



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: May 20, 2020 REPORT NO. PC-20-026

HEARING DATE: May 28, 2020

SUBJECT: ORCHARD AVENUE CDP. Process Two Decision

PROJECT NUMBER: [642629](#)

OWNER/APPLICANT: WAW, LLC / Abbas Keshavarzi

### SUMMARY

Issue: Should the Planning Commission deny or affirm the Development Services Department's decision to approve a remodel/addition to an existing single dwelling unit, and construction of a detached garage with companion unit above, located at 4230 Orchard Avenue in the Peninsula Community Plan area?

Staff Recommendation: DENY the appeal and affirm the Development Services Department's decision to APPROVE Coastal Development Permit No. 2391960.

Community Planning Group Recommendation: On December 16, 2019, the Peninsula Community Planning Group voted 9-0-1 to recommend approval of the project, with no conditions (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 17, 2020, and the opportunity to appeal that determination ended February 3, 2020.

Fiscal Impact Statement: None with this action. All costs associated with the processing of the project were paid by applicant fees.

Code Enforcement Impact: None.

Housing Impact Statement: The Peninsula Community Plan and the Local Coastal Program Land Use Plan designate the site for Single Family, Low Density Residential development with a density of nine dwelling units per acre. The proposed addition to the existing single dwelling unit and construction of a new garage with a companion unit above conforms to

the recommended land use designation. The addition of the companion unit contributes to providing additional housing opportunities in the community.

## BACKGROUND

The 0.14-acre project site is located at 4230 Orchard Avenue (Attachment 1), on the north side of Orchard Avenue, west of Catalina Boulevard, in the RS-1-7 Zone, and designated Single Family, Low Density Residential in the [Peninsula Community Plan \(PCP\)](#) (Attachment 2). The site is also located within the Coastal (Non-Appealable-Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal) Overlay Zone, Airport Approach Overlay Zone - San Diego International Airport (SDIA) – Lindbergh Field, Airport-Influence Area-Review Area 2, and Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA and North Island NAS). The project site is currently developed with a single-story, 1,788.5 square-foot dwelling unit built in 1949, and located within a well-established residential neighborhood consisting of a mix of one and two-story single dwelling units (Attachment 3).

The applicant submitted an application for a ministerial combination permit on January 24, 2019 (Project No. 627983) for a remodel/addition to the single dwelling unit including an addition to the master bedroom, bath, living room and construction of a new detached garage, which was determined to be exempt from requiring a Coastal Development Permit (CDP) pursuant to San Diego Municipal Code (SDMC) [Section 126.0704 \(a\)\(5\)](#). During field inspections, City staff determined that the construction exceeded the scope of the project covered under the building permit. The project as revised required a Process Two, CDP for the proposed development within the non-appealable area of the Coastal Overlay Zone pursuant to [SDMC Section 126.0707\(a\)](#). The CDP application was submitted and deemed complete on August 19, 2019.

The project proposes the remodel and construction of a 44 square-foot entry porch, a 444 square-foot patio and a 709 square-foot addition to the existing 1,788.5 square-foot single dwelling unit, and the construction of a new detached 577.5 square-foot garage with a 577.5 square-foot companion unit above totaling 3,652.5 square feet in Gross Floor Area (GFA), excluding the front entry porch and patio, which are exempt from the GFA calculation pursuant to San Diego Municipal Code ([SDMC](#)) [section 113.0234\(b\)](#). Per [SDMC section 143.0212](#), the project was reviewed, prior to the issuance of the 2019 building permit, to determine whether a potentially significant historical resource exists on site. On February 7, 2019, City Staff concluded the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria, and that this determination is good for 5 years from the date of the determination.

The project site is located approximately 0.9 miles from the Pacific Ocean. There is no existing or proposed public accessway to the beach or the bay on or adjacent to the site as identified in the PCP and Local Coastal Program Land Use Plan. The proposed development is contained within the boundaries of an existing residential lot, and designed in conformance with all applicable development regulations. Additionally, the project is not located within any view corridor as identified in the [PCP Coastal View map \(Figure 27, Page 106\)](#). The proposed coastal development is located in an interior neighborhood lot in a relatively level area (less than 4 percent), and is designed

to comply with all development regulations including the maximum 30-foot height limit of the RS-1-7 Zone and the Coastal Height Limit Overlay Zone.

On March 16, 2020, Development Services Department issued a Notice of Decision to approve the project (Attachment 8).

#### PROJECT APPEAL DISCUSSION

On March 30, 2020, an appeal of the Development Services Department's decision was filed by Sally Todter citing conflict with other matters and new information as the basis for the appeal. (Attachment 9)

#### Appeal Issue 1:

"Side Setbacks: The side setbacks do not appear meet the requirement of the underlying RS-1-7 zone. Although this is a new Coastal Development Permit, the footprint of the structure was already built, without proper permits. City staff has reviewed this project as if new and relied upon the drawings to determine GFA, setbacks, etc. However, the structure was built, outside of the limits of the building permit with the applicant's knowledge, therefore, it is possible that the drawings demonstrate compliance with applicable development regulations that might not reflect the built structure. Requests to Building Inspection staff and Development Services staff to verify the drawings against the built structure have gone unanswered."

Staff Response: As stated above, Project No. 627983, an application for a Combination Building Permit was approved and issued on April 2, 2019 allowing an addition to an existing single dwelling unit and to construct a new detached garage. During an inspection by the City Inspector on June 5, 2019, it was determined the project exceeded the scope of work covered under the Combination Building Permit by erecting a new foundation system, new exterior walls and a new roof beyond and outside the building envelope of the existing single dwelling unit. All inspections were suspended until a construction change was processed and approved.

On August 19, 2019, the subject application for a Process Two, Coastal Development Permit was filed for an addition to the existing single dwelling unit, and construction of a detached garage with a companion unit above to address items outside of the scope work done on Project 627983. City staff reviewed the project for conformance with all applicable development regulations of the RS-1-7 Zone, including but not limited to, setback requirements and GFA in accordance with SDMC Section 131.0430, Development Regulations of Residential Zones. As shown in the following table, the project complies with all required setbacks and GFA:

Development Regulations	Required	Proposed
<a href="#"><u>Setbacks-RS Zones Section 131.043(b)</u></a>		
Front yard	15 feet	15 feet
Interior side yard	3.6 feet	4 feet
Rear yard	13 feet	15 feet

<a href="#">Gross Floor Area-Section 131.0446(a)(1)</a>	0.58	0.58
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#### Appeal Issue 2:

“Historical Review: MC Section 143.0212 directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a permit for any parcel in the City that contains a structure 45 years old or older. The house was built in 1949 and is more than 45 years old. Online searches on OpenDSD do not indicate Historical Review staff reviewed the project. Requests to Building Inspection staff and Development Services staff to confirm that such a review was completed have not also gone unanswered.”

Staff Response: In accordance with San Diego Municipal Code (SDMC) section 143.0212, the project was reviewed to determine whether a potentially significant historical resource exists on site. Prior to the issuance of the Combination Building Permit, on February 7, 2019, City Staff concluded the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria, and that this determination is good for 5 years from the date of the determination.

In addition, as part of a project's discretionary application review, the City of San Diego reviews projects requiring the demolition of structures 45 years or older for historic significance in compliance with the California Environmental Quality Act (CEQA). CEQA Section 21084.1 states that “A project that may cause a substantial adverse change in the significance of an historical resource is a project that may cause a significant effect on the environment.” Historic property (built environment) surveys are required for properties which are 45 years of age or older and which have integrity of setting, location, design, materials, workmanship, feeling, and association. In light of Plan-Historic review of the project and determination that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria, a historical research report was not required by LDR-Environmental.

Additional concerns regarding the current structures at the property will be addressed during the construction process. Once permits are issued for construction, City Inspectors will conduct inspections of the property to verify the work being done is within the scope of the project and in compliance with the approved plans. All inspections must be successfully completed through final inspection before City Inspector will sign off on the permit.

#### Conclusion:

City Staff has reviewed the proposed project and all issues identified through the review process have been resolved. The proposed project complies with all development regulations of the San Diego Municipal Code and the PCP and Local Coastal Program land use plan, and no deviations are required to approve the project. Therefore, staff recommends that the Planning Commission deny the appeal and affirm the Development Services Department's decision to approve Coastal Development Permit No. 2391960.

## ALTERNATIVES

1. Deny the appeal and affirm the Development Services Department's approval of Coastal Development Permit No. 2391960, with modifications.
3. Approve the appeal, reverse the Development Services Department's decision and deny Coastal Development Permit No. 2391960, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
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P. Fitzgerald  
Assistant Deputy Director  
Development Services Department

  
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Jerry Sennett  
Development Project Manager  
Development Services Department

FITZGERALD:GFS

### Attachments:

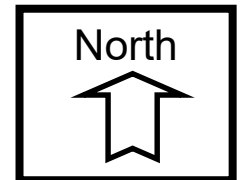
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial and Site Photographs
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Notice of Decision
9. Copy of Appeal
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Plans





## Aerial Photo

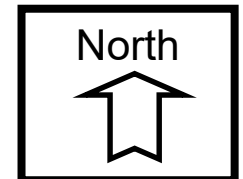
Orchard Avenue CDP / 4230 Orchard Avenue  
PROJECT NO. 642629







**Streetscape Photo**  
Orchard Avenue CDP / 4230 Orchard Avenue  
PROJECT NO. 642629



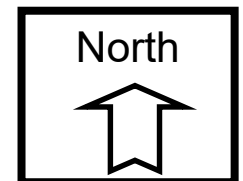


Project Site



## Streetscape Photo

Orchard Avenue CDP / 4230 Orchard Avenue  
PROJECT NO. 642629







Addition and Covered Patio

Proposed Parking Space  
Adjacent to the proposed  
Garage with Companion Unit  
Above

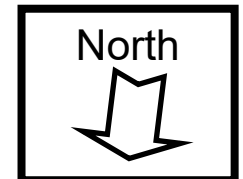
Proposed Garage with  
Companion Unit Above



## Rear Yard Alley View

Orchard Avenue CDP / 4230 Orchard Avenue

PROJECT NO. 642629

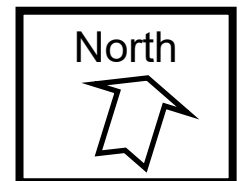


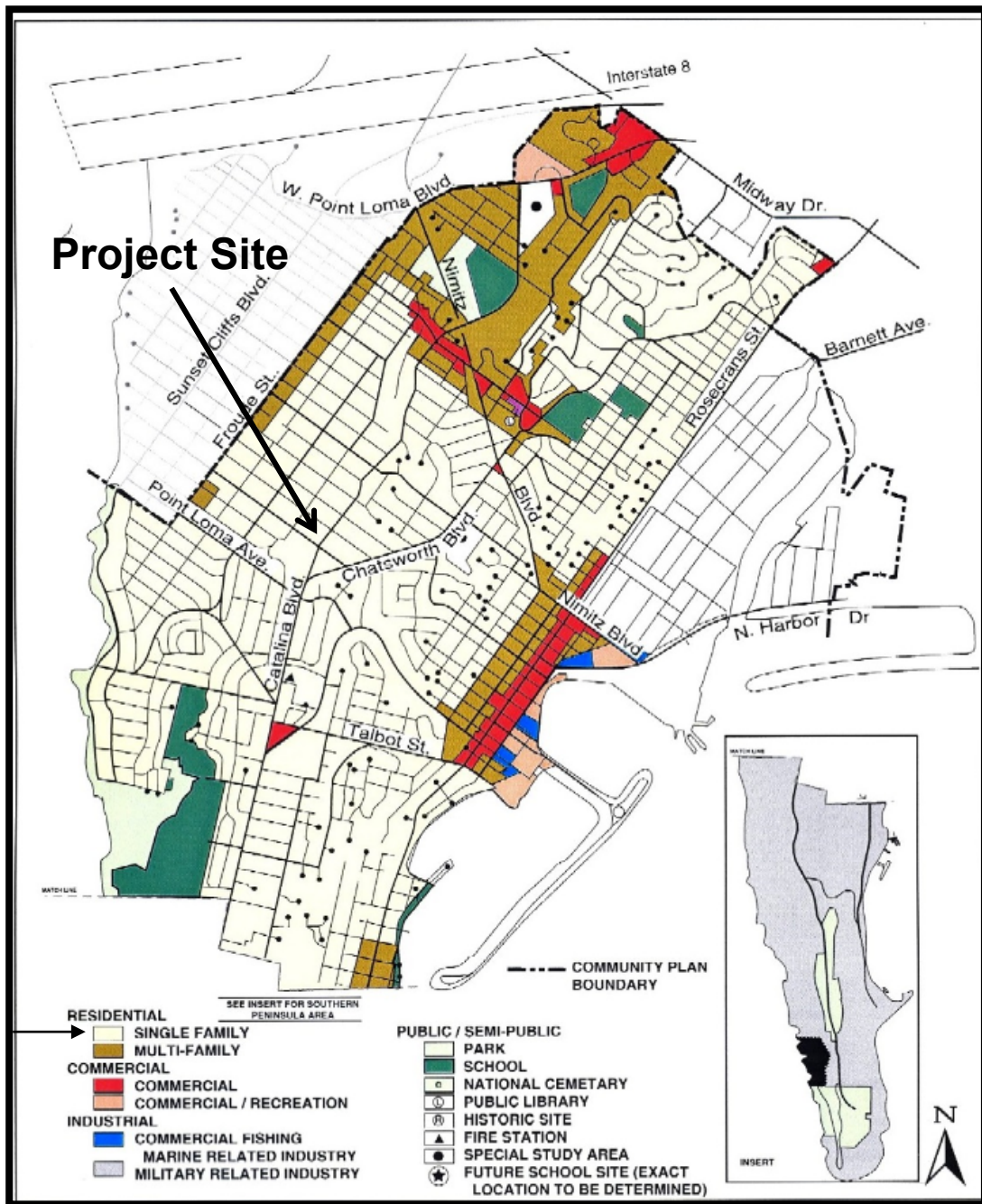




## Rear Yard View

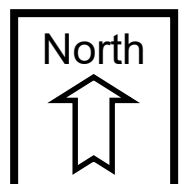
Orchard Avenue CDP / 4230 Orchard Avenue  
PROJECT NO. 642629



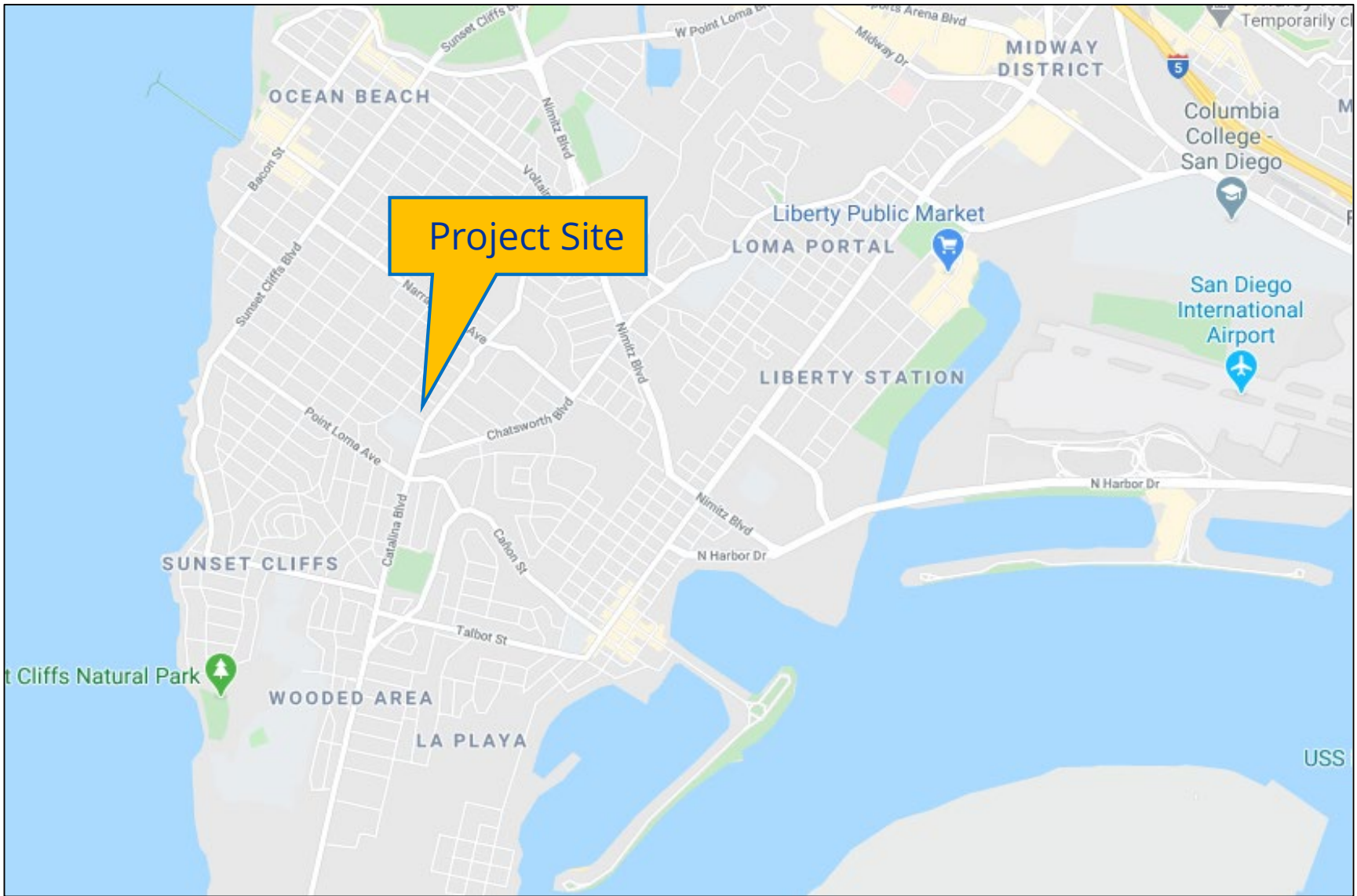


## Land Use Map

Orchard Avenue CDP / 4230 Orchard Avenue  
PROJECT NO. 642629

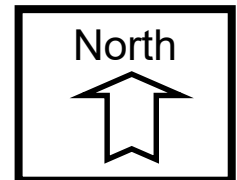






## Project Location Map

Orchard Avenue CDP / 4230 Orchard Avenue  
PROJECT NO. 642629



PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	ORCHARD AVENUE CDP - PTS 642629	
<b>PROJECT DESCRIPTION:</b>	Construction of a 44 square-foot entry porch, a 444 square-foot patio and a 709 square-foot addition to an existing 1,788.5 square-foot dwelling unit, and a new detached 577.5 square-foot garage with a 577.5 square-foot companion unit above totaling 3,652.5 square feet in Gross Floor Area (GFA) (excluding the front entry porch and patio which are exempt from the GFA calculation pursuant to SDMC section 113.0234(b).	
<b>COMMUNITY PLAN AREA:</b>	Peninsula Community Plan	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single Family, Low Density (RS-1-7)	
<b>ZONING INFORMATION:</b>  <b>ZONE:</b> RS-1-7 <b>HEIGHT LIMIT:</b> 30 feet <b>LOT SIZE:</b> 6,300 sf <b>FLOOR AREA RATIO:</b> 0.58 max., 0.58 provided <b>FRONT SETBACK:</b> 15 feet <b>SIDE SETBACK:</b> .08 x Lot Width = 3.6 feet min., 4 feet provided <b>REAR SETBACK:</b> 13 feet min., 15 feet provided <b>PARKING:</b> 2		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single Family, Low Density (RS-1-7)	Single Family Unit
<b>SOUTH:</b>	Single Family, Low Density (RS-1-7)	Single Family Unit
<b>EAST:</b>	Single Family, Low Density (RS-1-7)	Single Family Unit
<b>WEST:</b>	Single Family, Low Density (RS-1-7)	Single Family Unit
<b>DEVIATION REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On December 16, 2019, the Peninsula Community Planning Group voted 9-0-1 to recommend approval of the project without conditions.	

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2391960  
**ORCHARD AVENUE CDP - PROJECT NO. 642629**

WHEREAS, WAW LLC, a New Mexico Limited Liability Company, Owner, and Abbas Keshavarzi, Permittee, filed an application with the City of San Diego for a permit to remodel and construct a 44 square-foot entry porch, a 444 square-foot patio and a 709 square-foot addition to an existing 1,788.5 square-foot dwelling unit, and a detached 577.5 square-foot garage with a new 577.5 square-foot companion unit above totaling 3,652.5 square feet in Gross Floor Area (GFA) (excluding the front entry porch and patio which are exempt from the GFA calculation pursuant to SDMC section 113.0234(b)), (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2391960), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 4230 Orchard Avenue in the RS-1-7, Coastal (Non-Appealable-Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal) Overlay Zone, Airport Approach Overlay Zone - San Diego International Airport (SDIA) – Lindbergh Field, Airport-Influence Area-Review Area 2, and FAA Part 77 Notification Area (SDIA and North Island NAS) of the Peninsula Community Plan area;

WHEREAS, the project site is legally described as: Lot 1 of Block A of Catalina Manor in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1884, filed in the office of the County Recorder of San Diego County, February 10, 1926;

WHEREAS, on January 17, 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 Guidelines Section 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 March 16, 2020, the Development Services Department issued a Notice of Decision and approved Coastal Development Permit No. 2391960 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 30, 2020 an appeal of the Development Services Department's decision to approve Coastal Development Permit No. 2391960 was filed by Sally Todter;

WHEREAS, on May 28, 2020, the Planning Commission of the City of San Diego considered the appeal and Coastal Development Permit No. 2391960 pursuant to the Land Development Code of the City of San Diego; received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it denies the appeal, affirms the Development Services Department's decision, and adopts the following findings with respect to Coastal Development Permit No. 2391960:

**A. COASTAL DEVELOPMENT PERMIT SDMC 126.0708(A)**

**1. Findings for all Coastal Development Permits:**

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project proposes a permit to remodel and construct a 44 square-foot entry porch, a 444 square-foot patio and a 709 square-foot addition to an existing 1,788.5 square-foot dwelling unit, and a detached new 577.5 square-foot garage with a new

577.5 square-foot companion unit above totaling 3,652.5 square feet in GFA (excluding the front entry porch and patio). The 0.14-acre project site is located at 4230 Orchard Avenue, approximately 0.9 miles from the Pacific Ocean. The development is contained within the boundaries of an existing residential lot. There is no existing or proposed public accessway to the beach or the bay on or adjacent to the site as identified in the Peninsula Community Plan (PCP) and Local Coastal Program Land Use Plan. Additionally, the project is not located within any view corridor as identified in the PCP Coastal View map (Figure 27, Page 106). The proposed coastal development is located in an interior neighborhood lot in a relatively level area (less than 4 percent), and is designed to comply with all development regulations including the maximum 30-foot height limit of the RS-1-7 Zone and the Coastal Height Limit Overlay Zone. Therefore, the proposed coastal development at this location will not encroach upon any existing or proposed public accessway or affect any public views to and along the ocean and other scenic coastal areas, as identified in the PCP and Local Coastal Program Land Use Plan.

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

The project site is a previously graded lot improved with an existing single-family residence. The project site is located within an urbanized community surrounded by residential development. The lot does not contain any sensitive biological resources including any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, the Multiple Habitat Planning Area. Therefore, the proposed development will not adversely affect environmentally sensitive lands.

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

The project is located at 4230 Orchard Avenue within the PCP and Local Coastal Program Land Use Plan. The site is currently developed with a single-family residential dwelling unit. The project proposes a 44 square-foot entry porch, a 444 square-foot patio and a 709 square-foot addition to an existing 1,788.5 square-foot dwelling unit, and a new detached 577.5 square-foot garage with a 577.5 square-foot companion unit above totaling 3,652.5 square feet in GFA (excluding the front entry porch and patio), on a 6,300 square-foot lot. The PCP and Local Coastal Program Land Use Plan designates the site as Single Family, Low Density, with a maximum density of nine dwelling units per acre (PCP, Figure 7, pg. 30). The project site also lies within a protected single-family neighborhood. The proposed addition to the existing single-family dwelling unit and construction of a new garage with a companion unit above conforms to the recommended land use designation. Due to the location of the project, the proposed development would not affect any public view to the ocean or other scenic coastal areas as identified in the PCP and local Coastal Program Land Use Plan. Therefore, proposed project is in conformity with the certified PCP and Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The 0.14-acre project site is located at 4230 Orchard Avenue. The project site is approximately 0.9 miles from the Pacific Ocean and is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. 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 the appeal is denied, the Development Services Department's decision is affirmed, and based on the findings hereinbefore, Coastal Development Permit No. 2391960 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2391960, a copy of which is attached hereto and made a part hereof.

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Jerry Sennett  
Development Project Manager  
Development Services

Adopted on: May 28, 2020



**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: 24008602

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2391960  
**ORCHARD AVENUE-CDP PROJECT NO. 642629**  
PLANNING COMMISSION

This Coastal Development Permit No. 2391960 is granted by the Planning Commission of the City of San Diego to WAW LLC, a New Mexico Limited Liability Company, Owner, and Abbas Keshavarzi, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.14-acre site is located at 4230 Orchard Avenue in the RS-1-7 Zone, Coastal (Non-Appealable-Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal) Overlay Zone, Airport Approach Overlay Zone - San Diego International Airport (SDIA) - Lindbergh Field, Airport-Influence Area-Review Area 2, and FAA Part 77 Notification Area (SDIA and North Island NAS) within the Peninsula Community plan area. The project site is legally described as: Lot 1 Block A of Catalina Manor in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1884, filed in the office of the County Recorder of San Diego County, February 10, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of a 44 square-foot entry porch, a 444 square-foot patio and a 709 square-foot addition to an existing 1,788.5 square-foot dwelling unit, and a new detached 577.5 square-foot garage with a 577.5 square-foot companion unit above totaling 3,652.5 square feet in Gross Floor Area (GFA) (excluding the front entry porch and patio which are exempt from the GFA calculation pursuant to SDMC section 113.0234(b)), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 28, 2020, on file in the Development Services Department.

The project shall include:

- a) Construction of a 44 square-foot entry porch, a 444 square-foot patio, and 709 square-foot addition to the existing 1,788.5 square-foot dwelling unit totaling approximately 2,497.5 square-foot dwelling unit;
- b) A new 577.5 square-foot garage with a 577.5 square-foot companion unit above;
- c) Landscaping (planting, irrigation and landscape related improvements);

- d) Off-street parking;
- e) 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 June XX, 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.

#### **CLIMATE ACTION PLAN REQUIREMENTS:**

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

**AIRPORT REQUIREMENTS:**

12. Prior to the issuance of any construction permits for structures, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any construction permit for structures, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway with City standard curb, gutter and sidewalk, adjacent to the site on Orchard Avenue, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit for structures, the Owner/Permittee shall assure by permit and bond to reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on Orchard Avenue, satisfactory to City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Orchard Avenue, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit for structures, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the street trees and permeable pavers in the Orchard Avenue Right-of-Way, satisfactory to the City Engineer.

17. 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.

18. 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:**

19. Prior to the issuance of any construction permit, the Owner/Permittee shall plant one 24-inch box tree in the required front yard of the premises or in the abutting parkway to comply with Chapter 14, Article 1, Division 3. Existing trees that are at least 15 feet high and 15 feet in width may be used to satisfy this requirement.



**PLANNING/DESIGN REQUIREMENTS:**

20. All 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 by the appropriate City decision maker in accordance with the SDMC.

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.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

22. Prior to the issuance of any building permits, if it is determined during the building permit review process that the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on May 28, 2020, by Resolution No. PC-20-XX.

Coastal Development Permit No.: 2391960  
Date of Approval: May 28, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Jerry Sennett  
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.

**WAW Limited Liability Company**  
Owner

By \_\_\_\_\_  
Wayne Kennedy  
Owner

**Abbas Keshavarzi**  
Permittee

By \_\_\_\_\_  
Abbas Keshavarzi  
Permittee

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

**NOTICE OF EXEMPTION****ATTACHMENT 7***(Check one or both)*

TO: ☒ Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

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 Name/Number:** Orchard Avenue CDP / 642629

**SCH No.:** N.A.

**Project Location-Specific:** 4230 Orchard Avenue, San Diego, California 92107

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** A request for a COASTAL DEVELOPMENT PERMIT for the construction of a new 577.5-square foot companion unit, and a 577.5-square foot three-car garage. Additionally, a 709-square foot addition would be added to the existing 1,788-square foot single dwelling unit, which would be remodeled. The 6,300 -square foot project site is located at 4230 Orchard Avenue. The project site is designated Residential and zoned RS-1-7 within the Peninsula Community Plan area. Additionally, the project site is within the Airport Approach Overlay Zone (San Diego International Airport), the Airport Influence Area (San Diego International Airport- Review Area 2), the FAA Part 77 Noticing Area (San Diego International Airport and North Island Naval Air Station), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable-2), and the Parking Impact Overlay Zone (Coastal). (LEGAL DESCRIPTION: Lot No. 1, Block A, Map No. 1884, Catalina Manor).

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Abbas Keshavarzi, 5765 Lord Cecil Street, San Diego, California 92122, (858) 457-4259

**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: Section 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)
- ☐ Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section CEQA Section 15303 that consists of the construction and location of limited numbers of new, small facilities or structures including one single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: (M. Dresser)

Telephone: (619) 446-5404



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



Senior Planner

February 4, 2020

Signature/Title

Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

DATE OF NOTICE: MARCH 16, 2020

# NOTICE OF DECISION

## DEVELOPMENT SERVICES DEPARTMENT

---

<b>PROJECT NO:</b>	<b>642629</b>
<b>PROJECT NAME:</b>	<b>ORCHARD AVENUE CDP</b>
<b>PROJECT TYPE:</b>	<b>COASTAL DEVELOPMENT PERMIT, ENVIRONMENTAL EXEMPTION, PROCESS TWO</b>
<b>APPLICANT:</b>	<b>ABBAS KESHAVARZI</b>
<b>COMMUNITY PLAN AREA:</b>	<b>PENINSULA</b>
<b>COUNCIL DISTRICT:</b>	<b>2</b>
<b>CITY PROJECT MANAGER:</b>	<b>JERRY SENNETT, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5261 AND GSENNETT@SANDIEGO.GOV</b>

---

On March 16, 2020, Development Services Department APPROVED an application for a Coastal Development Permit for the proposed construction of a 44 square -foot entry porch, a 444 square-foot patio and a 709 square-foot addition to an existing 1,788.5 square-foot dwelling unit, and a detached new 577.5 square-foot garage with a 577.5 square-foot companion unit above totaling 3,652.5 square feet in Gross Floor Area (excluding the front entry porch and patio which are exempt from the GFA calculation pursuant to SDMC section 113.0234(b)). The 0.14-acre project site is located at 4230 Orchard Avenue in the RS-1-7 Zone, and the Coastal (Non-Appealable) Overlay Zone within the Peninsula Community Plan. The application was filed on August 19, 2019.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than ten (10) business days after the decision date. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. Please do not e-mail your appeal as it will not be accepted.

The final decision by the City of San Diego is not appealable to the California Coastal Commission.

This project was determined to be categorically exempt from the California Environmental Quality Act on January 17, 2020 and the opportunity to appeal that determination ended February 3, 2020.

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

Internal Order No.: 12002110

cc: Robert Goldyn, Chairperson, Peninsula Planning Group







**Development Services Department**

Jerry Sennett / Project No. 642629  
1222 First Ave., MS 501  
San Diego, California 92101-4140

**RETURN SERVICE REQUESTED**

# Development Permit/ Environmental Determination Appeal Application

November 2017

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
Upon request, this information is available in alternative formats for persons with disabilities.  
DS-3032 (11-17)

The project located at 4230 Orchard Avenue was initially started under Building Permit No. 627983, for a master bedroom, bathroom and living room addition and a new garage. The subject property is located within the Coastal Zone and therefore a Coastal Exemption would have been required and 50 percent of the exterior walls would have to be retained as part of Building Permit No. 627983. During construction under the building permit, a new structure was built completely around the existing structure and the entire existing structure was removed. This was a blatant attempt to ignore the rules for a Coastal Exemption. See attached photographs. The project was eventually tagged to stop construction and a Coastal Development Permit was required.

The concerns with this development are the following:

1. Side Setbacks: The side setbacks do not appear meet the requirement of the underlying RS-1-7 zone. Although this is a new Coastal Development Permit, the footprint of the structure was already built, without proper permits. City staff has reviewed this project as if new and relied upon the drawings to determine GFA, setbacks, etc. However, the structure was built, outside of the limits of the building permit with the applicant's knowledge, therefore, it is possible that the drawings demonstrate compliance with applicable development regulations that might not reflect the built structure. Requests to Building Inspection staff and Development Services staff to verify the drawings against the built structure have gone unanswered.
2. Historical Review: MC Section 143.0212 directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a permit for any parcel in the City that contains a structure 45 years old or older. The house was built in 1949 and is more than 45 years old. Online searches on OpenDSD do not indicate Historical Review staff reviewed the project. Requests to Building Inspection staff and Development Services staff to confirm that such a review was completed have not also gone unanswered.

The above concerns come from the fact that the project is being reviewed as a new structure, when in fact, it is already built, and there may be inconsistencies between that built structure and the drawings. Prior to the issuance of the Coastal Development Permit, physical measurements, by City staff, should occur on the property to verify the drawings are accurate and the project is meeting the setback requirements. Additionally, if no Historical Review was completed for this site, the applicant should be required to provide the necessary documentation required by MC Section 143.0212 and outlined by Information Bulletin 580, to demonstrate the previous (demolished) house was not historically significant.






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

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Orchard Avenue - CDP		<b>Project Number:</b> 642629		<b>Distribution Date:</b> 08/19/2019	
<b>Project Scope/Location:</b> PENINSULA- (Process 2) - Coastal Development Permit for remodel and 709 square foot addition to residence, new detached 729 square foot Companion unit located above new detached 639 square foot garage and carport, site located at 4230 Orchard Avenue. The 0.14 acre site is located in the RS-1-7 Base Zone of the Coastal (Non-Appealable) overlay zone of the Peninsula Community Planning area. Council District 2.					
<b>Applicant Name:</b> Keshavarzi, Abbas			<b>Applicant Phone Number:</b> (858) 457-4259		
<b>Project Manager:</b> Sennett, Gerald		<b>Phone Number:</b> (619) 446-5261	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> GSennett@sandiego.gov	
<b>Committee Recommendations (To be completed for Initial Review):</b> <i>PCPB 11/21/19</i>					
<input checked="" type="checkbox"/> <b>Vote to Approve</b>		<b>Members Yes</b> <i>9</i>	<b>Members No</b> <i>0</i>	<b>Members Abstain</b> <i>1</i>	
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>		<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>	
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>		<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>	
<input type="checkbox"/> <b>Vote to Deny</b>		<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>	
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>				<input type="checkbox"/> <b>Continued</b>	
<b>CONDITIONS:</b> <i>NONE.</i>					
<b>NAME:</b> <i>MARK KRENICK</i>			<b>TITLE:</b> <i>PROJECT REVIEW CHAIR - PCPB</i>		
<b>SIGNATURE:</b> <i>[Signature]</i>			<b>DATE:</b> <i>12/14/19</i>		
<i>Attach Additional Pages if Necessary.</i>		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 <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.					

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>Ownership Disclosure Statement</b>	<b>FORM</b>
			<b>DS-318</b>
			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:** \_\_\_\_\_ **Project No. For City Use Only:** 642629

**Project Address:** 4230 ORCHARD AVE  
SAN DIEGO, CA 92107

**Specify Form of Ownership/Legal Status (please check):** NM Corporate Identification No. 5341892  
☐ Corporation ☒ Limited Liability -or- ☐ General - What State? NM  
☐ 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: NAW LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 2683 Via De La Valle G-610  
 City: Del Mar State: CA Zip: 92014  
 Phone No.: 619-493-1898 Fax No.: 619-524-508 Email: plataque@gmail.com  
 Signature: [Signature] Date: 8/8/19  
 Additional pages Attached: ☐ Yes ☒ No

#### Applicant

Name of Individual: ABBAS KESHAVARZI ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 5765 LORD CECIL ST. AGENT  
 City: SAN DIEGO State: CA Zip: 92122  
 Phone No.: (858) 457-4259 Fax No.: (858) 457-4259 Email: ABBASDESIGN462GMAIL.COM  
 Signature: A-Kent Date: 08/16/2019  
 Additional pages Attached: ☐ Yes ☒ No

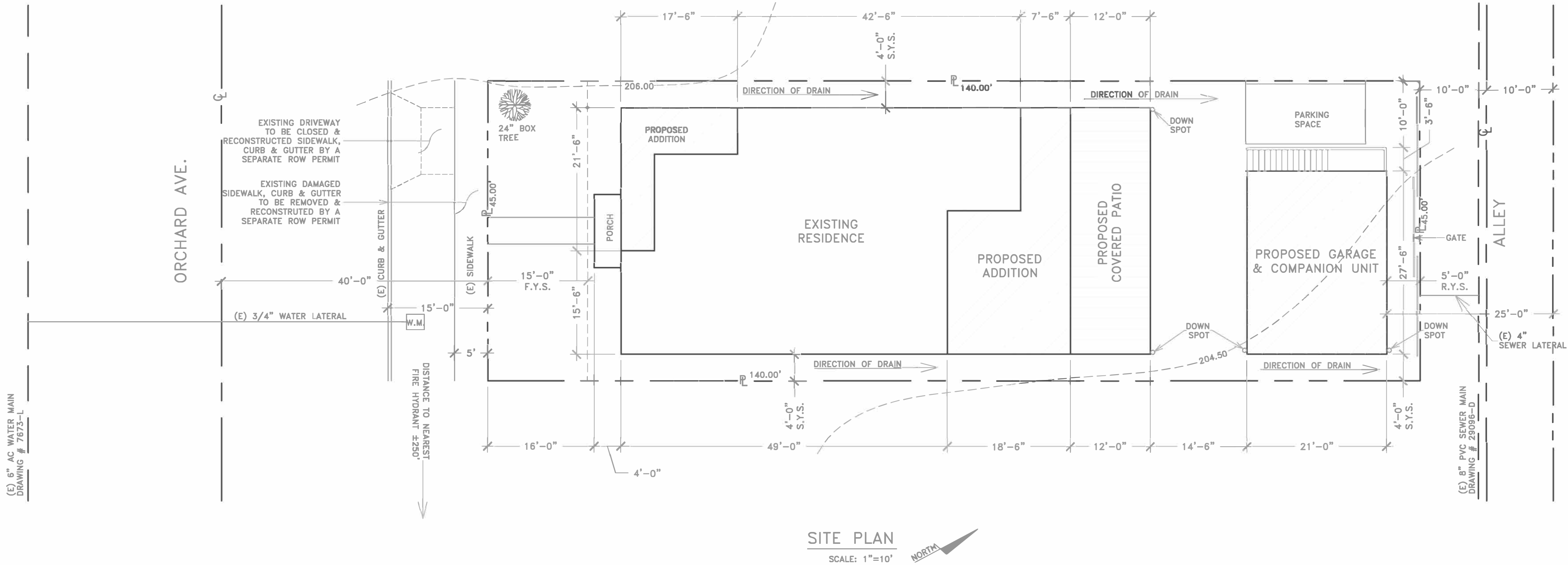
#### Other Financially Interested Persons

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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COASTAL DEVELOPMENT PERMIT  
PROPOSED REMODELING, ROOM ADDITIONS,  
GARAGE AND COMPANION UNIT  
4230 ORCHARD AVENUE



PROPERTY OWNER:  
WAW LLC  
2683 VIA DE LA VALLE #G610  
DEL MAR, CA 92014

PROPERTY ADDRESS:  
4230 ORCHARD AVENUE  
SAN DIEGO, CA 92107

LEGAL DESCRIPTION:  
APN: 530-143-17-00  
LOT NO. 1, BLK. A MAP NO. 1884 CATALINA MANOR  
NO EASEMENT LOCATES ON THIS PROPERTY

TYPE OF CONSTRUCTION: VB/ NOT SPRINKLERED  
OCCUPANCY GROUP: R3/U  
ZONE: RS-1-7  
EXISTING HOUSE CONSTRUED IN 1949  
EX. & PROPOSED USE: RESIDENTIAL SINGLE FAMILY  
GEOLOGIC HAZARD CATEGORY: 52

AREAS SUMMARY:  
EXISTING RESIDENCE 1788.5 SF.  
PROPOSED ADDITION 709. SF.  
PROPOSED GARAGE 577.5 SF.  
PROPOSED COMPANION UNIT. 577.5 SF.  
PROPOSED PATIO 444. SF.  
PROPOSED ENTRY PORCH. 44 SF.  
LOT AREA: 6300 SF. FAR: 58%  
LANDSCAPE AREA: 1,298 SF.

SCOPE OF WORK:  
1. 709 SF. ADDITION 2. 577.5 SF. NEW COMPANION UNIT 3. 577.5 SF. NEW GARAGE  
4. REMODEL ENTIRE HOUSE 5. REMOVE & REPLACE EXISTING ROOF WITH 10' CEILING HEIGHT  
NO EQUIPMENT OR SCREENING PROPOSED ON ROOF.

APPLICABLE CODES,  
2016 CALIFORNIA RESIDENTIAL CODE (CRC)  
2016 CALIFORNIA BUILDING CODE (CBC)  
2016 CALIFORNIA ELECTRICAL CODE (CEC)  
2016 CALIFORNIA PLUMBING CODE (CPC)  
2016 CALIFORNIA MECHANICAL CODE (CMC)  
2016 CALIFORNIA BUILDING ENERGY  
CALIFORNIA GREEN BUILDING STANDARDS  
2016 CALIFORNIA FIRE CODE, & T-24

PROPERTY NOT LOCATES IN TRANSIT AREA & THERE IS NO TRANSIT STOP ADJACENT TO PROPERTY

DESIGNER:  
ABBAS KESHAVARZI  
5765 LORD CECIL STREET  
SAN DIEGO, CA 92122  
PHONE/FAX: (858) 457-4259

LANDSCAPE ARCHITECT:  
SAMUEL WADE  
2204 GARNET AVENUE SUITE 205  
SAN DIEGO, CA 92019  
PHONE: (619) 270-8688

CONTRACTOR:  
PMF CONSTRUCTION  
7565 GIBRALTAR STREET SUITE 18  
CARLSBAD, CA 92009  
PHONE: (619) 572-8661

EXTERIOR ELEVATIONS MATERIAL:  
SMTH HARDPLANK LAP SIDING 215605 (ESR-2290)  
ROOFING MATERIAL:  
'GAF' BLACK OAK ASPHALT SHINGLES (ESR-1475)

PUD NOTE:  
NO EASEMENT LOCATES ON THIS PROPERTY.

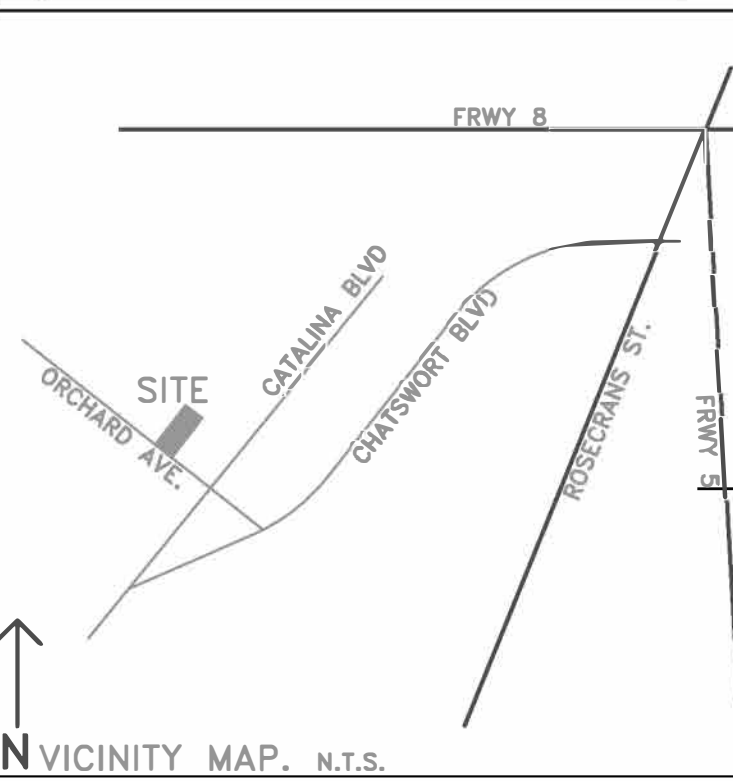
ENGINEERING NOTES:  
1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN. WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE REGULATIONS IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.  
2. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A BUILDING OR GRADING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.  
3. NO ALLEY ACCESS GATE SHALL SWING OPEN INTO THE ALLEY RIGHT OF WAY.  
4. 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 OF SDMC INTO THE CONSTRUCTION PLAN OR SPECIFICATIONS.

TOTAL DISTURBANCE AREA: 1850 SF.  
EXISTING AMOUNT OF IMPERVIOUS AREA: 4050 SF.  
PROPOSED AMOUNT OF IMPERVIOUS AREA: 1850 SF.  
TOTAL IMPERVIOUS AREA: 5900 SF.  
IMPERVIOUS % INCREASE: 31%

THIS PROJECT PROPOSES EXPORT OF 0 CUBIC YARDS OF MATERIALS FROM PROJECT SITE. ALL EXPORT MATERIAL MUST BE DISPOSED INTO LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOSE NOT ALLOW PROCESSING AND SALE OF MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

CUT QUANTITIES: 6 CYD FILL QUANTITIES: 0 CYD  
MAX. CUT DEPTH: 2 FT MAX. FILL DEPTH: 0 FT

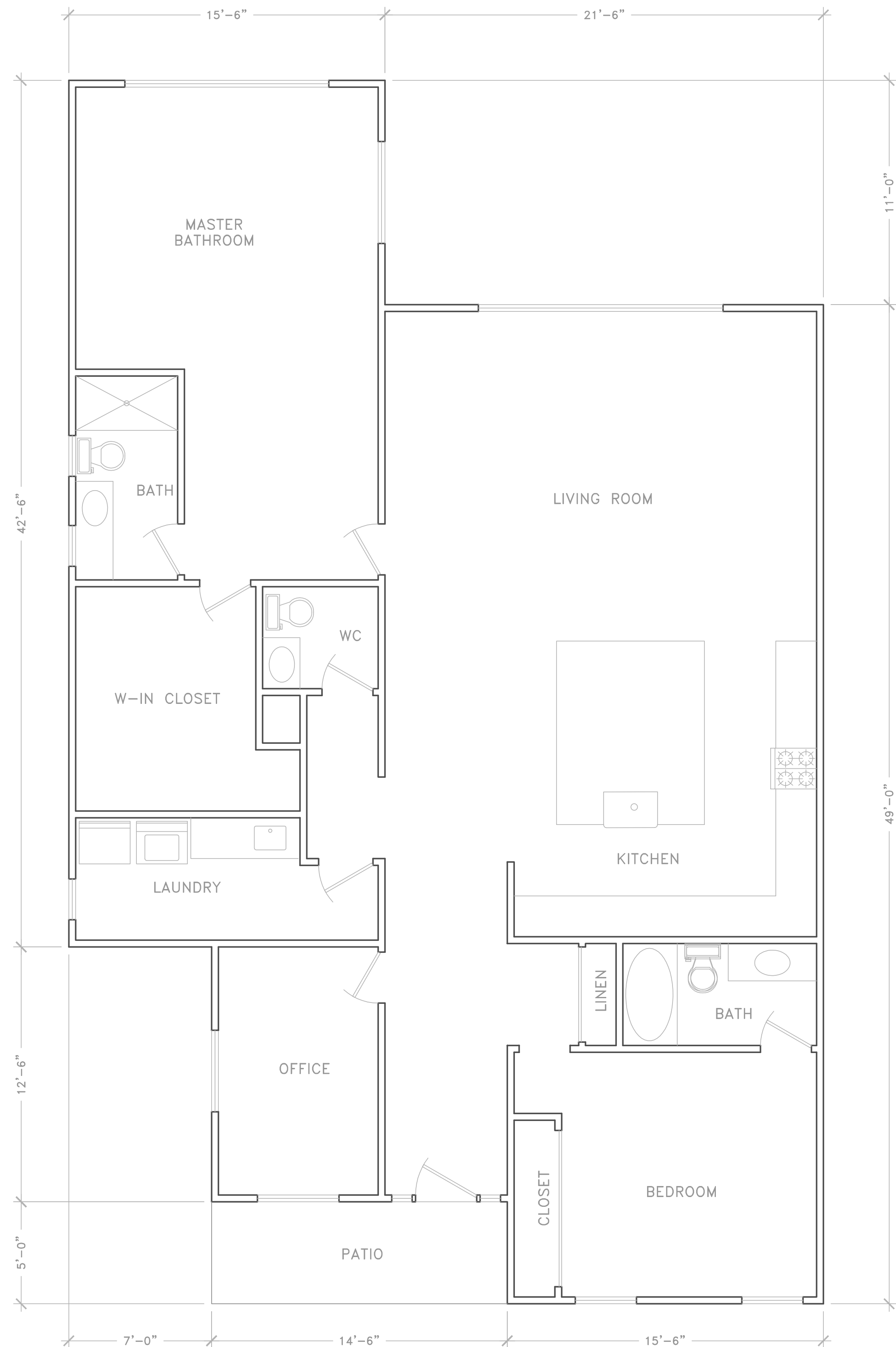
SHEET INDEX:	
1	SITE PLAN
2	MAIN HOUSE FLOOR PLANS
3	MAIN HOUSE ELEVATIONS AND SITE SECTION
4	ADU & GARAGE FLOOR PLANS, ELEVATIONS, & SITE SECTION
5	LANDSCAPE PLAN



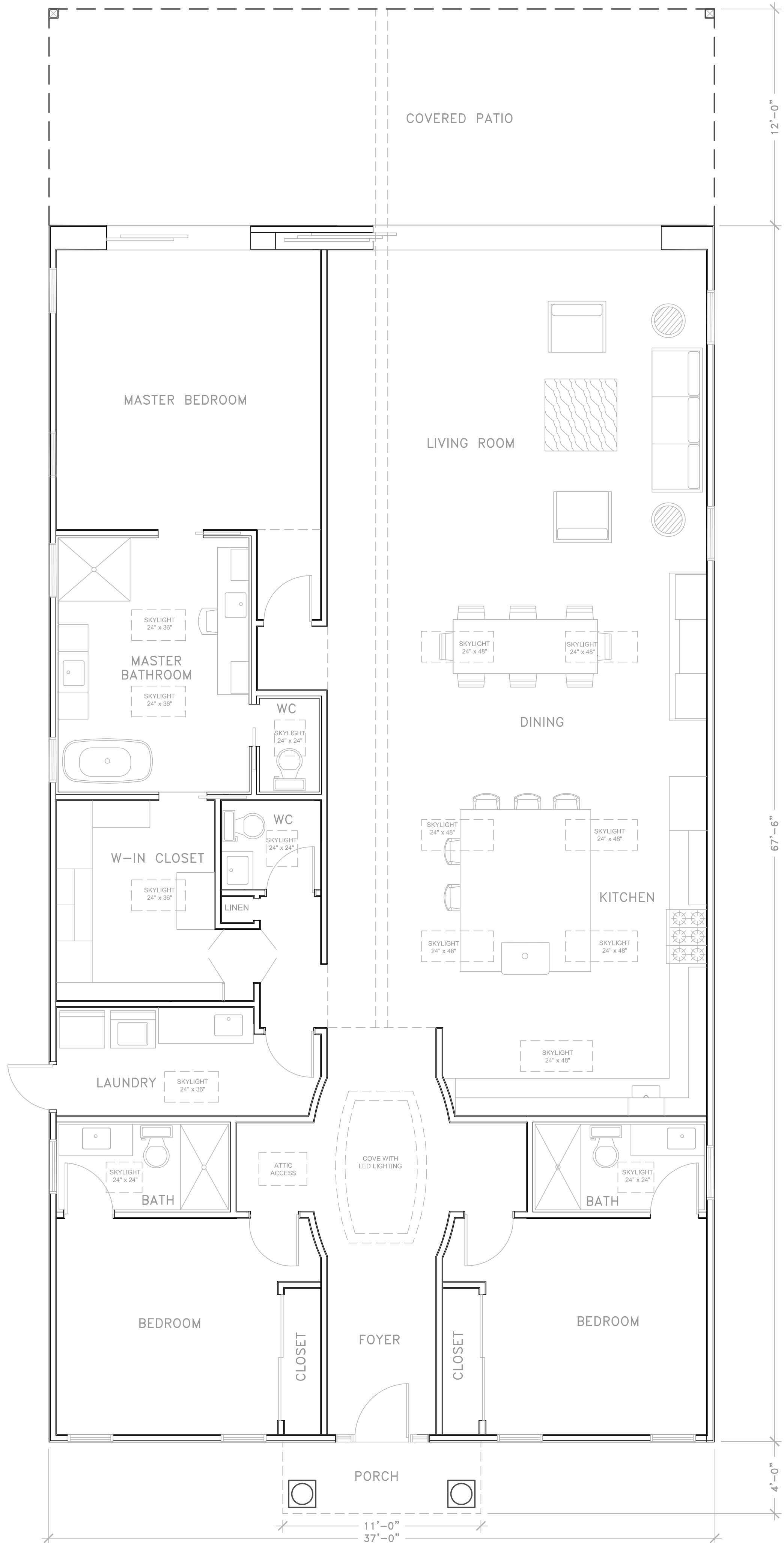
ABBAS KESHAVARZI  
DESIGN CONSULTANT  
5765 LORD CECIL STREET  
SAN DIEGO, CA 92122  
PHONE/FAX: (858) 457-4259

PROPOSED ADDITIONS, REMODELING, GARAGE & ADU  
4230 ORCHARD AVENUE  
SAN DIEGO, CA 92107

REVISION	DATE
PROJECT NO.	
DATE: JULY, 2019	
DRAWN BY: ABBAS KESHAVARZI	
SHEET	



MAIN HOUSE EXISTING FLOOR PLAN  
SCALE: 1/4"=1'

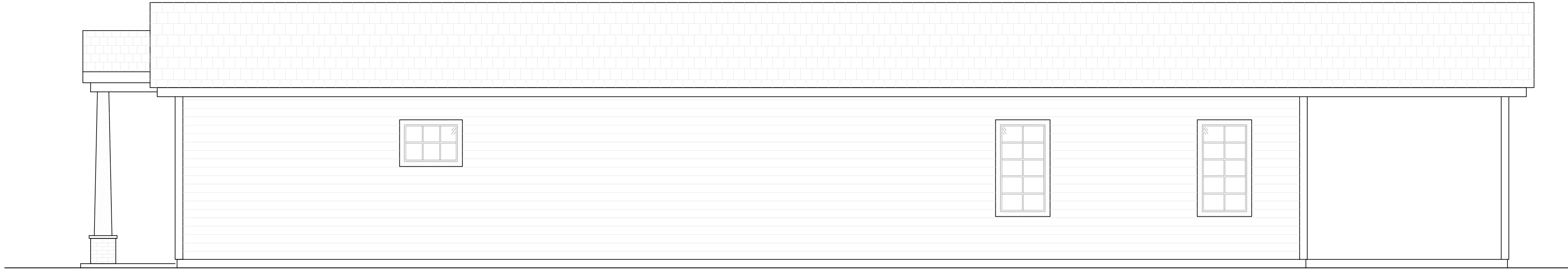


MAIN HOUSE PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'

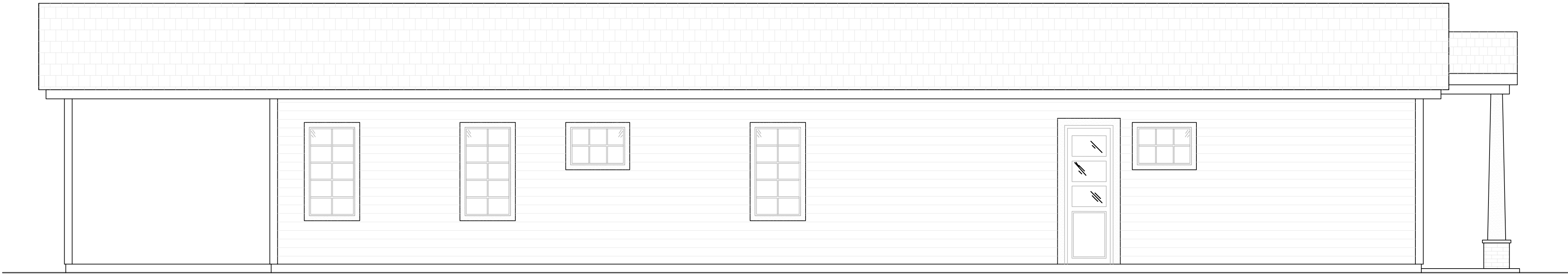
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SAN DIEGO, CA 92107

ABBAS KESHAVARZI  
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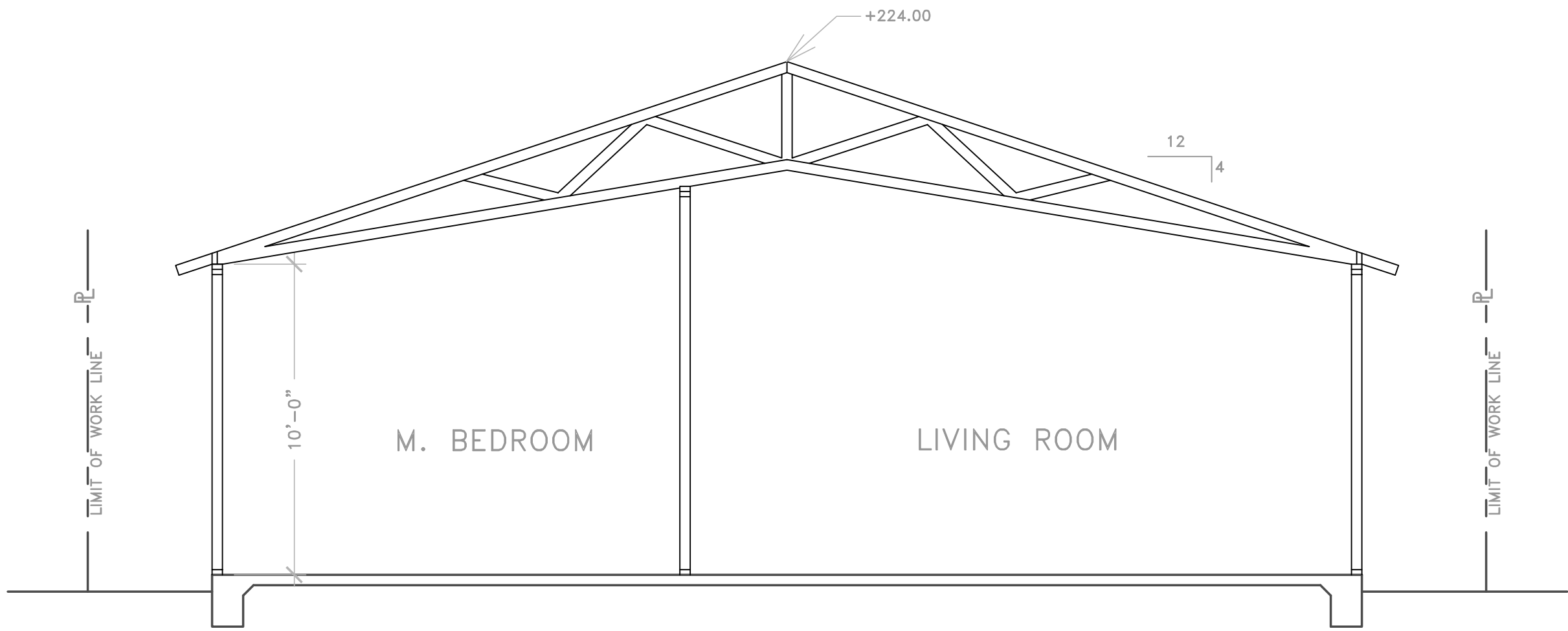
REVISION	DATE
PROJECT NO.	
DATE: JULY, 2019	
DRAWN BY: ABBAS KESHAVARZI	
SHEET	



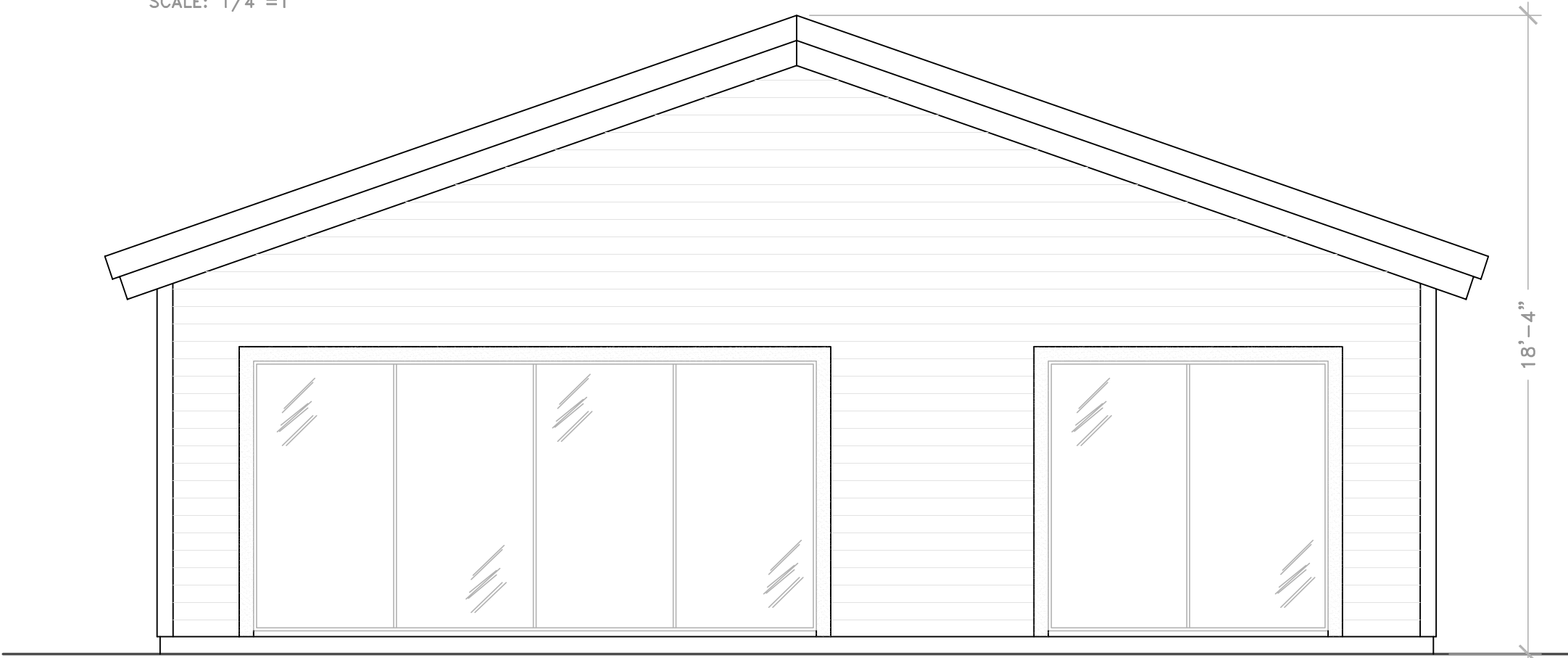
MAIN HOUSE EAST ELEVATION  
SCALE: 1/4"=1'



MAIN HOUSE WEST ELEVATION  
SCALE: 1/4"=1'



SECTION  
SCALE: 1/4"=1'



MAIN HOUSE SOUTH ELEVATION  
SCALE: 1/4"=1'



MAIN HOUSE NORTH ELEVATION  
SCALE: 1/4"=1'

ABBAS KESHAVARZI  
DESIGN CONSULTANT  
5765 LORD CECIL STREET  
SAN DIEGO, CA 92122  
PHONE/FAX: (858) 457-4259

PROPOSED ADDITIONS, REMODELING, GARAGE & ADU  
4230 ORCHARD AVENUE  
SAN DIEGO, CA 92107

REVISION      DATE

PROJECT NO.

DATE: JULY, 2019

DRAWN BY:  
ABBAS KESHAVARZI

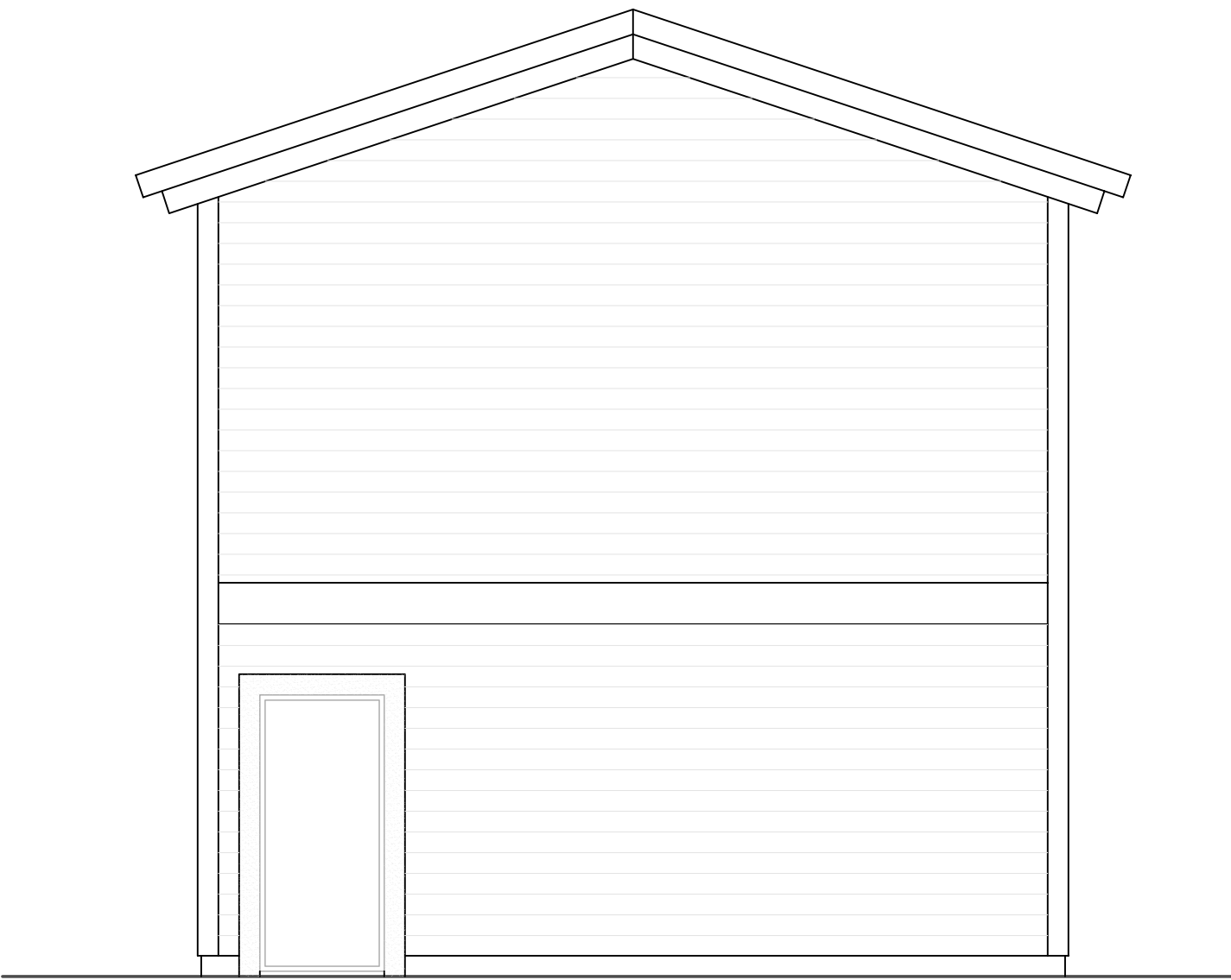
SHEET





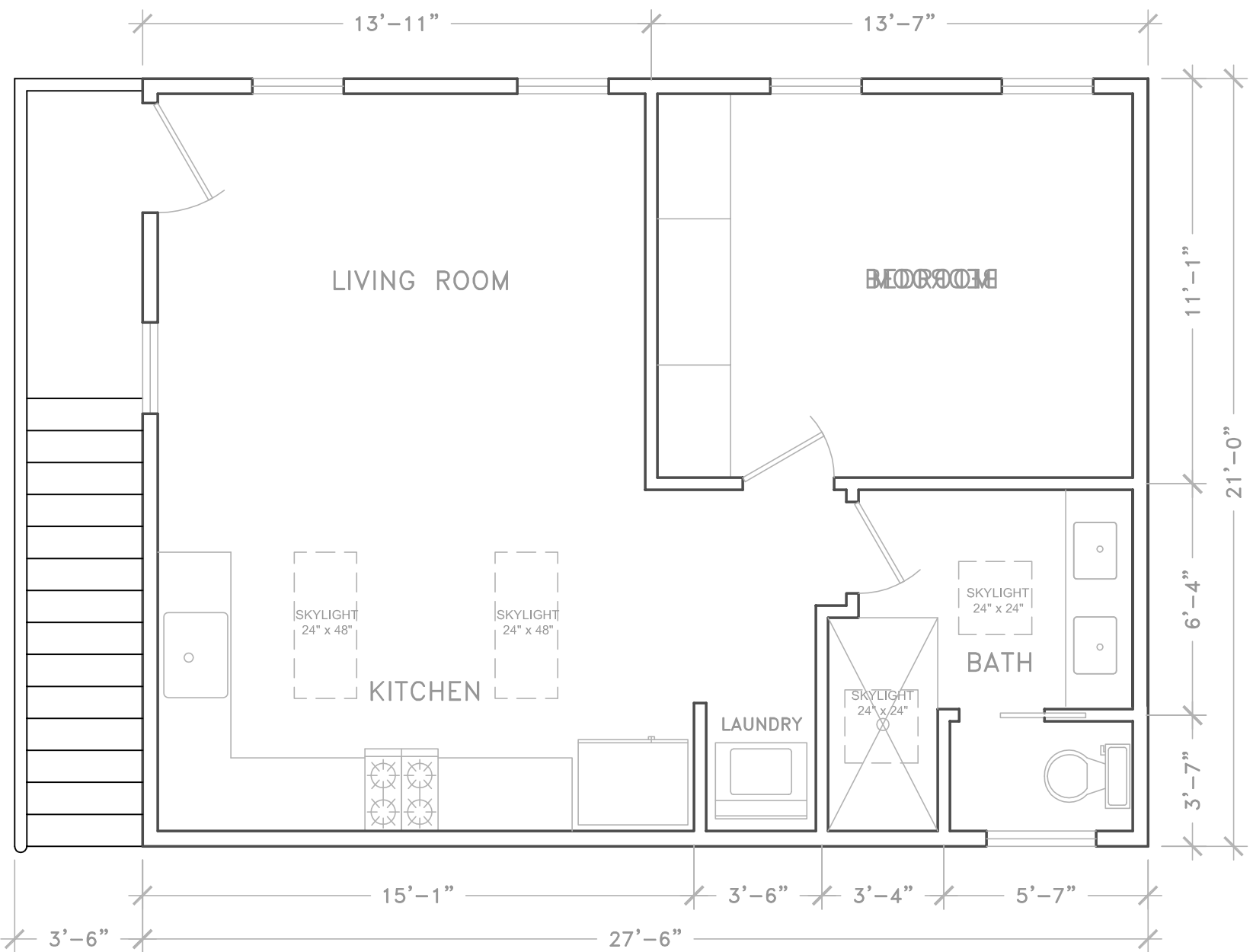
GARAGE AND ADU SOUTH ELEVATION

SCALE: 1/4"=1'



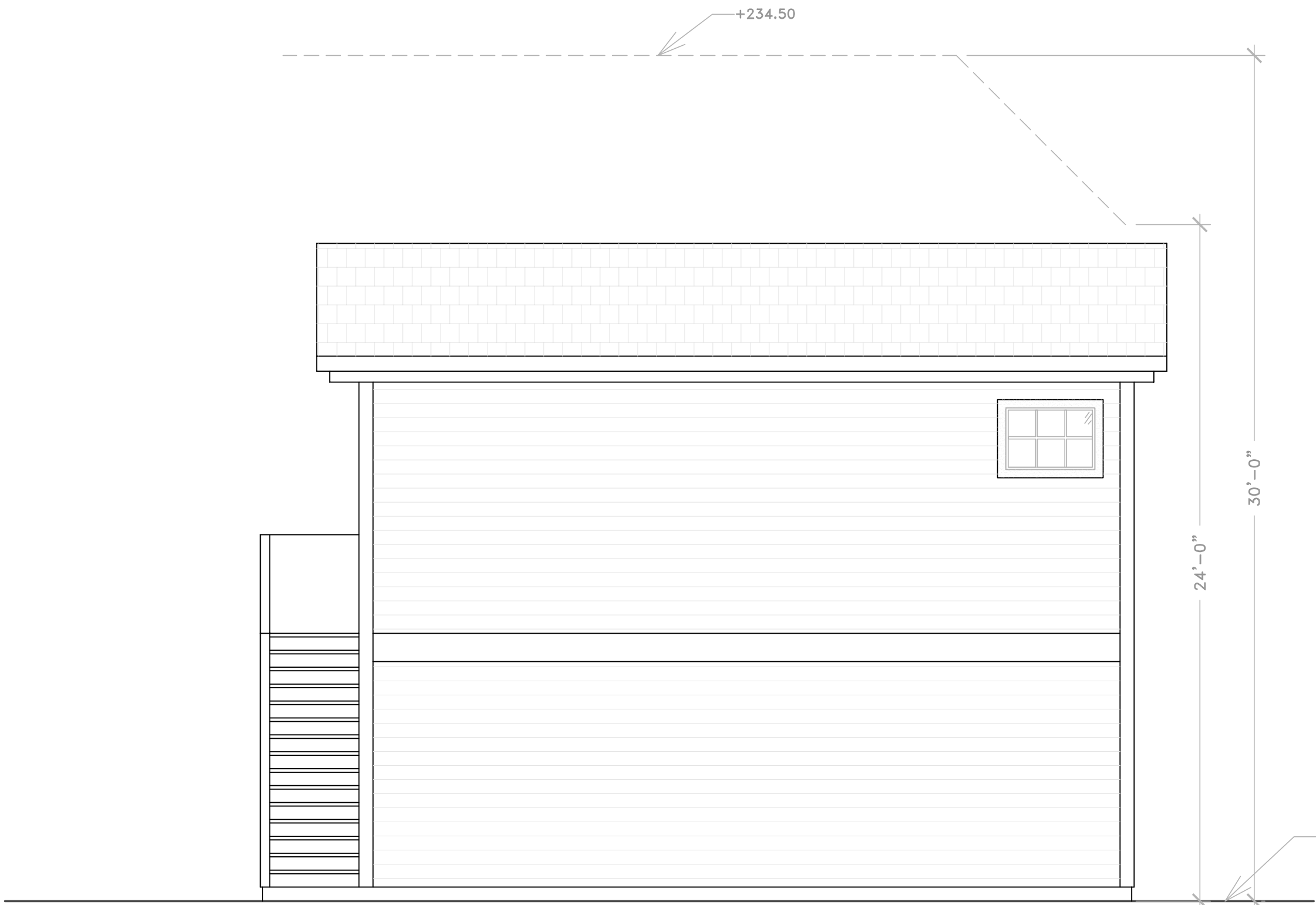
GARAGE AND ADU EAST ELEVATION

SCALE: 1/4"=1'



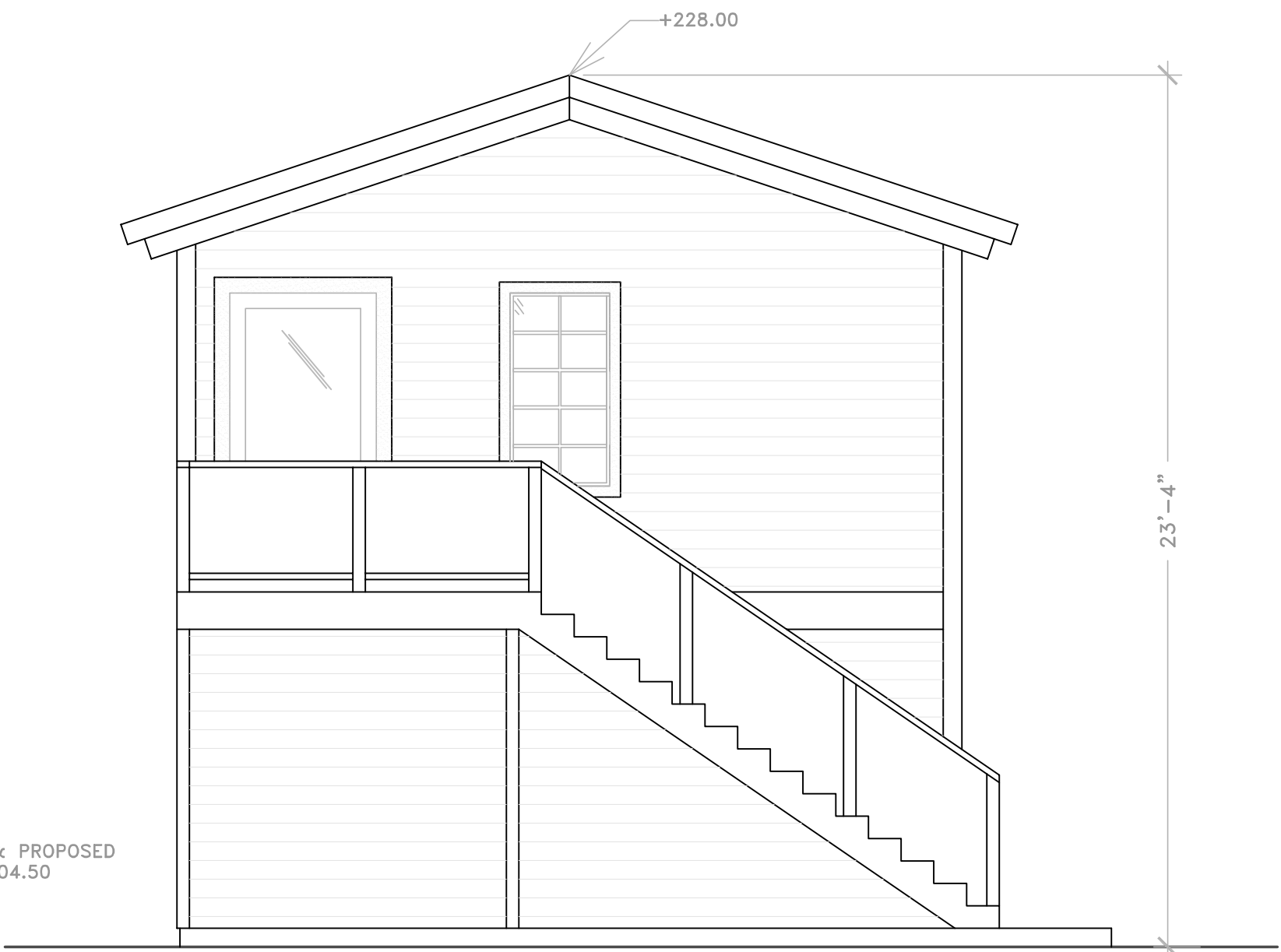
PROPOSED COMPANION UNIT

SCALE: 1/4"=1'



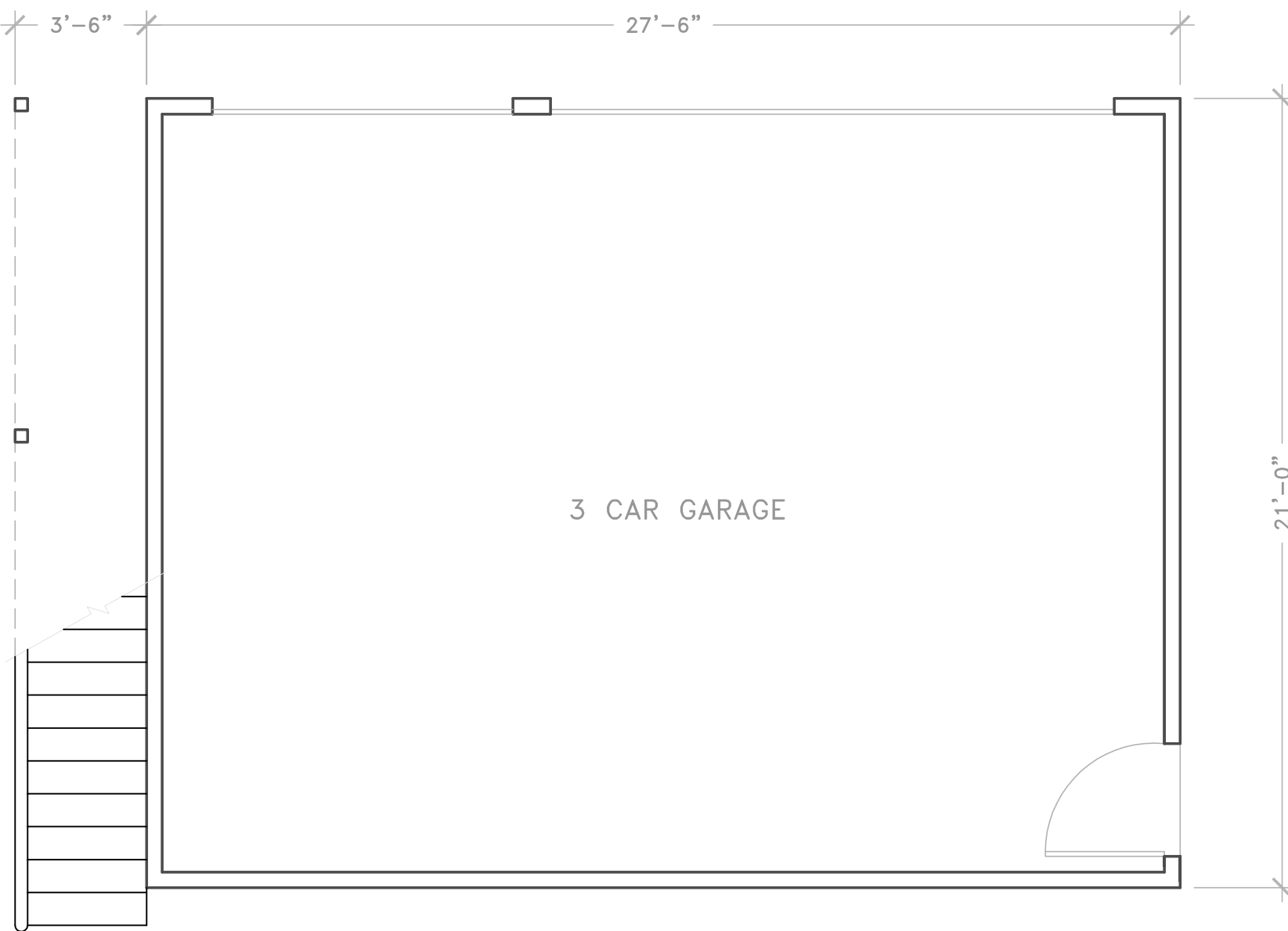
GARAGE AND ADU NORTH ELEVATION

SCALE: 1/4"=1'



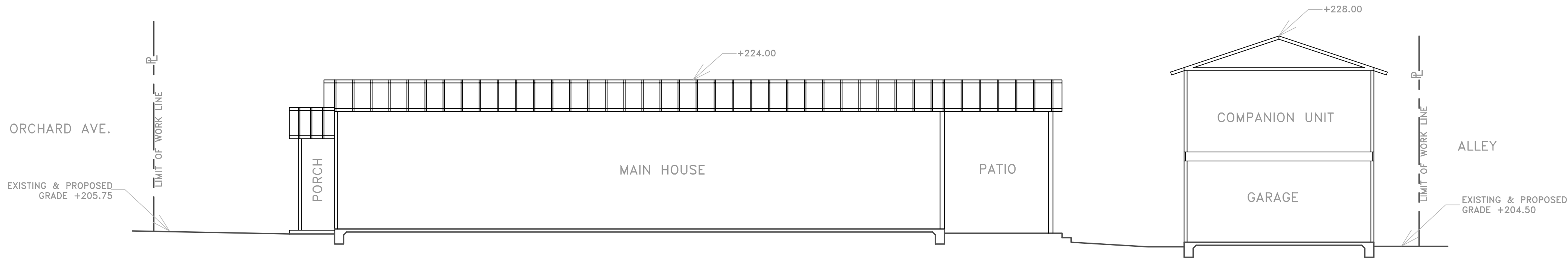
GARAGE AND ADU WEST ELEVATION

SCALE: 1/4"=1'



PROPOSED GARAGE & CARPORT

SCALE: 1/4"=1'



SITE SECTION

SCALE: 1/8"=1'

ABBAS KESHAVARZI  
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