



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 30, 2016

REPORT NO. HO-16-079

HEARING DATE: December 7, 2016

SUBJECT: Lefton Residence. Process Three Decision

PROJECT NUMBER: [491207](#)

OWNER/APPLICANT: Cary J. Lefton and Maria Lefton Family Trust

SUMMARY:

Issue: Should the Hearing Officer approve a 1,643-square foot addition and remodel of a single dwelling unit located at 2750 Bayside Walk in the Mission Beach Precise Plan and Local Coastal Program Addendum area?

Staff Recommendation:

APPROVE Coastal Development Permit No. 1817612.

Community Planning Group Recommendation: On July 20, 2016, the Mission Beach Community Precise Planning Board voted 8-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 27, 2016, and the opportunity to appeal that determination ended November 10, 2016.

BACKGROUND

The 0.10-acre site is located at 2750 Bayside Walk in the Mission Beach Precise Plan area (Attachment 2). The project site is designated for residential development (36 dwelling units per acre) and zoned Mission Beach Planned District Residential Subdistrict (MBPD-R-S) Coastal Overlay (Appealable), Coastal Height Limitation, and also between the shoreline and the first public roadway (shown on Map C-731). The residence was built in 1955 and has been reviewed by the Historic staff of the Development Services Department (Project No. 484338) and that review determined that the property does not meet the local designation criteria as an individually significant resource under

the adopted Historic Resources Board criteria. The site is located between the Pacific Ocean and adjacent to Mission Bay and is located between the first public road (Bayside Lane) and the coastline (Mission Bay). The site low point is 6-foot 9-inches above median sea level, but is not within the Federal Emergency Management Administration (FEMA) 100-year floodplain. The property is not within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands. The project site is within a neighborhood developed with single dwelling units and duplexes. To the north of the site is a duplex, to the south is a single dwelling unit, to the east is a mix of single and duplex dwelling units and to the east is Mission Bay.

DISCUSSION

Project Description:

The existing two-story dwelling unit is 2,848 square feet (plus 400 square feet of garage excluded from floor area by the Mission Beach Plan District Ordinance 1513.0304 (g)(2)). The proposed project would add to and remodel the residence. The reconfigured first floor would consist of a kitchen, great room, full bathroom, storage room, two-car garage and 268 square feet of ground floor expanded footprint. The second story would include five bedrooms, five bathrooms, a laundry room, an expanded deck, and 202 square feet of added space. A new third story is proposed including a bedroom, office, two bathrooms, storage space and two decks totaling 1,173 square feet of new habitable area. The proposed building height is 29-feet 6-inches. The site improvements would include revised hardscape configuration and expanded landscaping. The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents

The project proposes a roof-mounted photovoltaic system sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project will contain features which recognize the goals of the Conservation Element of the City of San Diego's General Plan (solar photovoltaic system, high efficiency lighting, energy star appliances, dual pane low-e glazing on windows, etc.). The City adopted a Climate Action Plan (CAP) to identify and plan the City's actions to address greenhouse gas and emissions reductions. A CAP Consistency Checklist has been prepared to demonstrate the proposed sustainability features of the development.

The community is not defined by a single style or theme. In the immediate vicinity are predominately California modern and Spanish styles structures with a mix of flat and pitched roofs. The subject site's proposed exterior finish is stucco, lap siding, cast in place concrete, and tempered glass panels. The roof is proposed to be finished as a standing seam metal roof panel. The proposed height, bulk and scale, architectural style, and exterior finishes are consistent general character in the residential neighborhood.

The Mission Beach Precise Plan land use designation for the site is Residential (36 dwelling units per acre). The 0.10-acre site could yield up to four residential units on the parcel. The proposed one dwelling unit falls within the allowable community plan land use designation density range. The project requires a Process 3 Coastal Development Permit for development within the Coastal Overlay Zone (Appealable area). Because the project utilizes renewable technologies and qualifies as

a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Conclusion:

The proposed development will be fully within the private property and will not negatively impact or encroach on sensitive resources. The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and as proposed is consistent with the recommended land use designation and development standards in effect for this site pursuant to the Mission Beach Precise Plan and Local Coastal Program Addendum. Therefore staff recommends the Hearing Officer approve the Coastal Development Permit as presented.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1817612, with modifications.
2. Deny Coastal Development Permit No. 1817612, if the findings required to approve the project cannot be affirmed.

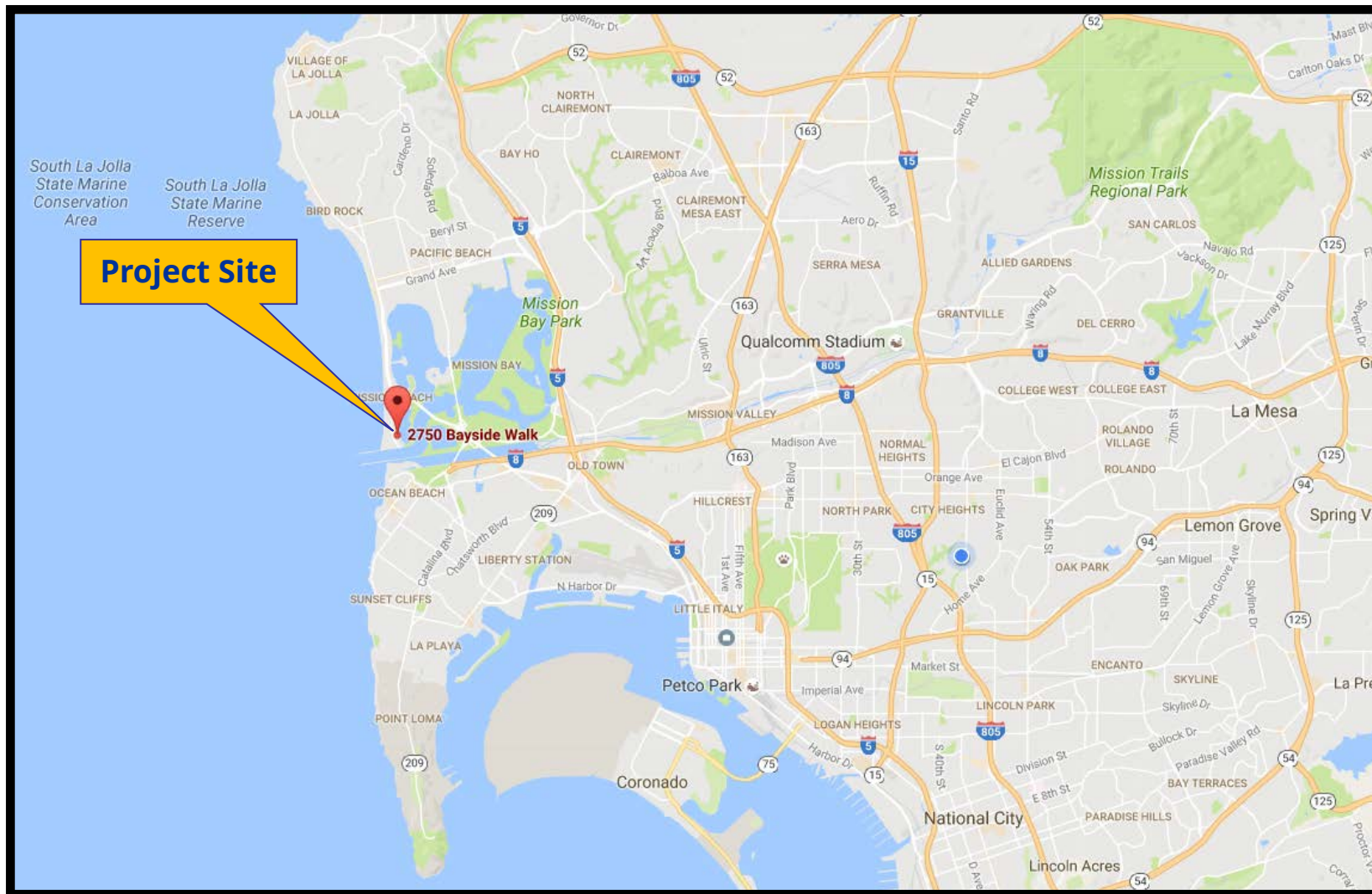
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Karen Bucey", is written over a horizontal line.

Karen Bucey, Development Project Manager

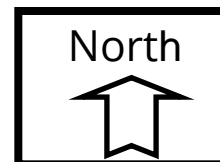
Attachments:

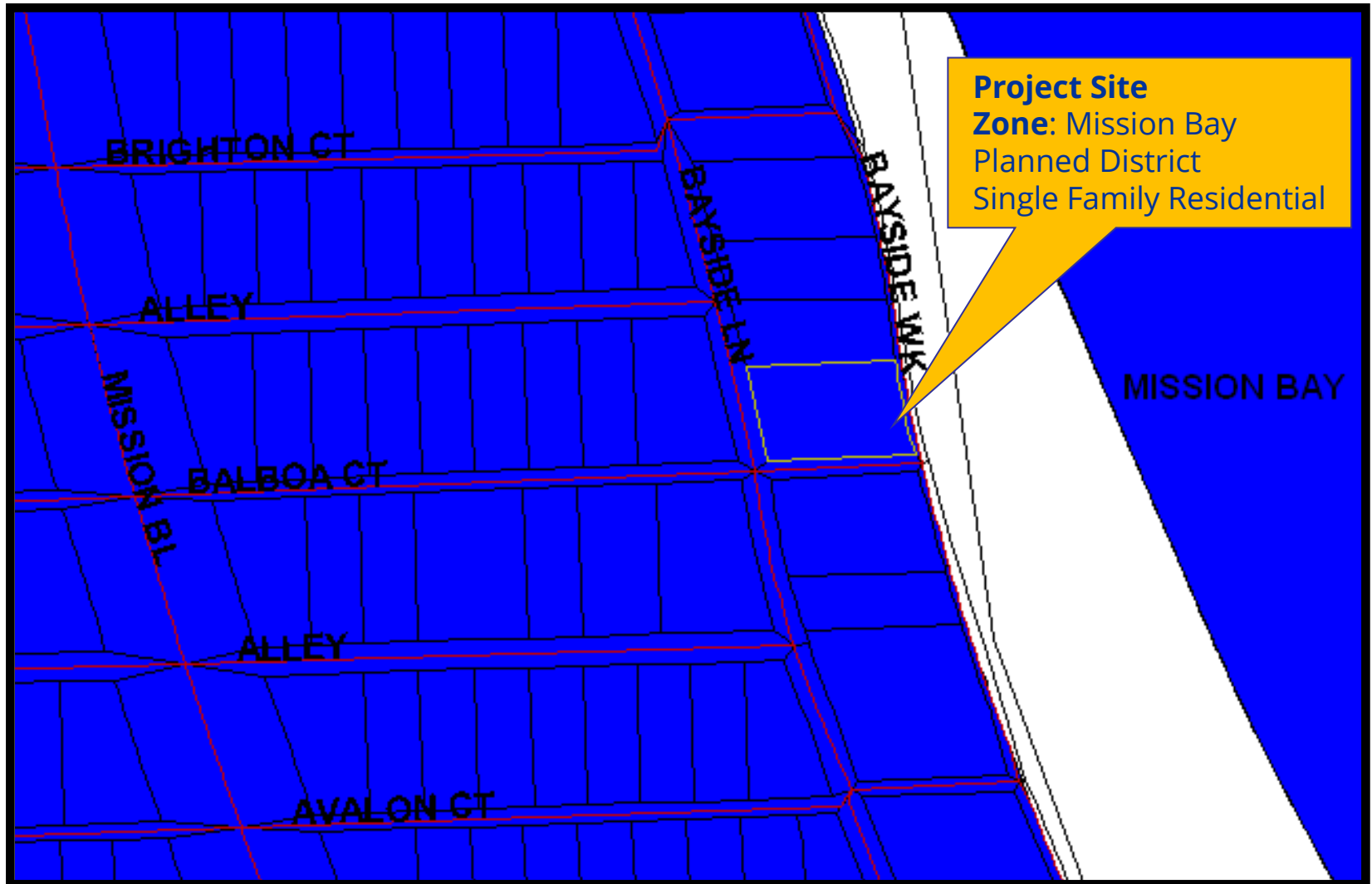
1. Project Location Map
2. Community Plan Land Use Map
3. Zoning Map
4. Aerial Photograph
5. Project Data Sheet
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Climate Action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



Location Map

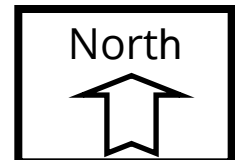
Lefton Residence; Project No. 491207
2750 Bayside Walk





Zoning Map

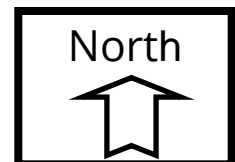
Lefton Residence; Project No. 491207
2750 Bayside Walk





Aerial Photo

Lefton Residence; Project No. 491207
2750 Bayside Walk





PROJECT DATA SHEET

Project Name:	Lefton Residence	
Project Description:	Remodel of a two-story single dwelling unit and the proposed addition of 1,643 square feet consisting of expanded first and second floors and new third story and decks.	
Community Plan Area:	Mission Beach Precise Plan and Local Coastal Program Addendum	
Discretionary Actions:	Coastal Development Permit (Process 3)	
Community Plan Land Use Designation:	Residential (36 DU/AC)	
<p align="center">ZONING INFORMATION:</p> <p>Zone: Mission Beach Planned District Residential Single Family (MBPD-R-S)</p> <p>Height Limit: 30-foot Coastal Height</p> <p>Lot Size: 4,373 square feet</p> <p>Floor Area Ratio: 1.1 max FAR of the site.</p> <p>Front Setback: 10 feet standard.</p> <p>Side Setback: 3/5 feet (min/std).</p> <p>Streetside Setback: 15 feet standard.</p> <p>Rear Setback: 0 feet.</p> <p>Parking: 2</p>		
Adjacent Properties:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
North:	Residential (36 DU/AC) designation; MBPD-R-S zone	Two-Unit Residential
South:	Residential (36 DU/AC) designation; MBPD-R-S zone	One-Unit Residential
East:	Residential (36 DU/AC) designation; MBPD-R-S zone	One-Unit and Two-Unit Residential
West:	Mission Bay	Mission Bay
Deviation Requested:	None	
Community Planning Group Recommendation:	Mission Beach Community Precise Planning Board voted on July 20, 2016 to approve 8-0-0 with no conditions.	

HEARING OFFICER
 RESOLUTION NO. _____
 COASTAL DEVELOPMENT PERMIT NO. 1817612
LEFTON RESIDENCE - PROJECT NO. 491207

WHEREAS, CARY J. LEFTON and MARIA LEFTON FAMILY TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel an existing two-story single dwelling unit and add a new third story. The first floor consists of the kitchen, great room, full bathroom, storage, and two-car garage, and the footprint would be expanded by 268 square feet. The second story includes five bedrooms, five bathrooms, a laundry room, an expanded deck, and an additional 202 square feet. A new third story, consisting of 1,173-square feet, is proposed and would include a bedroom, an office, two bathrooms, and storage space (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. Coastal Development Permit No. 1817612), on portions of a 0.10-acre site;

WHEREAS, the project site is located at 2750 Bayside Walk in the Mission Beach Planned District Residential Single Family (MBPD-R-S) zone of the Mission Beach Precise Plan and Local Coastal Program Addendum, Coastal Appealable, Coastal Height Limitation Height, and First Public Roadway Overlay Zones;

WHEREAS, the project site is legally described as Lot "D" in Block 25 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914;

WHEREAS, on December 7, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1817612 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 27, 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 Sections 15301 (Existing Facilities) and 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 December 7, 2016.

FINDINGS:

Coastal Development Permit – LDC Section 126.0708 Findings

- 1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified**

in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The Mission Beach Precise Plan and Local Coastal Program Addendum does not identify protected public view corridors but does recognize coastal scenic and visual qualities as important public resources, the Coastal Act requires the protection of public views to and along the coast, and requires new development to be sited and designed to be visually compatible with the character of surrounding areas and to enhance visually degraded areas. Further, the San Diego Municipal Code, Supplemental Coastal Overlay Zone Regulations, identifies the intent to protect, preserve, enhance or restore existing or potential public views by deed restricting required side *yard setback* areas to cumulatively form functional view corridors and preventing a walled effect from authorized development.

The 0.10-acre project site is located at 2750 Bayside Walk in Mission Beach. The site is approximately 1,110 feet east of the Pacific Ocean, and approximately 123 feet west of Mission Bay. The Mission Beach Precise Plan and Local Coastal Program Addendum does not identify specific public view corridors, however, the narrow nature of the community with the Pacific Ocean on the west and Mission Bay on the east provides many public view opportunities of Mission Bay. The development will provide a View Corridor Easement for a three (3)-foot wide view corridor along the north property line and a 10-foot wide view corridor along the south property line.

The site is currently developed with an existing single dwelling unit. The development proposes an overall addition of 1,643-square-foot inclusive of a 268-square-foot ground floor footprint expansion a 202-square-foot second floor expansion, new third-story, and the remodel of the existing residential unit. The proposed new structure height is 29 feet 6 inches. Hardscaping and increased landscape area are proposed to contain plant species with a mature height or regularly maintained to be no greater than three (3) feet. The existing palm trees on site are noted to remain and to be maintained with a canopy not lower than seven (7) feet above grade.

The existing development remodel, proposed additions, hardscape, and landscape revisions follow the regulations of the Land Development Code and are designed to be built entirely on private property. The proposed development will enhance and protect public views by keeping all development within the 30-foot coastal height limit as well as keeping all proposed landscaping at a height of three (3) feet or less within the Bayside Walk required yard. Therefore, because there is no existing physical accessway or proposed accessway identified in the Mission Beach Precise Plan and Local Coastal Program Addendum, the development would not encroach on such access ways. Additionally, the development would enhance and protect public views along public right of ways to and the ocean and bay consistent with the intent of the Mission Beach Precise Plan and Local Coastal Program Addendum.

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

The 0.10-acre project site is located at 2750 Bayside Walk in Mission Beach. The site is approximately 1,110 feet east of the Pacific Ocean, and approximately 123 feet west of the

adjacent Mission Bay. The site is currently within an established residential neighborhood and developed with a single dwelling unit. The development proposes a 1,643-square-foot addition, of which 268 square feet is a ground floor footprint expansion, a 202-square-foot second floor expansion, as well as the remodel of the existing residential unit. The site low point is 6 foot 9 inches above median sea level but is not within the Federal Emergency Management Administration (FEMA) 100-year floodplain and the property is not within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103. The development is built entirely on private property. The parcel does not contain any environmentally sensitive lands nor will the development encroach on or impact the adjacent Mission Bay coastal resource. Therefore, the proposed coastal development would not adversely affect Environmental 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; and

The 0.10-acre project site is located at 2750 Bayside Walk in Mission Beach. The site is approximately 1,110 feet east of the Pacific Ocean, and approximately 123 feet west of the adjacent Mission Bay. The site is currently developed with an existing single dwelling unit. The project proposes a remodel of an existing two-story single dwelling unit and the addition of a 1,643-square-foot addition. The first floor consists of the kitchen, great room, full bathroom, storage, and two-car garage and the footprint would be expanded by 268 square feet. The second story includes five bedrooms, five bathrooms, a laundry room, an expanded deck, and an additional 202 square feet. A new third story, consisting of 1,173-square feet, is proposed and would include a bedroom, an office, two bathrooms, and storage space.

The Mission Beach Precise Plan and Local Coastal Program Addendum does not identify protected public view corridors but does recognize coastal scenic and visual qualities as important public resources. The Coastal Act requires the protection of public views to and along the coast, and requires new development to be sited and designed to be visually compatible with the character of surrounding areas and to enhance visually degraded areas. Further, the San Diego Municipal Code, Supplemental Coastal Overlay Zone Regulations, identifies the intent to protect, preserve, enhance or restore existing or potential public views by deed restricting required side *yard setback* areas to cumulatively form functional view corridors and preventing a walled effect from authorized development. The development will provide a View Corridor Easement for a three (3)-foot wide view corridor along the north property line and a 10-foot wide view corridor along the south property line. The proposed remodel and addition to the residential unit will not encroach upon, negatively alter or reduce existing physical access corridors or public view corridors and is contained within the legal lot area. The project is in conformity with the certified Local Coastal Program land use plan and complies with the applicable regulations of the certified Implementation Program.

The site is currently within an established residential neighborhood. To the north is a two-story duplex, to the south is a two-story single dwelling unit, to the east is a mix of one-story cottage and three-story duplex dwelling units, and to the east is Mission Bay coastal resource. The community is not defined by a single style or theme. In the immediate vicinity are predominately

California modern and Spanish styles structures with a mix of flat and pitched roofs. The subject sites proposed exterior finish is stucco, lap siding, cast in place concrete, and tempered glass panels. The roof is proposed to be finished as a standing seam metal roof panel.

The project is not within a coastal view corridor and does not include an existing or proposed public access way. The site will be developed entirely within the private property and will not impact a view corridor or encroach upon any coastal access way consistent with the Local Coastal Program land use plan. Additionally, the proposed height, bulk and scale, architectural style, and exterior finishes are consistent with the general character in the residential neighborhood. Therefore, the proposed project will conform to the certified Mission Beach Precise Plan Local Coastal Program Addendum 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.

Bayside Lane is the first public roadway from the shoreline of Mission Bay located within the Coastal Overlay Zone. Bayside Lane is at the site's western boundary with the project bayward of the road. The proposed remodel and addition to an existing dwelling unit is approximately 123 feet west of the adjacent Mission Bay water line. The site is generally flat with a low point along the front property line at 6 foot 9 inches above Median Sea Level.

The site is part of an established residential neighborhood on developed parcels. The proposed development will be fully within the private property and will not negatively impact or encroach on public access or environmental resources. In addition, the development will provide a View Corridor Easement for a three (3)-foot wide view corridor along the north property line and a 10-foot wide view corridor along the south property line. Therefore, the proposed development complies with the purpose and intent of the public access and recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1817612 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. 1817612, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: December 7, 2016

IO#:24006723

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: 24006723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1817612
LEFTON RESIDENCE PROJECT NO. 491207
HEARING OFFICER

This Coastal Development Permit No. 1817612 is granted by the Hearing Officer of the City of San Diego to the CARY J. LEFTON AND MARIA LEFTON FAMILY TRUST, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.10-acre site is located at 2750 Bayside Walk in the Mission Beach Precise Plan and Local Coastal Program Addendum area and the Mission Beach Planned District residential zone (MBPD-R-S), Coastal Overlay Zone (Appealable), Coastal Height Limitation, and also between the shoreline and the first public roadway (shown on Map C-731). The project site is legally described as: Lot "D" in block 25 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof NO. 1651, filed in the Office of The County Recorder of San Diego County, December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to include:

- a. The remodel an existing two-story single dwelling unit and the addition of new third story. The first floor consists of the kitchen, great room, full bathroom, storage, and two-car garage and the footprint would be expanded by 268 square feet. The second story includes five bedrooms, five bathrooms, a laundry room, an expanded deck, and an additional 202 square feet. A new third story, consisting of 1,173-square feet, is proposed and would include a bedroom, an office, two bathrooms, and storage space;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. A roof-mounted photovoltaic system sufficient to generate at least 50 percent of the project's projected energy consumption in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; and

- 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 _____.
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. The project proposes to export 5 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
15. 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.

GEOLOGY REQUIREMENTS:

16. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

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. Prior to the issuance of building permit, the Owner/Permittee shall record a View Corridor Easement for a three (3)-foot wide view corridor along the north property line and a 10-foot wide view corridor along the south property line.
20. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.
21. The 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."

22. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

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 December 7, 2016 and Approved Resolution No. _____.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey, 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.

Cary J. Lefton and Maria Lefton Family Trust
Owner/Permittee

By _____
Cary J. Lefton
Trustee

CARY J. and MARIA LEFTON FAMILY TRUST
Owner/Permittee

By _____
Maria Lefton
Trustee

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

NOTICE OF EXEMPTION

(Check one or both)

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

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 No.: **491207**Project Title: **Lefton Residence**

Project Location-Specific: 2750 Bayside Walk, San Diego, California 92109

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

Description of nature and purpose of the Project: This project is requesting a Coastal Development Permit for the remodel of an existing two-story single dwelling unit and the addition of new third story. The first floor consists of the kitchen, great room, full bathroom, storage, and two-car garage. The footprint is expanded by 268 square feet. The second story includes five-bedrooms, five-bathrooms, laundry room, expanded deck, and addition of 202 square feet. A new third-story is proposed including a bedroom, office, two-bathrooms, storage consisting of 1,173 square feet.

The site improvements revised hardscape configuration and expanded landscaping. The project will contain features which recognize the goals of the Conservation Element of the City of San Diego's General Plan (solar photo voltaic system, high efficiency lighting, energy star appliances, dual pane low-e glazing on windows, etc.).

The 4,373-square-foot project site is located at 2750 Bayside Walk. The site is within the Mission Beach Community Plan land use designation is Residential (36 dwelling units per acre) and zoned Mission Beach Planned District Residential Subdistrict (MBPD-R-S). Additionally, the project site is in the Airport ALUCP Noise Contours (60-65 CNEL), Airport Influence Area (Review Area 1), FAA Part 77 Noticing Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), First Public Roadway, Parking Impact Overlay Zone (Beach and Coastal) and Residential Tandem Parking Overlay Zone. (LEGAL DESCRIPTION: Block 25, Lot D in Map 1809.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Cary Lefton
 5530 Jed Smith Road
 Hidden Hills, California 91302
 (858) 750-3469

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))
- (X) Categorical Exemption: 15301 (Existing Facilities) 15303 (New Construction)
- () Statutory Exemptions:

Attachment 8

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 15301(l) (1) (Existing Facilities) which allows for the demolition and removal of individual small structures including one single-family residence and in urbanized areas, up to three single-family residences may be demolished under this exemption. The project also meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples include but are not limited to on single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

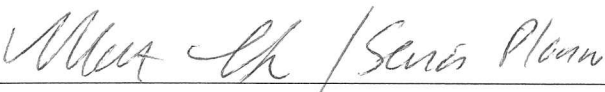
Lead Agency Contact Person: Morgan Dresser

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



Signature/Title

October 27, 2016

Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

THE CITY OF SAN DIEGO

Project Name:	Project Number:	Distribution Date:
Lefton Residence CDP	491207	5/24/2016

(01-13)



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: (2750 Bayside Wlk) Lefton Residence CDP		Project Number: 491207	Distribution Date: 5/24/2016
Project Scope/Location: MISSION BEACH *Sustainable Expedite* (Process 3) CDP for the remodel of an existing two story single dwelling unit and the proposed addition of 989sf 3rd story with new 2nd story decks on a 4,373sf lot. The site is in the Mission Beach Community Plan area, Mission Beach PD (MBPD-R-S) zone, geo haz 31, FEMA-FP500, Airport (noise, influence, FAA Part 77, Parking (coastal, Beach impact) areas, Coastal Appealable, Cstl Hght, 1st Public Rdwy. CD2.			
Applicant Name: Golba arch, Inc. Brian Britton; Tim Golba		Applicant Phone Number: (619) 231-9905	
Project Manager: Karen Bucey	Phone Number: (619) 446-5049	Fax Number: (619) 321-3200	E-mail Address: KBucey@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 8	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: We used Revision 1: dated 7-19-16 for our review.			
NAME: MIKE MEYER		TITLE: PLAN REVIEWER	
SIGNATURE: Mike Meyer		DATE: 7-20-16	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

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

Lefton Residence

Project Address:

2750 Bayside Walk

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):

Cary J and Marla Lefton Trust

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

5530 Jed Smith Road

City/State/Zip:

Hidden Hills/CA/91302

Phone No:

(818) 985-7100

Fax No:

8187888237

Signature :

Date:

11/8/2016

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:



CLIMATE ACTION PLAN

CONSISTENCY CHECKLIST INTRODUCTION

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).¹

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

Questions pertaining to the Checklist should be directed to Development Services Department at 619-446-5000.

¹ Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

This page intentionally left blank



CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- ❖ The Checklist is required only for projects subject to CEQA review.²
- ❖ If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in [Chapter 11: Land Development Procedures](#) of the City's Municipal Code.
- ❖ The requirements in the Checklist will be included in the project's conditions of approval.
- ❖ The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Contact Information

Project No./Name: 491207 / Lefton Residence CDP

Property Address: 2750 Bayside Walk

Applicant Name/Co.: Cary J. and Maria Lefton Family Trust

Contact Phone: (619) 231-9905 Contact Email: None

Was a consultant retained to complete this checklist? ☒ Yes ☐ No If Yes, complete the following

Consultant Name: Brian Britton Contact Phone: (619) 231-9905

Company Name: Golba Architecture Contact Email: bbritton@golba.com

Project Information

1. What is the size of the project (acres)? 0.10-Acres

2. Identify all applicable proposed land uses:

☒ Residential (indicate # of single-family units): 1 Single Family Home

☐ Residential (indicate # of multi-family units): _____

☐ Commercial (total square footage): _____

☐ Industrial (total square footage): _____

☐ Other (describe): _____

3. Is the project located in a Transit Priority Area? ☐ Yes ☐ No

4. Provide a brief description of the project proposed: _____

Whole house remodel and 1,643-square foot addition, including a new third-story, to an existing two-story home with attached garage.

² Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.



CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
1. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? ³ <u>OR</u> ,		
2. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?; <u>OR</u> ,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment that would result in an increase in GHG emissions when compared to the existing designations, would the project be located in a Transit Priority Area (TPA) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?		

If **"Yes,"** proceed to Step 2 of the Checklist. For questions 2 and 3 above, provide estimated project emissions under both existing and proposed designation(s) for comparison. For question 3 above, complete Step 3.

If **"No,"** in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

³ This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.⁴ All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the [Greenbook](#) (for public projects).

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
<p>1. <i>Cool/Green Roofs.</i></p> <ul style="list-style-type: none"> • Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?; <u>OR</u> • Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?; <u>OR</u> • Would the project include a combination of the above two options? <p>Check "N/A" only if the project does not include a roof component.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. <i>Plumbing fixtures and fittings</i></p> <p>With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:</p> <p>Residential buildings:</p> <ul style="list-style-type: none"> • Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi; • Standard dishwashers: 4.25 gallons per cycle; • Compact dishwashers: 3.5 gallons per cycle; and • Clothes washers: water factor of 6 gallons per cubic feet of drum capacity? <p>Nonresidential buildings:</p> <ul style="list-style-type: none"> • Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code (See Attachment A); and • Appliances and fixtures for commercial applications that meet the provisions of Section A5.303.3 (voluntary measures) of the California Green Building Standards Code (See Attachment A)? <p>Check "N/A" only if the project does not include any plumbing fixtures or fittings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

⁴ Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits that do not result in the expansion or enlargement of a building, and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

Step 2: CAP Strategies Consistency

Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 2: Clean & Renewable Energy			
<p>3. <i>Energy Performance Standard / Renewable Energy</i></p> <p>Is the project designed to have an energy budget that meets the following performance standards when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building as calculated by Compliance Software certified by the California Energy Commission (percent improvement over current code):</p> <ul style="list-style-type: none"> • Low-rise residential – 15% improvement? • Nonresidential with indoor lighting OR mechanical systems, but not both – 5% improvement? • Nonresidential with both indoor lighting AND mechanical systems – 10% improvement?⁵ <p>The demand reduction may be provided through on-site renewable energy generation, such as solar, or by designing the project to have an energy budget that meets the above-mentioned performance standards, when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building (percent improvement over current code).</p> <p>Note: For Energy Budget calculations, high-rise residential and hotel/motel buildings are considered non-residential buildings.</p> <p>Check "N/A" only if the project does not contain any residential or non-residential buildings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strategy 3: Bicycling, Walking, Transit & Land Use			
<p>4. <i>Electric Vehicle Charging</i></p> <ul style="list-style-type: none"> • <u>Single-family projects</u>: Would the required parking serving each new single-family residence and each unit of a duplex be constructed with a listed cabinet, box or enclosure connected to a raceway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident? • <u>Multiple-family projects of 10 dwelling units or less</u>: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents? • <u>Multiple-family projects of more than 10 dwelling units</u>: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official? Of the total listed cabinets, boxes or enclosures provided, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

⁵ CALGreen defines mechanical systems as equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Step 2: CAP Strategies Consistency

Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
<ul style="list-style-type: none"> Non-residential projects: If the project includes new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A, would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official? Of the total listed cabinets, boxes or enclosures provided, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use? <p>Check "N/A" only if the project does not include new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A.</p>			

Strategy 3: Bicycling, Walking, Transit & Land Use

(Complete this section if project includes non-residential or mixed uses)

5. Bicycle Parking Spaces

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code ([Chapter 14, Article 2, Division 5](#))?⁶

Check "N/A" only if the project is a residential project.

☐☐☒

6. Shower facilities

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the [California Green Building Standards Code](#) as shown in the table below?

Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12" X 15" X 72") Personal Effects Lockers Required
0-10	0	0
11-50	1 shower stall	2
51-100	1 shower stall	3
101-200	1 shower stall	4
Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants

☐☐☒

Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

⁶ Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

Step 2: CAP Strategies Consistency

Checklist Item

(Check the appropriate box and provide explanation for your answer)

Yes

No

N/A

7. Designated Parking Spaces

If the project includes an employment use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Required Parking Spaces	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include an employment use in a TPA.

☐☐☒

8. Transportation Demand Management Program

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
- Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees
- On-site carsharing vehicle(s) or bikesharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies

☐☐☒

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
<ul style="list-style-type: none">• Pre-tax deduction for transit or vanpool fares and bicycle commute costs• Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use? <p>Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).</p>			X

Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option 3. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment that would result in an increase in GHG emissions when compared to the existing designations, is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. The following questions must each be answered in the affirmative and fully explained.

1. Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?

Considerations for this question:

- Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
- Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
- Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?

2. Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?

Considerations for this question:

- Does the proposed project support/incorporate identified transit routes and stops/stations?
- Does the project include transit priority measures?

3. Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?

Considerations for this question:

- Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
- Does the proposed project urban design include features for walkability to promote a transit supportive environment?

4. Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?

Considerations for this question:

- Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
- Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

5. Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?

Considerations for this question:

- Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
- Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
- Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

6. Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?

Considerations for this question:

- Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
- Does the proposed project include policies or strategies for preserving existing trees?
- Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?

NOT APPLICABLE



CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Table 1 Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan				
Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
<p>Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.</p> <p>CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.</p> <p>Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.</p>				

Table 2 Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 [rim space(in.)/20 gpm @ 60 psi]
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 [rim space(in.)/20 gpm @ 60 psi]
Gravity Tank-type Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Urinals	0.5 gallons/flush

Source: Adapted from the [California Green Building Standards Code](#) (CALGreen) Tier 1 non-residential voluntary measures shown in Tables A5.303.2.3.1 and A5.106.11.2.2, respectively. See the [California Plumbing Code](#) for definitions of each fixture type.

Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:

gpm = gallons per minute

psi = pounds per square inch (unit of pressure)

in. = inch

Table 3 Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan		
Appliance/Fixture Type	Standard	
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the <i>California Code of Regulations</i> .	
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature)	0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature)	1.16 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature)	0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.	
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and <ul style="list-style-type: none">• Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate.• Be equipped with an integral automatic shutoff.• Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less.	
Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Section A5.303.3. See the California Plumbing Code for definitions of each appliance/fixture type.		
Acronyms: L = liter L/h = liters per hour L/s = liters per second psi = pounds per square inch (unit of pressure) kPa = kilopascal (unit of pressure)		

Table 4 Size-based Trigger Levels for Electric Vehicle Charging Requirements for Non-Residential Buildings related to Question 10: Electric Vehicle Charging supporting Strategy 3: Bicycling, Walking, Transit & Land Use of the Climate Action Plan

Land Use Type	Size-based Trigger Level
Hospital	500 or more beds OR Expansion of a 500+ bed hospital by 20%
College	3,000 or more students OR Expansion of a 3,000+ student college by 20%
Hotels/Motels	500 or more rooms
Industrial, Manufacturing or Processing Plants or Industrial Parks	1,000 or more employees OR 40 acres or more of land area OR 650,000 square feet or more of gross floor area
Office buildings or Office Parks	1,000 or more employees OR 250,000 square feet or more of gross floor area
Shopping centers or Trade Centers	1,000 or more employees OR 500,000 square feet or more of gross floor area
Sports, Entertainment or Recreation Facilities	Accommodate at least 4,000 persons per performance OR Contain 1,500 or more fixed seats
Transit Projects (including, but not limited to, transit stations and park and ride lots).	All
Source: Adapted from the Governor's Office of Planning and Research's (OPR's) Model Building Code for Plug-In Electric Vehicle Charging	

CAP CONSISTENCY CHECKLIST SUPPORTING DOCUMENTATION

PROJECT DESCRIPTION

The project proposes the removal of an existing 2,977 square foot two-story Single Family residence and the construction of a new 3 story Single Family Home on a 4,373 square foot lot in South Mission Beach. The proposed home will include 4,491 square feet and a two car garage and is designed per the guidelines and limits of the Mission Beach Planned District Ordinance.

Land Use Consistency

1. The project is consistent with the land use designations in the City's General Plan (Residential) and the Community Plan (Mission Beach Planned District R-S). The project is a single-family residence replacing an existing single-family residence in an existing, completely developed residential neighborhood and the subject lot is one in which no other Land Use is permitted by right at this location.

CAP Strategies Consistency

STRATEGY 1. ENERGY & WATER EFFICIENT BUILDINGS

1. Cool/Green Roofs - The project will include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code.

2. Plumbing fixtures and fittings - The project will use low-flow fixtures/appliances be consistent with each of the following:

- Kitchen faucets: maximum flow rate not to exceed 1.5. gallons per minute at 60 psi;
- Standard dishwashers: 4.25 gallons per cycle;
- Compact dishwashers: 3.5 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity.

STRATEGY 2. CLEAN & RENEWABLE ENERGY

3. Clean & Renewable Energy - designed to have an energy budget that shows a 15% energy improvement when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building as calculated by Compliance Software certified by the California Energy Commission. The demand reduction will be provided through the list below of sustainable design features of this single family home:

SUSTAINABLE FEATURES – LEFTON RESIDENCE

1. Home will exceed TITLE-24 by a minimum of 15% and will includes Sustainable features throughout as outlined below.
2. Home to be equipped with a SOLAR PHOTO VOLTAIC SYSTEM that shall generate a minimum of 50% of the anticipated energy demand.
3. Exterior includes Sustainable fiber cement siding.
4. Energy efficient thermal exterior wall insulation to reduce heating and cooling load as well as insulation for all interior floor and wall assemblies as well.
5. Dual-pane LOW-E glass panels on doors and windows.
6. High efficiency Lighting and occupancy sensors.
7. Installation of ENERGY STAR rated appliances throughout the home.
8. Use of low VOC paints throughout the home.
9. Use of low emitting adhesives, coatings and carpets.
10. Framing to use sustainable manufactured lumber where ever possible to preserve old growth lumber.
11. Architectural design includes extensive use of passive solar heating and natural ventilation techniques to significantly reduce the heating and cooling load of the home.
12. High efficiency building and ductwork sealing to prevent air loss.
13. Ultra-high efficiency heating and cooling units
14. Use of ceiling fans, operable skylights and clerestory windows to reduce Heat gain and cooling load.
15. Use of tank-less energy efficient hot water heating systems.

STRATEGY 3. BICYCLE, WALKING, TRANSIT & LAND USE

4. Electrical Vehicle Charging - The required parking serving this single-family residence will be constructed with a listed cabinet, box or enclosure connected to a raceway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident

5. Bicycle Parking Spaces - Not Applicable for Single-Family Residential Projects per the City of San Diego CAP consistency checklist.

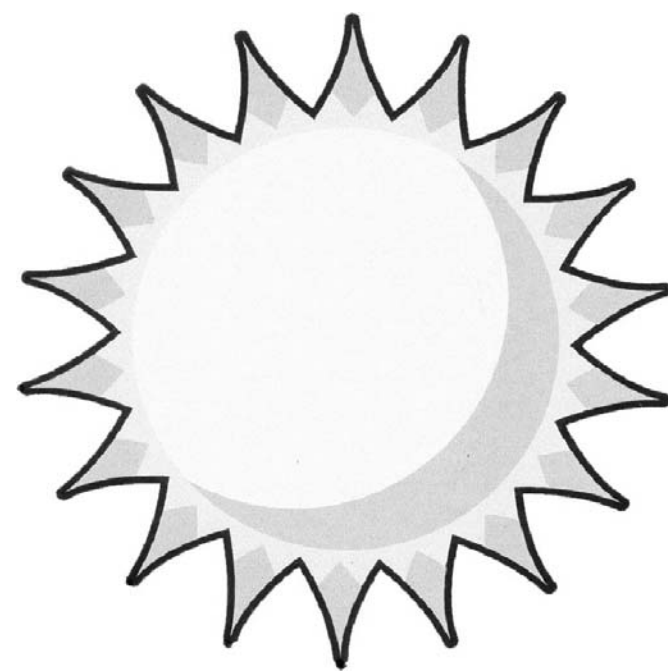
6. Shower Facilities - Not Applicable for Single-Family Residential Projects per the City of San Diego CAP consistency checklist.

7. Designated Parking Spaces - Not Applicable for Single-Family Residential Projects per the City of San Diego CAP consistency checklist.

8. Transportation Demand Management Program - Not Applicable for Single-Family Residential Projects per the City of San Diego CAP consistency checklist.

LEFTON RESIDENCE

A SUSTAINABLE PROJECT



COASTAL DEVELOPMENT PERMIT SUBMITTAL SET

Prepared By:
Brian Britton
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

Project Address:
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
LEFTON
RESIDENCE

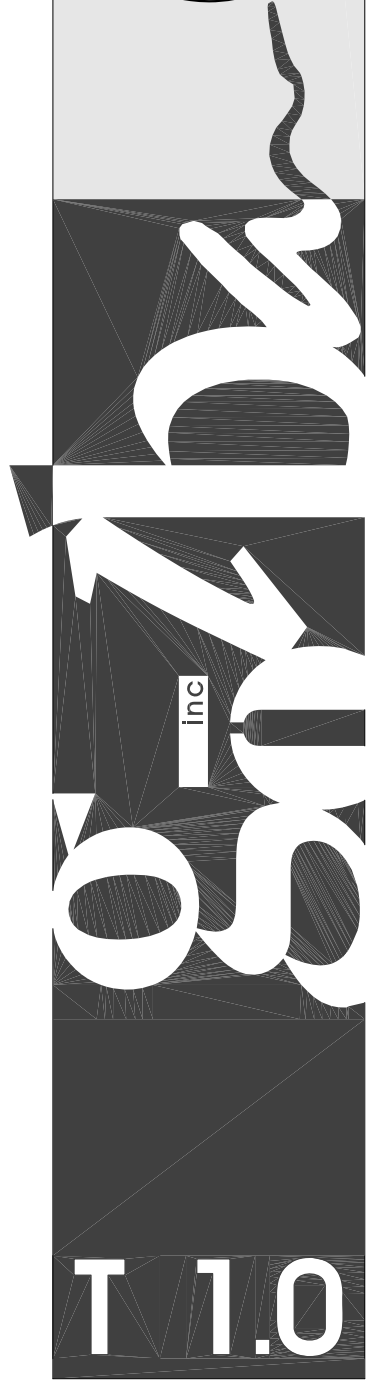
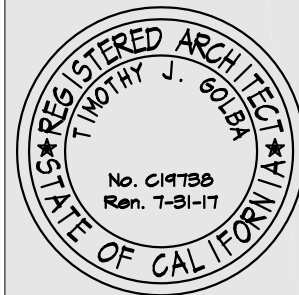
Sheet Title:
COVER SHEET

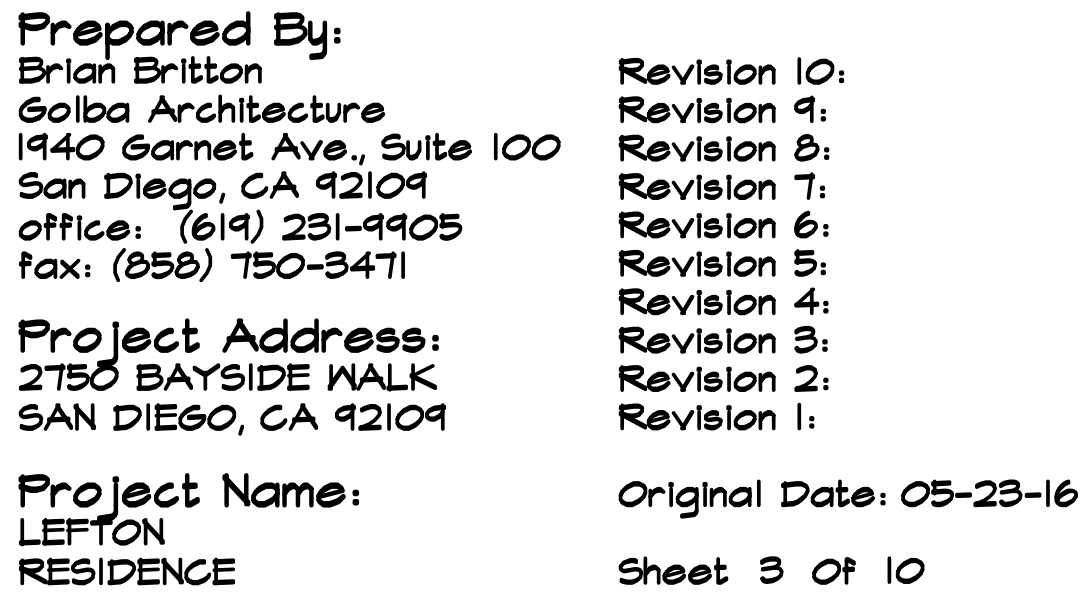
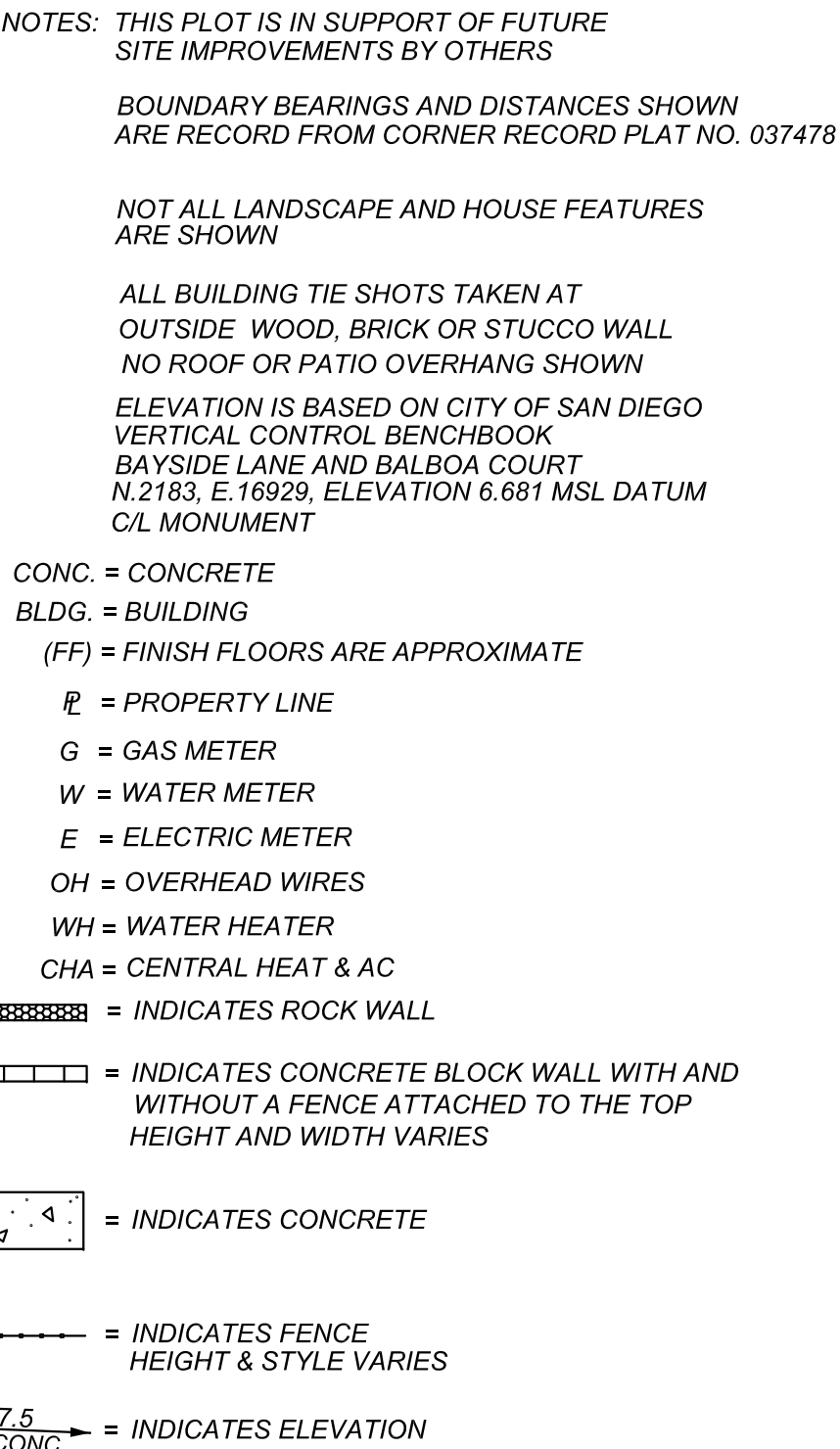
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 09-06-16
Revision 1: 07-19-16

Original Date: 05-23-16
Sheet 1 of 10

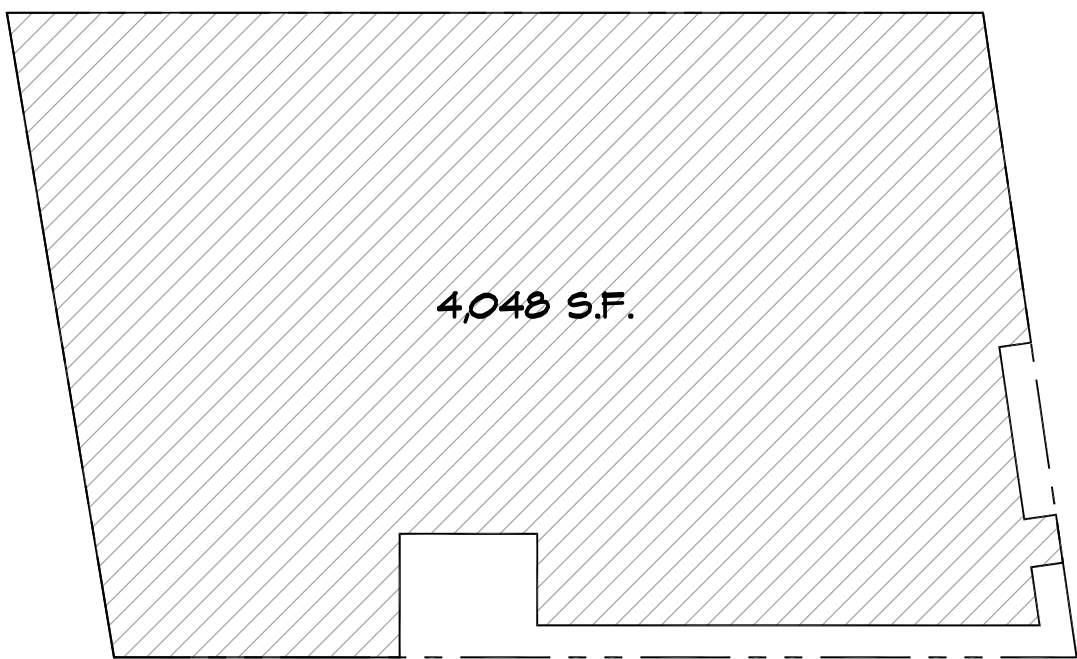
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

LEFTON RESIDENCE
2750 BAYSIDE WALK
SAN DIEGO, CA 92109



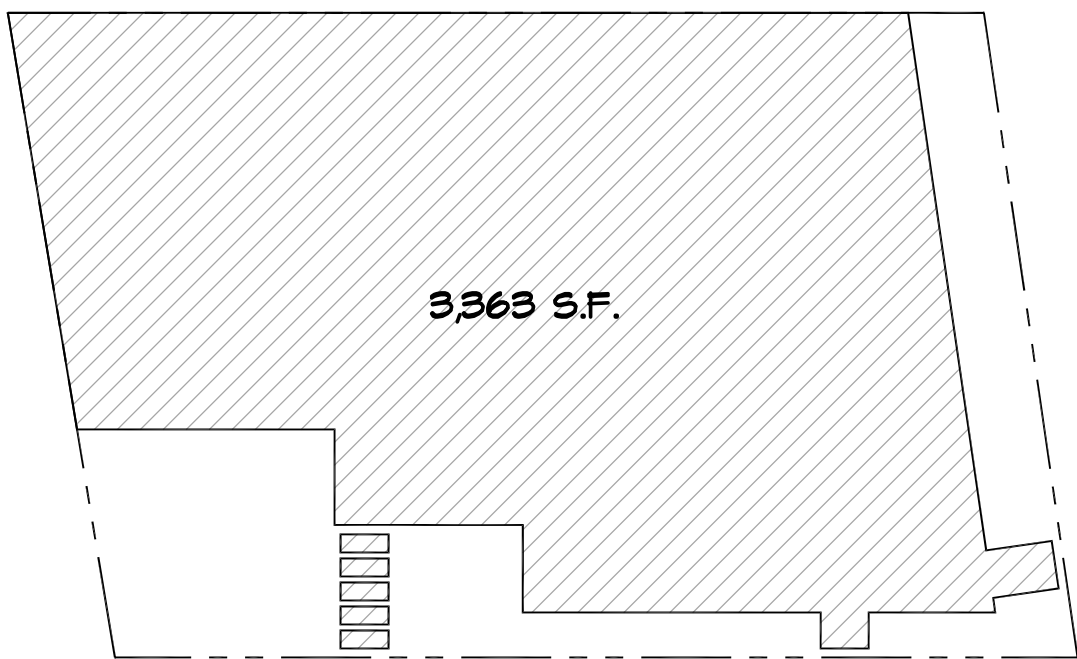


PLAT PREPARED BY:		<div style="text-align: center; font-size: 24pt; font-weight: bold;">SITE MAP</div>	
"A QUICK SURVEY" 2163 WOODLAND HEIGHTS GLEN ESCONDIDO, CA. 92026 (760) 525-0694 CELL zilla5706-work@yahoo.com			
PLAT PREPARED FOR:	SITE DATA:	DATE: 05-18-16 JN 16-1123	CONTACT:
CARY LEFTON 5530 JED SMITH ROAD CALABASAS, CA, 91302	APN 423-733-08 2750 BAYSIDE WALK SAN DIEGO, CA., 92109 LOT "D", BLOCK 25, MAP NO. 1809	AREA 4,373 sq.ft. PLUS OR MINUS TB MAP=1287 J-4	TIM GOLBA (GOLBA ARCHITECT INC.) 1940 GARNET AVENUE., SUITE 100 SAN DIEGO, CA, 92109 (619) 231-9905 TGolba@Golba.com
MICHAEL THOMPSON, P.L.S. 5706	DATE		



EXISTING IMPERVIOUS AREA

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



PROPOSED IMPERVIOUS AREA

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

GRADING TABLE	INSIDE	OUTSIDE
AMOUNT OF DISTURBANCE AREA:	2,056 S.F.	2,917 S.F.
AMOUNT OF CUT:	15 CU. YDS.	2 CU. YDS.
HEIGHT OF CUT:	24" FOUNDATION FOOTING	12" SITE WALL FOOTINGS
NO AMOUNT TO FILL OR IMPORT EXISTING GRADE TO REMAIN		

EXCAVATION NOTE:

THE PROJECT PROPOSES TO EXPORT 5 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

IMPERVIOUS AREA CALCULATIONS:

TOTAL EXISTING IMPERVIOUS AREA: 4,048 S.F.
TOTAL PROPOSED IMPERVIOUS AREA: 3,363 S.F.
3,363 S.F. PROPOSED < 4,048 S.F. EXISTING (DOES NOT ADD +10%)

STANDARD DEVELOPMENT PROJECT

GROUND DISTURBANCE AREA:

TOTAL GROUND DISTURBANCE: 2,056 S.F.

SITE NOTES:

THERE ARE NO EXISTING OR PROPOSED EASEMENTS.

THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.

PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW AND EXISTING STRUCTURES VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UPC 901.4.4). MIN. SIZE OF NUMBERS SHALL BE 12".

METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.

THERE IS NO PROPOSED GRADING EXCEPT FOR MINOR SLOPES TO DRAIN.

THIS PROJECT DRAINS ROOF DRAINS TO LANDSCAPED AREAS OR BRICK AND LANDSCAPED AREA ADJACENT TO THE HOUSING UNIT. ALL RUNOFF WILL BE DISCHARGED TO PAVED SURFACES IN THE PUBLIC RIGHT-OF-WAY.

FAA NOTIFICATION SELF CERTIFICATION AGREEMENT:

I, TIMOTHY J. GOLBA, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS OFR PART 77, NOTIFICATION IS NOT REQUIRED.



SITE KEY

- AREA OF PROPOSED RESIDENCE
- AREA OF PROPOSED CONCRETE
- AREA OF SOFTSCAPE
- EXISTING RETAINING WALL
- INDICATES PROPERTY LINE
- INDICATES SETBACK LINE
- INDICATES LINE ABOVE
- DOWN SPOUT
- SPOT ELEVATION
- DRAINAGE PATTERN (EXISTING TO REMAIN)

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMG 182.0505(a))

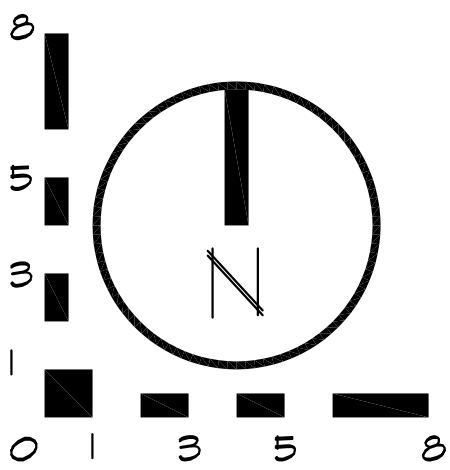
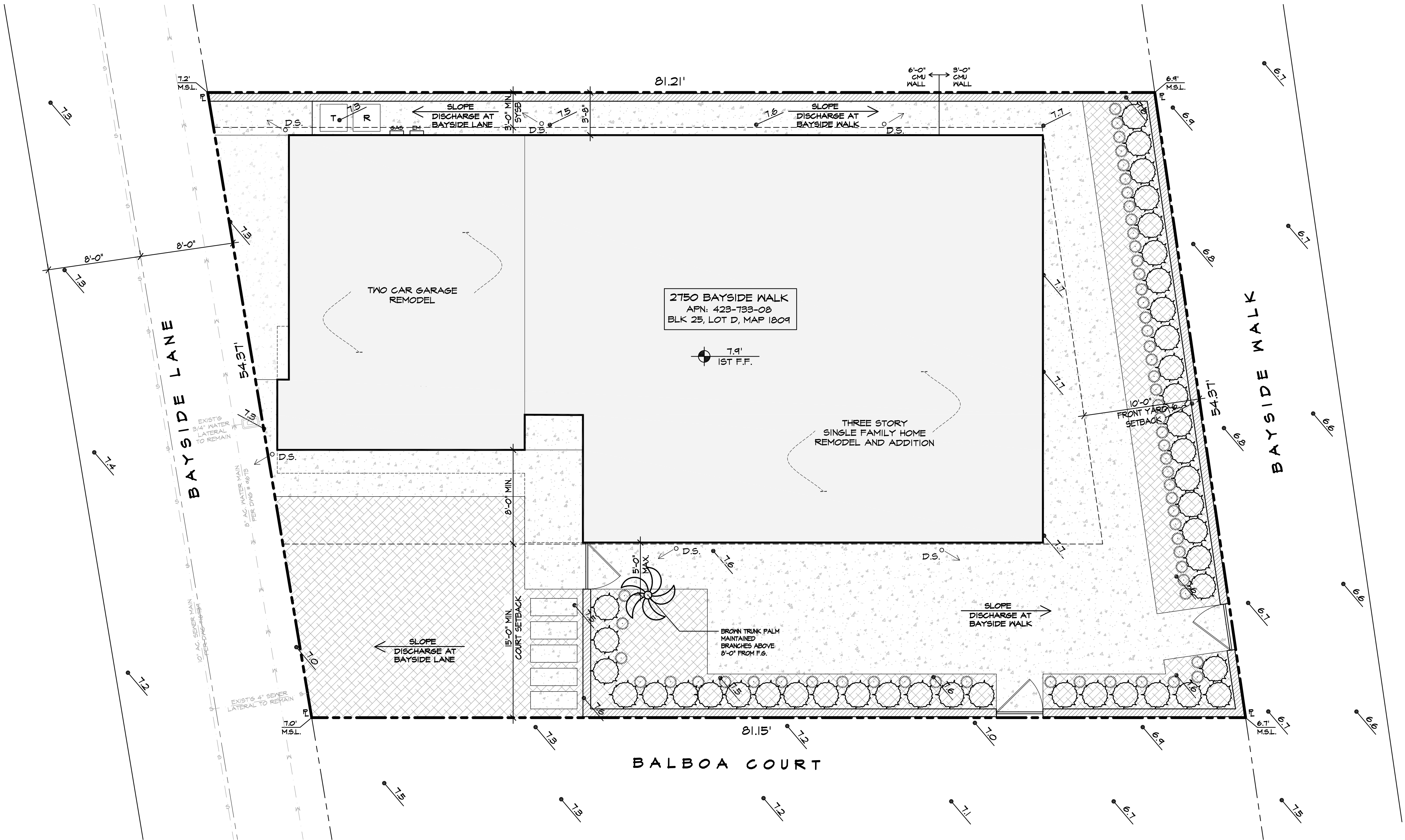
NOTE:
SEE SHEETS A1.0 & A1.1 FOR DETAILED FLOOR & ROOF PLANS

NOTE:
ALL VEGETATION AND GROUND COVER TO BE MAINTAINED AT 36" OR LESS. ALL FRONT YARD WALLS TO BE NO GREATER THAN 36" IN HEIGHT.

NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OF SPECIFICATIONS.

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



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

Prepared By:
Brian Britton
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (658) 750-3471

Project Address:
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
LEFTON
RESIDENCE

Sheet Title:

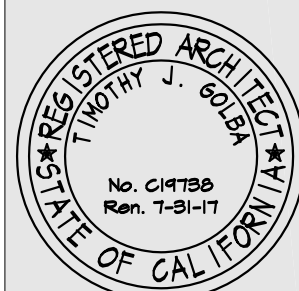
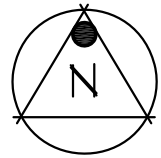
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 09-06-16
Revision 1: 07-19-16

Original Date: 05-23-16
Sheet 4 OF 10

SITE PLAN

SITE PLAN

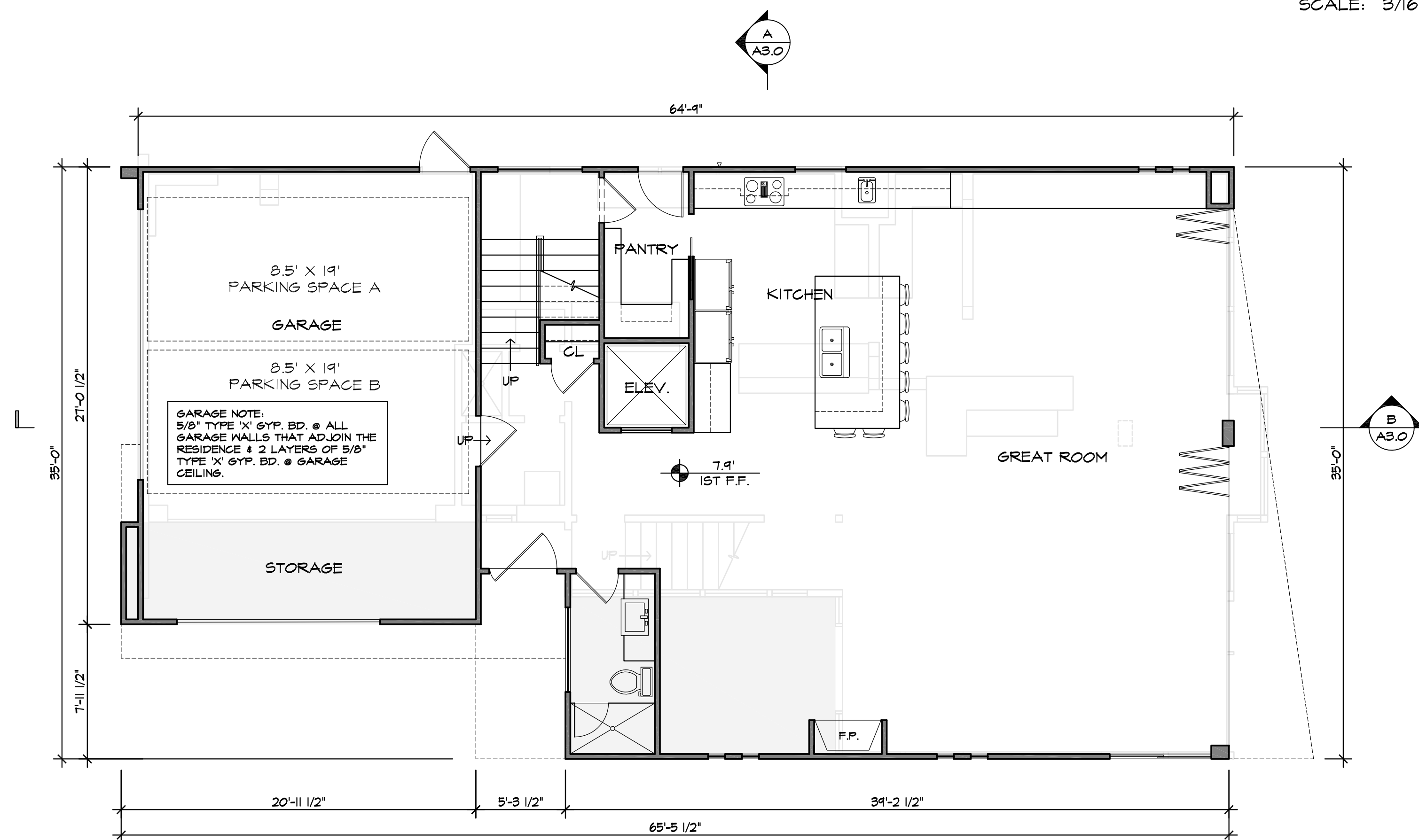
SCALE: 3/16"=1'-0"





SECOND FLOOR PLAN

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



GROUND FLOOR PLAN

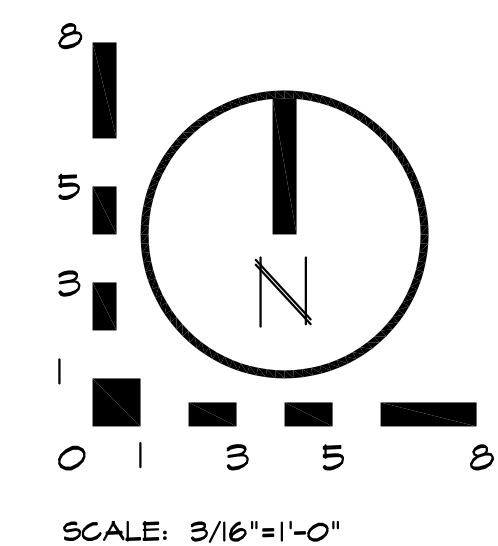
SCALE: 3/16"=1'-0"

WALL LEGEND	
	2X4 STUD WALL
	2X6 STUD WALL
	LOW WALL
	EXISTING WALL TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 5 FT. FROM ANY EXTERIOR OPENING. SEE T.I. FOR VENTILATION NOTES.

GARAGE AND HABITABLE SPACE ABOVE SHALL BE PROTECTED BY RESIDENTIAL FIRE SPRINKLER SYSTEM, CONNECTED AND INSTALLED IN ACCORDANCE WITH A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH SECTION R313 OR NFPA 13D.

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CNEL FOR ALL HABITABLE ROOMS.



Prepared By:
Brian Britton
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

Project Address:
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
LEFTON
RESIDENCE

Sheet Title:

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 09-06-16
Revision 1: 07-19-16

Original Date: 05-23-16
Sheet 5 Of 10

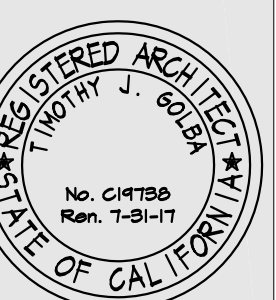
FLOOR PLANS

GOLBA ARCHITECTURE

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

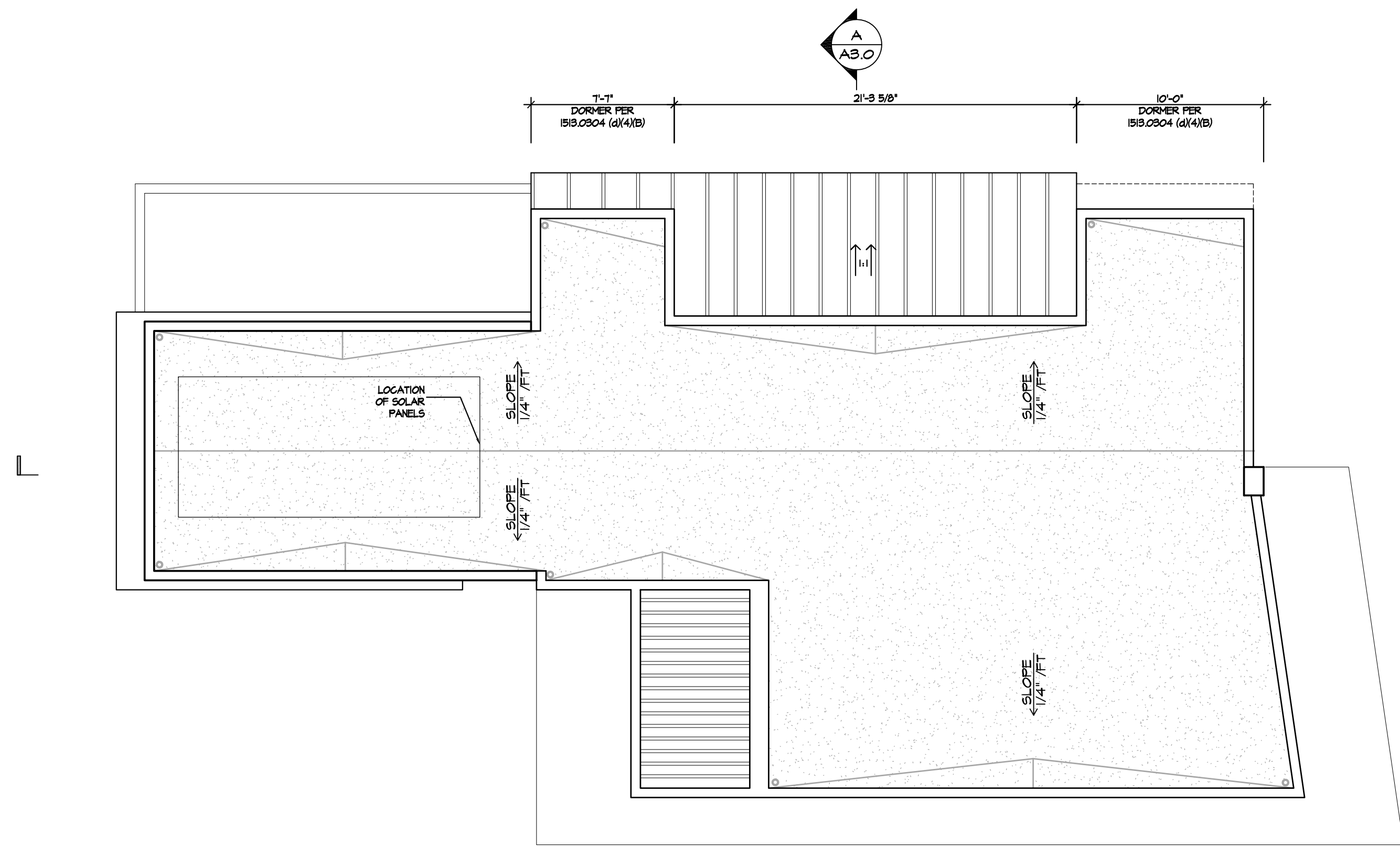
LEFTON RESIDENCE

2750 BAYSIDE WALK
SAN DIEGO, CA 92109



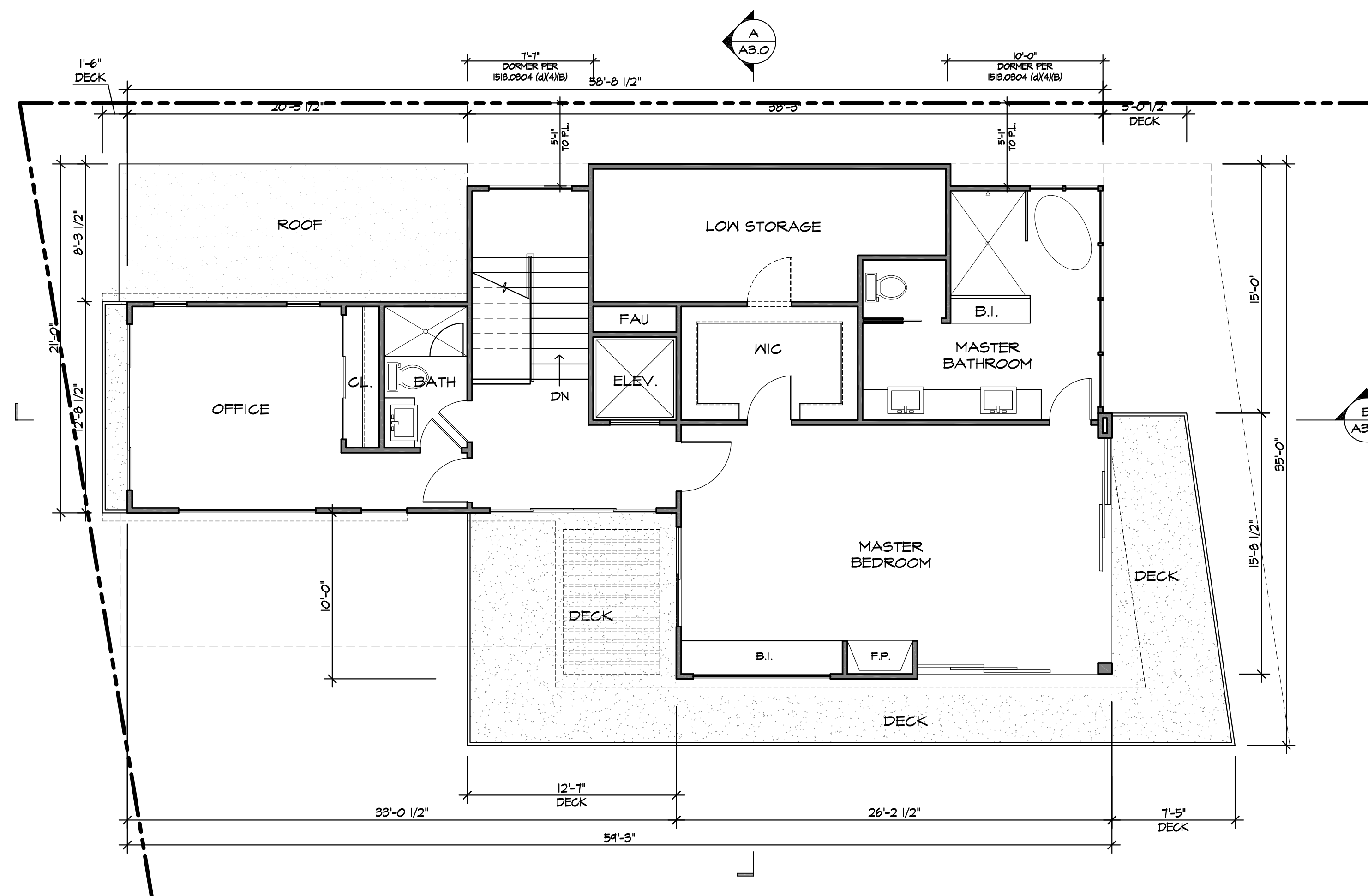
golba inc

A 1.0



ROOF PLAN

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



THIRD FLOOR PLAN

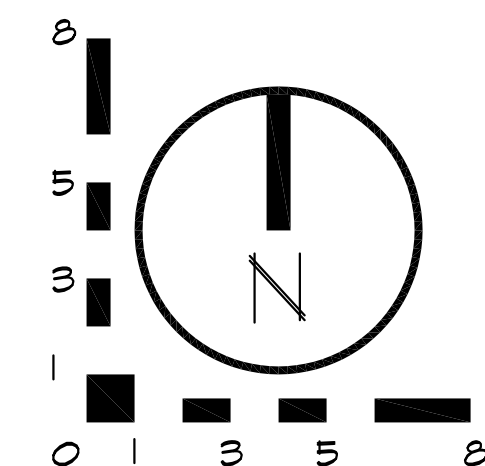
SCALE: 3/16"=1'-0"

WALL LEGEND	
	2X4 STUD WALL
	2X6 STUD WALL
	LOW WALL
	EXISTING WALL TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/ HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 5 FT. FROM ANY EXTERIOR OPENING. SEE T.I. FOR VENTILATION NOTES.

GARAGE AND HABITABLE SPACE ABOVE SHALL BE PROTECTED BY RESIDENTIAL FIRE SPRINKLER SYSTEM, CONNECTED AND INSTALLED IN ACCORDANCE WITH A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH SECTION R313 OR NFPA 13D.

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CNEL FOR ALL HABITABLE ROOMS.



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

Prepared By:
Brian Britton
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (658) 750-3471

Project Address:
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
LEFTON
RESIDENCE

Sheet Title:

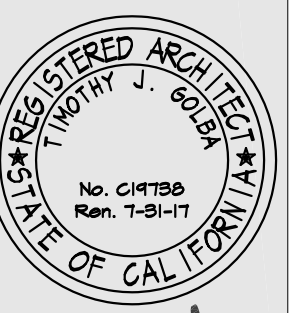
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 09-06-16
Revision 1: 07-19-16

Original Date: 05-23-16
Sheet 6 OF 10

FLOOR &
ROOF PLANS

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (658) 750-3471

LEFTON RESIDENCE
2750 BAYSIDE WALK
SAN DIEGO, CA 92109



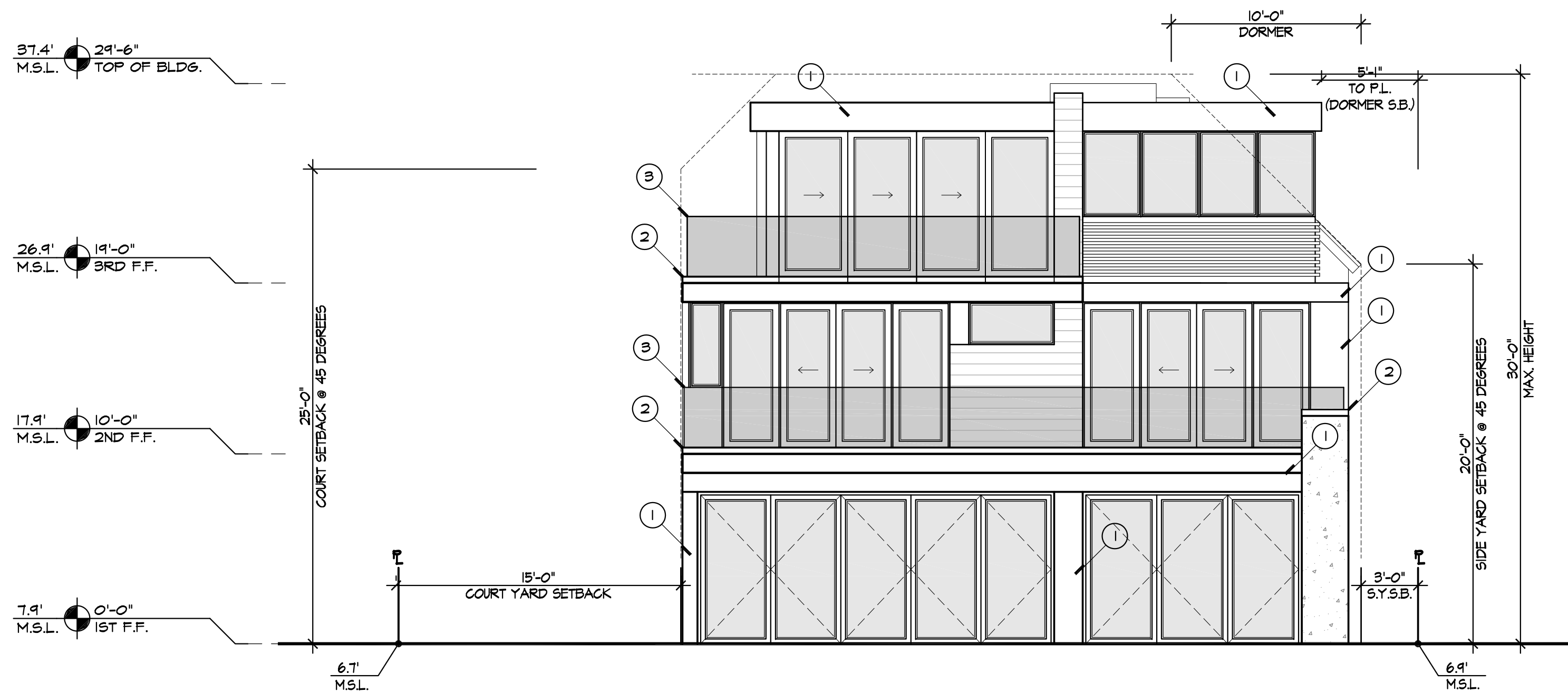
golba
inc

A1.1



SOUTH ELEVATION

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



EAST ELEVATION

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

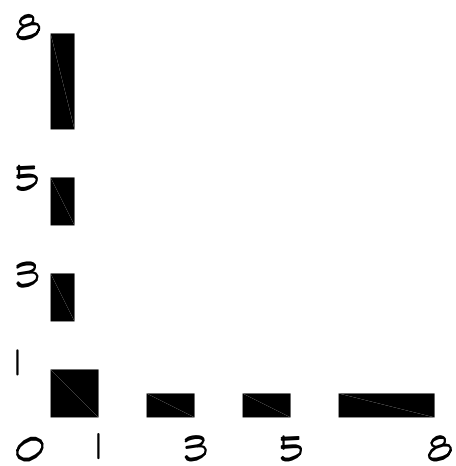
ELEVATION LEGEND:

- 1/8" THICK CEMENT STUCCO
SENERGY® COATING
- 1 1/4" (6" EXPOSURE) LAP SIDING,
RUSTIC CEDAR FINISH.
- CAST IN PLACE CONCRETE PANEL
- TEMPERED GLASS PANEL

KEY NOTES

- ① POWDER COATED METAL
- ② ALUMINUM SHOE FOR TEMPERED GLASS PANEL
- ③ DECK RAILINGS AT 42" ABOVE FINISHED FLOOR
- ④ STANDING SEAM METAL ROOF PANELS. CLASS 'A' FIRE RATED ASSEMBLY, TYP.

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC, SEC. 132.0505).



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

Prepared By:
Brian Britton
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (658) 750-3471

Project Address:
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
LEFTON
RESIDENCE

Sheet Title:

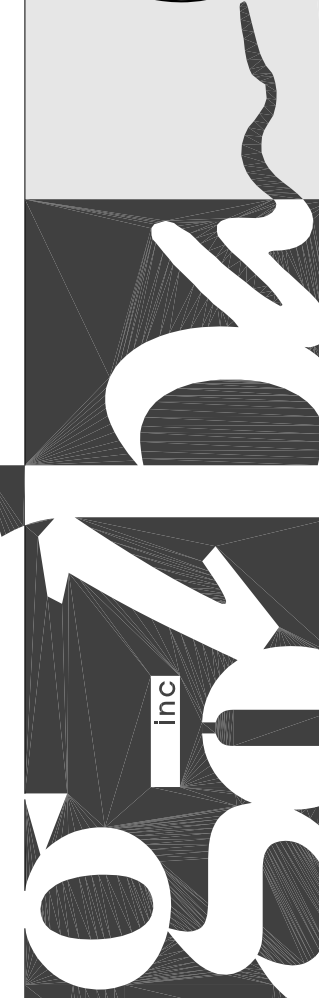
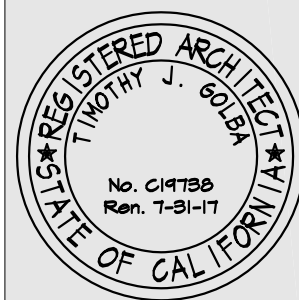
**BUILDING
ELEVATIONS**

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 09-06-16
Revision 1: 07-19-16

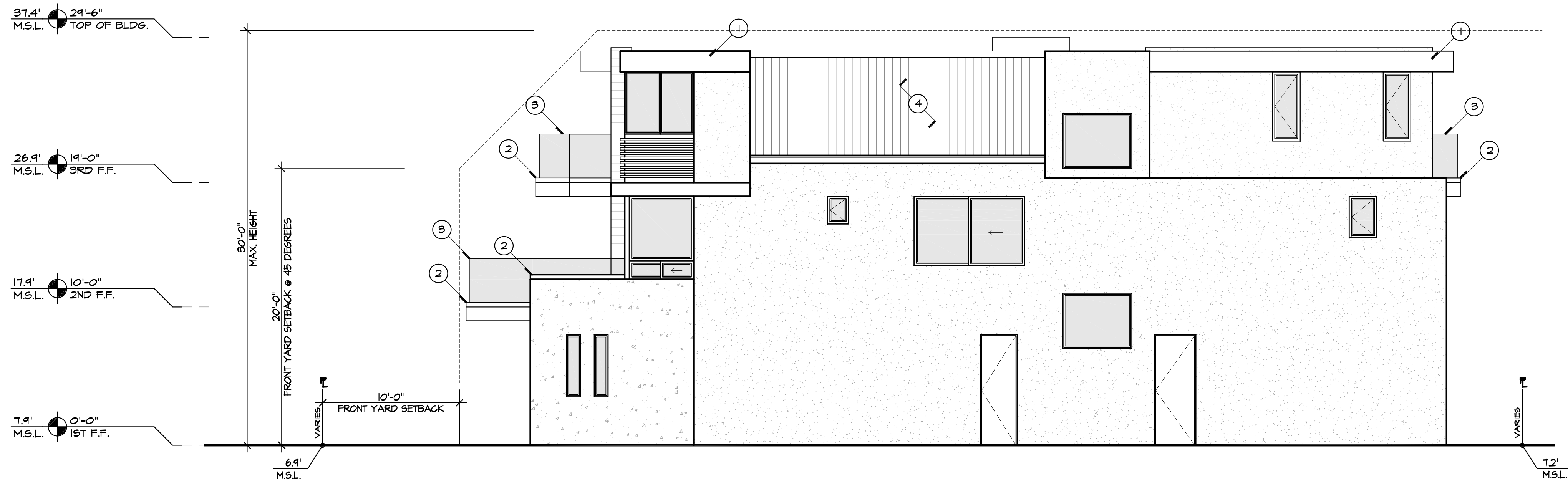
Original Date: 05-23-16
Sheet 7 Of 10

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (658) 750-3471

LEFTON RESIDENCE
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

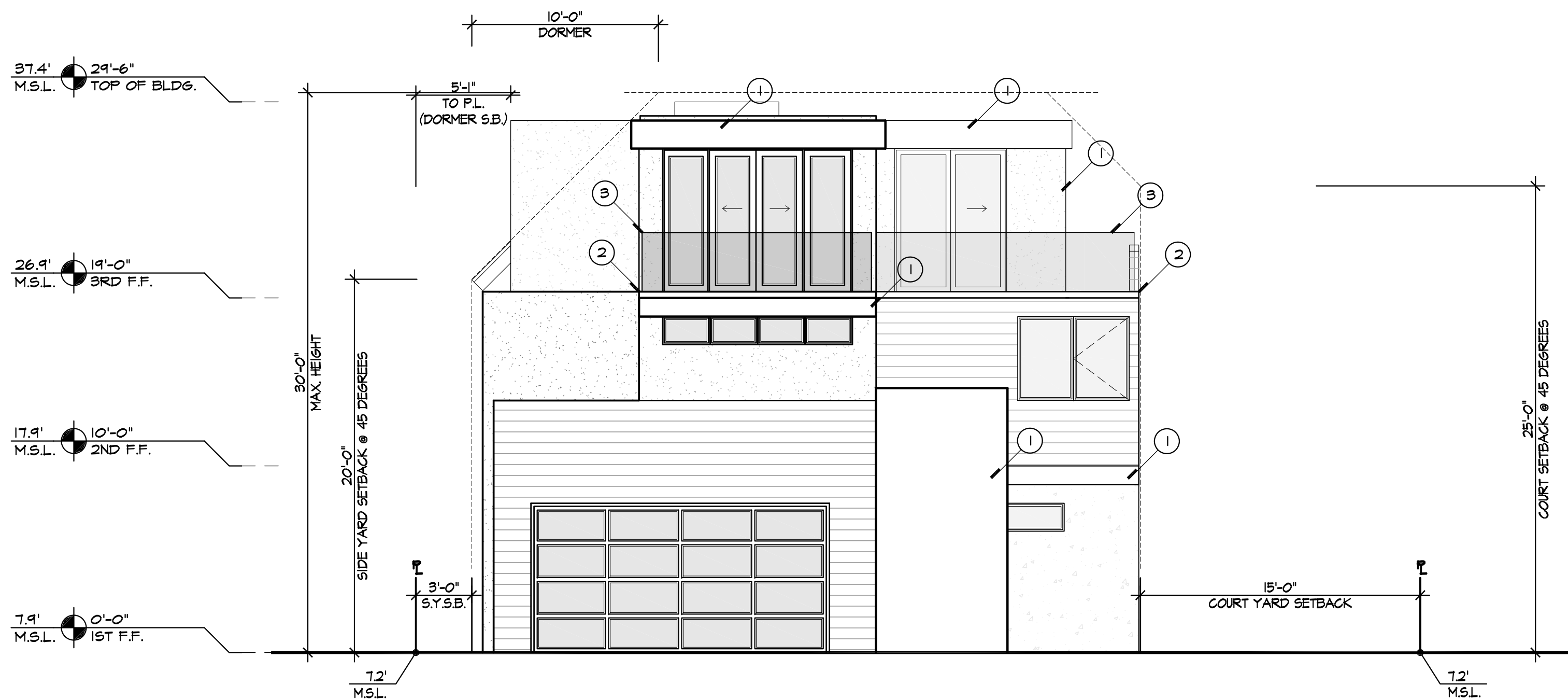


A 2.0



NORTH ELEVATION

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



WEST ELEVATION

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

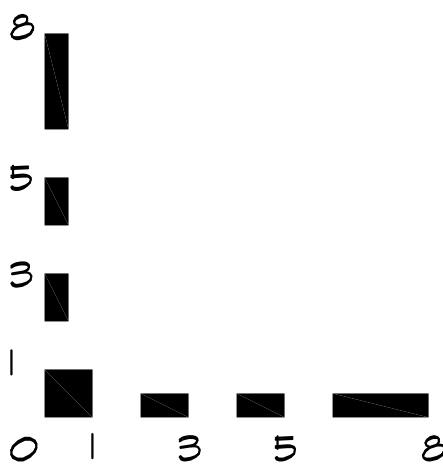
ELEVATION LEGEND:

- 1/8" THICK CEMENT STUCCO "ENERGY" COATING
- 1 1/4" (6" EXPOSURE) LAP SIDING, RUSTIC CEDAR FINISH.
- CAST IN PLACE CONCRETE PANEL
- TEMPERED GLASS PANEL

KEY NOTES

- 1 POWDER COATED METAL
- 2 ALUMINUM SHOE FOR TEMPERED GLASS PANEL
- 3 DECK RAILING AT 42" ABOVE FINISHED FLOOR
- 4 STANDING SEAM METAL ROOF PANELS, CLASS 'A' FIRE RATED ASSEMBLY, TYP.

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC, SEC. 132.0505).



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

Prepared By:
Brian Britton
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

Project Address:
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
LEFTON
RESIDENCE

Sheet Title:

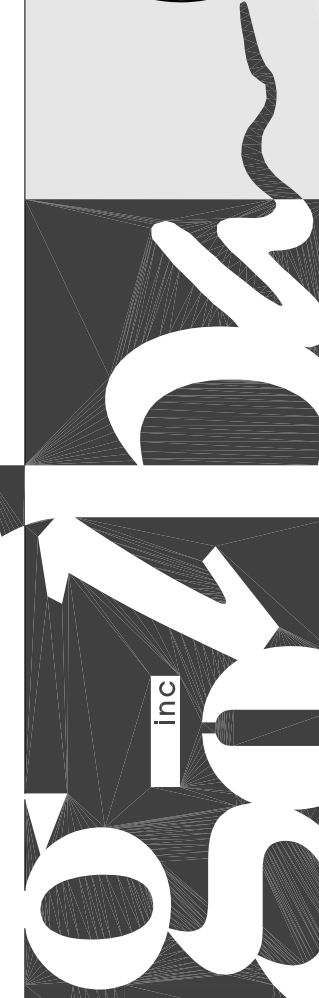
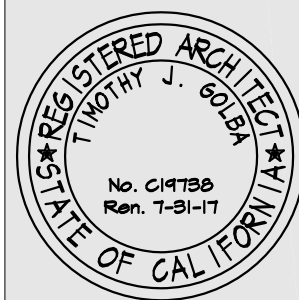
BUILDING
ELEVATIONS

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 09-06-16
Revision 1: 07-19-16

Original Date: 05-23-16
Sheet 8 Of 10

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

LEFTON RESIDENCE
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

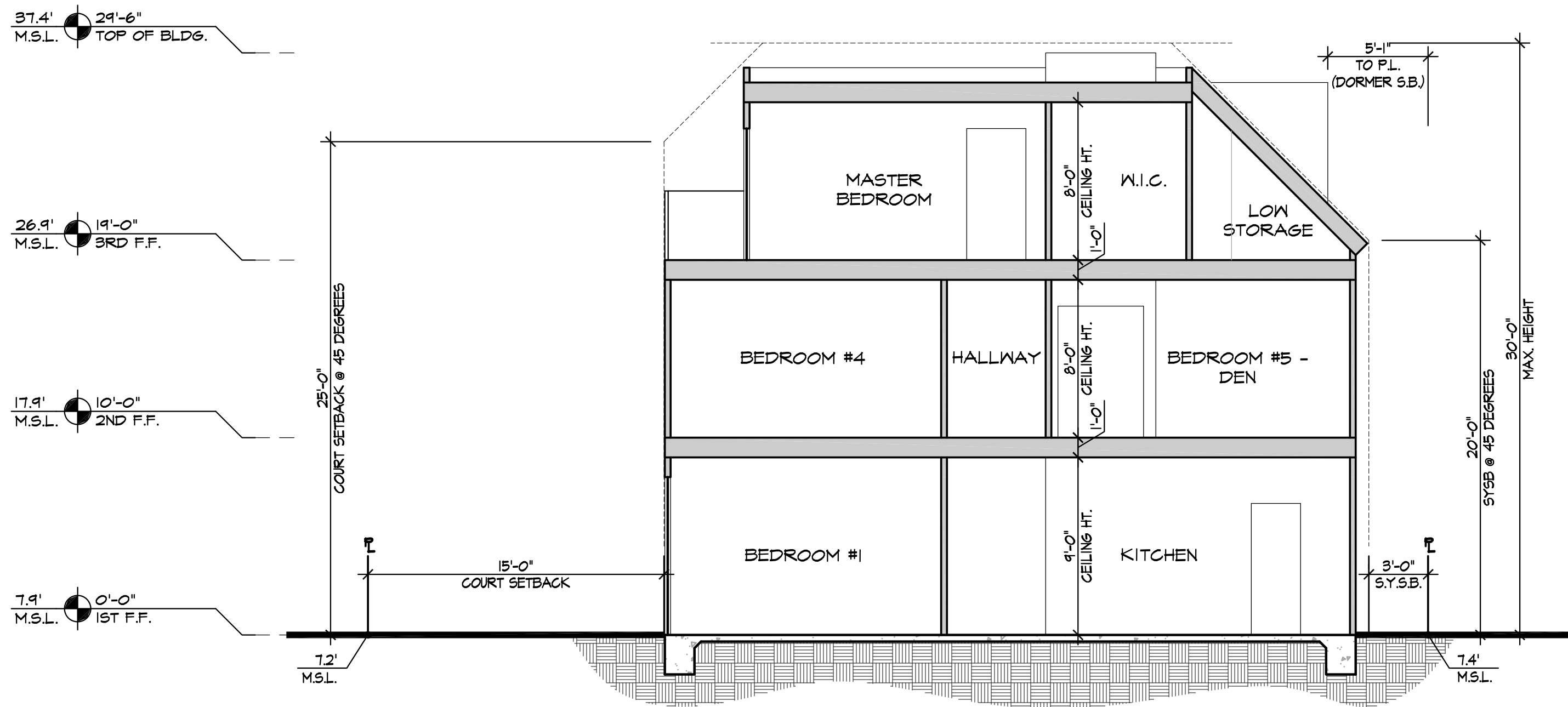


A 2.1



SECTION B

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



SECTION A

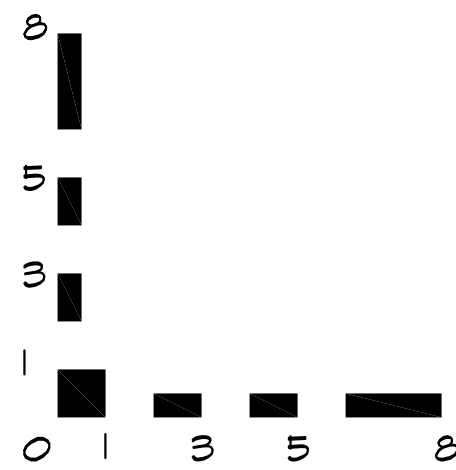
SCALE: 3/16"=1'-0"

INSULATION SCHEDULE

- PROVIDE R-30 BATT INSULATION AT ROOF/CEILING ASSEMBLY, PROVIDE 1" MIN. AIR SPACE BETWEEN INSULATION & ROOF SHEATHING, TYPICAL
- PROVIDE R-13 BATT INSULATION AT EXTERIOR WALLS, TYPICAL
- PROVIDE R-13 BATT INSULATION AT RAISED FLOORS, TYPICAL
- PROVIDE R-8 INSULATION AT DUCTS AND R-5 INSULATION AT HOT WATER PIPES GREATER THAN 3/4" DIAM., TYPICAL

GARAGE AND HABITABLE SPACE ABOVE SHALL BE PROTECTED BY RESIDENTIAL FIRE SPRINKLER SYSTEM, CONNECTED AND INSTALLED IN ACCORDANCE WITH A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH SECTION R313 OR NFPA 13D.

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.



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

Prepared By:
Brian Britton
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (619) 750-3471

Project Address:
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
LEFTTON
RESIDENCE

Sheet Title:

BUILDING
SECTIONS

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 09-06-16
Revision 1: 07-19-16

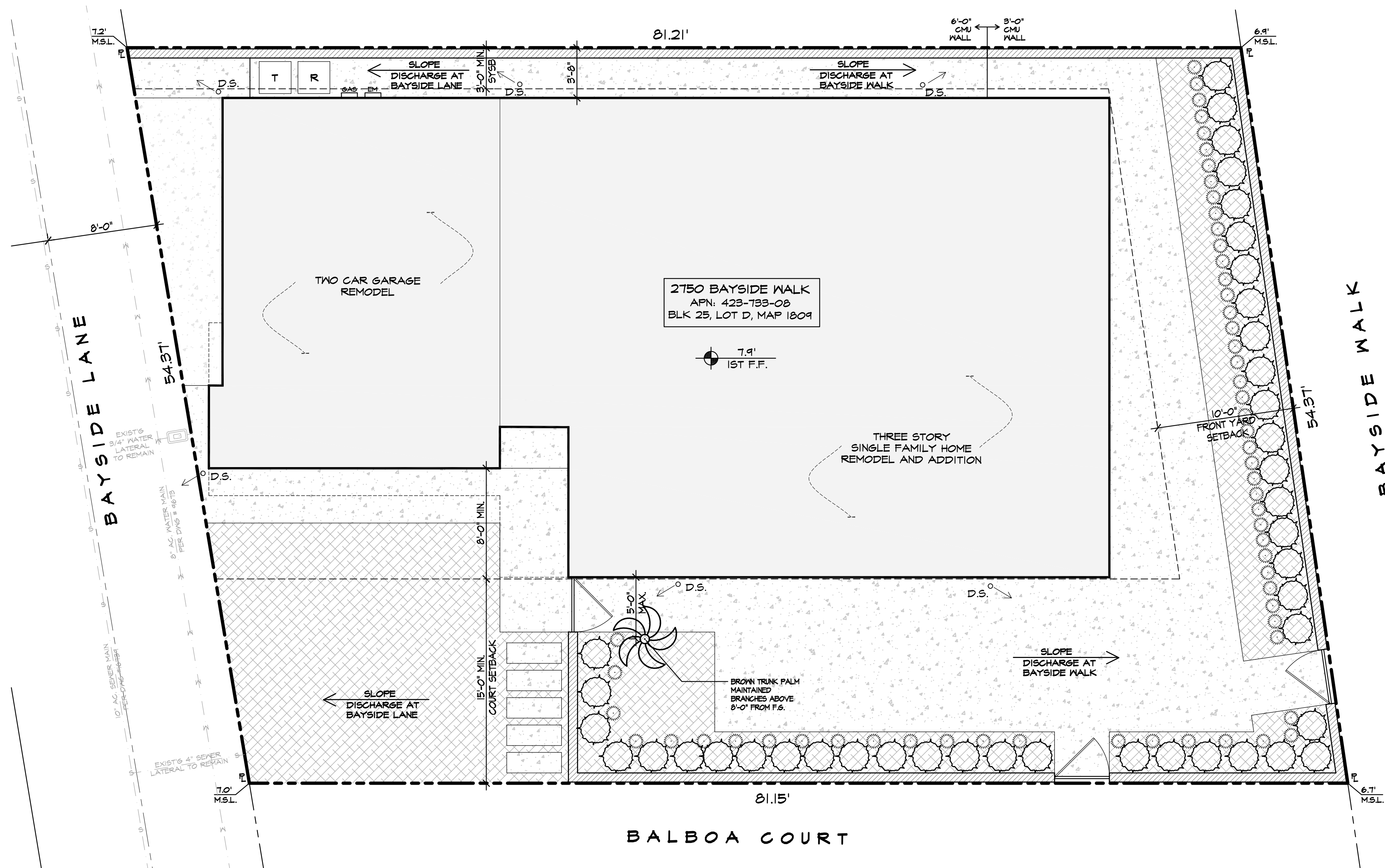
Original Date: 05-23-16
Sheet 9 of 10

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

LEFTTON RESIDENCE
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

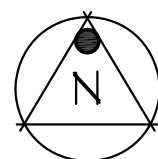


golba inc.
Attachment 12
A 3.0



LANDSCAPE PLAN

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



SITE KEY

- INDICATES PROPERTY LINE
- INDICATES SETBACK LINE

SITE NOTES:

- THIS PROJECT SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMC SECTION 132.0505(a).
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
- THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
- PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW & EXISTING STRUCTURES VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4) MIN. SIZE OF NUMBERS SHALL BE 12".
- METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.

LANDSCAPE CALCULATIONS:

TOTAL WALK YARD AREA: 543 SQ. FT.
TOTAL WALK LANDSCAPED AREA: 280 SQ. FT.
TOTAL WALK HARDSCAPE AREA: 263 SQ. FT.

50% X TOTAL WALK YARD AREA (543 SQ. FT.) = 271.5 SQ. FT.
REQ'D LANDSCAPED

TOTAL LANDSCAPED WALK AREA (280 SQ. FT.) > 272 SQ.FT. REQ'D

20% X TOTAL LOT AREA (4,373 SQ. FT.) = 875 SQ. FT.
REQ'D LANDSCAPED

TOTAL LOT LANDSCAPED AREA (444 SQ. FT.) > 875 SQ.FT. REQ'D
444 SQ. FT. = 22% OF LOT AREA (LANDSCAPED)

MIN. TREE SEP. DISTANCE:

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

NOTE:
ALL PROPOSED LANDSCAPING IN REQ. YARD AREAS SHALL BE MAINTAINED AT A HEIGHT OF 3' OR LOWER. ALL FRONT YARD WALLS TO BE NO GREATER THAN 3' IN HEIGHT.

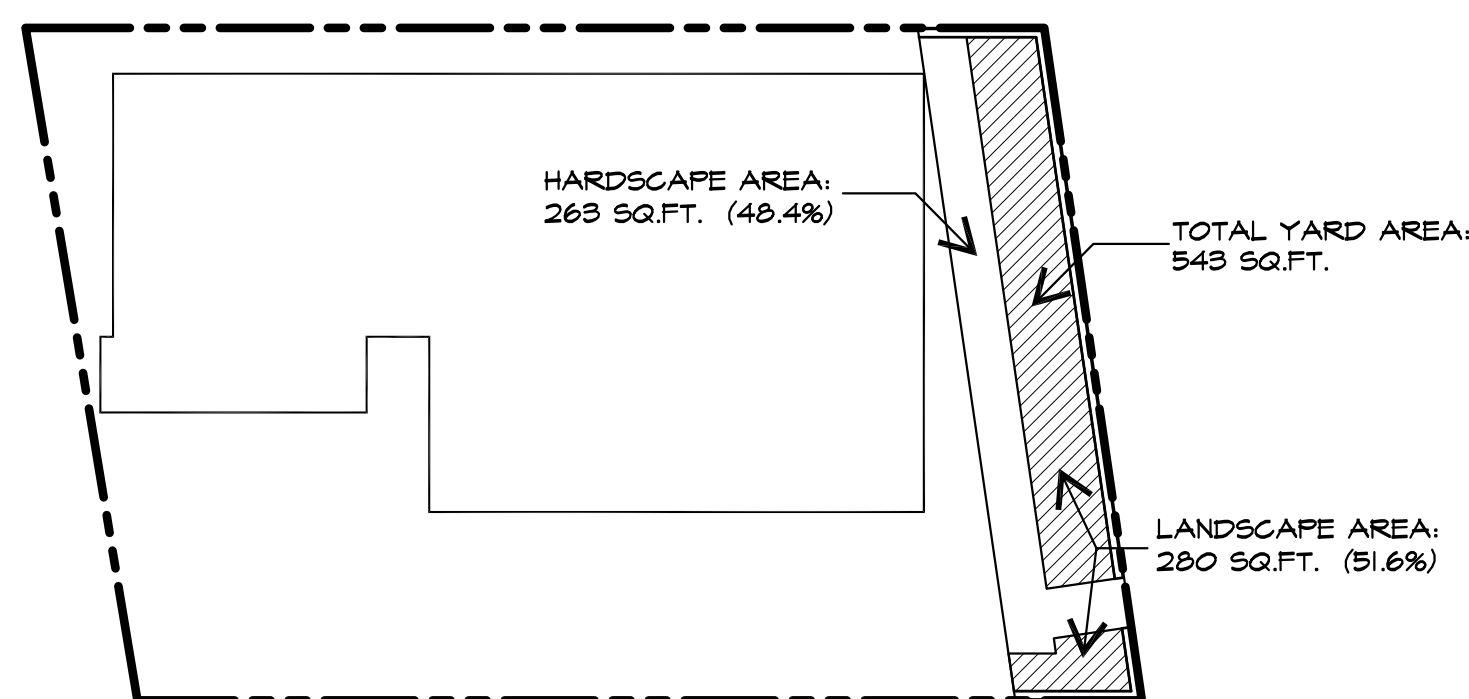
LANDSCAPE DESIGN STATEMENT:

THIS SINGLE-FAMILY RESIDENCE WILL BE IMMERSSED IN A LANDSCAPE THAT RESPECTS THE INTIMATE CHARACTER OF THE WALK ASSOCIATED WITH THIS BAYSIDE NEIGHBORHOOD. SALT-TOLERANT, WATER-CONSERVING PLANTS WILL BE EMPLOYED TO CREATE A SEMI-PRIVATE PATIO. HEDGE AND GRASS-LIKE SHRUBS BORDERING BAYSIDE WALK WILL BE SET IN LAWN WITHIN THE EXISTING PROPERTY WALL. CONCRETE PADS WILL BE SET IN LAWN TO ACT AS A WALKWAY TO THE FORMAL FRONT ENTRANCE. HEDGE-SHRUBS FLANK THE RESIDENCE, CREATING A NEIGHORLY LANDSCAPE THAT CONFORMS TO THE CITY COUNCIL POLICY 900-14 AND THE CITY OF SAN DIEGO GENERAL PLAN.

NOTES:

- ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE MISSION BEACH PLANNED DISTRICT, & ALL OTHER CITY & REGIONAL STANDARDS.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM (SPRAY) SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, & MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE (SDMC 142.0403).
- LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS & PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCR OACH OR OVERHANGS INTO THE COURTS AND PLACES RIGHTS-OF-WAY BELOW A HEIGHT OF 8FT ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC-RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL (LDC 1513.0402(a)(2)).
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS & LITTER CONDITION & ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- ALL LANDSCAPING & IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
- ALL PLANTERS WITHIN PROPERTY NOT TO EXCEED 3'-0" IN HEIGHT.
- MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).
- 100% OF ALL REQUIRED YARDS EXCEPT INTERIOR AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS, AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3'-0" IN HEIGHT AND PAVED AREAS (LDC 1513.0402(a)(1)).
- PER THE MISSION BEACH PRECISE PLAN, A MINIMUM OF 20% OF THE TOTAL LOT MUST BE LANDSCAPED.

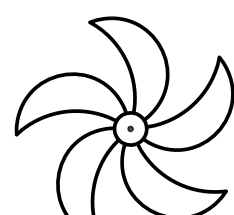
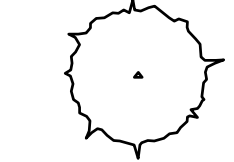

LANDSCAPE REQUIREMENTS



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

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

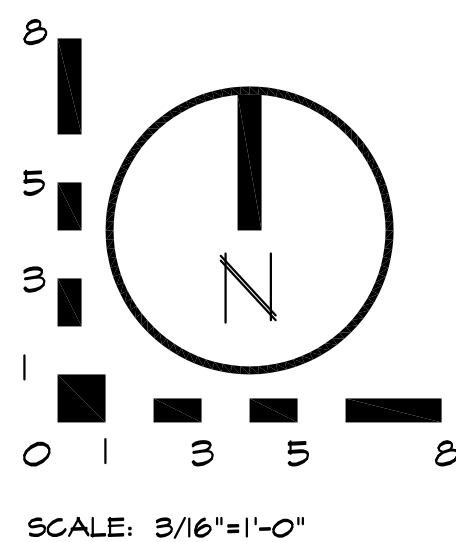
PLANT LEGEND

PROPOSED PLANT MATERIAL:	QTY. / % / SIZE	MATURE SIZE
 PALMS SUCH AS: 30' TALL X 15' WIDE HEIGHT SYAGRUS ROMANOFFIANUM BRAHEA EDULIS HOWEA FORSTERIANA	1 / 100% / 8' BTH "QUEEN PALM" "GUADALUPE PALM" "PARADISE PALM"	50'H X 20'W 30'H X 15'W 60'H X 20'W
 HEDGE SHRUBS SUCH AS: 2' TALL X 3' WIDE MATURE HT. BERBERIS THUNBERGII CONCORDE BARBERRY JAPANESE BARBERRY	18 / 100% / 5 GAL. "CONCORDE BARBERRY" "DWARF BARBERRY" "JADE CAROUSEL BARBERRY"	2'H X 3'W 2'H X 3'W 3'H X 5'W
 GRASS-LIKE SHRUBS SUCH AS: 3' TALL X 3' WIDE MATURE HT. PHORMIUM TENAX "BRONZE BABY" MULLENBERGIA RIGENS PHORMIUM TENAX	20 / 100% / 5 GAL. "NEW ZEALAND FLAX" "FLAX LILY" "HARAKEKE"	3'H X 3'W 2'H X 2'W 3'H X 3'W

3" HIGH GROUND COVER
SUCH AS: LAWN
PASPALUM VAGINATUM
FRAGARIA CHILOENS
DYMONDIA MARGARETAE

PAVING MATERIAL

CONCRETE



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

Prepared By:

Brian Britton
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (658) 750-3471

Project Address:
2750 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
LEFTON
RESIDENCE

Sheet Title:

LANDSCAPE PLAN

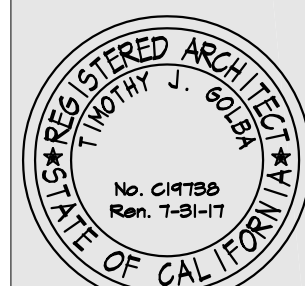
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 09-06-16
Revision 1: 07-19-16

Original Date: 05-23-16
Sheet 10 OF 10

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (658) 750-3471

LEFTON RESIDENCE

2750 BAYSIDE WALK
SAN DIEGO, CA 92109



Attachment 12

L 1.0