



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 13, 2018 REPORT NO. HO-18-042

HEARING DATE: June 20, 2018

SUBJECT: MILLER CDP, Process Three Decision

PROJECT NUMBER: [547533](#)

OWNER/APPLICANT: Paul Miller, Owner and Marrokal Design, Permittee.

SUMMARY

Issue: Should the Hearing Officer approve the demolition of a two-story, single-dwelling unit and construction of a two-story, single-dwelling unit with companion unit over a detached garage located at 1303 Sunset Cliffs Boulevard within the Peninsula Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 1940635.

Community Planning Group Recommendation: On November 16, 2017, the Peninsula Community Planning Board voted 9-0-1 (abstain)-5 (absent) to recommend approval of the proposed project without conditions or recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 7, 2018, and the opportunity to appeal that determination ended May 21, 2018.

BACKGROUND

The 0.24-acre site contains an existing single dwelling unit, built in 1974, and is located at 1303 Sunset Cliffs Boulevard, south of Adair Street. The site is designated for single-family development within the Peninsula Community Plan, and is within the RS-1-7, Coastal Overlay (Appealable), Beach and Coastal Parking Impact Overlay, Residential Tandem Parking, and Airport Influence Area 2 (San Diego International Airport/Lindbergh Field) overlay zones. The surrounding properties are fully developed and form an established single dwelling residential neighborhood on the eastern side of Sunset Cliffs Boulevard, with the beach and Pacific Ocean along the western side of Sunset Cliffs Boulevard.

The project as proposed would demolish the existing two-story dwelling unit and existing garage, and construct a new, two-story, 3,903-square foot, single-dwelling unit, a new, detached, 800-square-foot garage, and a 688-square-foot companion unit over the new garage. Access to the garage would be from the unnamed alley at the rear (east) of the property. An existing pool would remain.

DISCUSSION

As noted above, the project proposes the demolition of an existing single dwelling unit and the construction of a new single dwelling unit with companion unit. The project requires the processing of a Coastal Development Permit per San Diego Municipal Code (SDMC) Section 126.0702 and 126.0707 (Process 3) for the demolition of a structure and construction of a new dwelling unit within the appealable area of the Coastal Overlay Zone.

No deviations or variances are proposed. The maximum height of the building is approximately 26 feet, where 30 is allowed. The overall square feet of structure space is 5,391, with the total living area at 4,591 square feet, with an FAR of .54 where .55 is allowed. The project would include 3,278 square feet of landscaped area. Two Encroachment Maintenance Removal Agreements (EMRA) have been made engineering conditions for the project: Condition 17 for palm trees in the Sunset Cliffs Boulevard right-of-way; and Condition 18 for an existing, non-standard, private walkway, also in the Sunset Cliffs Boulevard right-of-way.

Conclusion:

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft conditions of approval (Attachment 5) and draft findings to support approval of the project (Attachment 4). Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1940635, with modifications.
2. Deny Coastal Development Permit No. 1940635, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

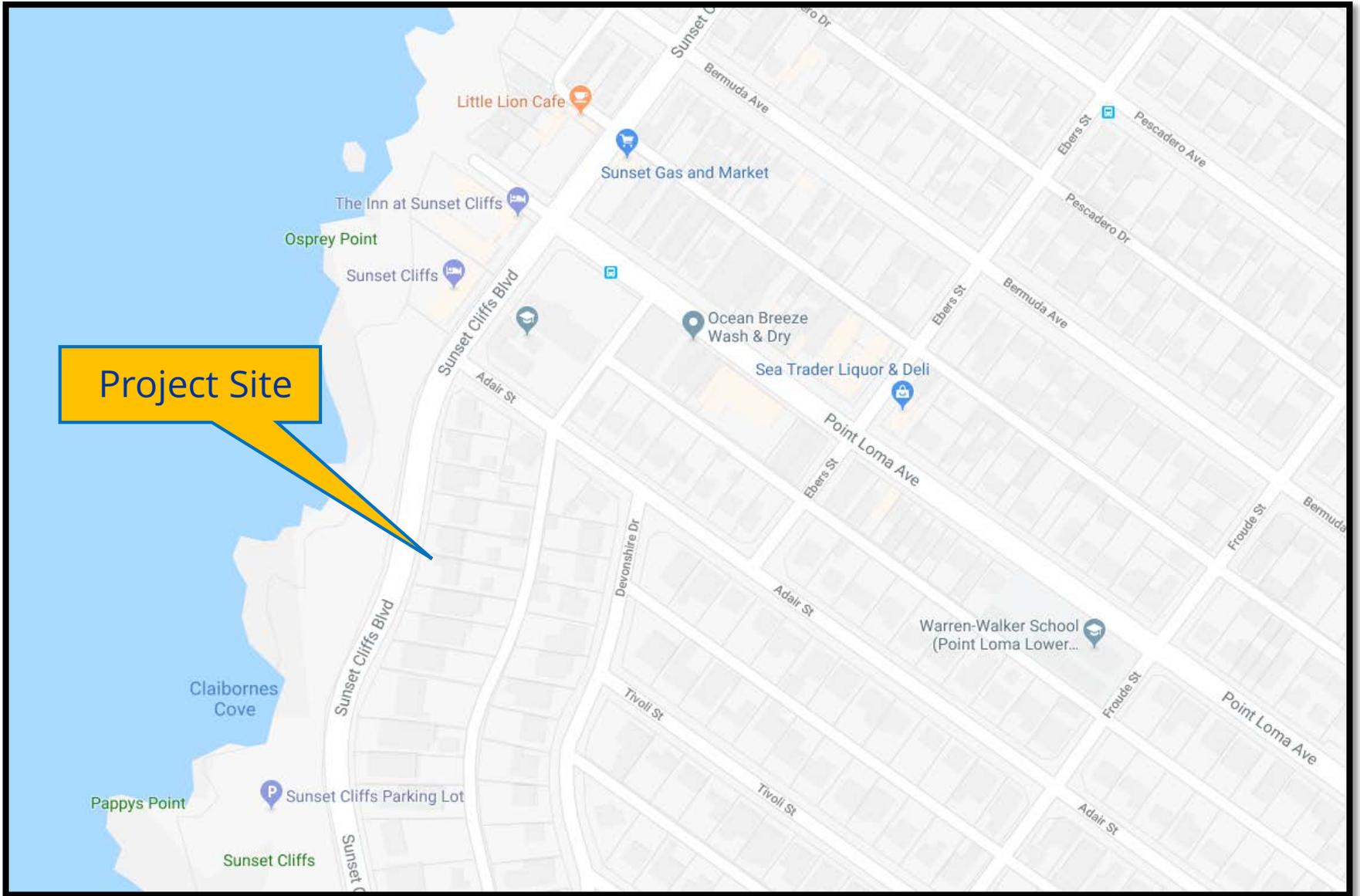


Martha Blake, Development Project Manager

Attachments:

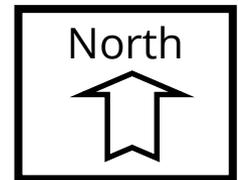
1. Project Location Map
2. Community Plan Land Use Map

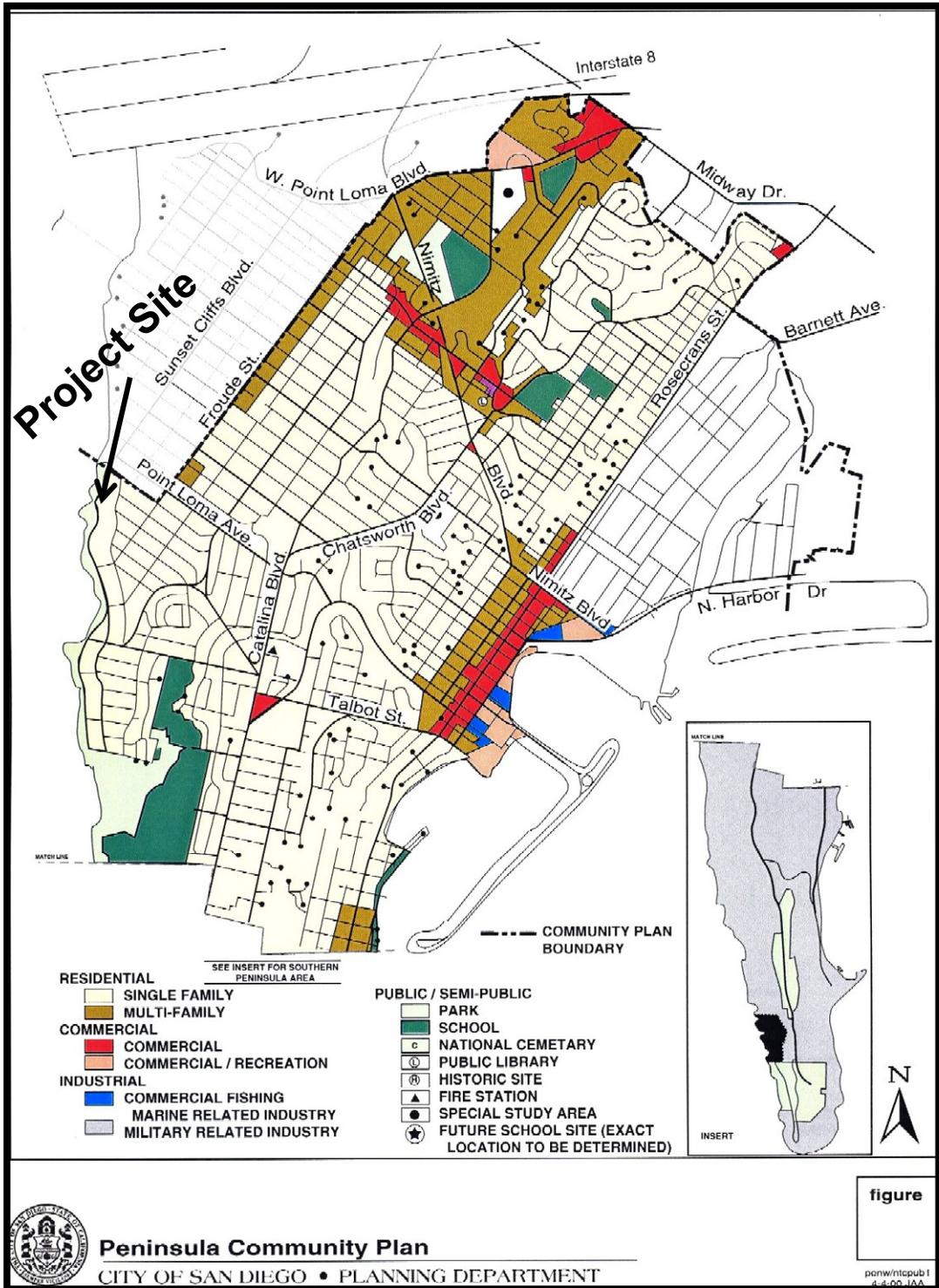
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

Miller CDP / 1303 Sunset Cliffs Boulevard
PROJECT NO. 547533





Peninsula Community Plan

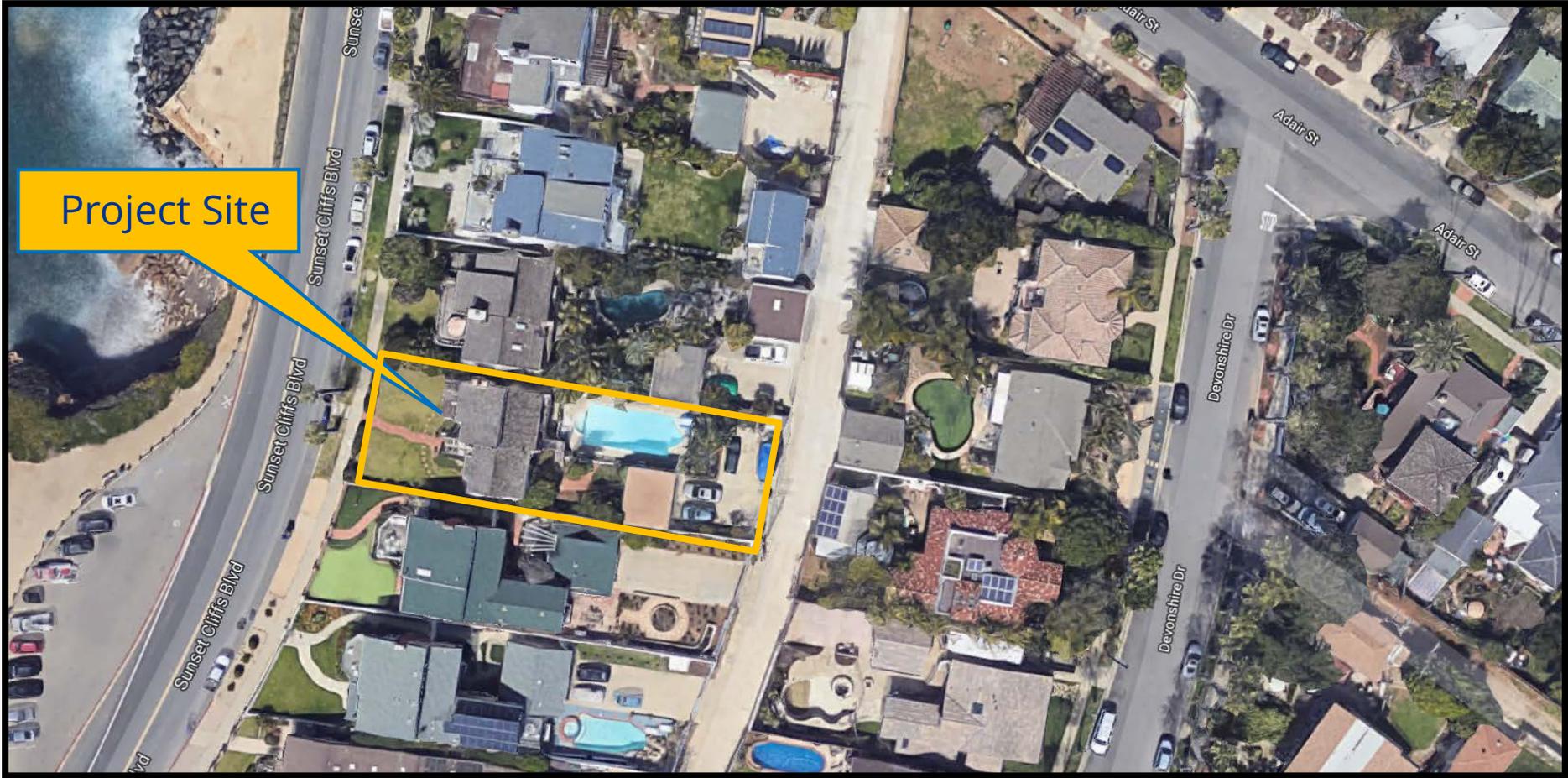
CITY OF SAN DIEGO • PLANNING DEPARTMENT



Land Use Map

Project Name / Project Location
PROJECT NO. XXXXXX



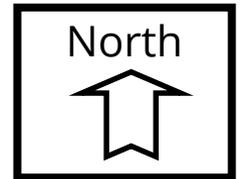


Project Site



Aerial Photo

Miller CDP / 1303 Sunset Cliffs Boulevard
PROJECT NO. 547533



HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1940635
MILLER CDP - PROJECT NO. 547533

WHEREAS, Paul Miller, Owner/Permittee, filed an application with the City of San Diego for a Coastal Development Permit to demolish an existing 2,544-square-foot single dwelling unit and construct a 3,903-square-foot dwelling unit, plus 800-square-foot, detached garage and 688-square-foot companion unit above the garage, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1940635, on portions of a .024-acre site;

WHEREAS, the project site is located at 1303 Sunset Cliffs Boulevard in the RS-1-7 of the Peninsula Community Plan and Local Coastal Program;

WHEREAS, the project site is legally described as Lot 6 of Map 6392, Peninsula Ocean View Estates;

WHEREAS, on May 7, 2018 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 15302 and 15303; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 20, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1940635 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 1940635:

1. **COASTAL DEVELOPMENT PERMIT - SDMC Section 126.0708**

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

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

The project proposes the demolition of an existing two-story, 2,544-square-foot, single dwelling unit and detached garage, and the construction of a new two-story, 3,903-square-foot, single dwelling unit, new detached, 800-square-foot garage, and a 688-square-foot companion unit over the new garage on a 0.24-acre site. The project site is located at 1303 Sunset Cliffs Boulevard.

The project is located on the east side of Sunset Cliffs Boulevard, south of Adair Street, and east of the beachfront on the west side of Sunset Cliffs Boulevard. The site is approximately 65 feet from the dirt walkway west of Sunset Cliffs Boulevard and approximately 110 feet from the Pacific Ocean. There are coastal vistas identified near the project site, located west of the site, and so would not be impacted by the proposed project.

The proposed new dwelling unit would be constructed on an existing, developed lot that contains no physical accessways used or proposed for public use. The new structure proposes a maximum height of approximately 26 feet, below the allowable 30 feet, and no deviations or variance to any development regulations are proposed.

As the project will not impact any existing or proposed public accessways, and will protect public views to and along the ocean, the project is consistent with Local Coastal Program.

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

The project proposes the demolition of an existing two-story, 2,544-square-foot, single dwelling unit and detached garage, and the construction of a new two-story, 3,903-square-foot, single dwelling unit, new detached, 800-square-foot garage, and a 688-square-foot companion unit over the new garage on a 0.24-acre site. The project site is located at 1303 Sunset Cliffs Boulevard.

The project is located on the east side of Sunset Cliffs Boulevard, south of Adair Street, and east of the beachfront on the west side of Sunset Cliffs Boulevard. The site is approximately 65 feet from the dirt walkway west of Sunset Cliffs Boulevard and approximately 110 feet from the Pacific Ocean. No Environmentally Sensitive Lands as defined by the SDMC Section 113.0103 are located on the project site, the site is not within or adjacent to the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP/MHPA), and the site is separated from the beach area

by Sunset Cliffs Boulevard. Therefore, the proposed development will not adversely affect any environmentally sensitive lands.

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

The project proposes the demolition of an existing two-story, 2,544-square-foot, single dwelling unit and detached garage, and the construction of a new two-story, 3,903-square-foot, single dwelling unit, new detached, 800-square-foot garage, and a 688-square-foot companion unit over the new garage on a 0.24-acre site. The project site is located at 1303 Sunset Cliffs Boulevard.

The Peninsula Community Plan and Local Coastal Program designates the site for single-family development and is zoned RS-1-7, which is defined as Residential – Single Unit, with a minimum lot size of 5,000 square feet. The site is within the Sunset Cliffs neighborhood which is the area located south of Point Loma Avenue, between Catalina Boulevard and the ocean. Per the community plan, this area is exclusively devoted to single-family homes, most of which are one- and two-story structures with relatively contemporary architectural styles. Portions of several streets are lined with palm trees. Point Loma Nazarene College and the Sunset Cliffs Shoreline Park are also included in this neighborhood.

Overall community goals of the Peninsula Community Plan and Local Coastal Program include the conservation of the character of the existing single-family neighborhoods and the provision of housing opportunities for residents of all levels and age groups. Additionally, “radical and intrusive changes to existing residential character should be avoided” (p. 13).

The project is not requesting any deviations or variances from the applicable regulations of the Certified Implementation Program, and the redevelopment of the site with a new single-dwelling unit, with an accessory companion unit is in conformity with the land use plan and zone.

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

The project site is located at 1303 Sunset Cliffs Boulevard, on the eastern side of the street. The site is not between the nearest public roadway and the sea or shoreline of any body of water located in the coastal overlay zone. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1940635, 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. 1940635, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: June 20, 2018

IO#: 24007267

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: 24007267

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1940635
MILLER CDP PROJECT NO. 547533
HEARING OFFICER

This Coastal Development Permit No. 1940635 is granted by the Hearing Officer of the City of San Diego to Paul Miller, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.24-acre site is located at 1303 Sunset Cliffs Boulevard in the RS-1-7 zone(s), Coastal Overlay (Appealable), Coastal Height Limit Overlay, Residential Tandem Parking Overlay, Parking Impact, and the Airport Influence Area 2 (SDIA) Overlay zones within the Peninsula Community Plan and Local Coastal Program. The project site is legally described as: Lot 6 of Map 6392, Peninsula Ocean View Estates.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing single dwelling unit and construct a new dwelling unit with companion unit.

The project shall include:

- a. Demolition of an existing 2,544-square-foot single dwelling unit and construction of a 3,903-square-foot dwelling unit, with a 800-square-foot, detached garage with 688-square-foot companion unit above;
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

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

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 July 5, 2021.

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.

CLIMATE ACTION PLAN REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export 10 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.
15. The drainage system proposed for this development is private and subject to approval by the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb with current City Standard curb and gutter, adjacent to the site on Sunset Cliffs Boulevard, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the Palm Trees in the Sunset Cliffs Boulevard Right-of-Way.
18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the non-standard private walkway in the Sunset Cliffs Boulevard Right-of-Way.
19. 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.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

PLANNING/DESIGN REQUIREMENTS:

21. Owner/Permittee shall maintain a minimum of three 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.
22. 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.

PUBLIC UTILITIES REQUIREMENTS:

23. Prior to the issuance of any Building Construction Permit, any existing sewer lateral proposed to be reused must be inspected by a California licensed plumbing contractor using closed-circuit television to verify (to the satisfaction of the City Engineer) that the lateral is in good condition, free of all debris, properly connected to a public sewer main, and in all other ways suitable for reuse. If it

is not, the Owner/Permittee or Subdivider is required to effect the repair or replacement of that service lateral in a manner satisfactory to the City Engineer.

24. Prior to the issuance of any Certificate of Occupancy, all public water and/or sewer facilities necessary to serve the development (including services and laterals) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on June 20, 2018 and [Approved Resolution Number].

Permit Type/PTS Approval No.: Coastal Development Permit No. 1940635
Date of Approval: June 20, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

Paul Miller
Owner/Permittee

By _____
Paul Miller
Owner

**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 Name: Miller Coastal Development Permit

Project No. 547533/SCH No.: N/A

Project Location-Specific: 1303 Sunset Cliffs Boulevard, San Diego, CA 92107

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

Description of nature and purpose of the Project: **COASTAL DEVELOPMENT PERMIT (CDP)** for the complete demolition of an existing residence, and reconstruction of a 3,903 square feet residence, and the construction of a 1,488 square-foot detached garage with companion unit above, for a total of 5,391 square-feet, on a 0.24-acre site. The 0.24-acre site is located in the RS-1-7 zone of the Peninsula Community Plan, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Beach, Coastal), Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification Area. The site is designated single family residential in the Peninsula Community Plan.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jackie Wagner (Applicant),
 Permits in Motion (Firm),
 4715 60th Street,
 San Diego, CA 92115
 (619) 994-5557

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The construction of the new residence meets the criteria set forth in CEQA Section 15302, which consists of replacement or reconstruction of existing structures and facilities, where the new structure will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced. The new garage with companion unit meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new, small facilities or structures. Further, this exemption also includes one single-family residence, or a second dwelling unit in a residential zone. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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

 Amal M. Gupta
Signature/Title

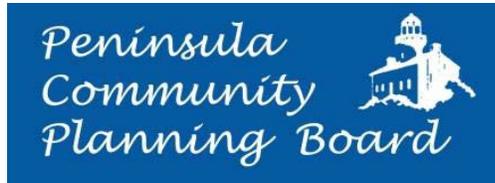
ATCP, Senior Planner

May 22, 2018
Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



FINAL MEETING MINUTES

November 16, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board (PCPB) was held on Thursday, November 16, 2017 at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego California 92106.

The meeting was called to order by Vice Chair Robert Goldyn at 6:30 p.m.

PRESENT (12): Patricia Clark, Bruce Coons, David Dick, Robert Goldyn, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Julia Quinn, Don Sevrens, Margaret Virissimo

ABSENT (3): Joe Holasek, Jon Linney, Laura Miller

Parliamentary Items

November Agenda:

Motion by Margaret Virissimo, second by Brad Herrin to approve **November** Agenda with request from Don Sevrens to separate Action Item #12 into two items (12a and 12b) in order to process separately subcommittee membership for each of the two subcommittees.

Yes: (10) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Julia Quinn, Don Sevrens, Margaret Virissimo

Abstaining: (2) David Dick (arrived late), Robert Goldyn (acting chair)

Absent: (3) Joe Holasek, Jon Linney, Laura Miller

Approved 10-2-3

Meeting Minutes: Approval of October PCPB meeting minutes.

Motion by Don Sevrens second by Fred Kosmo to approve the **October** meeting minutes as submitted and written by our PCPB secretary.

Yes: (8) Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Jerry Lohla, Julia Quinn, Don Sevrens, Margaret Virissimo

Abstaining: (4) Patricia Clark, Brad Herrin, Mark Krencik (all 3 absent in October)
Robert Goldyn (acting chair)

Absent: (3) Joe Holasek, Jon Linney, Laura Miller

Approved 8-4-3

Secretary's Report: Margaret Virissimo asked that all board members please write clearly on all motion slips and for community members to also write their names clearly on all speaker slips.

Treasurer's Report: Patricia Clark reported that our bank account balance is \$552.92 for the period ending 10/31/17.

Chair's Report: Vice Chair Robert Goldyn (Jon Linney absent)

PCPB elections are scheduled for March 2018, with an elections committee to be formed at the January PCPB meeting. We encourage any interested community property owners or resident to complete an application and run for membership to the board of directors to the PCPB. Please check out our website for any updates and information pertaining to the election process. CPC meeting was held on October 24, 2017. PCPB chair Jon Linney presented on the Emerson and Evergreen project, community concern, and amendment to municipal code on height regulations. CPC also engaged in a roundtable discussion of the recently published report of the San Diego Housing Commission, *Addressing the Housing Affordability Crisis*.

Non-Agenda Public Comment

Carol Baldwin – Expressed concerns for the extra plant growth that is now growing on the main Correia Middle School wall and sidewalks. Board member David Dick mentioned best solution is to contact the school board to express concerns and they should work directly with the city to find a solution.

Government Reports

San Diego City Council District II – Conrad Wear

- The City Council will adopt a policy on Short Term Vacation Rentals at the Council meeting on December 12th at 10 AM. Councilmember Zapf is advocating for a policy that would restrict whole house rentals to no more than 90 days per year and require them to be run by the primary resident. This would effectively eliminate the ability for an out of town absentee owner to turn a residential property into a mini hotel. Councilmember Zapf also supports home sharing where residents can rent out a bedroom or two as long as they live onsite. If you have any questions or comments, please contact Conrad Wear at bwear@sandiego.gov
- Stumps Recycling Center- Councilmember Zapf has relayed the Stumps Recycling Center issue to Assembly Member Todd Gloria's office for follow up. The Recycling center is mandated by state law and is causing numerous transient issues around the commercial and residential adjacent areas. Will provide more details on the West Mission Bay project at our next meeting.

New / Old Business

No Reports

Informational Items

8. Fenelon St. Map Waiver- Applicant: Antony Christensen

(Process 3) Project No. 568174, 3020-3026 Fenelon Street, Zone RM-3-7. Map Waiver for the creation of four residential condominium units under construction.

Motion by Mark Krencik, second by Jim Hare to approve Fenelon St Map Waiver PTS 568174

Yes: (6) Patricia Clark, Jim Hare, Brad Herrin, Mark Krencik, Don Sevens, Margaret Virissimo

No: (3) Bruce Coons, Fred Kosmo, Jerry Lohla

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (5) David Dick and Julia Quinn (left early) Joe Holasek, Jon Linney, Laura Miller

Approved 6-3-1-5

9. Miller CDP-Applicant: Mark Duncan

(Process 3) Project No. 547533, 1303 Sunset Cliffs Blvd., Zone RS-1- 7. Coastal Development Permit for the remodel and addition to an existing single family residence and construction of a companion unit over new detached garage totaling 5,391 SF. Coastal (appealable) Overlay Zone.

Motion by Don Sevens, second by Margaret Virissimo to approve Miller CDP.

Yes: (9) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Don Sevens, Margaret Virissimo

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (5) David Dick and Julia Quinn (left early) Joe Holasek, Jon Linney, Laura Miller

Approved 9-1-5

10. Continuation of ANAC Subcommittee- Fred Kosmo on behalf of Airport Committee

Recommendation to the PCPB by approved motion of its Airport Committee to support a letter signed by the Board addressed to SDCRAA in support of continuation of the ANAC subcommittee to ensure community outreach and input.

Motion by Fred Kosmo, second by Bruce Coons to approve PCPB letter supporting the continuation of the ANAC subcommittee as approved at the ANAC meeting in October 2017.

Yes: (9) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Don Sevens, Margaret Virissimo

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (5) David Dick and Julia Quinn (left early) Joe Holasek, Jon Linney, Laura Miller

Approved 9-1-5

11. Roseville Height and Bulk CPIOZ Proposal - Jim Hare on behalf of LRP Committee

Recommendation to the PCPB by its LRP Committee to support and add to a previously PCPB approved letter for Height and Bulk in the Roseville neighborhood a further amendment of the Peninsula Community Plan to contain a listing of criteria for the review of projects subject to CPIOZ review.

Motion by Jim Hare, second by Margaret Virissimo to approve a revised PCPB letter on Roseville Height and Bulk CPIOZ to add project design criteria.



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**
 MILLER 547533

Project Address:
 1303 SUNSET CLIFFS BLVD.

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):

 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:** _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Project Title: MILLER	Project No. (For City Use Only)
---	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? _____ Corporate Identification No. _____
 Partnership

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
 PAUL MILLER SEPARATE PROPERTY LIVING TRUA U/I/D 8/31/99
 Owner Tenant/Lessee

Street Address:
 1305 PM. 3639 MIDWAY DR STE B369
City/State/Zip:
 SAN DIEGO CA 92110
Phone No: 619.583.8000 **Fax No:** N/A
Name of Corporate Officer/Partner (type or print):
 PAUL MILLER, FROSTEE PM.
Title (type or print):
 TRUSTEE
Signature : **Date:** 4-12-17

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ **Date:** _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ **Date:** _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ **Date:** _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ **Date:** _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ **Date:** _____

Appendix A: Submittal Templates

Source Control BMP Checklist for Standard Projects	Form I-4
All development projects must implement source control BMPs SC-1 through SC-6 and Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.	
Note: All selected BMPs must be shown on the construction plans.	
Source Control Requirements	
SC-1 Prevention of Ejecta Discharges into the MS4	Applied <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-2 Storm Drain Stenciling or Signage	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-Off, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-Off, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-5 Protect Truck Storage Areas from Rainfall, Run-Off, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6 BMPs based on Potential Sources of Runoff Pollutants	
On-site storm water	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Interior floor drain and clean-out sump pumps	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Interior parking garages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Need for storm water & material spill control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Landscape/Outdoor Vehicle Use	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Pools, spas, ponds, decorative treatments, and other water features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Fuel storage	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Refuse areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Industrial processes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Outdoor storage of equipment or materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Vehicle Equipment Repair and Maintenance	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Fuel Dispensing Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Loading Unload	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Low Speedway Lane Water	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Miscellaneous Drains or Wash Water	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Flammable, volatile, and petroleum	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6A Large Truck Generating Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6B Animal Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6C Other Structures and Under Coatings	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6D Automotive related Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above:	

Storm Water Standards
Part 1: BMP Design Manual
January 2016 Edition

Appendix A: Submittal Templates

Site Design BMP Checklist for Standard Projects	Form I-4
All development projects must implement site design BMPs SD-1 through SD-8. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.	
Note: All selected BMPs must be shown on the construction plans.	
Site Design Requirements	
SD-1 Maintain Natural Drainage Pathways and Hydrologic Features	Applied <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-2 Conserve Natural Areas, Soils, and Vegetation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-3 Minimize Impervious Area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SD-4 Minimize Soil Compaction	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-6 Runoff Collection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-7 Landscapes with Native or Drought Tolerant Species	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-8 Harvesting and Using Precipitation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above:	

Answer for each source control and site design category shall be pursuant to the following:
 • "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
 • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
 • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.

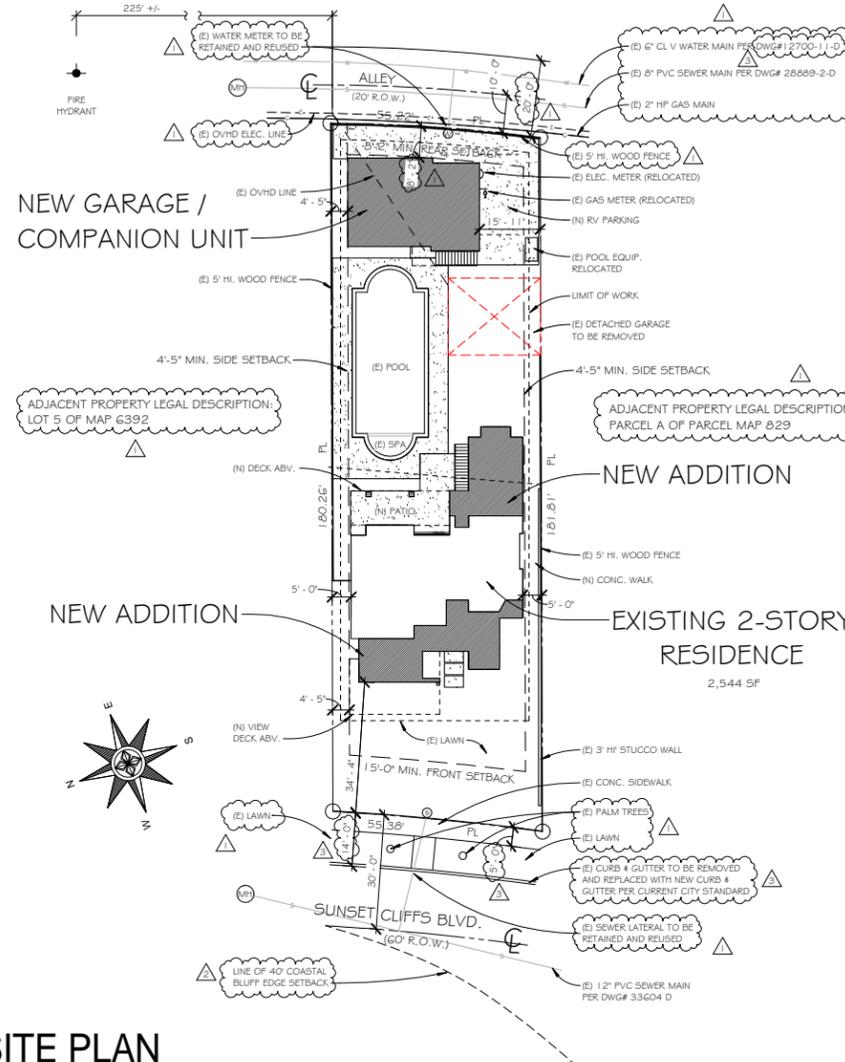
Storm Water Standards
Part 1: BMP Design Manual
January 2016 Edition

IMPERVIOUS AREA TABULATIONS

- A. TOTAL DISTURBANCE AREA: 4,600 FT²
- B. EXISTING IMPERVIOUS AREA: 3,350 FT²
- C. PROPOSED IMPERVIOUS AREA: 4,500 FT²
- D. TOTAL IMPERVIOUS AREA: 4,500 FT²
- E. IMPERVIOUS % INCREASE: +12.5%

MILLER RESIDENCE REBUILD / NEW BUILD

1303 Sunset Cliffs Blvd. San Diego, CA 92107



SITE PLAN

1" = 20'-0"

NOTE:
ALL CONSTRUCTION BMPs WILL BE A PART OF THE MINISTERIAL REVIEW.

NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.

NOTE:
NO PROPOSED LANDSCAPE/IRRIGATION IN THE PARKWAY SECTION OF THE SUNSET CLIFFS BLVD. PUBLIC RIGHT OF WAY.

NOTE:
NO PERMANENT STRUCTURE IS ALLOWED WITHIN THE EASEMENT LIMITS.

NOTE:
NO PUBLIC EASEMENTS ON SITE.

NOTE:
PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (UFC 901.4.4).

WATER & SEWER NOTES

1. THERE ARE NO WATER, SEWER, GENERAL UTILITY, OR ACCESS EASEMENTS ASSOCIATED WITH THE PROPERTY UNDER REVIEW.
2. THERE ARE NO EXISTING OR PROPOSED BACK FLOW PREVENTION DEVICES ASSOCIATED WITH THE PROPERTY UNDER REVIEW.
3. ALL PROPOSED WATER AND SEWER FACILITIES, BOTH PUBLIC AND PRIVATE, WHICH ARE TO BE LOCATED WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.
4. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' OR GREATER AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
5. PRIOR TO THE ISSUANCE OF ANY BUILDING CONSTRUCTION PERMIT, ANY EXISTING SEWER LATERAL PROPOSED TO BE REUSED MUST BE INSPECTED BY A CALIFORNIA LICENSED PLUMBING CONTRACTOR USING CLOSED-CIRCUIT TELEVISION TO VERIFY (TO THE SATISFACTION OF THE CITY ENGINEER) THAT THE LATERAL IS IN GOOD CONDITION, FREE OF ALL DEBRIS, PROPERLY CONNECTED TO A PUBLIC SEWER MAIN, AND IN ALL OTHER WAYS SUITABLE FOR REUSE. IF IT IS NOT, THE OWNER/PERMITEE OR SUBDIVIDER IS REQUIRED TO EFFECT THE REPAIR OR REPLACEMENT OF THAT SEWER LATERAL IN A MANNER SATISFACTORY TO THE CITY ENGINEER.
6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, ALL PUBLIC WATER AND/OR SEWER FACILITIES NECESSARY TO SERVE THE DEVELOPMENT (INCLUDING SERVICES AND LATERALS) SHALL BE COMPLETE AND OPERATIONAL IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

SHEET INDEX

SHEET	DESCRIPTION
A-1	Site Plan, Sheet Index, Project Summary, Vicinity Map
A-2	Removed
A-3	Existing / Demo Floor Plans
A-4	Existing / Demo Exterior Elevations
A-5	Proposed Floor Plans
A-6	Proposed Exterior Elevations, Roof Plan
A-7	Proposed Exterior Elevations
A-8	Proposed Garage / Companion Unit Floor Plans
A-9	Proposed Garage / Companion Unit Exterior Elevations
C.1	Grading & Drainage Plan

* SHEETS C-1 & CT-1 NOT REQUIRED FOR PERMIT

PROJECT SUMMARY

BUILDING AREA TABULATION

New First Floor =	1,951 Sq. Ft.
New Second Floor =	1,952 Sq. Ft.
New Companion Unit =	688 Sq. Ft.
Total Living Area =	4,591 Sq. Ft.
New Garage =	800 Sq. Ft.
Total Building Area =	5,391 Sq. Ft.
Area of Interior Remodel =	3,903 Sq. Ft.

Lot Area = 10,000 Sq. Ft.
 Landscape Area = 3,278 Sq. Ft.
 Floor Area Ratio = .55 Max.
 Existing FAR = .30
 Proposed FAR = .54
 Lot Coverage = N/A

Zoning Overlays = Airport Influence Area
 Coastal Height Limit
 Coastal (City)
 Parking Impact
 Residential Tandem Parking

Geologic Hazard Categories = 43, 52

SCOPE OF WORK

This project consists of a whole house demolition, rebuild / new build, new detached garage and companion unit.

APPLICABLE CODES

The design is according to the 2013 California Residential Code and, when applicable, the 2013 California Building Code. This project shall comply with the following codes:

2013 California Residential Code	2013 California Electrical Code
2013 California Green Building Code	2013 California Mechanical Code
2013 California Plumbing Code	2013 California Building Energy Efficiency Standards
2013 California Building Code	2013 California Fire Code

PROJECT DATA

Address = 1303 Sunset Cliffs Blvd.
 APN = 530-010-29-00
 Legal = Lot 6 of Map 6392
 Peninsula Ocean View Estates
 Zone = RS-1-7
 Overlay Zones = Airport Influence Area,
 Coastal height Limit, Coastal(City),
 Parking Impact and Residential
 Tandem Parking
 Lot Area = 10,000 Sq. Ft.
 Construction Type = V-B
 Occupancy = R-3 & U
 Year of Construction = 1974
 Sprinklers = No
 THE PROPERTY IS SERVED BY
 NATURALGAS, SEE SITE PLAN

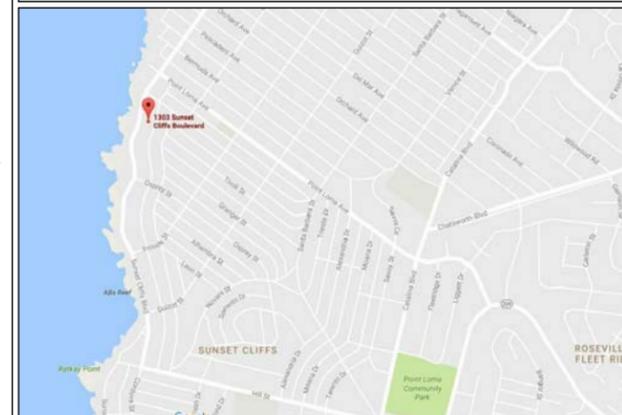
PROJECT TEAM

OWNER:
 Paul Miller
 1303 Sunset Cliffs Blvd.
 San Diego, CA 92107

PROJECT DRAFTER/DESIGNER:
 Mark Duncan
 9474 Kearny Villa Rd. #205
 San Diego, CA 92126

CONTRACTOR:
 Marrokal Design & Remodeling
 9842 River Street
 Lakeside, CA 92040
 619-441-9300

VICINITY MAP



REVISIONS	BY
09/25/17	MD
11/27/17	MD
02/14/18	MD

DESIGN CONSULTANT(S)
 Jason Dorfman
 Mike Centruolo
 PROJECT DESIGNER
 John Ryan

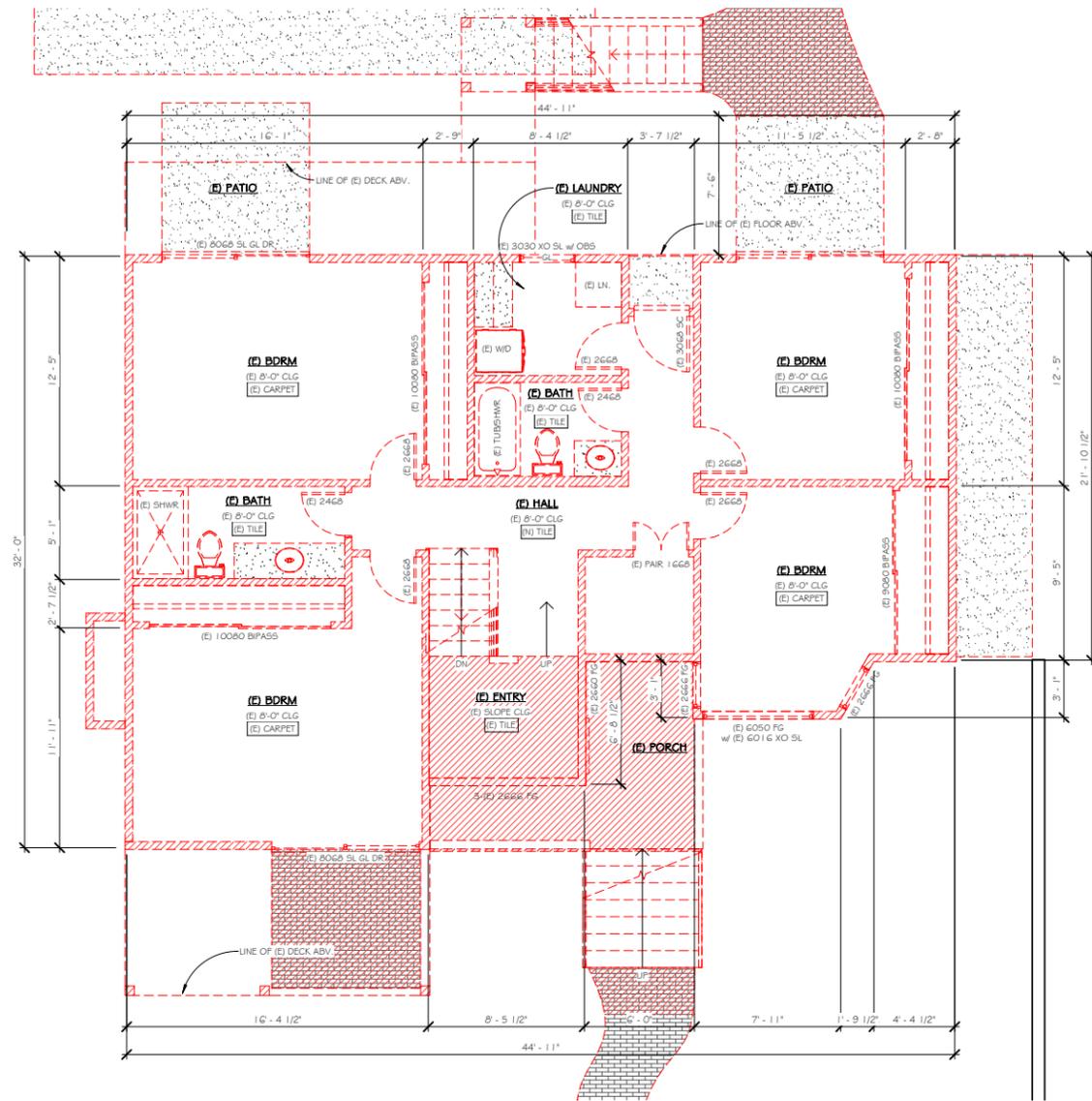
Plans Prepared By
Marrokal Design Center
 9474 Kearny Villa Rd., Suite 205 San Diego, CA 92126
Mark R. Duncan
 Phone (619) 549-9000 @marrokal.com Fax (619) 549-3011

Main Office
 9842 River Street
 Lakeside, CA 92040
 Tel: 619-441-9300
 Fax: 619-441-9307
 License # 010116
 www.marrokal.com



A Home Remodel For:
Paul Miller
 1303 Sunset Cliffs Blvd. San Diego, CA 92107
 Sheet Title:
Site Plan, Sheet Index, Project Summary, Vicinity Map

DRAWN / CHECKED	MRD
DATE / TIME	6/1/2018 4:16:13 PM
PROJECT NUMBER	PTS # 547533
JOB NAME	MILLER
SHEET	A-1



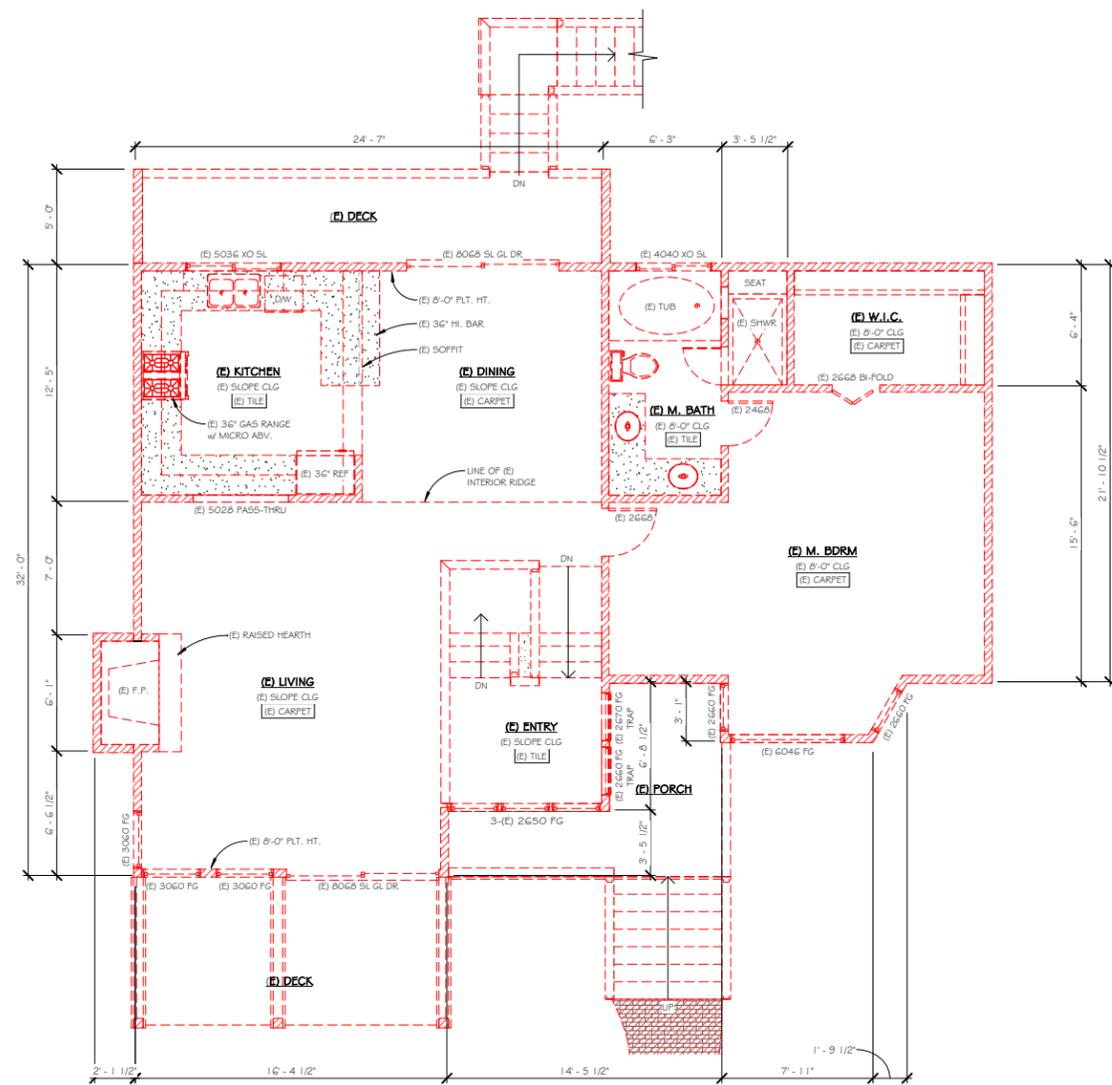
EXISTING / DEMO FIRST FLOOR PLAN

1/4" = 1'-0"

100% OF EXISTING WALL LENGTH TO BE REMOVED

COASTAL DEMOLITION NOTES

1. WALLS NOTED TO REMAIN MAY NOT BE SHIFTED OR MOVED IN ANY WAY, EVEN TEMPORARILY, TO ACCOMMODATE FOUNDATION WORK OR EXCAVATION. IF THE WALLS ARE SHIFTED IN ANY DIRECTION FROM THEIR EXISTING LOCATION, THEY ARE CONSIDERED DEMOLISHED FOR COP EXEMPTION PURPOSES. WALLS MUST BE SUSPENDED EXACTLY IN PLACE FOR ANY FOUNDATION WORK OR EXCAVATION ACTIVITIES.
2. WHERE (E) WALL TO REMAIN IS SHOWN, (E) STUDS, TOP PLATES & FOUNDATION SILL PLATES ARE TO REMAIN UNAFFECTED, NO CUTS ALLOWED. SUSPEND (E) WALLS WITH TEMPORARY BRACING AS NEEDED FOR ANY NEW FOOTINGS PER FOUNDATION PLAN.
3. WHERE (E) HEADER & ROUGH OPENING TO REMAIN IS SHOWN, TRIMMERS, KING STUDS & HEADERS ARE TO REMAIN UNAFFECTED, NO CUTS ALLOWED.
4. FRAMER IS TO CONSULT WITH DESIGNER AND ENGINEER FOR ANY DISCREPANCIES IMMEDIATELY BEFORE ANY DEMOLITION OCCURS.



EXISTING / DEMO SECOND FLOOR PLAN

1/4" = 1'-0"

100% OF EXISTING WALL LENGTH TO BE REMOVED

WALL LEGEND

- EXISTING WOOD STUD WALLS TO REMAIN UNAFFECTED U.N.O. [Symbol]
- STUD WALLS TO BE REMOVED [Symbol]
- EXISTING BLOCK WALLS TO REMAIN UNAFFECTED U.N.O. [Symbol]

PLAN APPROVAL

PLANS AND SPECIFICATIONS APPROVED AS SHOWN WITH CHANGES NOTED IN RED, AND RETAILED

OWNER: _____
DATE: _____

REVISIONS	BY

DESIGN CONSULTANT(S)
Jason Dorfman
Mike Centrullo
 PROJECT DESIGNER
John Ryan

Plans Prepared By
Marrokal Design Center
 9474 Kearny Villa Rd., Suite 205 - San Diego, CA 92126
Mark R. Duncan
 Phone (619) 549-9000 @marrokal.com Fax (619) 549-3011

Main Office
 8622 River Street
 Lakeside, CA 92040
 Tel: 619 444-6100
 Fax: 619 438-5917
 License #1010116
 www.marrokal.com

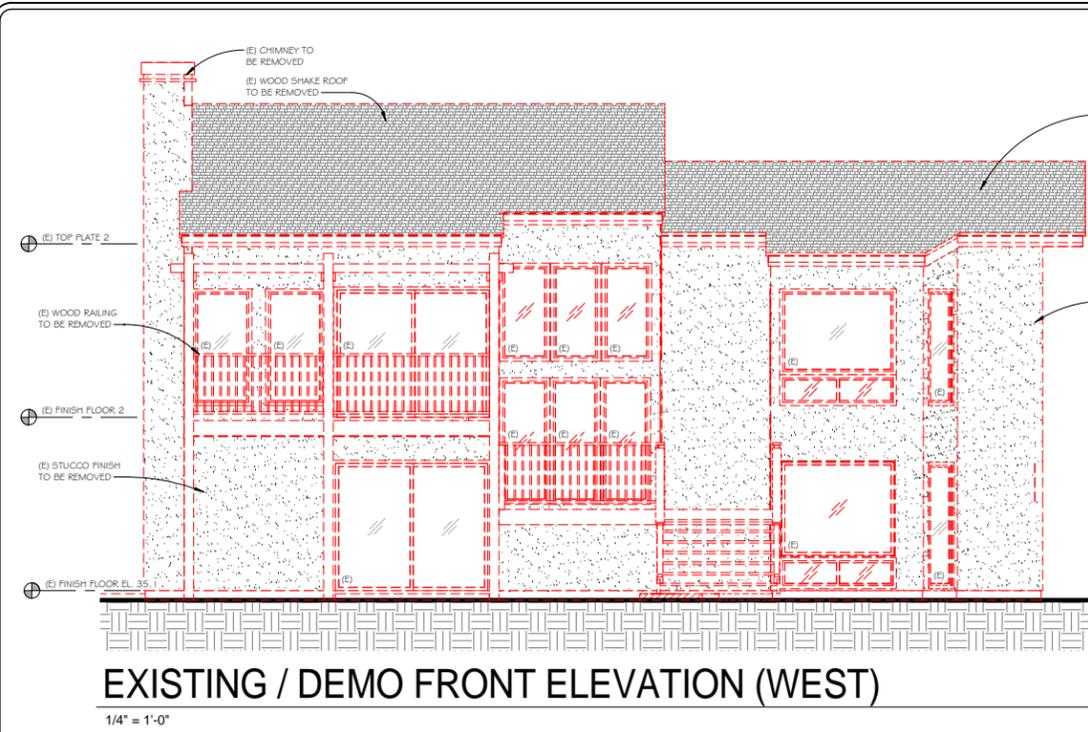


A Home Remodel For:
Paul Miller
 1303 Sunset Cliffs Blvd. San Diego, CA 92107
 Sheet Title:
Existing / Demo Floor Plans

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DATE / TIME	6/1/2018 4:16:20 PM
PROJECT NUMBER	PTS # 547533
JOB NAME	MILLER
SHEET	A-3

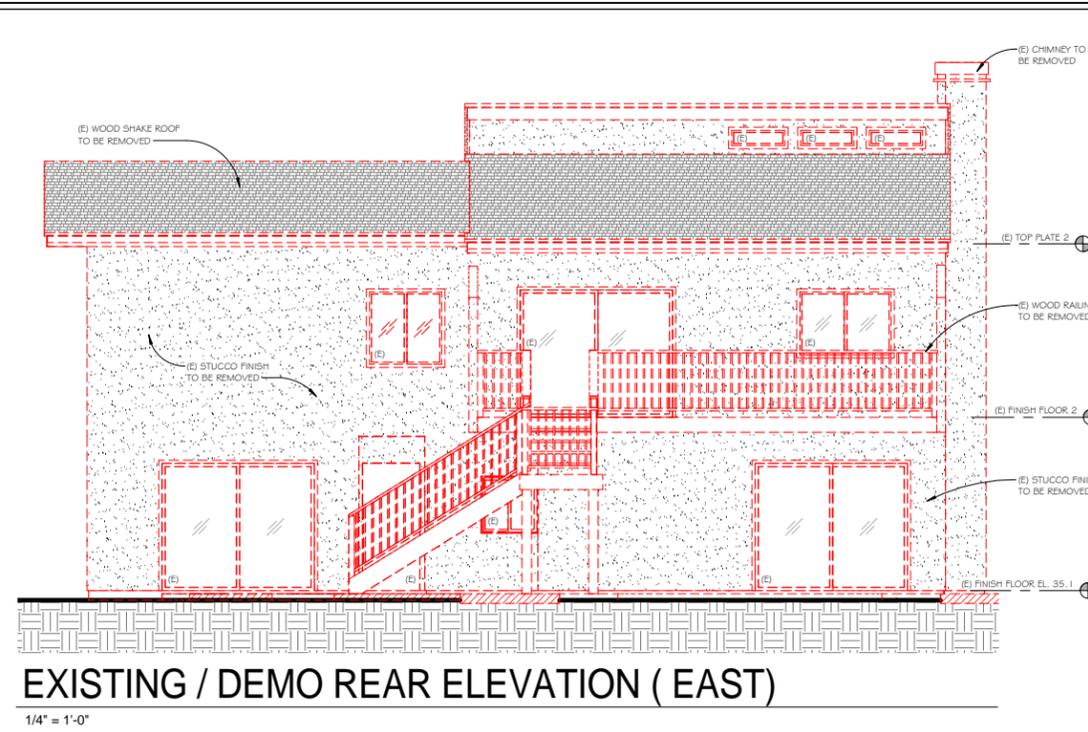
OF 9 SHEETS

Original drawings and/or electronic files of these documents are the property of Marrokal Construction Company. Reproduction of these plans in any form without the written consent of Marrokal Construction Company is prohibited. All dimensions and conditions on this site shall be verified prior to beginning construction and shall immediately report any and all discrepancies to Marrokal Design Center.



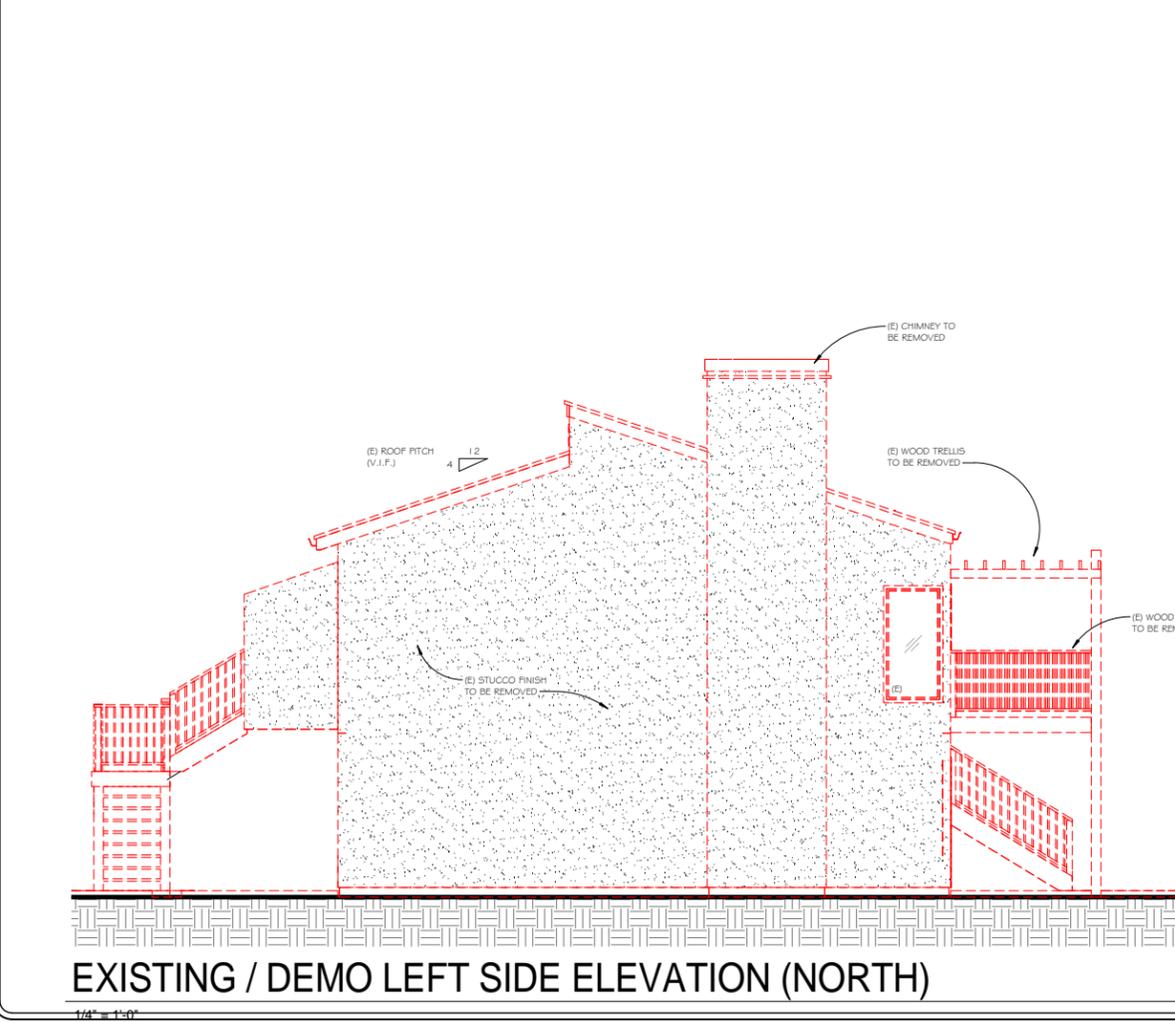
EXISTING / DEMO FRONT ELEVATION (WEST)

1/4" = 1'-0"



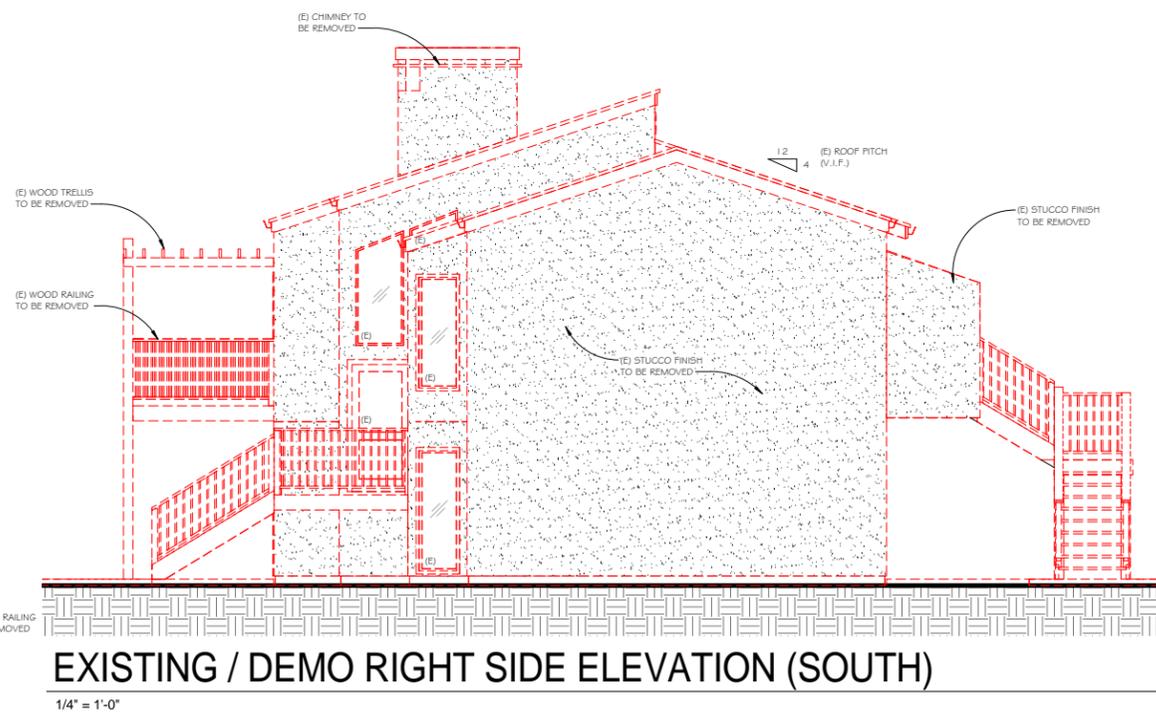
EXISTING / DEMO REAR ELEVATION (EAST)

1/4" = 1'-0"



EXISTING / DEMO LEFT SIDE ELEVATION (NORTH)

1/4" = 1'-0"



EXISTING / DEMO RIGHT SIDE ELEVATION (SOUTH)

1/4" = 1'-0"

REVISIONS	BY

DESIGN CONSULTANT(S)
Jason Dorfman
Mike Centullo
 PROJECT DESIGNER
John Ryan

Plans Prepared By
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 9474 Keamy Villa Rd., Suite 205 San Diego, CA 92126
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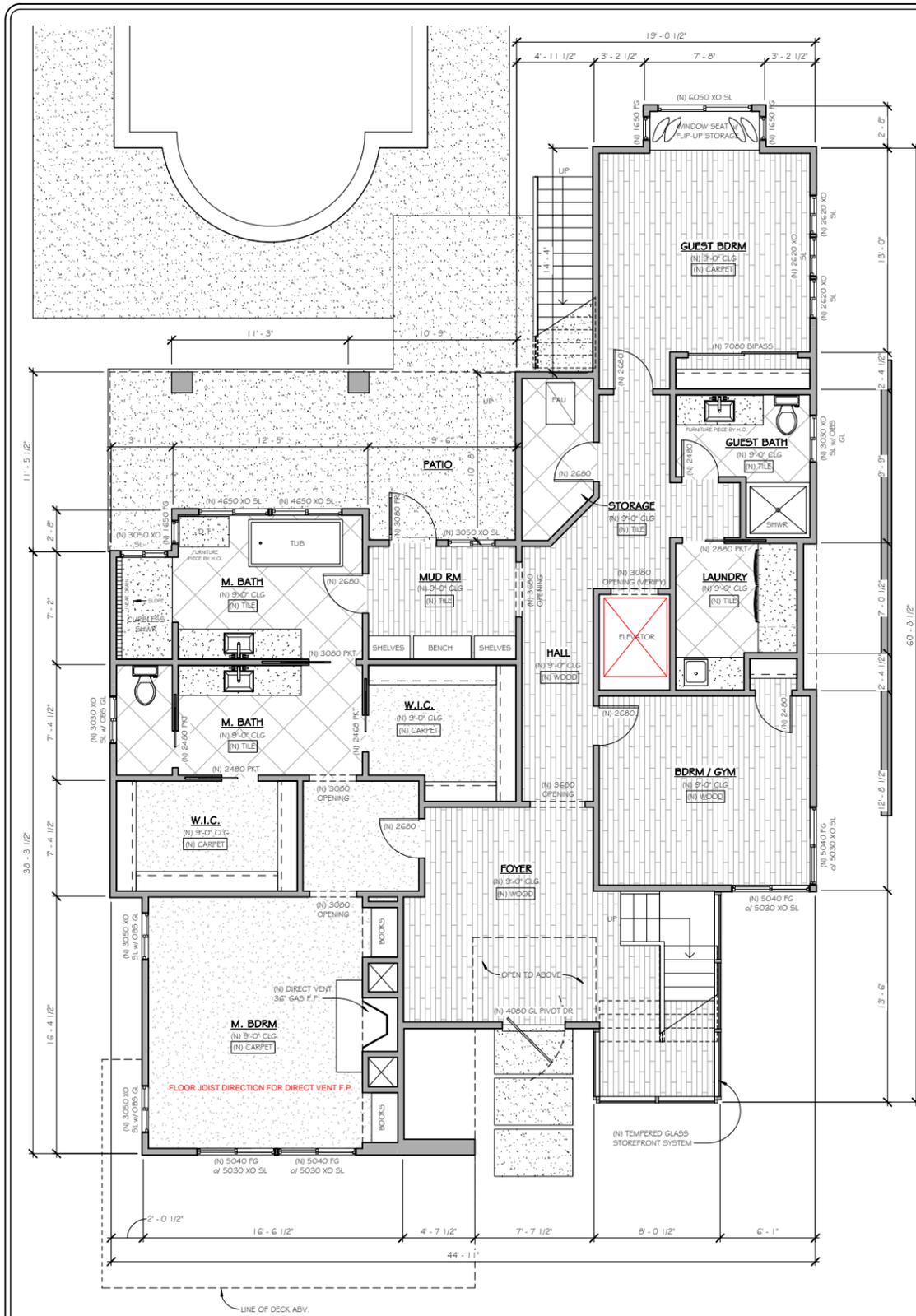


A Home Remodel For:
Paul Miller
 1303 Sunset Cliffs Blvd. San Diego, CA 92107
 Sheet Title:
Existing / Demo Exterior Elevations

DRAWN / CHECKED	MRD
DATE / TIME	6/1/2018 4:16:26 PM
PROJECT NUMBER	PTS # 547533
JOB NAME	MILLER
SHEET	A-4
OF	9 SHEETS

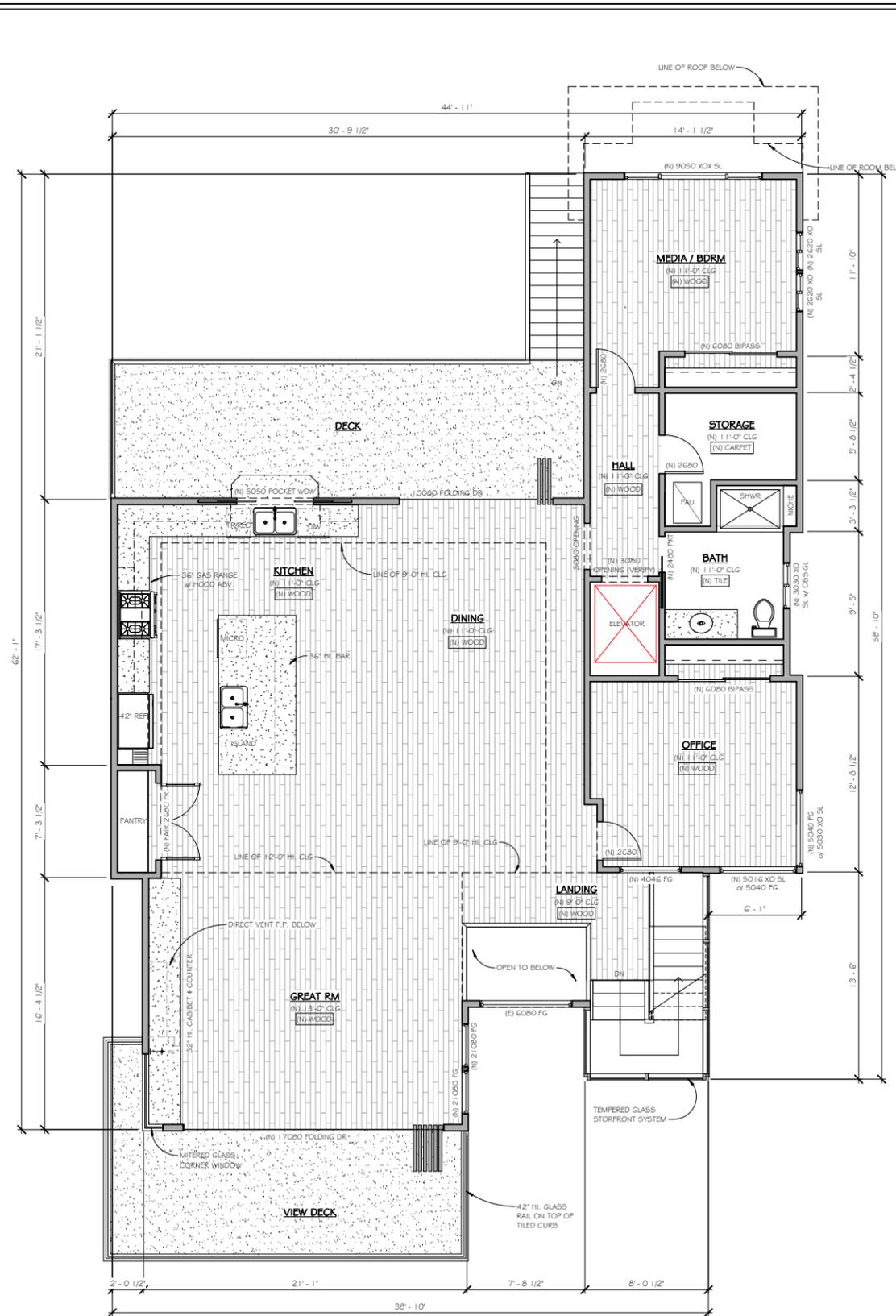
PLAN APPROVAL
 PLANS AND SPECIFICATIONS
 APPROVED AS SHOWN WITH
 CHANGES NOTED IN RED,
 AND RETAILED
 OWNER _____
 DATE _____

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PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

PLAN APPROVAL

PLANS AND SPECIFICATIONS APPROVED AS SHOWN WITH CHANGES NOTED IN RED, AND DETAILED.

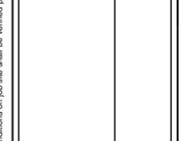
OWNER: _____ DATE: _____

REVISIONS	BY

DESIGN CONSULTANT(S)
Jason Dorfman
Mike Centruolo
 PROJECT DESIGNER
John Ryan

Plans Prepared By
Marrokal Design Center
 9474 Keamy Villa Rd., Suite 205 San Diego, CA 92126
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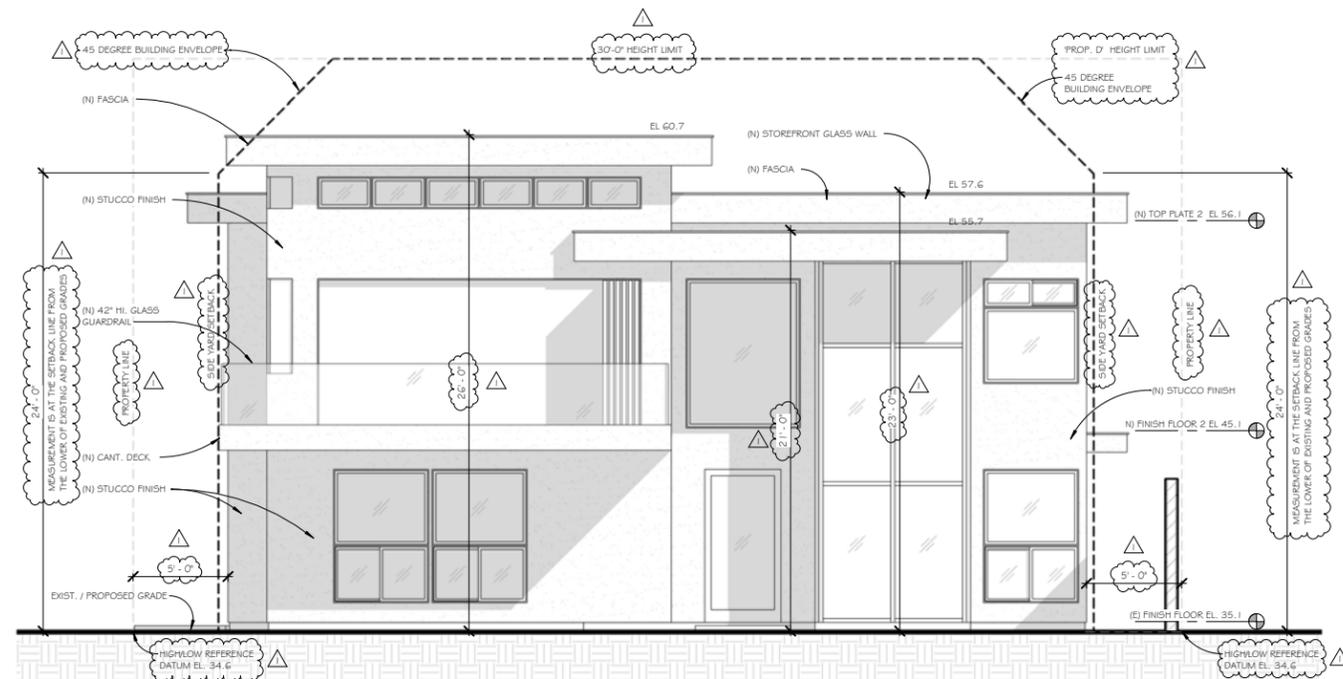
A Home Remodel For:
Paul Miller
 1303 Sunset Cliffs Blvd. San Diego, CA 92107
 Sheet Title:
Proposed Floor Plans

DRAWN / CHECKED	MRD
DATE / TIME	6/1/2018 4:16:30 PM
PROJECT NUMBER	PTS # 547533
JOB NAME	MILLER
SHEET	

A-5

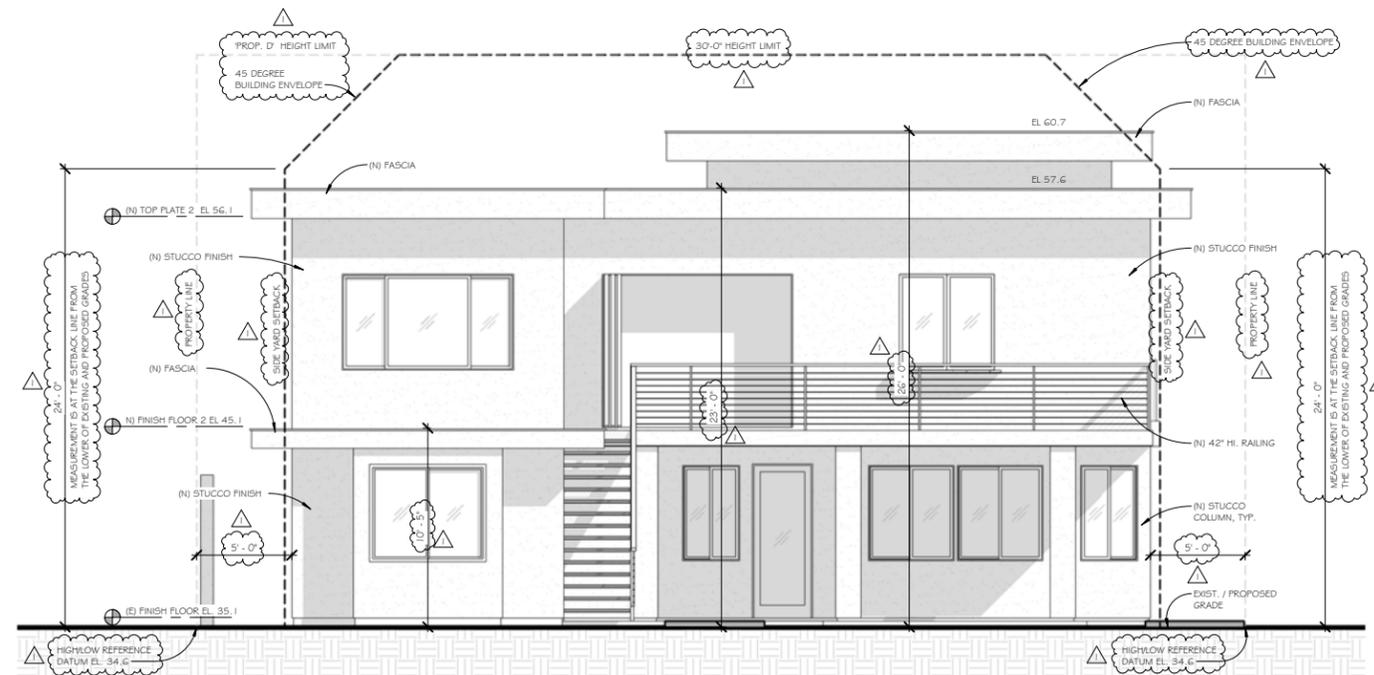
OF 9 SHEETS

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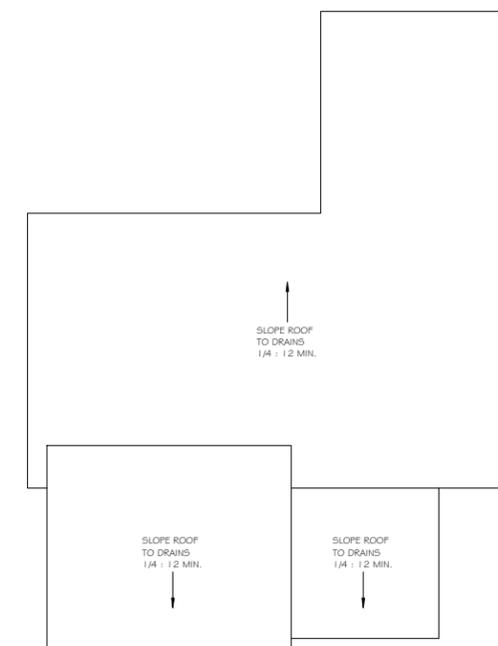
PROPOSED FRONT ELEVATION (WEST)

1/4" = 1'-0"



PROPOSED REAR ELEVATION (EAST)

1/4" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

REVISIONS	BY
△	09/25/17 MD
△	
△	

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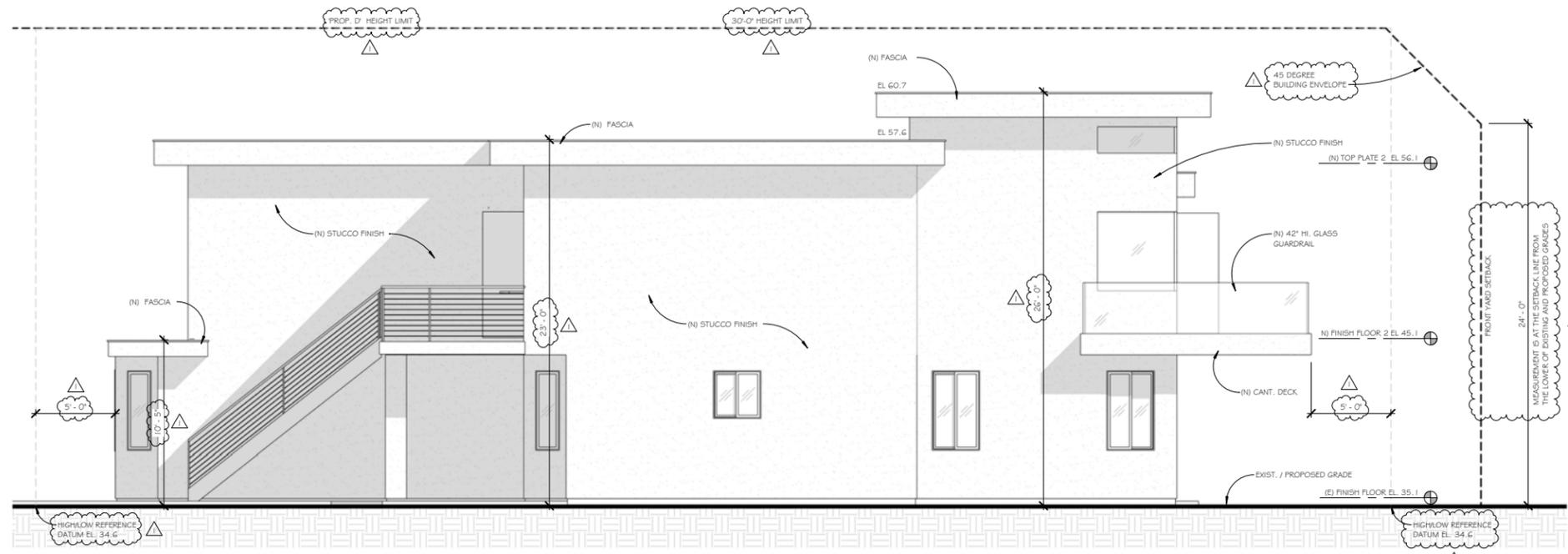


A Home Remodel For:
Paul Miller
 1303 Sunset Cliffs Blvd. San Diego, CA 92107
 Sheet Title:
Proposed Exterior Elevations, Roof Plan

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MRD
DATE / TIME
6/1/2018 4:16:35 PM
PROJECT NUMBER
PTS # 547533
JOB NAME
MILLER
SHEET
A-6
OF 9 SHEETS

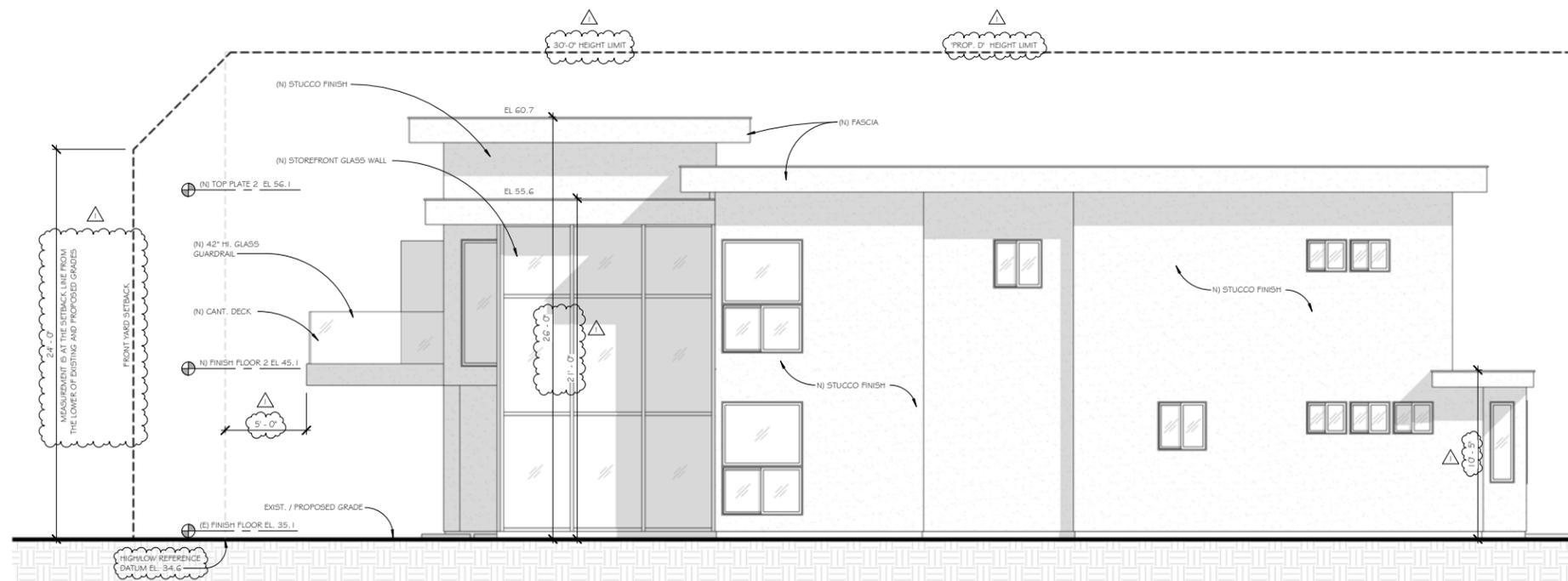
PLAN APPROVAL
 PLANS AND SPECIFICATIONS APPROVED AS SHOWN WITH CHANGES NOTED IN RED, AND DETAILED.
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PROPOSED LEFT SIDE ELEVATION (NORTH)

1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION (SOUTH)

1/4" = 1'-0"

REVISIONS	BY
△	09/25/17 MD
△	
△	

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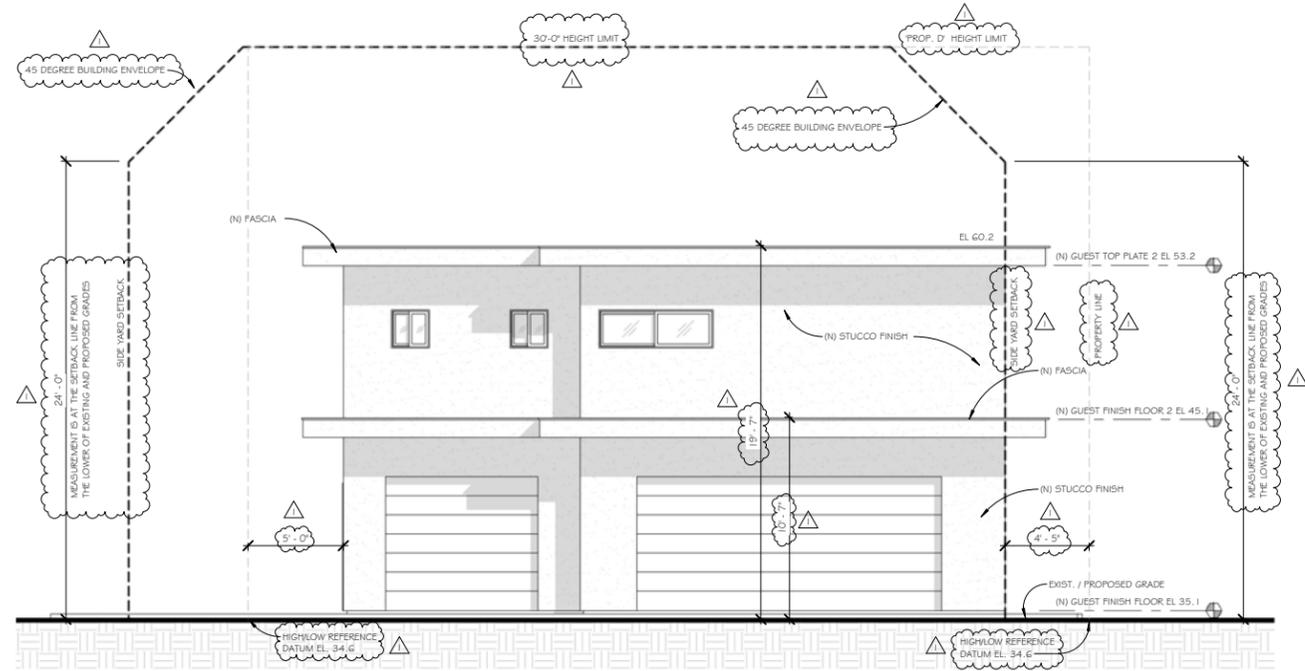
A Home Remodel For:
Paul Miller
 1303 Sunset Cliffs Blvd. San Diego, CA 92107
 Sheet Title:
Proposed Exterior Elevations

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DATE / TIME	6/1/2018 4:16:40 PM
PROJECT NUMBER	PTS # 547533
JOB NAME	MILLER
SHEET	A-7

OF 9 SHEETS

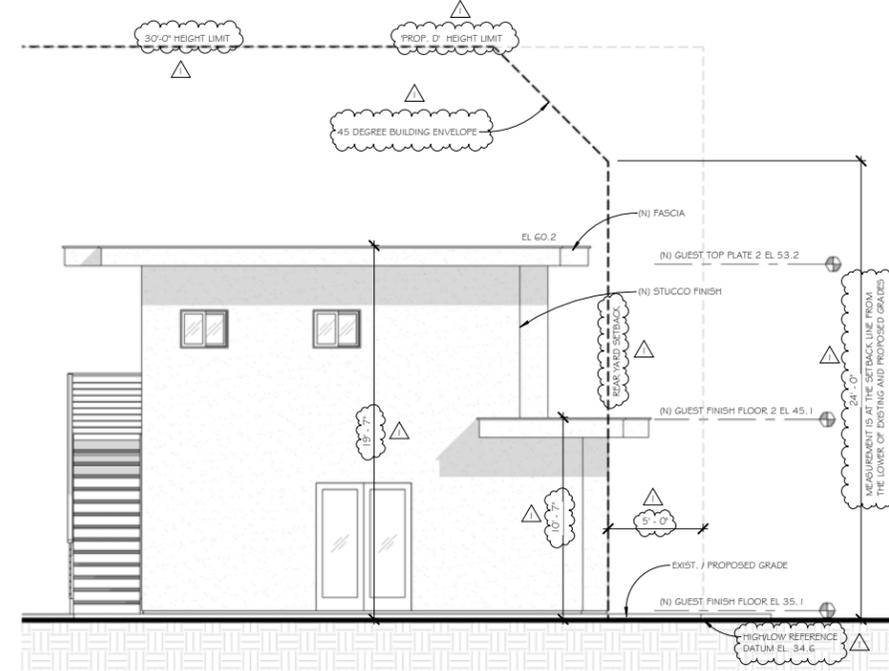
PLAN APPROVAL
 PLANS AND SPECIFICATIONS APPROVED AS SHOWN WITH CHANGES NOTED IN RED, AND DETAILED
 OWNER: _____
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Original drawings and electronic files of these elevations are the property of Marrokal Design Center. Reproduction of these plans in any form, except for the specific job will subject such violator to a civil penalty. To Civil Court action. All dimensions and conditions on this site shall be verified prior to beginning construction and shall immediately report any and all discrepancies to Marrokal Design Center.



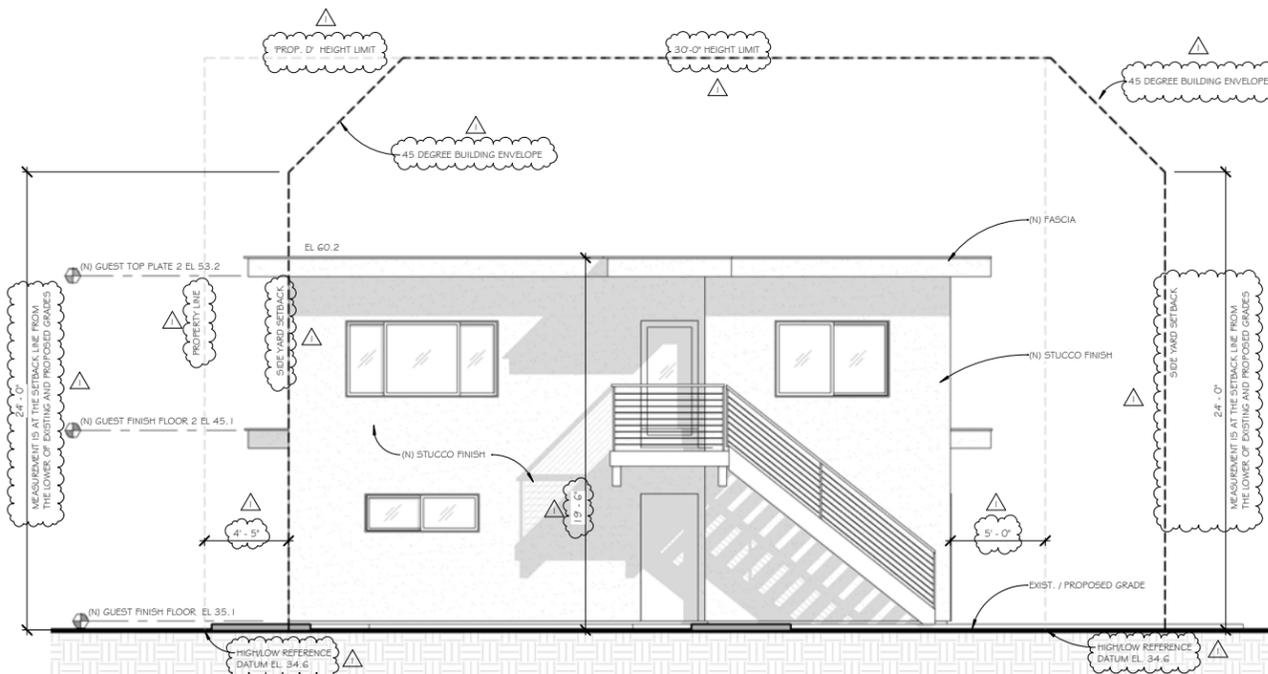
PROPOSED GARAGE / COMPANION UNIT ELEV. (EAST)

1/4" = 1'-0"



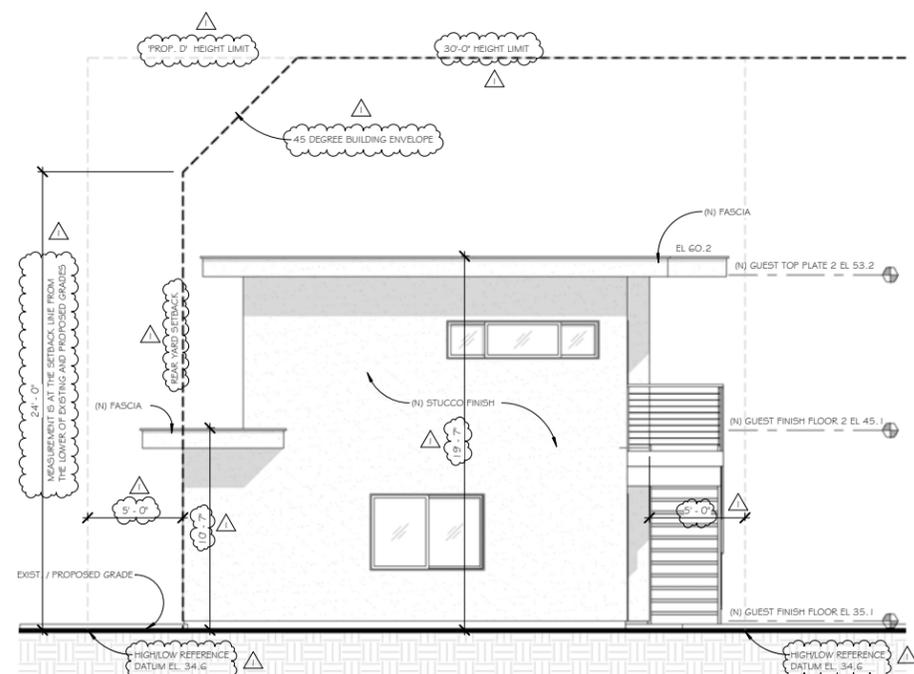
PROPOSED GARAGE / COMPANION UNIT ELEV. (SOUTH)

1/4" = 1'-0"



PROPOSED GARAGE / COMPANION UNIT ELEV. (WEST)

1/4" = 1'-0"



PROPOSED GARAGE / COMPANION UNIT ELEV. (NORTH)

1/4" = 1'-0"

REVISIONS	BY
△	09/25/17 MD
△	
△	

DESIGN CONSULTANT(S)
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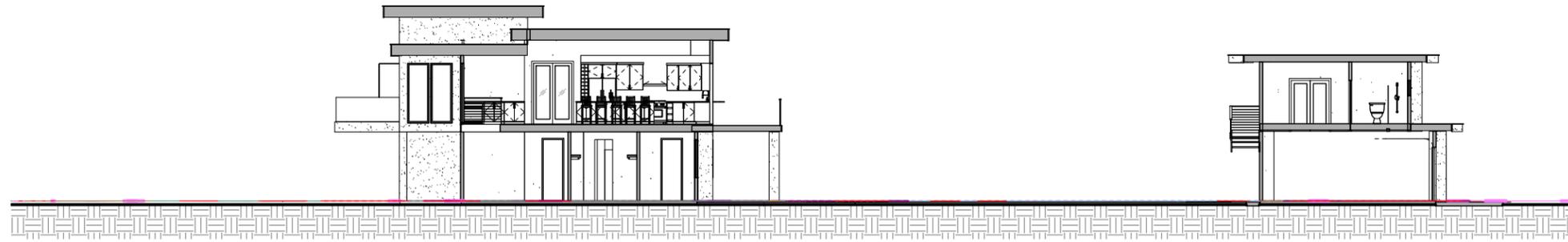


A Home Remodel For:
Paul Miller
 1303 Sunset Cliffs Blvd. San Diego, CA 92107
 Sheet Title:
Proposed Garage / Companion Unit Exterior Elevations

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DATE / TIME
6/1/2018 4:16:46 PM
PROJECT NUMBER
PTS # 547533
JOB NAME
MILLER
SHEET
A-9
OF 9 SHEETS

PLAN APPROVAL
 PLANS AND SPECIFICATIONS
 APPROVED AS SHOWN WITH
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 OWNER: _____
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Section 1
1/8" = 1'-0"

REVISIONS	BY
△	
△	
△	

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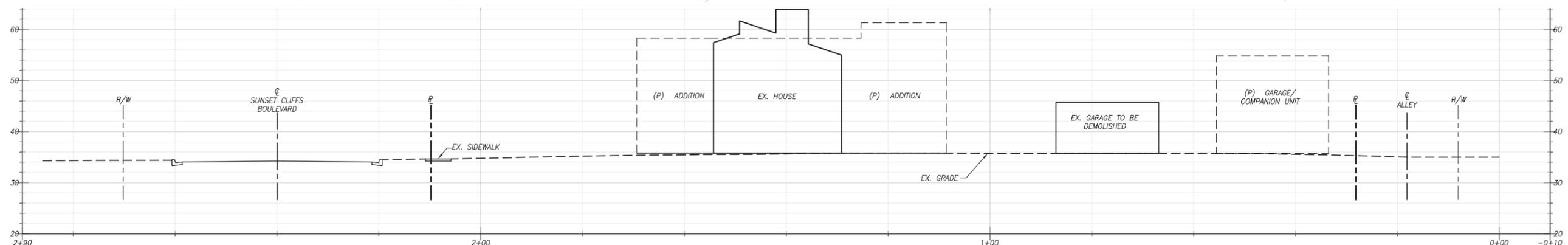
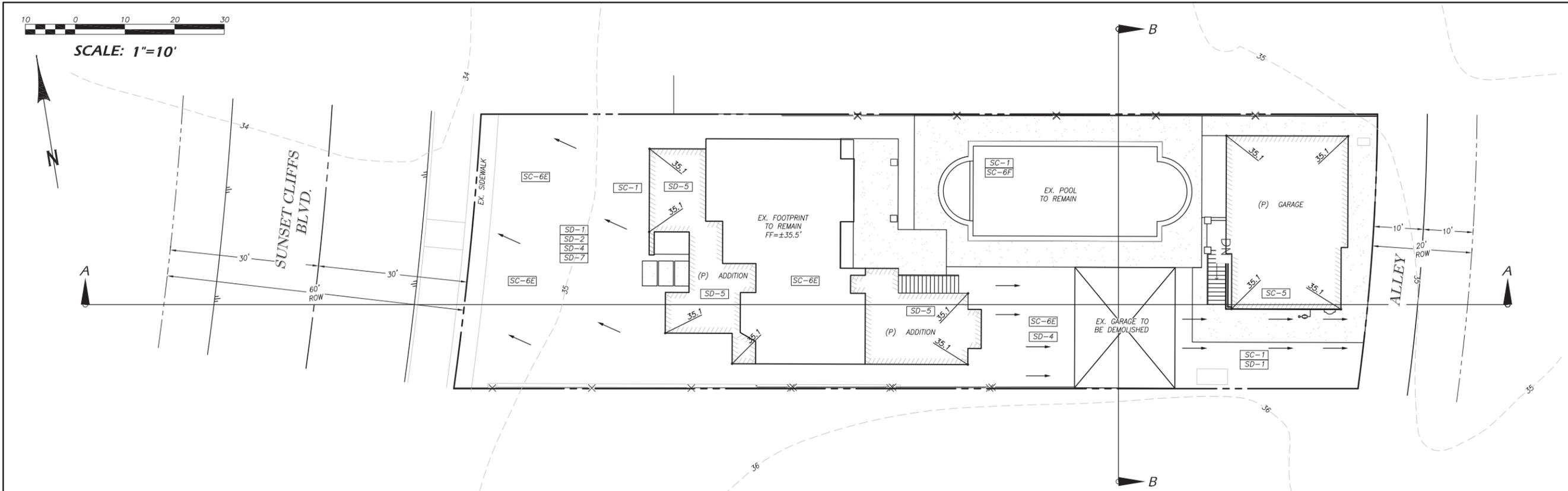


A Home Remodel For:
Paul Miller
 1303 Sunset Cliffs Blvd. San Diego, CA 92107
 Sheet Title:
Site Sections

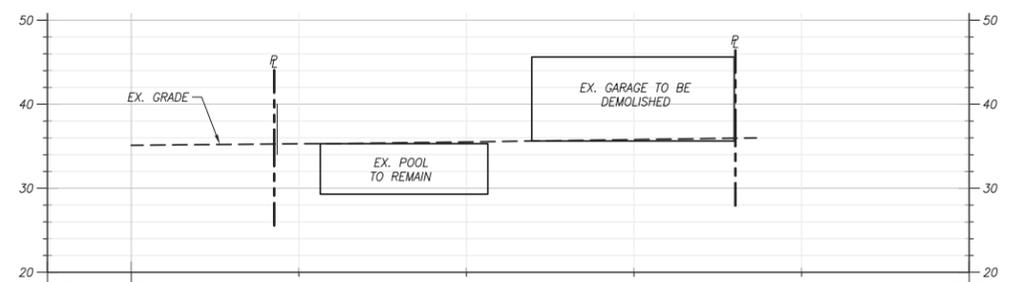
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PROJECT NUMBER	PTS # 547533
JOB NAME	MILLER
SHEET	
A-10	
OF	9 SHEETS

PLAN APPROVAL
 PLANS AND SPECIFICATIONS
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Original drawings and/or electronic files of these drawings to be provided to the project of Marrokal Design Center. Remodeling of these plans in any form except for the specific job will subject such activities to the ownership of Civil Court action. All dimensions and conditions on job site shall be verified prior to beginning construction and shall immediately report any and all discrepancies to Marrokal Design Center.



SECTION 'A-A'
SCALE: 1"=10'



SECTION 'B-B'
SCALE: 1"=10'

LEGEND

DESCRIPTION	REFERENCE	SYMBOL
PROPERTY LINE		---
ROW CENTERLINE		---C---
BUILDING FOOTPRINT		
EXISTING CONTOUR		---90---
PROPOSED CONTOUR		---90---
EXISTING SPOT ELEVATION		100.00
PROPOSED SPOT ELEVATION		100.00
DIRECTION OF FLOW		→

SOURCE OF TOPOGRAPHY

SANGIS 1999 - 2 FT TOPOGRAPHY (LESS THAN 5' DIFFERENTIAL IN ELEVATION ACROSS SUBJECT PROPERTY)

LEGAL DESCRIPTION

LOT 6, IN PENINSULA OCEAN VIEW ESTATES, MAP 6392, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER, JUNE 16, 1969.

APN: 530-010-29

PERMANENT POST-CONSTRUCTION BMP NOTES

- OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
- PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

***SOURCE CONTROL BMPs *SITE DESIGN (LID) BMPs**

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
PREVENTION OF ILLICIT DISCHARGES	SC-1	MAINTAIN NATURAL DRAINAGE PATHWAYS	SD-1
PROTECT TRASH STORAGE AREAS	SC-5	CONSERVE NATURAL AREAS, SOILS & VEGETATION	SD-2
LANDSCAPE/OUTDOOR PESTICIDE USE	SC-6E	MINIMIZE SOIL COMPACTION	SD-4
POOLS, SPAS, ETC.	SC-6F	IMPERVIOUS AREA DISPERSION	SD-5
		LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	SD-7

*SOURCE CONTROL BMPs CAN BE FOUND IN THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL 2016

GRADING TABULATIONS**

AMOUNT OF CUT:	---0---	CUBIC YARDS	MAXIMUM DEPTH OF CUT:	---0---	FEET
AMOUNT OF FILL:	---0---	CUBIC YARDS	MAXIMUM DEPTH OF FILL:	---0---	FEET
AMOUNT OF IMPORT SOIL:	---0---	CUBIC YARDS			

**THE GRADING QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY DUE TO COMPACTION, EXPANSION, FOOTING EXCAVATIONS, DEBRIS, VEGETATION, INTERPRETATION OF USE OF MATERIALS, AND OTHER FACTORS. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING TAKE-OFFS FOR THE GRADING WORK SHOWN HEREON.

COFFEY ENGINEERING, INC.
9666 BUSINESS PARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (619) 831-0111 FAX (619) 831-0179



MILLER RESIDENCE
1303 Sunset Cliffs Blvd.
San Diego, CA 92107

DRAWN BY:	
CHECKED BY:	
ORIGINAL	4/10/17
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	

GRADING & DRAINAGE PLAN

SCALE: 1"=10'

C.1

SHT 1 OF 1 SHTS