



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 26, 2020 REPORT NO. HO-20-040

HEARING DATE: September 2, 2020

SUBJECT: 811 SALEM NEW RESIDENCE, Process Three Decision

PROJECT NUMBER: [656957](#)

OWNER/APPLICANT: Todd Schak, Owner and Angel Rodriguez, Golba Architecture, Inc., Applicant.

SUMMARY

Issue: Should the Hearing Officer approve the construction of a three-story single-family dwelling unit with an attached two-car garage on a vacant lot located east of Mission Boulevard, south of Salem Court, north of San Jose Place, and west of Bayside Lane in the Mission Beach Planned District of the Mission Beach Precise Plan and Local Coastal Program area?

Staff Recommendation: Approve Coastal Development Permit No. [2389205](#).

Community Planning Group Recommendation: On June 16, 2020, the Mission Beach Precise Planning Board voted 8-0-0 to recommend approval of the proposed project with conditions (Attachment 7).

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; including the construction of a single-family residence in a residential zone. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 15, 2020, and the opportunity to appeal that determination ended July 29, 2020.

BACKGROUND

The 0.029-acre site is located east of Mission Boulevard, south of Salem Court, north of San Jose Place, and west of Bayside Lane (Attachment 1). The site is located in the Mission Beach Planned District, Sub-Districts NC-N and R-N (Attachment 4), within the Coastal (Appealable), Transit Area, Transit Priority Area, Residential Tandem Parking, and Parking Impact (Beach & Coastal) overlay zones within the Mission Beach Precise Plan area (Attachment 2) and Local Coastal Program.

The project site is a relatively flat vacant lot that is currently developed and used as surface parking. The project site has frontage along Salem Court, a public walkway, and vehicle access from the rear (south) of the property from an unnamed alley. The project is located within a fully developed residential neighborhood with adjacent multi-family and commercial development along Mission Boulevard west of the property site.

DISCUSSION

PROJECT DESCRIPTION:

The proposed project is for the construction of a 1,271-square-foot, three-story, single-family dwelling unit with an attached 348-square-foot two-car garage and a 175-square-foot third floor exterior deck on a previously mapped single parcel. In accordance with SDMC Section [126.0707\(b\)](#), the decision maker may approve the Coastal Development Permit if the decision makes the findings in SDMC Section [126.0708\(a\)](#). The project site is within a fully developed residential neighborhood and is not between the nearest the ocean or shoreline of any body of water and the nearest public road paralleling the ocean or shoreline of any body of water. The project has been designed to comply with all applicable development regulations, including the 30-foot coastal development height limit and the parking requirement for two off-street parking spaces, which are provided inside the proposed attached garage. The project meets all applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. City staff has determined that the proposed project is consistent with the development regulations of the underlying zone, including but not limited to height, floor area ratio, density, parking, setbacks and landscaping requirements and will not affect any existing or proposed physical public access way and/or the public views to the Pacific Ocean or other scenic coastal areas as specified in the Local Coastal Program land use plan.

COMMUNITY PLAN ANALYSIS:

The proposed project is for a single-family residential dwelling unit within a fully developed urban residential area in the Mission Beach Planned District within the Mission Beach Precise Plan (MBPP) area designated for residential development with a density range of 15-80 dwelling units per acre (du/ac). The proposed project is for one dwelling unit which is consistent with the MBPP designated residential use density. Additionally, the MBPP has a goal of continuing the medium-density character of Mission Beach exemplified by the overall low profile and mix of housing types and styles. The proposed project conforms with the Mission Beach permanent control of height and building bulk, which prevents structures from having adverse effects on surrounding property, the beaches and the community in general.

The project is consistent with the Community Plan recommendation to promote the development of a variety of housing types and styles and to encourage development that reflects the scale and character of the established neighborhood. Therefore, the proposed development and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan

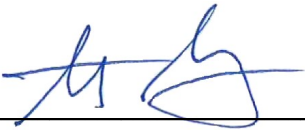
CONCLUSION:

City staff has determined that the proposed project is consistent with the development regulations of the underlying zone, including but not limited to height, floor area ratio, density, parking, setbacks and landscaping requirements. Additionally, the project is consistent with the Community Plan, the City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5) and recommends the Hearing Officer approve the Coastal Development Permit as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2389205, with modifications.
2. Deny Coastal Development Permit No. 2389205, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'M. Mendez', is written over a horizontal line.

Martin R. Mendez, Development Project Manager

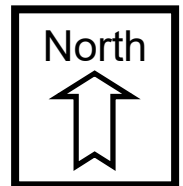
Attachments:

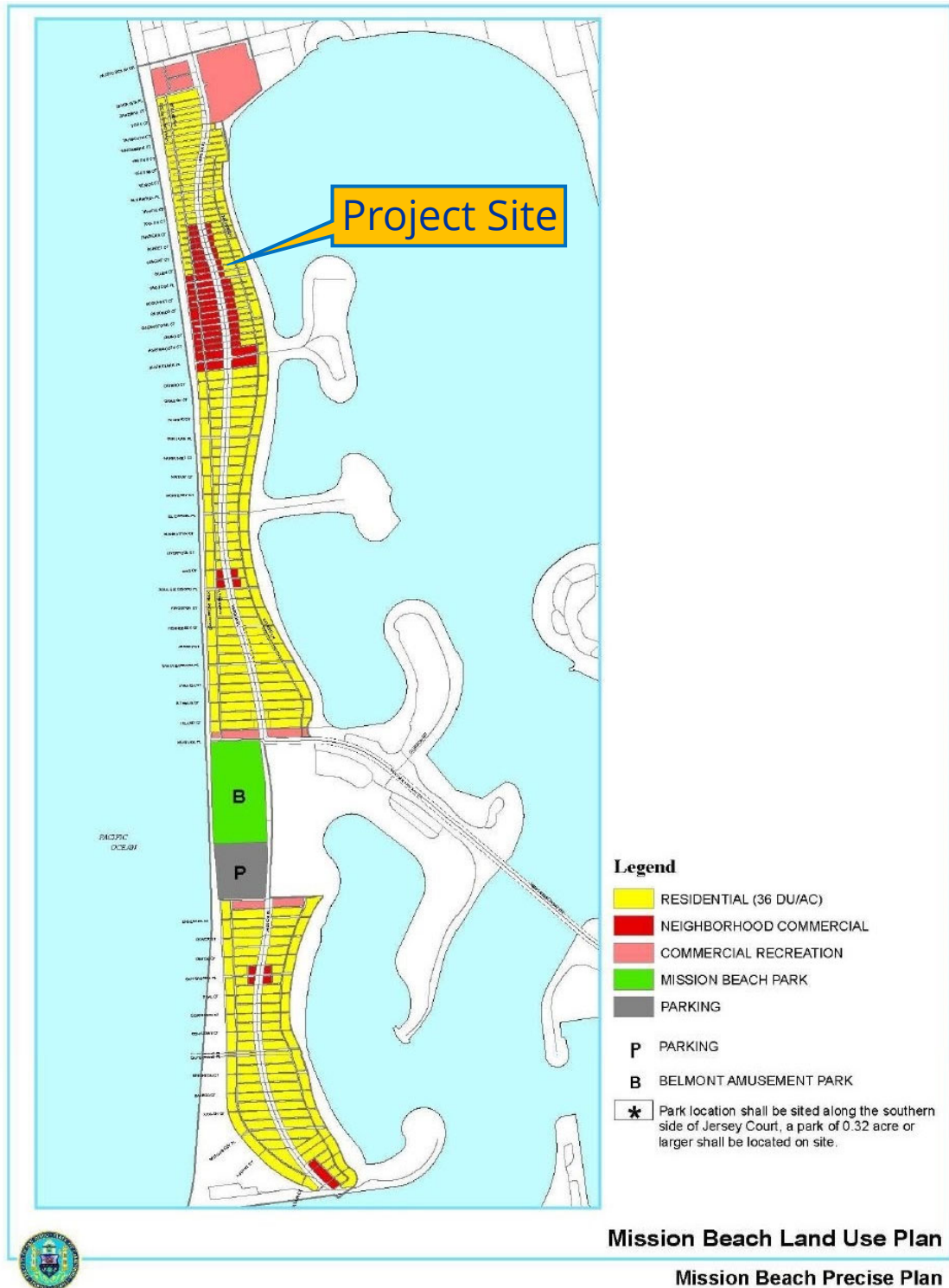
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Zoning Map
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

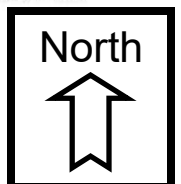
811 Salem New Residence / (APN: 423-57-7240) Salem Ct.
PROJECT NO. 656957





Land Use Map

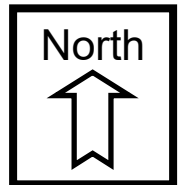
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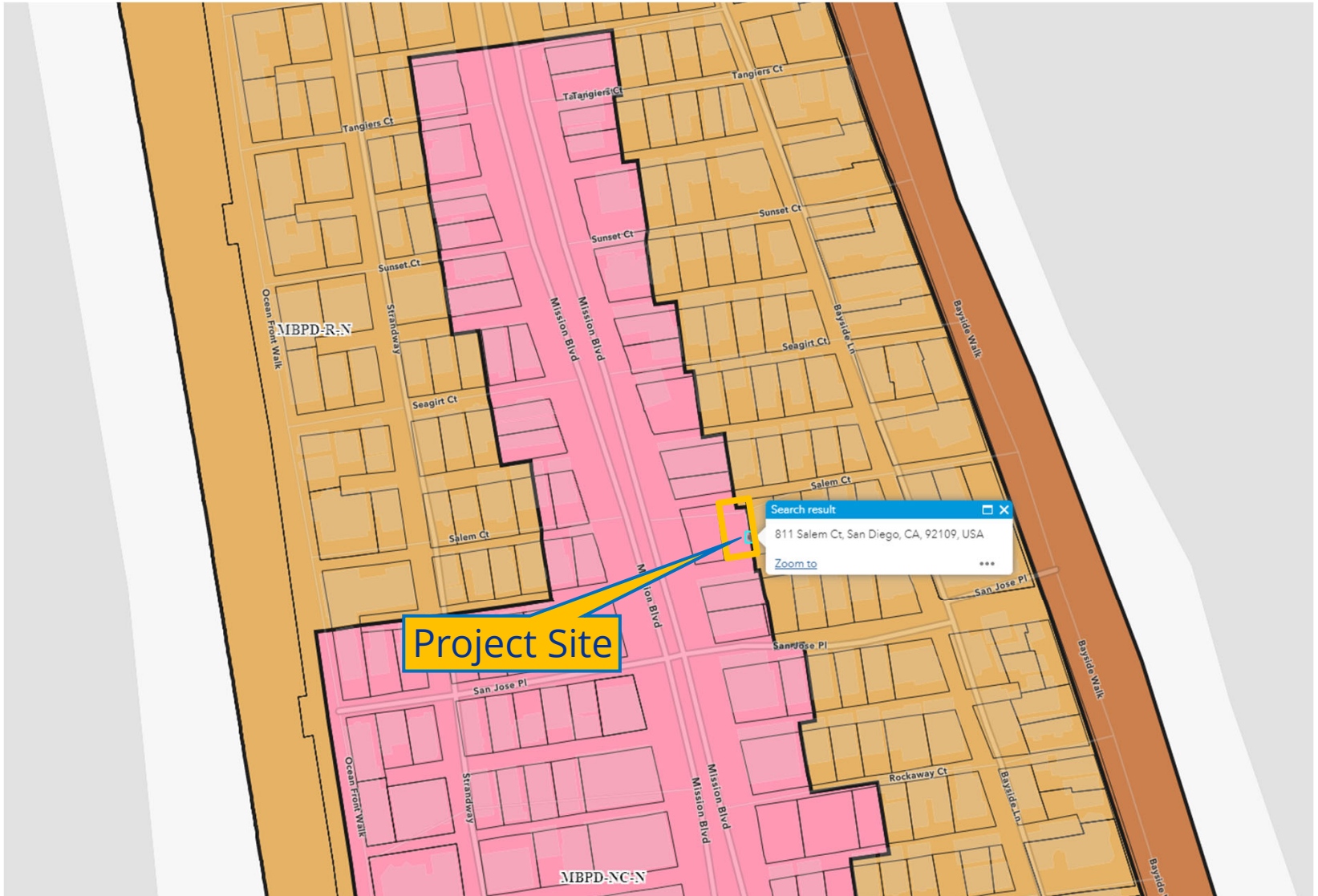




Aerial Photo

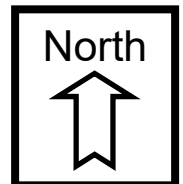
811 Salem New Residence / (APN: 423-57-7240) Salem Ct.
PROJECT NO. 656957





Zoning Map

811 Salem New Residence / (APN: 423-57-7240) Salem Ct.
PROJECT NO. 656957



HEARING OFFICER, RESOLUTION NO. _____

COASTAL DEVELOPMENT PERMIT NO. 2389205

811 SALEM NEW RESIDENCE PROJECT NO. 656957

WHEREAS, TODD SCHAK, an unmarried man, Owner/Permittee, filed an application with the City of San Diego for a permit for the construction of a three-story, single-family dwelling unit with an attached two-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2389205), on portions of a 0.029-acre site;

WHEREAS, the project site is located east of Mission Boulevard, south of Salem Court, north of San Jose Place, and west of Bayside Lane in the Mission Beach Planned District, Sub-Districts NC-N and R-N (MBPD-NC-N and MBPD-R-N), Coastal (Appealable), Transit Area, Transit Priority Area, Residential Tandem Parking, Parking Impact (Beach & Coastal) Overlay zones within the Mission Beach Precise Plan and Local Coastal Program area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 20580, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the Office of the County Recorder of San Diego County, September 22, 2008;

WHEREAS, on July 15, 2020, 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, New Construction or Conversion of Small Structures; including the construction of a single-family residence in a residential zone; 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 September 2, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2389205 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. 2389205:

COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0708]

(a) Findings for all Coastal Development Permits

- (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 0.029-acre site is east of Mission Boulevard, south of Salem Court, north of San Jose Place, and west of Bayside Lane. The proposed project is for the construction of a 1,271-square-foot, three-story, single-family dwelling unit with an attached 348-square-foot two-car garage and a 175-square-foot third floor exterior deck. The project site is approximately 500 feet from the Pacific Ocean and approximately 300 feet from the shoreline of Mission Bay. The project site is within a fully developed residential neighborhood and is not between the nearest the ocean or shoreline of any body of water and the nearest public road paralleling the Pacific Ocean or shoreline of any body of water. The proposed project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway and the proposed project 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 single-family residential project as proposed is consistent with the density and character of the existing residential zone. The project incorporates design elements which include pitched roofs and varying planes to reduce the bulk of the three-story structure. With an overall height of 29'-8 1/4" the structure is below the 30-foot coastal height limit. Additionally, the project design incorporates elements which contribute to the reduction of the bulk and scale of the structure including the following: conformance with the angled height limit requirements, conformance with all setback requirements, and a third floor deck that is set back further than the required front setback and the angled plane setback. The project is designed in conformance to setback and landscape requirements that ensure the

provision of light and air to surrounding properties. The project as designed does not require and is not requesting any deviations from the development regulations. The project is in conformance to all applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards of the underlying zone in effect for this site, including but not limited to the 30-foot coastal development height limit, building setbacks, and floor area ratio, density, parking, and landscape requirements. Therefore, the development will not affect any existing or proposed physical public access way and/or the public views to the Pacific Ocean or other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The project site has been previously graded and is currently developed and used as surface parking. 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 development.

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

The 0.029-acre site is east of Mission Boulevard, south of Salem Court, north of San Jose Place, and west of Bayside Lane. The proposed project is for the construction of a 1,271-square-foot, three-story, single-family dwelling unit with an attached 348-square-foot two-car garage and a 175-square-foot third floor exterior deck. The project site is approximately 500 feet from the Pacific Ocean and approximately 300 feet from the shoreline of Mission Bay. The project site is within a fully developed residential neighborhood and is not between the nearest the ocean or shoreline of any body of water and the nearest public road paralleling the Pacific Ocean or shoreline of any body of water.

The single-family residential project as proposed is consistent with the density and character of the existing residential zone. The project incorporates design elements which include pitched roofs and varying planes to reduce the bulk of the three-story structure. With an overall height of 29'-8 1/4" the structure is below the 30-foot coastal height limit. Additionally, the project design incorporates elements which contribute to the reduction of the bulk and scale of the structure including the following: conformance with the angled height limit requirements, conformance with all setback requirements, and a third floor deck that is set back further than the required front setback and the angled plane setback. The project is designed

in conformance to setback and landscape requirements that ensure the provision of light and air to surrounding properties. The project as designed does not require and is not requesting any deviations from the development regulations. The project is in conformance to all applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards of the underlying zone in effect for this site, including but not limited to the 30-foot coastal development height limit, building setbacks, and floor area ratio, density, parking, and landscape requirements.

The proposed project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway and the proposed project 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. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 0.029-acre site is east of Mission Boulevard, south of Salem Court, north of San Jose Place, and west of Bayside Lane. The proposed project is for the construction of a 1,271-square-foot, three-story, single-family dwelling unit with an attached 348-square-foot two-car garage and a 175-square-foot third floor exterior deck. The project site is approximately 500 feet from the Pacific Ocean and approximately 300 feet from the shoreline of Mission Bay. The project site is within a fully developed residential neighborhood and is not between the nearest the ocean or shoreline of any body of water and the nearest public road paralleling the Pacific Ocean or shoreline of any body of water. Therefore, the proposed coastal development will have no effect upon 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. 2389205 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. 2389205, a copy of which is attached hereto and made a part hereof.

Martin R. Mendez
Development Project Manager
Development Services

Adopted on: September 2, 2020

IO#: 24008519

DRAFT

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: 24008519

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2389205
811 SALEM NEW RESIDENCE PROJECT NO. 656957
HEARING OFFICER

This Coastal Development Permit No. 2389205 is granted by the Hearing Officer of the City of San Diego to TODD SCHAK, an unmarried man, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0702. The 0.029-acre site is located east of Mission Boulevard, south of Salem Court, north of San Jose Place, and west of Bayside Lane in the Mission Beach Planned District, Sub-Districts NC-N and R-N (MBPD-NC-N and MBPD-R-N), Coastal (Appealable), Transit Area, Transit Priority Area, Residential Tandem Parking, and Parking Impact (Beach & Coastal) Overlay zones within the Mission Beach Precise Plan and Local Coastal Program area. The project site is legally described as: Parcel 1 of Parcel Map No. 20580, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the Office of the County Recorder of San Diego County, September 22, 2008.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of a three-story single-family dwelling unit with an attached two-car garage on a vacant lot described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. Construction of a 1,271-square-foot, three-story, single-family dwelling unit with an attached 348-square-foot two-car garage and a 175-square-foot third floor exterior deck;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

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

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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

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

14. 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, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with the approved Exhibit "A," the Mission Beach Planned District Ordinance, the Mission Beach Community Plan, and the Land Development Manual - Landscape Standards.

16. The Owner/Permittee shall maintain all landscape in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

18. The Owner/Permittee shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in Section 132.0403(e) of the Land Development Code, Coastal Overlay Zone Regulations. Landscaping materials shall not encroach or overhang into the Courts and Places right-of-way and view corridors, below a height of 8-feet above the finish surface or finish grade, as measured at the trunk pursuant to SDMC Section 1513.0402(a)(2).

PLANNING/DESIGN REQUIREMENTS:

19. On-site parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

20. 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.

21. 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 _____ and [Approved Resolution Number].

ATTACHMENT 6

Coastal Development Permit No. 2389205

Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martin R. Mendez
Development Project Manager
Development Services Department

**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.

Owner/Permittee

By _____
Todd Schak

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

NOTICE OF EXEMPTION

(Check one or both)

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

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.: 656957

Project Title: New Salem Residence

PROJECT LOCATION-SPECIFIC: The project is located at 811 Salem Court, San Diego CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) to construct a new 3-story single-family dwelling unit with an attached two-car garage on an existing paved parking lot. The proposed dwelling unit would consist of 1,271 square feet of habitable space, a 175 square-foot roof top deck and a 348 square-foot garage. The 0.029-acre site is in the MBPD-NC-N and MBPD- R-N Zones, the Appealable Coastal Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Beach & Coastal), and is within the Mission Beach Community Plan area. The project complies with all height and bulk regulations and can accommodate the public utilities to serve the development.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Golba Architecture Inc., Angel Rodriguez, 1940 Garnet Ave., Suite 100, San Diego CA, 92109. (619) 231-9905

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- ☒ CATEGORICAL EXEMPTION: 15303 (New Construction)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15303. Section 15303 applies to projects that consist of the construction of a limited number of new small facilities or structures; including the construction of single-family units in a residential zone. Since the project is located in a residential area and would construct one single family residence on a parking lot lacking sensitive resources it was determined that the CEQA exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Jeff Szymanski / SENIOR PLANNER

SIGNATURE/TITLE

8/6/2020

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 1

Project Name: 811 Salem New Residence CDP		Project Number: 656957		Distribution Date: 2/4/2020	
Project Scope/Location: Coastal Development Permit for a proposed 3-story single-family dwelling unit with an attached two-car garage on a vacant lot, Assessor's Parcel No. (APN) 423-577-24-00. The 0.029-acre site is in the Mission Beach Planned District, Sub-Districts NC-N and R-N (MBPD-NC-N and MBPD-R-N), Coastal (Appealable), Transit Area, Transit Priority Area, Residential Tandem Parking, Parking Impact (Beach & Coastal) Overlay Zones within the Mission Beach Community Plan Area, Council District 2.					
Applicant Name: Angel Rodriguez			Applicant Phone Number: (619) 231-9905		
Project Manager: Martin R. Mendez		Phone Number: (619) 446-5309		Fax Number: (619) 321-3200	
				E-mail Address: mrmendez@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): On June 16, 2020, this project was presented as an Action Item at the Zoom Conference meeting of the Mission Beach Precise Planning Board. The project issues are listed below. <ul style="list-style-type: none"> • North side dormer exceeds 10-feet in width measurement. The 6-inch eave measurement should be included in the calculation of the total 10-foot width measurement of the dormer. • 3-ft wide, 3-ft high gate on west side yard is not an allowable encroachment in interior side yards pursuant to PDO Section 1513.0304(d)(1) and should be eliminated. Architect Golba said he would remove 					
Attach Additional Pages If Necessary.			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					




THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: 811 Salem New Residence CDP		Project Number: 656957		Distribution Date: 2/4/2020	
Project Scope/Location: Coastal Development Permit for a proposed 3-story single-family dwelling unit with an attached two-car garage on a vacant lot, Assessor's Parcel No. (APN) 423-577-24-00. The 0.029-acre site is in the Mission Beach Planned District, Sub-Districts NC-N and R-N (MBPD-NC-N and MBPD-R-N), Coastal (Appealable), Transit Area, Transit Priority Area, Residential Tandem Parking, Parking Impact (Beach & Coastal) Overlay Zones within the Mission Beach Community Plan Area, Council District 2.					
Applicant Name: Angel Rodriguez				Applicant Phone Number: (619) 231-9905	
Project Manager: Martin R. Mendez		Phone Number: (619) 446-5309		Fax Number: (619) 321-3200	
E-mail Address: mrmendez@sanidiego.gov					
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes		Members No	
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below		8		0	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below					
<input type="checkbox"/> Vote to Deny					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS: Removal of 3-ft wide, 3-ft high gate on west side yard – gate is not an allowable encroachment in the interior side yards pursuant to PDO Section 1513.0304(d) (1). Architect Golba agreed to remove the gate as part of the motion to approve with condition.					
NAME: Debbie Watkins				TITLE: Chair	
SIGNATURE: Debbie Watkins				DATE: 6/26/20	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: SCHAK RESIDENCE **Project No. For City Use Only:** 656957
Project Address: 811 SALEM COURT SAN DIEGO, CA 92109

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

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

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

Property Owner

Name of Individual: TODD SCHAK ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4925 SARATOGA AVENUE
 City: SAN DIEGO State: CA Zip: 92107
 Phone No.: 858-735-0572 Fax No.: _____ Email: todd.schak@gmail.com
 Signature: Todd Schak Date: 8-16-2020
 Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: TODD SCHAK ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4925 SARATOGA AVENUE
 City: SAN DIEGO State: CA Zip: 92107
 Phone No.: 858-735-0572 Fax No.: _____ Email: _____
 Signature: Todd Schak Date: _____
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

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

Recording requested by
Chicago Title Company-SD

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name
Street
Address
City
State
Zip

TODD SCHAK
4925 SARATOGA AVENUE
SAN DIEGO, CA 92107

DOC# 2020-0441592



Aug 07, 2020 04:59 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER
FEES: \$814.50 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 2

RECORDERS USE ONLY

GRANT DEED

ORDER NO. 73719011608

ESCROW NO. 149909K-MS

TAX PARCEL NO. 423-577-24-00

The undersigned grantor declares that the documentary transfer tax is \$797.50 and is

☒ computed on the full value of the interest of the property conveyed, or is
computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in

unincorporated area ☒ city SAN DIEGO and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RWFK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

hereby GRANT(S) to

TODD SCHAK, AN UNMARRIED MAN

The following described real property in the City of SAN DIEGO, County of San Diego, State of California:

COMPLETE LEGAL DESCRIPTION FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A".

Dated 08/05/2020

A notary public or other officer completing this certificate verifies only the
identity of the individual who signed the document to which this certificate
is attached, and not the truthfulness, accuracy, or validity, of that document.

STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO)

On August 6, 2020 before me,
MONIQUE SPEARS, Notary Public

personally appeared RONALD R. FLETCHER

RWFK, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY

By:

RONALD R. FLETCHER, MANAGER

who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature Notary Public



(Notary Seal)

EXHIBIT "A"

Parcel 1 of Parcel Map No. 20580, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the Office of the County Recorder of San Diego County, September 22, 2008

PROPRIETARY DESIGN: THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

811 SALEM RESIDENCE

811 SALEM COURT
SAN DIEGO, CA 92109

COASTAL DEVELOPMENT PERMIT RESUBMITTAL 06-16-2020

PREPARED BY:
ANGEL RODRIGUEZ
GOLBA ARCHITECTURE
1940 GARNET AVE., SUITE 100
SAN DIEGO, CA 92109
PHONE: (619) 231-9905
FAX: (619) 231-4288

PROJECT ADDRESS:
811 SALEM COURT
SAN DIEGO, CA 92109

PROJECT NAME:
811 SALEM RESIDENCE

SHEET TITLE:
COVER
SHEET

Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 06-16-20
Revision 1: 04-27-20

Original Date: 01-28-20
Sheet 1 of 7

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

811 SALEM COURT
811 SALEM COURT
SAN DIEGO, CA 92109



- ① FENCE @ 3'-0" MAX HGT. WITHIN THE 10'-0" FRONT SETBACK.
- ② ENTRY GATE @ 3'-0" MAX. HGT.
- ③ FENCE @ 6'-0" MAX. HEIGHT PAST 10'-0" SETBACK
- ④ REAR ENTRY GATE @ 6'-0" MAX. HGT.
- ⑤ CONCRETE SURFACE.
- ⑥ LANDSCAPED AREA.
- ⑦ ELECTRIC METER.
- ⑧ GAS METER.
- ⑨ RIVER ROCK.








SPECIAL PLAN NOTES

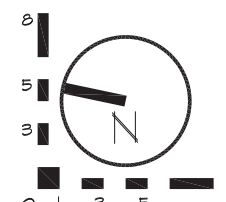
1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE (SDMC SEC. 131.0444 & 132.0505).
2. THE SCOPE OF WORK DOES NOT INCLUDE ANY PROPOSED REPLACEMENT OR REMOVAL OF ANY PART OF THE EXISTING SIDEWALK.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 160000 OF THE ORDINANCES OF THE MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

SITE NOTES:

1. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
2. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
3. PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW AND EXISTING STRUCTURES VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4). MIN. SIZE OF NUMBERS SHALL BE 12".
4. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.
5. THERE IS NO PROPOSED GRADING EXCEPT FOR MINOR SLOPES TO DRAIN.

SITE KEY

-  AREA OF PROPOSED RESIDENCE
 AREA OF PROPOSED CONCRETE
 RIVER ROCK
 AREA OF SOFTSCAPE
 INDICATES PROPERTY LINE
 INDICATES SETBACK LINE
 SPOT ELEVATION



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

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ANGEL RODRIGUEZ
GOLBA ARCHITECTURE
1940 GARNET AVE., SUITE 100
SAN DIEGO, CA 92109
PHONE: (619) 231-9905
FAX: (619) 231-4288

PROJECT ADDRESS:
811 SALEM COURT
MISSION BEACH, CA 92109

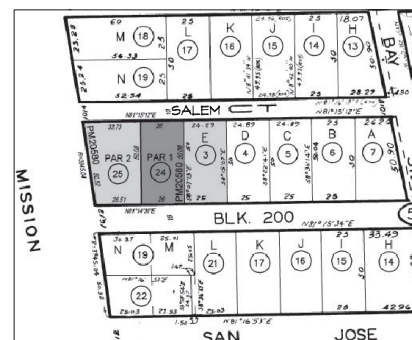
PROJECT NAME:
811 SALEM RESIDENCE

SHEET TITLE:

SITE PLAN

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 07-09-20
Revision 2: 06-16-20
Revision 1: 04-27-20

Original Date: 01-28-20
Sheet 3 Of 7

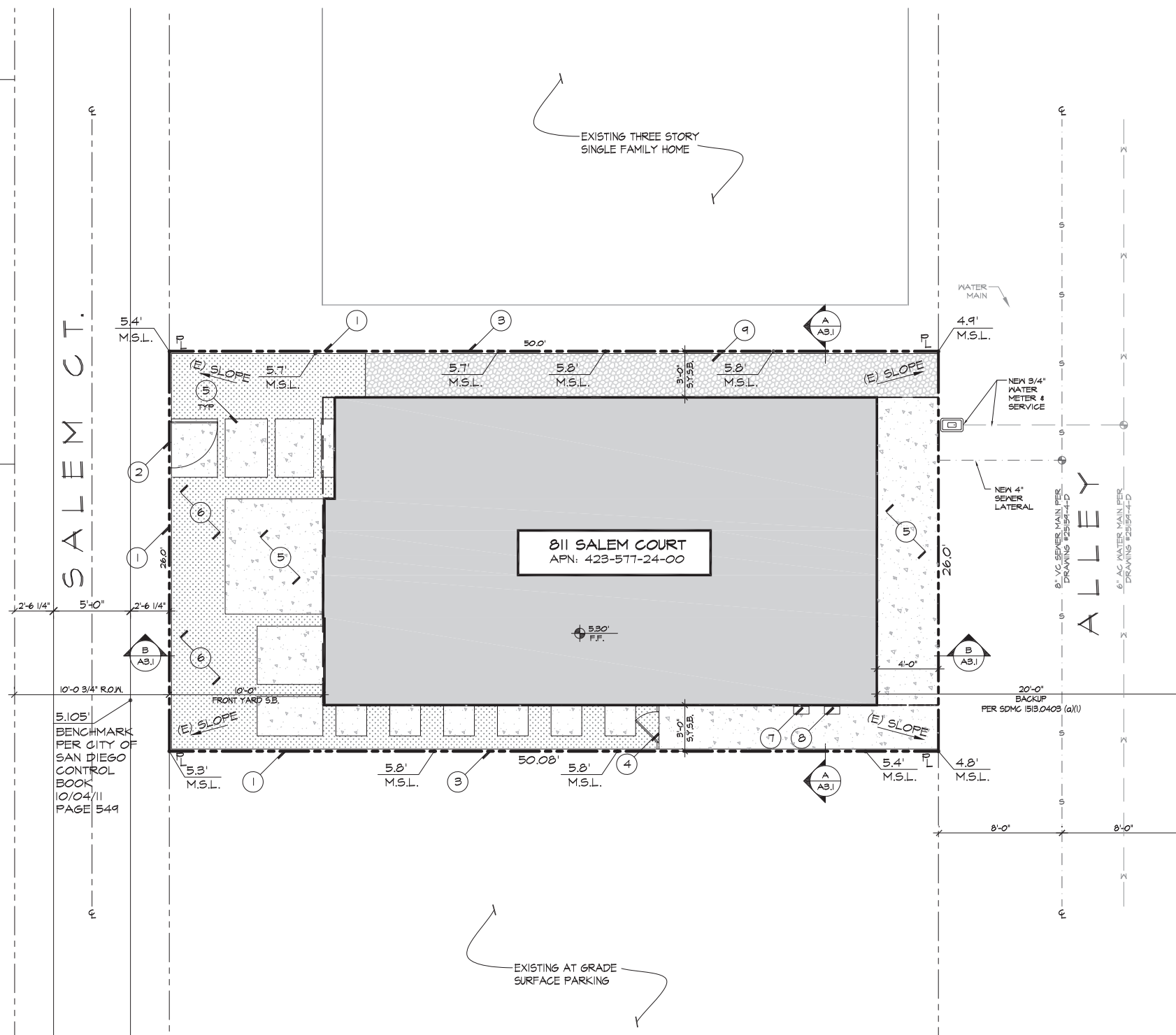


LOT COVERAGE:

TOTAL LOT SIZE: 1300 S.F.
LOT COVERAGE: 714 S.F. (55%)
LOT COVERAGE ALLOWED 65% > 55% PROPOSED

SITE WORK TABLE:

TOTAL LOT SIZE:	1,300 S.F.
TOTAL DISTURBANCE AREA:	1,300 S.F.
EXISTING AMOUNT IMPERVIOUS AREA:	1,300 S.F.
PROPOSED NEW IMPERVIOUS AREA:	989 S.F.
TOTAL IMPERVIOUS AREA:	989 S.F.
IMPERVIOUS % DECREASE:	-24%
CUT QUANTITIES:	0 CYD
FILL QUANTITIES:	0 CYD
MAX CUT DEPTH:	1'
MAX FILL DEPTH:	1'

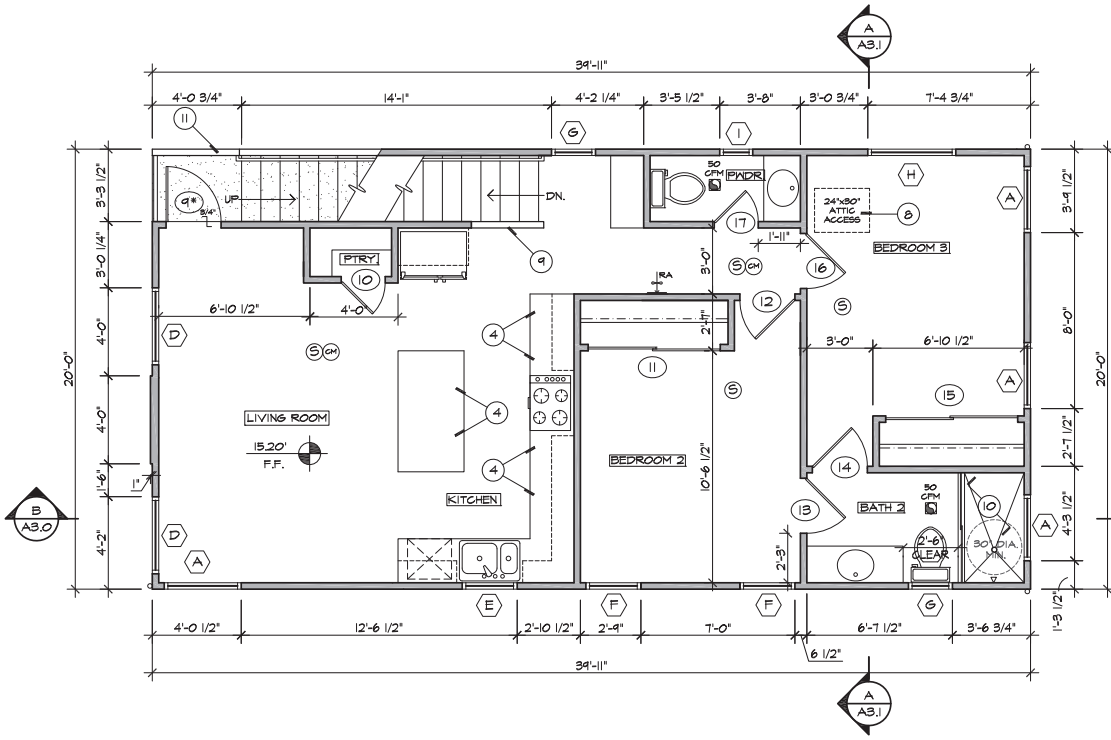


GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
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Phone: (619) 231-9905 Fax: (858) 750-3471

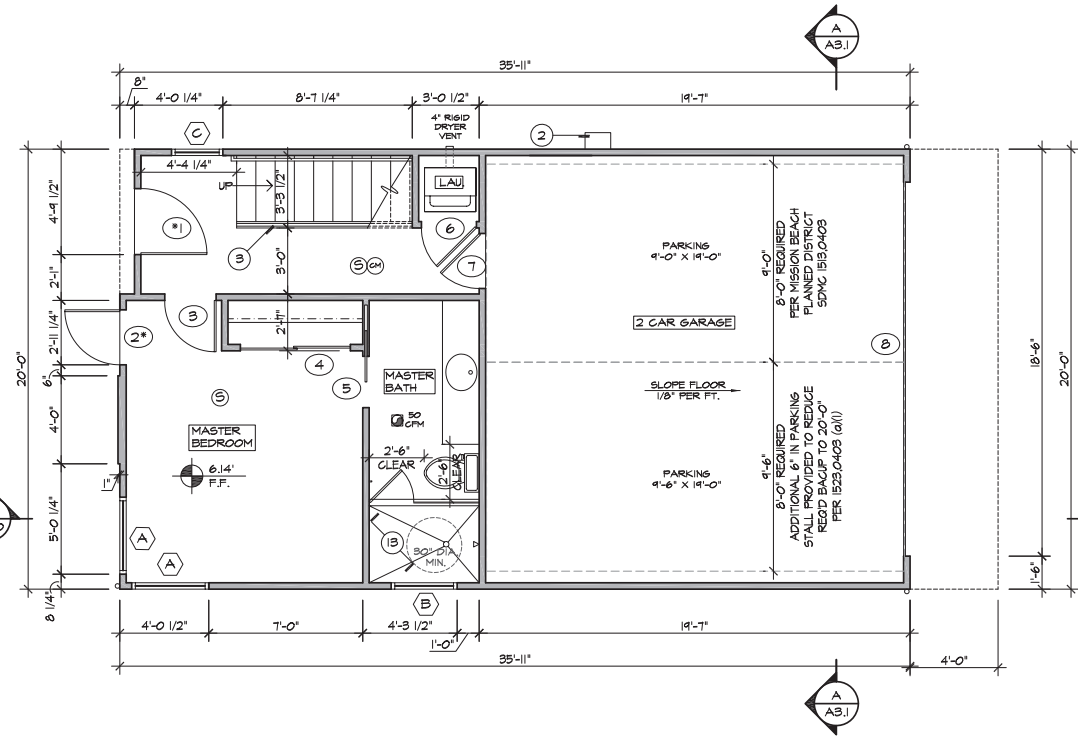
811 SALEM COURT
811 SALEM COURT
SAN DIEGO, CA 92109

golba inc
A1.0

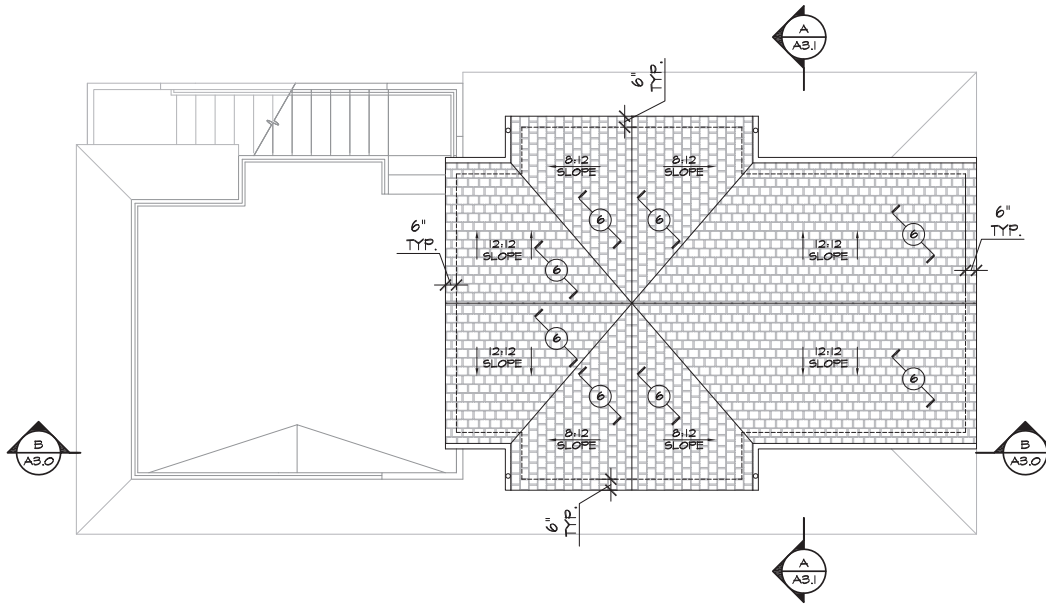
DATE: 06-16-20



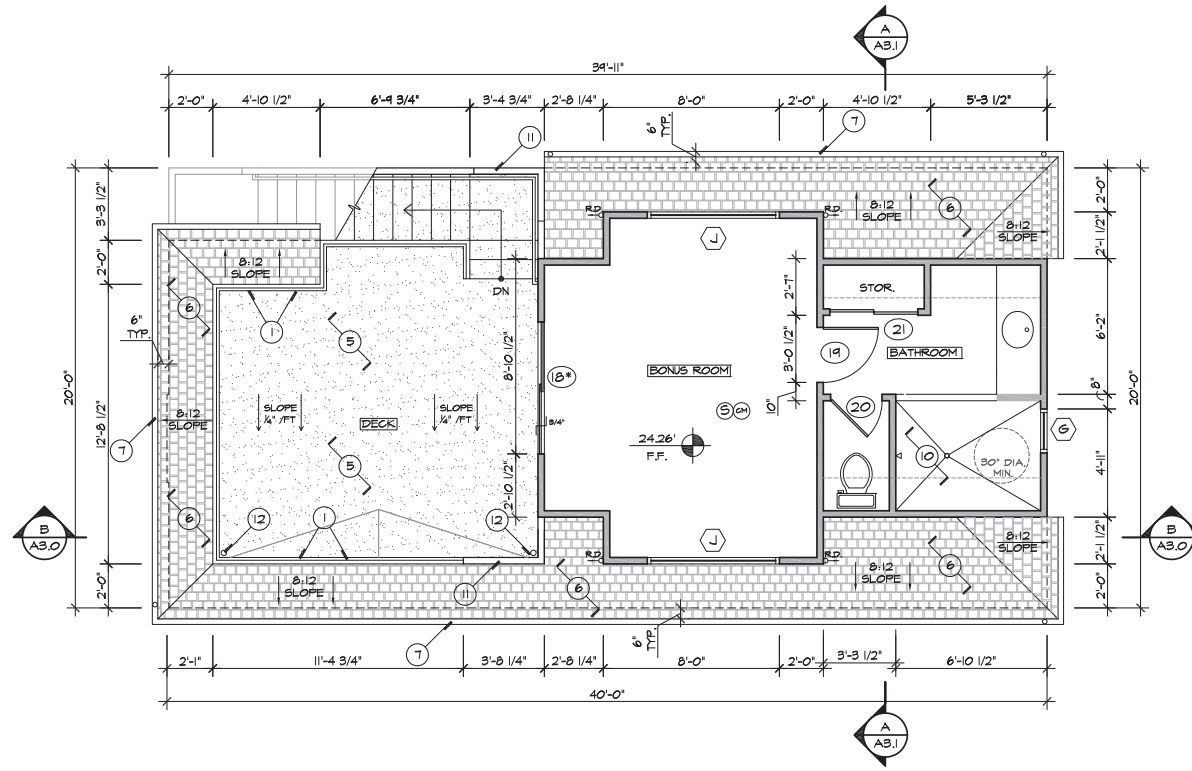
SECOND FLOOR PLAN



GROUND FLOOR PLAN



ROOF PLAN



THIRD FLOOR PLAN

- FLOOR PLAN KEY NOTES:**
- DECK GUARDRAIL @ 42" A.F.F. SEE BUILDING ELEVATIONS FOR MORE INFORMATION.
 - NAYIAN TANKLESS WATER HEATER, MODEL NF-240A, 19,900 - 199,900 BTUH, 0.96 EFFICIENCY RATING. INSTALL PER MANUFACTURER SPECIFICATIONS.
 - STAIR GUARDRAIL @ 42" ABOVE STAIR NOSE.
 - CONTRACTOR TO SUBMIT CABINET SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. USE GRANITE COUNTERTOPS, STYLE & COLOR PER OWNERS APPROVAL.
 - FLI-DECK WATERPROOFING DECK SURFACE. INSTALL PER MANUFACTURER SPECIFICATIONS. ICC REPROT ESR-2047. NO TILE IS TO BE INSTALLED ATOP OF THIS ASSEMBLY.
 - 6" 'CAMELOT' ASPHALT ROOF SHINGLES. COLOR PER OWNERS APPROVAL. CLASS 'A' ASSEMBLY, LISTED CLASS 'A' FIRE UL-T90. ICC REPORT ESR-1475.
 - 3" x 1" STYLE ALUMINUM GUTTER. COLOR TO MATCH FASCIA TRIM. PROVIDE 1/8" PER FOOT SLOPE. GUTTER SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS. ALL DOWNSPOUTS & GUTTERS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
 - RHEEM CLASSIC SERIES GAS FURNACE TO BE LOCATED IN ATTIC SPACE. MODEL R922FA-1001521MSA. 48,000 BTUH, 0.92 AFUE.
 - 42" LOW WALL.
 - SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2)
 - 42" A.F.F. LOW DECK WALL.
 - 3" DIAMETER DECK DRAIN. COORDINATE WITH FLOOR FINISH.

SPECIAL PLAN NOTE:

THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC SEC. 191.0444 & 192.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30-FEET ABOVE THE GRADE.

WALL LEGEND

	NEW 2X STUD WALL
	AREA OF NEW ADDITIONAL SQUARE FOOTAGE
	LINE OF WALL ABOVE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	RECESSED EXHAUST FAN (EQUIP W/BACK DRAFT DAMPER)
	WINDOW W/TEMPERED GLASS
	DOOR W/TEMPERED GLASS

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PHONE: (619) 231-9905
FAX: (619) 231-4288

PROJECT ADDRESS:
811 SALEM COURT
MISSION BEACH, CA 92109

- Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 06-16-20
Revision 1: 04-27-20

PROJECT NAME:
811 SALEM RESIDENCE

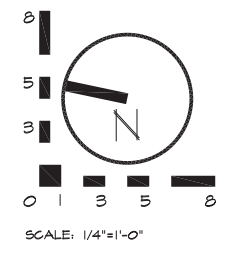
Original Date: 01-28-20
Sheet 4 Of 7

SHEET TITLE:
FLOOR & ROOF PLANS

PLAN STAIR NOTES:

FIRST FLOOR TO SECOND FLOOR
TYP. RISER = 7.75" EACH
TYP. TREAD = 11.5" EACH
OF RISERS = 14
RISE INFORMATION:
11 7/8" FLOOR JOIST
3/4" FLY. WD. @ LANDING
9'-0 5/8" TOTAL RISE

HANDRAILS
1 1/2" DIAMETER ALUMINUM HANDRAIL @ 34" ABOVE THE NOSE OF THE STAIRS.

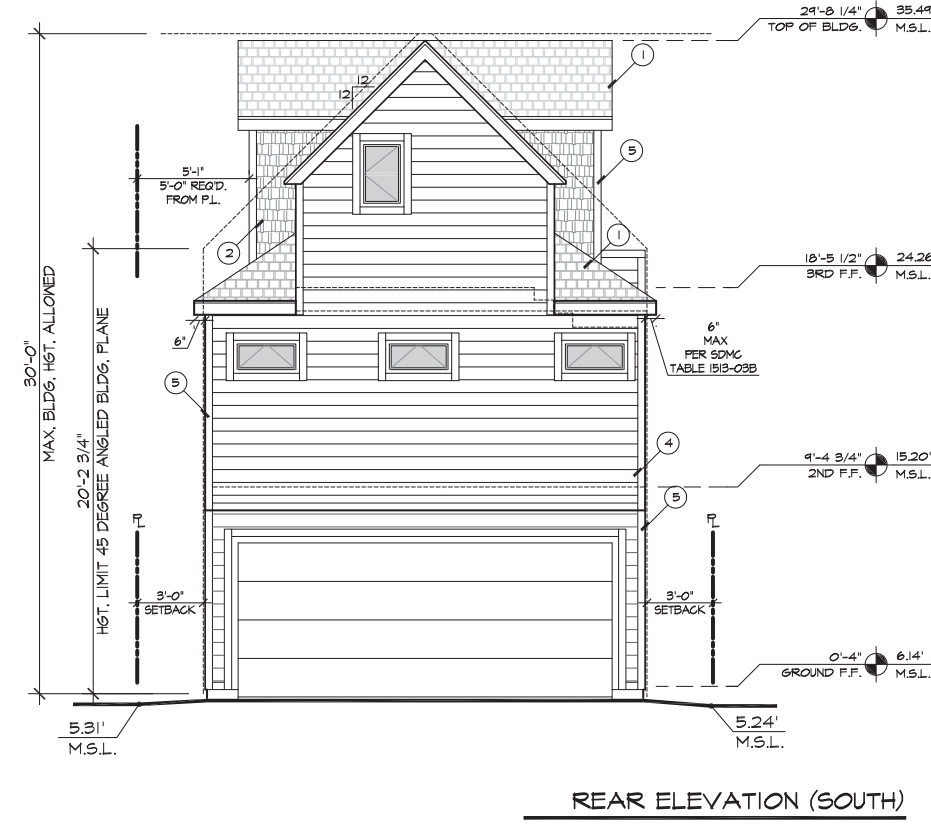
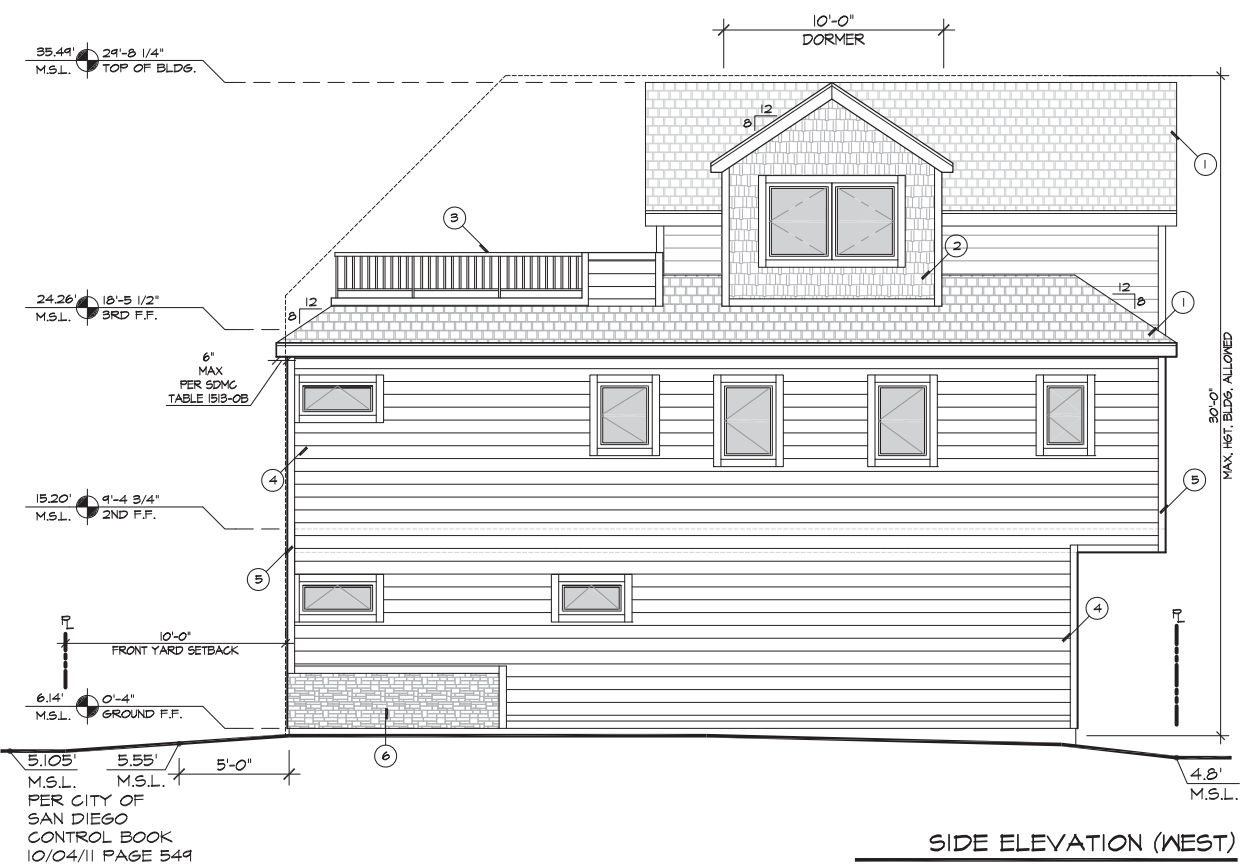
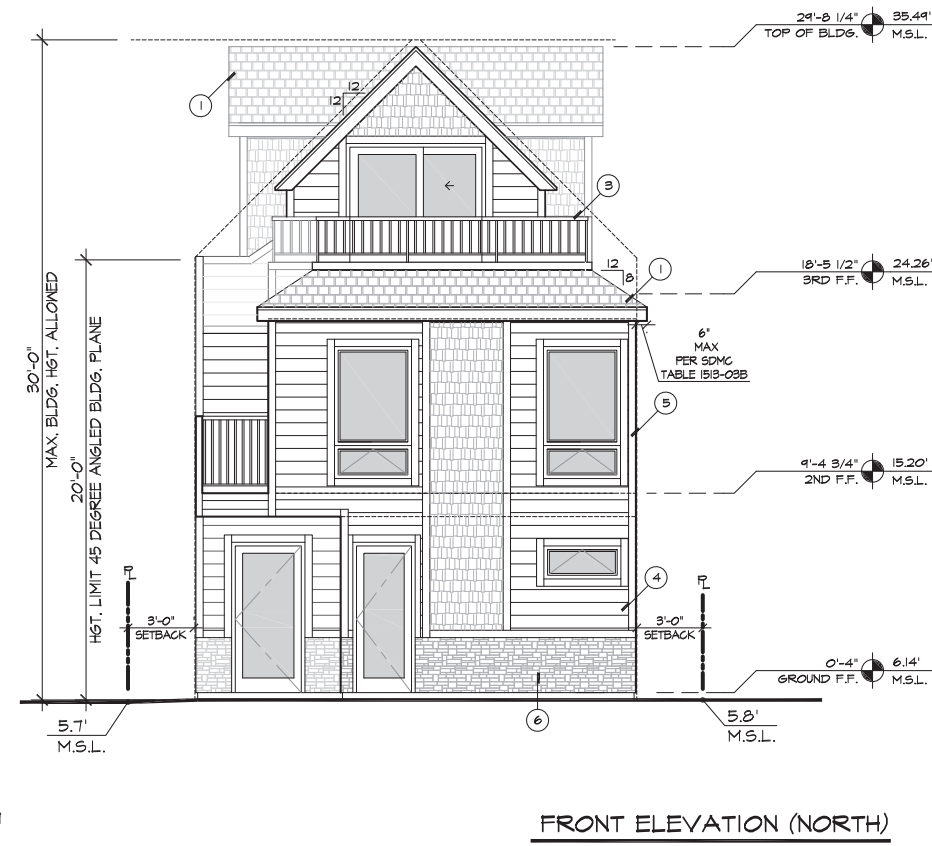
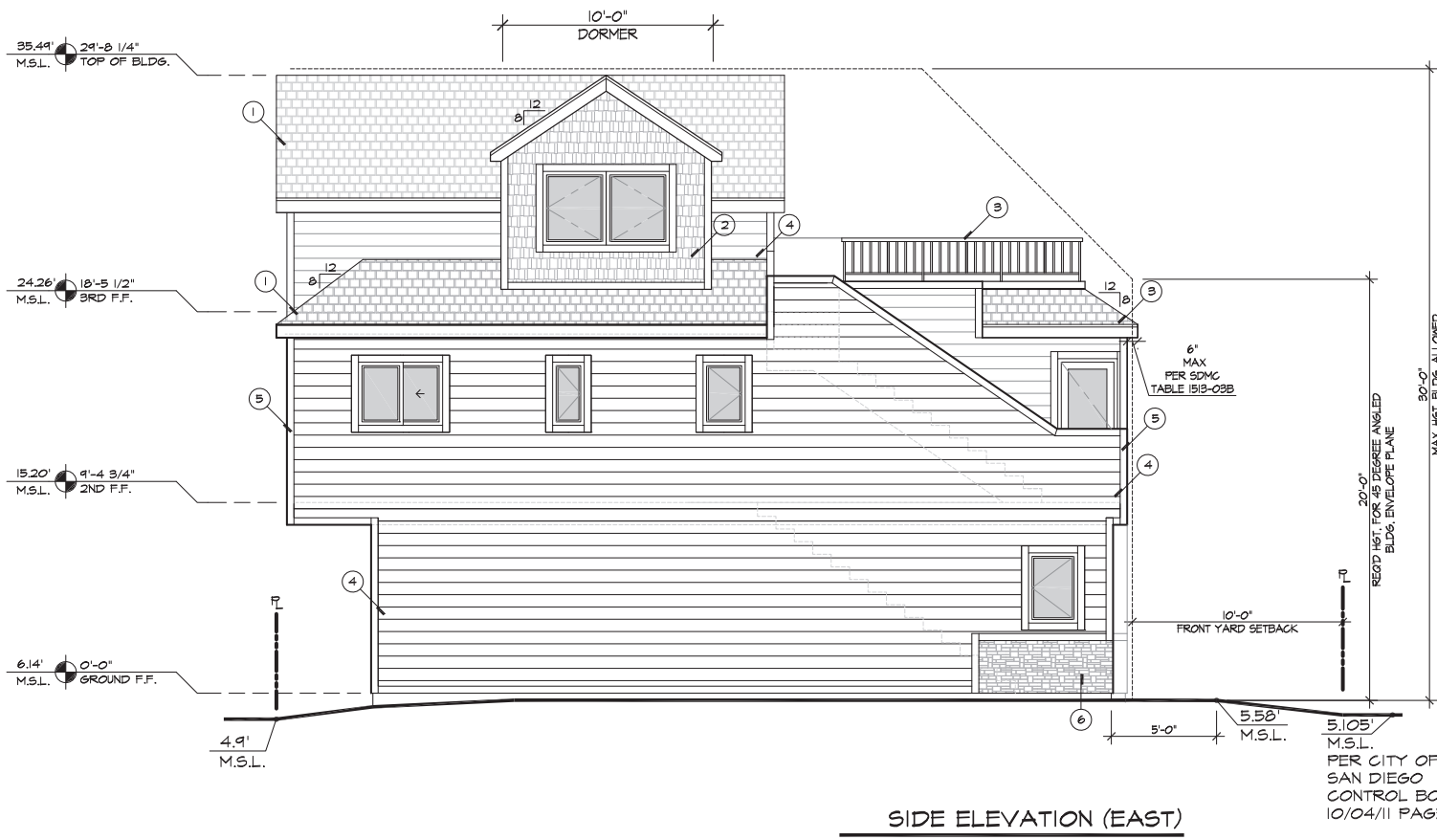


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811 SALEM COURT
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SAN DIEGO, CA 92109

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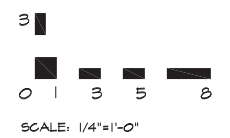
DATE: 06-16-20



ELEVATION NOTES:

- 1 GAF 'CAMELOT' ASPHALT ROOF SHINGLES. COLOR PER OWNERS APPROVAL. CLASS 'A' ASSEMBLY, LISTED CLASS 'A' FIRE UL-740. ICC REPORT ESR-1475.
- 2 SHINGLE SIDING
- 3 DECK RAILING AT 42" ABOVE FINISHED FLOOR.
- 4 6" EXPOSURE LAP SIDING
- 5 4" TRIM FINISH
- 6 STONE VENEER

NOTE: THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMG 152.0505(a))



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

PREPARED BY:
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FAX: (619) 231-4288

PROJECT ADDRESS:
811 SALEM COURT
MISSION BEACH, CA 92109

PROJECT NAME:
811 SALEM RESIDENCE

SHEET TITLE:
BUILDING ELEVATIONS

- Revision 14:
- Revision 13:
- Revision 12:
- Revision 11:
- Revision 10:
- Revision 9:
- Revision 8:
- Revision 7:
- Revision 6:
- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2: 06-16-20
- Revision 1: 04-27-20

Original Date: 01-28-20
Sheet 5 Of 7

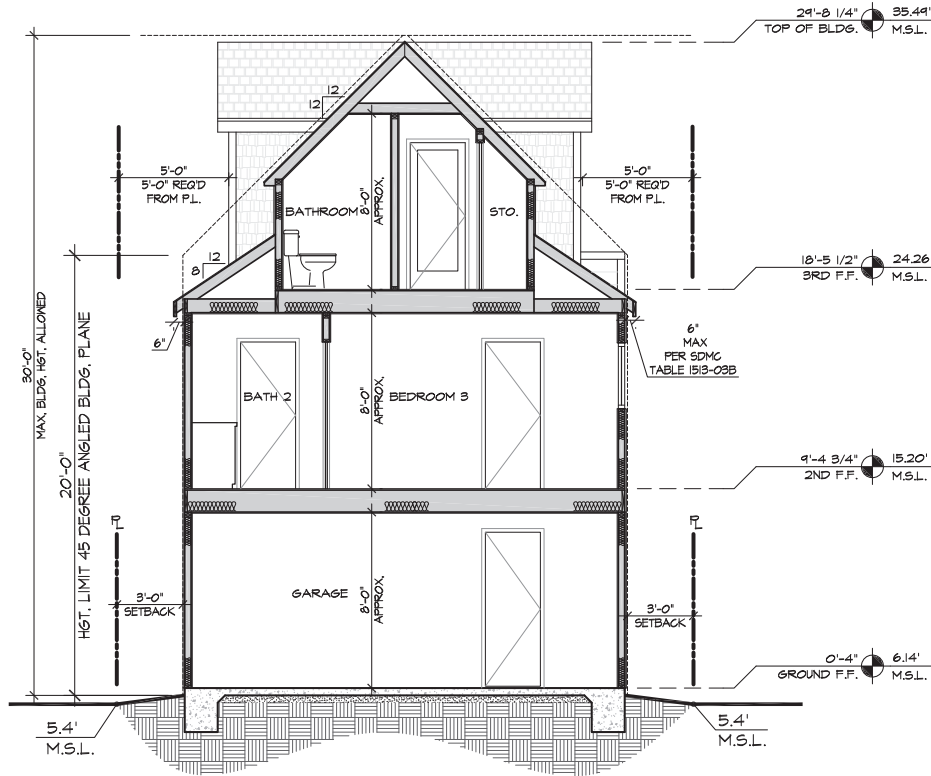
GOLBA ARCHITECTURE inc
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811 SALEM COURT
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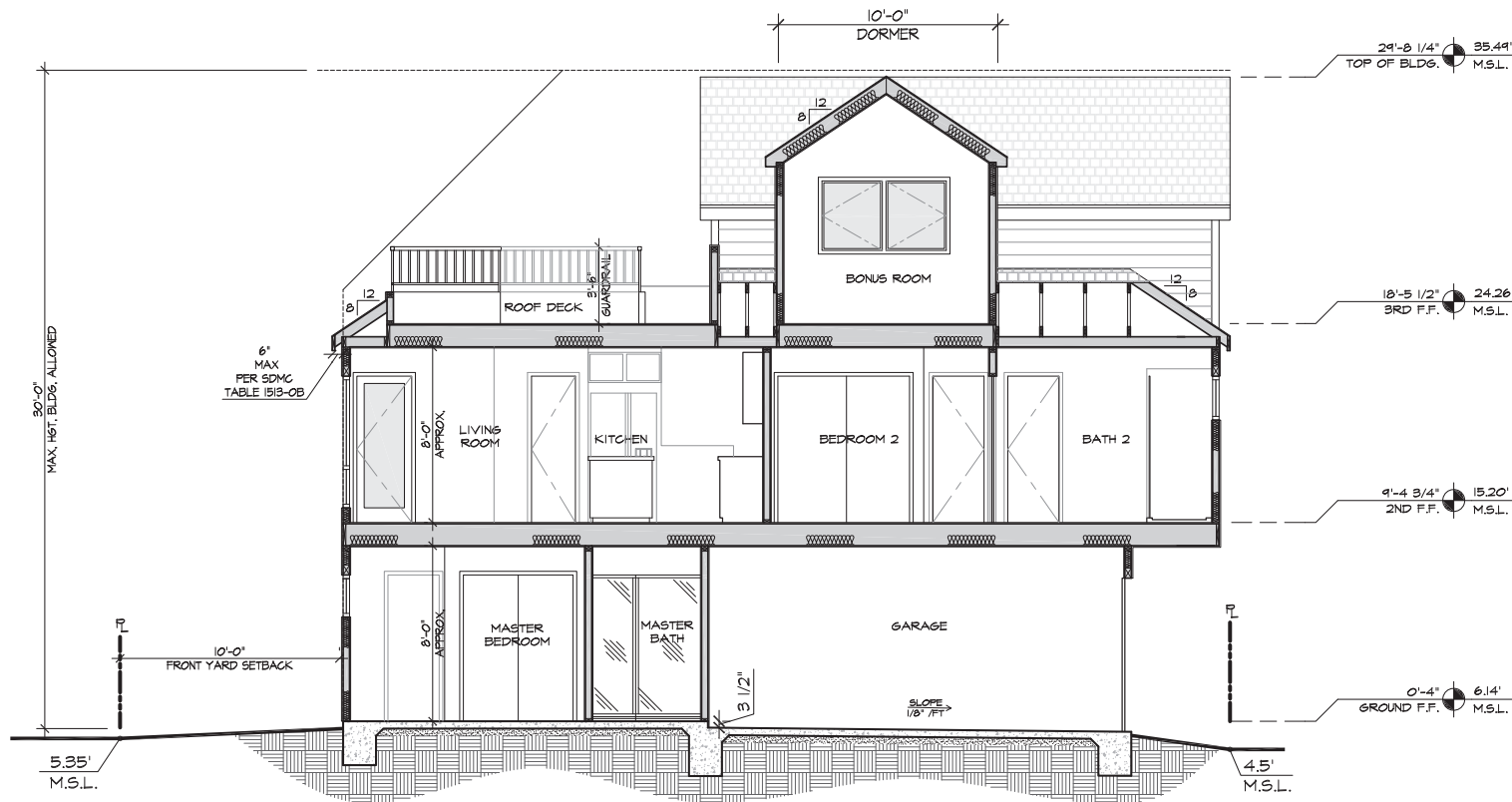


DATE: 06-16-20

REV. DATE: △

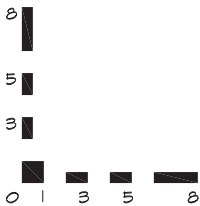


SECTION A



SECTION B

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
OR ANY VENT, PIPE, ANTENNA, OR OTHER
PROJECTION SHALL NOT EXCEED 30'-0"
ABOVE THE GRADE (SDMC 152.0505(a))



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

PREPARED BY:
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GOLBA ARCHITECTURE
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PHONE: (619) 231-9905
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PROJECT ADDRESS:
811 SALEM COURT
MISSION BEACH, CA 92109

PROJECT NAME:
811 SALEM RESIDENCE

SHEET TITLE:

**BUILDING
SECTIONS**

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 06-16-20
Revision 1: 04-27-20

Original Date: 01-28-20
Sheet 6 Of 7

LANDSCAPE DESIGN STATEMENT:

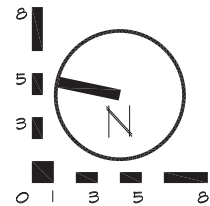
THIS SINGLE-FAMILY RESIDENCE WILL BE IMMERSSED IN A LANDSCAPE THAT RESPECTS THE INTIMATE CHARACTER OF THE PLACE ASSOCIATED WITH THIS BAYSIDE NEIGHBORHOOD. SALT-TOLERANT, WATER-CONSERVING PLANTS WILL BE EMPLOYED TO CREATE SEMI-PRIVATE PATIO, QUEEN PALMS BORDERING THE SAN JOSE PLACE CORRIDOR IN KEEPING WITH THE NEIGHBORHOOD WILL BE SET IN LAWN TO CONTINUE THE OPEN AND WELCOMING FEEL. PRESENT TODAY WHILE INFORMAL, HEDGES OF LOOSE PLANTINGS PROVIDE DEFINITION BETWEEN WALKWAY AND PATIO. THE COMBINATION OF CORRIDOR LINED PALMS, LANDSCAPE AND CONCRETE PADS WILL LOOSEN THE OVERALL COMPOSITION, CREATING A NEIGHORLY LANDSCAPE THAT CONFORMS TO THE CITY COUNCIL POLICY 900-14 AND THE CITY OF SAN DIEGO GENERAL PLAN.

NOTES:

1. ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE MISSION BEACH PLANNED DISTRICT, & ALL OTHER CITY & REGIONAL STANDARDS.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM (SPRAY) SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, & MAINTAINENCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE (SDMG 142.0403).
3. LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS & PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRGOACH OR OVERHANG INTO THE COURTS AND PLACES RIGHTS-OF-WAY BELOW A HEIGHT OF 8FT ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH TEH LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL (LDC 1513.0402(g)(2)).
4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS & LITTER CONDITION & ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED FER THE CONDITIONS OF THE PERMIT.
5. ALL LANDSCAPING & IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
6. ALL PLANTERS WITHIN PROPERTY NOT TO EXCEED 3'-0" IN HEIGHT.
7. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIREING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMG 142.0418(b)).
8. 100% OF ALL REQUIRED YARDS EXCEPT INTERIOR AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS, AND GROUND COVER. THE REMAINING 50 % MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3'-0" IN HEIGHT AND PAVED AREAS (LDC 1513.0402(g)(1)).

SITE KEY

- INDICATES PROPERTY LINE
- INDICATES SETBACK LINE



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

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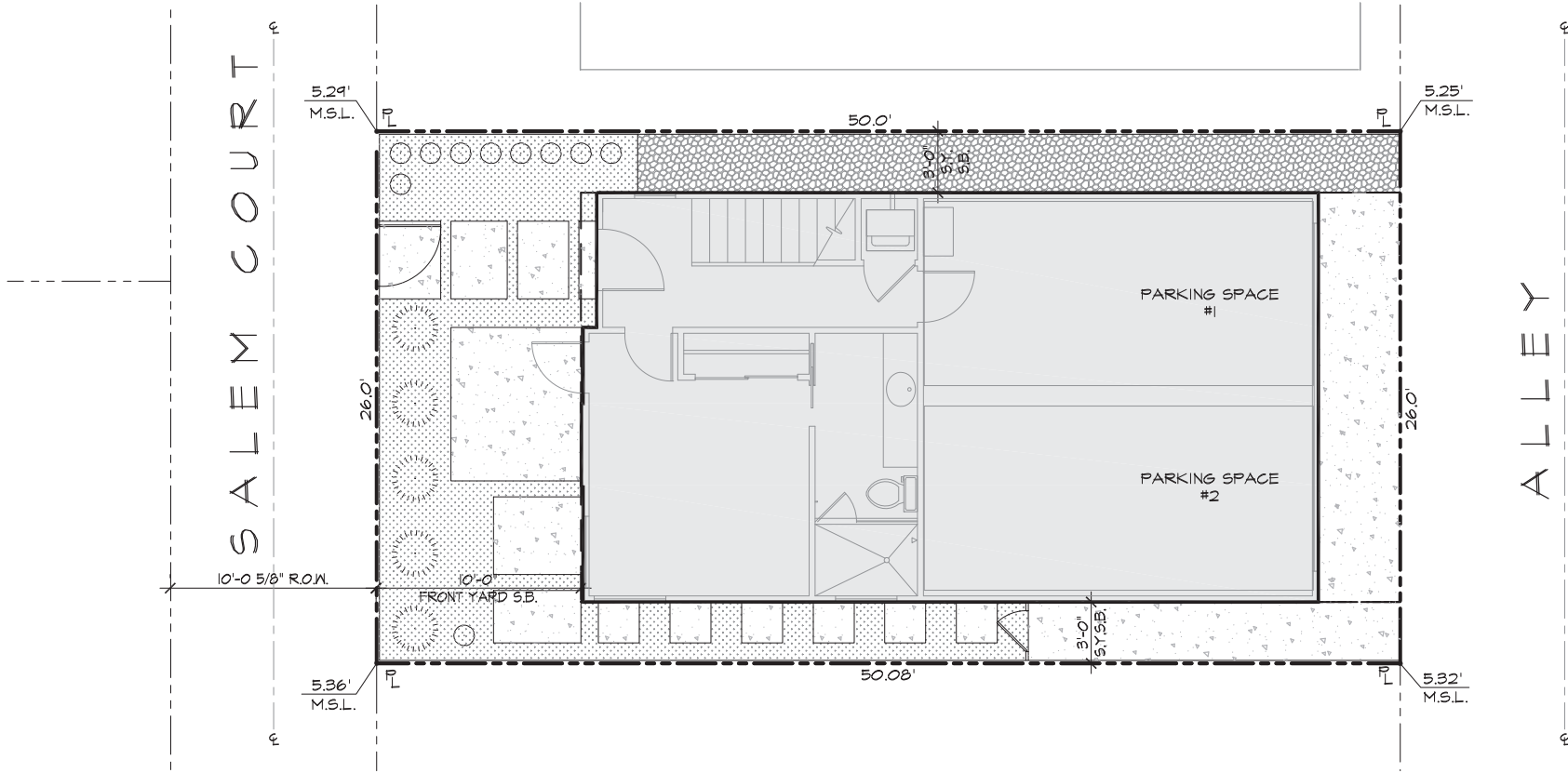
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 06-16-20
Revision 1: 04-27-20

PROJECT NAME:
811 SALEM RESIDENCE

Original Date: 01-28-20
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SHEET TITLE:

LANDSCAPE DEVELOPMENT



LANDSCAPE PLAN

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

LANDSCAPE REQUIREMENTS

TOTAL YARD AREA: 260 SQ.FT.
50% REQ. LANDSCAPE =130.
153.6 PROVIDED > 130 REQ'D.

HARDSCAPE AREA:
106.4 SQ.FT. (41%)

TOTAL YARD AREA:
260 SQ.FT.

LANDSCAPE AREA:
153.6 SQ.FT. (59%)

ALL REQUIRED YARDS EXCEPT INTERIOR YARDS AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT IS NOT RESTRICTED TO, FOUNTAINS REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3 FEET IN HEIGHT AND PAVED AREAS.

LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS AND PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRGOACH OR OVERHANG INTO THE COURTS AND PLACES RIGHTS-OF-WAY BELOW A HEIGHT OF 8 FEET ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

LANDSCAPING LEGEND

SHRUBS:



TYPE: SHRUB
FUNCTION: SCREENING
PHORMIUM TENAX
NEW ZEALAND FLAX
1 GAL. MIN.
EVERGREEN PERENIAL
COLOR



TYPE: SHRUB
FUNCTION: SCREENING
PITTOSPORUM TOBIRA
"VARIGATED TOBIRA"
1 GAL. MIN.
PERIMETER HEDGE

OPTIONAL ALTERNATIVES FOR SHRUBS:

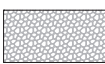
LAVANDULA ANGUSTIFOLIA
ENGLISH LAVENDER - BROADLEAF
EVERGREEN

VIBURNUM DAVIDII
DAVID VIBURNUM - BROADLEAF
EVERGREEN

GROUND COVER:



FORM: HORIZONTAL SHRUB
FUNCTION: GROUND COVER
PELLARSONIUM FELTATUM
IVY GERANIUM
FLATS
ANNUAL COLOR
GRASS LAWN



RIVER ROCK

HARDSCAPE:



CONCRETE

MIN. TREE SEP. DISTANCE:

UNDERGROUND UTILITY LINES: 5 FT.
ADV. GND. UTILITY STRUCT.: 10 FT.
DRIVEWAYS (ENTRIES): 10 FT.
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS): 25 FT.
SEWER LINE: 10 FT.

LANDSCAPE CALCS:

TOTAL PLACE YARD AREA: 260 SQ. FT.
TOTAL LANDSCAPED AREA: 153.6 SQ. FT.
TOTAL HARDSCAPE AREA: 106.4 SQ. FT.

50% X TOTAL PLACE YARD AREA (260 SQ. FT.) = 130 SQ. FT. REQ'D LANDSCAPED

TOTAL LANDSCAPED AREA (153.6 SQ. FT.) > 130 SQ.FT. REQ'D