



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 12, 2020 REPORT NO. HO-20-041

HEARING DATE: August 19, 2020

SUBJECT: BRIARFIELD DRIVE RESIDENCE CDP- Three Decision

PROJECT NUMBER: [644883](#)

OWNER/APPLICANT: Stanley Simpson.

SUMMARY

Issue Should the Hearing Officer approve a Coastal Development Permit for the demolition of an existing 1,621-square-foot single-family residence and detached garage, and construction of a new, 1,920-square-foot two-story residence with a deck, a 400-square-foot detached garage, with a 526-square-foot second story companion unit with a deck, and a 400-square-foot carport. The 0.10-acre site is at 1006 West Briarfield Dr in the RS-1-7 Zone, the Coastal Overlay zone (Appealable), within the Pacific Beach Community Plan.

Staff Recommendation:

1. Approve Coastal Development Permit No. 2333453.

Community Planning Group Recommendation: On December 12, 2019, the Pacific Beach Planning Group voted 12-0-0 to approve the project.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15301 (Existing Facilities) and 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 July 10, 2020, and the opportunity to appeal that determination ended July 24, 2020.

BACKGROUND

The 0.10-acre site is located at 1006 West Briarfield Drive in the RS-1-7 Zone, Coastal Overlay Zone (Appealable Area), First Public Roadway, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach & Coastal), within the Pacific Beach Community Plan. (Attachment 1).

The site is currently improved with a 1,621-square-foot single-family residence and detached garage. The proposed project is in an area identified for Low Density Residential (5-9 du/ac) in the Pacific Beach Community Plan, and the proposed development is consistent with that land use designation (Attachment 2). The project is surrounded by single-family residences (Attachment 3). The proposed development is also consistent with the General Plan designation and is within the Low-density range in an urbanized core of the City.

DISCUSSION

The applicant is requesting the approval of a Coastal Development Permit (CDP) for the demolition of an existing 1,621-square-foot single-family residence and detached garage, and construction of a new 1,920-square-foot two-story residence with a deck, a 400-square-foot detached garage, with a 526-square-foot second story companion unit with a deck, and 400-square-foot carport (Attachment 9).

Single-Family residential development is the primary existing land use of the immediate neighborhood. The project is compatible with the existing land uses in the immediate neighborhood and will not constitute a disruptive element to the neighborhood and community. The permitting of the new residence will not conflict with the relevant land use plans and is consistent with the Pacific Beach Community Plan and the San Diego Municipal Code.

The proposed project requires a Process Three, Hearing Officer decision with appeal rights to Planning Commission. According to San Diego Municipal Code (SDMC) Section 126.0708, Findings for a CDP, the decision maker may approve a CDP if the decision maker finds that the proposed project complies with the requirements of the SDMC. Staff has reviewed the proposed project and determined that it complies with the SDMC. No deviations have been proposed for the project.

The construction of the new residence will be subject to Ministerial building permits requiring compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all adopted referenced standards, which also establish standards to safeguard public health, safety, and welfare. The project complies with all required San Diego Municipal Code (SDMC) regulations.

The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section 112.0520 (Attachment 6).

Community Plan Analysis:

The project site is subject to the policies and goals of the Citywide General Plan. Community-specific policies are provided by the Pacific Beach Area Community Plan, which is the City's adopted land use plan for this area. The proposed project is consistent with Community Plan land use designation.

The Community Plan Recommended Residential Densities map designates the subject site as Low density residential. This land use designation provides for residential use and development at a density between 5 to 9 dwelling units per acre. The 0.10-acre site can accommodate between one

and three single-family dwellings units within the allocated density range. The proposal to construct one single-family residence, would be within the density range allocated by the Community Plan.

COMMUNITY PLANNING GROUP RECOMMENDATION

On December 12, 2019, the Pacific Beach Community Planning Board considered the project and voted 12-0-0 to recommend approval of the project without recommendations/conditions.

CONCLUSION

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the San Diego Municipal Code. Staff has provided draft findings to support approval of the project (Attachment 4) and draft conditions of approval (Attachment 5). Staff recommends that the Hearing Officer approve Coastal Development Permit No. 2333453.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2333453, with modifications.
2. Deny Coastal Development Permit No. 2333453 if the findings required to approve the project cannot be affirmed.

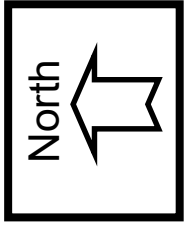
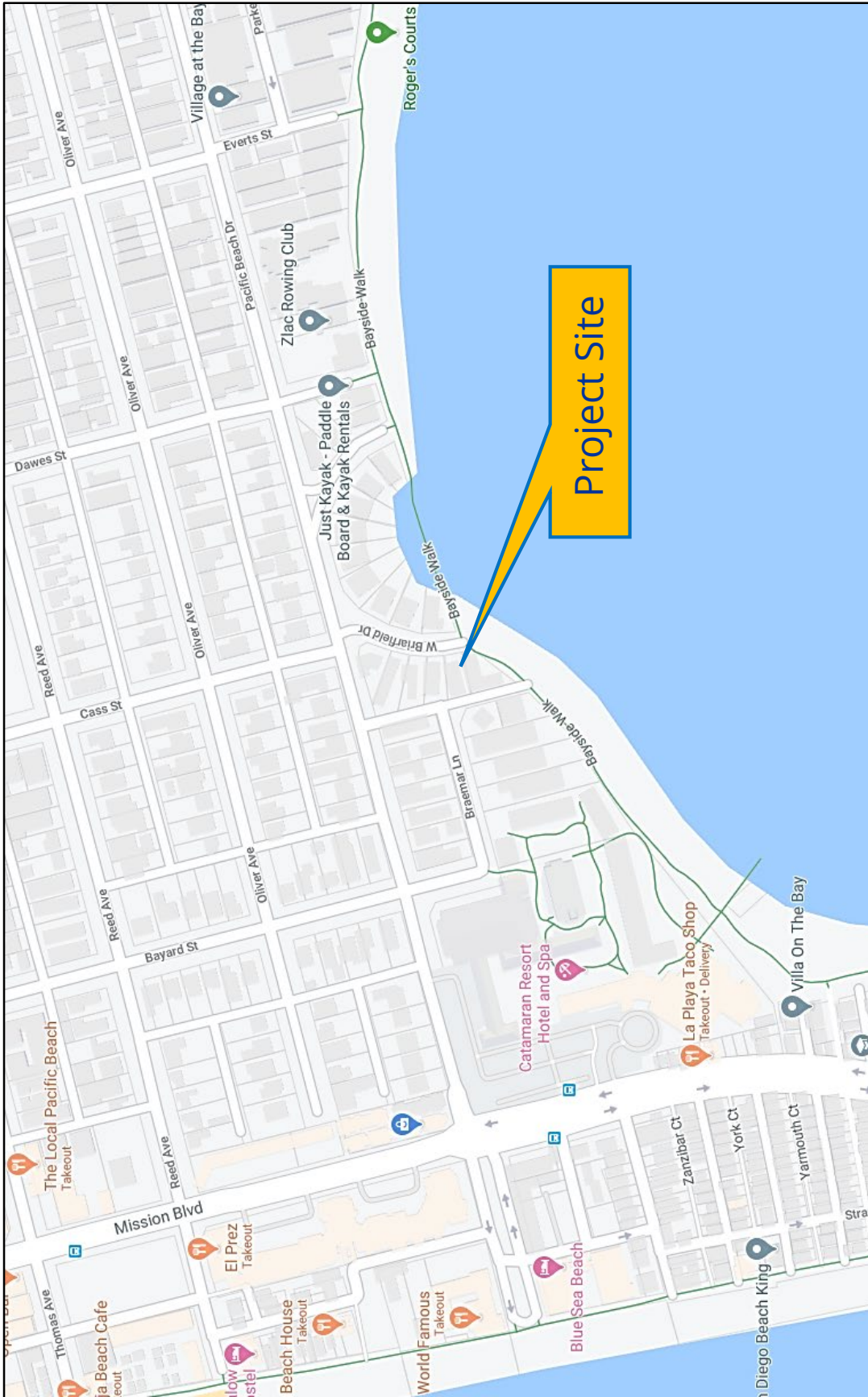
Respectfully submitted,

Derrick Johnson (D.J.)

Derrick Johnson (D.J.) Development Project Manager

Attachments:

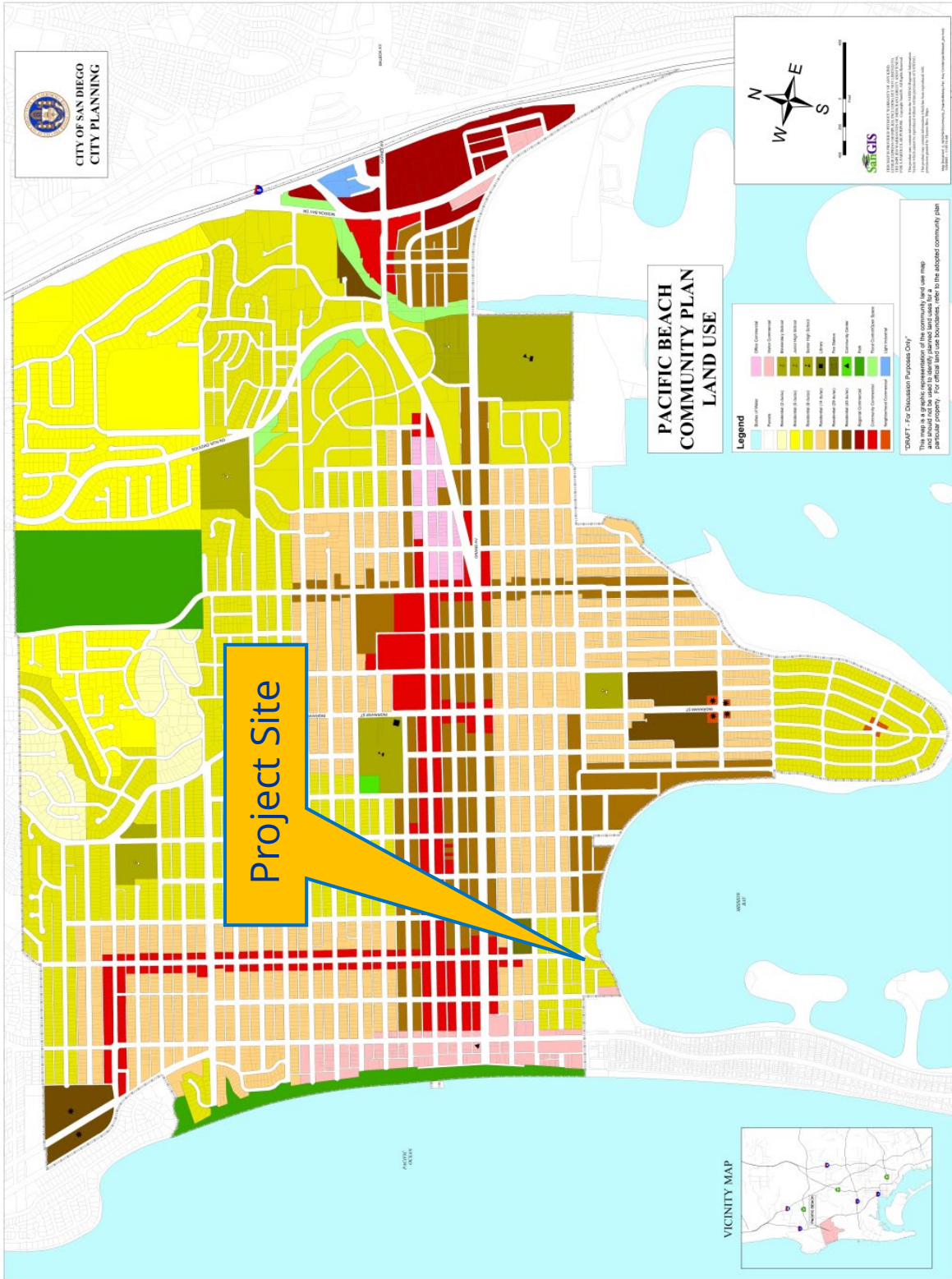
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement.
9. Project Plans



Project Location Map

Briarfield Dr Residence CDP / 1006 West Briarfield Drive
PROJECT NO. 644883

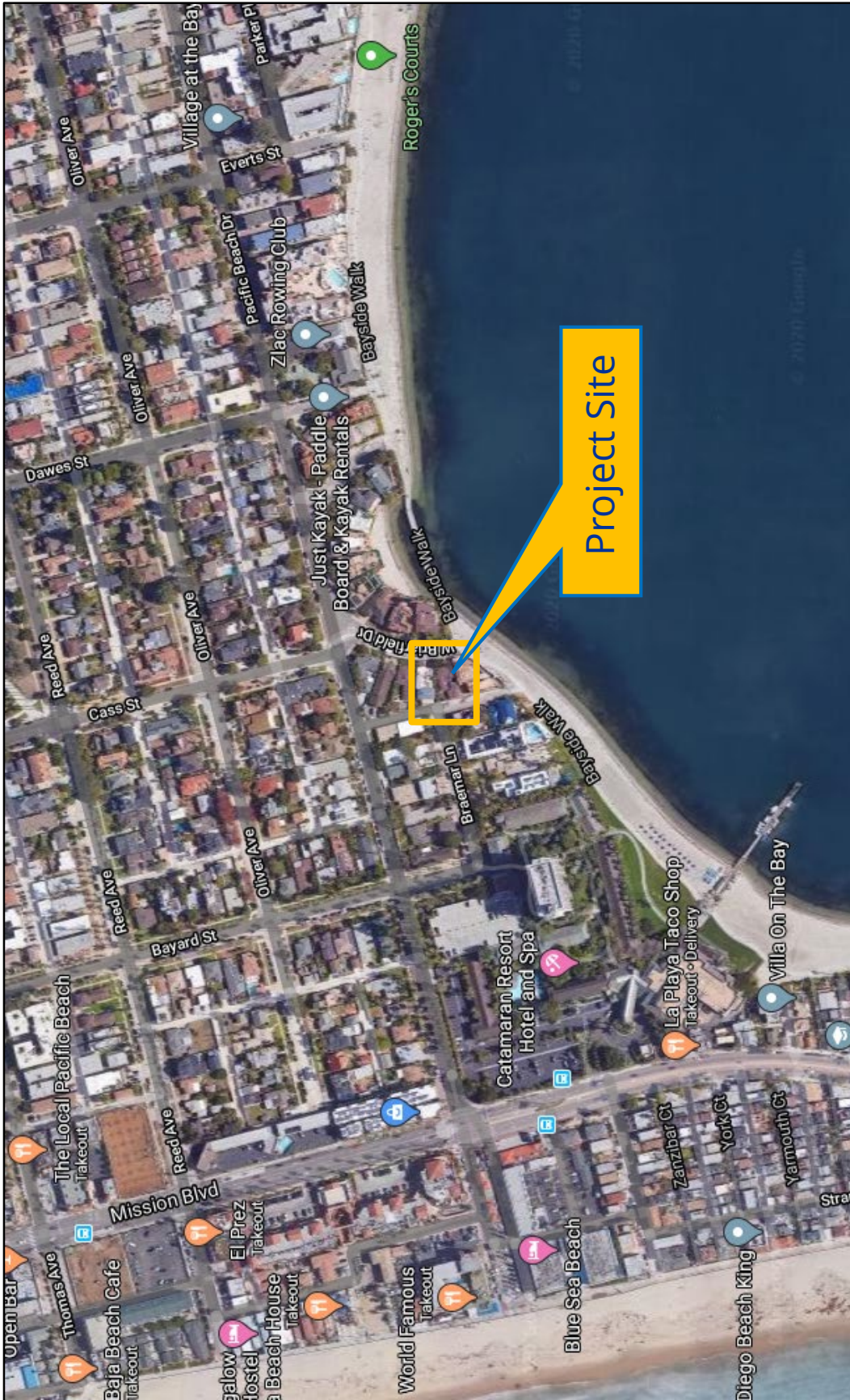
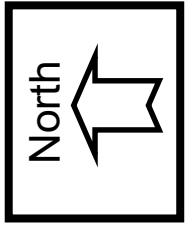




Land Use Map

Briarfield Dr Residence CDP / 1006 West Briarfield Drive
PROJECT NO. 644883





Aerial Photo

Briarfield Dr Residence CDP / 1006 West Briarfield Drive
PROJECT NO. 644883



HEARING OFFICER
RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 2333453
BRIARFIELD DR RESIDENCE CDP - PROJECT NO. 644883

WHEREAS, STANLEY SIMPSON, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of an existing 1,621-square-foot single-family residence and detached garage, to construct a new 1,920-square-foot two-story residence with a deck, a 400-square-foot detached garage, with a 526-square-foot second story companion unit and deck, and 400-square-foot carport (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2333453), on portions of a 0.10-acre site;

WHEREAS, the project site is located at 1006 West Briarfield Drive in the RS-1-7 Zone, Coastal Overlay Zone (Appealable Area), First Public Roadway, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach & Coastal), within the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as: City of San Diego, Lot 2, Block 9 of Braemar Extension, Map No. 1927, County Recorder of San Diego County, Recorded on July 12, 1926;

WHEREAS, on July 10, 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 15301 (Existing facilities) and 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 19, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2333453 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2333453:

COASTAL DEVELOPMENT PERMIT FINDINGS- SAN DIEGO MUNICIPAL CODE SECTION 126.0708

1. The proposed coastal development will not encroach upon any existing physical access way 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 the demolition of an existing 1,621-square-foot single-family residence and detached garage, to construct a new 1,920-square-foot two-story residence with a deck, a 400-square-foot detached garage, with a 526-square-foot second story companion unit with a deck, and a 400-square-foot carport. Neither the Pacific Beach Community Plan or Local Coastal program identify any existing or proposed physical accessway from this site to any coastal resource, and there are no public access easements recorded on the title of the property. No public view is identified in the community plan over, through or adjacent to the project site. proposed coastal development will enhance and protect the public view. Although not required by the community plan the project has been conditioned to provide a visual corridor of not less than the 10 feet in width, which shall be preserved as a deed restriction on the property in perpetuity. Therefore, the proposed coastal development will not encroach upon any existing or proposed physical accessway as there are no such accessways identified in a Local Coastal Program land use plan.

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

The subject site does not contain nor is it adjacent to any environmentally sensitive lands. The project is within an urbanized coastal area and is not located in or adjacent to the Multi Habitat Planning Area. Both multi-family residential and single-family residential developments are the primary existing land uses in the immediate neighborhood. The existing single-family residence will be demolished and replaced with a new single-family residence, detached garage and a companion unit, and will maintain the development patterns in neighborhood. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15301 (Existing Facilities) and 15303 (New Construction or Conversions of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 10, 2020, and the opportunity to appeal that determination ended July 24, 2020.

The new development is designed to ensure all drainage from unimproved areas will be properly collected and discharged. The proposed coastal development will not adversely affect environmentally sensitive lands, as no such resources exist on or adjacent to the project site.

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 the demolition of an existing 1,621-square-foot single-family residence and detached garage, to construct a new 1,920-square-foot two-story residence with a deck, a 400-square-foot detached garage, with a 526-square-foot second story companion unit with a deck, and a 400-square-foot carport. The Pacific Beach Community Plan designates the site for single-family residential development. The General Plan, and the Pacific Beach Community Plan and Local Coastal Program designate the site for Low Density residential (5-9 Du/Ac). The proposed development is consistent with this density. Both multifamily residential and single-family residential developments are the primary existing land uses in the immediate neighborhood. The project will not conflict with the relevant land use plans including the Pacific Beach Community Plan. Therefore, the proposed 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 project site is located between the nearest public road and the shoreline of a body of water. The site does not contain a physical public access way and is not within or adjacent to any public recreation area. The project does not propose to encroach into any public access way to the Mission Bay, which is approximately a block southerly of the site. The project is a private development on privately owned land. Therefore, the development 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. 2333453, 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. 2333453, a copy of which is attached hereto and made a part hereof.

Derrick Johnson (D.J.)

Derrick Johnson
Development Project Manager
Development Services

Adopted on: August 19, 2020

IO#: 24008376

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: 24008376

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT No. 2333453
BRIARFIELD DRIVE RESIDENCE CDP PROJECT No. 644883
HEARING OFFICER

This Coastal Development Permit No. 2333453 is granted by the Hearing Officer of the City of San Diego to Stanley Simpson Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702 and 126.0707(b). The 0.10-acre site is at 1006 West Briarfield Dr in the RS-1-7 Zone, the Coastal Overlay zone (Appealable), within the Pacific Beach Community Plan. The project site is legally described as: City of San Diego, Lot 2, Block 9 of Braemar Extension, Map No. 1927, County Recorder of San Diego County, Recorded on July 12, 1926;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing 1,621-square-foot single-family residence & detached garage, to construct a new 1,920-square-foot two-story residence with a deck, a 400-square-foot detached garage, with a 526-square-foot second story companion unit with a deck, and a 400-square-foot carport, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 19, 2020, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing 1,621-square-foot single-family residence & detached garage, and construction of a new, 1,920-square-foot two-story residence with a deck, a 400-square-foot detached garage, with a 526-square-foot second story companion unit and deck, and 400-square-foot carport;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 2, 2023.
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 of 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 of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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 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.

11. 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.

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 assure by permit and bond, the reconstruction of the damaged portions of existing curb and sidewalk per current city standards, maintaining the existing sidewalk scoring pattern, adjacent to the site on West Briarfield Drive, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond, the removal of the existing retaining wall in the West Briarfield Drive right of way, satisfactory to the City Engineer.

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.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any construction permit, the Owner/Permittee shall submit construction documents which show and label one street tree in the public right-of-way and dimension a 40-square-foot root zone area around each tree which is unencumbered by utilities.

PLANNING/DESIGN REQUIREMENTS:

18. The automobile, motorcycle and bicycle 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.

19. 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.

20. Per SDMC Section 132.0403, a visual corridor of not less than the 10 feet in width shall be preserved as a deed restriction as a condition of the Coastal Development Permit approval.

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.

GEOLGOY REQUIREMENTS:

22. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or

update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

24. 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.

25. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

26. 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.

27. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

28. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

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.

ATTACHMENT 5

APPROVED by the Hearing Officer of the City of San Diego on August 19, 2020 and Resolution No.

ATTACHMENT 5

Coastal Development Permit No. 2333453
August 19, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson (D.J.)
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.

Stanley Simpson
Owner/Permittee

By _____
Stanley Simpson
Owner/Permittee

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

NOTICE OF EXEMPTION**ATTACHMENT 6***(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.: 644883

Project Title: Briarfield Drive Residence

PROJECT LOCATION-SPECIFIC: The project is located at 1006 West Briarfield Drive, San Diego CA, 92109

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit for the demolition of an existing 1,621-square-foot single-family residence & detached garage, to construct a new 1,920-square-foot two-story residence with a deck, a 400-square-foot detached garage, with a 526-square-foot second story companion unit with a deck, & 400-square-foot carport. The 0.10-acre site is at 1006 West Briarfield Dr in the RS-1-7 Zone, the Coastal Overlay zone (Appealable), within the Pacific Beach Community Plan. The proposed project complies with all height and bulk regulations and can accommodate the public utilities to serve the new structure.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Gary Taylor, 3241 Adams Avenue, San Diego CA, 92116. (619) 280-7613

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: 15301 (Existing Facilities) and 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 Sections 15303 and 15301. Section 15303 applies to projects that consist of the construction of a limited number of new small facilities or structures; including the construction of two single family units in a residential zone. In addition, CEQA Section 15301 allows for the demolition of single-family residences and other small structures. Since the project would construct a new residence with on companion unit on a previously developed site lacking sensitive resources it was determined that the CEQA exemptions were appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

ATTACHMENT 6

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

Jeffrey Szymanski / SENIOR PLANNER
SIGNATURE/TITLE

8/3/2020
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

Page 4

City of San Diego - Information Bulletin 620

August 2018



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

Community Planning Committee Distribution Form Part 2

Project Name:
1006 Briarfield Drive

Project Number:
644883

Distribution Date:
12/12/2019

Project Scope/Location:

The Coastal Development Permit for the demolition of an existing 1,621-square-foot single-family residence & detached garage, to construct a new 1,920-square-foot two-story residence with a deck, a 400-square-foot detached garage, with a 526-square-foot second story companion unit with a deck, & 400-square-foot carport.

Applicant Name:
Gary Taylor

Applicant Phone Number:
619-280-7613

Project Manager:

Phone Number:

Email Address:

Committee Recommendations (to be completed for Initial Review):

<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 0	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued

CONDITIONS:

NAME:
Marcella Bothwell

TITLE:
Chair, Development Committee

SIGNATURE:


DATE:
12/12/2019

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

Clear Forms



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

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

Project Title: SIMPSON RESIDENCE + ADU **Project No. For City Use Only:** 644883
Project Address: 1006 W. BRIARFIELD DR S.D. 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: STANLEY SIMPSON ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 1006 W. BRIARFIELD DR
 City: SAN DIEGO State: CA Zip: 92109
 Phone No.: 619 372-0832 Fax No.: _____ Email: stan949598@gmail.com
 Signature: [Signature] Date: 8-23-19
 Additional pages Attached: ☐ Yes ☒ No

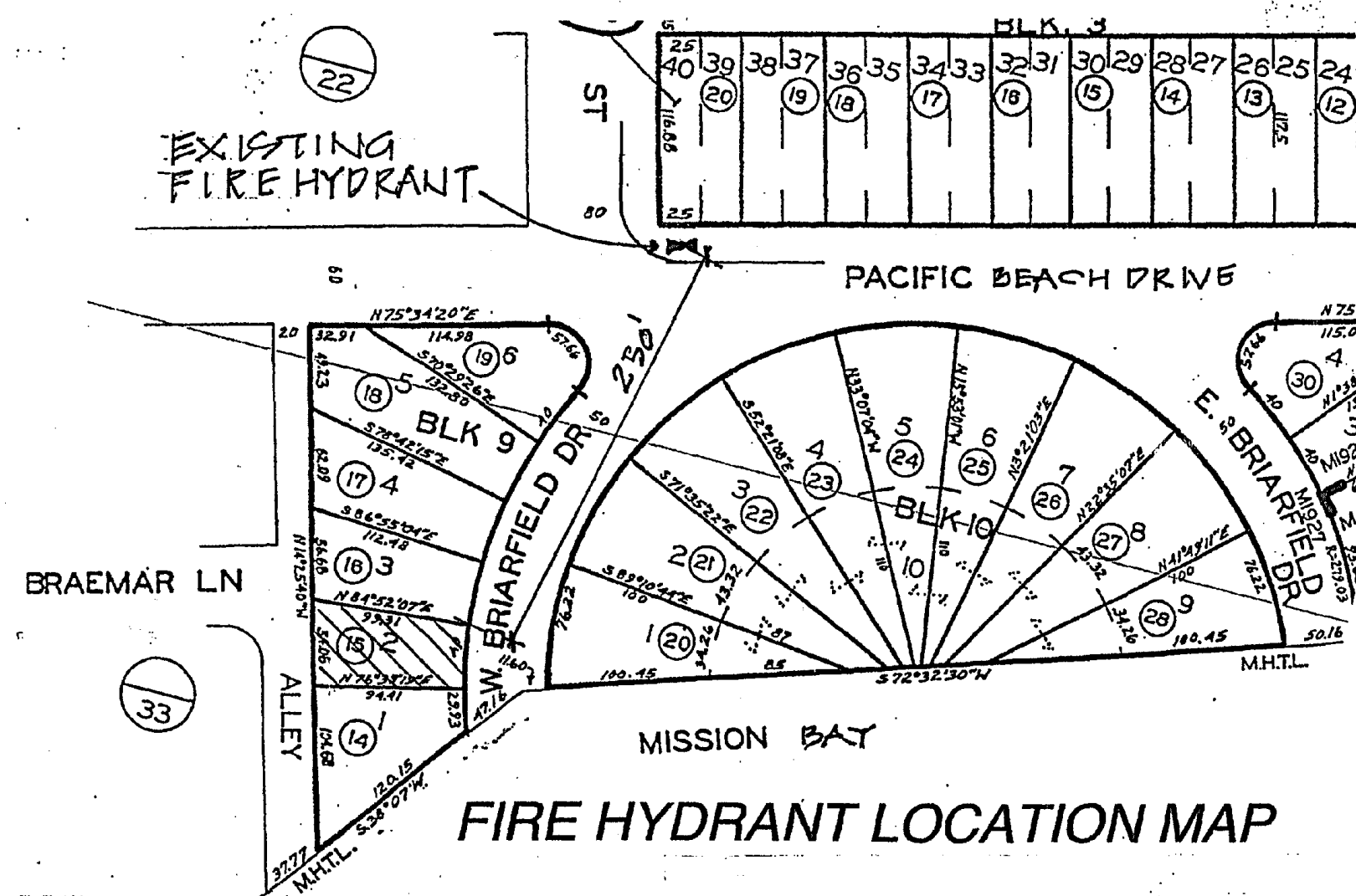
Applicant

Name of Individual: GARY TAYLOR, AGENT ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 3241 ADAMS AVE
 City: SAN DIEGO State: CA Zip: 92116
 Phone No.: 619 2807613 Fax No.: _____ Email: GTdesign@cox.net
 Signature: [Signature] Date: 8-12-19
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

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

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 Upon request, this information is available in alternative formats for persons with disabilities.



STORM WATER NOTE

1. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of the ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations.

GENERAL NOTES

1. No existing easements on site.
2. No existing or proposed bus / transit stops.

SITE NOTES

1. 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 San Diego Municipal Code, into the construction plans or specifications.
2. 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.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCE NOTES:

1. The only excavation will be for the foundation footings which will be 24" into existing firm soils. See Grade Plan, no cut or fill required.

PUBLIC SIDEWALK NOTE:

1. Any future improvement or provision of sidewalks should be in substantial conformance with the historic design of sidewalks on adjacent properties including location, width, elevation, scoring pattern, texture, color and material. Contractor date stamps are also considered significant historic markings to be preserved. They should be preserved in place or relocated and set nearby.

PUBLIC VIEW CORRIDOR NOTE:

1. The front 10' should be devoid of landscaping that grows taller than three feet in height so as to reserve the open nature of the view corridor and avoid foliage and vegetation growing into it.

SITE KEY NOTES

1. EXISTING CURB AND SIDEWALK. RECONSTRUCT DAMAGES PORTIONS OF THE CURB AND SIDEWALK PER CITY STANDARD. MAINTAIN THE EXISTING SCORING PATTERN AND PRESERVING ANY CONTRACTOR'S STAMP.
2. EXISTING PAVED ALLEY
3. EXISTING WATER SERVICE TO BE KILLED AT THE MAIN. NEW 1" WATER METER & SERVICE FOR DOMESTIC, IRRIGATION & FIRE SPRINKLERS TO BE 30" FRO, ABANDONED LINE. PROVIDE NEW CONCRETE YARD BOX
4. NEW BACKFLOW ASSEMBLY TYPE "RP" PER SDRSD SDW-155
5. CONNECT NEW 4" ABS SEWER LINE TO EXISTING 4" SEWER LATERAL. VERIFY EXACT DEPTH AND LOCATION.
6. NEW DRIVE - USE UNATTACHED UNIT PAVERS
7. NEW PAVER WALKWAY / PATIO / PORCH - USE UNATTACHED UNIT PAVERS
8. PROPOSED RECESSED ELEC, CATV, TELEPH
10. PROPOSED GAS METER LOCATION
11. (1) OPEN 8' X 18' PARKING SPACE
12. (2) 9' X 18' PARKING SPACES IN GARAGE
13. (2) 9' X 18' PARKING SPACES IN CARPORT
14. NEW 24" BOX STREET TREE - SEE LANDSCAPE NOTES THIS SHEET
15. LINE OF BALCONY OR FLOOR ABOVE
16. 10' WIDE VIEW CORRIDOR PER SDMC 132.0403
17. SPECIAL FLOOD HAZARD LINE ON ADJACENT PROPERTY - SEE SHEET 3
18. SENSITIVE BIOLOGY LINE ON ADJACENT PROPERTY - SEE SHEET 3
19. LANDSCAPED AREA
20. EXISTING 6' HEIGHT WALL / FENCE TO REMAIN. (no footings cross the property line)
21. REMOVE PORTION OF EXISTING WALL / FENCE IN THE PUBLIC RIGHT-OF-WAY.
22. REMOVE EXISTING WALL / FENCE ALONG THE ALLEY.
23. REMOVE PORTION OF ENCROACHING WALL / FENCE ALONG NORTH SIDE OF PROPERTY

LANDSCAPE LEGEND and NOTES

- All required landscape as shown on these plans, including in the right-of-way shall be maintained by the Owner.
- All landscaped areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition consistent with the City of San Diego Landscape Regulations and Standards.



- Indicates one 24-in box canopy tree in the right-of-way or front yard of the property to satisfy 141.0302(a)(9). Species shall be consistent with Community Tree District 1 as set forth in the Pacific Beach Community Plan.

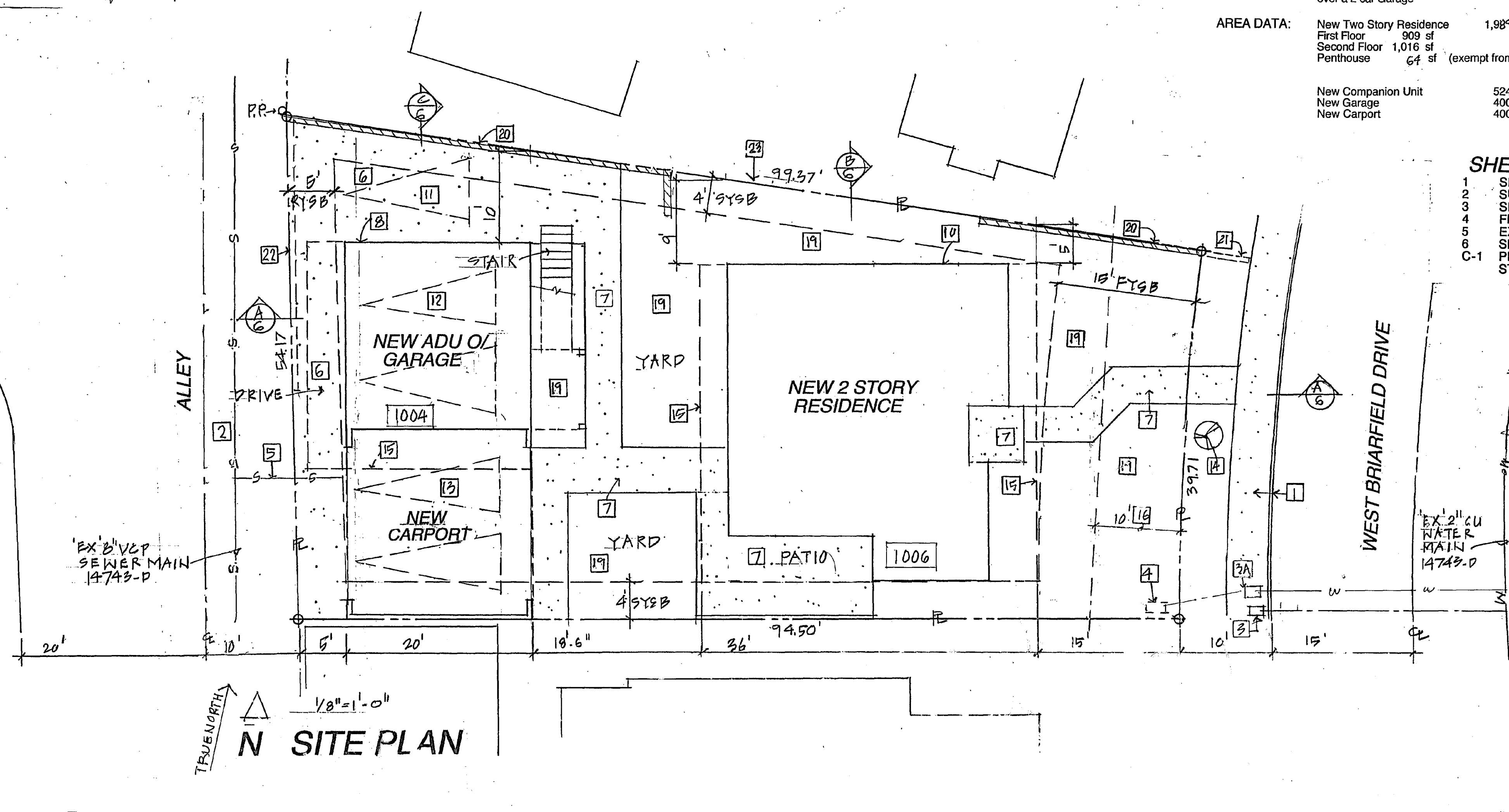
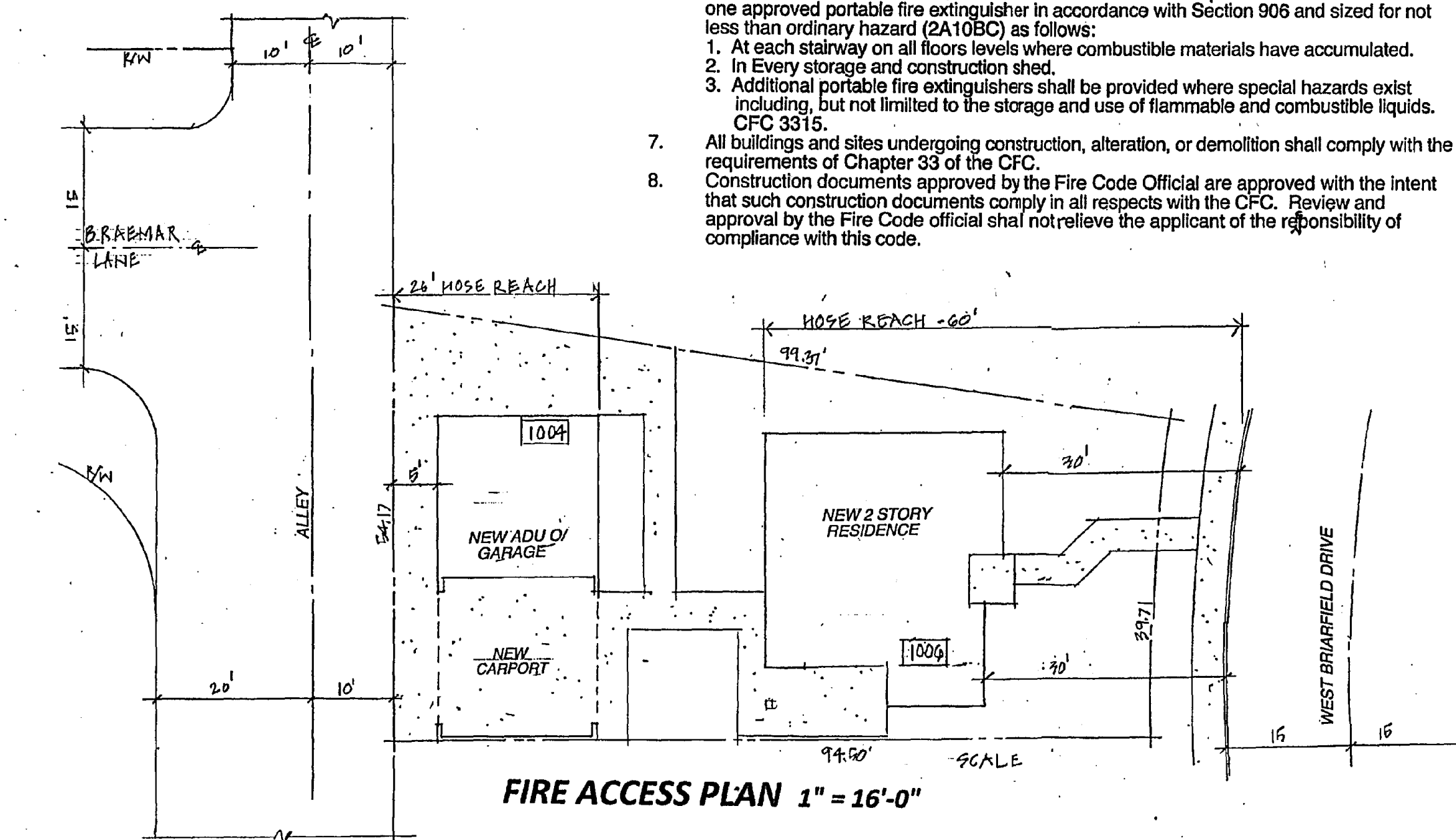
MINIMUM TREE SEPARATION DISTANCE

- Traffic signals / stop signs - 20 feet
- Underground utility lines - 5 feet (10' for sewer)
- Above ground utility structures - 10 feet
- Driveway (entries) - 10'
- Intersections (intersecting curb lines of two streets) - 25 feet
- * 5 Feet on residential streets rated at 25 MPH or lower.

The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on OCT. 1, 2018 and this project will be subject to those regulations.

FIRE NOTES:

1. Existing fire hydrants are shown on the FIRE HYDRANT LOCATION MAP this sheet.
2. Plans must comply with the current adopted California Fire Code/California Building Code.
3. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. CFC 503.2.5.
4. Building Address numbers to be provided and shall be visible and legible from the street or road fronting the property per SDMC section 95.0209/
5. The required width of access roadways shall not be obstructed in any manner, including the parking of vehicles. Where no space is provided for parking along access roadways, they shall be kept clear by posting of signs or the painting of curbs per Policy A-14-1.
6. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard (2A10BC) as follows:
 1. At each stairway on all floors levels where combustible materials have accumulated.
 2. In Every storage and construction shed.
 3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to the storage and use of flammable and combustible liquids. CFC 3315.
7. All buildings and sites undergoing construction, alteration, or demolition shall comply with the requirements of Chapter 33 of the CFC.
8. Construction documents approved by the Fire Code Official are approved with the intent that such construction documents comply in all respects with the CFC. Review and approval by the Fire Code official shall not relieve the applicant of the responsibility of compliance with this code.



CONSULTANTS

- DESIGN / AGENT: Gary Taylor and Associates Inc.
3241 Adams Ave
San Diego, CA 92116
(619) 280-7613 fax (619) 280-7616
Woods Land Surveying, Inc.
2180 Garnet Ave. Suite 3G
San Diego, CA 92109
(619) 273-4700
- SURVEY:
- CIVIL ENGINEER: Stevens-Cresto Engineering, Inc.
9665 Chesapeake Drive #200
San Diego, CA 92123
(858) 694-5660 fax 694-5661
- GEOTECHNICAL: Christian Wheeler Engineering
3980 Home Ave
San Diego, CA 92105
(619) 550-1700 fax 550-1701

PROJECT DATA

REQUEST: Coastal Development Permit to replace an existing Single Family Residence and add a detached Companion Unit with Garage and Carport.

DESCRIPTION: New two story 3 bedroom 3.5 bath Residence at the front of the property and new Companion Unit with Garage and Carport at the rear of the property. Existing 1,333 sf residence plus detached 288 sf garage will be removed.

OWNER: Stanley Simpson
1006 West Briarfield Dr.
San Diego, CA 92109 (619) 372-0832 stan949598@gmail.com

JOB ADDRESS: 1006 West Briarfield Drive San Diego, CA 92109

SITE AREA: 4,750 sf COMMUNITY: Pacific Beach A.P.N. 423-350-15-00

LEGAL: LOT 2 BLK 9 BRAEMAR EXT MAP 1927

ZONE: Base RS 1-7, First Public Roadway, Coastal Overlay Zone (Appealable), Coastal Height limit Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal) and the Pacific beach Community Plan.

FLOOD and BIOLOGY: Floodways and Sensitive Vegetation have recently been determined not to be on this property, but on adjacent property to the south per CDP 562051

CONSTRUCTION: Type V B OCCUPANCY: R-3 / U-1

GEOLOGIC HAZARD: Category 52

FLOOR AREA RATIO: Allowed .60 / 2,850 sf Shown .599 / 2,849 sf

UNIT DATA: New Primary Residence is a two story 3 Bedroom 3.5 Bath residence with Roof Deck
New Companion Unit is a one level 1 Bedroom 1 Bath unit with Roof Deck over a 2-car Garage

AREA DATA: New Two Story Residence 1,989 sf Decks 488 sf Patio 60 sf
First Floor 903 sf
Second Floor 1,016 sf
Penthouse 64 sf (exempt from FAR per SDMC 113.0234(b)(7))

New Companion Unit 524 sf Decks 293 sf
New Garage 400 sf = 2,850 sf
New Carport 400 sf

SHEET INDEX

1. SITE PLAN PROJECT DATA
2. SURVEY- EXISTING CONDITIONS
3. SITE GRADES PLAN
4. FLOOR PLANS ROOF PLANS
5. EXTERIOR ELEVATIONS
6. SITE & BUILDING CROSS SECTIONS
- C-1. PRELIMINARY DRAINAGE PLAN
- STORM WATER / BMP PLAN

COASTAL DEVELOPMENT PERMIT

SIMPSON
RESIDENCE + ADU
W BRIARFIELD DR

REVISION 5
REVISION 4
REVISION 3 5-10-22
REVISION 2 4-1-20
REVISION 1 1-12-20

ORIG. DATE 8-12-19

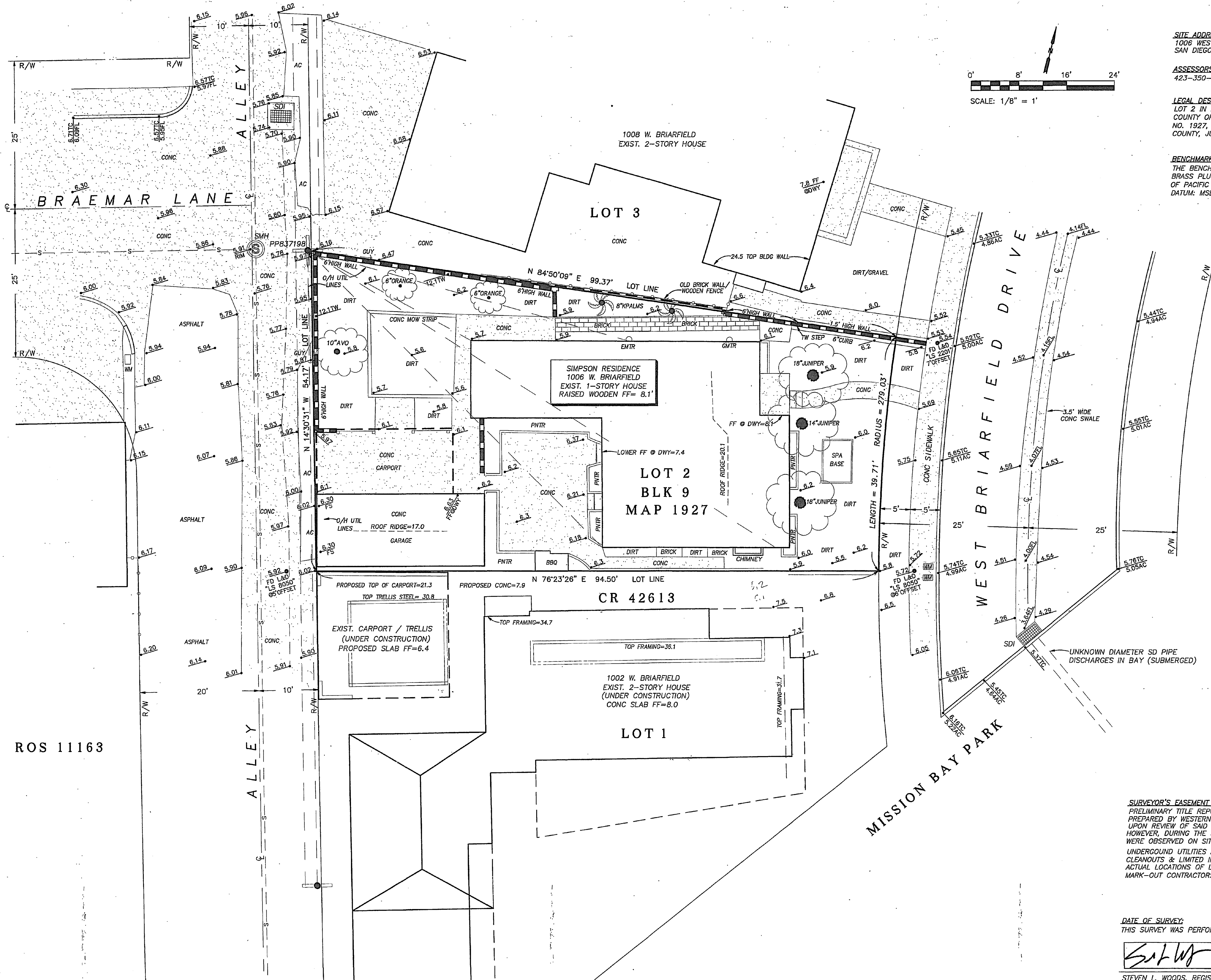
SITE PLAN

sheet 1 of 7
pts # 64488C

GTA
GARY TAYLOR
&
ASSOCIATES, INC.
3241 ADAMS AVE
SAN DIEGO, CA 92116
(619) 280-7613
fax 280-7616

RESIDENCE + ADU
1006 W BRIARFIELD DR.
SAN DIEGO, CA 92109

ROS 11163



SITE ADDRESS:
1006 WEST BRIARFIELD DRIVE
SAN DIEGO, CA 92109

ASSESSORS' PARCEL NUMBER:
423-350-15

LEGAL DESCRIPTION:
LOT 2 IN BLOCK 9 OF BRAEMAR EXTENSION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1927, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 12, 1926.

BENCHMARK:
THE BENCHMARK USED FOR THE PURPOSES OF THIS PLAT IS A BRASS PLUG IN THE TOP OF CURB LOCATED AT THE NORTHWEST CORNER OF PACIFIC BEACH DRIVE & CASS STREET. ELEV: 6.015'
DATUM: MSL, NGVD '29. RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL.

WOODS LAND SURVEYING, INC
2180 GARNET AVE., SUITE 300
SAN DIEGO, CA 92109
(619) 273-4700

TOPOGRAPHIC PLAT
1006 WEST BRIARFIELD DRIVE, SAN DIEGO, CA
LOT 2 IN BLOCK 9 OF BRAEMAR EXTENSION MAP NO. 1927
IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA

THIS DRAWING IS THE PROPERTY OF WOODS LAND SURVEYING, INC. AND SHALL NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF WLS. WLS ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED BELOW.

DATE	DATE
6-5-19	
BY	BY
SLW	
REVIEWED BY	REVIEWED BY

SURVEYOR'S EASEMENT & UTILITY NOTES:
PRELIMINARY TITLE REPORT NO. 112934, DATED MARCH 16, 2016 AND PREPARED BY WESTERN RESOURCES TITLE CO. WAS SUPPLIED BY THE CLIENT. UPON REVIEW OF SAID REPORT, NO PLOTTABLE EASEMENTS WERE FOUND. HOWEVER, DURING THE SITE SURVEY OVERHEAD TRANSMISSION POWER LINES WERE OBSERVED ON SITE, THEIR APPROXIMATE LOCATION IS PLOTTED HEREON. UNDERGROUND UTILITIES ARE PLOTTED HEREON BASED ON EXISTING MANHOLES, CLEANOUTS & LIMITED INFORMATION AVAILABLE FROM CITY UTILITY DRAWINGS. ACTUAL LOCATIONS OF LINES SHOULD BE LOCATED BY UNDERGROUND UTILITY MARK-OUT CONTRACTORS BEFORE ANY FINAL DESIGN OR CONSTRUCTION.

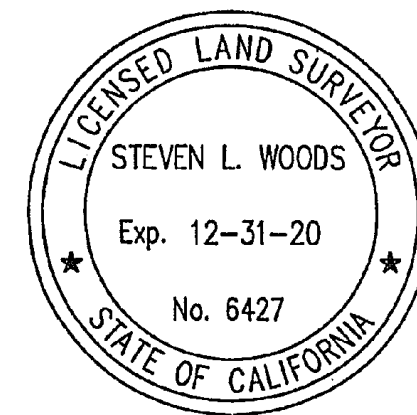
DATE OF SURVEY:
THIS SURVEY WAS PERFORMED BY ME ON 5-1-19.

SLW

STEVEN L. WOODS, REGISTERED LAND SURVEYOR
STATE OF CALIFORNIA LICENSE NO. 6427
LICENSE EXPIRATION DATE: 12/31/2020

6-5-19

DATE



COASTAL DEVELOPMENT PERMIT

SIMPSON RESIDENCE + ADU W BRIARFIELD DR

REVISION 5
REVISION 4
REVISION 3 5-10-20
REVISION 2 4-1-20
REVISION 1 1-12-20

ORIG. DATE 8-12-19

SURVEY

sheet **2**

pts # 644883

City of San Diego Development Services 1225 Plaza Ave., MS-302 San Diego, CA 92101 (619) 446-5000

Storm Water Requirements Applicability Checklist

FORM DS-560 November 2018

Project Address: 1002 W. BRIARFIELD DR Project Number: 644883

SECTION 1. Construction Storm Water BMP Requirements:

All construction sites are required to implement construction BMPs 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 Regional Water Quality 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/or contact with storm water?

☒ Yes; WPCP required, skip questions 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 question 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: curb ramp, sidewalk and 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, 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

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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 that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed.
b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.

3. ☐ Medium Priority
a. Projects that are not located in an ASBS watershed or designated as a High priority site.
b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed.
c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.

4. ☒ Low Priority
a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

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 lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). ☐ Yes ☒ No

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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 prepared foods and drinks for immediate consumption (SIC 5812) and where the land development creates and/or replaces 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 5,000 square feet or more 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

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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" includes flow that is conveyed overland a distance of 200 feet or less from the ESA, or conveyed in a pipe or open channel any distance as 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. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or 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. ☐

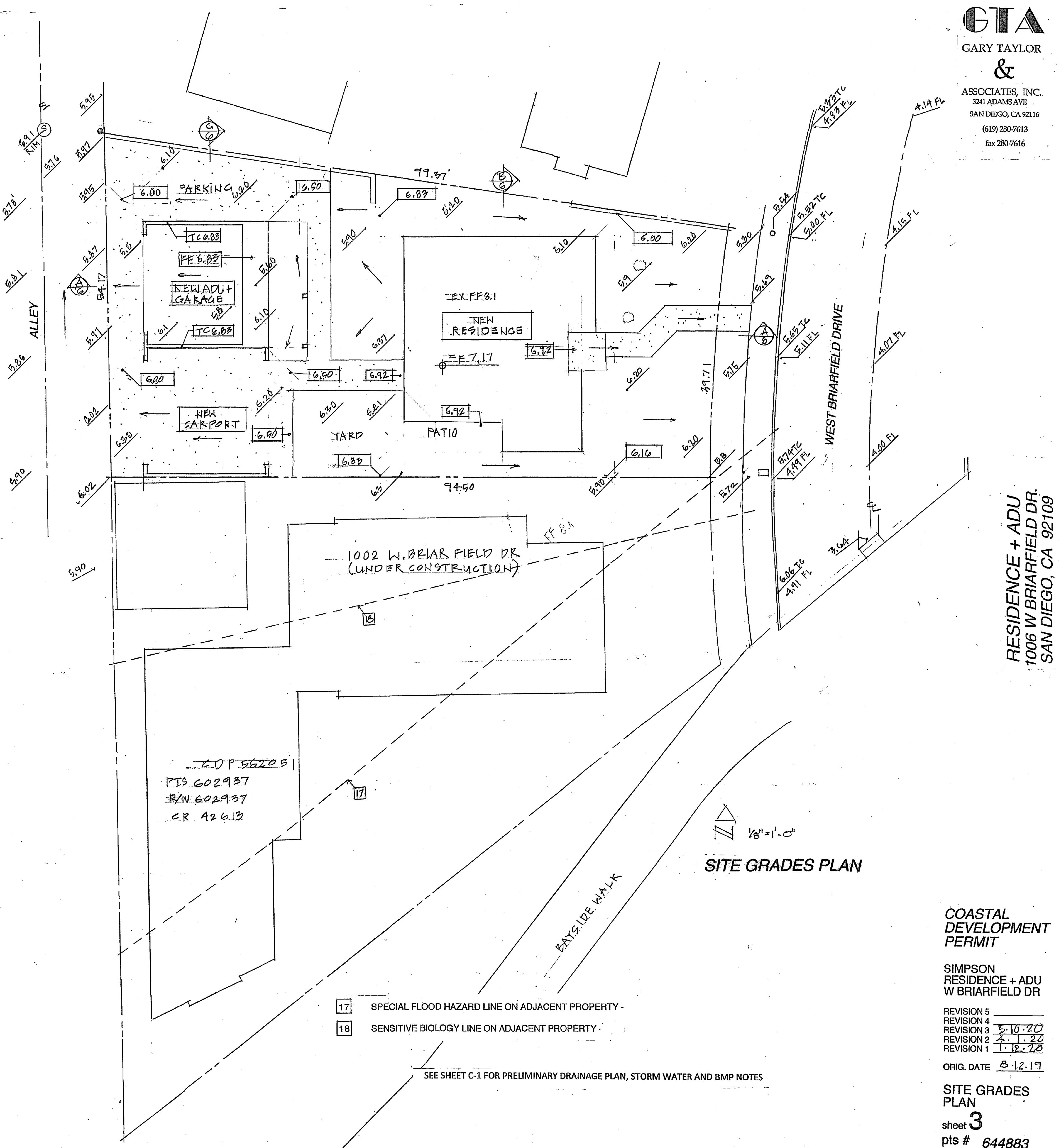
GARY TAYLOR AGENT
Name of Owner or Agent (Please Print) Title
Signature Date 8-12-19

GRADING TABULATIONS:

Total amount of site to be graded:
Area 100 % of total site 4,150 SF
Amount of cut: 0 cubic yards Maximum depth of cut 24" (footings)
Amount of fill: 20 cubic yards Maximum depth of fill 6"
Maximum height of fill slopes: 0:1 slope ratio.
Maximum height of cut slopes: 0:1 slope ratio.
Amount of import / export soil: 20 cubic yards.
Retaining/crib walls: Length 0 feet Maximum height 0 feet

LEGEND

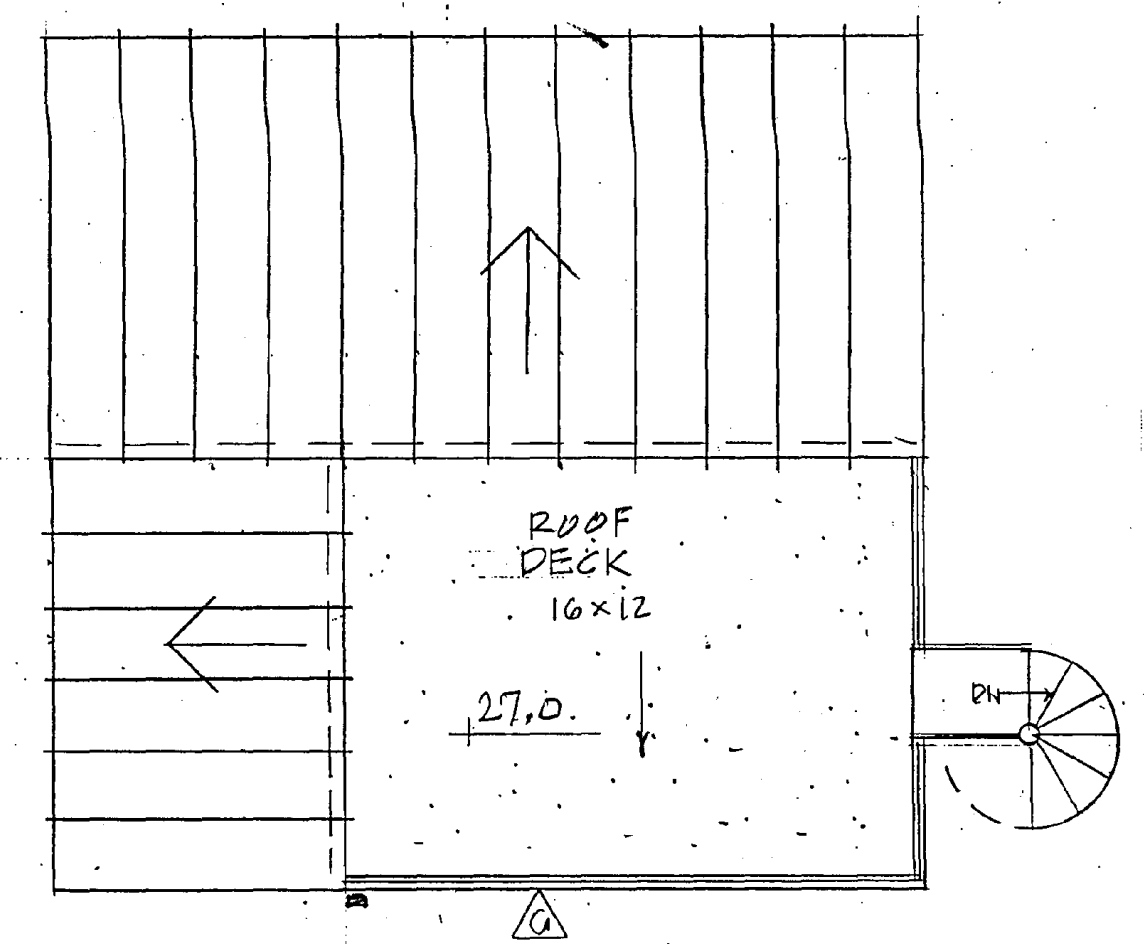
- ← Drainage Arrow (surface flow)
EG Existing Grade
FG Finish Grade
FF Finish Floor
TC Top of Curb
- LOW IMPACT DEVELOPMENT BMP's
1. The proposed improvements will not alter or change the existing drainage patterns.
2. Roof and deck drainage will collect in gutters into downspouts and discharge into landscaped areas or onto unattached unit pavers before entering the public right-of-way
- ← DOWNSPOUT



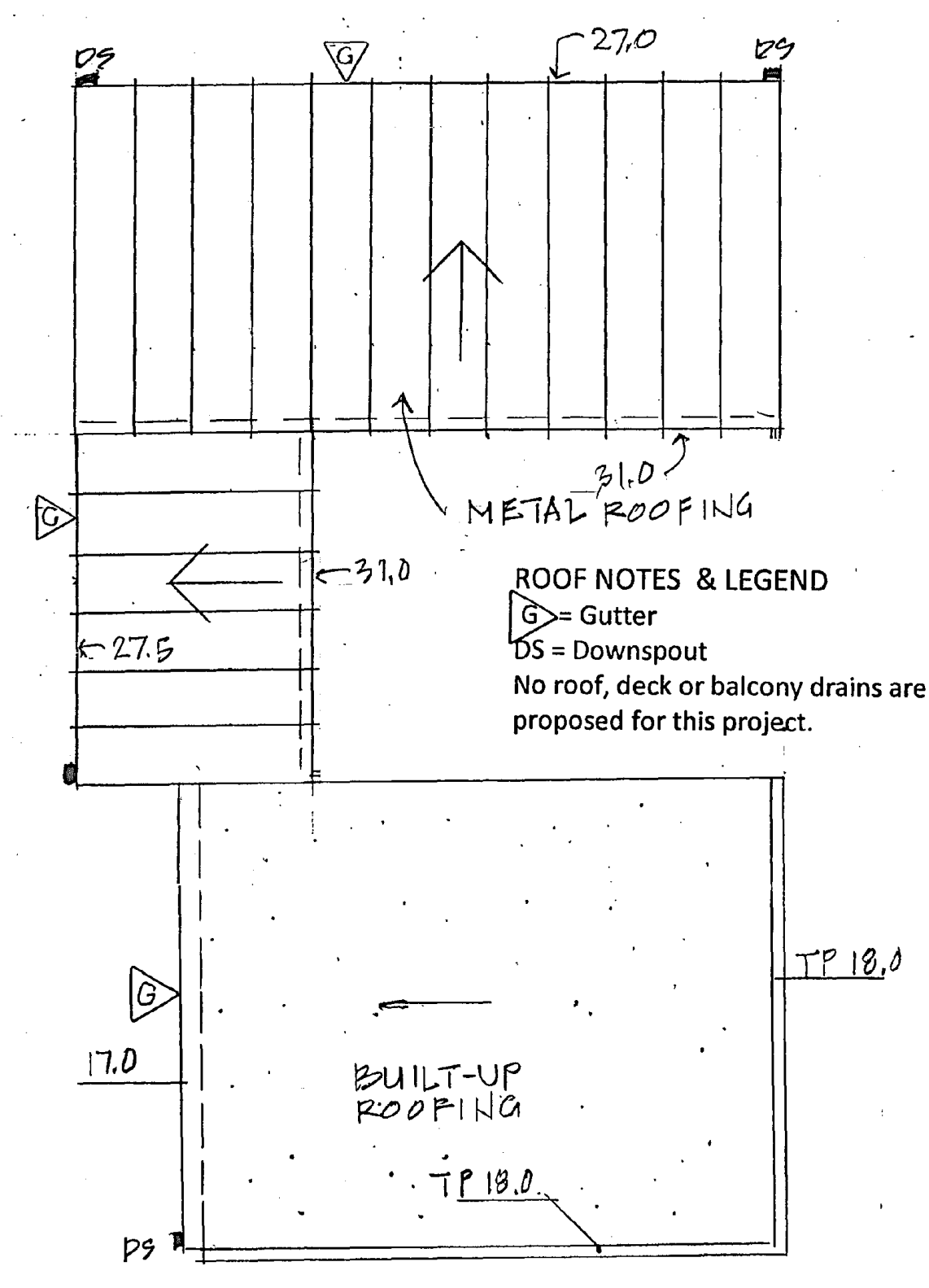
SDMC 113.0234(b)(7)

- (7) Gross floor area includes penthouses, except in the following instances:
- (A) When height of the enclosure above the highest roofline of the building or structure upon which the enclosure is located is no more than 13 feet for an elevator shaft or 9 feet for a stairwell; and
 - (B) When total plan area of the enclosure or enclosures is not more than 10 percent of the area of the roof plan of the building.

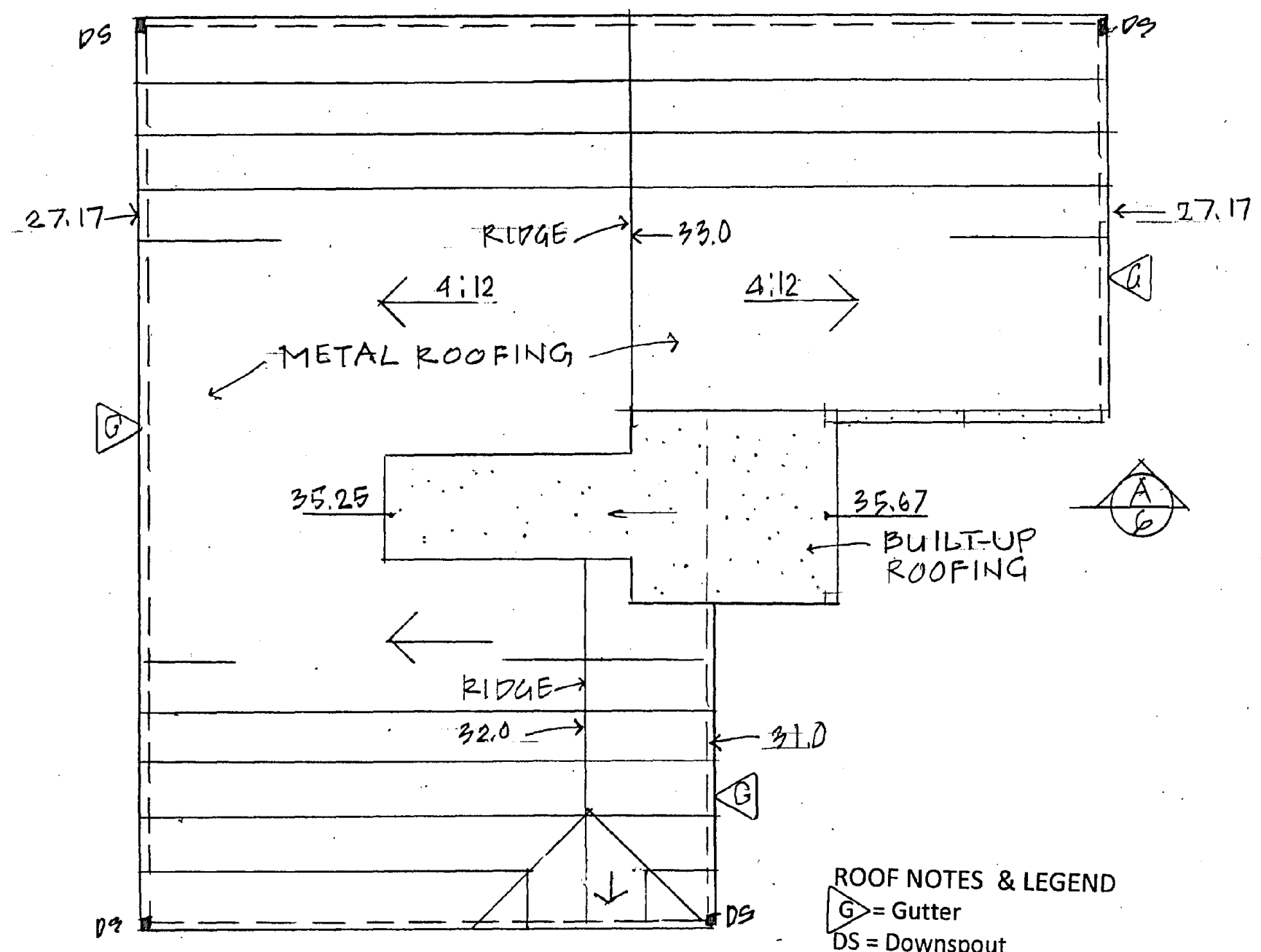
ROOF DECK NOTE:
At least 40% of two elevations of roofed area need to be open



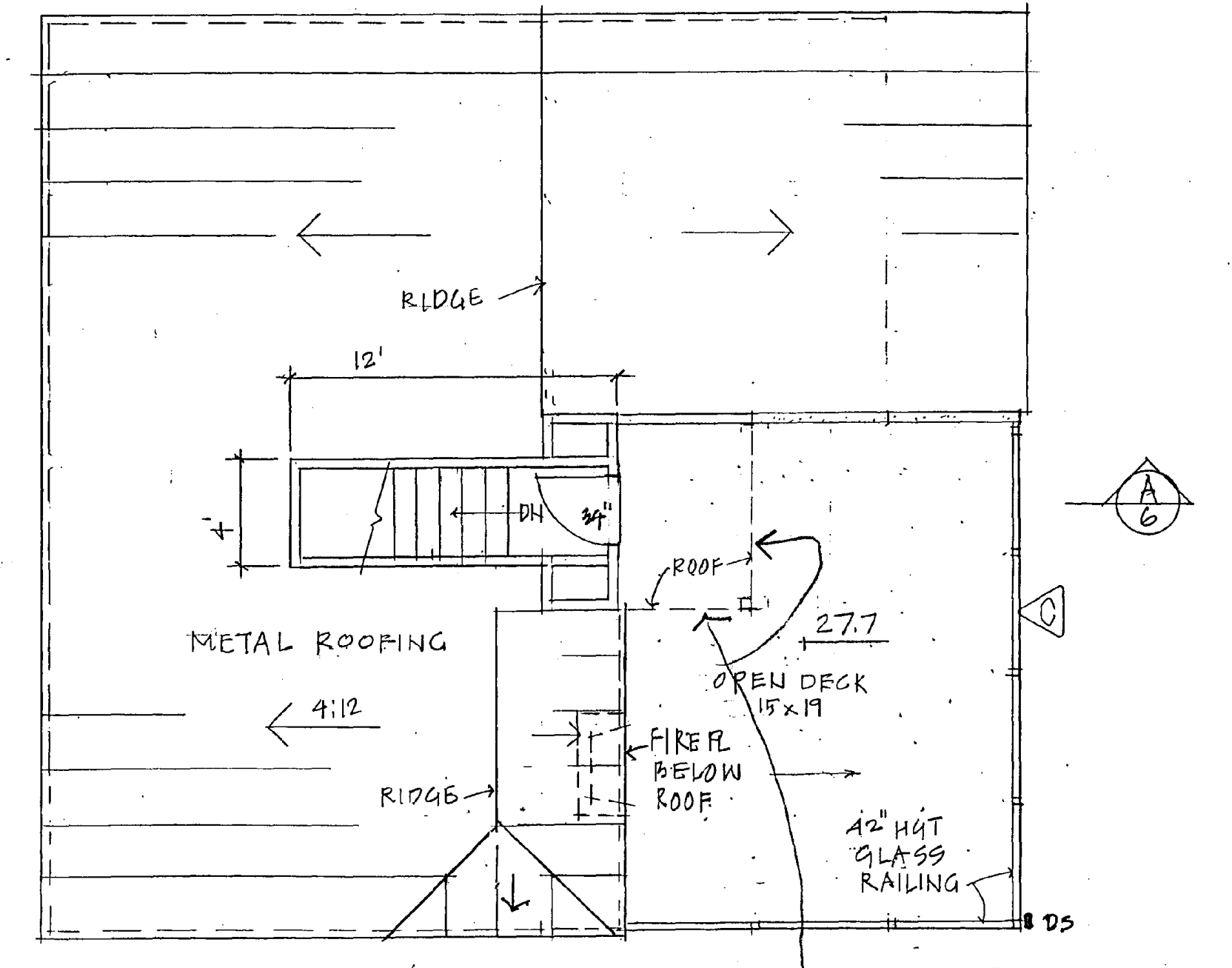
ROOF DECK PLAN



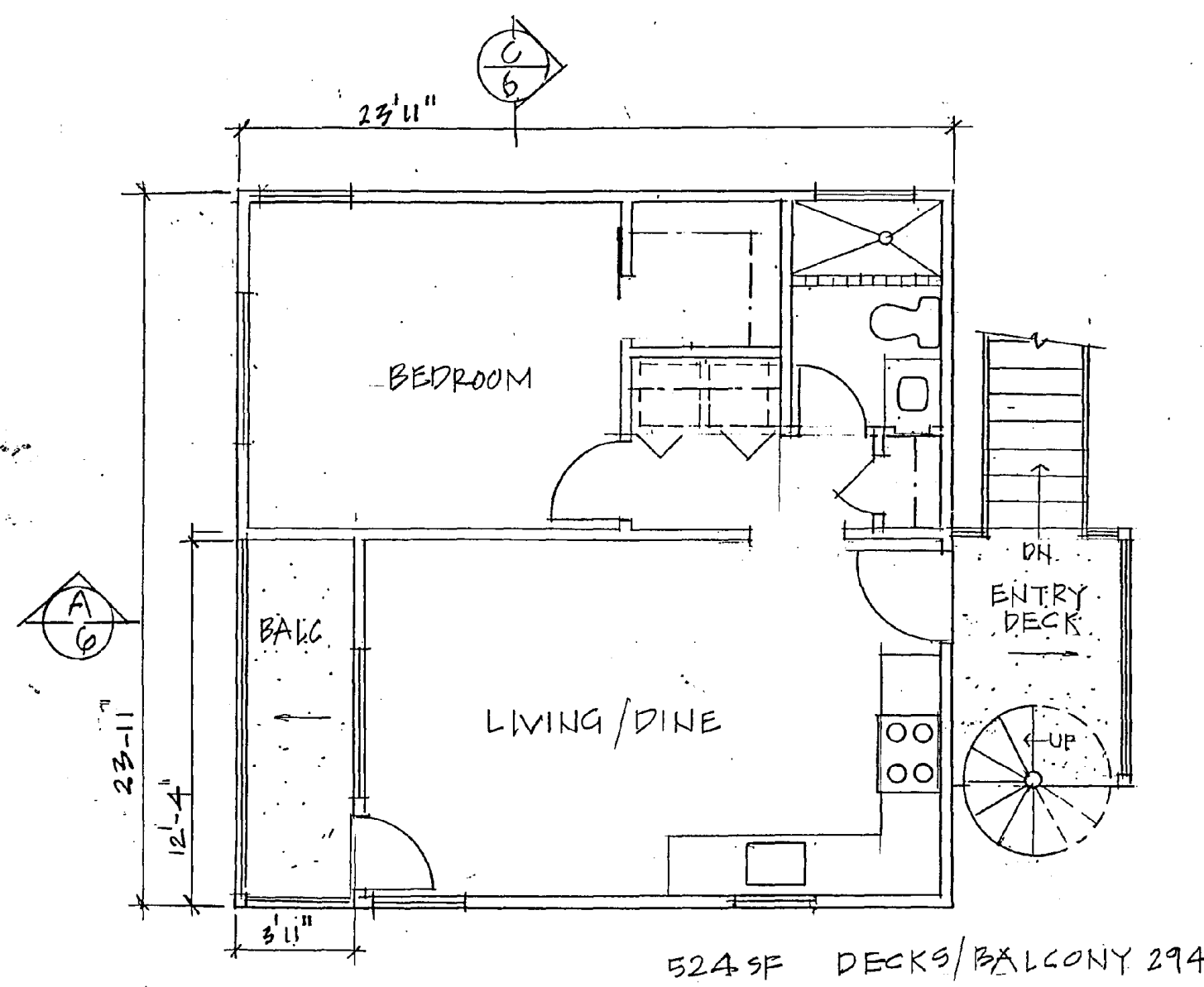
ROOF PLAN



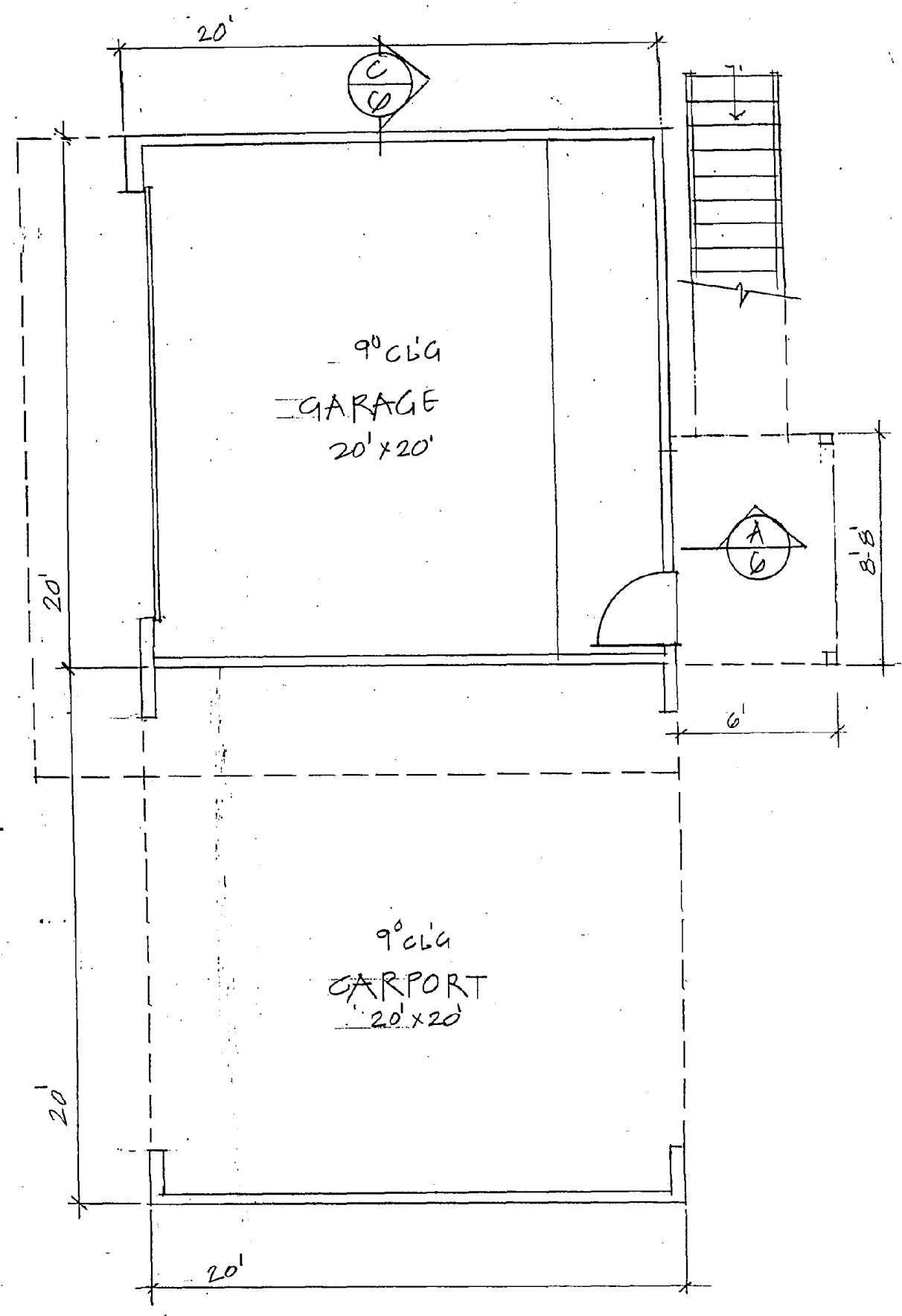
ROOF PLAN



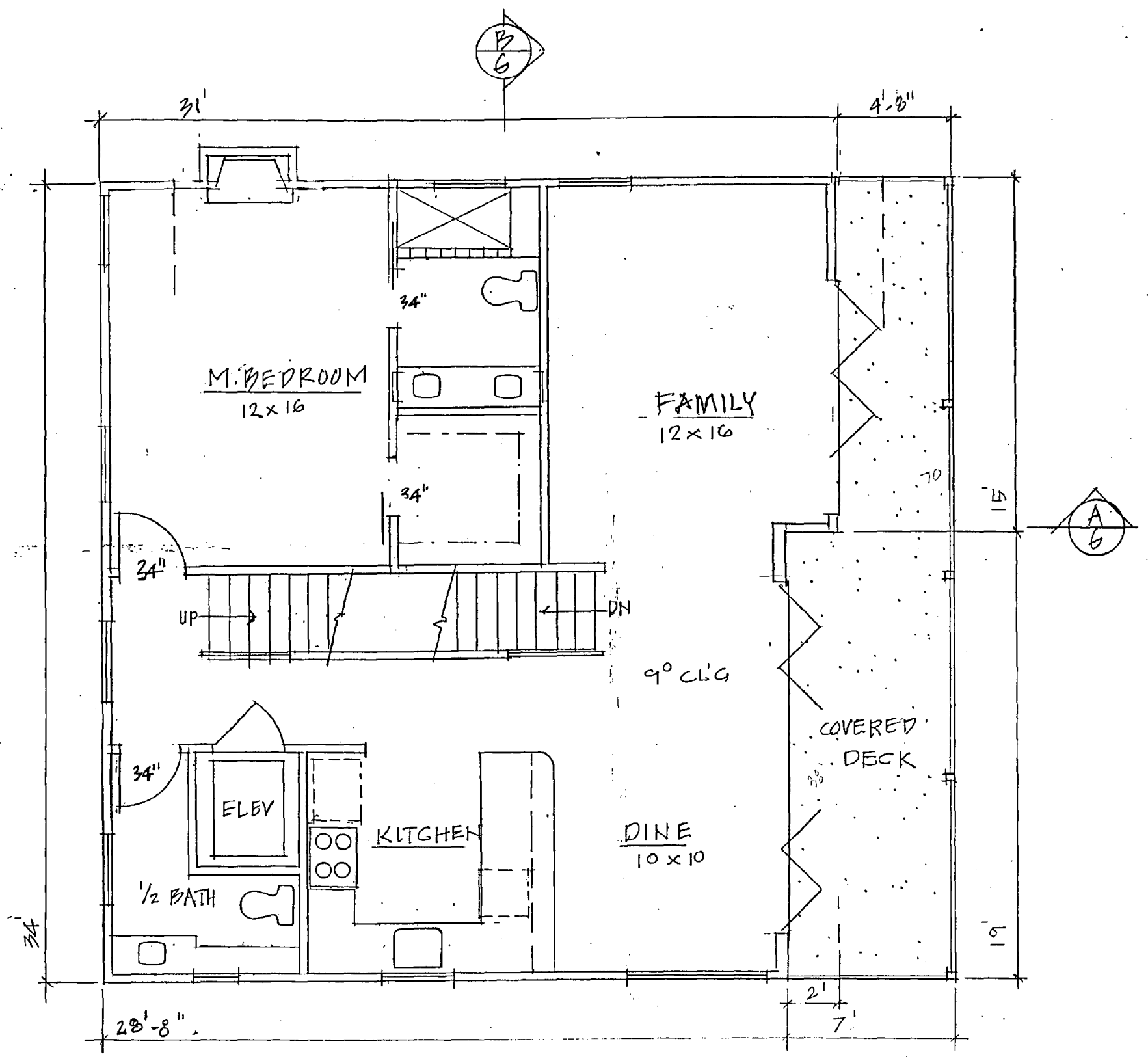
PENTHOUSE
ROOF DECK PLAN



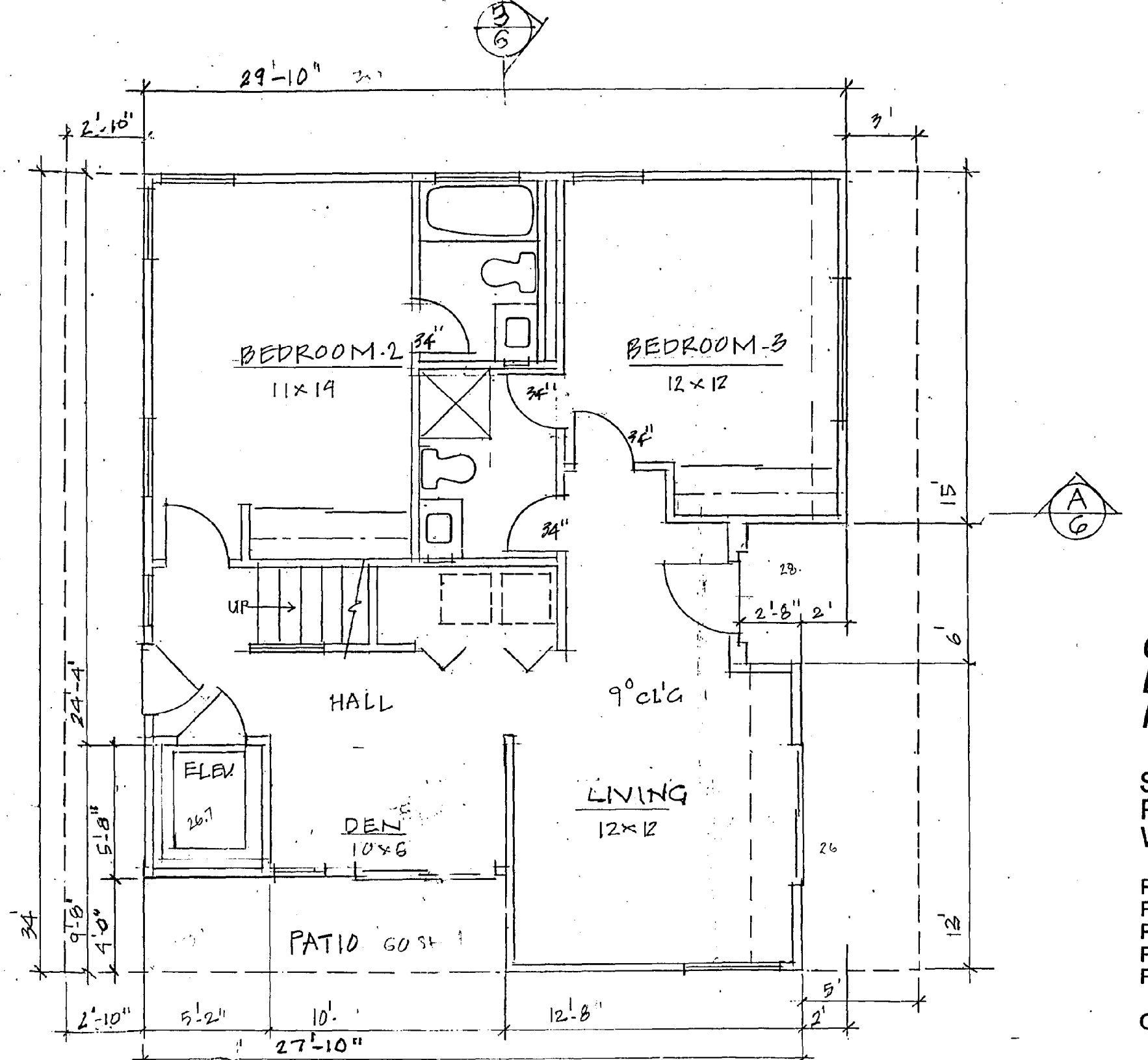
SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

(COMPANION UNIT)

ADU / GARAGE / CARPORT

GARAGE 400 SF
CARPORT 400 SF

RESIDENCE

FIRST FLOOR 909 SF
SECOND FLOOR 1016 SF
TOTAL 1925 SF

COASTAL
DEVELOPMENT
PERMIT

SIMPSON
RESIDENCE + ADU
W BRIARFIELD DR

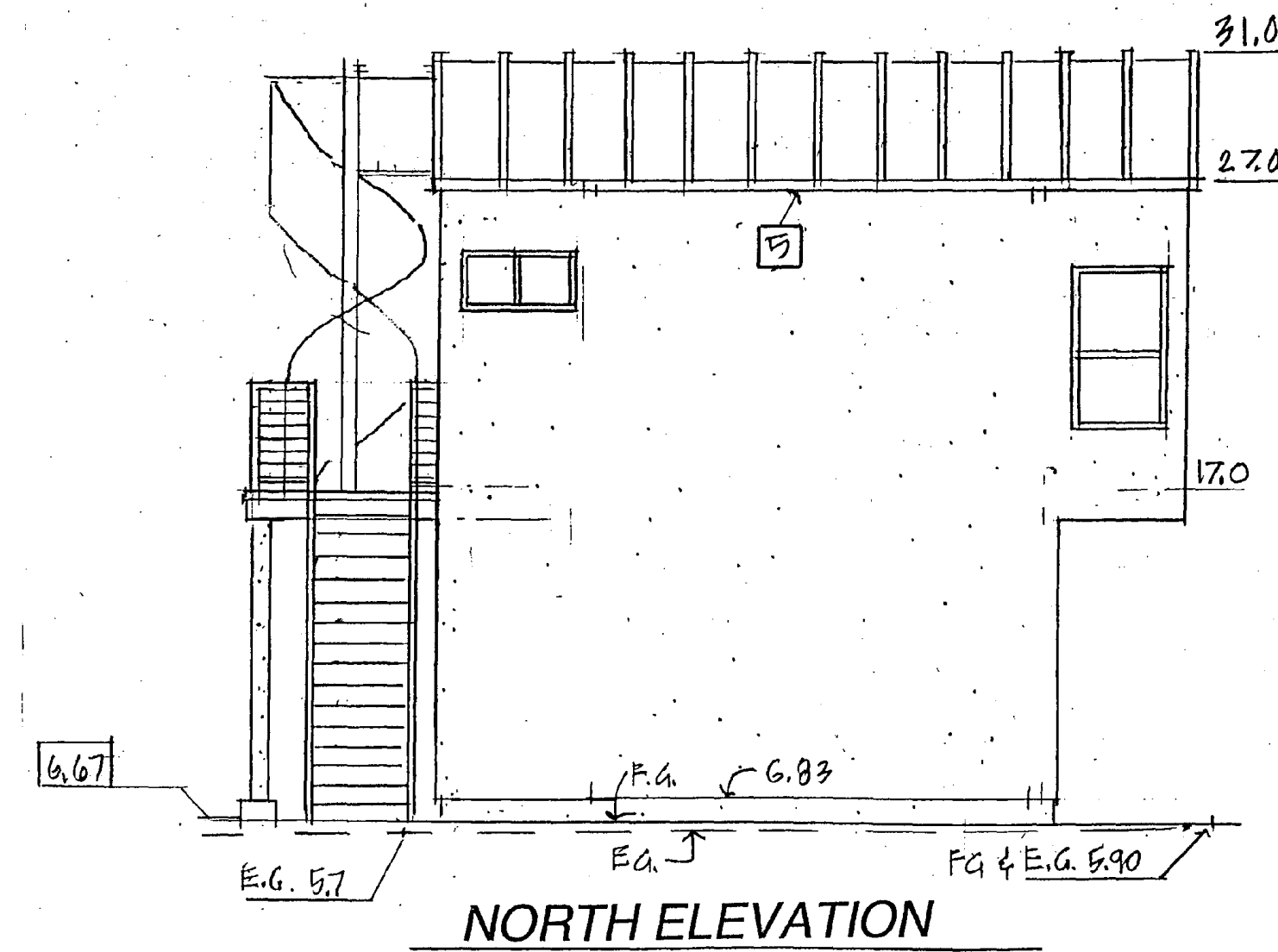
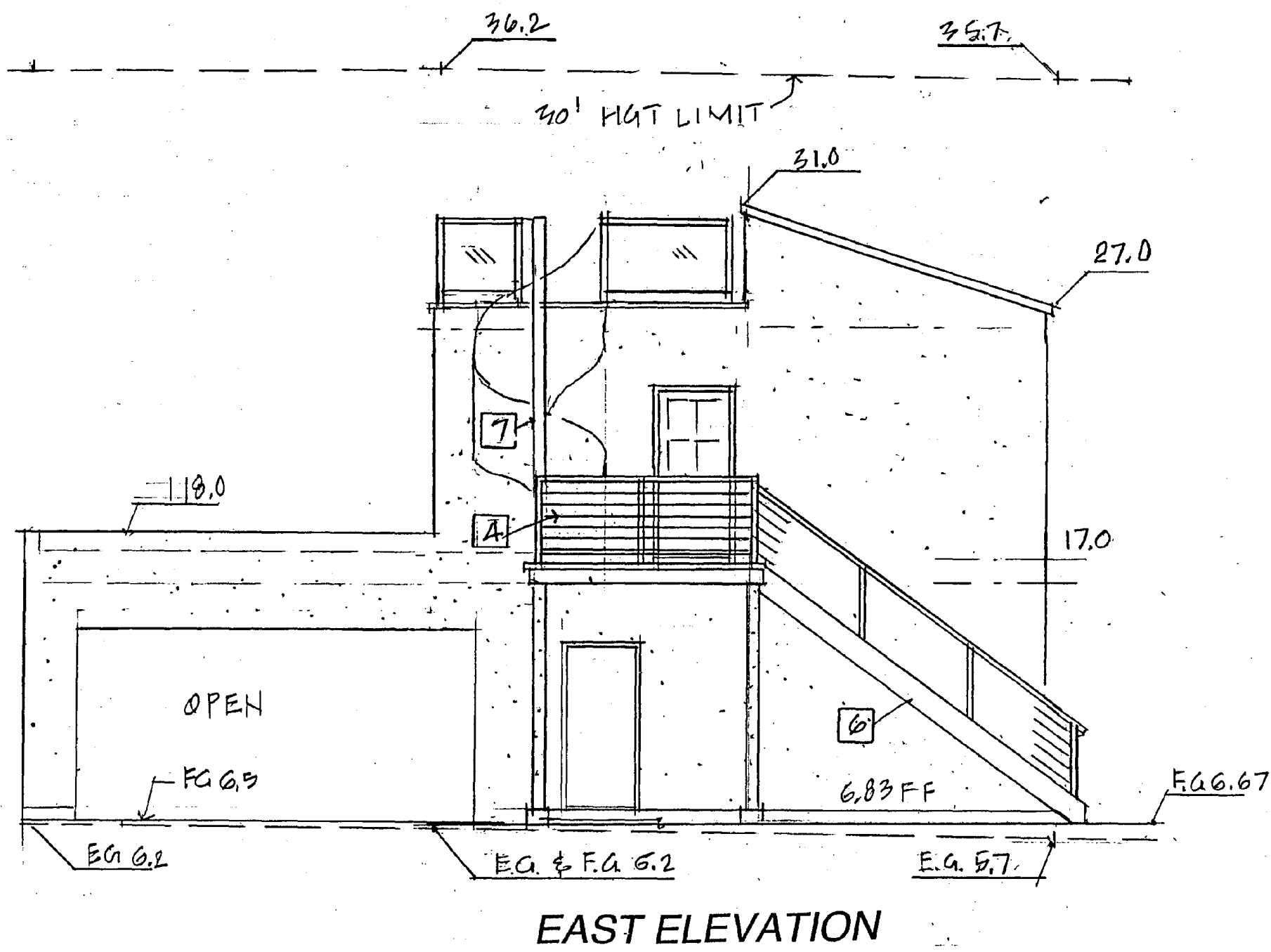
REVISION 5
REVISION 4
REVISION 3 5.10.20
REVISION 2 4.1.20
REVISION 1 1.12.20

ORIG. DATE 3.12.19

FLOOR PLANS
ROOF PLANS

Sheet 4
pts # 61488J

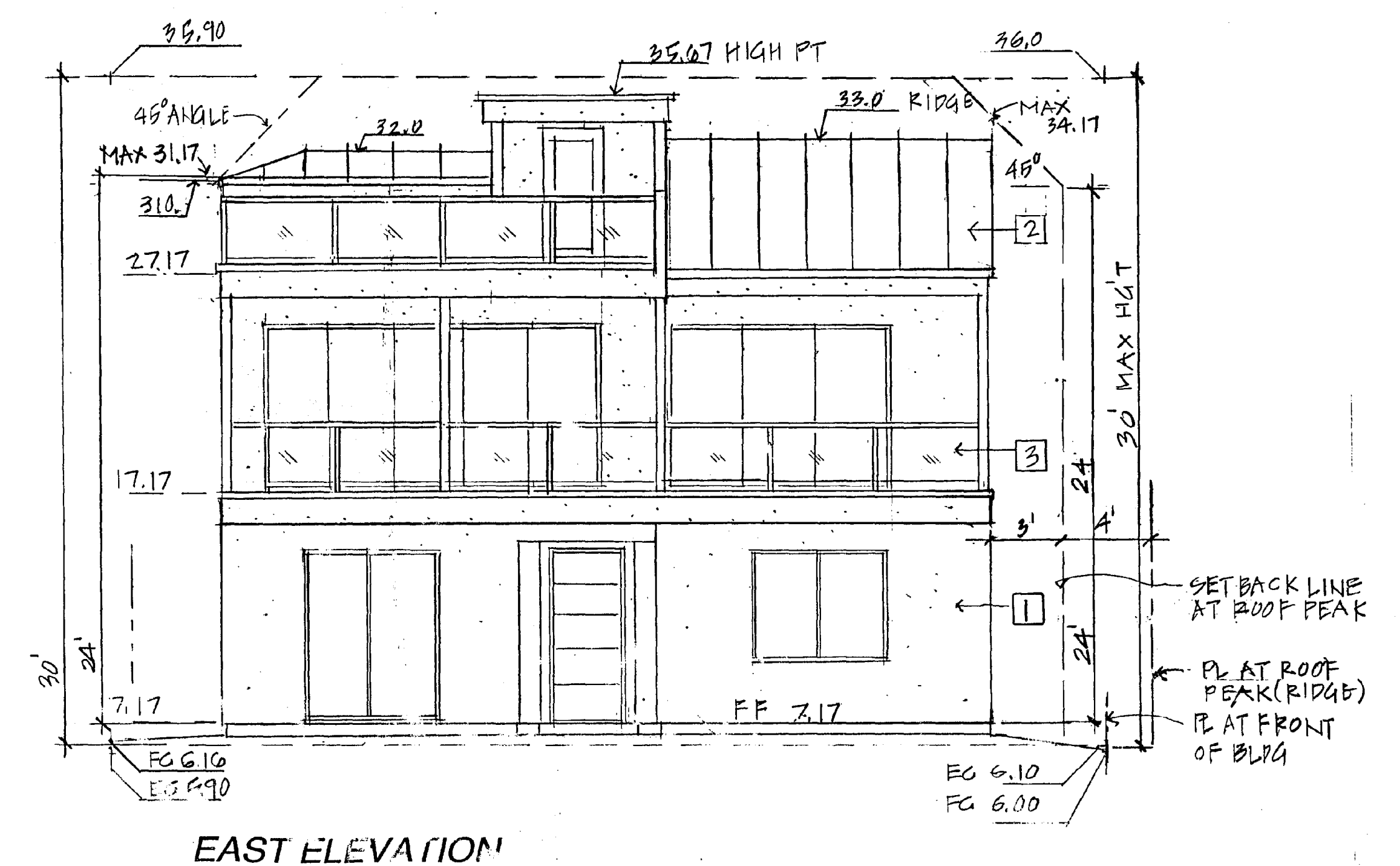
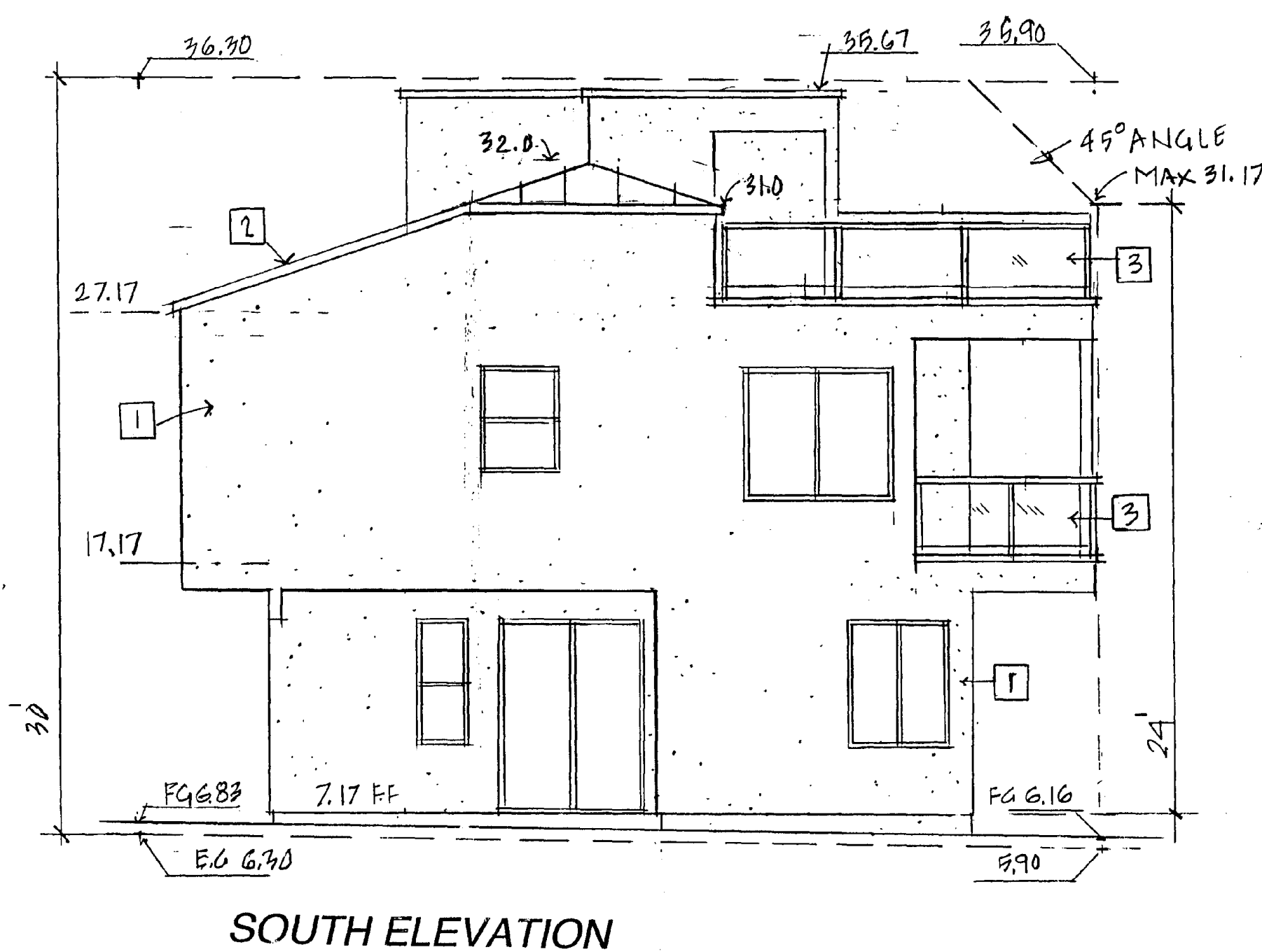
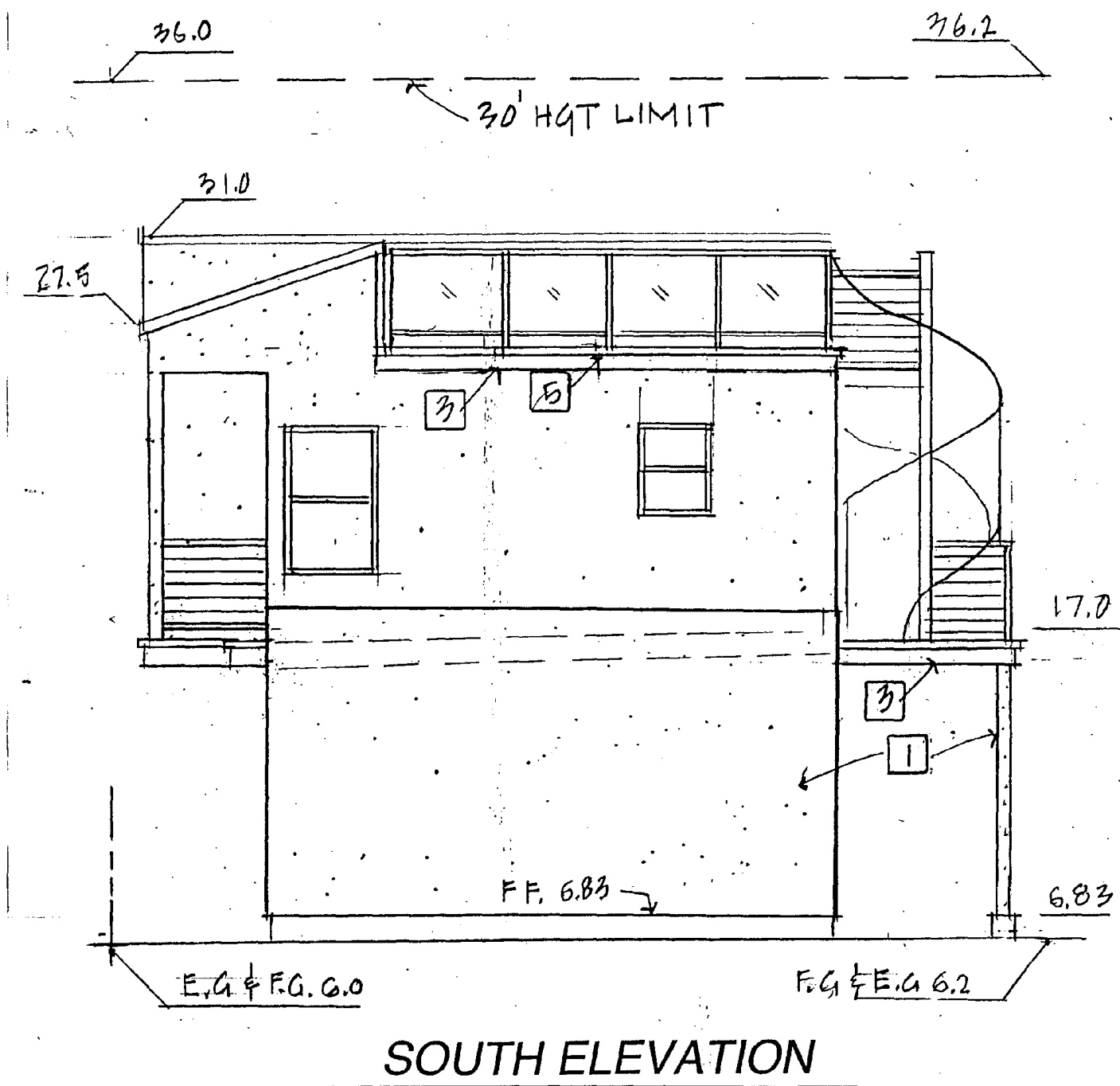
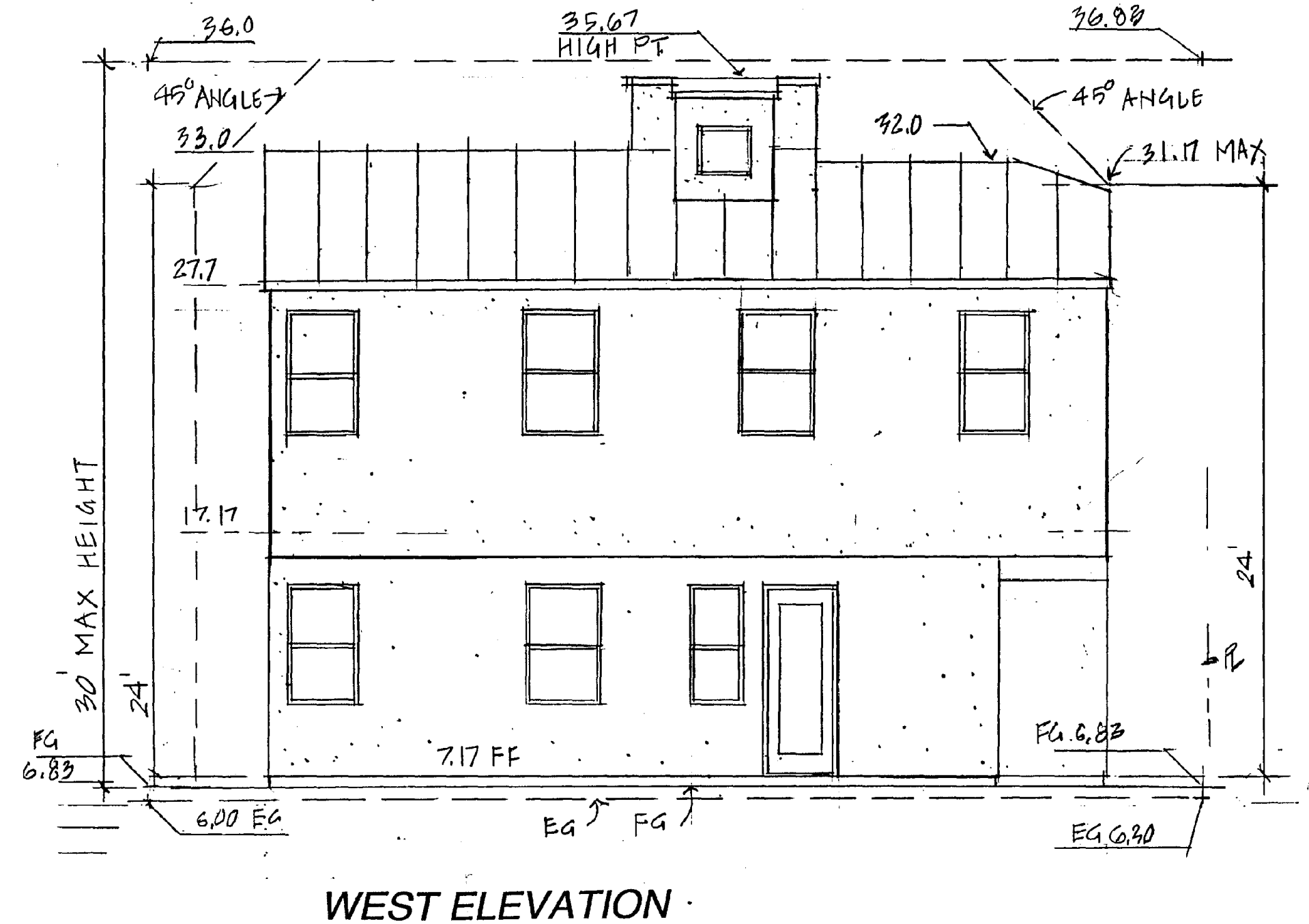
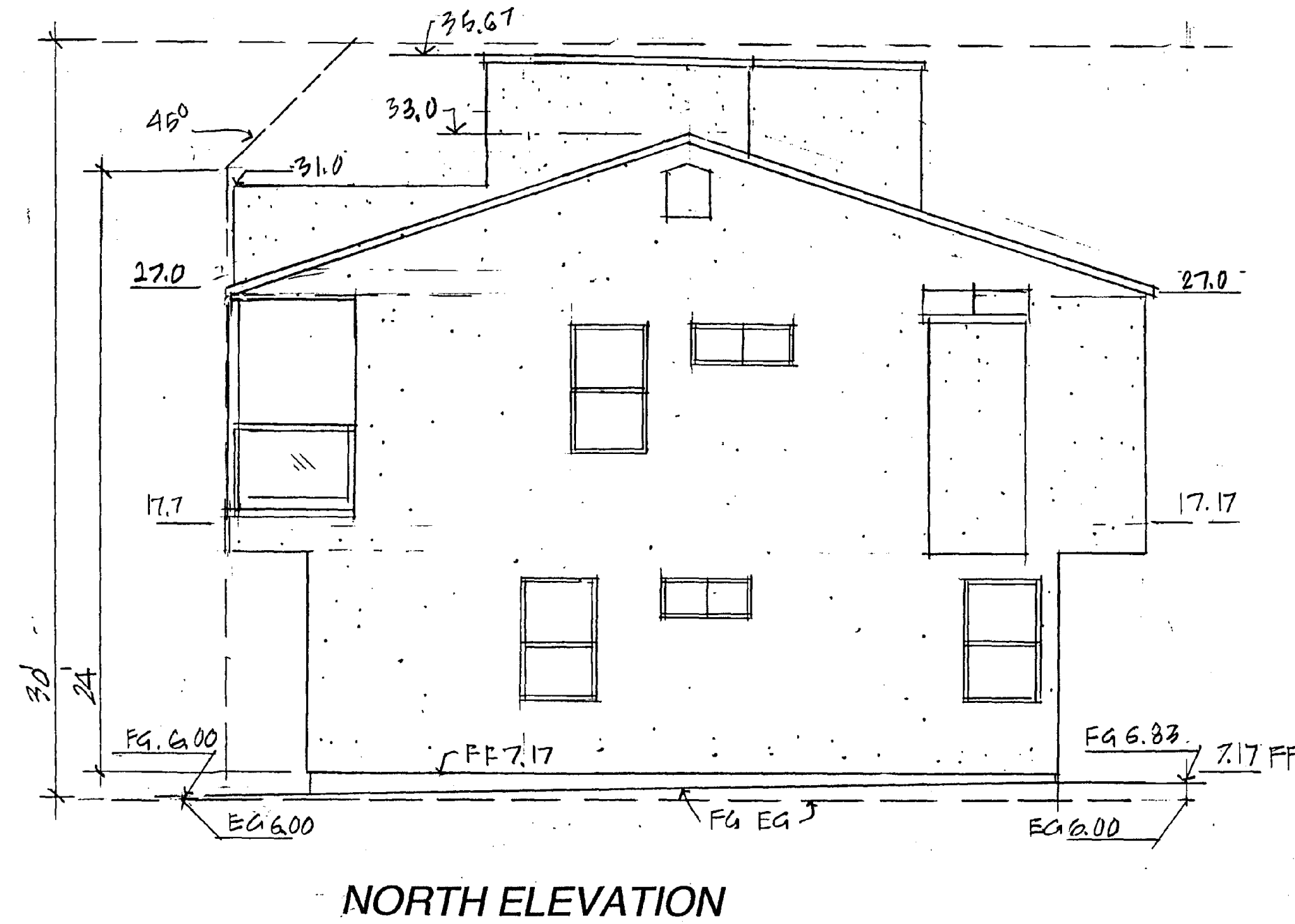
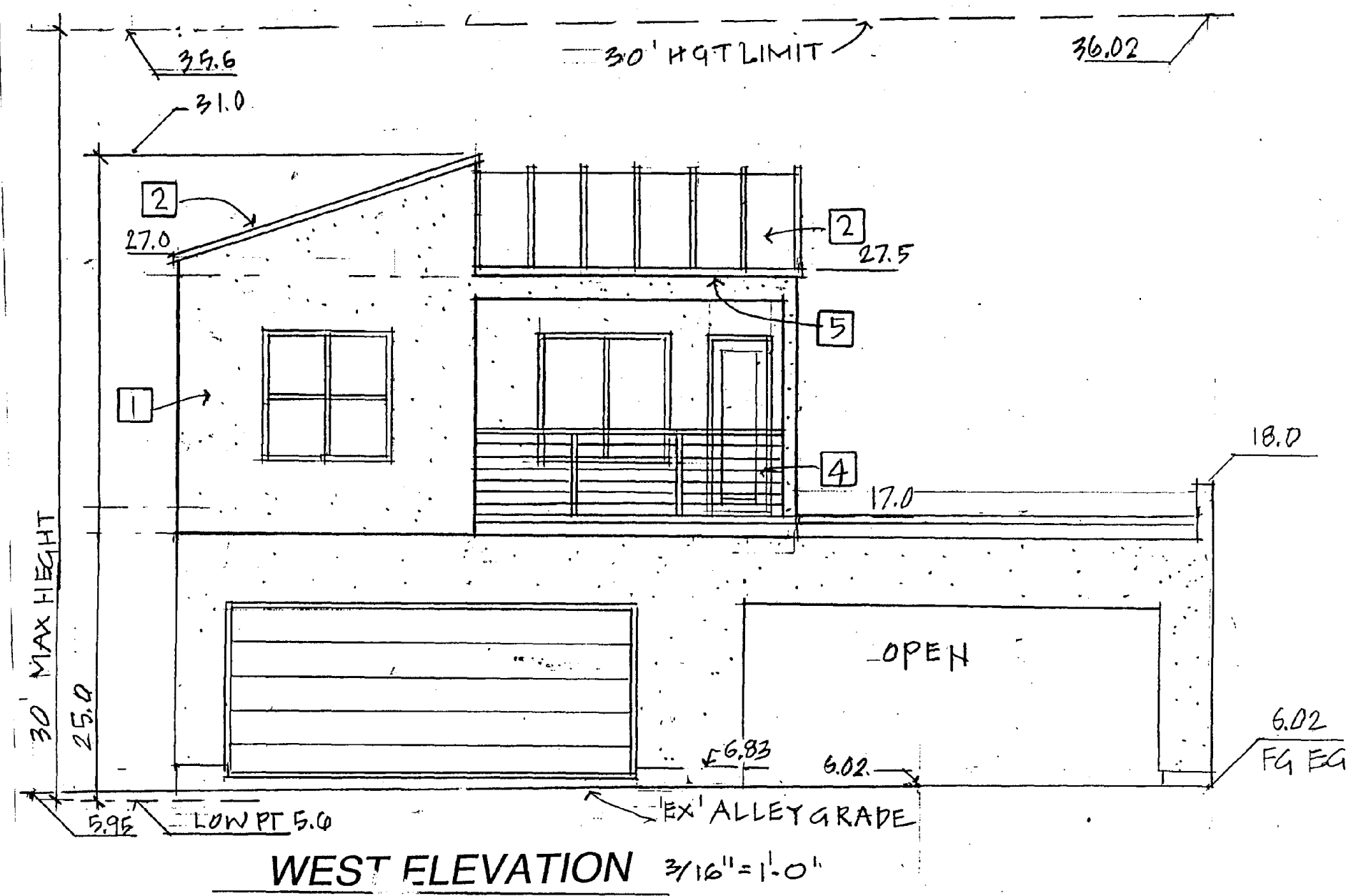
RESIDENCE + ADU
1006 W BRIARFIELD DR.
SAN DIEGO, CA 92109



ROOF DECK NOTE:
At least 40% of two elevations of roofed area need to be open

EXTERIOR MATERIAL & COLOR SCHEDULE

- 1 STUCCO: La Habra - "Dove Grey"
- 2 METAL ROOFING: Color Life - CLC 1203A "Blizzrd" (dark grey)
- 3 GLASS / ALUMINUM GUARD RAIL - Clear aluminum frames w/ clear glass
- 4 METAL GUARD RAIL - Color Life - CLC 1203A "Blizzrd" (dark grey)
- 5 GUTTER w/ downspouts - Match adjacent wall or roof color
- 6 STEEL STAIR STRING w/ concrete treads - Color Life - CLC 1203A "Blizzrd" (dark grey)
- 7 SPIRAL STAIR SYSTEM - Color Life - CLC 1203A "Blizzrd" (dark grey)



RESIDENCE + ADU
1006 W BRIARFIELD DR.
SAN DIEGO, CA 92109

**COASTAL
DEVELOPMENT
PERMIT**

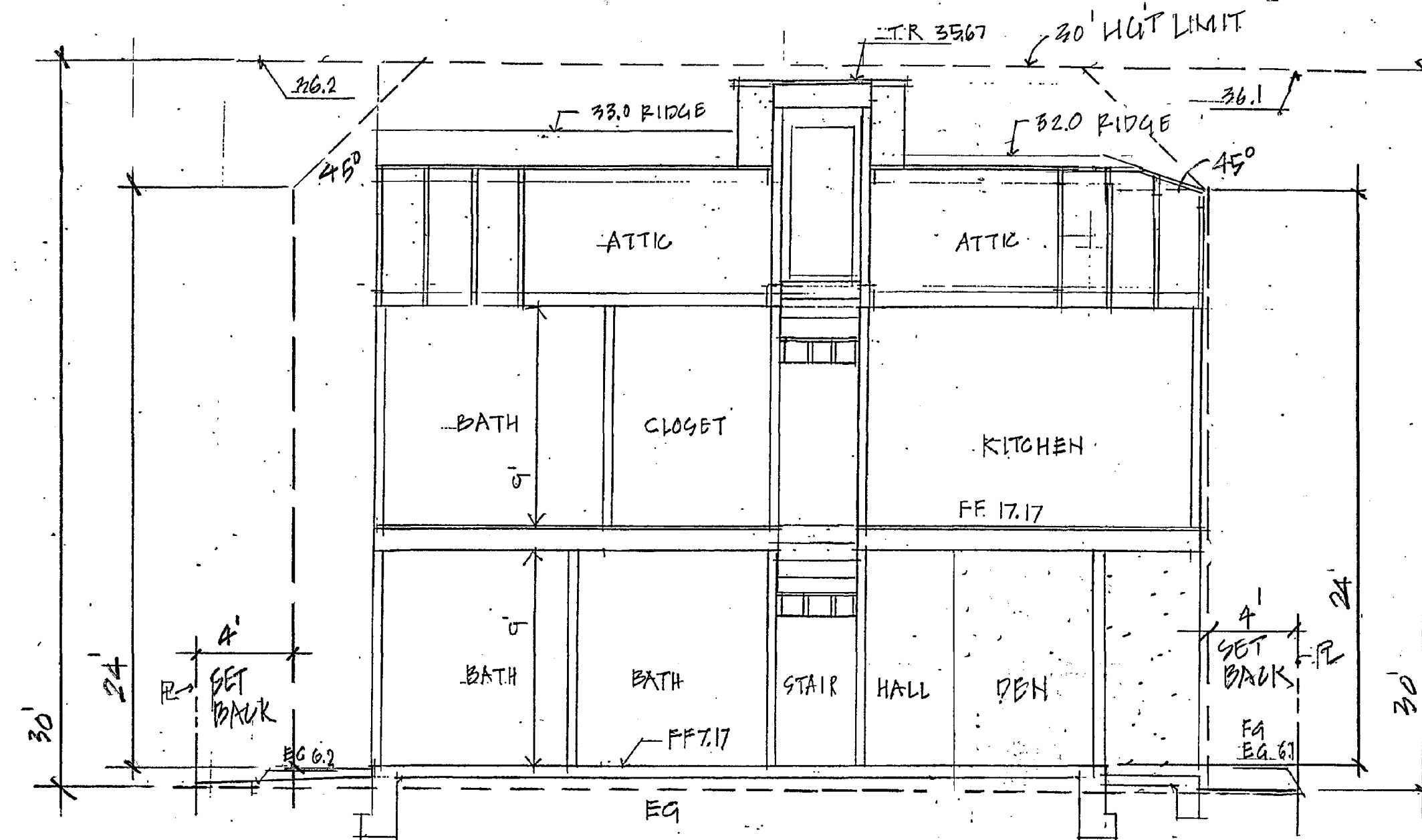
SIMPSON
RESIDENCE + ADU
W BRIARFIELD DR

REVISION 5
REVISION 4
REVISION 3 5-10-20
REVISION 2 4-1-20
REVISION 1 1-12-20

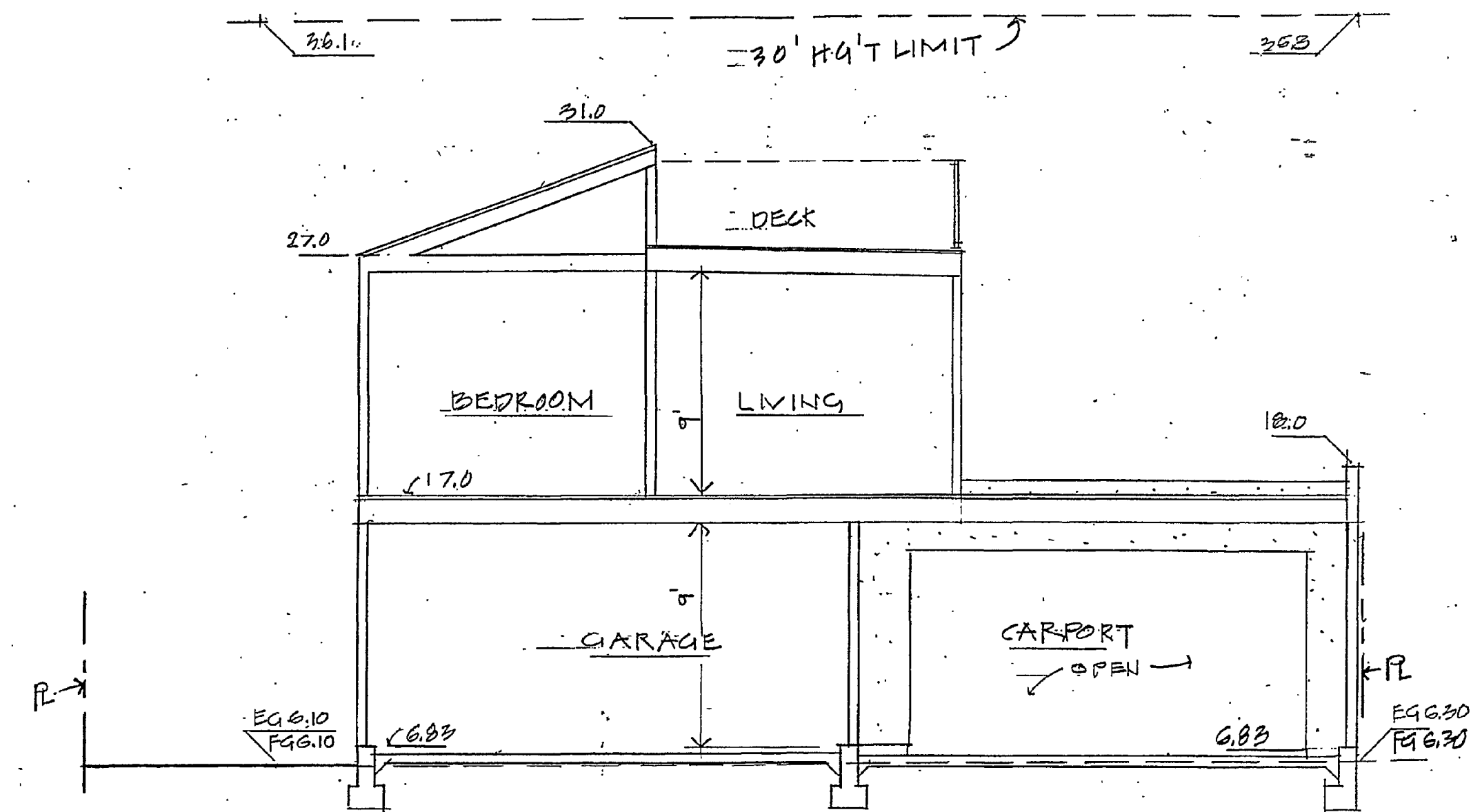
ORIG. DATE 8-12-19

ELEVATIONS

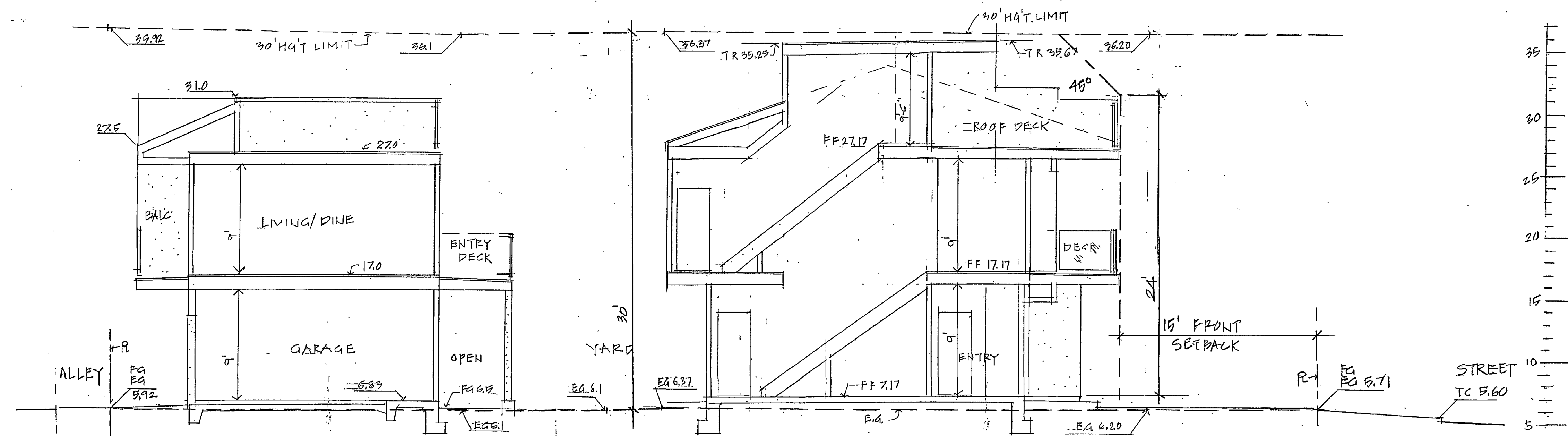
sheet **5**
pts # 64 4833



B SITE CROSS SECTION



C SITE CROSS SECTION



A SITE CROSS SECTION

EXISTING GRADE WILL NOT BE MODIFIED

RESIDENCE + ADU
 1006 W BRIARFIELD DR.
 SAN DIEGO, CA 92109

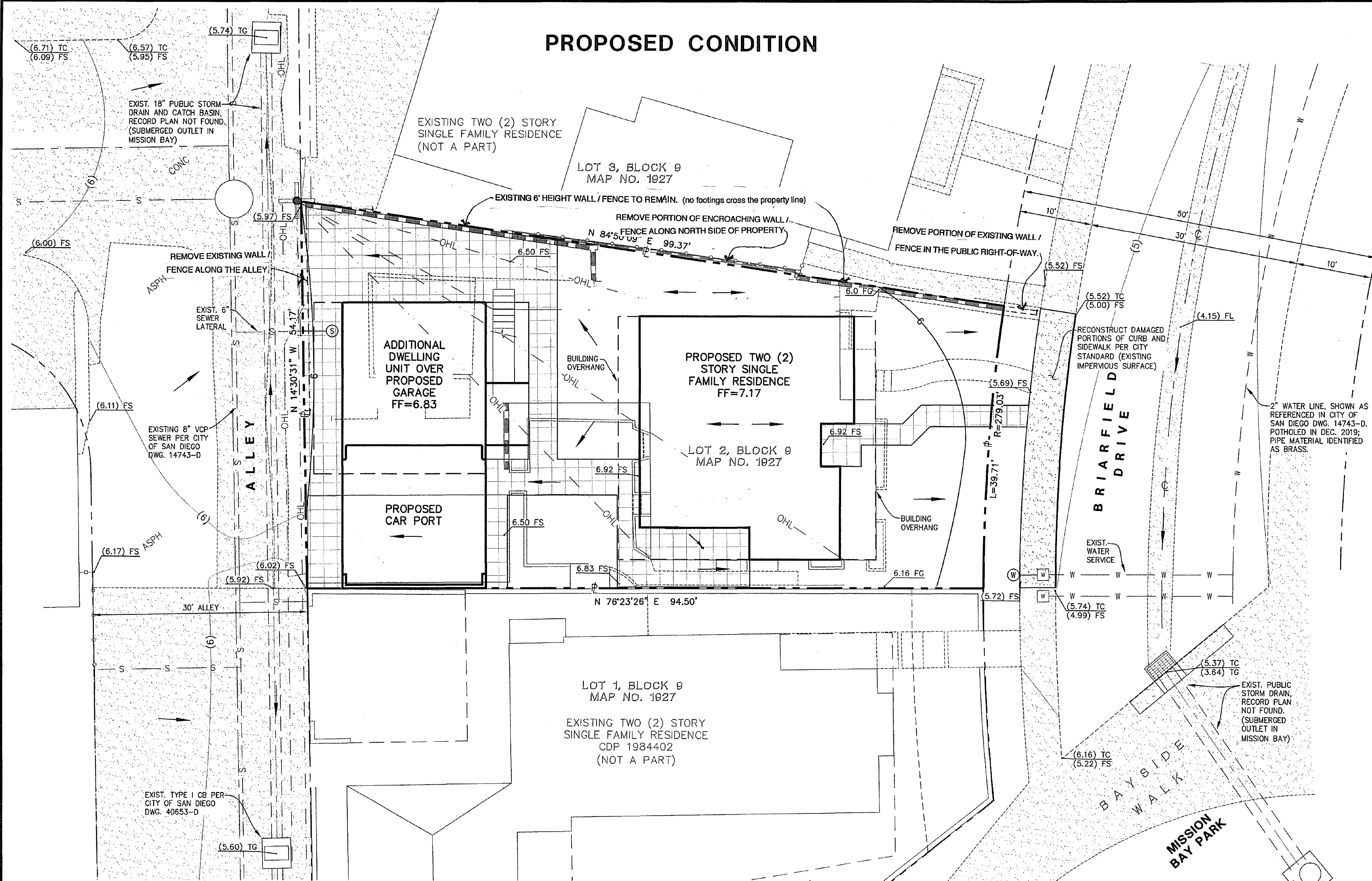
**COASTAL
 DEVELOPMENT
 PERMIT**

RESIDENCE + ADU
 W BRIARFIELD DR

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 REVISION 3 5-10-20
 REVISION 2 4-1-20
 REVISION 1 1-12-20

ORIG. DATE 8-12-19

SECTIONS



LEGEND

DESCRIPTION	SYMBOL
PROPERTY LINE	---
EXISTING SPOT ELEVATION	(6.01) FS
PROPOSED SPOT ELEVATION	6.3 FS
DIRECTION OF SURFACE RUNOFF	→
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING CURB	---
PROPOSED CURB	---
EXISTING CONCRETE SIDEWALK	---
CONC PAVEMENT, RECONSTRUCT AS NEEDED	---
PROPOSED PERMEABLE PAVING	---
PROPOSED BUILDING	---
EXISTING SEWER SERVICE	(S)
EXISTING WATER SERVICE	(W)
EXISTING CURB INLET	□
EXISTING STORM DRAIN	SD
EXISTING SEWER MAIN	S
EXISTING WATER MAIN	W
EXISTING OVERHEAD LINE	OHL

PROJECT AREAS

- TOTAL DISTURBANCE AREA = 4,750 SF (0.11AC)
- EXISTING AMOUNT OF IMPERVIOUS AREA = 3,050 SF (0.07AC)
- PROPOSED AMOUNT OF IMPERVIOUS AREA = 2,260 SF (0.05AC)
- TOTAL IMPERVIOUS AREA = 2,260 SF (0.05AC)
- IMPERVIOUS AREA % DECREASE = 25.9%

STANDARD DEVELOPMENT DETERMINATION

THE SIMPSON RESIDENCE PROJECT PROPOSES APPROXIMATELY 2,260 SF OF NEW REPLACEMENT IMPERVIOUS SURFACE AND DISTURBS APPROXIMATELY 0.11 ACRE (4,750 SF). BASED ON THE CITY OF SAN DIEGO STORM WATER STANDARDS, DATED OCTOBER 1, 2018, THE PROPOSED PROJECT IS A STANDARD DEVELOPMENT PROJECT.

PERMANENT POST-CONSTRUCTION BMP NOTES

AS A STANDARD DEVELOPMENT PROJECT, POST-CONSTRUCTION TREATMENT CONTROL BMP'S ARE NOT PROPOSED AT THE PROJECT.

HYDROMODIFICATION MITIGATION (EXEMPTION)

AS A STANDARD DEVELOPMENT PROJECT, HYDROMODIFICATION MITIGATION IS NOT PROPOSED AT THE PROJECT.

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS

FORM I-4

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S SD-1 THROUGH SD-8. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST

NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS

SOURCE CONTROL REQUIREMENT	APPLIED?
SC-1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
SC-2 STORM DRAIN STENCILING OR SIGNAGE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
SC-3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-6 BMP'S BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
ON-SITE STORM DRAIN INLETS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
INTERIOR PARKING GARAGES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
LANDSCAPE/OUTDOOR PESTICIDE USE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
FOOD SERVICE	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
REFUSE AREAS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
INDUSTRIAL PROCESSES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
FUEL DISPENSING AREA	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
LOADING DOCKS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
FIRE SPRINKLER TEST WATER	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
MISCELLANEOUS DRAIN OR WASH WATER	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
PLAZAS, SIDEWALKS, AND PARKING LOTS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-6A: LARGE TRASH GENERATING FACILITIES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-6B: ANIMAL FACILITIES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-6C: PLANT NURSERIES AND GARDEN CENTERS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-6D: AUTOMOTIVE-RELATED USES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A

DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS

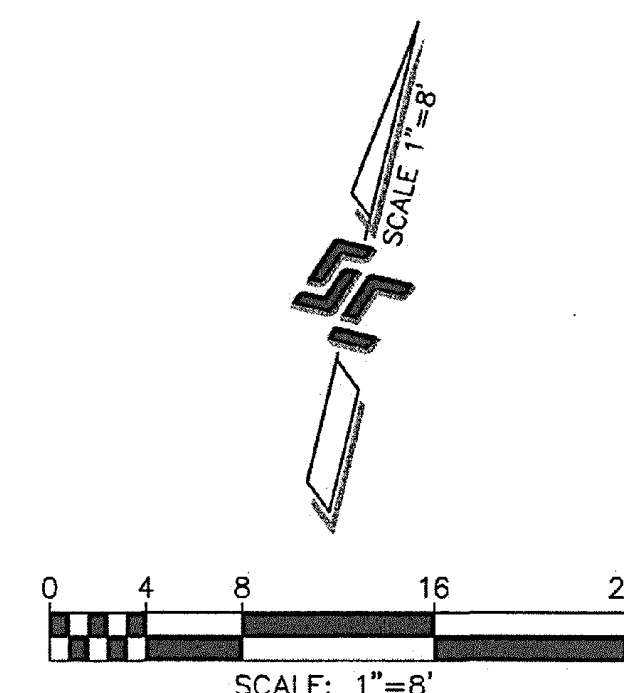
FORM I-5

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S SD-1 THROUGH SD-8. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST

NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS

SITE DESIGN REQUIREMENT	APPLIED?
SD-1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SD-2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SD-3 MINIMIZE IMPERVIOUS AREA	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
SD-4 MINIMIZE SOIL COMPACTION	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
SD-5 IMPERVIOUS AREA DISPERSION	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
SD-6 RUNOFF COLLECTION	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
SD-8 HARVESTING AND USING PRECIPITATION	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A

DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:
RUNOFF COLLECTION - NO EXISTING OR PROPOSED STORM DRAIN SYSTEMS ONSITE
HARVESTING AND USING PRECIPITATION - MINIMAL IRRIGATION NEED ONSITE



ENGINEER OF WORK

BRYAN T. HILL
R.C.E. 69339
DATE 3/11/20



RESIDENCE + ADU
1006 W BRIARFIELD DR.
SAN DIEGO, CA 92109

PRELIMINARY DRAINAGE
AND STORM WATER
BMP PLAN

DATE: 03/11/20

SCE NO. 19016.01

COASTAL
DEVELOPMENT
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REVISION 2 4-1-20
REVISION 1 1-12-20

ORIG. DATE 8-12-19

PRELIMINARY
DRAINAGE, STORM
WATER / BMP PLAN

sheet C-1
pts # 644883