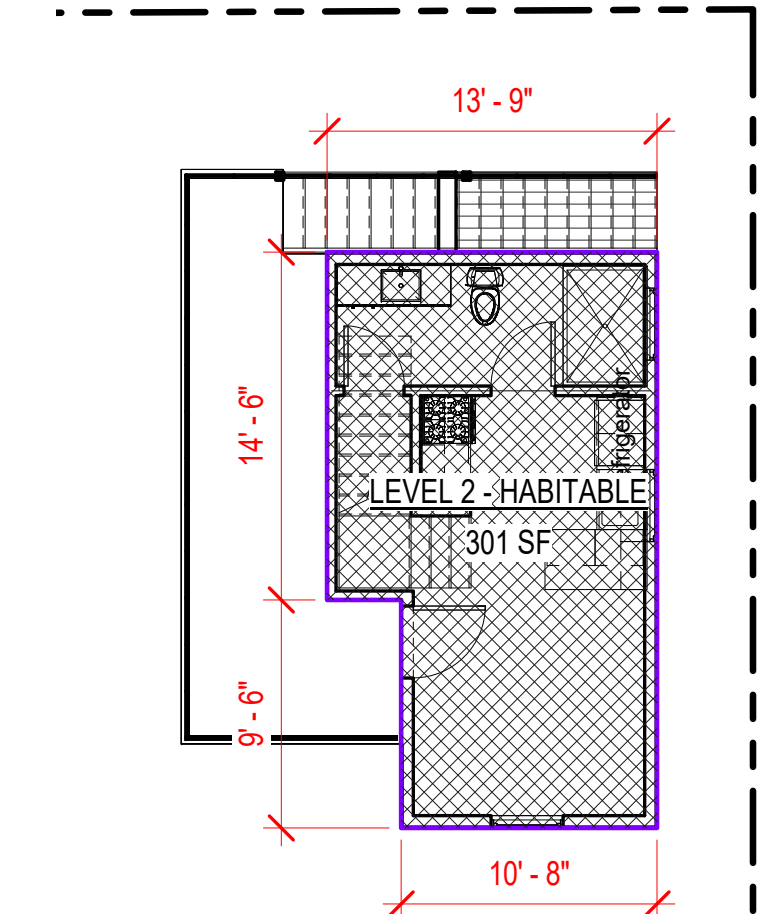
② Level 2  
1/8" = 1'-0"



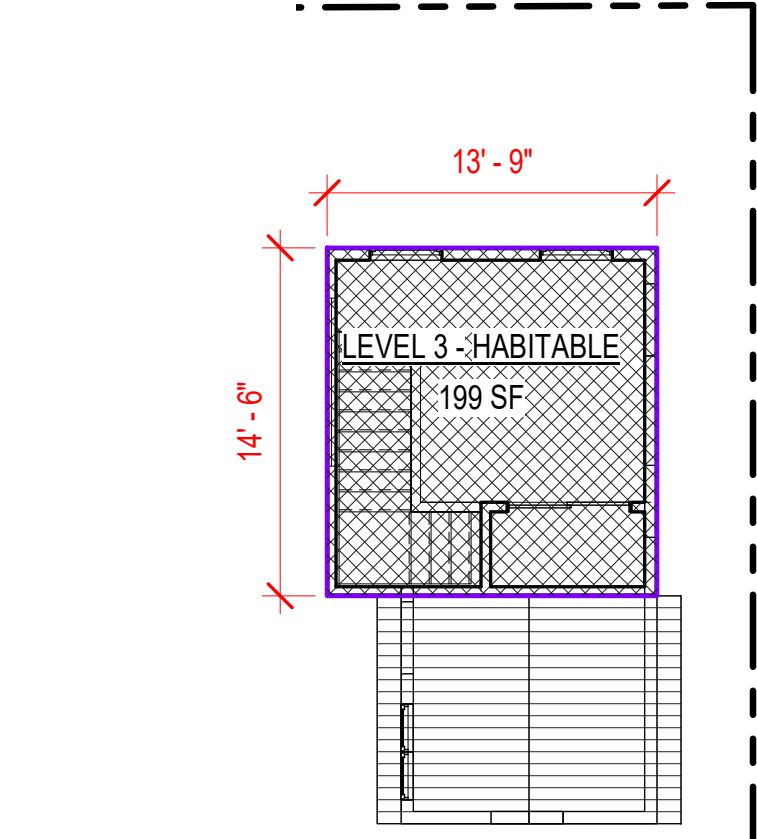
③ Level 3  
1/8" = 1'-0"

Area Schedule (Habitable)

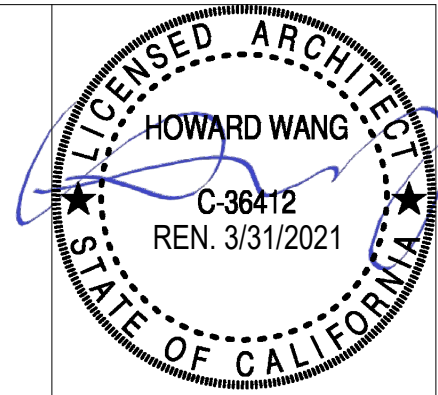
Name	Area
LEVEL 2 - HABITABLE	301 SF
LEVEL 3 - HABITABLE	199 SF
Grand total	500 SF



④ Level 2  
1/8" = 1'-0"



⑤ Level 3  
1/8" = 1'-0"



ARCHITECT:  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

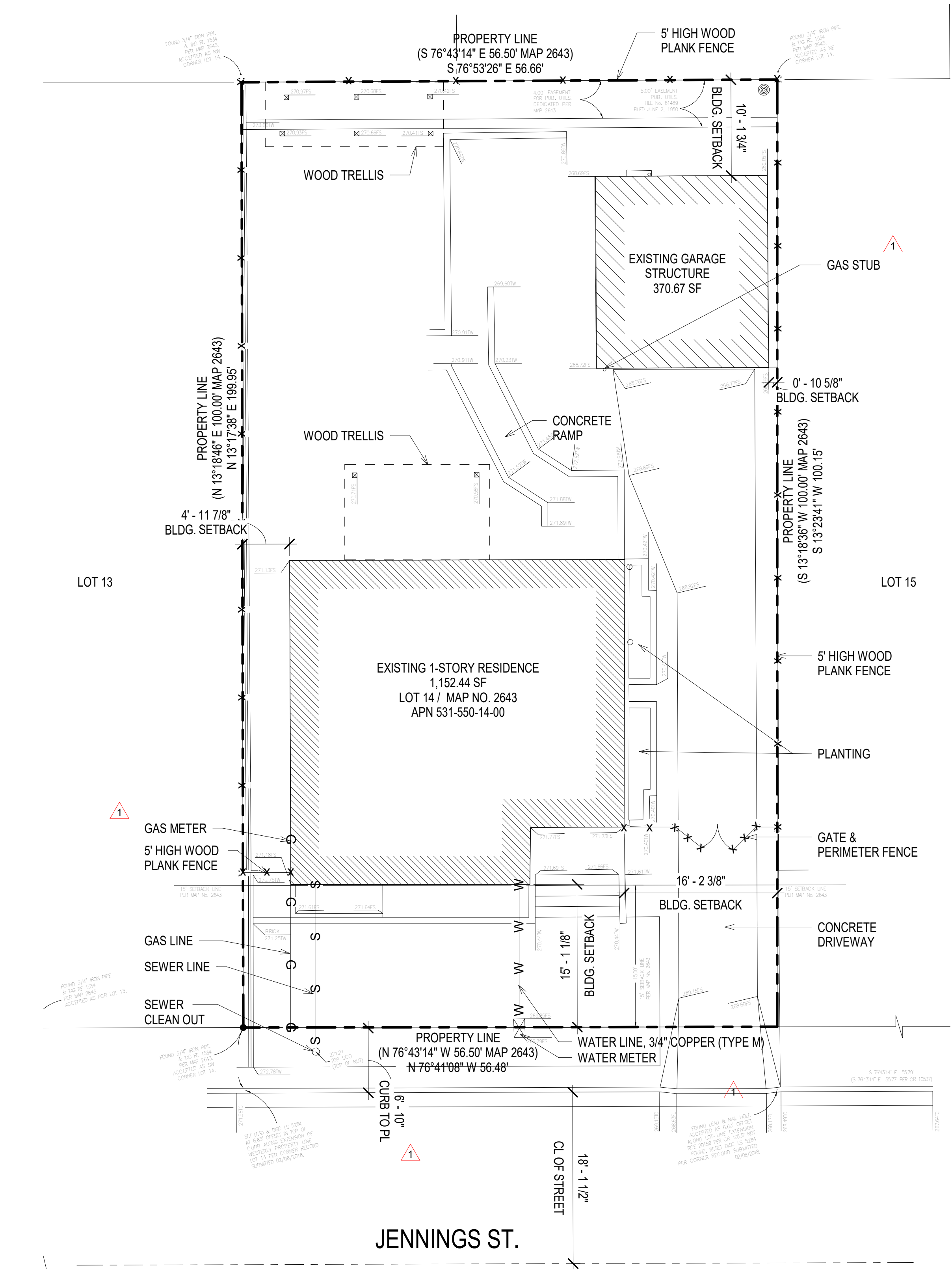
REVISIONS

#	Description	Date
1	Revision 1	5/20/19

DATE  
8/22/2019

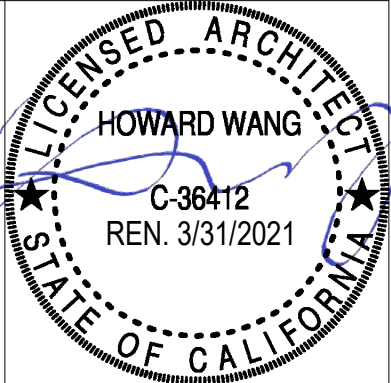
SHEET TITLE  
SITE PLAN -  
EXISTING

SHEET NUMBER  
A100



NOT FOR CONSTRUCTION





ARCHITECT:  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS

#	Description	Date
1	Revision 1	5/20/19
2	Revision 2	8/22/19

DATE  
8/22/2019

SHEET TITLE  
SITE PLAN -  
PROPOSED

SHEET NUMBER

A101

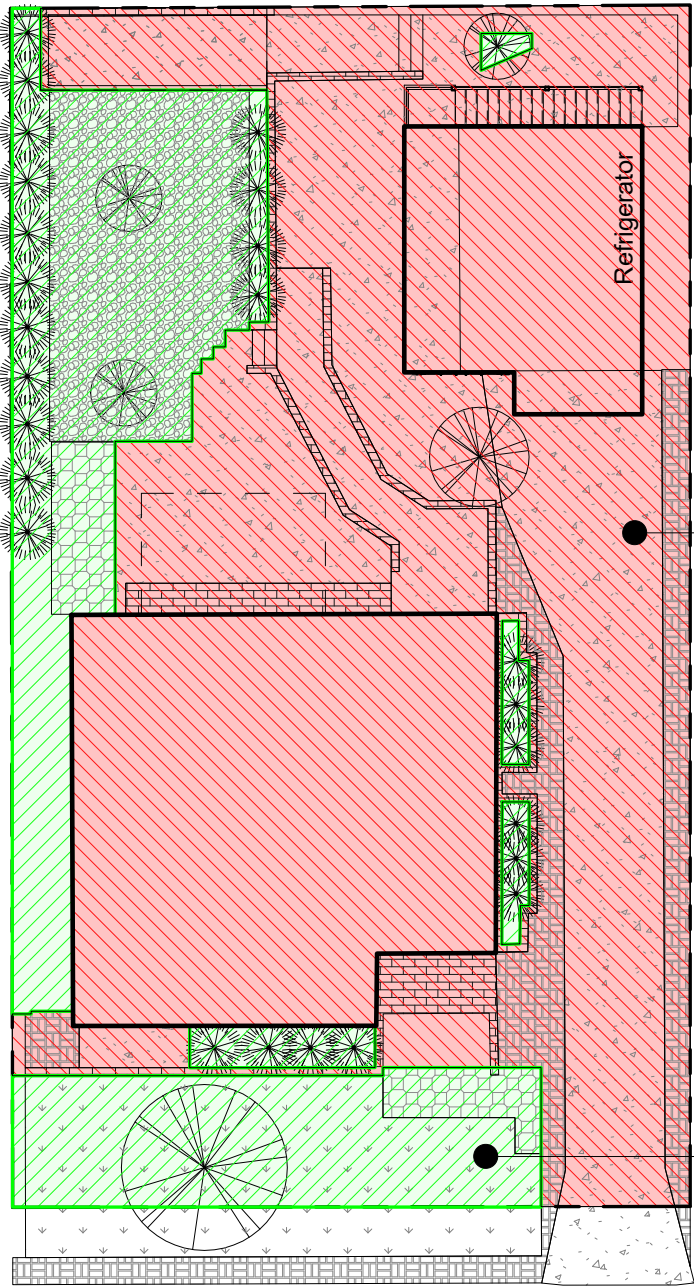
8/22/2019 10:38:21 AM

GRADING TABULATIONS

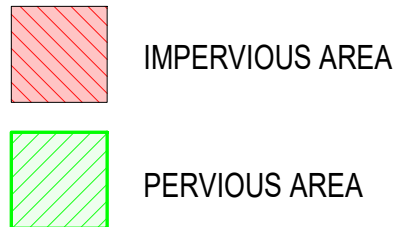
TOTAL AMOUNT OF SITE TO BE GRADED:	0 SQUARE FEET
PERCENT OF TOTAL SITE TO BE GRADED:	0%
AMOUNT OF CUT:	0 CUBIC YARD
MAXIMUM DEPTH OF CUT:	0 FEET
AMOUNT OF FILL:	0 CUBIC YARDS
MAXIMUM DEPTH OF FILL:	N/A
MAXIMUM HEIGHT OF CUT SLOPE:	0 FEET
MAXIMUM HEIGHT OF FILL SLOPE:	N/A
AMOUNT OF IMPORT SOIL:	0 CUBIC YARDS
AMOUNT OF EXPORT SOIL:	0 CUBIC YARDS
RETAINING WALL TOTAL LENGTH:	0 LINEAL FEET
RETAINING WALL MAXIMUM HEIGHT:	N/A

EXISTING IMPERVIOUS AREA:	4,175 SQUARE FEET
AMOUNT OF IMPERVIOUS AREA TO BE ADDED/REMOVED:	0 SQUARE FEET ADDED
AMOUNT OF IMPERVIOUS REPLACED:	444 SQAURE FEET
PROPOSED IMPERVIOUS AREA:	4,175 SQUARE FEET

NOTE: NO MASS GRADING IS REQUIRED FOR THE EXISTING SITE. SITE  
DISTURBANCE IS LIMITED TO THE STRUCTURE'S FOOTINGS UNDERNEATH  
THE EXISTING AND PROPOSED COMPANION UNIT FOOTPRINT.



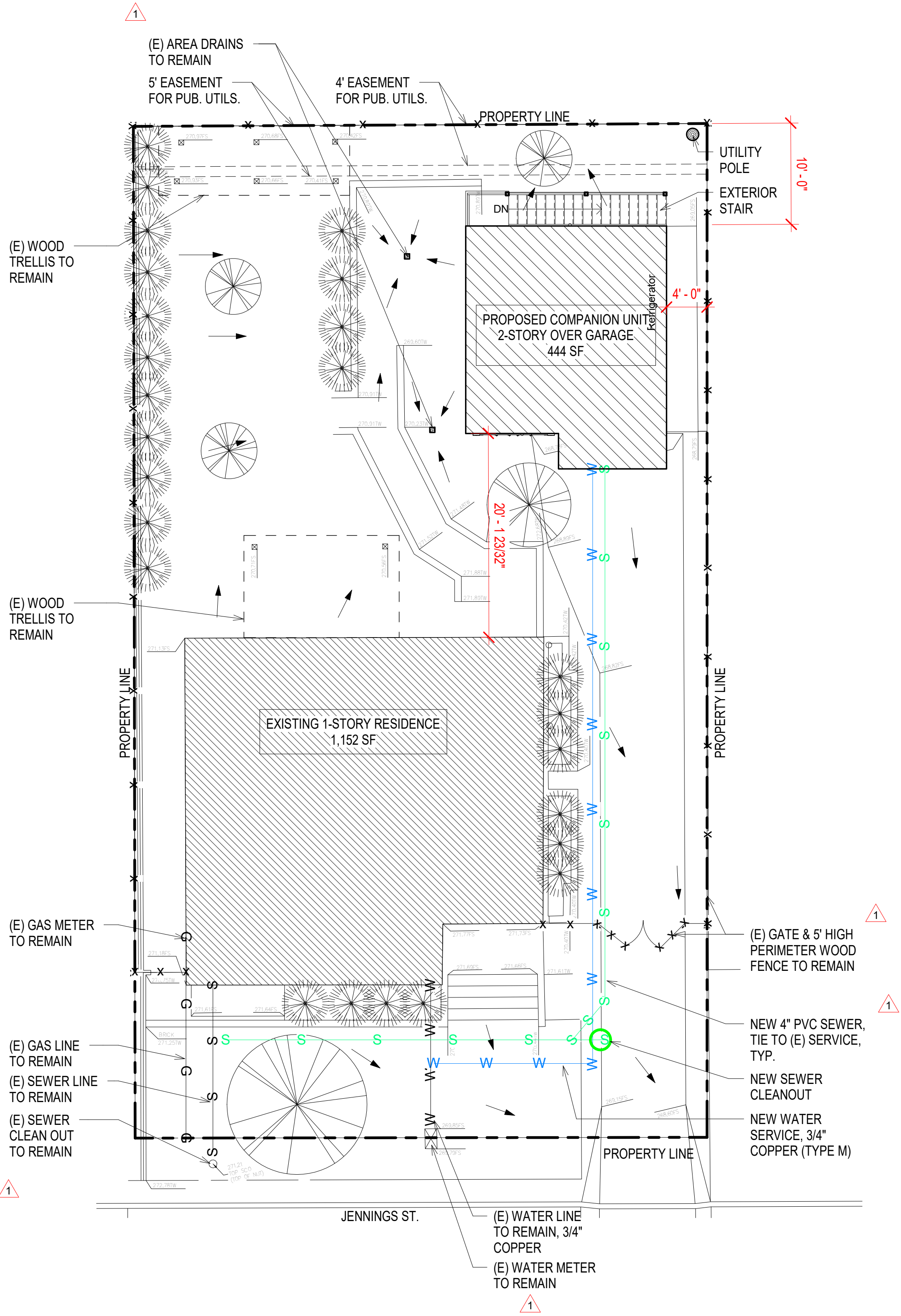
NOTE: NO CHANGE OF IMPERVIOUS OR  
PERVIOUS AREAS FROM EXISTING



2 PERVIOUS/IMPERVIOUS EXHIBIT  
1/16" = 1'-0"

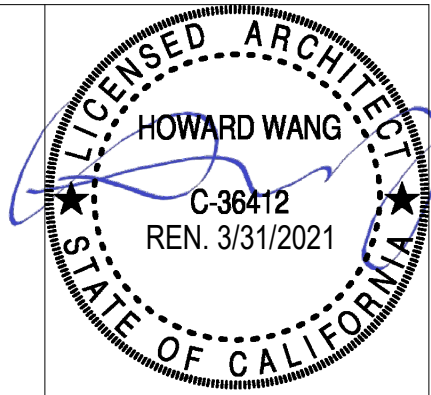
NOT FOR CONSTRUCTION

- NOTES:
- NO ROOF OR DECK DRAINS PROPOSED FOR THIS SITE.
  - 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.
  - THE PROJECT PROPOSES TO EXPORT TO MATERIAL FROM THE PROJECT SITE. ANY EXCAVATED MATERIAL THAT IS EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2015 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY THE REGIONAL STANDARDS COMMITTEE.
  - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE PRIVATE PAVERS IN THE JENNINGS STREET RIGHT-OF-WAY.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SDMC, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.



1 Site - Proposed  
1/8" = 1'-0"





ARCHITECT:  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS

#	Description	Date
---	-------------	------

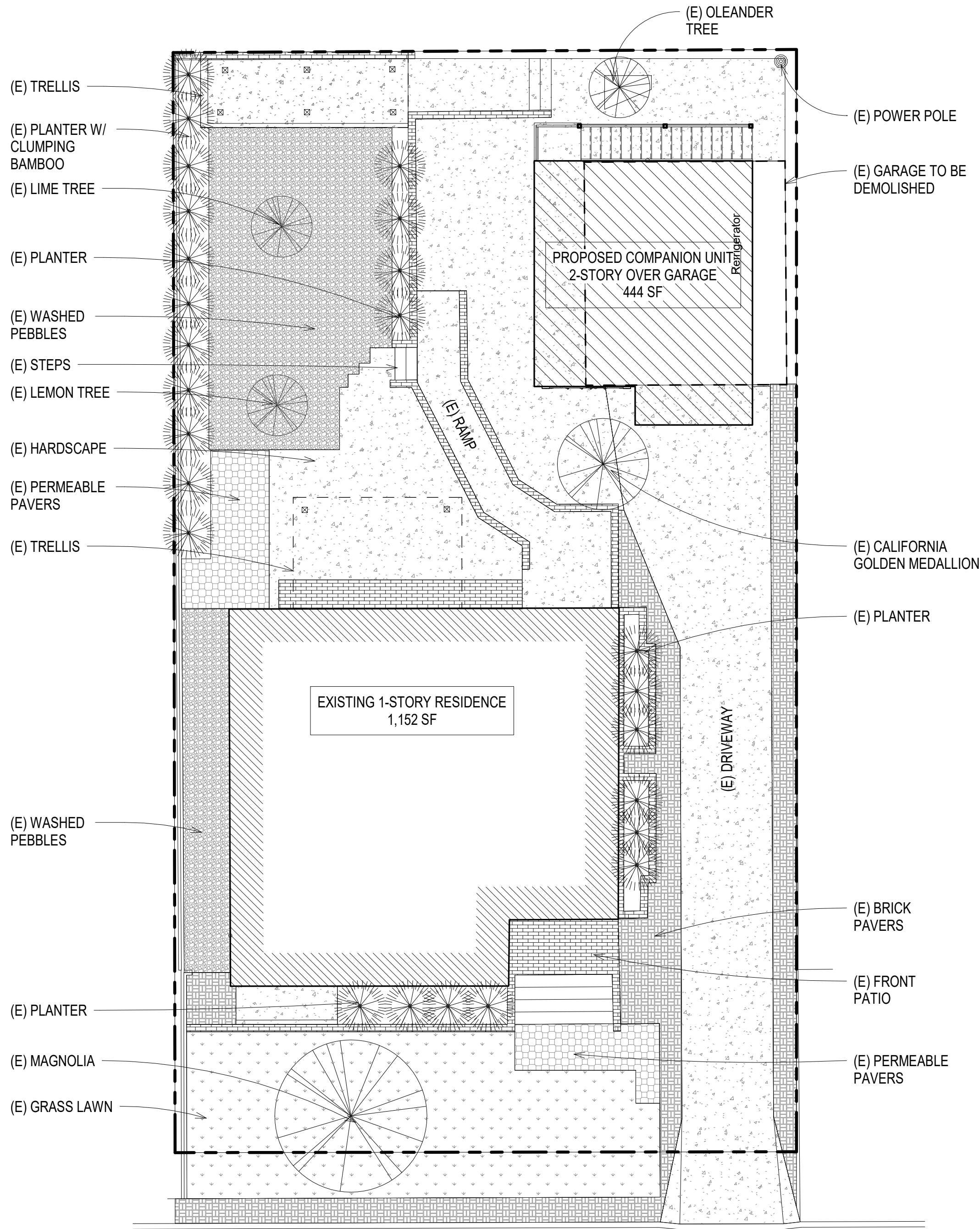
DATE  
8/22/2019

SHEET TITLE  
LANDSCAPE  
PLAN

SHEET NUMBER

A102

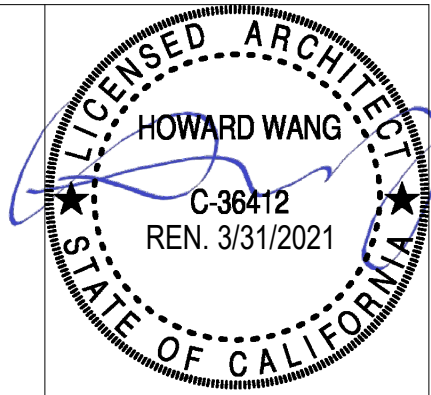
NOT FOR CONSTRUCTION



NOTE: ALL EXISTING (E)  
LANDSCAPE ELEMENTS TO  
REMAIN, U.N.O.

JENNINGS ST.





ARCHITECT:  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS

#	Description	Date
---	-------------	------

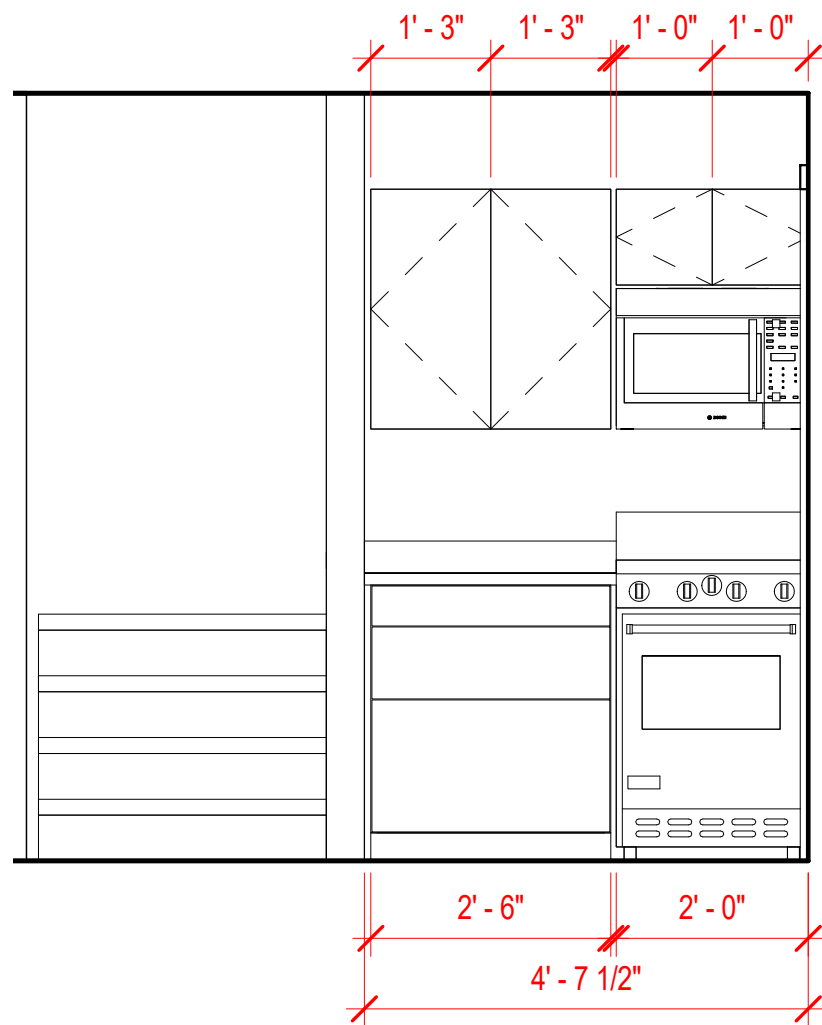
DATE  
8/22/2019

SHEET TITLE  
FLOOR  
PLANS

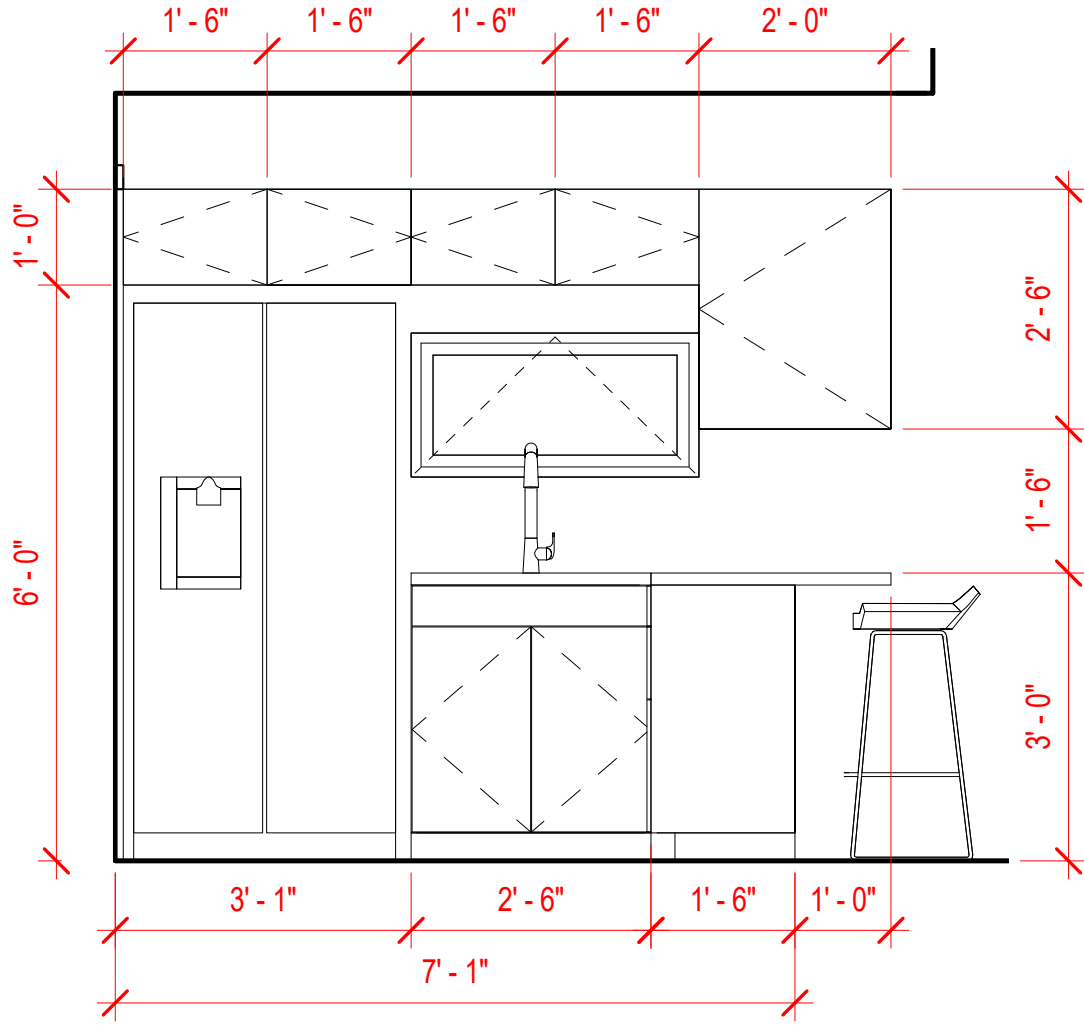
SHEET NUMBER

A201

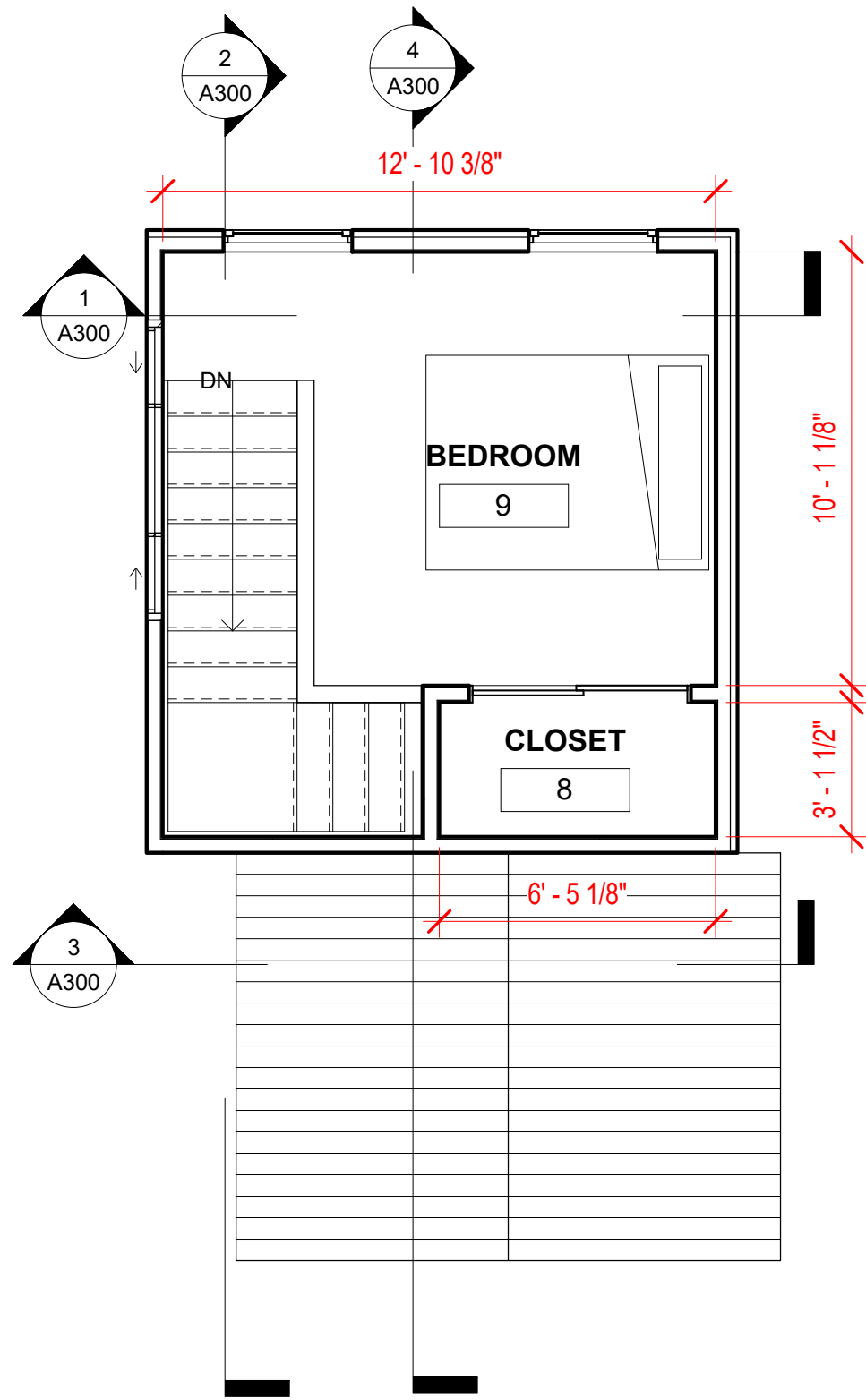
NOT FOR CONSTRUCTION



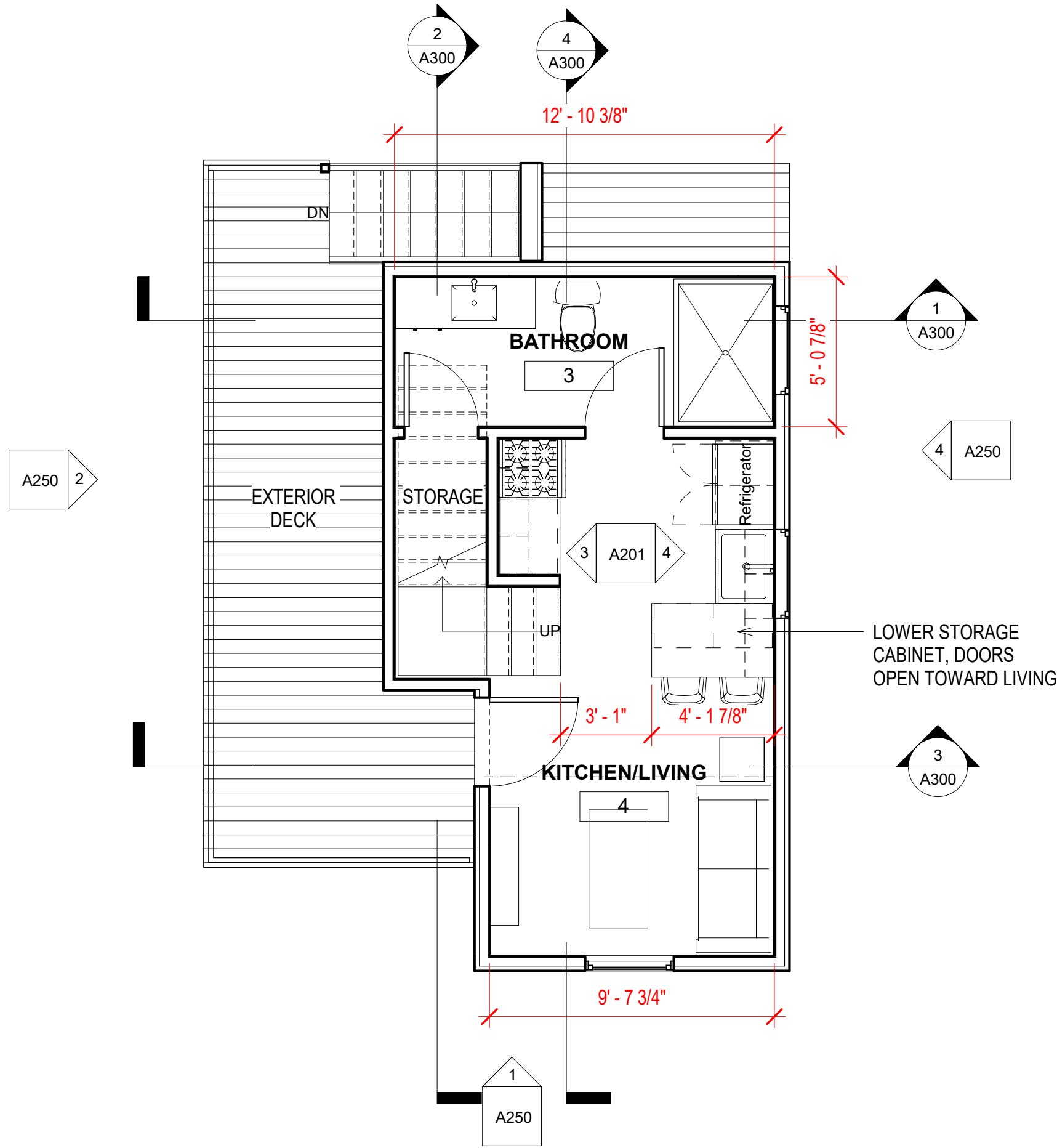
3 KITCHEN ELEVATION WEST WALL  
1/2" = 1'-0"



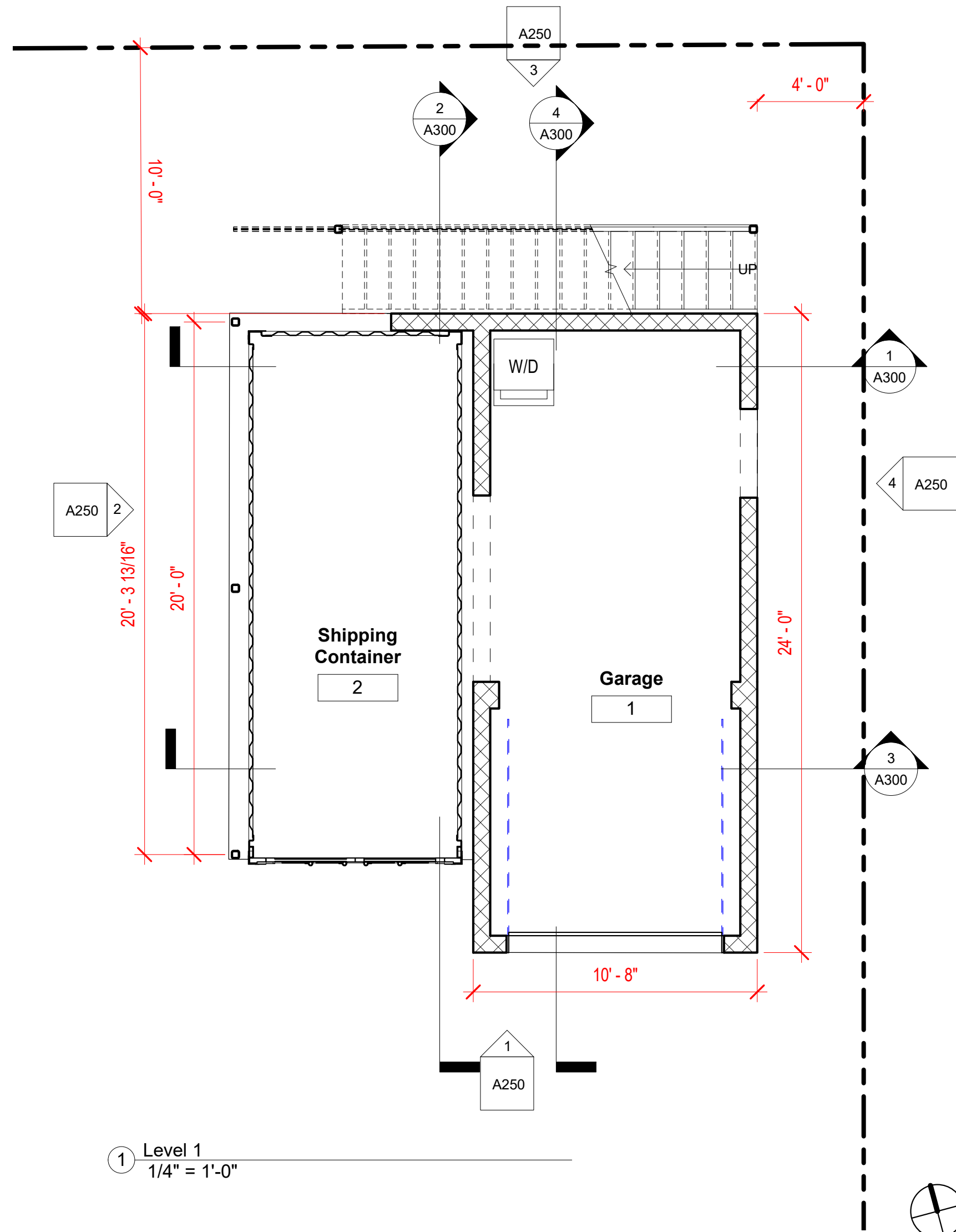
4 KITCHEN ELEVATION EAST WALL  
1/2" = 1'-0"



5 Level 3  
1/4" = 1'-0"

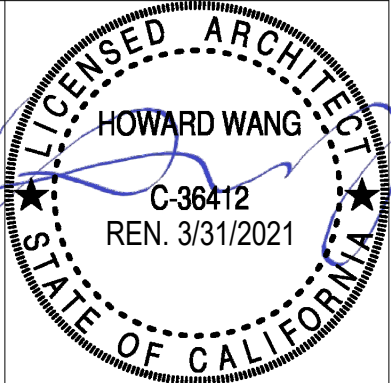


2 Level 2  
1/4" = 1'-0"



1 Level 1  
1/4" = 1'-0"





ARCHITECT:  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS		
#	Description	Date
1	Revision 1	5/20/19

DATE  
8/22/2019

SHEET TITLE

ELEVATION

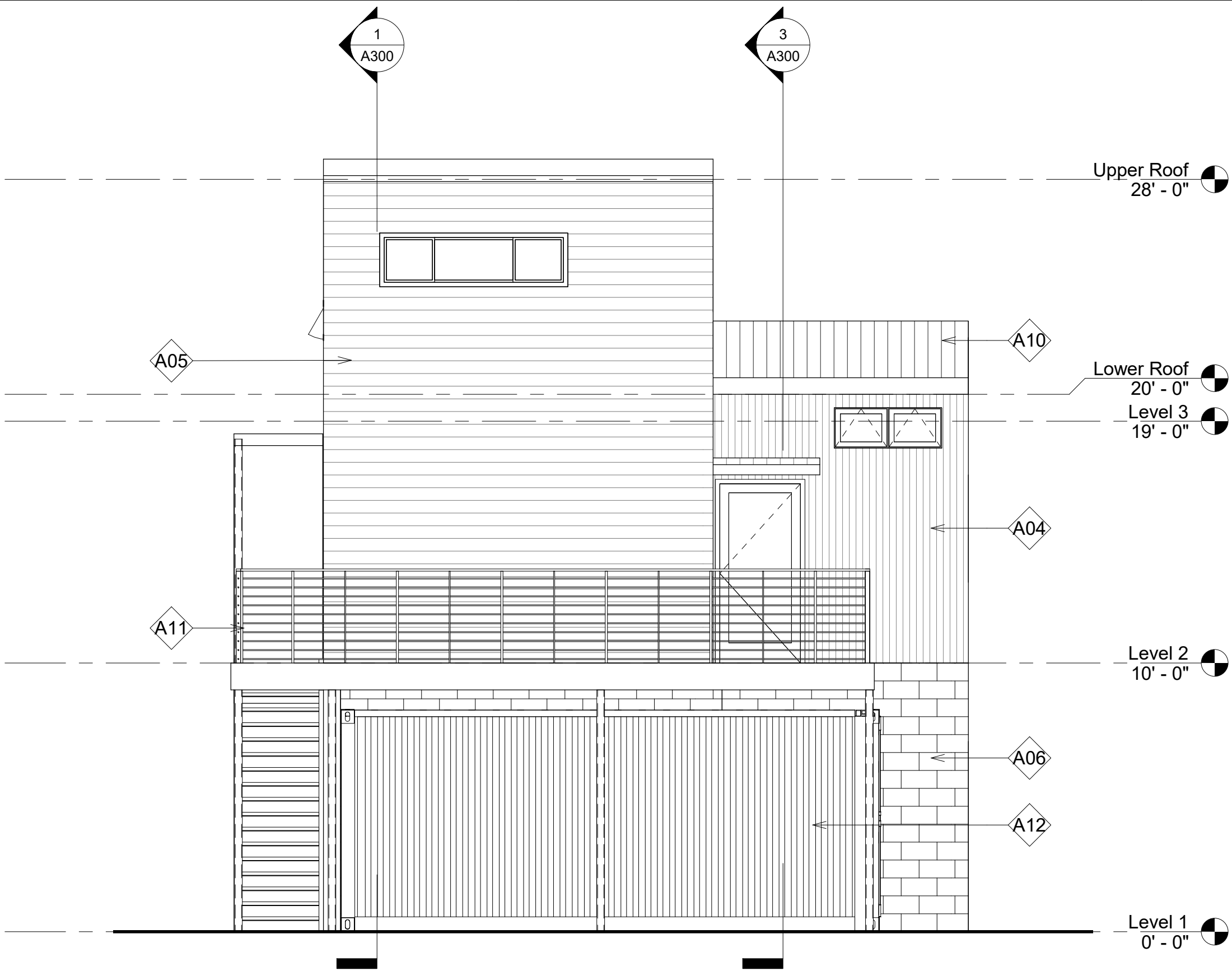
SHEET NUMBER

A250

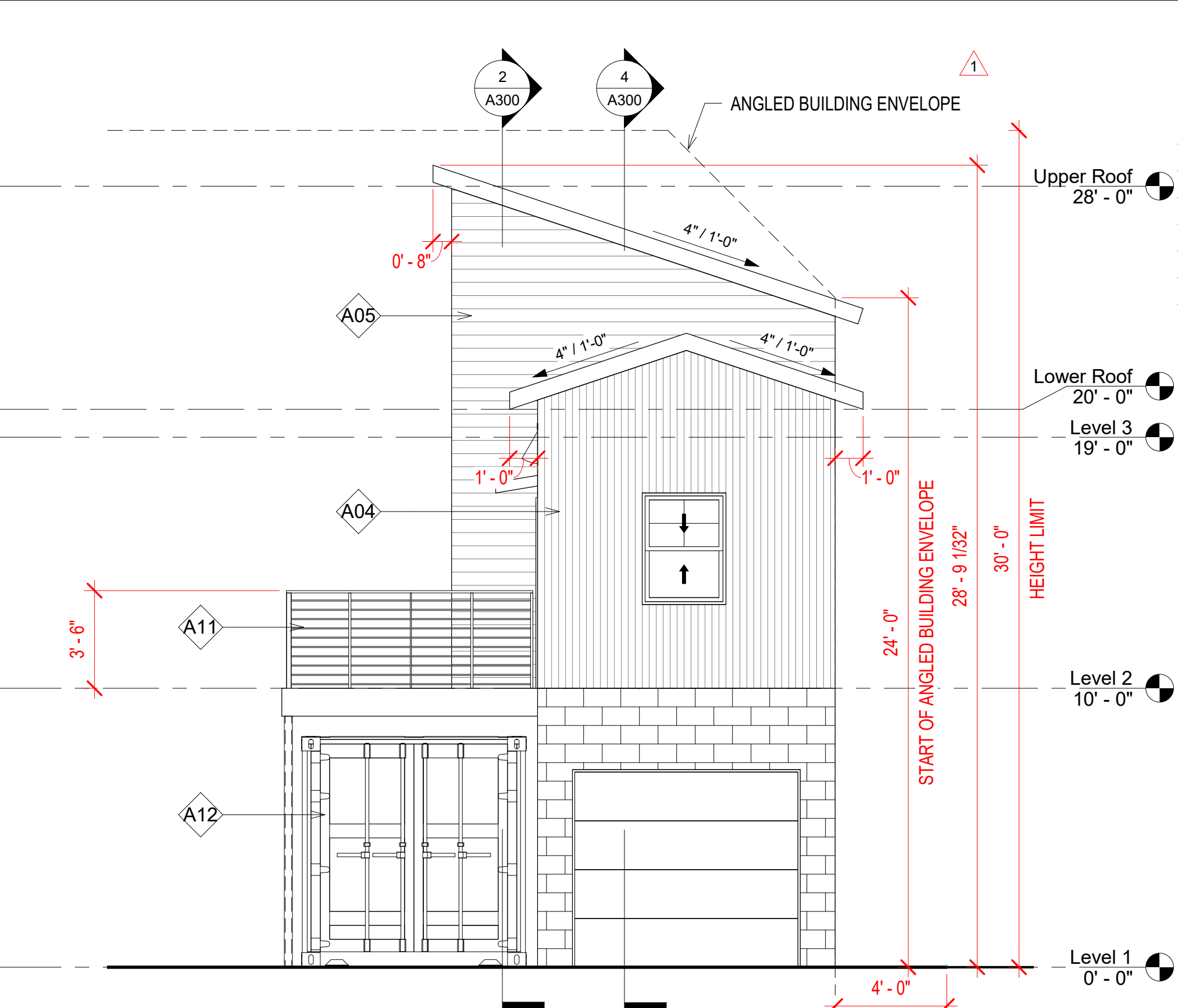
NOT FOR CONSTRUCTION

KEY NOTES

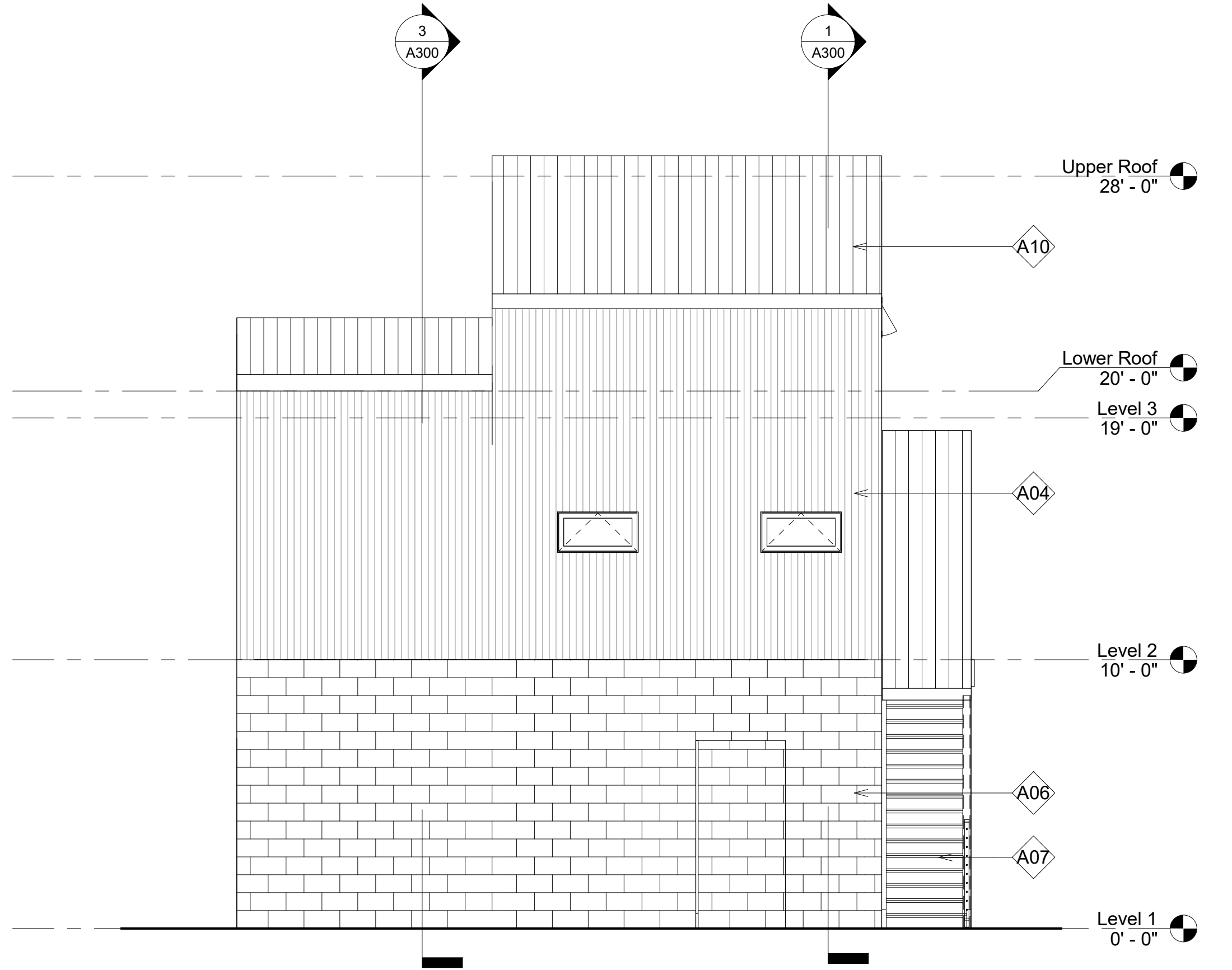
- ## SYMBOL INDICATES KEY NOTE, # INDICATES NOTE NUMBER BELOW
- A04 CORRUGATED METAL SIDING, VERO OR EQ.
  - A05 HIGH PRESSURE LAMINATE (HPL) SIDING, TRESPA OR EQ.
  - A06 CONCRETE BLOCK WALL
  - A07 EXTERIOR STAIRS
  - A10 STANDING SEAM METAL ROOF, TYP.
  - A11 METAL RAILING, TYP.
  - A12 PREFABRICATED SHIPPING CONTAINER



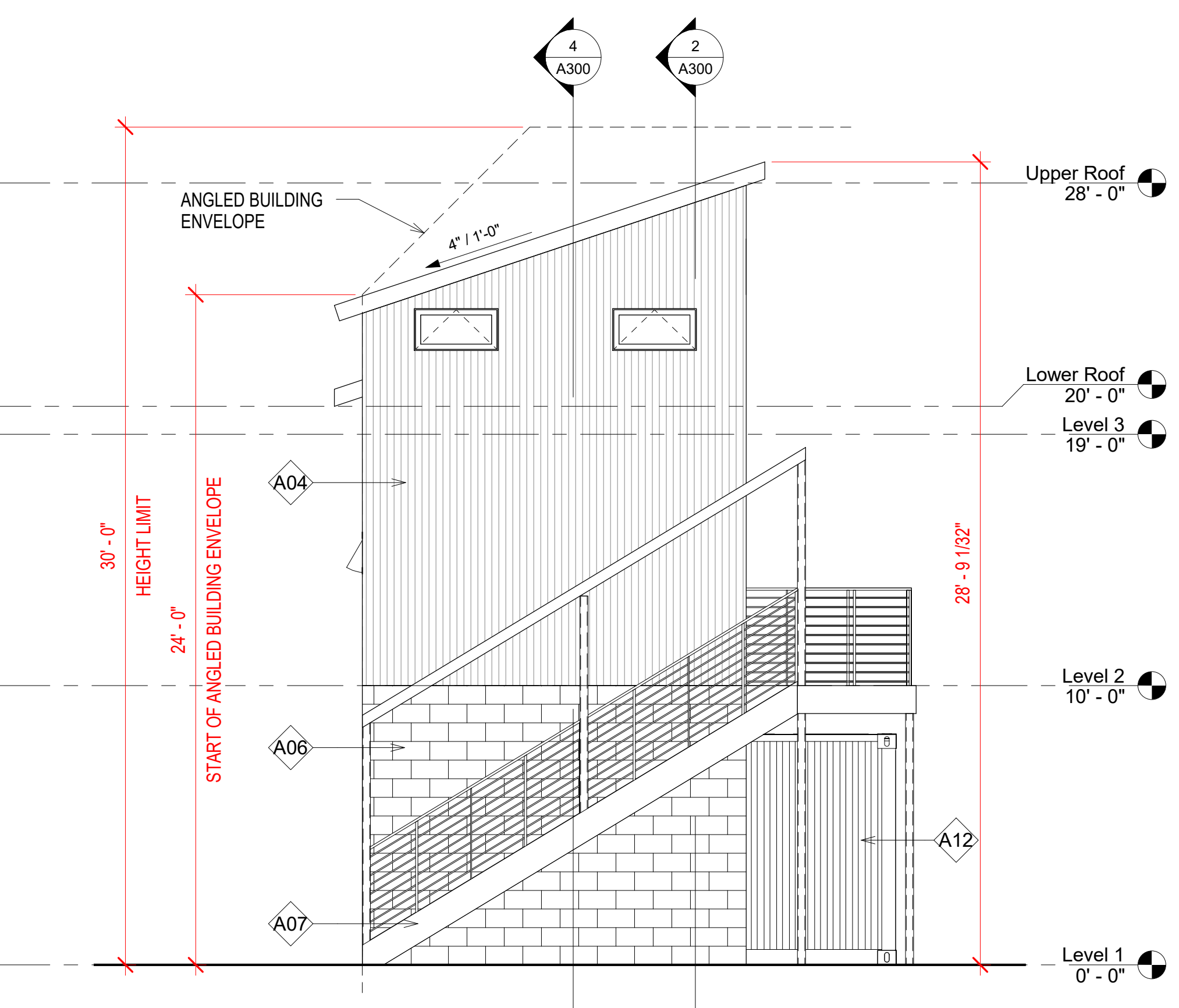
2 WEST ELEVATION  
1/4" = 1'-0"



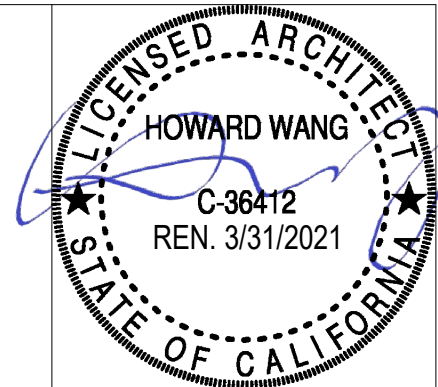
1 SOUTH ELEVATION  
1/4" = 1'-0"



4 EAST ELEVATION  
1/4" = 1'-0"



3 NORTH ELEVATION  
1/4" = 1'-0"



ARCHITECT:  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS

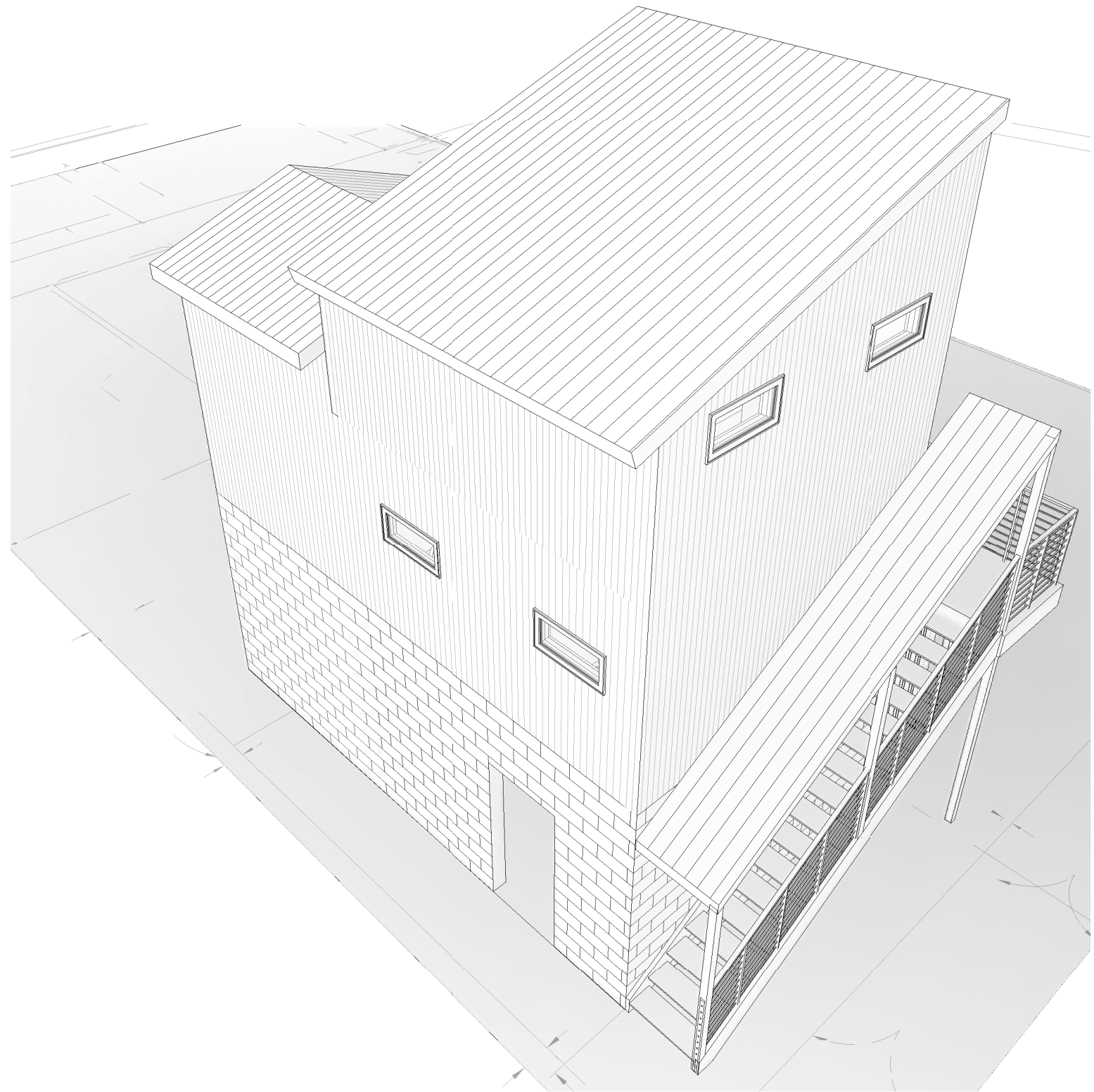
#	Description	Date
---	-------------	------

DATE  
8/22/2019

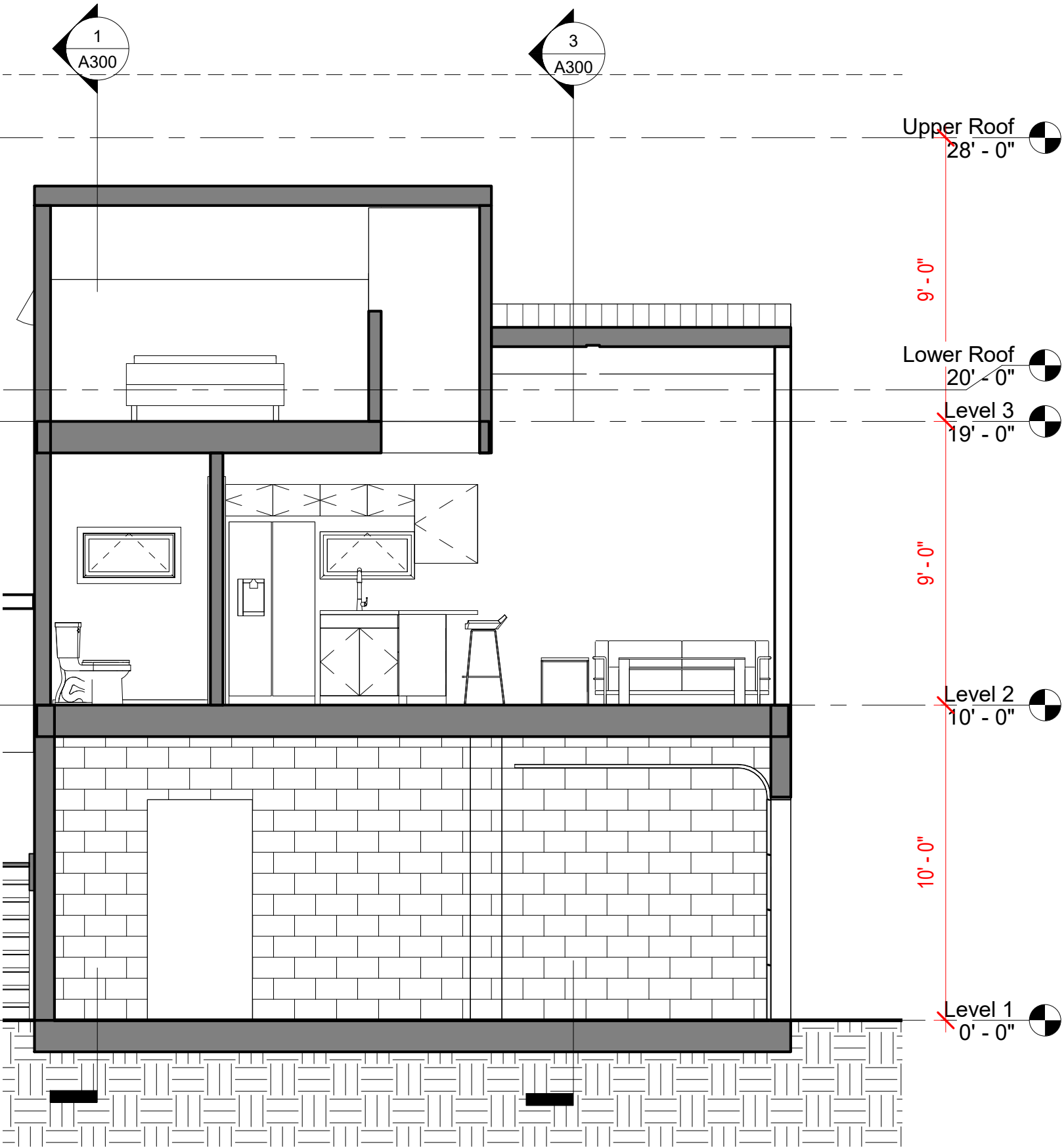
SHEET TITLE  
SECTIONS

SHEET NUMBER  
A300

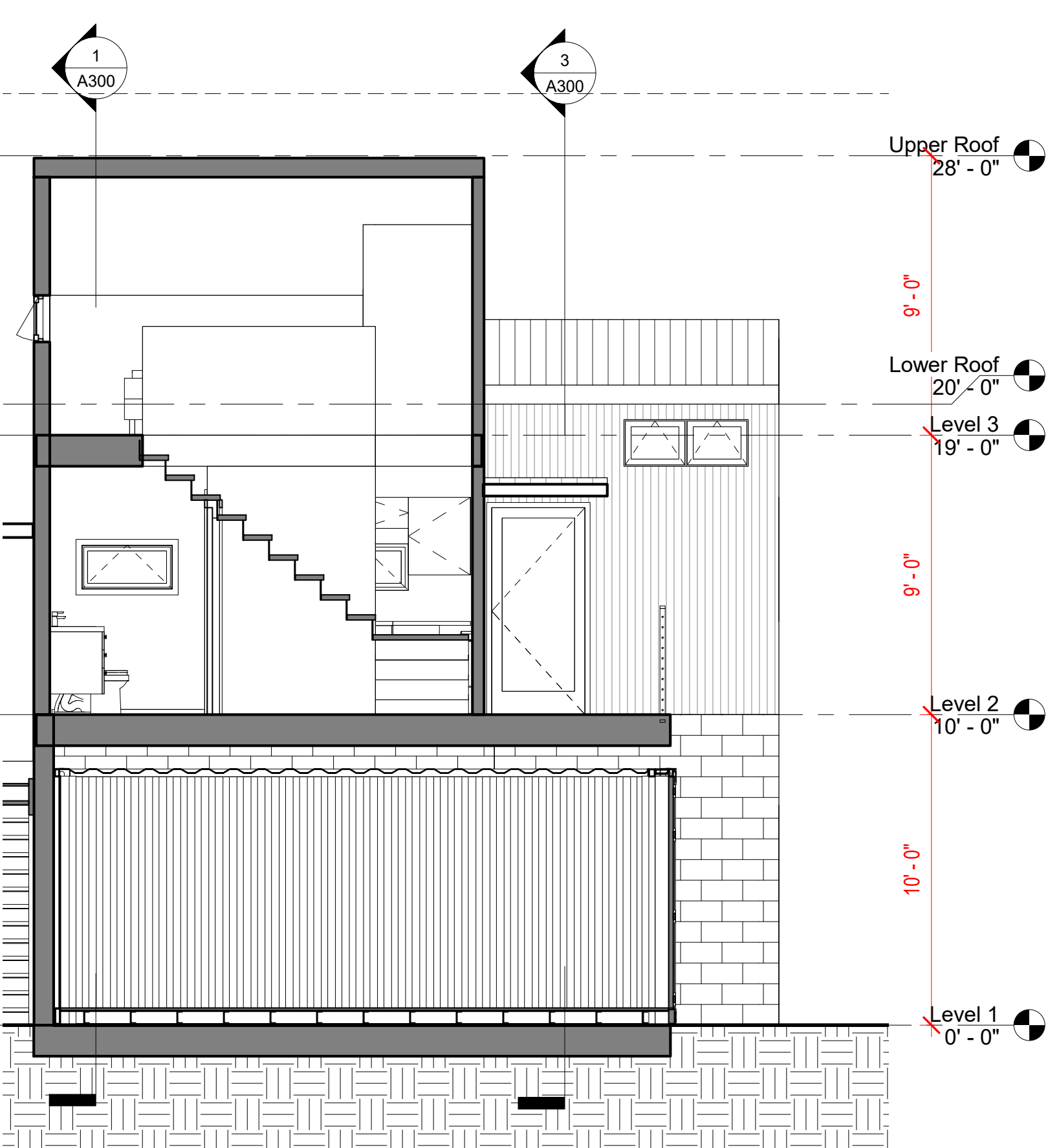
8/22/2019 10:38:50 AM



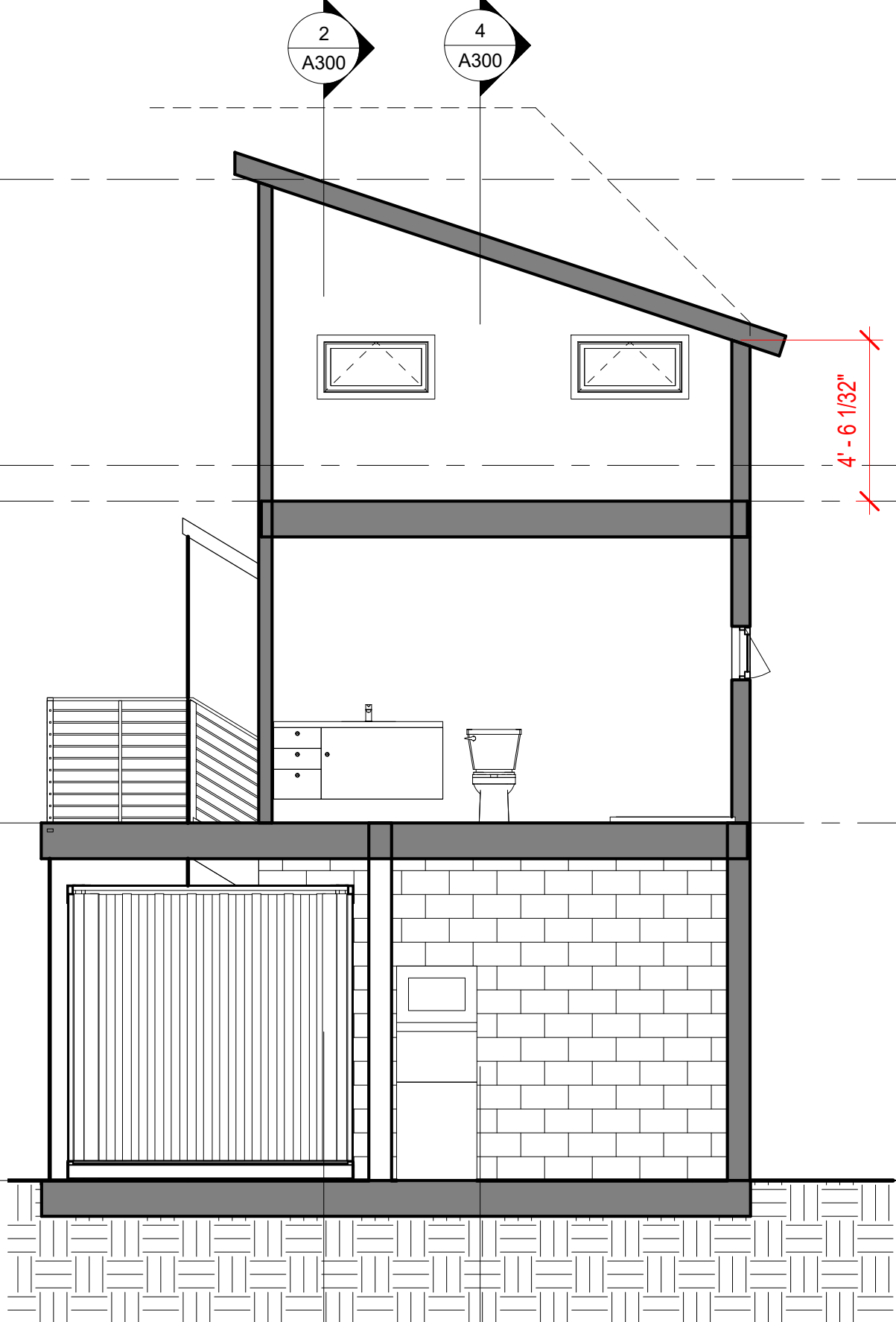
6 View from Rear Copy 1



4 Section Thru Interior Stair w/ Real Stair  
1/4" = 1'-0"



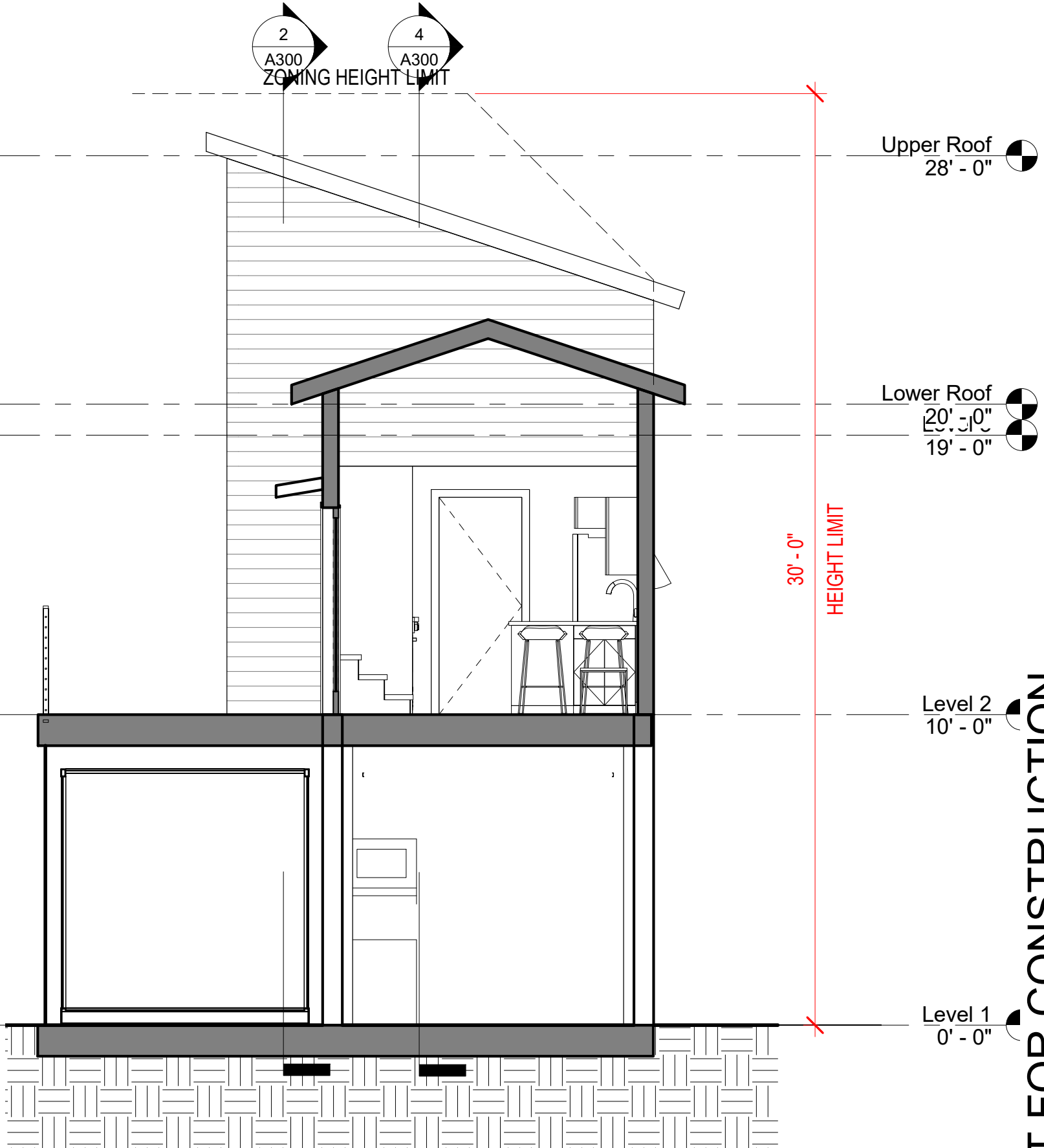
2 Section Thru Interior Stair  
1/4" = 1'-0"



1 Section @ High Roof  
1/4" = 1'-0"

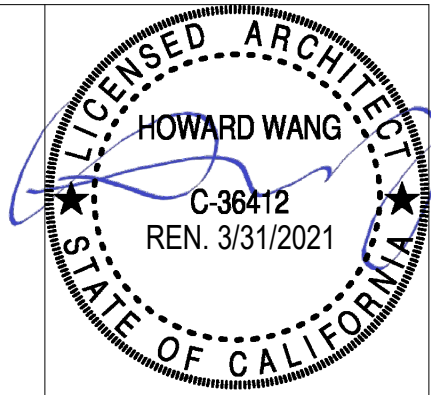


3 Section @ Medium Roof  
1/4" = 1'-0"



NOT FOR CONSTRUCTION





ARCHITECT:  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS

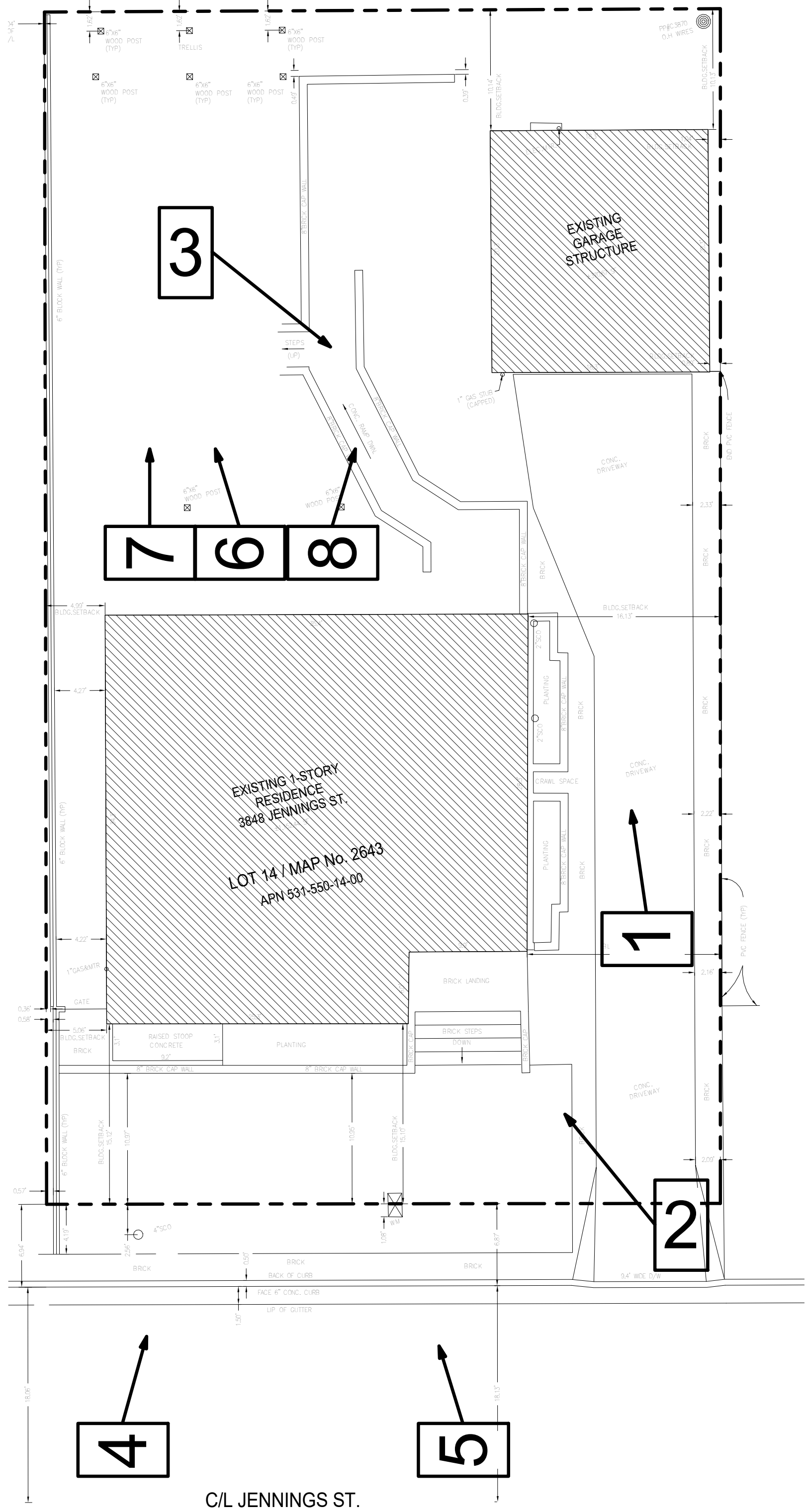
#	Description	Date
---	-------------	------

DATE  
8/22/2019

SHEET TITLE  
PHOTO KEY  
MAP

SHEET NUMBER  
A950

NOT FOR CONSTRUCTION



1 Site - Photo Key Map  
1/8" = 1'-0"







3



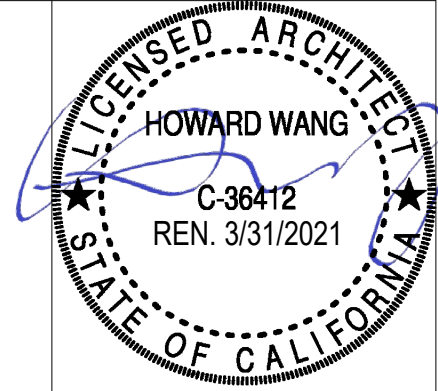
1



4



2



ARCHITECT:

POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS

#	Description	Date
---	-------------	------

DATE  
8/22/2019

SHEET TITLE

PHOTOS

SHEET NUMBER

A951

NOT FOR CONSTRUCTION





7



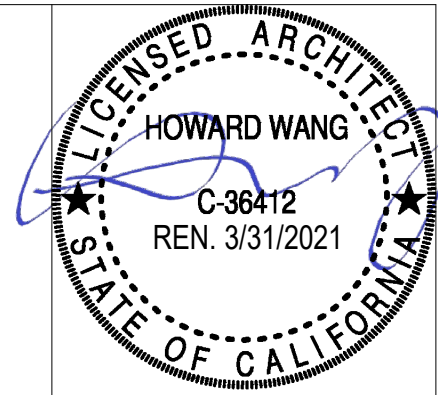
5



8



6



ARCHITECT:

POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS

COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS

#	Description	Date
---	-------------	------

DATE	8/22/2019
------	-----------

SHEET TITLE
-------------

PHOTOS

SHEET NUMBER
--------------

A952

NOT FOR CONSTRUCTION





15' & 16' MARKERS



TREE WIDTH (EXCEEDS 15' REQUIRED WIDTH PER SDMC 141.0302(a)(9))



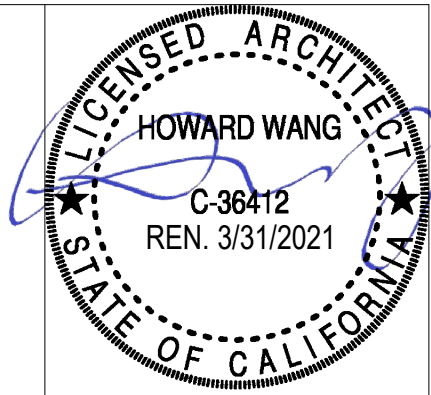
TREE WIDTH (EXCEEDS 15' REQUIRED WIDTH PER SDMC 141.0302(a)(9))



TREE HEIGHT (EXCEEDS 15' REQUIRED HEIGHT PER SDMC 141.0302(a)(9))



TREE HEIGHT (EXCEEDS 15' REQUIRED HEIGHT PER SDMC 141.0302(a)(9))



ARCHITECT:  
POWERHOUSE  
ARCHITECTURE  
3968 HAWK STREET  
SAN DIEGO, CA 92103  
404-579-4634

Copyright © 2017 Powerhouse  
Architecture  
All ideas, designs, and arrangements  
indicated on these drawings are the  
property of Powerhouse Architecture  
and are intended to be used in  
connection with this specific project  
only and shall not otherwise be used  
for any purpose whatsoever without  
the written consent of the architects.  
There shall be no changes or  
deviations from these drawings or  
the accompanying specifications  
without the written consent of the  
architects.

PROJECT STATUS  
COASTAL  
DEV PERMIT

ROGERSON RESIDENCE  
3848 JENNINGS STREET  
SAN DIEGO, CA 92106

REVISIONS		
#	Description	Date
1	Revision 1	5/20/19

DATE  
8/22/2019  
SHEET TITLE  
MAGNOLIA  
TREE  
EXHIBIT

SHEET NUMBER  
A953

NOT FOR CONSTRUCTION