

THE CITY OF SAN DIEGO

#### **Report to the Hearing Officer**

DATE ISSUED:August 29, 2018REPORT NO. HO-18-057HEARING DATE:September 5, 2018SUBJECT:Taylor / Meyerhoff Residence, Process Three DecisionPROJECT NUMBER:594728

OWNER/APPLICANT: Thomas D. Taylor and Teresa Meyerhoff/ David Lombardi

#### <u>SUMMARY</u>

<u>Issue:</u> Should the Hearing Officer approve a whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space on a 0.03-acre site is located at 822 Queenstown Court within the Mission Beach Precise Plan area?

Staff Recommendation: Approve Coastal Development Permit, No. 2097774.

<u>Community Planning Group Recommendation</u>: On April 3, 2018, the Mission Beach Precise Planning Board voted 8/0/1 to recommend approval of the proposed project with conditions (Attachment 7).

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 16, 2018 and the opportunity to appeal that determination ended May 31, 2018.

#### BACKGROUND

The project site is located at 822 Queenstown Court, east of Mission Boulevard (Attachment 1) in the Mission Beach Planned District (MBPD-R-N) Zone, Parking Impact Overlay (Coastal and Beach), Coastal Overlay (Appealable Area), Coastal Height Limit, and Transit Area Overlay Zones, as well as within the Mission Beach Precise Plan area. The Precise Plan's land use designation for the project site is Residential, 36 dwelling units per acre (Attachment 2). A single dwelling unit on the 0.03-acre site is consistent with the land use designation and the MBPD-R-N Zone. The surrounding properties are single and multiple residential development (Attachment 3).

The existing dwelling unit is not an individually designated historic resource and is not located within

a designated historic district. A historical assessment was performed, and City staff has determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project, as currently proposed, requires the processing of a Coastal Development Permit per SDMC Section 126.0704(a)(2) (Process 3) for improvements to any structure that would result in an increase of 10 percent or more of interior floor area or an additional improvement of 10 percent or less where an improvement to the structure had previously been exempted or an increase in building height by more than 10 percent where the structure is located between the sea and first public roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is the greater distance.

#### DISCUSSION

The project proposes the whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space on a 0.03-acre site. The ground floor consists of garage, bathroom, kitchen and living room. There are no changes proposed for the ground floor. The second floor currently consists of two-bedrooms and one bathroom. The proposed second floor revision is the enclosure of 47 square feet of deck to habitable bedroom area. The third-floor currently consists of a 518-square-foot deck. The proposed project includes the conversion of 339 square feet of deck to a new bedroom and bathroom with a 67-square-foot deck on the north side.

The project site is located approximately 645 feet from the Pacific Ocean and 292 feet from Mission Bay. The site is within the first public roadway parallel to the sea. The property is not within a designated view shed or scenic overlook designated in the Precise Plan.

The Precise Plan's Residential Goals recommend the development of some housing units capable of housing larger families in order to encourage families with small children to locate in Mission Beach. The dwelling unit remodel and addition of a third bedroom will provide a greater opportunity for housing that can accommodate larger families and the potential for school aged children.

The Precise Plan Residential Element's goal calls for the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The property as designed will retain the existing structural footprint but revise the bulk, floor area ratio (FAR), façade articulation, and step backs above the first floor. The proposed building height of 28.83-feet is within the Coastal Height Limitation maximum of 30-feet. The proposed FAR is 1.075 (1,346-square-feet), less than the allowable 1.1 FAR (1,377-square-feet). The project's decrease in deck space will reduce the offset by two-feet, 11-inches, however will still allow a stepped façade on each level of the development on the south side facing Queenstown Court, and two planes of offset on the remaining sides and in conformance with the angled setbacks for interior yards. The residence is in harmony with other structures in the surrounding area. The project will be developed wholly within the private property and observe the prescribed development setbacks.

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#### 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 findings to support approval of the project (Attachment 4) and draft conditions of approval (Attachment 5). Staff recommends that the Hearing Officer approve the project as proposed.

#### **ALTERNATIVES**

- 1. Approve Coastal Development Permit No. 2097774 with modifications.
- 2. Deny Coastal Development Permit No. 2097774 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Karen Bucey, Development Project Manager

Attachments:

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





**Project Location Map** 

Taylor / Meyerhoff Residence; Project No. 594728 822 Queenstown Court







### **Precise Plan Land Use Map**

Taylor / Meyerhoff Residence; Project No. 594728 822 Queenstown Court







### **Aerial Photo**

Taylor / Meyerhoff Residence; Project No. 594728 822 Queenstown Court



#### HEARING OFFICER RESOLUTION NO. HO-18-057 COASTAL DEVELOPMENT PERMIT NO. 2097774 TAYLOR / MEYERHOFF RESIDENCE PROJECT NO. 594728

WHEREAS, Thomas D. Taylor and Teresa Meyerhoff, Joint Owners/Permittees, filed an application with the City of San Diego to remodel existing 960-square-foot, three-story residence to include the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space. No change in the building footprint is proposed (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2097774), on portions of a 0.03-acre site;

WHEREAS, the project site is located at 822 Queenstown Court in the Mission Beach Planned District (MBPD-R-N) Zone, Parking Impact Overlay (Coastal and Beach), Coastal Overlay (Appealable Area), Coastal Height Limit, and Transit Area Overlay Zones, as well as within the Mission Beach Precise Plan area;

WHEREAS, the project site is legally described as Lot Min Block 187 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 May 16, 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 Section 15301(Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on September 5, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2097774 pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated September 5, 2018.

#### A. COASTAL DEVELOPMENT PERMIT (SDMC Section 126.0708)

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The proposed project is a whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space. No change in the building footprint is proposed. The 0.03-acre site is located at 822 Queenstown Court approximately 645 feet from the Pacific Ocean and 292 feet from Mission Bay and is located between the sea and the first public roadway paralleling the sea.

Queenstown Court at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted Mission Beach Precise Plan and Local Coastal Program. The proposed height of 28.83-feet in conformance with the Coastal Height Limitation Overlay Zone maximum of thirty-feet. The second and third floor will contain stepped back deck and observe the angled setbacks for interior yards.

The project proposes no deviations or variances from the applicable policy documents and development standards in effect for this site. Therefore, the development as designed would not affect any existing or proposed public views or public accessway to the Pacific Ocean, or other scenic coastal areas as specified in the Local Coastal Program.

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

The proposed project is a whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space. The 0.03-acre site is located at 822 Queenstown Court.

No grading or changes to the building footprint is proposed. The property is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area and does not contain any other type of environmental sensitive lands, as defined in SDMC Section 113.0103. The project proposes no deviations or variances from the applicable regulations and development standards in effect for this site.

The Environmental Analysis Section conducted an environmental review of this site and determined that, in accordance with the California Environmental Quality Act Guidelines Section 15162(a), The proposed activity is exempt from CEQA pursuant to Section 15301 (Existing facilities) of the State CEQA Guidelines. The proposed activity is exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Therefore, it has been determined that the project does not contain environmentally sensitive lands and would not adversely affect environmentally sensitive lands.

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

The proposed project is a whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space. No change in the building footprint is proposed. The 0.03-acre site is located at 822 Queenstown Court

approximately 645 feet from the Pacific Ocean and 292 feet from Mission Bay and is located between the sea and the first public roadway paralleling the sea.

Queenstown Court at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted Mission Beach Precise Plan and Local Coastal Program. The proposed height of 28.83-feet in conformance with the Coastal Height Limitation Overlay Zone maximum of thirty-feet. The second and third floor will contain stepped back deck and observe the angled setbacks for interior yards.

The Mission Beach Precise Plan land use designation for the site is Residential (36 dwelling units per acre). The 0.03-acre site can accommodate one dwelling unit based on the designation and the MBPD-R-N Zone.

The Mission Beach Precise Plan Residential Goals calls for the development of some housing units capable of housing larger families in order to encourage families with small children to locate in Mission Beach. The dwelling unit remodel and addition of a third bedroom will provide a greater opportunity for housing that can accommodate larger families and the potential for school aged children.

Further, the Precise Plan Residential Element's goal calls for the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The property as designed will retain the existing structural footprint but revise the bulk, floor area ratio (FAR), façade articulation, and step backs above the first floor. The proposed building height of 28.83-feet is within the Coastal Height Limitation maximum of 30-feet. The proposed FAR is 1.075 (1,346-square-feet), less than the allowable 1.1 FAR (1,377-square-feet). The project's decrease in deck space will reduce the offset by two-feet, 11-inches, however will still allow a stepped façade on each level of the development on the south side facing Queenstown Court, and two planes of offset on the remaining sides in conformance with the angled setbacks for interior yards.

The project is not requesting, nor does it require any deviations or variances from the applicable regulations and policy documents and is consistent with the recommended land use designation and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The proposed project is a whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space. No change in the building footprint is proposed. The 0.03-acre site is located at 822 Queenstown Court

approximately 645 feet from the Pacific Ocean and 292 feet from Mission Bay and is located between the sea and the first public roadway paralleling the sea.

Queenstown Court at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted Mission Beach Precise Plan and Local Coastal Program. The proposed height of 28.83-feet in conformance with the Coastal Height Limitation Overlay Zone maximum of thirty-feet. The second and third floor will contain stepped back deck and observe the angled setbacks for interior yards.

The proposed project requests no deviations or variances and will comply with all applicable provisions of the precise plan and municipal code regulations. Therefore, the proposed development is in conformity with the Certified Mission Beach Precise Plan and Local Coastal Program public access and public recreation policies.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2097774 is hereby GRANTED by the Hearing Officer to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No. 2097774, a copy of which is attached hereto and made a part hereof.

Karen Bucey Development Project Manager Development Services

Adopted on: September 5, 2018

IO#: 24007703

#### **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: 24007703

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### COASTAL DEVELOPMENT PERMIT NO. 2097774 TAYLOR / MEYERHOFF RESIDENCE PROJECT NO. 594728 HEARING OFFICER

This Coastal Development Permit No. 2097774 is granted by the Hearing Officer of the City of San Diego to Thomas D. Taylor and Teresa Meyerhoff, Joint Owners and Permittees, pursuant to San Diego Municipal Code (SDMC) Section 126.0701. The 0.03-acre site is located at 822 Queenstown Court in the Mission Beach Planned District (MBPD-R-N) Zone, Parking Impact Overlay (Coastal and Beach), Coastal Overlay (Appealable Area), Coastal Height Limit, and Transit Area Overlay Zones as well as within the Mission Beach Precise Plan area. The project site is legally described as Lot Min Block 187 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 Owners/Permittees to remodel existing 960-square-foot, three-story residence to include the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space on the approved exhibits (Exhibit "A") dated September 5, 2018, on file in the Development Services Department.

The project shall include:

- a. The existing single dwelling unit is a 960-square-foot, two-story dwelling unit with roof deck. The proposed addition will convert 47 square feet of second floor deck to enclosed living space and a 339-square-foot third floor deck to enclosed living space for a total of 1,346 square feet of dwelling space. The residence is proposed as a three-bedroom, three-bathroom dwelling unit with attached two-car garage and decks on the second and third floors;
- 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 September 19, 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall secure all necessary construction permits. The Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

The Owners/Permittees shall defend, indemnify, and hold harmless the City, its agents, 11. 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

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

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

#### **ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any construction permit the Owners/Permittees shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

#### LANDSCAPE REQUIREMENTS:

14. All landscaping and hardscape in the front yard shall be maintained at three-feet height or lower.

#### PLANNING/DESIGN REQUIREMENTS:

15. Owners/Permittees shall maintain 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.

16. 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 Owners/Permittees.

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

#### **INFORMATION ONLY:**

- The issuance of this discretionary 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 July 18, 2018 and Resolution No. HO-XXXX. Permit Type/PTS Approval No.: Coastal Development Permit No. 2097774 Date of Approval: September 5, 2018

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 Owners/Permittees**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owners/Permittees hereunder.

THOMAS D. TAYLOR

By

Thomas D. Taylor Joint Owner/Permittee

TERESA MEYERHOFF

By \_

Teresa Meyerhoff Joint Owner/Permittee

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq. (Check one or both)

TO:

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

Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814

Project Name: Taylor / Meyerhoff CDP

FROM: City of San Diego **Development Services Department** 1222 First Avenue, MS 501 San Diego, CA 92101

Project No. / SCH No.: 594728 / N/A

Project Location-Specific: 822 Queenstown Court, San Diego CA, 92109

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

#### Description of nature and purpose of the Project:

COASTAL DEVELOPMENT PERMIT #1141828 for the remodel and addition to a 960 square foot, three-story residence with attached two-car garage. The remodel will include an addition of 47 square feet of living space on the second floor, and 339 square feet of living space on the third floor to total 1,346 square feet. The 0.029-acre site is located in the Mission Beach Planned District R-N Zone, Coastal Overlay (Appealable), Coastal Height Limitation Overlay Zone (CHLOZ), Parking Impact Overlay Zone (COASTAL), Residential Tandem Parking Overlay Zone (RTPOZ), Transit Area Overlay Zone (TAOZ), Mission Beach Community Plan area and Council District 2. (LEGAL DESCRIPTION: Lot M in Bock 187 of Mission Beach, Map 1809, in the City of San Diego, APN: 423-585-14-00)

Name of Public Agency Approving Project: City of	F U L 臣 D Ernest J Dronenburg, Jr. Recorder County Clerk	
Name of Person or Agency Carrying Out Project:	David Lombardi 739 Yarmouth Court San Diego CA, 92109 (858) 733-2989	JUN 2 2 2018 BY DEPUTY
Exempt Status: (CHECK ONE) <ol> <li>Ministerial (Sec. 21080(b)(1); 15268);</li> <li>Declared Emergency (Sec. 21080(b)(3); 1526)</li> </ol>	San Diego	THE OFFICE OF THE COUNTY CL

- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- () Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- (X) Categorical Exemption: 15301 (e), Existing Facilities

() Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301 (e), Existing Facilities. This exemption allows additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project proposes an addition that is less than 50 percent of the floor area of the structure before the addition and therefore, can be determined exempt. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Revised May 2016

ILED IN	THE OFFICE OF THE COUNTY CLERK	
	County on	
osted	ILIN 2 2 2018 Removed	

C. De Jesus

Returned to agency on

Deputy

Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

Date

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

CHIRIS TRACY SENIOR PLANNER

Signature/Title

Check One: (X) Signed By Lead Agency ( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

18



#### State of California - Department of Fish and Wildlife **2018 ENVIRONMENTAL FILING FEE CASH RECEIPT** DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: 37-2018- 0566 STATE CLEARINGHOUSE NUMBER (If applicable) SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY. LEAD AGENCY DATE LEADAGENCY EMAIL CITY OF SAN DIEGO ---6/22/2018 COUNTY/STATE AGENCY OF FILING DOCUMENT NUMBER San Diego County \*20180566\* PROJECT TITLE TAYLOR/MEYERHOFF CDP PROJECT APPLICANT NAME PROJECT APPLICANT EMAIL PHONE NUMBER DAVID LOMBARDI 858-733-2989 \_\_\_\_ PROJECT APPLICANT ADDRESS CITY STATE ZIP CODE 739 YARMOUTH COURT SAN DIEGO CA 92109 PROJECT APPLICANT (Check appropriate box) Local Public Agency School District Other Special District State Agency X Private Entity CHECK APPLICABLE FEES: Environmental Impact Report (EIR) \$\_\_\_\_\_ \$3,168.00 Mitigated/Negative Declaration (MND)(ND) \$2,280.75 \$ Certified Regulatory Program document (CRP) \$1,077.00 Exempt from fee ☑ Notice of Exemption (attach) CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt copy) Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$50.00 County documentary handling fee □ Other PAYMENT METHOD: Credit Cash Check □ Other CK#1446 \$50.00 TOTAL RECEIVED \$ SIGNATURE AGENCY OF FILING PRINTED NAME AND TITLE San Diego County CHELSEY-MAE DE JESUS , Deputy



COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753.5a (Rev. 20151215)

A CHART	San Die	go County	
1 Contraction	Transaction #: Receipt #:	3200142 2018278030	
Ernest J. Dronenburg, Jr. Assessor/Recorder/County Clerk 1600 Pacific Highway Suite 260 P. O. Box 121750, San Diego, CA 92112-1750 Tel. (619) 237-0502 Fax (619) 557-4155 www.sdarcc.com	Cashier Date: Cashier Location:	06/22/2018 SD	Print Date: 06/22/2018 9:51 am
			Payment Summary
			Total Fees: \$50.00
			Total Payments: \$50.00
			Balance: \$0.00
Payment			
CHECK PAYMENT			\$50.00
Total Payments			\$50.00
Miscellaneous Item			
FISH & WILDLIFE FEES			
Fees: Fish & Wildlife Count	y Administrative Fee		\$50.00
Total Fees Due:			\$50.00
Grand Total - All Documents:	5- 		\$50.00



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

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#### Community Planning Committee Distribution Form Part 1

Project Name:	Project Number:	Distribution Date:
Volen House CDP	594706	02/23/2018

#### **Project Scope/Location:**

PENNISULA (Process 2) Coastal Development Permit for new 6,589 square foot three-story single-family dwelling with a detached garage, a pool/spa, landscape/retaining walls, and other site improvements at 450 Tavara Place. The 0.30 acre site is in the RS-1-4 zone and the Coastal Non-Appealable Overlay Zone within the Pennisula Community Plan area in Council District 2.

Applicant Name:		Applicant Phone	Number:
Christian Nevarez		(619) 757-5289	
Project Manager:	Phone Number:	Fax Number:	E-mail Address:
Karen Bucey	(619) 446-5049	(619) 446-5245	KBucey@sandiego.gov

#### Project Issues (To be completed by Community Planning Committee for initial review):

This project was discussed at our MBPPB Meeting on March 20, 2018. The architect was present. The existing structure encroaches five feet into the ten foot required setback. The project is a remodel which allows the non-conformity to remain. The plans show the required three foot interior side yard setback with the required 45-degree setback beginning at 20 feet above grade. There are two dormers, one on each side of the roof line that are ten feet in width and setback five feet from the property line which meets our PDO requirements.

This project was approved by our board with three conditions:

1. The third story front setback shall not encroach into the required 45-degree setback. This applies to the deck floor and the surrounding railing.

2. The second story deck shall not encroach onto any portion of the existing non-conforming structure remaining in the required ten foot setback. Note that currently the majority of this non-conforming portion of the structure is being used as a deck. Perhaps a condition should be placed in the permit to prevent this from occurring in the future.

3. Landscape drawing be provided with plants and man-made objects less than 36-inches in height.

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 <u>www.sandiego.gov/development-services</u> . 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

THE CITY OF SAN DIEGO

#### Community Planning Committee Distribution Form Part 2

Project Name:				Number:	1	Distribution Date:	
Volen House CDP			594706			02/23/2018	
Project Scope/Location: PENNISULA (Process 2) Coastal Development Permit for new 6,589 square foot three-story single-family dwelling with a detached garage, a pool/spa, landscape/retaining walls, and other site improvements at 450 Tavara Place. The 0.30 acre site is in the RS-1-4 zone and the Coastal Non-Appealable Overlay Zone within the Pennisula Community Plan area in Council District 2.							
Applicant Name:				Applicant I	Phor	ne Number:	
Christian Nevarez				(619) 757-5	5289	9	
Project Manager:	Phone Num	ber:	Fax	Number:	]	E-mail Address:	
Karen Bucey	(619) 446-	5049	(619	9) 446-5245	H	KBucey@sandiego.gov	
Committee Recommendations (To be completed fol-	Initial Revie	w):					
0 Vote to Approve	Memb	ers Yes		lembers No	M	embers Abstain	
Vote to Approve With Conditions Listed Below		ers Yes 3			<b>M</b> 1	embers Abstain	
0 Vote to Approve With Non-Binding Recommendations Listed Below				lembers No	M	embers Abstain	
0 Vote to Deny Membe				lembers No	M	embers Abstain	
0 No Action (Please specify, e.g., Need fm1he1· information, Split vote, Lack of 0 Continu quorum, etc.)					Continued		
CONDITIONS: Three conditions listed in project issues discussion-p	CONDITIONS: Three conditions listed in project issues discussion-part 1						
NAME: Dennis Lynch			TITLE: Plan Review			Reviewer	
SIGNATURE: Dame Purch DATE:						<sup>E:</sup> April 3, 2018	
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       San Diego							
Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services.</u> Upon request, this information is available in alternative formats for persons with <u>disabilities.</u>							
	(01-12)				- 1	Clear Form	

SIGNATURE: Donn Luch



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

Ownership	Disclosure
	Statement

October 2017

FORM

**DS-318** 

Approval Type: Check	Upilicin re		Jevension	nent Permi	TIPlanno	d Douolor	mont Dormit	- D Conditional !!!	ment Permit Permit 🖸 Variance
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🗆 Partnership 🗖 Indivi	dual								
By signing the Ownersh with the City of San Di owner(s), applicant(s), a individual, firm, co-part with a financial interest individuals owning mor officers. (A separate pa <b>ANY</b> person serving as A signature is required notifying the Project M ownership are to be giv accurate and current ow	and other f nership, jo in the app e than 10% ge may be an officer of at least anager of a ren to the f	inancially inter- int venture, a plication. If t 6 of the share attached if n or director c one of the any changes Project Mana	erested passociation he applie es. If a particular of the n property in owne	control include cont include oublicly-own control include oublicly-own control include onprofit o conners. A rship durin	the above r lub, fratern es a corpor red corpor rson is a no rganization Attach addi g the time	eferenced al organiz ation or p ation, inclu- profit on or as tru- cional page the applie	fribrance ag d property. A cation, corpo nartnership, i ude the nam rganization o ustee or ber ges if needeo cation is beir	Anst the property. A financially interest ration, estate, trust, nclude the names, t es, titles, and addre or a trust, list the nam neficiary of the nom l. Note: The applica	Please list below the ed party includes any receiver or syndicate itles, addresses of all sses of the corporate mes and addresses of profit organization. ant is responsible for
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Prior to the issuance of any construction permit the Owner/permittee shall submit a Water Pollution Control Plan (WPCP) The WCPC shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

1=10



VICINITY MAP (H.TS.)

MIN = SITE HYPKANTS

Space Measurements Table	
Total Existing Living Space	960 sq. ft.
Existing Garage	342 sq. ft.
New Living Space:	
1st Floor	0 sq. ft.
2nd Floor	47 sq. ft.
3rd Floor	<u>339 sq. ft.</u>
Total New Living Space	386 sq. ft.
Total Resultant Living Space	1346 sq. ft.
Decks: 1st Floor 2nd Floor (E reduced) 3rd Floor (E reduced)	0 sq. ft. (47) sq. ft. (181) sq. ft.
Deck <i>remaining</i> , (not new): 1st Floor 2nd Floor 3rd Floor	0 sq. ft. 161 sq. ft. 187 sq. ft.

#### Taylor/Meyerhoff Project Team

Owners Terri Meyerhoff & Thomas Taylor 822 Queenstown Court San Diego, CA 92109 Terri: (858) 413-6783 Doug: (858) 337-8081

#### **Project Description:**

Attachment 9

Draftsman David Lombardi 739 Yarmouth Court San Diego, CA 92109 (858) 733-2989 c (858) 539-6900 of

The project proposes the remodel of an existing 960 sq. ft. three-story, single-family residence with 342 sq. ft. garage parking for two vehicles and 735 sq. ft. of decks. The remodeled three-story residence will add 47 sq. ft. of living space on the second floor and 339 sq. ft. of living space on the third floor to total 1346 sq. ft. single-family residence. The total decks will be reduced from 735 sq. ft. to 349 sq. ft.. The existing 342 sq. ft. garage 2-car parking will remain. A new bedroom, bathroom, and closets will be added on the third floor with a new stairway providing access. (The old spiral staircase will be removed).

It is designed per the guidelines and limits of the Mission Beach PDO. A Coastal Development Permit is required.

#### **Overlay Zones:**

Coastal Height Limit, Coastal (City), Parking Impact, Residential Tandem Parking

#### Taylor/Meyerhoff Building Data Legend

822 Queenstown Court, San Diego, CA 92109

Residence originally built in 1924 but extensively remodeled in 2004.

Residential Plans prepared by David Lombardi, Architect/Builder, 739 Yarmouth Court, San Diego, CA 92109 (858) 539-6900 hm/of, (858) 733-2989 cell, david-lombardi@sbcglobal.net

Project Legal description: A.P.N.#423-585-14-00, Lot M, Block 187, Map 1809

Occupancy Group: R-1 Single-family residence.

Zone: MBPD-R-N

Type of Construction: V-N

Allowable FAR = 1.1, Lot size 1252 sq. ft. Allowable FAR is 1.1 or 1377 sq. ft. House total including 342 (New) sq. ft plus 960 (E) sq. ft. is 1346 sq. ft. for an actual FAR of 1.075, (below allowable of 1.1).

Lot coverage is not changing as all work will be within the existing footprint of the structure.

Geologic Hazard Zone: 52

Setbacks: Front - 10'0", side - 3' then a 45 degree angle at 20' above grade Rear - 0'0" Dormers are setback 5'0" Note: Pre-existing first floor encroaches 5'0" into the front yard setback.

Landscaping: All existing landscaping to remain...

#### <u>Plan Index:</u>

1. Site & First Floor Plan, Vicinity Map, Existing landscaping

- 2. Existing floor Plans
- 3. Existing elevations
- 4. New Floor Plans
- 5. New elevations
- 6. Storm Water BMP'S
- S0.1 Roof & Third floor Framing

S0.2 First & Second Floor Framing

S-1 Structural Notes

S-2 Structural Notes (cont.), Holddown, Fastener & Header Schedules, Soils Report

S-3 to S-5 Structural Details

N-1 to N-3 Energy Calc's

These plans shall conform with 2016 CA Building Code, the 2016 CA Residential Code, the 2016 CA Electrical Code, The 2016 Plumbing Code, the 2016 CA Mechanical Code, the 2016 Green Building Code, and the 2016 CA Fire Code

### Taylor/Meyerhoff Residence 822 Queenstown Court, San Diego, CA 92109

A.P.N.#423-585-14, Map 1809, Lot M. Block 187 MBPD-R-N



Furnace

\*

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Taylor/Meyerhoff Existing Door & Window Schedule (All doors & windows vinyl, dual-glazed)

Α.	2 @ 5040 horiz. sliders	
В.	3 @ 2640 sngle. hung	
C.	1 @ 2010 horiz. slider	
D.	1 @ 3030 single. hung	
E.	2 @ 2630 horiz. slider	
F.	1 @ 2030 horiz. slider	
G.	2 @ 4040 horiz. slider	
Н.	1 @ 3040 horiz. slider	
١.	1 @ 5020 horiz. slider	•
J.	1 @ 5068 sliding door	



(E) SECOND FLOOR PLAN 4"=1'0" = WALLS TO BE KEMOVED •

TOTAL EXISTING LIVING SPACE 960 # TOTAL EXISTING PECKS 735# GARAGE (EXISTING) 342#

# Attachment 9



# Taylor/Meyerhoff Residence 822 Queenstown Court, San Diego, CA 92109 A.P.N.#423-585-14, Map 1809, Lot M, Block 187 MBPD-R-N

2





Attachment 9

# Taylor/Meyerhoff Residence 822 Queenstown Court, San Diego, CA 92109 A.P.N.#423-585-14, Map 1809, Lot M, Block 187 MBPD-R-N

#### Plan Notes:

- 1. All Plumbing and Fittings will be water conserving and will comply with the 2016 CGBSC.
- 2. Provide lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM). 3. Provide kitchen faucets with a maximum flow of 1.8 gallons per minute (GPM) at 60psi.
- 4. Provide shower heads with a maximum flow of 2.0 gallons per minute (GPM).
- 5. Provide water closet with a maximum flow of 1.28 gallons per flush (GPF).
- 6. Standard dishwashers will not exceed 4.25 gallons per cycle.
- 7. Compact dishwashers will not exceed 3.5 gallons per cycle.
- 8. Clothes washers will not exceed 6 gallons per cubic feet of drum capacity. 9. Per 2016 CGBSC Sec.4.303.1.3.2 when a shower is served by more than one shower head the combined flow rate of all shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Handheld showers are considered shower heads.
- 10. Permanent vacuum breakers shall be included with all new hose bibs. 11. Per 2016 CGBSC Sec. 4.303.2, plumbing fixtures (water closets and urinals) and fittings (faucets and shower heads)shall be installed in accordance with the California Plumbing Code (CPC) and Table 1401.1 of the CPC.
- 12. Per 2016 Green Code Sec. 4.506.1 Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following: a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the
  - building. b. Unless functioning as a component of a whole house ventilation system, fans must
  - be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
- 10. All ABS and PVC piping and fittings shall be enclosed within walls and floors with "type X gypsum board" or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- 11. An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved.
- 12. An electronically signed and registered Certificate(s) of Field Verification and diagnostic Testing (CF3R) shall be posted at the building signed and registered Certificate of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a certified HERS rater. A registered CF3r will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R. Certificate of Occupancy will not be issued until the CF3R is reviewed and approved.
- 13. The structure will be located entirely on native/undisturbed soil.
- 14. Water meters for combined domestic and fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the Building Official.
- 15. Buildings undergoing construction shall conform to CFC Chapter 33. Welding, cutting and other hot work shall be in conformance with CFCchapter 35. 16. Address identification shall be provided for all new and existing buildings in a location that is
- plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure.
- 17. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CBC Table 8903.9 and shall meet flame propagation performance criteria of the California code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshall with appropriate documentation provided to the City of San Diego.
- 18. The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.
- 19. The person making or causing an excavation to be made shall provided written notice to the owners of adjoining buildings advising them that the excavation is to be made and that adjoining buildings should be protected, delivered not less than 10 days prior to the scheduled excavation start date.
- 20. Plans for the deferred submittal items shall be submitted in a timely manner that allows a minimum of 30 working days for initial review. All comments related to deferred items must be addressed to the satisfaction of the Building Official prior to approval of the items. 21. The submittal of residential fire sprinkler plans required by California Residential Code
- Section R313 has been deferred. 22. To avoid delays in construction, plans for fire sprinklers shall be submitted not less than 30 calendar days prior to installation or prior to a foundation inspection when the submittal of fire sprinkler plans is deferred. A framing/rough inspection shall not be requested prior to approval of the fire sprinkler plans.
- 23. The site will discharge all storm water run-off to the Public Right-of-Way.
- 24. The existing water and sewer services will remain.
- 25. No access gate shall swing into the Public Right-of-Way. 26. All legal parking areas shall be surfaced with asphaltic concrete at least 2 inches in depth or its equivalent, satisfactory of the City Engineer.
- 27. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
- 28. Prior to the issuance of any construction permit the Owner Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
- 29. An automatic below-grade irrigation system shall be provided as required for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
- 30. All required landscape areas shown on these plans shall be maintained by Terri Meyerhoff and Thomas Taylor, owners.
- 31. All landscape and irrigation shall conform to the requirements of the Mission Beach Planned District Ordinance and Land Development Manual Landscape Standards.
- 31. All plumbing fixtures and fittings will be water conserving and will comply with the 2016 CGBSC. 32. Per 2016 CGBSC, Plumbing fixtures (water closets and urinals) and fittings (faucets and
- shower heads ) shall be installed in accordance with the California Plumbing Code (CPC). 33. Provide lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM)
- 34. A pre-construction inspection is required due to the height of the proposed structure bing within one foot of the maximum height allowed in the Coastal Height Limit Overlay Zone (proposition D). The pre-construction inspections can be scheduled. Call (858) 581-711 to schedule the pre-construction inspection. Contact the Inspection Services office at (858) 492-5070, if you have any questions pertaining to the pre-construction inspection.
- 35. NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of the City of San Diego for special inspections, structural observations, construction materials testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.
- 36. NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWENR-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of the City of San Diego for special inspections, structural observations, construction materials testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.
- 37. The special inspector must be certified by the City of San Diego, Development Services, in the category of work to have special inspection.
- 38. The special inspections identified on the plans are, in addition to, and not a substitute for, those inspections required to be performed by the City's building inspector.
- 39. These plans shall conform with 2016 CA Building Code, the 2016 CA Residential Code, the 2016 CA Electrical Code, The 2016 Plumbing Code, the 2016 CA Mechanical Code, the 2016 Green Building Code, and the 2016 CA Fire Code



STAIK FAIL PETRIL



#### Door & Window Schedule

- 1. 6068 Sliding door, dual-glazed, vinyl, temp.
- 2. 4040 horiz. slider, dual-glazed, vinyl
- 3. 2030 single-hung, dual-glazed, vinyl
- 4. 2668 single-lite, French Door, dual-glazed, vinyl, temp. 5. Velux VS S01 skylight, tempered



# Attachment 9



(N) ROOF FLAN

# Taylor/Meyerhoff Residence

822 Queenstown Court, San Diego, CA 92109 A.P.N.#423-585-14, Map 1809, Lot M, Block 187 MBPD-R-N





# Taylor/Meyerhoff Residence 822 Queenstown Court, San Diego, CA 92109 A.P.N.#423-585-14, Map 1809, Lot M, Block 187 MBPD-R-N

5

Attachment 9

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A.

#### Water Quality Study Report

For 822 Queenstown Court, San Diego, CA 92109 prepared by David Lombardi 1/15/18

#### **Required Permanent Best Management Practices for Standard Development Projects**

#### Source Control (SC) BMP Requirements:

How to comply: Projects shall comply with this requirement by implementing source control BMPs listed in this section that are applicable to their project. Applicability shall be determined through consideration of the development project's features and anticipated pollutant sources. Appendix E provides guidance for identifying source control BMPs applicable to a project. The "Source Control BMP Checklist for All Development Projects" located in Appendix I-4 shall be used to document compliance with source control BMP requirements.

#### SC-1: Prevent illicit discharges into the MS4

An illicit discharge is any discharge to the MS4 that is not composed entirely of storm water except discharges pursuant to a National Pollutant Discharge Elimination System permit and discharges resulting from firefighting activities. Projects must effectively eliminate discharges of non-storm water into the MS4. This may involve a suite of housekeeping BMPs which could include effective irrigation, dispersion of non-storm water discharges into landscaping for infiltration, and controlling wash water from vehicle washing.

DISCUSSION: We will attempt to comply with all of these requirements.

SC-2: Identify the storm drain system using stenciling or signage

Storm drain signs and stencils are visible source controls typically placed adjacent to the inlets. Posting notices regarding discharge prohibitions at storm drain inlets can prevent waste dumping. Stenciling shall be provided for all storm water conveyance system inlets and catch basins within the project area. Inlet stenciling may include concrete stamping, concrete painting, placards, or other methods approved by the local municipality. In addition to storm drain stenciling, projects are encouraged to post signs and prohibitive language (with graphical icons) which prohibit illegal dumping at trailheads, parks, building entrances and public access points along channels and creeks within the project area. Language associated with the stamping (e.g., "No Dumping-Drains to Ocean") must be satisfactory to the City Engineer. Stamping may also be required in Spanish.

DISCUSSION: We will attempt to comply with all of these requirements.

#### SC-3: Protect outdoor material storage areas from rainfall, run-on, runoff, and wind dispersal

Materials with the potential to pollute storm water runoff shall be stored in a manner that prevents contact with rainfall and storm water runoff. Contaminated runoff shall be managed for treatment incorporate the following structural or pollutant control BMPs for outdoor material storage areas, as applicable and feasible:

Materials with the potential to contaminate storm water shall be:

• Placed in an enclosure such as, but not limited to, a cabinet, or similar structure, or under a roof or awning that prevents contact with rainfall runoff or spillage to the storm water conveyance system; or Protected by secondary containment structures such as berms, dikes, or curbs.

• The storage areas shall be paved and sufficiently impervious to contain leaks and spills, where necessary.

(continued below)

• The storage area shall be sloped towards a sump or another equivalent measure that is effective to contain spills.

• Runoff from downspouts/roofs shall be directed away from storage areas.

• The storage area shall have a roof or awning that extends beyond the storage area to minimize collection of storm water within the secondary containment area. A manufactured storage shed may be used for small containers.

DISCUSSION: We will attempt to comply with all of these requirements.

#### SC-4: Protect materials stored in outdoor work areas from rainfall, run-on, runoff, and wind dispersal

Outdoor work areas have an elevated potential for pollutant loading and spills. All development projects shall include the following structural or pollutant control BMPs for any outdoor work areas with potential for pollutant generation, as applicable and feasible:

• Create an impermeable surface such as concrete or asphalt, or a prefabricated metal drip pan, depending on the size needed to protect the materials.

• Cover the area with a roof or other acceptable cover.

• Berm the perimeter of the area to prevent water from adjacent areas from flowing on to the surface of the work area.

• Directly connect runoff to sanitary sewer or other specialized containment system(s), as needed and where feasible. This allows the more highly concentrated pollutants from these areas to receive special treatment that removes particular constituents. Approval for this connection must be obtained from the appropriate sanitary sewer agency.

• Locate the work area away from storm drains or catch basins.

#### DISCUSSION: We will attempt to comply with all of these requirements.

SC-5: Protect trash storage areas from rainfall, run-on, runoff, and wind dispersal

Storm water runoff from areas where trash is stored or disposed of can be polluted. In addition, loose trash and debris can be easily transported by water or wind into nearby storm drain inlets, channels, and/ or creeks. All development projects shall include the following structural or pollutant control BMPs, as

#### applicable:

• Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on. This can include berming or grading the waste handling area to prevent run-on of storm water.

• Ensure trash container areas are screened or walled to prevent offsite transport of trash. • Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and

prevent rainfall from entering containers. • Locate storm drains away from immediate vicinity of the trash storage area and vice versa.

• Post signs on all dumpsters informing users that hazardous material are not to be disposed.

DISCUSSION: We will attempt to comply with all of these requirements.

SC-6: Use any additional BMPs determined to be necessary by the Copermittee to minimize pollutant generation at each project site Appendix E.1 provides guidance on permanent controls and operational BMPs that are applicable at a project site based on potential sources of runoff pollutants at the project site. The project shall implement all applicable and feasible source control BMPs listed in Appendix E.1. In addition to the source control BMPs in Appendix E.1, additional source control requirements apply for the following project types within the City jurisdiction. Guidance for implementing these additional source control requirements are presented in Appendix E.

• SC-6A: Large Trash Generating Facilities: Includes but are not limited to restaurants, supermarkets, "big box" retail stores serving food, and pet stores. Refer to Appendix E.20

• SC-6B: Animal Facilities: Includes but are not limited to animal shelters, dog daycare centers, veterinary clinics, groomers, pet care stores, and breeding, boarding, and training facilities. Refer to Appendix E.21

• SC-6C: Plant Nurseries and Garden Centers: Includes but are not limited to commercial facilities that grow, distribute, sell, or store plants and plant material. Refer to Appendix E.22

• SC-6D: Automotive-related Uses: include but are not limited to facilities that perform maintenance or repair of vehicles, vehicle washing facilities, and retail gasoline outlets. Refer to Appendix E.23

DISCUSSION: We will attempt to comply with all of these requirements

Site Design (SD) BMP Requirements:

How to comply. Projects shall comply with this requirement by using all of the site design BMPs listed in this section that are applicable and practicable to their project type and site conditions. Applicability of a given site design BMP shall be determined based on project type, soil conditions, presence of natural features (e.g. streams), and presence of site features (e.g. parking areas). Explanation shall be provided by the applicant when a certain site design BMP is considered to be not applicable or not practicable/feasible. Site plans shall show site design BMPs and provide adequate details necessary for effective implementation of site design BMPs. The "Site Design BMP Checklist for All Development Projects" located in Appendix I-5 shall be used to document compliance with site design BMP requirements.

SD-1: Maintain natural drainage pathways and hydrologic features Maintain or restore natural storage reservoirs and drainage corridors (including topographic depressions, areas of permeable soils, natural swales, and ephemeral and intermittent streams)

Buffer zones for natural water bodies (where buffer zones are technically infeasible, require project applicant to include other buffers such as trees, access restrictions, etc.)

During the site assessment, natural drainages must be identified along with their connection to creeks and/or streams, if any. Natural drainages offer a benefit to storm water management as the soils and habitat already function as a natural filtering/infiltrating swale. When determining the development footprint of the site, altering natural drainages should be avoided. By providing a development envelope set back from natural drainages, the drainage can retain some water quality benefits to the watershed. In some situations, site constraints, regulations, economics, or other factors may not allow avoidance of drainages and sensitive areas. Projects proposing to dredge or fill materials in Waters of the U.S. must obtain Clean Water Act Section 401 Water Quality Certification. Projects proposing to dredge or fill waters of the State must obtain waste discharge requirements. Both the 401 Certification and the Waste Discharge Requirements are administered by the San Diego Water Board. The project applicant shall consult the local jurisdiction for other specific requirements.

Projects can incorporate SD-1 into a project by implementing the following planning and design phase techniques as applicable and practicable:

• Evaluate surface drainage and topography in considering selection of Site Design BMPs that will be most beneficial for a given project site. Where feasible, maintain topographic depressions for infiltration. • Optimize the site layout and reduce the need for grading. Where possible, conform the site layout along natural landforms, avoid grading and disturbance of vegetation and soils, and replicate the site's natural drainage patterns. Integrating existing drainage patterns into the site plan will help maintain the site's predevelopment hydrologic function.

• Preserve existing drainage paths and depressions, where feasible and applicable, to help • Structural BMPs cannot be located in buffer zones if a State and/or Federal resource agency (e.g. SDRWQCB, California Department of Fish and Wildlife; U.S. Army Corps of Engineers, etc.) prohibits

DISCUSSION: We will attempt to comply with all of these requirements.

SD-2: Conserve natural areas, soils and vegetation

maintenance or activity in the area.

• Conserve natural areas within the project footprint including existing trees, other vegetation, and soils

To enhance a site's ability to support source control and reduce runoff, the conservation and restoration of natural areas must be considered in the site design process. By conserving or restoring the natural drainage features, natural processes are able to intercept storm water, thereby reducing the amount of runoff. The upper soil layers of a natural area contain organic material, soil biota, vegetation, and a configuration favorable for storing and slowly conveying storm water and establishing or restoring vegetation to stabilize the site after construction. The canopy of existing native trees and shrubs also provide a water conservation benefit by intercepting rain water before it hits the ground. By minimizing disturbances in these areas, natural processes are able to intercept storm water, providing a water quality

benefit. By keeping the development concentrated to the least environmentally sensitive areas of the site and set back from natural areas, storm water runoff is reduced, water quality can be improved, environmental impacts can be decreased, and many of the site's most attractive native landscape features can be retained. In some situations, site constraints, regulations, economics, and/or other factors may not allow avoidance of all sensitive areas on a project site. Project applicant shall consult the local municipality for jurisdictional specific requirements for mitigation of removal of sensitive areas.

Projects can incorporate SD-2 by implementing the following planning and design phase techniques as applicable and practicable:

• Identify areas most suitable for development and areas that should be left undisturbed. Additionally, reduced disturbance can be accomplished by increasing building density and increasing height; if possible.

• Cluster development on least-sensitive portions of a site while leaving the remaining land in a natural undisturbed condition.

• Avoid areas with thick, undisturbed vegetation. Soils in these areas have a much higher capacity to store and infiltrate runoff than disturbed soils, and reestablishment of a mature vegetative community can take decades. Vegetative cover can also provide additional volume storage of rainfall by retaining water on the surfaces of leaves, branches, and trunks of trees during and after storm events. • Preserve trees, especially native trees and shrubs, and identify locations for planting additional native or

drought tolerant trees and large shrubs. • In areas of disturbance, topsoil should be removed before construction and replaced after the project is completed. When handled carefully, such an approach limits the disturbance to native soils and reduces the need for additional (purchased) topsoil during later phases. · Avoid sensitive areas, such as wetlands, biological open space areas, biological mitigation sites, streams, floodplains, or particular vegetation communities, such as coastal sage scrub and intact forest. Also, avoid areas that are habitat for sensitive plants and animals, particularly those, State or federally listed as endangered, threatened or rare. Development in these areas is often restricted by federal, state and local laws.

DISCUSSION: We will attempt to comply with all of these requirements.

SD-3: Minimize impervious area

· Construct streets, sidewalks or parking lots aisles to the minimum widths necessary, provided public safety is not compromised • Minimize the impervious footprint of the project

One of the principal causes of environmental impacts by development is the creation of impervious surfaces. Imperviousness links urban land development to degradation of aquatic ecosystems in two ways:

• First, the combination of paved surfaces and piped runoff efficiently collects urban pollutants and transports them, in suspended or dissolved form, to surface waters. These pollutants may originate as airborne dust, be washed from the atmosphere during rains, or may be generated by automobiles and outdoor work activities.

• Second, increased peak flows and runoff durations typically cause erosion of stream banks and beds, transport of fine sediments, and disruption of aquatic habitat. Measures taken to control stream erosion,

such as hardening banks with riprap or concrete, may permanently eliminate habitat. Impervious cover can be minimized through identification of the smallest possible land area that can be practically impacted or disturbed during site development. Reducing impervious surfaces retains the permeability of the project site, allowing natural processes to filter and reduce sources of pollution.

Projects can incorporate SD-3 by implementing the following planning and design phase techniques as applicable and practicable:

· Decrease building footprint through (the design of compact and taller structures when allowed by local zoning and design standards and provided public safety is not compromised. · Construct walkways, trails, patios, overflow parking lots, alleys and other low-traffic areas with permeable surfaces.

• Construct streets, sidewalks and parking lot aisles to the minimum widths necessary, provided that public safety and alternative transportation (e.g. pedestrians, bikes) are not compromised.

• Consider the implementation of shared parking lots and driveways where possible. • Landscaped area in the center of a cul-de-sac can reduce impervious area depending on configuration. Design of a landscaped cul-de-sac must be coordinated with fire department personnel to accommodate turning radii and other operational needs.

• Design smaller parking lots with fewer stalls, smaller stalls, more efficient lanes.

• Design indoor or underground parking. • Minimize the use of impervious surfaces in the landscape design.

DISCUSSION: We will attempt to comply with all of these requirements.

**SD-4: Minimize soil compaction** 

• Minimize soil compaction in landscaped areas

The upper soil layers contain organic material, soil biota, and a configuration favorable for storing and slowly conveying storm water down gradient. By protecting native soils and vegetation in appropriate areas during the clearing and grading phase of development the site can retain some of its existing beneficial hydrologic function. Soil compaction resulting from the movement of heavy construction equipment can reduce soil infiltration rates. It is important to recognize that areas adjacent to and under building foundations, roads and manufactured slopes must be compacted with minimum soil density requirements in compliance with local building and grading ordinances.

Projects can incorporate SD-4 by implementing the following planning and design phase techniques as applicable and practicable:

 Avoid disturbance in planned green space and proposed landscaped areas where feasible. These areas that are planned for retaining their beneficial hydrological function should be protected during the grading/construction phase so that vehicles and construction equipment do not intrude and inadvertently compact the area.

• In areas planned for landscaping where compaction could not be avoided, re-till the soil surface to allow for better infiltration capacity. Soil amendments are recommended and may be necessary to increase permeability and organic content. Soil stability, density requirements, and other geotechnical considerations associated with soil compaction must be reviewed by a qualified landscape architect or licensed geotechnical, civil or other professional engineer.

DISCUSSION: We will attempt to comply with all of these requirements.

SD-5: Disperse impervious areas

Disconnect impervious surfaces through disturbed pervious areas

Design and construct landscaped or other pervious areas to effectively receive and infiltrate, retain and/or treat runoff from impervious areas prior to discharging to the MS4

Impervious area dispersion (dispersion) refers to the practice of essentially disconnecting impervious areas from directly draining to the storm drain system by routing runoff from impervious areas such as rooftops, walkways, and driveways onto the surface of adjacent pervious areas. The intent is to slow runoff discharges, and reduce volumes while achieving incidental treatment. Volume reduction from dispersion is dependent on the infiltration characteristics of the pervious area and the amount of impervious area draining to the pervious area. Treatment is achieved through filtration, shallow sedimentation, sorption, infiltration, evapotranspiration, biochemical processes and plant uptake. The effects of imperviousness can be mitigated by disconnecting impervious areas from the drainage system and by encouraging detention and retention of runoff near the point where it is generated. Detention and retention of runoff reduces peak flows and volumes and allows pollutants to settle out or adhere to soils before they can be transported downstream. Disconnection practices may be applied in almost any location, but impervious surfaces must discharge into a suitable receiving area for the practices to be effective. Information gathered during the site assessment will help determine appropriatereceiving areas.

Project designs should direct runoff from impervious areas to adjacent landscaping areas that have higher potential for infiltration and surface water storage. This will limit the amount of runoff generated, and therefore the size of the mitigation BMPs downstream. The design, including

consideration of slopes and soils, must reflect a reasonable expectation that runoff will soak into the soil and produce no runoff of the DCV. On hillside sites, drainage from upper areas may be collected in conventional catch basins and piped to landscaped areas that have higher potential for infiltration. Or use low retaining walls to create terraces that can accommodate BMPs.

Projects can incorporate SD-5 by implementing the following planning and design phase techniques as applicable and practicable:

• Implement design criteria and considerations listed in impervious area dispersion fact sheet (SD-5) presented in Appendix E. • Drain rooftops into adjacent landscape areas.

• Drain impervious parking lots, sidewalks, walkways, trails, and patios into adjacent landscape areas. • Reduce or eliminate curb and gutters from roadway sections, thus allowing roadway runoff to drain to adjacent pervious areas.

• Replace curbs and gutters with roadside vegetated swales and direct runoff from the paved street or parking areas to adjacent LID facilities. Such an approach for alternative design can reduce the overall capital cost of the site development while improving the storm water quantity and quality issues and the site's aesthetics.

• Plan site layout and grading to allow for runoff from impervious surfaces to be directed into distributed permeable areas such as turf, landscaped or permeable recreational areas, medians, parking islands, planter boxes, etc.

• Detain and retain runoff throughout the site. On flatter sites, landscaped areas can be interspersed among the buildings and pavement areas. On hillside sites, drainage from upper areas may be collected in conventional catch basins and conveyed to landscaped areas in lower areas of the site. • Pervious area that receives run on from impervious surfaces shall have a minimum width of 10 feet and a maximum slope of 5%.

SD-6: Collect runoff

• Use small collection strategies located at, or as close to as possible to the sources (i.e. the point where storm water initially meets the ground) to minimize the transport of runoff and pollutants to the MS4 and receiving waters • Use permeable material for projects with low traffic areas and appropriate soil conditions

collection techniques (e.g. green roofs), or integrated management practices, on small sub-catchments or on residential lots. Small collection techniques foster opportunities to maintain the natural hydrology provide a much greater range of control practices. Integration of storm water management into landscape design and natural features of the site, reduce site development and long-term maintenance costs, and provide redundancy if one technique fails. On flatter sites, it typically works best to intersperse landscaped areas and integrate small scale retention practices among the buildings and paving. Permeable pavements contain small voids that allow water to pass through to a gravel base. They come in a variety of forms; they may be a modular paving system (concrete pavers, grass-pave, or gravel-pave) or poured in place pavement (porous concrete, permeable asphalt). Project applicants should identify locations where permeable pavements could be substituted for impervious concrete or asphalt paving. The O&M of the site must ensure that permeable pavements will not be sealed in the future. In areas where infiltration is not appropriate, permeable paving systems can be fitted with an under drain to allow filtration, storage, and evaporation, prior to drainage into the storm drain system.

Projects can incorporate SD-6 by implementing the following planning and design phase techniques as applicable and practicable:

• Implementing distributed small collection techniques to collect and retain runoff • Installing permeable pavements (see SD-6B in Appendix E)

All development projects are required to select a landscape design and plant palette that minimizes required resources (irrigation, fertilizers and pesticides) and pollutants generated from landscape areas. Native plants require less fertilizers and pesticides because they are already adapted to the rainfall patterns and soils conditions. Plants should be selected to be drought tolerant and not require watering after establishment (2 to 3 years). Watering should only be required during prolonged dry periods after plants are established. Final selection of plant material needs to be made by a landscape architect experienced with LID techniques. Microclimates vary significantly throughout the region and consulting local municipal resources will help to select plant material suitable for a specific geographic location.

DISCUSSION: We will attempt to comply with all of these requirements.

Distributed control of storm water runoff from the site can be accomplished by applying small

DISCUSSION: We will attempt to comply with all of these requirements.

SD-7: Landscape with native or drought tolerant species

Projects can incorporate SD-7 by landscaping with native and drought tolerant species. Recommended plant list is included in Appendix E (Fact Sheet PL).

DISCUSSION: We will attempt to comply with all of these requirements.

#### SD-8: Harvest and use precipitation

Harvest and use BMPs capture and stores storm water runoff for later use. Harvest and use can be applied at smaller scales (Standard Projects) using rain barrels or at larger scales (PDPs) using cisterns. This harvest and use technique has been successful in reducing runoff discharged to the storm drain system conserving potable water and recharging groundwater.

Rain barrels are above ground storage vessels that capture runoff from roof downspouts during rain events and detain that runoff for later reuse for irrigating landscaped areas. The temporary storage of roof runoff reduces the runoff volume from a property and may reduce the peak runoff velocity for small, frequently occurring storms. In addition, by reducing the amount of storm water runoff that flows overland into a storm water conveyance system (storm drain inlets and drain pipes), less pollutants are transported through the conveyance system into local creeks and the ocean. The reuse of the detained water for irrigation purposes leads to the conservation of potable water and the recharge of groundwater. SD-8 fact sheet in Appendix E provides additional detail for designing Harvest and Use BMPs. Projects can incorporate SD-8 by installing rain barrels or cisterns, as applicable.

STAIR-SECTION

2"=1'0'

DISCUSSION: We will attempt to comply with all of these requirements.

# Taylor/Meyerhoff Residence

6'S" MIN ADOVE

+TYP. 1

A'0"

TOTE: BACK-CUT STAIR RISERS I"(TYP)

822 Queenstown Court, San Diego, CA 92109 A.P.N.#423-585-14, Map 1809, Lot M, Block 187 MBPD-R-N

DL DAVID LOMBARDI, Architect/Builder (858) 539-6900 CA Arch. Lic. #C-29931, CA Contr. Lic.#606620

## Attachment 9

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