



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 14, 2016 REPORT NO. HO-16-065
HEARING DATE: September 21, 2016
SUBJECT: Ferreira CDP - Process Three Decision
PROJECT NUMBER: [430350](#)
OWNER/APPLICANT: Diamantino Ferreira / Gene Cipparone, Architect

SUMMARY

Issue: Should the Hearing Officer approve an addition to an existing dwelling unit located at 301 San Fernando Street in the Peninsula Community Planning area?

Staff Recommendation: Approve Coastal Development Permit No. 1511603

Community Planning Group Recommendation: On January 21, 2016, the Peninsula Community Planning Board voted 10-0-4 to recommend approval of the proposed project without conditions (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(1)-Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 1, 2016, and the opportunity to appeal that determination ended September 16, 2016.

BACKGROUND/DISCUSSION

The 0.15-acre project site is located at 301 San Fernando Street, at the corner of San Fernando and Jenkins Streets. The site contains an existing dwelling unit and is designated single-family residential within the Peninsula Community Plan. Surrounding the site are single dwelling unit development to the north, east, and west, with the United States Military Reservation to the south (Attachments 1-3).

The project is within the Coastal Overlay Zone (Appealable) and between the nearest public roadways (both San Fernando and Jenkins) and the Pacific Ocean/San Diego Bay. The project proposes an 685-square-foot addition, 486-square-foot of storage, interior remodel, and 371-square-foot deck to the existing dwelling. Due to an increase exceeding ten percent in floor area, and the project location between of the nearest public roadway and the Pacific Ocean/San Diego Bay, the project requires a Process Three Coastal Development Permit pursuant San Diego Municipal Code (SDMC) Section [126.0704\(a\)\(2\)](#). The project conforms to the regulations of the SDMC and the land use designation of the Community Plan. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1511603, with modifications.
2. Deny Coastal Development Permit No. 1511603, if the findings required to approve the project cannot be affirmed.

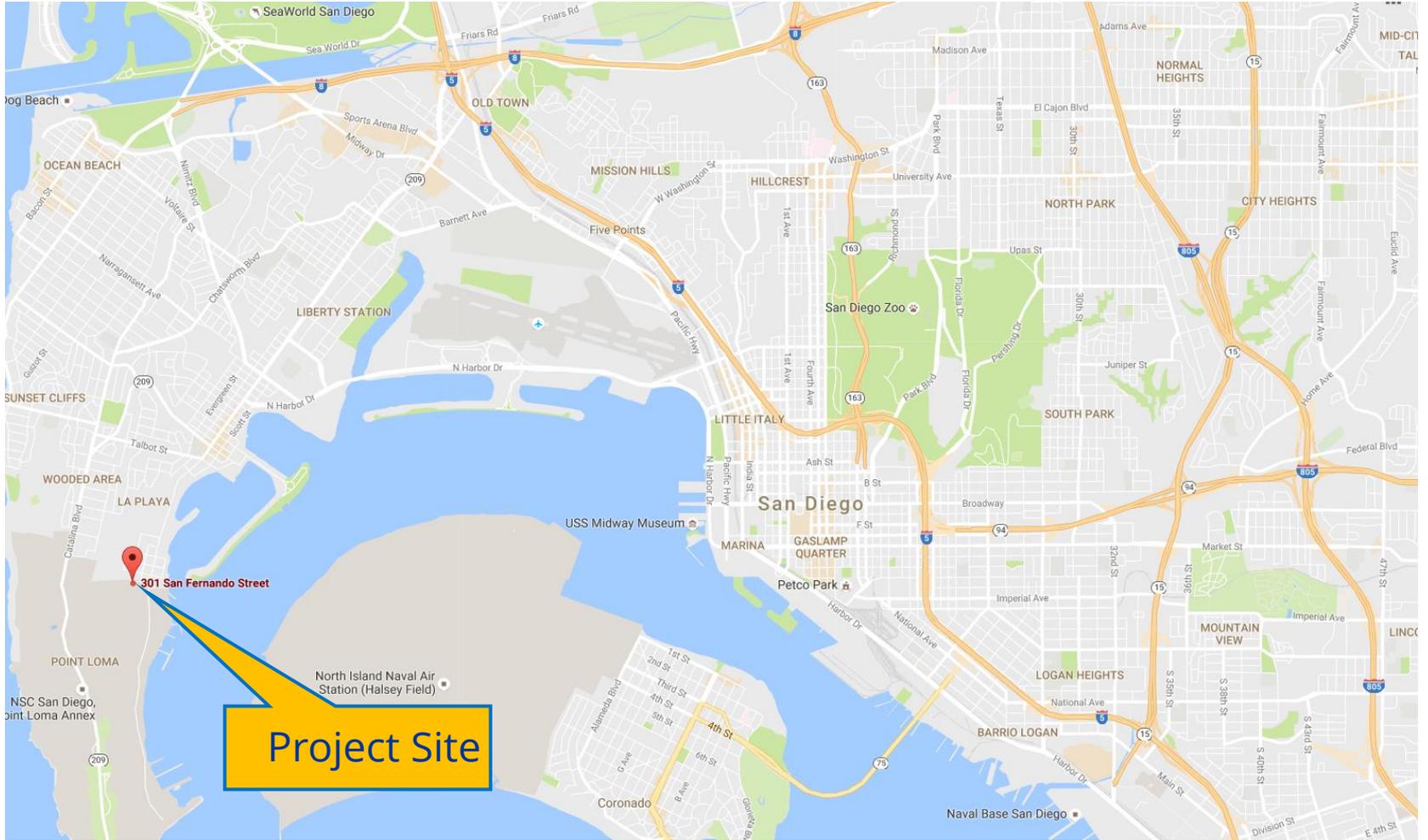
Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'FM', is written over a horizontal line.

Francisco Mendoza, Development Project Manager

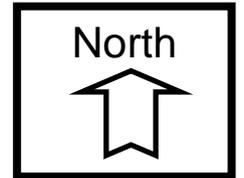
Attachments:

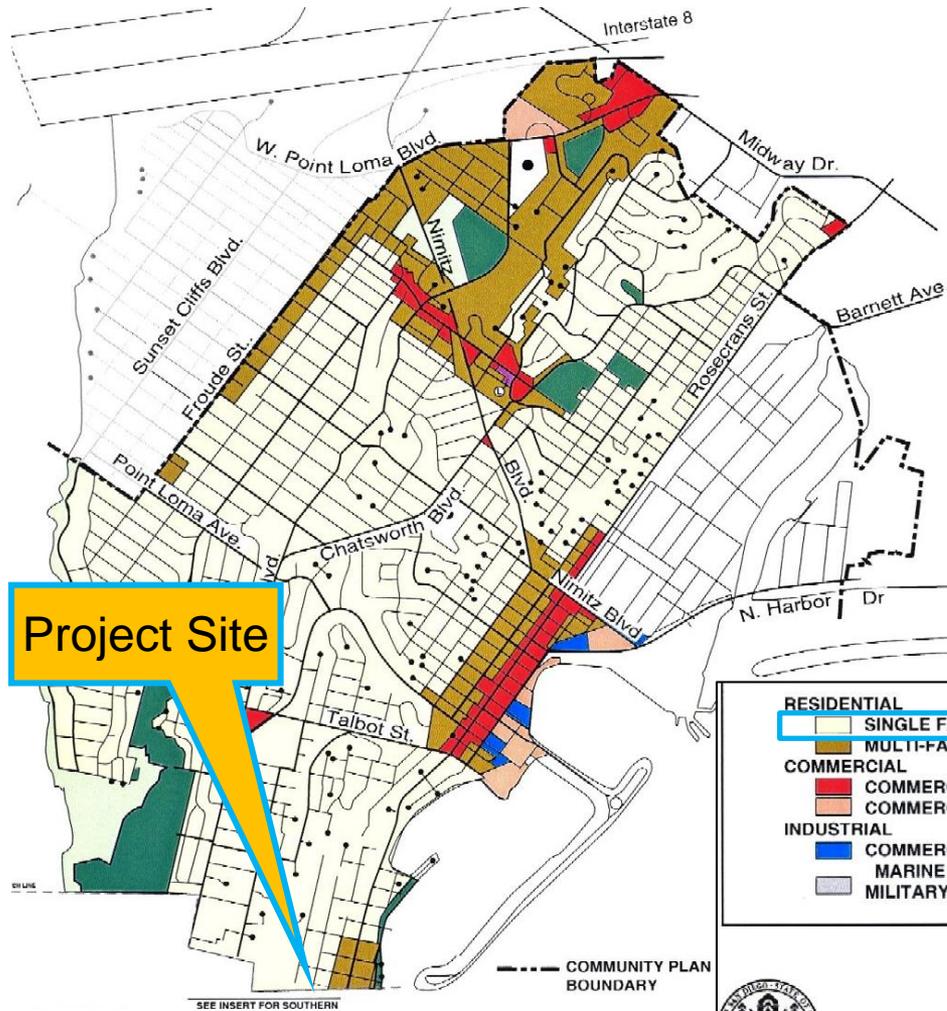
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

Ferreira CDP / 301 San Fernando Street
PROJECT NO. 430350





SEE INSERT FOR SOUTHERN PENINSULA AREA

RESIDENTIAL	PUBLIC / SEMI-PUBLIC
SINGLE FAMILY	PARK
MULTI-FAMILY	SCHOOL
COMMERCIAL	NATIONAL CEMETARY
COMMERCIAL	PUBLIC LIBRARY
COMMERCIAL / RECREATION	HISTORIC SITE
INDUSTRIAL	FIRE STATION
COMMERCIAL FISHING	SPECIAL STUDY AREA
MARINE RELATED INDUSTRY	FUTURE SCHOOL SITE (EXACT LOCATION TO BE DETERMINED)
MILITARY RELATED INDUSTRY	

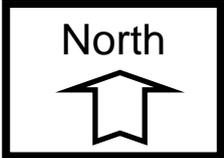
SEE INSERT FOR SOUTHERN PENINSULA AREA

Peninsula Community Plan
CITY OF SAN DIEGO • PLANNING DEPARTMENT



Land Use Map

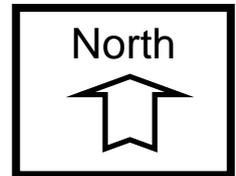
Ferreira CDP / 301 San Fernando Street
PROJECT NO. 430350





Aerial Photograph

Ferreira CDP / 301 San Fernando Street
PROJECT NO. 430350



PROJECT DATA SHEET

PROJECT NAME:	Ferreira CDP	
PROJECT DESCRIPTION:	685 square foot addition and 374 square foot deck	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential / Single Family	
ZONING INFORMATION:		
ZONE:	RS-1-4	
HEIGHT LIMIT:	30'-0" (Coastal Height Limitation Overlay)	
LOT SIZE:	0.15 acres	
FLOOR AREA RATIO:	0.45 (0.57 Max)	
FRONT SETBACK:	N/A (rear addition)	
INTERIOR SIDE SETBACK:	9'-0" (4'-1" required)	
STREETSIDE SETBACK:	4'-6" (4'-1" required)	
REAR SETBACK:	39'-8" (20' required)	
PARKING:	2 existing / required	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	SF Residential; RS-1-4	Residential / Single Family Dwellings
SOUTH:	N/A;	United States Military
EAST:	MF Residential; RM-3-9	Residential / SF and MF Residential
WEST:	SF Residential; RS-1-4	Residential / Single Family Dwellings
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 21, 2016, the Peninsula Community Planning Group voted 10-0-4 to recommend approval of the project without conditions.	

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: 24005987

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1511603
FERREIRA CDP - PROJECT NO. 430350
HEARING OFFICER

This Coastal Development Permit No. 1511603 is granted by the Hearing Officer of the City of San Diego to Diamanto J. Ferreira, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702(a). The 0.15-acre site is located at 301 San Fernando Street in the RS-1-4 Zone, Coastal Overlay (Appealable), Coastal Height Limitation Overlay, and Coastal Parking Impact Overlay Zones of the Peninsula Community Plan. The project site is legally described as: that portion of Block 115 of La Playa, according to Map of Pueblo Lands of San Diego, made by Charles H. Poole in 1856, included in Patent from United States of America to the City of San Diego, Recorded in Book 1, Page 190 of Patents.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an addition to an existing dwelling described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 21, 2016, on file in the Development Services Department.

The project shall include:

- a. Construct a 685-square-foot addition, 486-square-foot storage, and 371-square-foot deck to an existing dwelling;
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1

ATTACHMENT 5

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 [October TBD, 2019].

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for existing trees on the public right-of-way on San Fernando and Jenkins Streets, and for the private walk on Jenkins Street.

13. The drainage system proposed for this development as shown on the Exhibit "A" Site Plan, is private and subject to approval by the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 15' 4" driveway per City Standard SDG-160 on Jenkins Street.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of new curb and gutter per City standard SDG-151 along the frontage of Jenkins Street.

16. Prior to the issuance of any building permits, the Owner/Permittee shall remove the picket fence from the public right-of-way on San Fernando Street and also remove the existing fences from the public right-of-way on Jenkins Street.

PLANNING/DESIGN REQUIREMENTS:

17. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on September 21, 2016 and [Approved Resolution Number].

ATTACHMENT 5

Coastal Development Permit No.: 1511603
Date of Approval: September 21, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

Diamantino J. Ferreira
Owner/Permittee

By _____

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

HEARING OFFICER
RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. 1511603
FERREIRA CDP - PROJECT NO. 430350

WHEREAS, DIAMANTO J. FERREIRA, Owner/Permittee, filed an application with the City of San Diego for a permit to construct an addition to an existing dwelling (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1511603), on portions of a 0.15-acre site;

WHEREAS, the project site is located at 301 San Fernando Street in the RS-1-4 Zone, within the Coastal Overlay (Appealable), Coastal Height Limitation Overlay, and Coastal Parking Impact Overlay Zones of the Peninsula Community Plan;

WHEREAS, the project site is legally described as: that portion of Block 115 of La Playa, according to Map of Pueblo Lands of San Diego, made by Charles H. Poole in 1856, included in Patent from United States of America to the City of San Diego, Recorded in Book 1, Page 190 of Patents.;

WHEREAS, on September 6, 2016 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 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 21, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1511603 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated September 21, 2016:

FINDINGS:

Coastal Development Permit Findings Section 126.0708

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

The Peninsula Community Plan Local Coastal Program does not identify an existing or proposed public accessway adjacent or across the site, nor a view corridor or view shed on or adjacent to the site. The site is located approximately 1,750 feet west of San Diego Bay. The project is designed to observe setbacks and height limitations of the Local Coastal

Program land use plan. Therefore, the project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan.

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

The site does not contain any type of environmental sensitive lands as defined in San Diego Municipal Code Section 113.0103. The City of San Diego conducted an environmental review pursuant the State of California Environmental Quality Act (CEQA) guidelines. The project meets the criteria set forth in CEQA Section 15301(e)(1) (Existing Facilities), which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of use. Therefore, the development will not adversely affect environmentally sensitive lands.

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 Peninsula Community Plan designates the site for residential use at a density range of 1-9 dwelling units per acre (du/ac). The 0.15-acre site is consistent within the range at 6.67 du/ac. The project site is also within the RS-1-4 zone which allows one dwelling per lot. The project conforms to the density range and use of the land use plan. No deviations or variances were requested. The project conforms to the San Diego Municipal Code development regulations; including, but not limited to, height, setbacks, and floor area ratio. Therefore, the 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 site is located approximately 1,750 feet west of the shoreline of San Diego Bay. The project site is located between the nearest public roads (San Fernando and Jenkins Streets) and the shoreline of a body of water. The project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act as the site does not contain a physical public access way and is not within an ocean-front public recreation area. The project does not propose to encroach into any public access way and all improvements and additions will be constructed on site. The project is a private development on privately owned land. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

ATTACHMENT 6

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1511603 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. 1511603, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: September 21, 2016

IO#: 24005987

NOTICE OF EXEMPTION

(Check one or both)

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

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: Ferreira

Project No. / SCH No.: 430350 / N/A

Project Location-Specific: 301 San Fernando Street, San Diego, California 92106

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

Description of nature and purpose of the Project: A COASTAL DEVELOPMENT PERMIT to construct an addition totaling 1,171-square-feet and associated 371-square-foot deck to an existing 2,249-square-foot single-family dwelling unit. The 0.15-acre project site is located at 301 San Fernando Street. The project site is within the Peninsula Community Plan Area designated for a maximum density of 4 dwelling units per acre and within the RS-1-4 zone (Residential – Single Unit, requires minimum 10,000-square-foot lots). Additionally, the project site is within the Coastal Height Limitation Overlay Zone, the City Jurisdiction Coastal Appealable, the Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), the Federal Aviation Administration (FAA) Part 77 Noticing Area (SDIA – Lindbergh Field, North Island Naval Air Station), the Parking Impact Overlay Zone (Coastal), the First Public Roadway, and the Peninsula Community Plan and Local Coastal Program. (LEGAL DESCRIPTION: Lots 2 & 3, Block 118 according to Map 35.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Diamantino Ferreira, 301 San Fernando Street, San Diego, California 92106, (619) 379-8380

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)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 that consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, including additions to existing structures provided that the addition will not result in an increase of more than 10,000-square-feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. 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: Lindsey H. Sebastian

Telephone: (619) 236-5993

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

L. Sebastian Sr. Planner
Signature/Title

September 1, 2016
Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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

THE CITY OF SAN DIEGO

Community Planning
Committee
Distribution Form Part 2

Project Name: FERREIRA CDP		Project Number: 430350	Distribution Date:	
Project Scope/Location: 301 SAN FERNANDO PLACE ZONE RS-1-7. COASTAL DEV. PERMIT TO CONSTRUCT 685 SF ADDITION + ASSOCIATED DECK TO EXISTING SINGLE-FAMILY UNIT				
Applicant Name: DAVID BERG			Applicant Phone Number:	
Project Manager:	Phone Number:	Fax Number: (619) 321-3200	E-mail Address:	
Committee Recommendations (To be completed for Initial Review):				
<input checked="" type="checkbox"/> Vote to Approve M. HARE S. DICK	Members Yes 10	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: YES: UNANIMOUS 10-0 VOTE. FOUR ABSENT.				
NAME: DON SEVRENS			TITLE: SECRETARY	
SIGNATURE: Donald E. Sevrens			DATE: 01/26/16	
Attach Additional Pages If Necessary. DRAFT MINUTE S ATTACHED		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.				

Motion to approve a letter opposing the change by Webb, seconded by Coons. Approved on unanimous vote.

- 2. Liberty Station Sign Plan NUP**, Project No. -1-1. Neighborhood Use Permit (NUP) for a comprehensive sign plan for Liberty Station (reference NUP 274911). Coastal (non-appealable) overlay zone. Applicant: Nathan Cadieux.

This matter seemed to have already been approved by the board at the November 2015 meeting. The applicant was not present and no action was taken

- 3. Ferreira CDP**, Project No. 430350, 301 San Fernando Place, Zone RS-1-7. Coastal Development Permit (CDP) to construct 685 SF addition and associated deck to existing single-family unit. Coastal (appealable) overlay zone. Applicant: David Berg

Motion to approve by Hare, second by Dick. Motion carried 10-0. Absent: Clark, Krencik, Shumaker, Webb (left early).

- 4. Froude Residence CDP, Project 432731**, 2257 Froude St., Zone RM-1-1. Coastal Development Permit (CDP) to demolish existing single-family residence and construct a pair of identical two-story over basement dwelling units totaling 3,428 sf on a 4,618 sf parcel. Coastal (non-appealable) overlay zone. Applicant: Scot Frontis.

Note: One side of Froude is within the Peninsula board's district, the other within the Ocean Beach board's district.

Motion to delay Peninsula board vote until after a presentation to Ocean Beach board was made by Sevrens, seconded by Linney. They later withdrew their motion in favor of a motion to recommend denial.

It was reported the Project Review subcommittee voted 2-1-1 in favor of the project after a lengthy debate but members were unsure who voted which way. They said neighbors were opposed to the density and the scale. The lot was described as being on two parcels and being 25 feet wide.

Tom Parry, Froude Street resident: The project is inconsistent with the character of the houses on the street and approaches the height limit. Parking already is a nightmare and proposed curbs would reduce on-street spaces. The neighborhood is against it.

Judy Parry, Froude Street: This will reduce our quality of life. We have about two dozen petition signatures against it just from one block of Froude and an adjoining street.

Ross: I'm in opposition because it does not conform to the community plan.



Ownership Disclosure Statement

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**
 Ferreira addition 430358

Project Address:
 301 san fernando street, san diego, ca 92106

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print):
 Diamantino Ferreira
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 301 san fernando street
 City/State/Zip:
 san diego, ca 92106
 Phone No: 619-379-8380 Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Description of Project;
 To create a contemporary image for the entire residence using standard cladding materials of stucco; wood, glass. Cladding the entire roof area with a metal standing seam system tying the old with the new areas. Creating privacy with a fence along Jenkins Street composed of stucco clad masonry with wood planks to match the house materials.

Scope of Work:
 Proposed two story addition to existing one story house.

Owner:
 Mr. & Mrs. T. Ferriera

Legal Description:
 Parcel 1: Block 115 of La Playa, Map 1856, Book 1 Page 190.

Assessor Parcel No.:
 Parcel 1: 532-483-01-00
 Parcel 2: 532-483-02-00

Parcel (Lot) Size:
 Parcel 1: 6,681 sf
 Parcel 2: 1,057 sf

Zoning or Overlay Zone:
 RS-1-4
 Airport Influence Zone Coastal

Occupancy Classification:
 R3/U

Building Code:
 2013 CBC

Construction Type:
 Type V-B(2013 CRBC)

Hazard Zone:
 53

Year Built
 1953

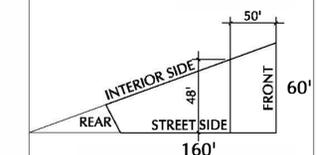
Project Size Data:
 Lot Area: (Parcel 1 only)
 6,681 sf

Proposed Conditions:
 Existing House: 1,851 sf
 New Construction:
 Main Floor: 685 sf
 Lower Floor: 486 sf
 Total Area: 3,022 sf
 New Deck: 371 sf
 Existing Garage: 398 sf (No Change)

Lot Coverage:
 2,337sf/6,681 sf = 34.9%
 F.A.R.
 0.57 (Sec 131.0446(a))
 6,681 sf @ 0.57 = 3,808 sf
 3,022 sf < 3,808 sf max

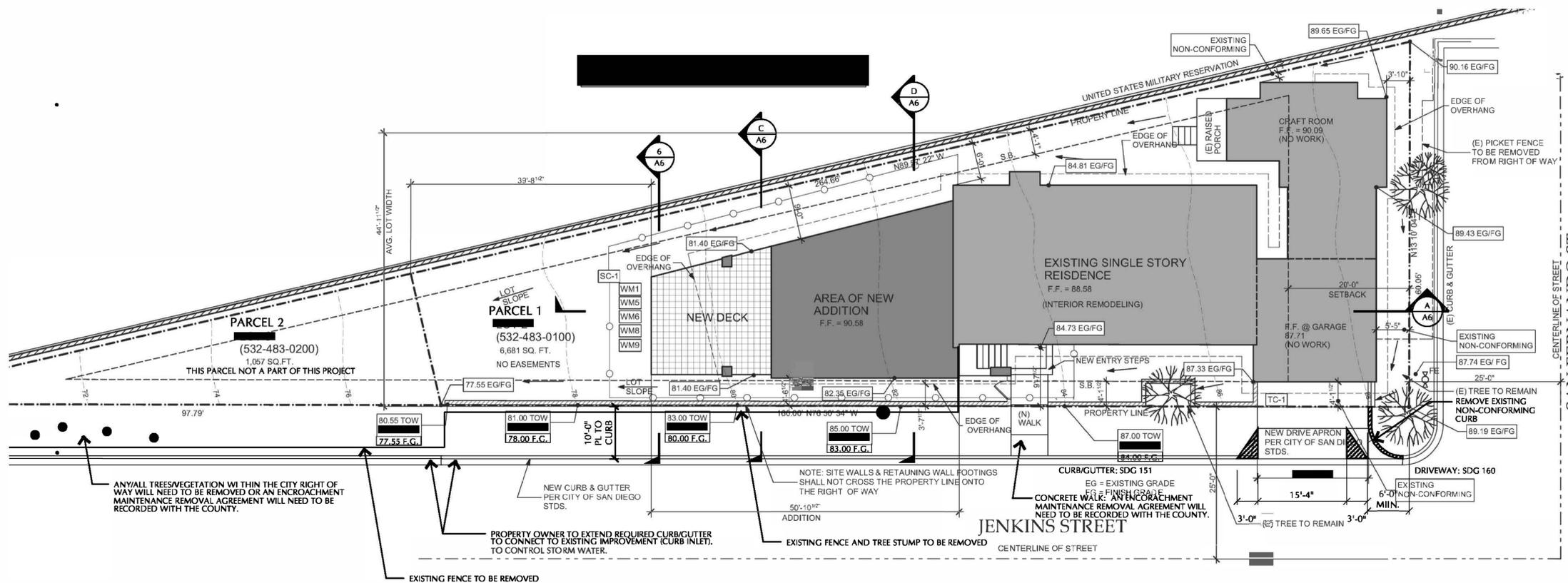
Maximum Height:
 30'-0"

SetBacks:
 Front: 20 feet
 Rear: 20 feet



Interior Side Setback:
 $60' + 48' / 2 = 54' \times 0.08 = 4.3'$
 $4.3' = 4'-3 \frac{3}{8}''$

Street Side Setback:
 $60' + 48' / 2 = 54' \times 0.1 = 5.4'$
 $5.4' = 5'-4 \frac{3}{4}''$



SITE PLAN - PROPOSED

SCALE: 1" = 10'-0"

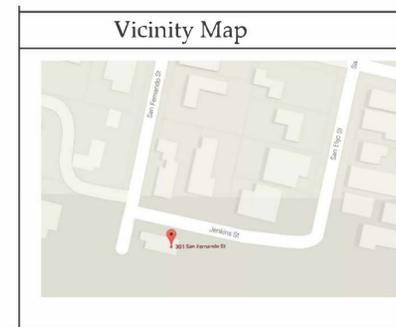
NOTE:
 PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

GRADING QUANTITIES:

GRADED AREA: 972 SF
 CUT QUANTITIES: 54 CYD
 FILL QUANTITIES: 0 CYD
 IMPORT/EXPORT: 54 CYD EXPORT
 MAX CUT DEPTH: 3.00 FT
 MAX FILL DEPTH: 0 FT

SHEET INDEX

SITE PLAN, PROJECT DATA
 EXISTING HOUSE
 PROPOSED REMODEL
 EXTERIOR ELEVATIONS
 EXTERIOR ELEVATIONS
 BUILDING SECTIONS



Issues and Revisions		
No.	Date	Description
5.24.16		CDP SUBMITTAL 3
7.13.16		CDP SUBMITTAL 4/Delta 1

Issues and Revisions		
No.	Date	Description

Seal

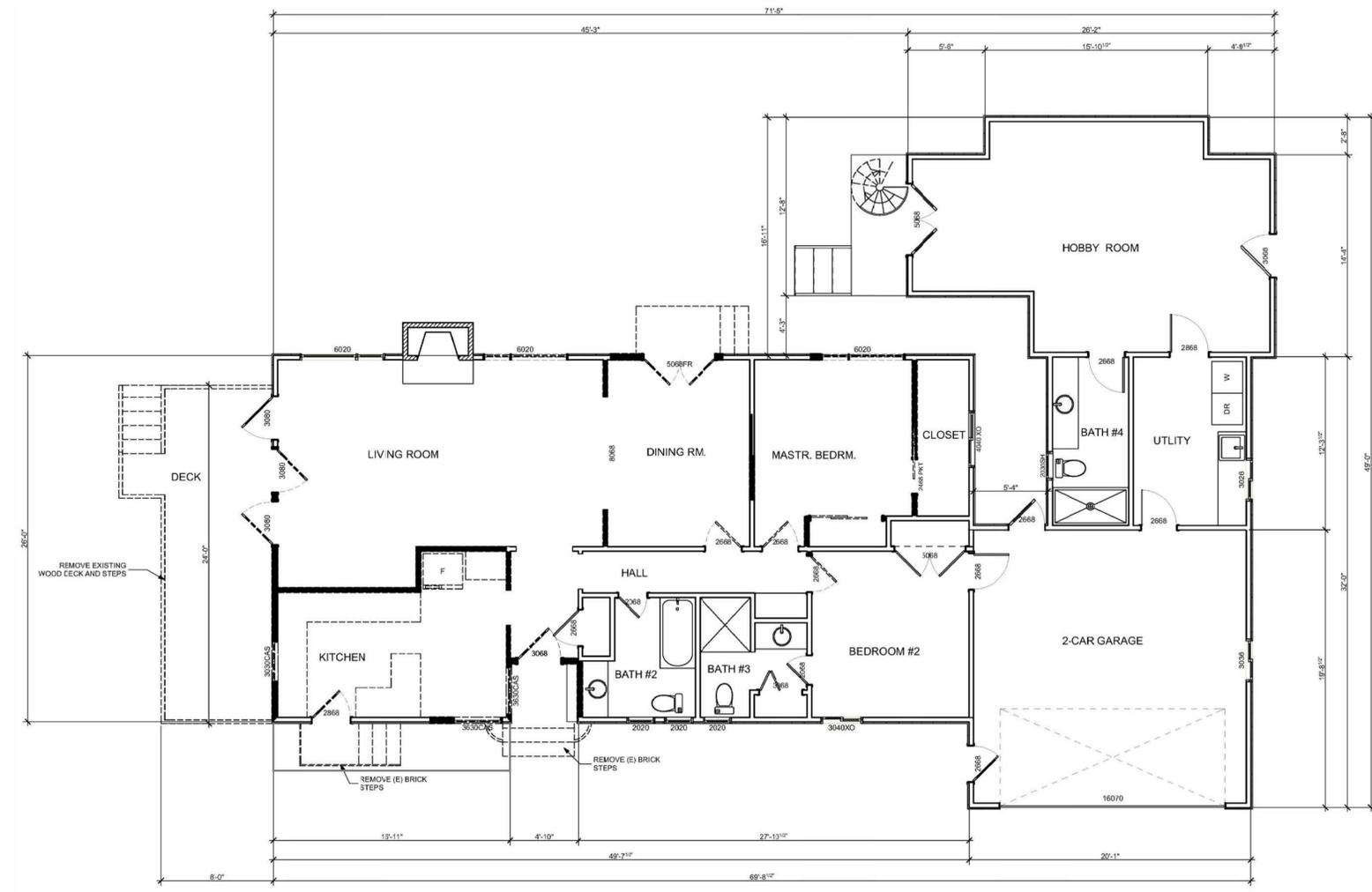
Project Name	FERREIRA REMODEL COASTAL
Project Number	100016
Date	MAY 24, 2016
CAD File	L/DWG/FERREIRA CDP PERMIT
Description	SITE PLAN - GENERAL INFO

All drawings and written material appearing herein constitutes original and unpublished work of the Architect and may not be duplicated, used or disclosed without the written consent of GENE CIPPARONE-ARCHITECT, INC.

**FERREIRA
RESIDENCE
REMODEL
CDP**

301 SAN FERNANDO STREET
SAN DIEGO, CA

CIPPARONE
ARCHITECTURE • PLANNING • INTERIOR DESIGN
GENE CIPPARONE - ARCHITECT, INC.
6494 WEATHERS PLAC, SUITE 170, SAN DIEGO, CALIFORNIA 92121
VOICE: 858-587-9100 EMAIL: GENE@CIPPARONE.COM



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



WALL LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS REMOVED

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

Storm Water Requirements Applicability Checklist FORM DS-560 FEBRUARY 2016

Project Address: 301 SAN FERNANDO ST SAN DIEGO CA 92106-3351 Project Number (for City Use Only): 430350

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 Water Resources Control Board.

For all project 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.

- 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
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity that results in ground disturbance and contact with storm water runoff?
 Yes; WPCP required, skip 3-4 No; next question
- Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
 Yes; WPCP required, skip 4 No; next question
- 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 to the right, and continue to PART B:

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

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

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

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

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

Page 2 of 4 City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist

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

Complete PART B and continued to Section 2

- ASBS**
a. Projects located in the ASBS watershed.
- High Priority**
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.
b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.
- Medium Priority**
a. Projects 1 acre or more but not subject to an ASBS or high priority designation.
b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.
- Low Priority**
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

SECTION 2. Permanent Storm Water BMP Requirements.
Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.
Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

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

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

- 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
- Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? Yes No
- 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

City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist Page 3 of 4

PART D: PDP Exempt Requirements.
PDP Exempt projects are required to implement site design and source control BMPs.

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

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

- 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
- 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. PDP requirements apply

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.

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

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

Page 4 of 4 City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist

- 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 project to 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
- 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
- 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 6013, 5014, 5541, 7532-7534, or 7536-7539. Yes No
- 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 sq ft 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 of if they sheet flow to surrounding pervious surfaces. Yes No

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

- The project is NOT SUBJECT TO STORM WATER REQUIREMENTS.
- The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.
- The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.
- 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.

Name of Owner or Agent (Please Print): Gene Cipparone Agent Title: Architect
Signature: [Signature] Date: 5.16.16

Issues and Revisions

No.	Date	Description
5.24.16	CDP SUBMITTAL 3	
7.13.16	CDP SUBMITTAL 4/Delta 1	

Seal

Project Name	FERREIRA REMODEL COASTAL
Project Number	100016
Date	MAY 24, 2016
CAD File	L/DWG/FERREIRA CDP PERMIT
Description	FLOOR PLAN - EXISTING

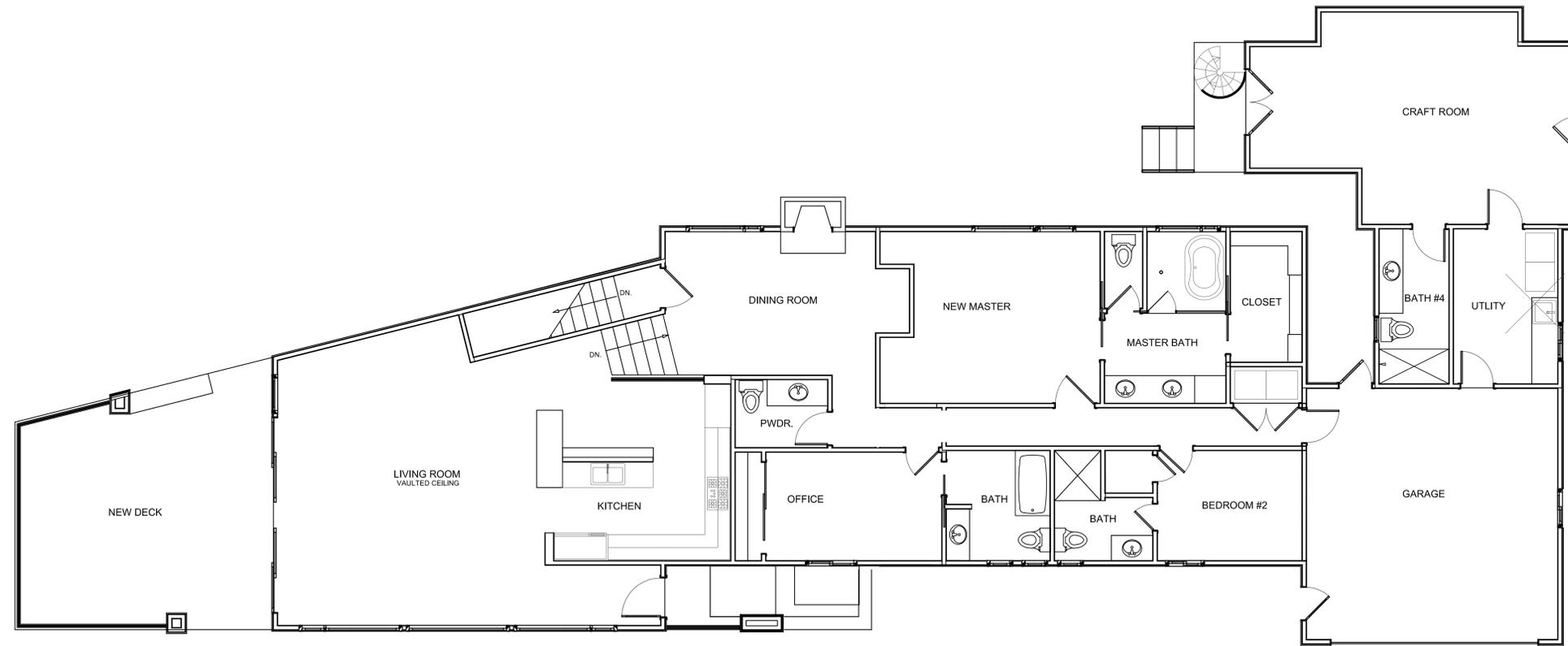
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A2

ATTACHMENT 10

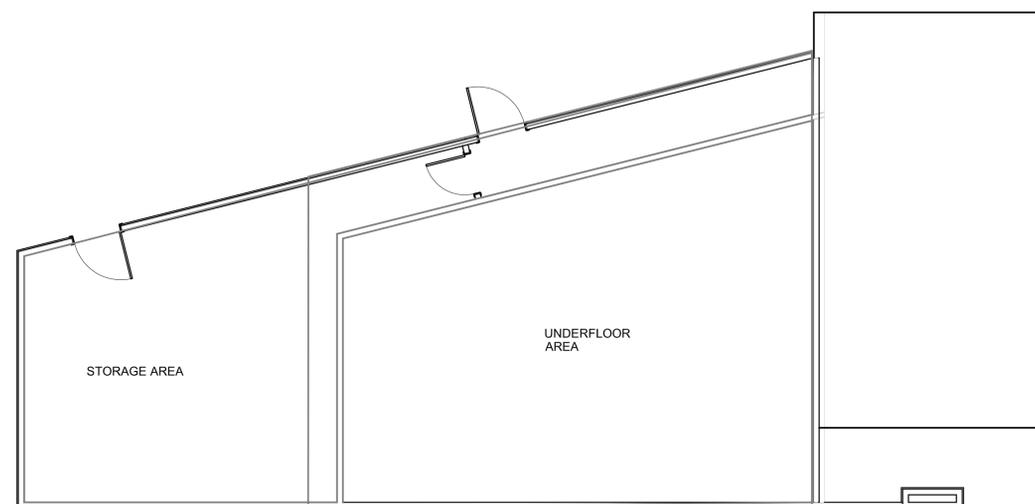
FERREIRA
RESIDENCE
REMODEL
CDP

301 SAN FERNANDO STREET
SAN DIEGO, CA



FLOOR PLAN - PROPOSED

SCALE: 3/16" = 1'-0"



LOWER LEVEL - PROPOSED

SCALE: 3/16" = 1'-0"



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6494 WEATHERS PLAC, SUITE 170, SAN DIEGO, CALIFORNIA 92121
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Issues and Revisions		
No.	Date	Description
5.24.16		CDP SUBMITTAL 3
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Seal

Project Name	FERREIRA REMODEL COASTAL
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Date	MAY 24, 2016
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