



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 10, 2020 REPORT NO. HO-20-052

HEARING DATE: November 18, 2020

SUBJECT: DRIBBEN RESIDENCE, Process Three Decision

PROJECT NUMBER: [663682](#)

OWNER/APPLICANT: The Dribben Family Trust

SUMMARY

Issue(s): Should the Hearing Officer approve the demolition of one existing one-story dwelling unit, and construction of one three-story dwelling unit at 2816 Bayside Walk, within the Mission Beach Community Planning area?

Staff Recommendation(s):

1. Approve Coastal Development Permit No. 2422257.

Community Planning Group Recommendation: On August 24, 2020 the Mission Beach Precise Planning Board voted 9-0-0 to recommend approval of the proposed project without conditions or recommendations (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15302, Replacement or Reconstruction. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 8, 2020 and the opportunity to appeal that determination ended October 22, 2020 (Attachment 7).

BACKGROUND

The 0.07-acre (2,977 square-foot) project site is located at 2816 Bayside Walk, directly between Bayside Lane to the West and Bayside Walk to the East; near Capistrano Place to the Southeast and Cohasset Court to the Northeast (Attachment 1). The site is in the Residential-Southern Zone (MBPD-R-S) of the Mission Beach Planned District Ordinance (MBPDO) and designated residential development at a maximum density of 36 dwelling units per net residential acre (DU/AC) within the

Mission Beach Precise Plan (MBPP) and Local Coastal Program Addendum (LCPA) (Attachment 2). The project site is also located within the Coastal (Appealable), Coastal Height Limit, Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNELs) for San Diego International Airport (SDIA) 60-65 CNEL, Airport Influence Area (SDIA - Review Area 1), Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA-Lindbergh Field), Residential Tandem Parking, and Parking Impact (Coastal and Beach) Overlay Zones, and the First Public Roadway. Surrounding properties are developed with one- and two-story single-family dwelling units and two to three-story multifamily residential development and designated Residential (36 DU/AC) in the MBPP. Properties directly to the north, south and west of the project site are also zoned MBPD-R-S.

On July 28, 2020, Airport Land Use Commission (ALUC) staff determined that the proposed development is conditionally consistent with the SDIA ALUCP, in accordance with the San Diego County Regional Airport Authority (SDCRAA) Policy 8.30 and applicable provisions of the State Aeronautics Act (California Public Utilities Code 21670-21679.5.) The determination was reported to the ALUC at its public meeting on September 3, 2020. The project permit includes the ALUC conditions pertaining to sound attenuation and overflight notification (Attachment 6, conditions No. 14-15.)

The project site has been previously graded and developed with an existing one-story dwelling unit built in 1958. The existing structure on-site is not designated as a historical resource and is not located within a designated historic district, and on May 28, 2020 City Staff determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

The project requires a Process Three Coastal Development Permit for the proposed demolition of the existing dwelling unit and construction of a new dwelling unit within the appealable area of the Coastal Overlay Zone pursuant to San Diego Municipal Code ([SDMC section 126.0702\(a\)](#)).

Project Description:

The project proposes to demolish an existing one-story dwelling unit and construct a three-story, five-bedroom dwelling unit with 3,232 square feet of Gross Floor Area (GFA), including an attached 458 square-foot two-car garage (400 square feet of which is exempt from GFA calculations in accordance with SDMC Section 1513.0304(g)(2)), and an additional 573 square-feet of balcony and deck area. The first floor consists of the attached two-car garage, one half-bathroom, laundry, kitchen, dining and living room. The second floor includes the master bedroom and bathroom with adjacent deck, and two bedrooms with in-suite bathrooms and adjacent deck area. The third floor consists of a family room with adjacent deck area, one full bathroom, and two bedrooms with in-suite bathrooms and adjacent deck. Access to the garage is provided from the existing Bayside Lane abutting the project's western property line. The project also proposes to repave Bayside Lane from property-line to property-line, per current City standards. The project complies with all required regulations in the SDMC, MBPP and LCPA, and the MBPDO. The project site is in the MBPD-R-S, which is a residential zone that allows a maximum density of 36 DU/AC. Based on the calculation method outlined in SDMC section 1513.0304(a), a maximum of 2.48 dwelling units are allowed on the 0.07-acre site, and therefore, the proposed single dwelling unit is consistent with the prescribed

density for the site. As mentioned previously, pursuant to SDMC 1513.0304(g)(2), portions of the building used exclusively for required off-street parking is excluded from the building area for purposes of determining Floor Area Ratio (FAR). This exemption is restricted to a maximum of 200 square feet per required off-street parking space. As the project proposes a two-car garage, 400 square feet is excluded from FAR calculations. Therefore, the total proposed habitable area is 3,232 square feet and the proposed FAR of 1.08 is below the allowed maximum FAR of 1.1. Furthermore, the project's lot coverage of 49.2% is less than the maximum 65% lot coverage allowed. The project has been designed in conformance with all required setbacks including the ten-foot Bayside Walk standard setback and five-foot interior yard standard setback. Yards abutting Bayside Lane and alleys are not required, however, the proposed project steps back from Bayside Lane to provide an additional setback of approximately eight feet. Additionally, the project's proposed height of 29 feet and 11.5 inches complies with the 30-foot maximum Coastal Height Limit and is below the FAA Part 77 Notification surface for SDIA, therefore, notification to the FAA is not required.

The project includes landscape that respects the character associated with the neighborhood and Bayside Walk. The project proposes salt-tolerant, water-conserving plants, hedge/grass-like shrubs and concrete pads within the lawn bordering Bayside Walk, and hedge-shrubs flanking the residence to create a neighborly landscape that conforms to the landscape regulations. The project proposes a landscaped walk area of 192 square feet, where 142 square feet is required. The project also includes 370 square-feet of walk yard area and 178 square-feet of hardscape area.

Community Plan Consistency:

The MBPP designated the site and surrounding areas to the north, south and west as Residential at a maximum density of 36 DU/AC. The proposed single dwelling unit is consistent with the underlying land-use designation, as the MBPP states that density within Mission Beach shall be limited to an average of 36 dwelling units per net residential acre. The housing element of the MBPP includes goals for the continuation of a variety of housing types including single-family, multifamily, townhouses, garden apartments and condominiums (Page 25.) The neighborhood is developed with one- and two-story single-family dwelling units and two- to three-story multifamily residential development, and the proposed single-family residence would serve to maintain the present diverse housing-type character of the surrounding area.

The project site is located approximately 300 feet from Mariners Basin, on Bayside Lane, which is identified as the first public roadway paralleling the sea. Due to its location, the development would not block views to and along the shoreline from public areas, as identified under the Visual Resources and Special Communities section of the MBPP and LCPA (Page 14.) The project would not impact public view of Mariners Basin from the boardwalk as the project is observing all required setbacks and will not encroach upon any existing or proposed physical accessway that is legally used by the public identified in the MBPP and LCPA Land Use Plan. Additionally, the MBPP residential element recommends 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 (Page 17.) The plan calls out for a basic height limitation of 35 feet with a three-story maximum. The proposed three-story dwelling unit's height of 29 feet and 11.5 inches is in keeping with the existing character of the community, is consistent with the goals of the MBPP and LCPA and contributes to preserving and improving the physical appearance and character of the Mission Beach community.

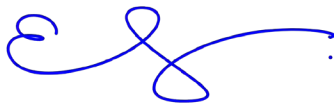
Conclusion:

City 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 (Attachment 5) to support the proposed development, and draft conditions of approval (Attachment 6). Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2422257 with modifications.
2. Deny Coastal Development Permit No. 2422257, if the findings required to approve the project cannot be affirmed.

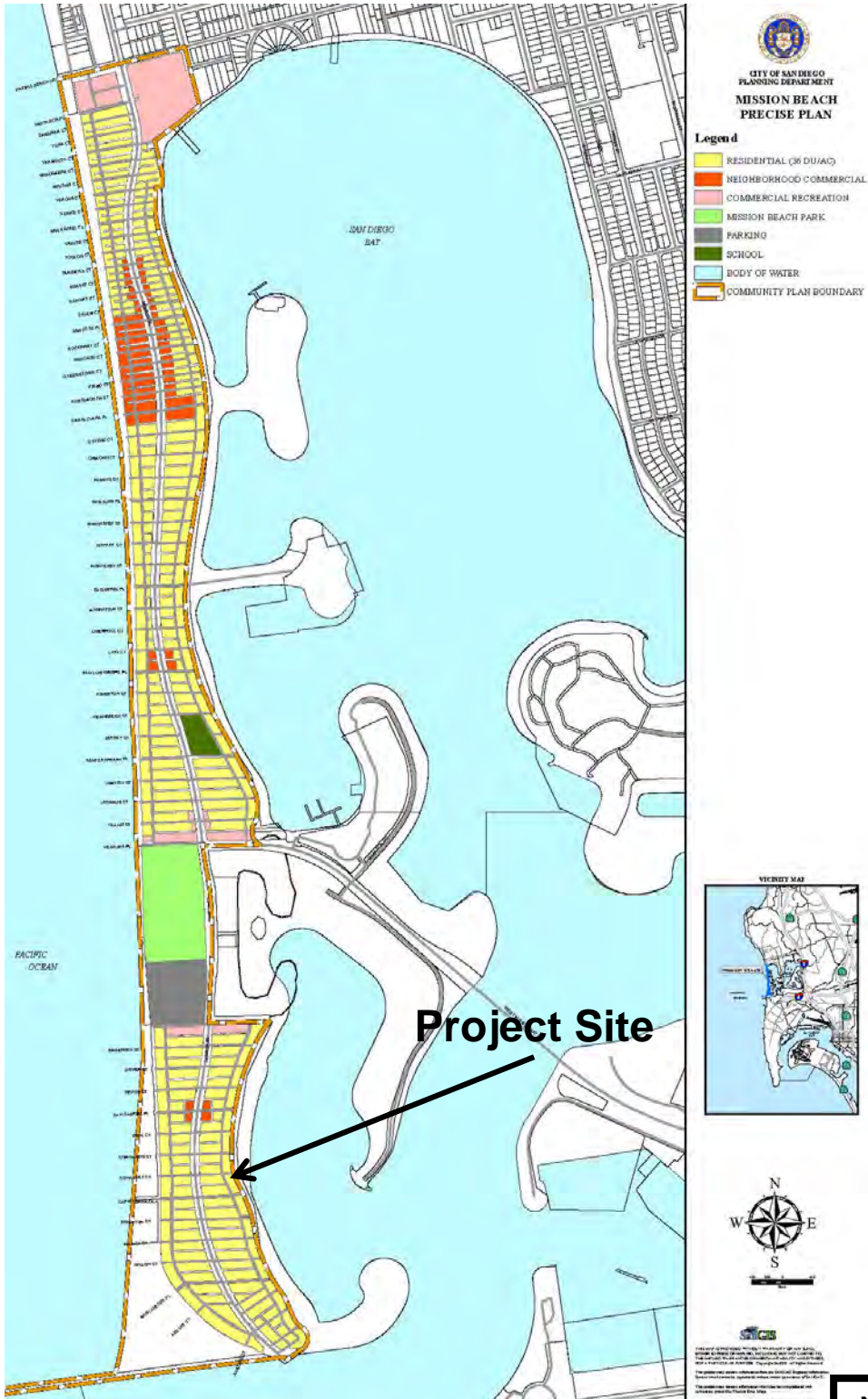
Respectfully submitted,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke.

Elisa Flores, Development Project Manager

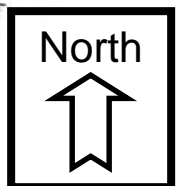
Attachments:

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



Land Use Map

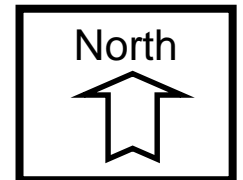
Dribben Residence/ 2816 Bayside Walk
PROJECT NO. 663682





Aerial Photo

Dribben Residence/ 2816 Bayside Walk
PROJECT NO. 663682



PROJECT DATA SHEET		
PROJECT NAME:	Dribben Residence	
PROJECT DESCRIPTION:	The demolition of an existing one-story dwelling unit, and construction of a three-story dwelling unit with 3,232 square-feet of Gross Floor Area (GFA), located at 2816 Bayside Walk.	
COMMUNITY PLAN AREA:	Mission Beach Precise Plan	
DISCRETIONARY ACTIONS:	Coastal Development Permit No. 2422257	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential – limited to 36 du/net residential acre	
<p style="text-align: center;">ZONING INFORMATION:</p> <p>ZONE: MBPD-R-S</p> <p>HEIGHT LIMIT: 30 feet max / 29 feet and 11.5 inches proposed</p> <p>LOT SIZE: 2,977 sq. ft. (0.07 acres)</p> <p>FLOOR AREA RATIO: 1.1 max / 1.08 proposed</p> <p>BAYSIDE WALK SETBACK: 10 feet</p> <p>SIDE SETBACK: 5 feet</p> <p>BAYSIDE LANE SETBACK: 0 feet min / approximately 8 feet proposed</p> <p>PARKING: 2 spaces required / 2 spaces provided</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; MBPD-R-S	Residential
SOUTH:	Residential; MBPD-R-S	Residential
EAST:	N/A; RM-4-10	Open Space; Beach/Mariners Basin
WEST:	Residential; MBPD-R-S	Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 24, 2020, the Mission Beach Precise Planning Board voted 9-0-0 to recommend approval of the project without conditions.	

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT, PERMIT NO. 2422257
DRIBBEN RESIDENCE - PROJECT NO. 663682

WHEREAS, THE DRIBBEN FAMILY TRUST, dated February 1, 2015, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing dwelling unit and construct a new, three-story dwelling unit with an attached two-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2422257), on portions of a 0.07-acre site;

WHEREAS, the project site is located at 2816 Bayside Walk, San Diego, CA 92109 in the Mission Beach Planned District Residential-Southern Zone (MBPD-R-S) Zone, and the Coastal (Appealable), Coastal Height Limit, Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) – San Diego International Airport (SDIA) 60-65 CNEL, SDIA Influence Area – Review Area 1, Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA-Lindbergh Field), Residential Tandem Parking, Coastal and Beach Parking Impact Overlay Zones within the Mission Beach Community Plan and Local Coastal Program Land Use Plan area;

WHEREAS, the project site is legally described as Lot "B" in Block 33 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, excepting therefrom that portion thereof, if any, now or heretofore lying below the mean high tide line of the Pacific Ocean;

WHEREAS, on October 8, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline section 15302, Replacement or Reconstruction, 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 November 18, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2422257 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, that it adopts the following findings with respect to Coastal Development Permit No. 2422257:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

- (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 project proposes to demolish an existing one-story dwelling unit and construction of a three-story, five-bedroom dwelling unit with 3,232 square feet of Gross Floor Area (GFA), including an attached 458 square-foot two-car garage (400 square feet of which are not included in GFA) and an additional 573 square-feet of balcony and deck area. The 0.07-acre site is located at 2816 Bayside Walk in the Mission Beach Planned District Residential-Southern (MBPD-R-S) Zone , Coastal (Appealable), Coastal Height Limit, Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) for San Diego International Airport (SDIA) 60-65 CNEL, Airport Influence Area (SDIA - Review Area 1), Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA-Lindbergh Field), Residential Tandem Parking, Parking Impact (Coastal and Beach) Overlay Zones.

The Mission Beach Precise Plan (MBPP) and Local Coastal Program Amendment (LCPA) Land Use Plan designates the site and surrounding areas to the north, south and west as Residential (limit of 36 dwelling units per acre (DU/AC)). The proposed single dwelling unit is consistent with the underlying land-use designation, as the Mission Beach Precise Plan (MBPP) states that density within Mission Beach shall be limited to an average of 36 dwelling units per net residential acre. The housing element of the MBPP includes goals for the continuation of a variety of housing types including single-family, multifamily, townhouses, garden apartments and condominiums (Page 25.) The neighborhood is developed with one- and two-story single-family dwelling units

and two- to three-story multifamily residential development, and the proposed single-family residence would serve to maintain the present diverse housing-type character of the surrounding area.

The project site is located approximately 300 feet from the Mariners Basin, on Bayside Lane, which is identified as the first public roadway paralleling the sea. Due to its location, the development would not block views to and along the shoreline from public areas, as identified under the Visual Resources and Special Communities section of the MBPP and LCPA (Page 14.) The project would not impact public view of Mariners Basin from the boardwalk as the project is observing all required setbacks and will not encroach upon any existing or proposed physical accessway that is legally used by the public identified in the LCPA Land Use Plan. Additionally, the residential element recommends 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 (Page 17.) The plan calls out for a basic height limitation of 35 feet with a three-story maximum. The proposed three-story dwelling unit's height of 29 feet and 11.5 inches is in keeping with the existing character of the community and is in consistent with the goal in the MBPP. The proposed development is consistent with the MBPP's intent to preserve and improve the physical appearance and character of Mission Beach community

Therefore, the proposed 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.

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

The project site is located at 2816 Bayside Walk and is currently developed with a one-story dwelling unit within the MBPP area. The project proposes to demolish the existing one-story dwelling unit and construct a three-story, five-bedroom dwelling unit with 3,232 square feet of GFA, including an attached 458 square-foot two-car garage (400 square feet of which not included in GFA) and an additional 573 square-feet of balcony and deck area on the 0.07-acre site. The project site is a previously graded and developed site located within an urbanized area and does not contain any sensitive biological resources or environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands

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

The project proposes to demolish an existing one-story dwelling unit and construction of a three-story, five-bedroom dwelling unit with 3,232 square feet of Gross Floor Area (GFA), including an attached 458 square-foot two-car garage (400 square feet of which are not included in GFA) and an additional 573 square-feet of balcony and deck area. The 0.07-acre site is located at 2816 Bayside Walk in the MBPD-R-S Zone , Coastal (Appealable), Coastal Height Limit, Airport Land Use Compatibility Plan (ALUCP) CNEL for SDIA 60-65 CNEL, Airport Influence Area (SDIA - Review Area 1), FAA Part 77 Notification Area (SDIA-Lindbergh Field), Residential Tandem Parking, Parking Impact (Coastal and Beach) Overlay Zones.

The project site is in the MBPD-R-S, which is a residential zone described in the Mission Beach Planned District Ordinance (MBPDO) as intended for small scale and low-profile developed area with a maximum residential density of approximately 36 dwelling units per net residential acre. A maximum of 2.48 dwelling units are allowed on the 0.07-acre site pursuant to SDMC section 1513.0304(a), and therefore, the proposed single dwelling unit is compliant with the prescribed density. The project's proposed height of 29 feet and 11.5 inches is below the maximum 30-foot Coastal Height Limit. The proposed single dwelling unit has a total area of 3,632 square feet and an additional 573 square feet of balcony/deck area. The MBPDO states that portions of the building used exclusively for required off-street parking shall not be included as part of the building area for purposes of determining Floor Area Ratio (FAR), pursuant to SDMC 1513.0304(g)(2). This exemption is restricted to a maximum of 200 square feet per required off-street parking space. As the project propose a two-car garage, 400 square feet is excluded from FAR calculations. Therefore, the total proposed GFA is 3,232 square feet and the proposed FAR of 1.08 is below the required basic maximum FAR of 1.1. The proposed lot coverage of 49.2% is less than the maximum 65% lot coverage allowed. All project complies with the required setbacks set forth in the MBPDO, including the ten-foot Bayside Walk standard setback and five-foot interior yard standard setback. Yards abutting Bayside Lane and alleys are not required, however, the proposed project steps back from Bayside Lane to provide an additional setback of approximately eight feet.

The project site is located approximately 300 feet from the Mariners Basin, on Bayside Lane, which is identified as the first public roadway paralleling the sea. Due to its location, the development would not block views to and along the shoreline from public areas, as identified under the Visual Resources and Special Communities section of the MBPP and LCPA (Page 14.) The project would not impact public view of Mariners Basin from the boardwalk as the project is observing all required setbacks and will not encroach upon any existing or proposed physical accessway that is legally used by the public identified in the LCPA Land Use Plan. Additionally, the residential element recommends 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 (Page 17.) The plan calls out for a basic height limitation of 35 feet with a three-story maximum. The proposed three-story

dwelling unit's height of 29 feet and 11.5 inches is in keeping with the existing character of the community and is in consistent with the goal of the MBPP. The proposed development is consistent with the MBPP's intent to preserve and improve the physical appearance and character of Mission Beach community.

The project has been designed in compliance with all the applicable provisions of the MBPP and LCPA, the MBPDO, and the San Diego Municipal Code (SDMC) and does not require or request any deviations. Therefore, the proposed project 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 project proposes to demolish an existing one-story dwelling unit and construction of a three-story, five-bedroom dwelling unit with 3,232 square feet of GFA, including an attached 458 square-foot two-car garage (400 square feet of which are not included in GFA) and an additional 573 square-feet of balcony and deck area on the 0.07-acre site.

The project site is located approximately 300 feet from the Mariners Basin, on Bayside Lane, which is identified as the first public roadway paralleling the sea. Although the proposed development is along the First Public Roadway and within 300-feet of Mariners Basin, there is no existing or proposed public access to the beach on the project site as identified in the MBPP and LCPA. The development is proposed on private property located east of Bayside Lane, directly adjacent to Bayside Walk (the boardwalk), and designed in conformance with all applicable development regulations. Due to its location, the development would not block views to and along the shoreline from public areas, as identified under the Visual Resources and Special Communities section of the MBPP and LCPA (Page 14.) The project would not impact public view of Mariners Basin from the boardwalk as the project is observing all required setbacks and will not encroach upon any existing or proposed physical accessway that is legally used by the public identified in the MBPP and LCPA Land Use Plan. Therefore, the project conforms 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 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2422257 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. 2422257, a copy of which is attached hereto and made a part hereof.

Elisa Flores
Development Project Manager
Development Services

Adopted on: November 18, 2020

IO#: 24008605

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: 24008605

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT, PERMIT NO. 2422257
DRIBBEN RESIDENCE - PROJECT NO. 663682
HEARING OFFICER

This Coastal Development Permit No. 2422257 is granted by the Hearing Officer of the City of San Diego to The Dribben Family Trust, dated February 1, 2015, Owner/Permittee pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.07-acre site is located at 2816 Bayside Walk, in the Mission Beach Planned District Residential-Southern Zone (MBPD-R-S) Zone, and the Coastal (Appealable), Coastal Height Limit, Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) for San Diego International Airport (SDIA) 60-65 CNEL, Airport Influence Area (SDIA - Review Area 1), Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA-Lindbergh Field), Residential Tandem Parking, Parking Impact (Coastal and Beach) Overlay Zones. of the Mission Beach Community Plan area. The project site is legally described as: Lot "B" in Block 33 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. excepting therefrom that portion thereof, if any, now or heretofore lying below the mean high tide line of the Pacific Ocean.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing dwelling unit and construct a new three-story dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 18, 2020, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing one-story dwelling unit;
- b. Construction of a three-story, five-bedroom dwelling unit with 3,232 square feet of Gross Floor Area, including an attached 458 square-foot two-car garage (400 square feet of which is not included in Gross Floor Area) and an additional 573 square-feet of balcony and deck area;
- c. Off-street parking;

- d. Landscaping (planting, irrigation, and landscape related improvements; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 4, 2023.
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.

14. Prior to the issuance of any building permits, the Owner/Permittee shall demonstrate the structure is sound attenuated to 45 dB CNEL interior noise level.

15. Prior to issuance of any building permits, the Owner/Permittee shall provide a means of overflight notification.

ENGINEERING REQUIREMENTS:

16. Prior to issuance of any building permits, the Owner/Permittee shall assure by permit and bond replacement of the existing alley pavement full width per current City Standards adjacent to the site on Bayside Lane, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

18. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.

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.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the Mission Beach Planned District Ordinance, the Mission Beach Community Plan, and the Land Development Manual - Landscape Standards.

21. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

24. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

25. 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.

26. 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 November 18, 2020 and Resolution No. HO-XXXX.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Elisa Flores
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.

**The Dribben Family Trust,
dated February 1, 2015**
Owner/Permittee

By _____
Ronald M. Dribben
Co-Trustee

**The Dribben Family Trust,
dated February 1, 2015**
Owner/Permittee

By _____
Dolly M. Dribben
Co-Trustee

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: Dribben Residence / 663682

SCH No.: N/A

Project Location-Specific: 2816 Bayside Walk, San Diego, CA 92109

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

Description of nature and purpose of the Project: The project requests a Coastal Development Permit for the demolition of existing single-family residence and construction of 3,232-square-foot three-story single-family residence and garage, located at 2816 Bayside Walk. The 0.07-acre site is designated Residential (36 DU/AC) and is subject to the MBPD-R-S zoning requirements. The project is also subject to the Coastal (Appealable) overlay zone, Airport Influence Area (SDIA / Review Area 1), Coastal Height Limit Overlay Zone, FAA Part 77 Notification Area (SDIA / 185 AMSL), First Public Roadway, Parking Impact Overlay Zone (Beach & Coastal Impact Area), Residential Tandem Parking Overlay Zone, and Council District 2. (LEGAL DESCRIPTION: Lot B, Block 33, of Map No. 1809)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Brian Britton, Golba Architecture, 1940 Garnet Ave, Ste 100, San Diego, CA 92109, (619) 231-9905

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: CEQA State Guidelines, Section 15302, *Replacement or Reconstruction*.
- ☐ 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 Section 15302, Replacement or Reconstruction. The exemption allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced. The project as included in the description of this notice includes demolition of an existing single-family residence and construction of a new single-family residence on the same site and does not propose a change in density. Additionally, none of the exceptions listed in CEQA Section 15300.2 would apply.

Lead Agency Contact Person: Rachael Ferrell

Telephone: (619) 446-5129

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

 FOR

Sara Osborn, AICP
Senior Planner

10-27-2020
Date

Check One:

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

Date Received for Filing with County Clerk or OPR:

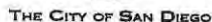


THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: Dribben CDP		Project Number: 663682	Distribution Date: 5/5/2020
Project Scope/Location: MISSION BEACH. (Process 3) Coastal Development Permit for the demolition of existing single dwelling unit and construction of 3,254 sq.ft. 3-story single dwelling unit, at 2816 Bayside Walk. The 0.07-acre site is in the MBPD-R-S and Coastal (Appealable) overlay zone of the Mission Beach Community Plan area. Council District 2.			
Applicant Name: Britton, Brian		Applicant Phone Number: (619) 231-9905	
Project Manager: Flores, Elisa	Phone Number: (619) 446-5395	Fax Number: (619) 321-3200	E-mail Address: ElisaF@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 9	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Deborah Watkins		TITLE: Chair, MBRB	
SIGNATURE: Deborah Watkins		DATE: 8/24/20	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



Community Planning Committee Distribution Form Part 1

Project Name: Dribben CDP		Project Number: 663682		Distribution Date: 5/5/2020	
Project Scope/Location: MISSION BEACH. (Process 3) Coastal Development Permit for the demolition of existing single dwelling unit and construction of 3,254 sq.ft. 3-story single dwelling unit, at 2816 Bayside Walk. The 0.07-acre site is in the MBPD-R-S and Coastal (Appealable) overlay zone of the Mission Beach Community Plan area. Council District 2.					
Applicant Name: Britton, Brian			Applicant Phone Number: (619) 231-9905		
Project Manager: Flores, Elisa		Phone Number: (619) 446-5395	Fax Number: (619) 321-3200	E-mail Address: ElisaF@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review):					
Attach Additional Pages If Necessary.			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



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

Ownership Disclosure Statement

FORM
DS-318

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: DRIBBEN RESIDENCE

Project No. For City Use Only: _____

Project Address: 2816 BAYSIDE WALK

SAN DIEGO, CA 92109

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: DOLLY DRIBBEN ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 357 Mariah Bay Dr.

City: Heath

State: TX Zip: 75032

Phone No.: 972-771-7636 Fax No.: 972-771-7685 Email: MCDRIBB@SDCGLOBAL.NET

Signature: Dolly Dribben

Date: 4/1/20

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Dolly Dribben ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 357 Mariah Bay Dr.

City: Heath

State: TX Zip: 75032

Phone No.: 972-771-7636 Fax No.: 972-771-7685 Email: MCDRIBB@SDCGLOBAL.NET

Signature: Dolly Dribben

Date: 4/1/20

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: RONALD DRIBBEN ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 357 MARIAH BAY DR.

City: HEATH

State: TX Zip: 75032

Phone No.: 972-771-7636 Fax No.: 972-771-7685 Email: MCDRIBB@SDCGLOBAL.NET

Signature: Ronald Dribben

Date: 4/1/20

Additional pages Attached: ☐ Yes ☒ No

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

DRIBBEN RESIDENCE



COASTAL DEVELOPMENT PERMIT SUBMITTAL SET AUGUST 13, 2020

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

Project Address:
2816 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
DRIBBEN RESIDENCE
Sheet Title:

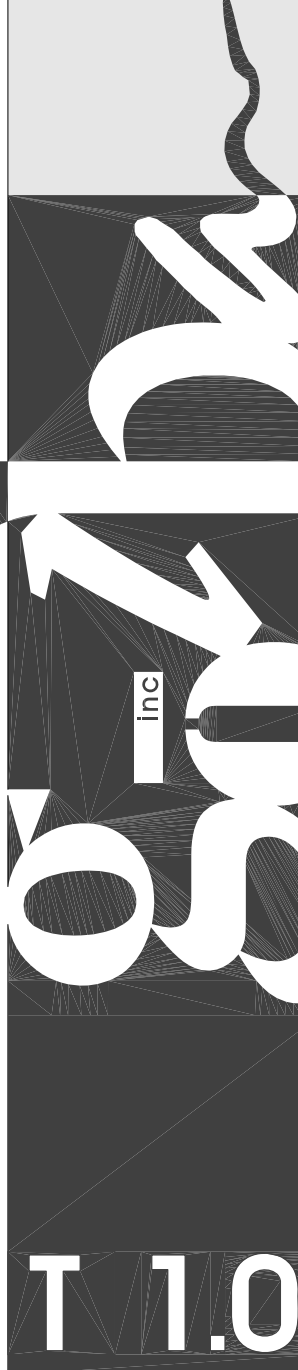
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 08-13-20
Revision 1: 07-08-20

Original Date: 04-16-20
Sheet 1 of 10

COVER SHEET

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

DRIBBEN RESIDENCE
2816 BAYSIDE WALK
SAN DIEGO, CA 92109



T 1.0

GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 2816 BAYSIDE WALK RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING;

- SOLAR PHOTO VOLTAIC SYSTEM FOR GENERATING POWER ON SITE.
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE.
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

SYMBOLS

SHEET NUMBER

A1.5

SHEET NUMBER

CATEGORY NUMBER

DISCIPLINE LETTER

DOOR SYMBOL

DOOR SCHEDULE REFERENCE NUMBER

WINDOW SYMBOL

WINDOW SCHEDULE REFERENCE NUMBER

BATT INSULATION

PLAN NOTE TARGET

NOTE NUMBER

CENTER LINE

ELEVATION TARGETS

INTERIOR ELEVATION TARGETS

PLAN BLOW-UP DETAILS

NORTH ARROW

ELEVATION MARKS

BUILDING SECTION MARKS

WALL SECTION MARKS

DETAIL TARGETS

DOOR SCHEDULE REFERENCE NUMBER

WINDOW SCHEDULE REFERENCE NUMBER

NOTE NUMBER

ELEVATION TARGETS

INTERIOR ELEVATION TARGETS

PLAN BLOW-UP DETAILS

HISTORICAL CLEARANCE

Cycle Issues

THE CITY OF SAN DIEGO

Development Services Department

1222 1st Avenue, San Diego, CA 92101-4154

8/11/20 3:03 pm

Page 12 of 14

1.64A-003A

Review Information

Cycle Type: 1 Submitted (Multi-Discipline)

Submitted: 04/28/2020

Deemed Complete on 05/05/2020

Reviewing Discipline: Plan-Historic

Cycle Distributed: 05/05/2020

Assigned: 05/06/2020

Reviewer: Tierney, Gemma

Started: 05/28/2020

Review Due: 06/02/2020

Gemma@sanidiego.gov

06/28/2020

Completed: 06/11/2020

Hours of Review: 1.00

Closed: 06/11/2020

COMPLETED ON TIME

Next Review Method: Submitted (Multi-Discipline)

The review due date was changed to 06/05/2020 from 06/05/2020 per agreement with customer.

We request a 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).

The reviewer has requested more documents be submitted.

Last month Plan-Historic performed 246 reviews. 90.2% were on-time, and 88.0% were on projects at less than < 3 complete submittals.

05.28.2020

Issue

Cleared? Num Issue Text

1

1

The property located at 2816 Bayside Walk, APN 423-732-02-00, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.2212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue)

2

2

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website.

3

3

http://www.sandiego.gov/planning/programs/historic/pdf/201102criteriaandguidelines.pdf (Informational Only, No Response or Action Required) (New Issue)

4

4

More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/pdf/industryinfo/bulletin/b580.pdf (Informational Only, No Response or Action Required) (New Issue)

5

5

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only, No Response or Action Required) (New Issue)

6

6

If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated for consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (Continued...) (New Issue)

7

7

Staff has reviewed the photos, Assessor's Building Record, water and sewer records, and written description of the property (Notices of Completion not available). In addition, staff has considered any input received through applicable public notices and outreach and have made the following determination. (New Issue)

8

8

The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required) (New Issue)

9

9

Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required) (New Issue)

For questions regarding the "Plan-Historic" review, please call: Gemma Tierney at (619) 236-5993. Project Nbr: 863682 / Cycle: 1

02/03/38

Elsa Flores 448-5395

2816 BAYSIDE WALK

SITE ADDRESS: 2816 BAYSIDE WALK
SAN DIEGO, CA 92104

ASSESSORS PARCEL NUMBER: 423-73-202-00

LEGAL DESCRIPTION: LOT B, BLOCK 33 OF MAP NO. 1804

LOT USE: SINGLE FAMILY RESIDENCE
SINGLE FAMILY RESIDENCE

LOT ZONING: MBPD-R-S

LOT SIZE: 2,977 S.F.

ALLOWABLE F.A.R.: 3.275 S.F. (1.1 X 2,977 S.F.)
(400 S.F. PARKING EXEMPT)

LOT COVERAGE: 1,464 S.F. / 2,977 S.F. = 49.2% < 65% LOT COVERAGE

SQUARE FOOTAGE TOTAL:

2816 BAYSIDE WALK

HABITABLE AREA:

GARAGE = 458 S.F. (400 S.F. EXEMPT)

GROUND FLOOR = 915 S.F.

SECOND FLOOR = 1,233 S.F.

THIRD FLOOR = 1,026 S.F.

TOTAL S.F. = 3,232 S.F.

TOTAL S.F. = 3,232 S.F. < 3,275 S.F. ALLOWED

BALCONY & DECK AREA:

SECOND FLOOR DECKS = 244 S.F.

THIRD FLOOR DECKS = 324 S.F.

TOTAL DECK AREA = 578 S.F.

PARKING CALCULATIONS:

2 PARKING SPACES REQ'D. AND PROVIDED PER SDMC TABLE 142-03C

VICINITY MAP

NO SCALE

SITE LOCATION

COMPLETENESS REVIEW

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;

2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;

3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;

4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;

5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;

6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND

7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME:

SIGNATURE: TIM GOLBA DATE: 04/16/20

PROJECT DIRECTORY

GENERAL

TLO COVER SHEET

T11 LEGEND AND PROJECT DATA

CIVIL

C-1 TOPOGRAPHICAL SURVEY

ARCHITECTURAL

A0.0 SITE PLAN

A1.0 FIRST & SECOND FLOOR PLANS

A1.1 THIRD FLOOR & ROOF PLANS

A2.0 BUILDING ELEVATIONS

A2.1 BUILDING ELEVATIONS

A3.0 BUILDING SECTIONS

LANDSCAPING

L1.0 LANDSCAPE DEVELOPMENT PLAN

PROJECT DESCRIPTION:

SCOPE OF WORK IS FOR A COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 3,234 SQUARE FOOT THREE- STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE

OCCUPANCY:

R-3

BUILDING CODES:

2019 CALIFORNIA RESIDENTIAL CODE

2019 CALIFORNIA BUILDING CODE

2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA FIRE CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA GREEN BUILDING CODE

ZONING OVERLAYS:

CITY COASTAL, COASTAL HEIGHT LIMIT, PARKING IMPACT OVERLAY ZONE (COASTAL IMPACT AREA), SDUSD, MISSION BEACH COMMUNITY PLAN, COUNCIL DISTRICT 2, NOISE CONTOURS - 60-65 dB, FLOOD PLAIN 500-YEAR, SD AIRPORT INFLUENCE AREA, FAA HEIGHT LIMIT OVERLAY

CONSTRUCTION TYPE:

TYPE VB,

SPRINKLERED (NFPA 13D)

*SPRINKLERS TO BE DEFERRED

NUMBER OF STORIES

EXISTING: 1

PROPOSED: 3

BUILDING HEIGHT

EXISTING: 13'-6"

PROPOSED: 29'-11.5"

YEAR EXISTING STRUCTURES BUILT:

1957

EXISTING SOIL CONDITIONS:

PREVIOUSLY DISTURBED

GEOLOGICAL HAZARD CATEGORY:

ZONES S1

DIRECTORY

OWNER:

RONALD & DOLLY DRIBBEN

381 MARIAN BAY DR.

HEATH, TX 75082

TEL: (858) 231-4905

ARCHITECT:

GOLBA ARCHITECTURE, INC.

1940 GARNET AVE. #100

SAN DIEGO, CA 92104

TEL: (619) 231-4905

CONTACT: BRIAN BRITTON

SURVEY:

CHRISTENSEN ENGINEERING & SURVEYING

1809 SILVERTON AVE., SUITE J

SAN DIEGO, CA 92126

TEL: (858) 271-4901

CONTACT: ANTHONY CHRISTENSEN

CIVIL:

TERRA PACIFIC CONSULTANTS INC.

4010 MORENA BLVD, SUITE 108

SAN DIEGO, CA 92107

TEL: (858) 521-1190

CONTACT: CRISTOPHER O'HERN

Prepared By:

Brian Britton

Golba Architecture

1940 Garnet Ave., Suite 100

San Diego, CA 92104

office: (619) 231-4905

fax: (858) 750-3471

Project Address:

2816 BAYSIDE WALK

SAN DIEGO, CA 92104

Project Name:

DRIBBEN RESIDENCE

Revision 10:

Revision 9:

Revision 8:

Revision 7:

Revision 6:

Revision 5:

Revision 4:

Revision 3:

Revision 2:

07-08-20

Original Date:

04-16-20

Sheet 2 of 10

LEGEND & PROJECT DATA

GOLBA ARCHITECTURE inc

Architecture ■ Space Planning ■ Interior Design

1940 Garnet Ave. #100 San Diego, California 92109

Phone: (619) 231-9905 Fax: (858) 750-3471

DRIBBEN RESIDENCE

2816 BAYSIDE WALK

SAN DIEGO, CA 92109

REGISTERED ARCHITECT

BRITTON J. GOLBA

No. 04788

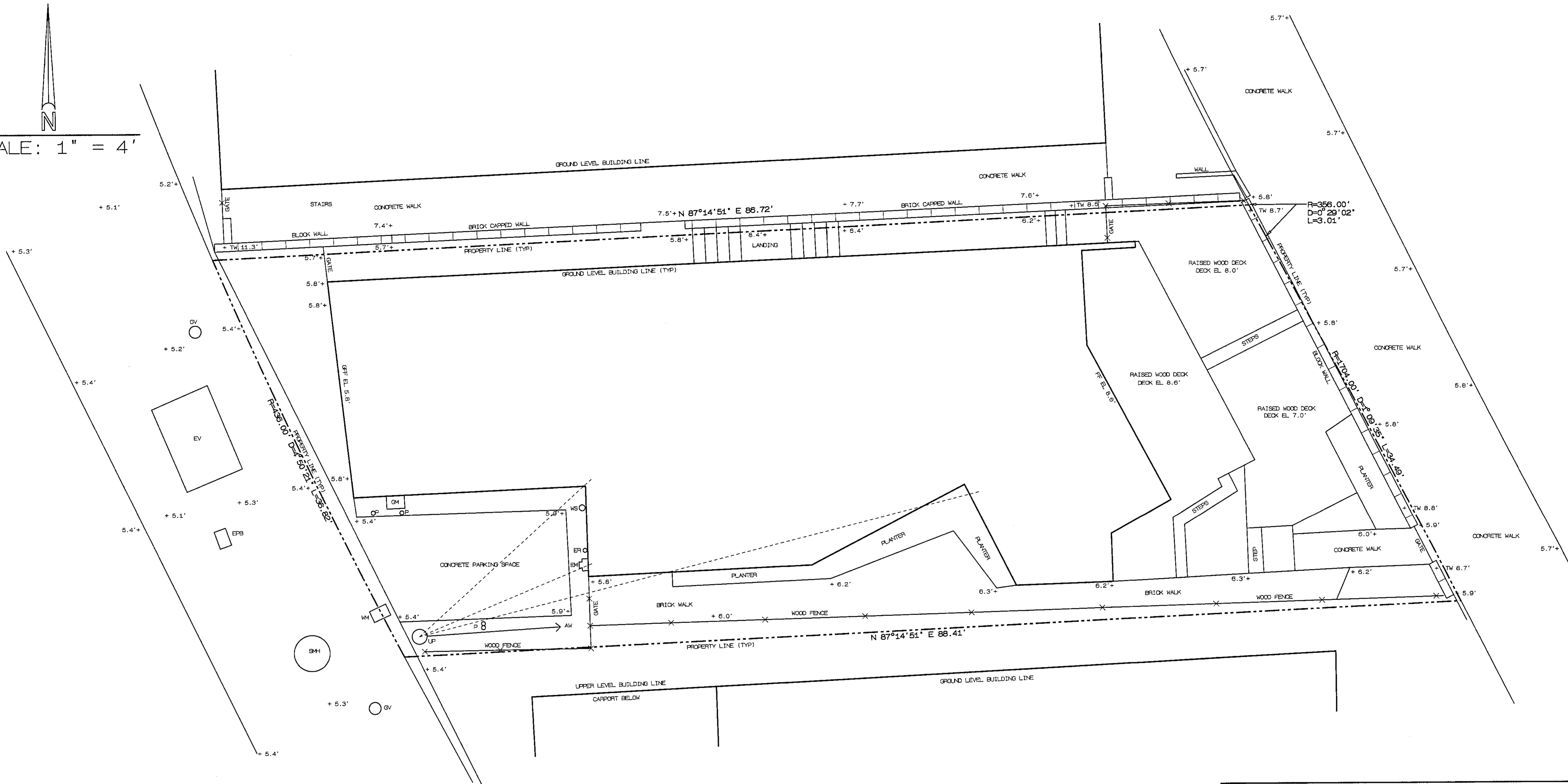
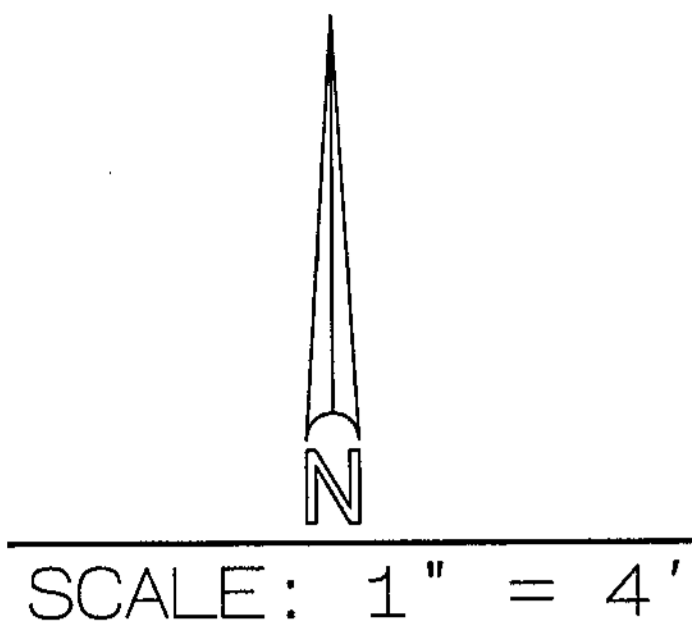
EXPIRATION 12-31-21

STATE OF CALIFORNIA

GOLBA ARCHITECTURE inc

1.1.1

DATE: REV. DATE:



LEGAL DESCRIPTION

LOT "B" IN BLOCK 33 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, EXCEPTING THEREFROM THAT PORTION THEREOF, IF ANY, NOW OR HERETOFORE LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

NOTES

- EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. SEE TITLE REPORT.
- THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
- THE ADDRESS FOR THE SUBJECT PROPERTY IS 2816 BAYSIDE WALK, SAN DIEGO, CA 92109.
- THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 423-732-02.
- THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.07 ACRES.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED WITHIN THE INTERSECTION OF BAYSIDE LANE AND CHASSET COURT. ELEVATION 4.481' MEAN SEA LEVEL (N.G.V.D. 1929).

ABBREVIATIONS

AW	ANCHOR WIRE
EL	ELEVATION
EM	ELECTRIC METER
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VALVE
ER	ELECTRICAL RISER
FF	FINISH FLOOR
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GV	GATE VALVE
P	POST
SMH	SEWER MANHOLE
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
WM	WATER METER
WS	WATER SERVICE

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901 EMAIL:CEANDS@AOL.COM

C-1

Project Address:

2816 BAYSIDE WALK
SAN DIEGO, CA 92109

Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Project Name:

DRIBBEN RESIDENCE

Original Date: DECEMBER 14, 2019

Sheet Title:

TOPOGRAPHIC MAP

Sheet 1 Of 1

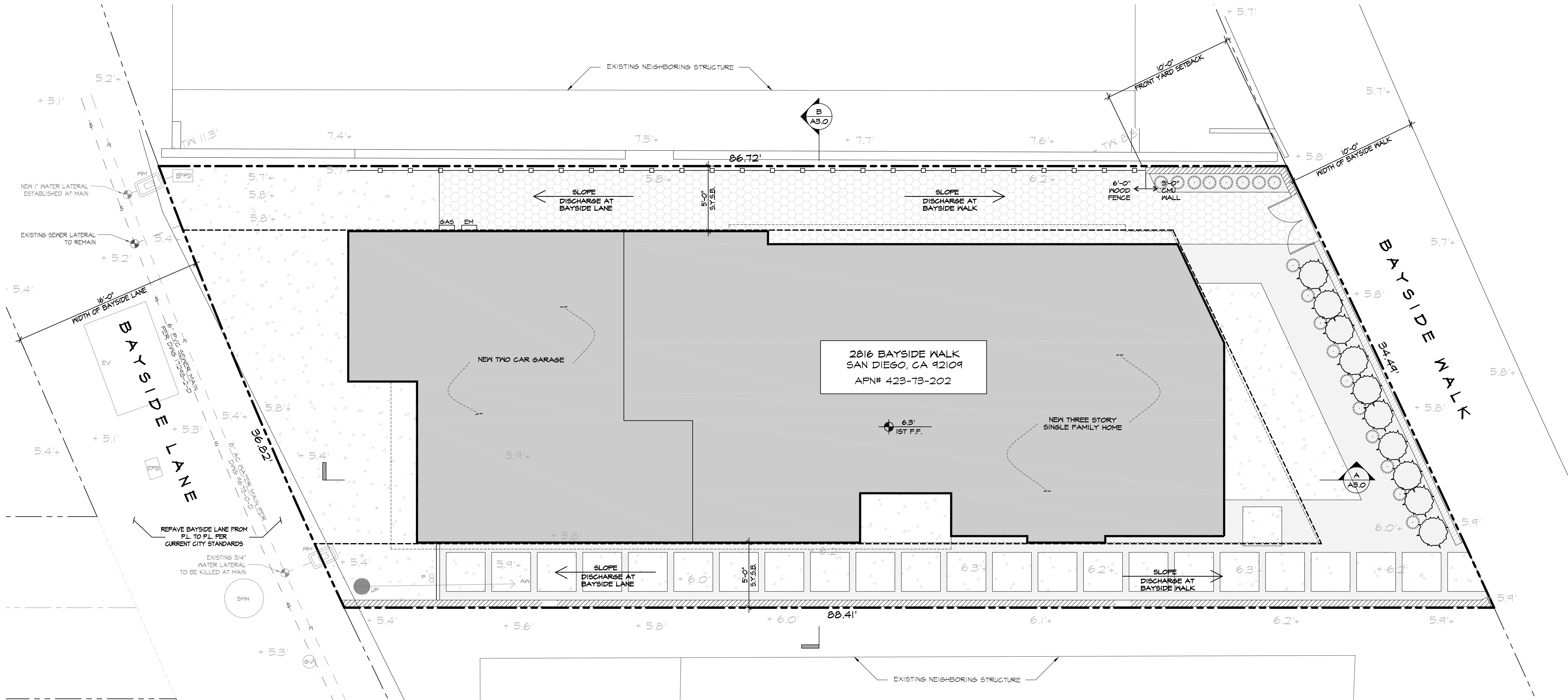
DEP#



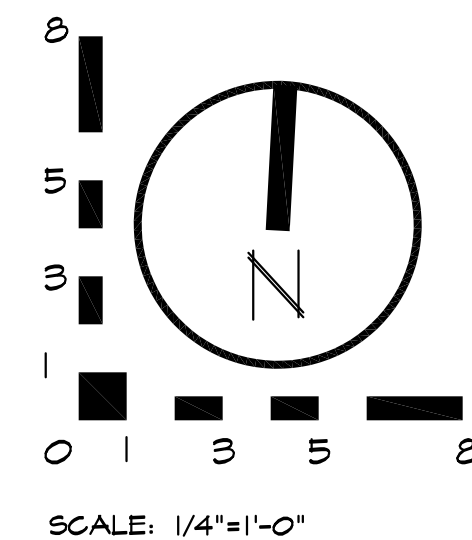
CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858)271-9901 EMAIL:CEANDS@AOL.COM



Patrick F. Christensen
PATRICK F. CHRISTENSEN, P.L.S. 7208
Date 12-14-19



SITE PLAN
SCALE: 1/4"=1'-0"



EARTHWORK QUANTITIES:
EXISTING PERVIOUS AREA: 199 S.F.T.
EXISTING IMPERVIOUS AREA: 2,718 S.F.T.
PROPOSED PERVIOUS AREA: 617 S.F.T.
PROPOSED IMPERVIOUS AREA: 2,360 S.F.T.
CUT QUANTITIES: 18.5 [CYD]
FILL QUANTITIES: 0 [CYD]
EXCAVATED FROM FOUNDATIONS: 5 [CYD]
IMPORT/EXPORT QUANTITIES: 18.5 [CYD] EXPORT
MAX. CUT DEPTH: 1.5'
MAX. FILL DEPTH: 1.5'

SITE NOTES:
THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW AND EXISTING STRUCTURES VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFG 901.4.4). MIN. SIZE OF NUMBERS SHALL BE 12".
METER LOCATIONS ARE SUBJECT TO APPROVAL BY SD64E.
THIS PROJECT DRAINS ROOF DRAINS TO LANDSCAPED AREAS OR BRICK AND LANDSCAPED AREA ADJACENT TO THE HOUSING UNIT. ALL RUNOFF WILL BE DISCHARGED TO PAVED SURFACES IN THE PUBLIC RIGHT-OF-WAY.

FAA NOTIFICATION SELF CERTIFICATION AGREEMENT:





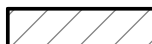






I, TIMOTHY J. GOLBA, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 71.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 71, NOTIFICATION IS NOT REQUIRED.

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

NOTE:
PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (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:
PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITEE SHALL ASSURE BY PERMIT AND BOND TO REPLACE EXISTING ALLEY PAVEMENT FULL WIDTH PER CURRENT CITY STANDARDS ADJACENT TO THE SITE ON BAYSIDE LANE SATISFACTORY TO THE CITY ENGINEER.

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

SITE KEY	
	AREA OF PROPOSED RESIDENCE
	AREA OF PROPOSED CONCRETE
	AREA OF LANDSCAPING
	AREA OF PERMEABLE PAVERS
	FENCE WALL
	INDICATES PROPERTY LINE
	INDICATES SETBACK LINE
	INDICATES LINE ABOVE
	DOWN SPOUT
	SPOT ELEVATION
	DRAINAGE PATTERN (EXISTING TO REMAIN)

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

Project Address:
2816 BAYSIDE WALK
SAN DIEGO, CA 92109

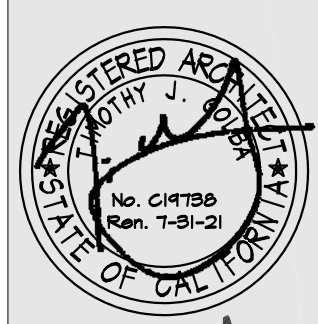
Project Name:
DRIBBEN RESIDENCE

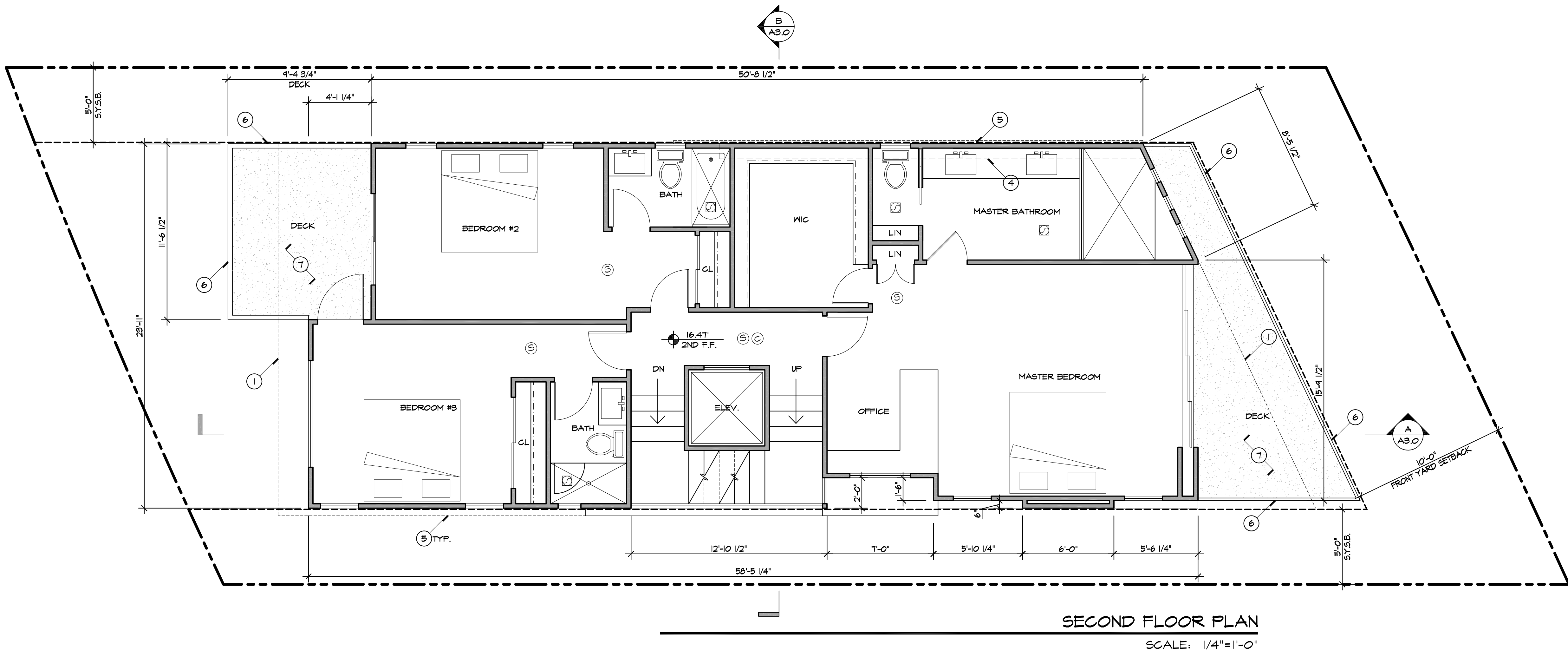
Sheet Title:
SITE PLAN

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 08-13-20
Revision 1: 07-08-20

Original Date: 04-16-20

Sheet 4 of 10



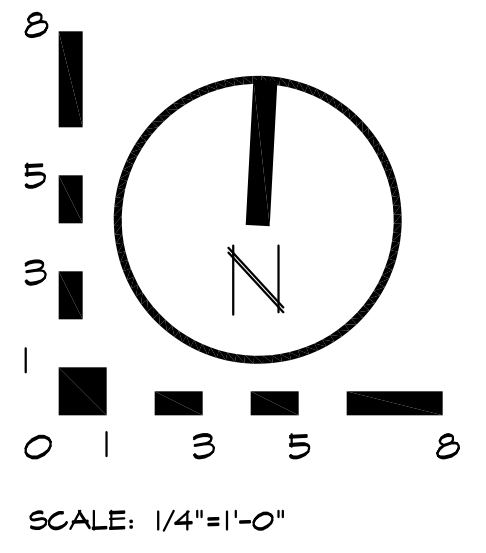
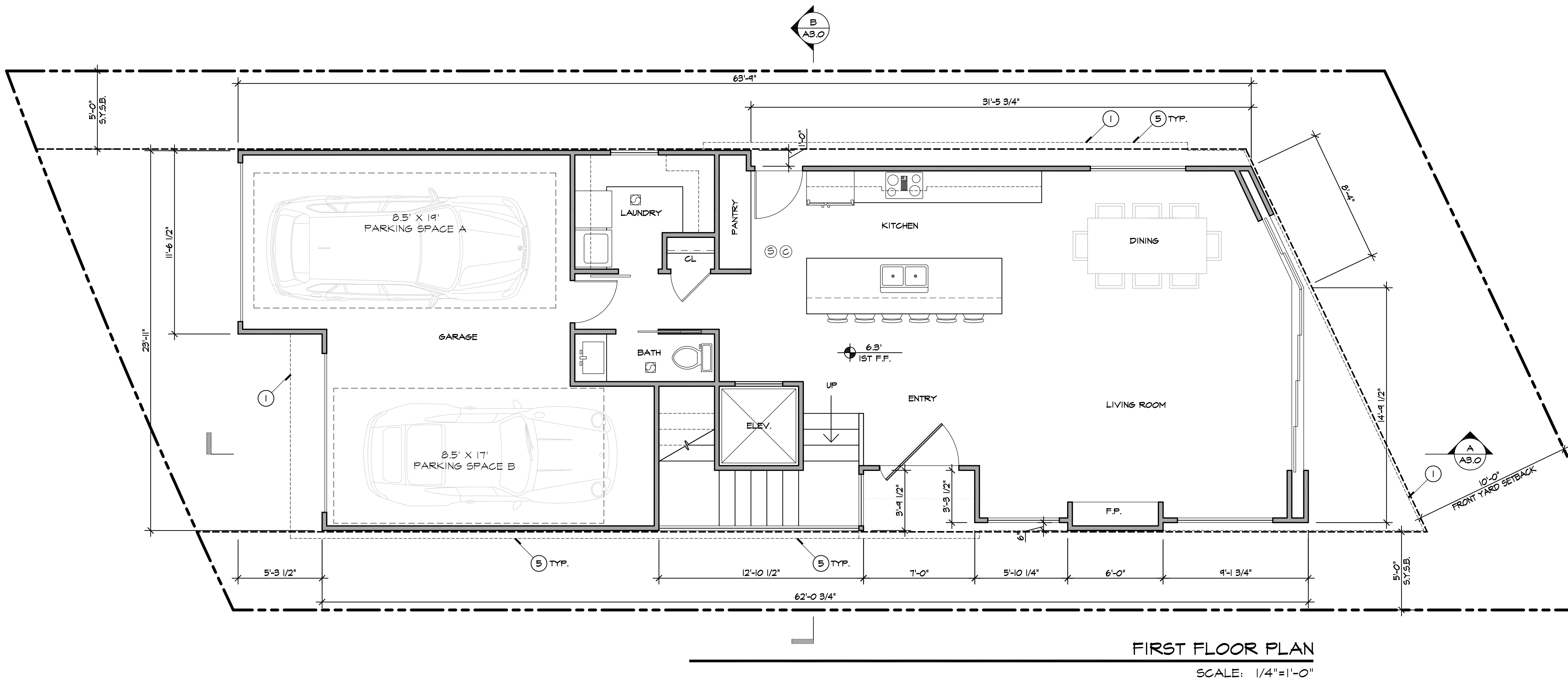


WALL LEGEND	
	2x4 STUD WALL
	2x6 STUD WALL
	LOW WALL
	INDICATES ABOVE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS DOOR/WINDOW
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T1.1 FOR VENTILATION NOTES.

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

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

KEY NOTES	
1	LINE OF DECK OR ROOF ABOVE
2	LINE OF WALL ABOVE
3	LINE OF DECK OR ROOF BELOW
4	LINE OF WALL BELOW
5	MAXIMUM 6" PROJECTION PER SDMC, MBPD 1513.0304(d)(1) TABLE 1513-03B
6	DECK RAILING AT 42" ABOVE FINISHED FLOOR
7	PLY-DECK WATERPROOFING DECK SURFACE. INSTALL PER MANUF. SPECIFICATIONS. ICC REPORT ESR-2091.
8	"6A" "EVERGUARD" THERMO PLASTIC SINGLE PLY ROOFING, CLASS "A" ASSEMBLY PER ICC-ES ESR-1541. INSTALL PER MANUF., TYP.
9	ROOF DRAIN AND OVERFLOW
10	ALUMINUM METAL CLADDING



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

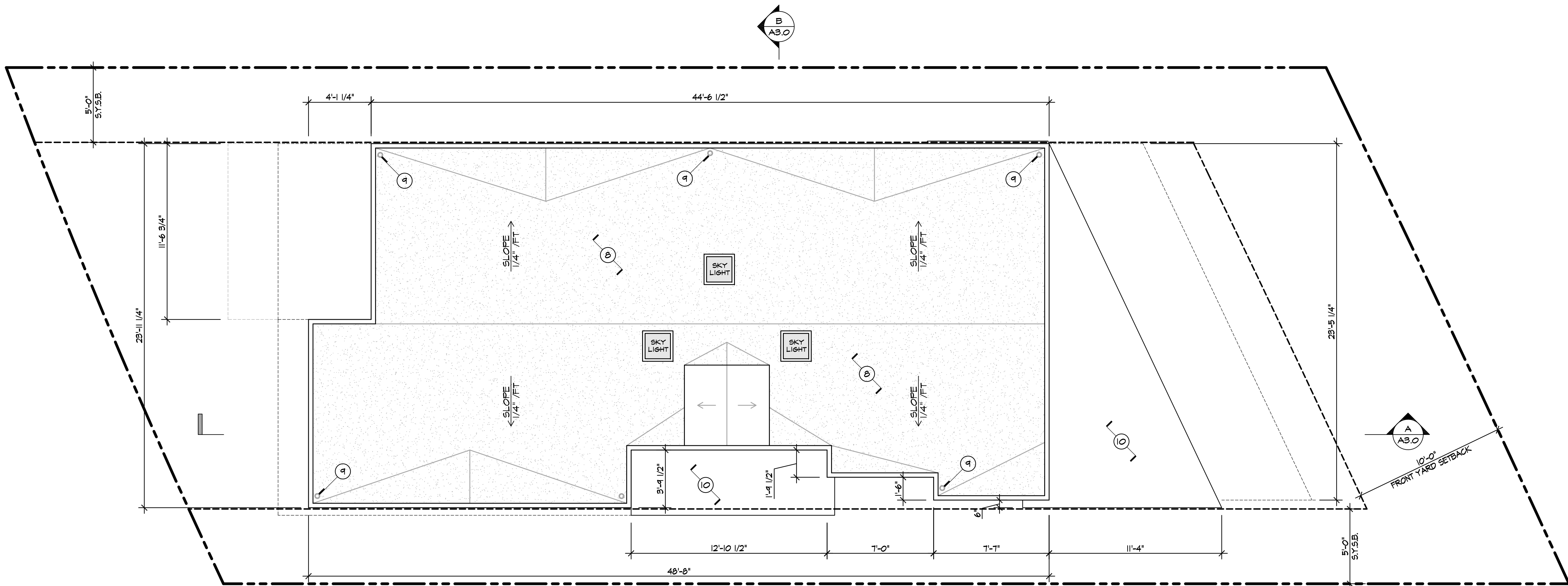
Project Address:
2816 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
DRIBBEN RESIDENCE
Sheet Title:

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 08-13-20
Revision 1: 07-08-20

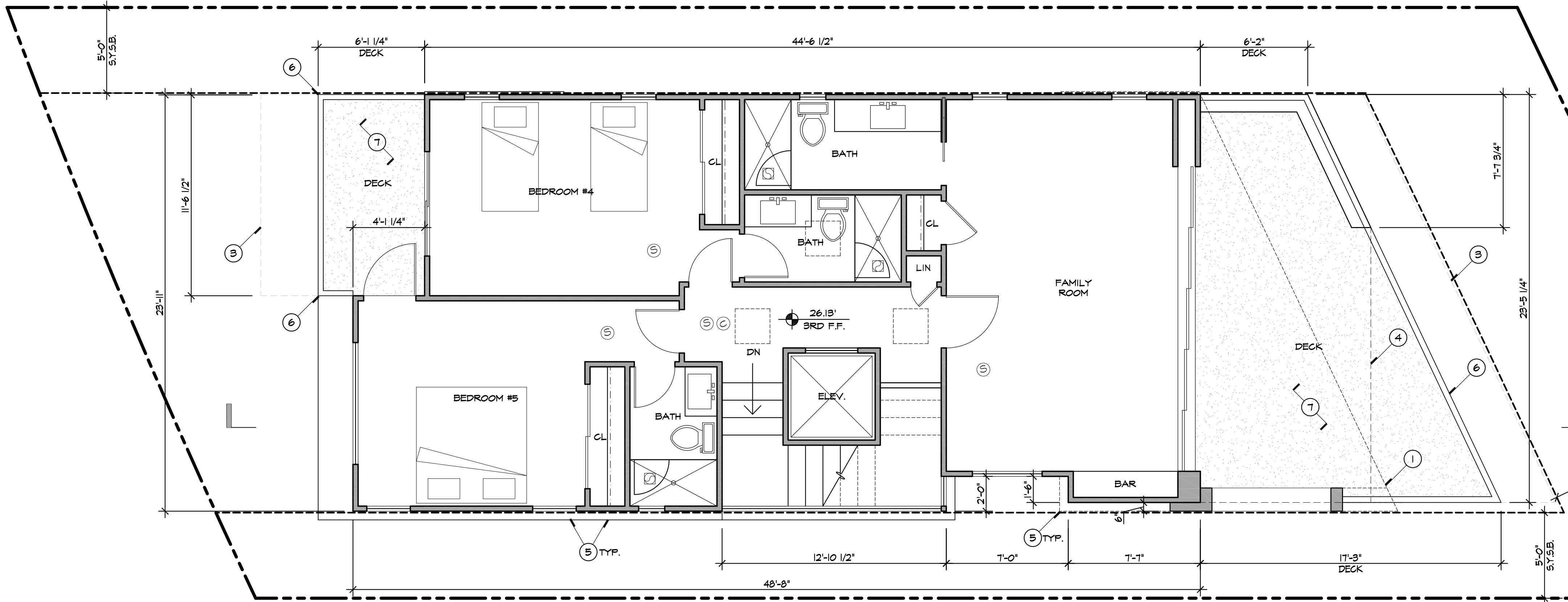
Original Date: 04-16-20
Sheet 5 of 10

FLOOR PLANS



ROOF PLAN

SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN

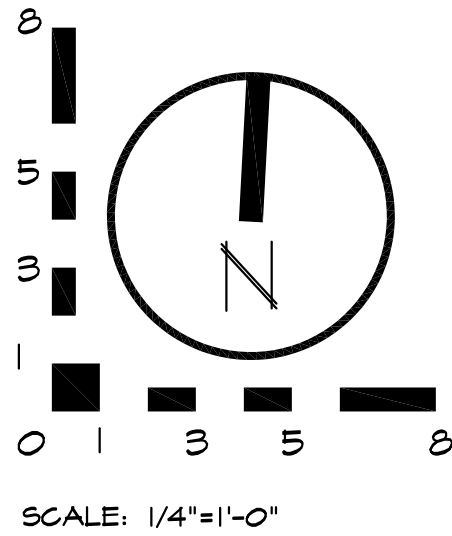
SCALE: 1/4"=1'-0"

WALL LEGEND	
	2x4 STUD WALL
	2x6 STUD WALL
	LOW WALL
	INDICATES ABOVE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS DOOR/WINDOW
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/ HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T1.1 FOR VENTILATION NOTES.

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

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

KEY NOTES	
①	LINE OF DECK OR ROOF ABOVE
②	LINE OF WALL ABOVE
③	LINE OF DECK OR ROOF BELOW
④	LINE OF WALL BELOW
⑤	MAXIMUM 6" PROJECTION PER SDMC, MBPD 1513.0304(d)(1) TABLE 1513-03B
⑥	DECK RAILING AT 42" ABOVE FINISHED FLOOR
⑦	PLI-DECK WATERPROOFING DECK SURFACE. INSTALL PER MANUF. SPECIFICATIONS. ICC REPORT ESR-2091.
⑧	"6A" "EVERGUARD" THERMO PLASTIC SINGLE PLY ROOFING, CLASS "A" ASSEMBLY PER ICC-ES ESR-1541. INSTALL PER MANUF., TYP.
⑨	ROOF DRAIN AND OVERFLOW
⑩	ALUMINUM METAL CLADDING



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

Project Address:
2816 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:

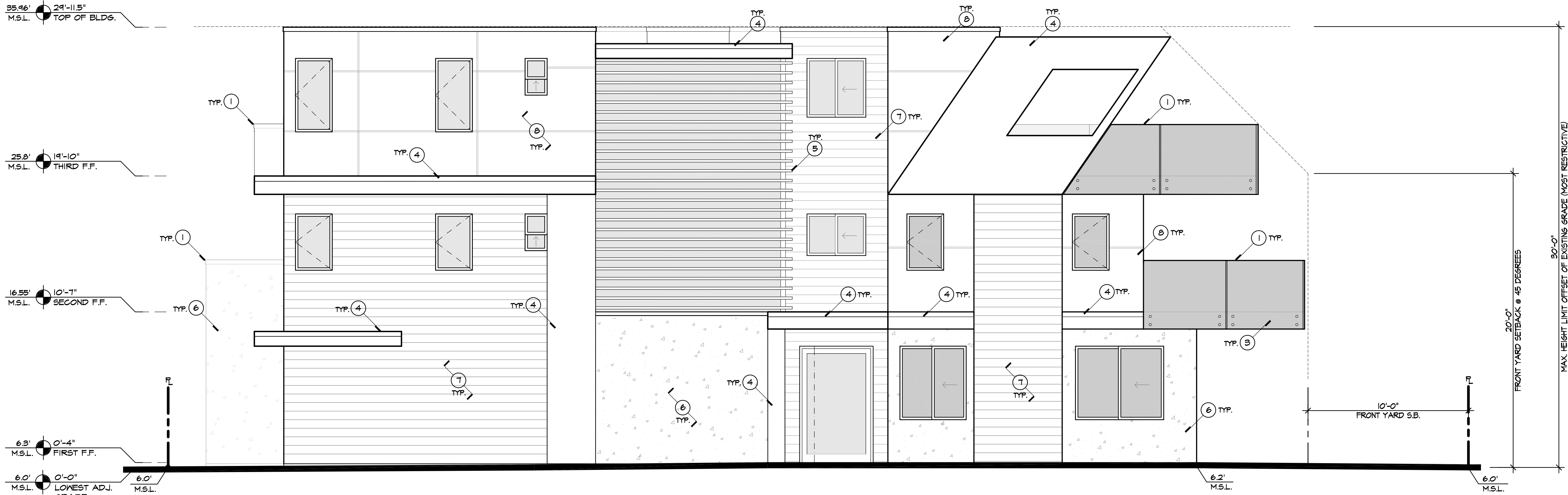
DRIBBEN RESIDENCE
Sheet Title:

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 08-13-20
Revision 1: 07-08-20

Original Date: 04-16-20

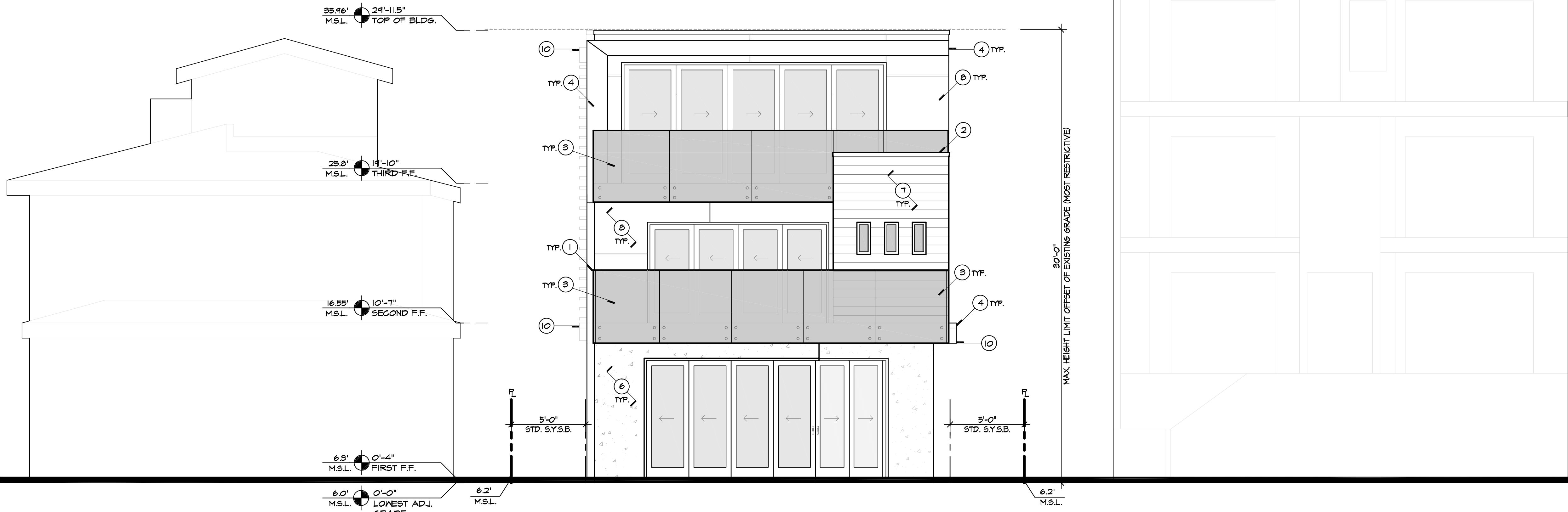
Sheet 6 OF 10

FLOOR & ROOF PLANS



SOUTH ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"

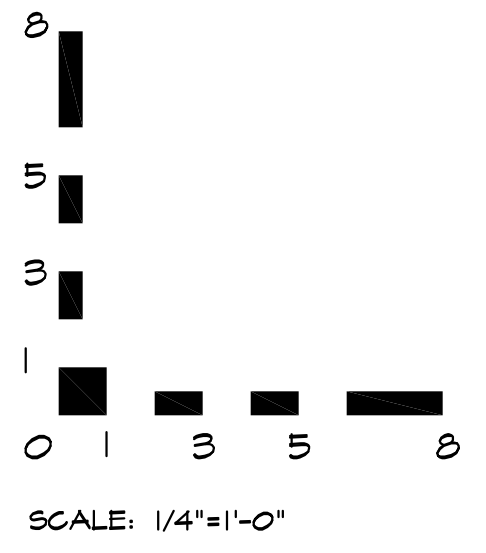
ELEVATION LEGEND:

- CONCRETE TILE PANELS
- WOOD LOOK PORCELAIN TILE ON SCRATCH & BROWN COAT OF STUCCO
- 1/16" THICK REVEAL PANEL SYSTEM BY JAMES HARDIE
- GLASS, TEMPERED GLASS PANEL

KEY NOTES

- DECK RAILING AT 42" ABOVE FINISHED FLOOR
- ALUMINUM SHOE FOR TEMPERED GLASS PANEL
- SIDE MOUNTED TEMPERED GLASS PANELS WITH ALUMINUM FASCIA
- METAL FASCIA PANELING
- TEAK LOUVRES
- CONCRETE TILE PANELS
- WOOD LOOK PORCELAIN TILE ON SCRATCH & BROWN COAT OF STUCCO
- 1/16" THICK REVEAL PANEL SYSTEM BY JAMES HARDIE
- NEW 10'-0" GARAGE DOOR, TEMPERED GLAZING
- MAXIMUM 6" EAVE OR WINDOW CASEMENT PROJECTION PER SDMC, MBPD 1513.0304(a)(1) TABLE 1513-03B

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC, SEC. 152.0505).



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

Project Address:
2816 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
DRIBBEN RESIDENCE

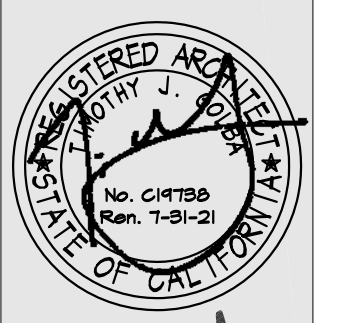
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: X
Revision 1: 07-08-20

Original Date: 04-16-20
Sheet 7 of 10

BUILDING ELEVATIONS

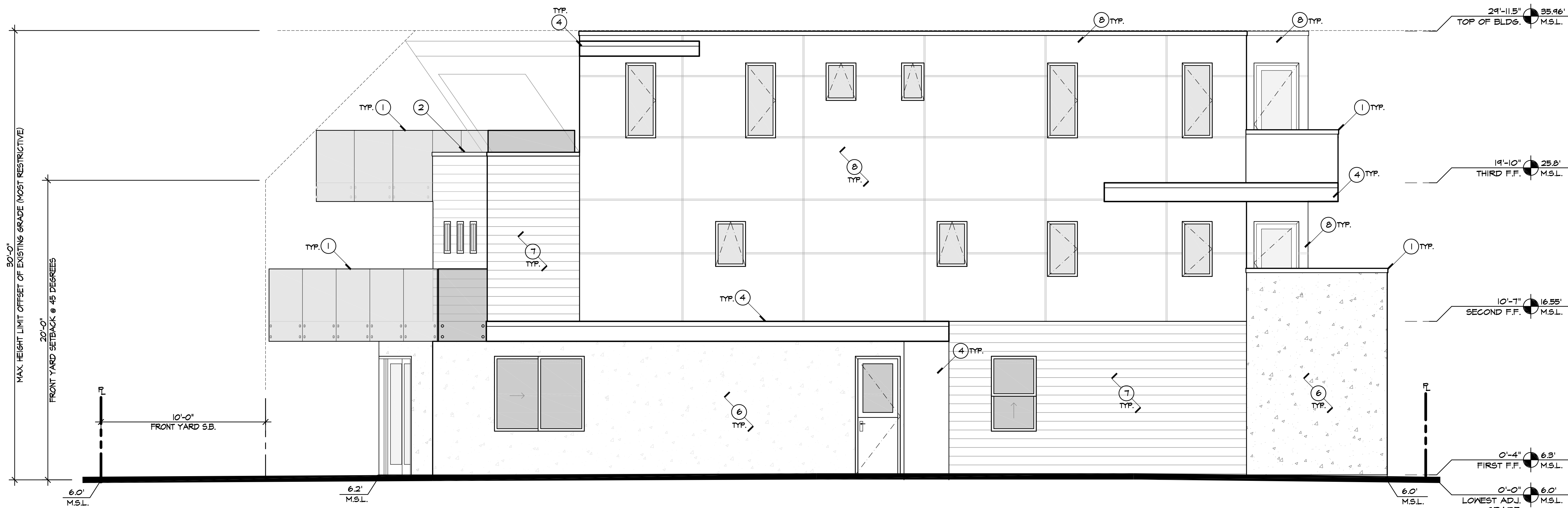
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

DRIBBEN RESIDENCE
2816 BAYSIDE WALK
SAN DIEGO, CA 92109



golba INC.
A 2.0

REV. DATE: DATE:



ELEVATION LEGEND:

- CONCRETE TILE PANELS
- WOOD LOOK PORCELAIN TILE ON SCRATCH & BROWN COAT OF STUCCO
- 1/16" THICK REVEAL PANEL SYSTEM BY JAMES HARDIE
- GLASS, TEMPERED GLASS PANEL

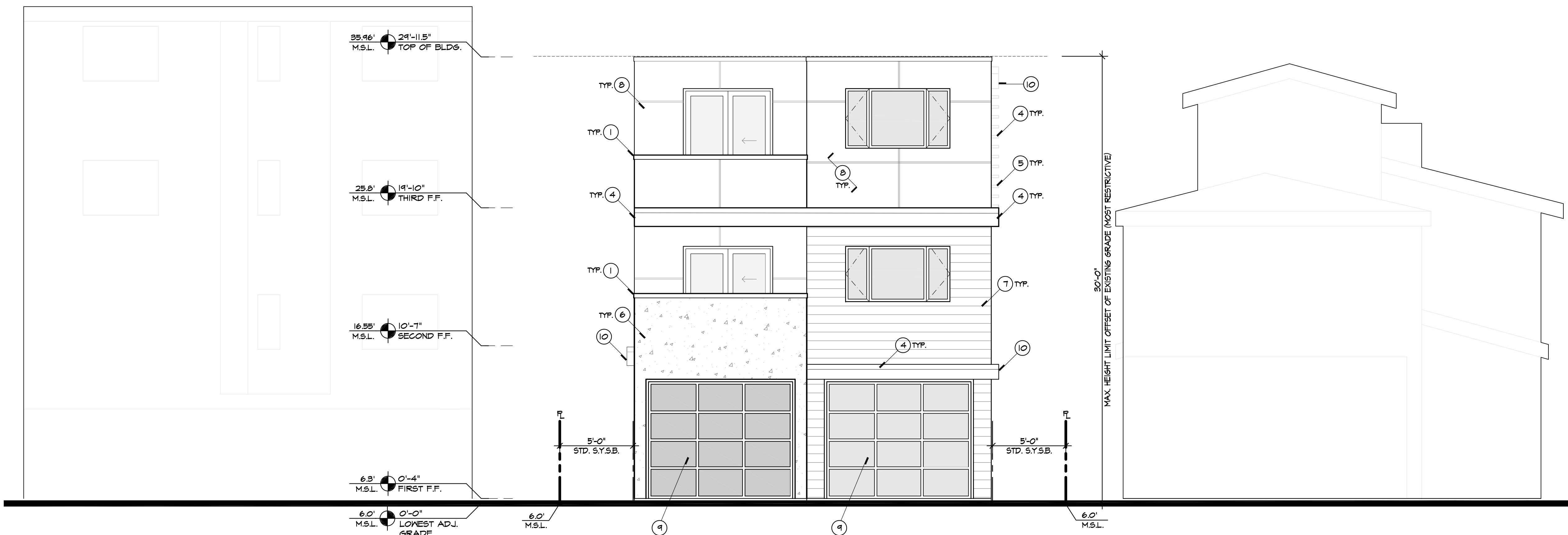
KEY NOTES

- DECK RAILING AT 42" ABOVE FINISHED FLOOR
- ALUMINUM SHOE FOR TEMPERED GLASS PANEL
- SIDE MOUNTED TEMPERED GLASS PANELS WITH ALUMINUM FASCIA
- METAL FASCIA PANELING
- TEAK LOUVRES
- CONCRETE TILE PANELS
- WOOD LOOK PORCELAIN TILE ON SCRATCH & BROWN COAT OF STUCCO
- 1/16" THICK REVEAL PANEL SYSTEM BY JAMES HARDIE
- NEW 10'-0" GARAGE DOOR, TEMPERED GLAZING
- MAXIMUM 6" EAVE OR WINDOW CASEMENT PROJECTION PER SDMC, MBPD 1513.0304(a)(1) TABLE 1513-03B

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC, SEC. 152.0505).

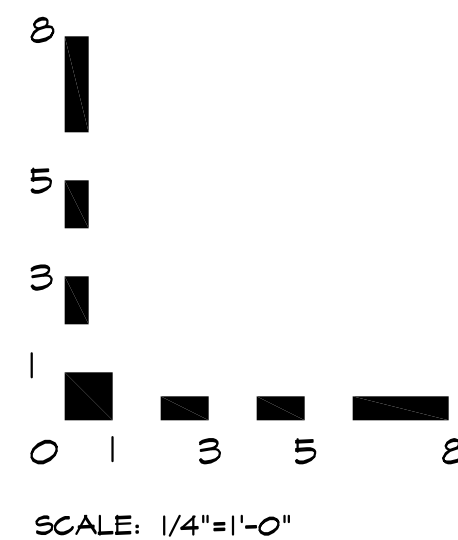
NORTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"



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

Project Address:
2816 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:

DRIBBEN RESIDENCE
Sheet Title:

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: X
Revision 1: 07-08-20

Original Date: 04-16-20

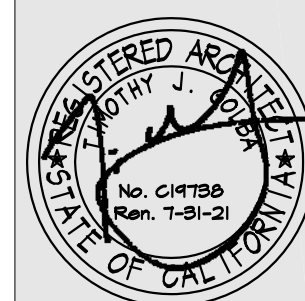
Sheet 8 of 10

BUILDING ELEVATIONS

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

DRIBBEN RESIDENCE

2816 BAYSIDE WALK
SAN DIEGO, CA 92109



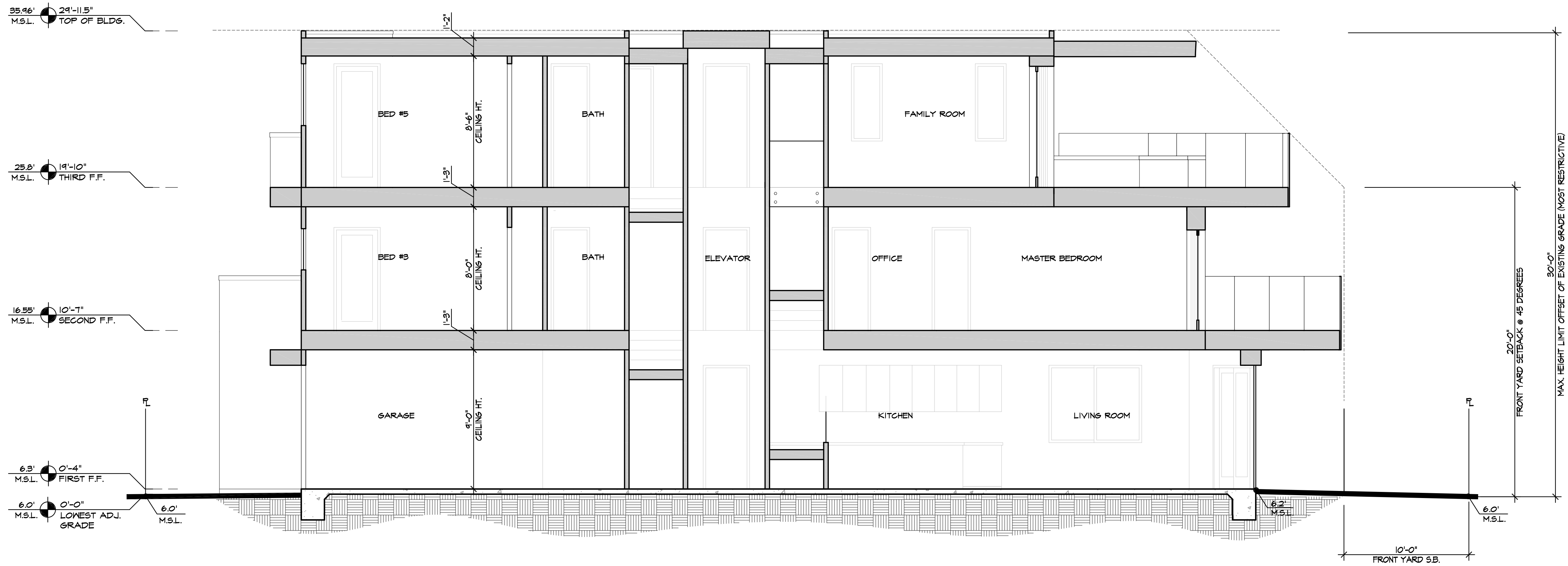
golba INC.

A 2.1

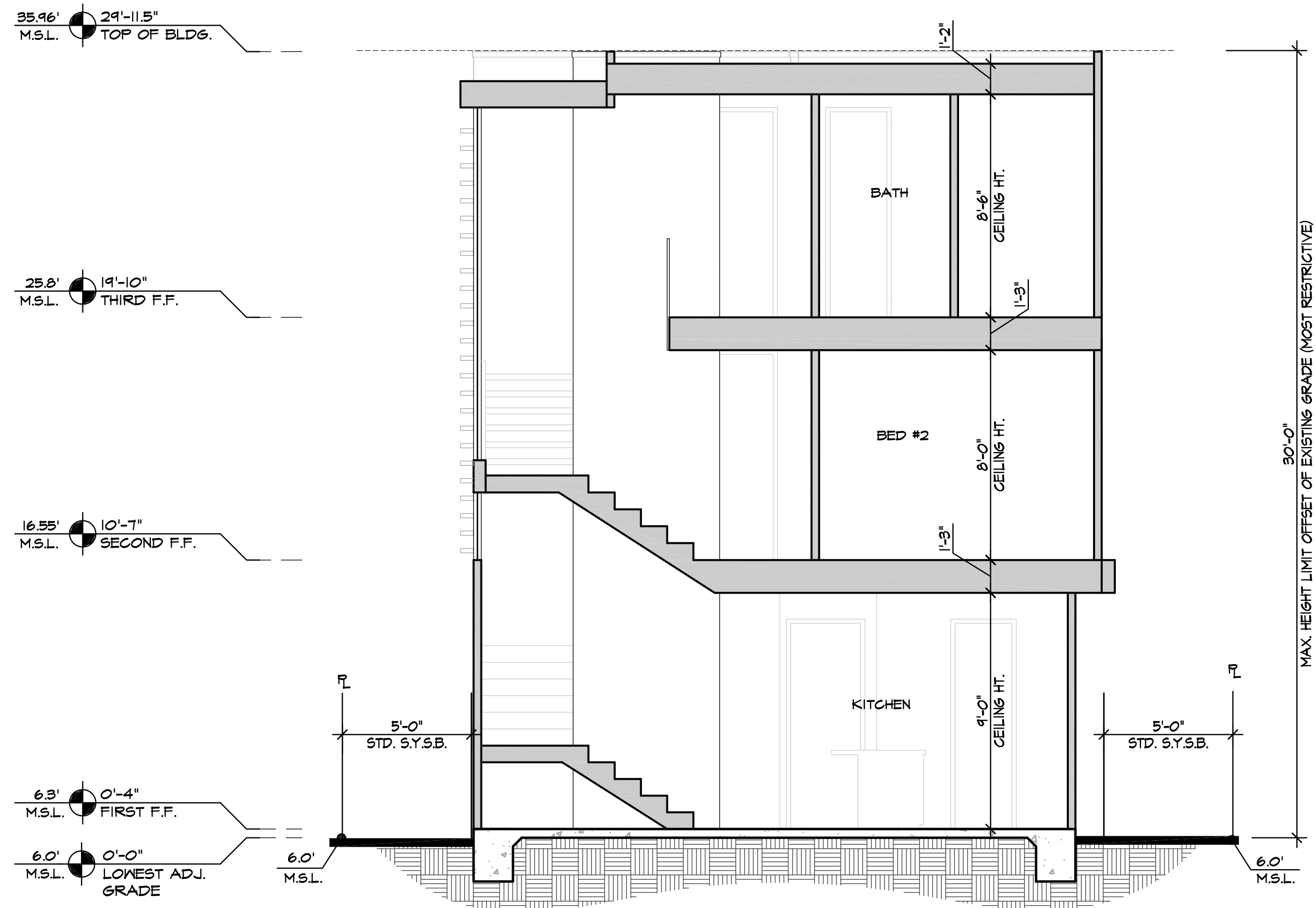
REV. DATE:

DATE:

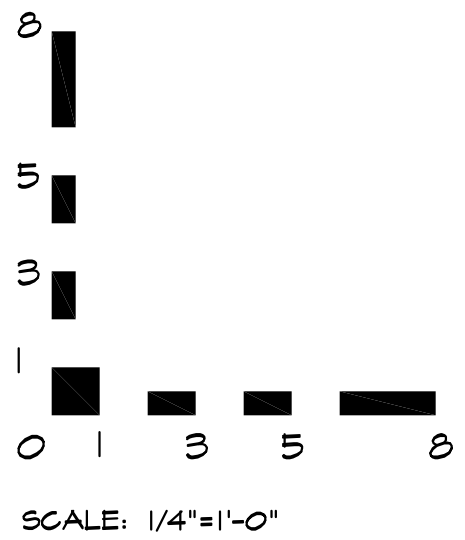
PROPRIETARY DESIGN: THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.



BUILDING SECTION - A
SCALE: 1/4"=1'-0"



BUILDING SECTION - B
SCALE: 1/4"=1'-0"



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

Project Address:
2816 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
DRIBBEN RESIDENCE
Sheet Title:

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: X
Revision 1: 07-08-20

Original Date: 04-16-20
Sheet 9 of 10

BUILDING SECTIONS

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

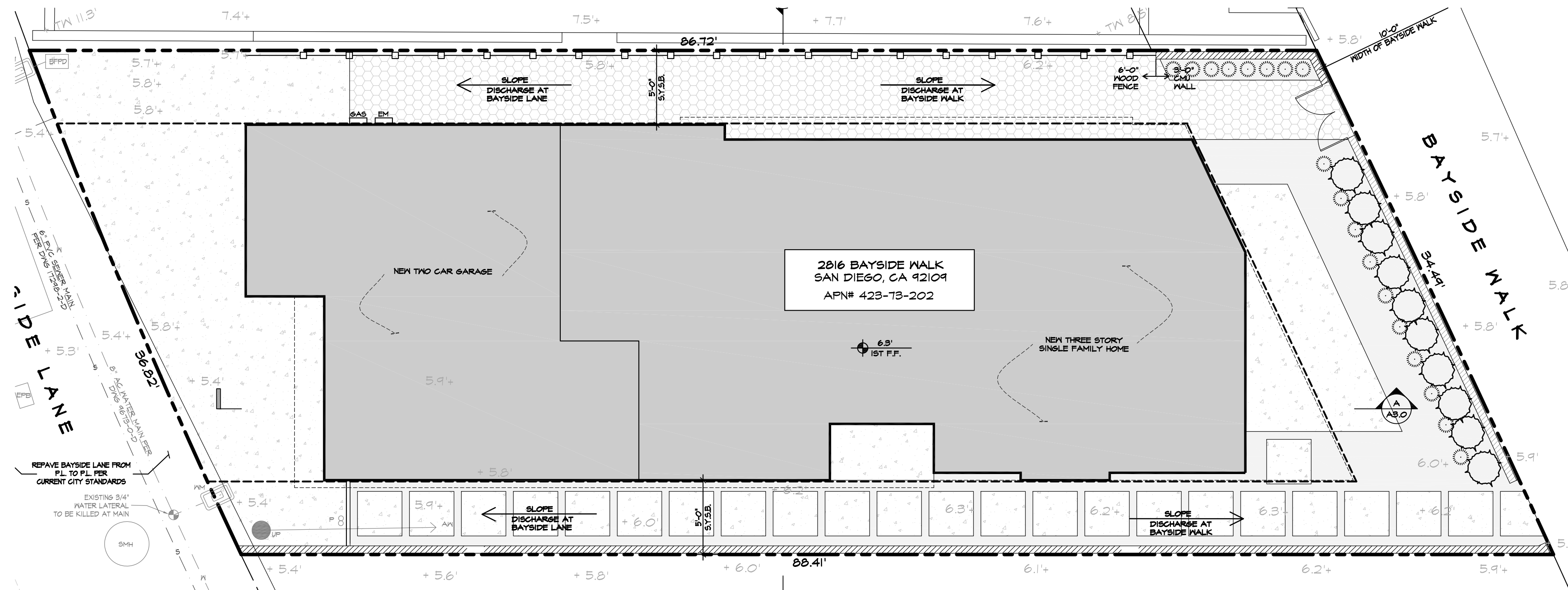
DRIBBEN RESIDENCE
2816 BAYSIDE WALK
SAN DIEGO, CA 92109



golba INC.

A 3.0

DATE: REV. DATE:



SITE KEY	
	INDICATES PROPERTY LINE
	INDICATES SETBACK LINE

SITE NOTES:

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

LANDSCAPE CALCULATIONS:

TOTAL WALK YARD AREA:	370 SQ. FT.
TOTAL WALK LANDSCAPED AREA:	142 SQ. FT.
TOTAL WALK HARDSCAPE AREA:	178 SQ. FT.
40% X TOTAL WALK YARD AREA (370 SQ. FT.) = 148 SQ. FT. REQ'D LANDSCAPED	
TOTAL LANDSCAPED WALK AREA (142 SQ. FT.) > 148 SQ. FT. REQ'D	

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

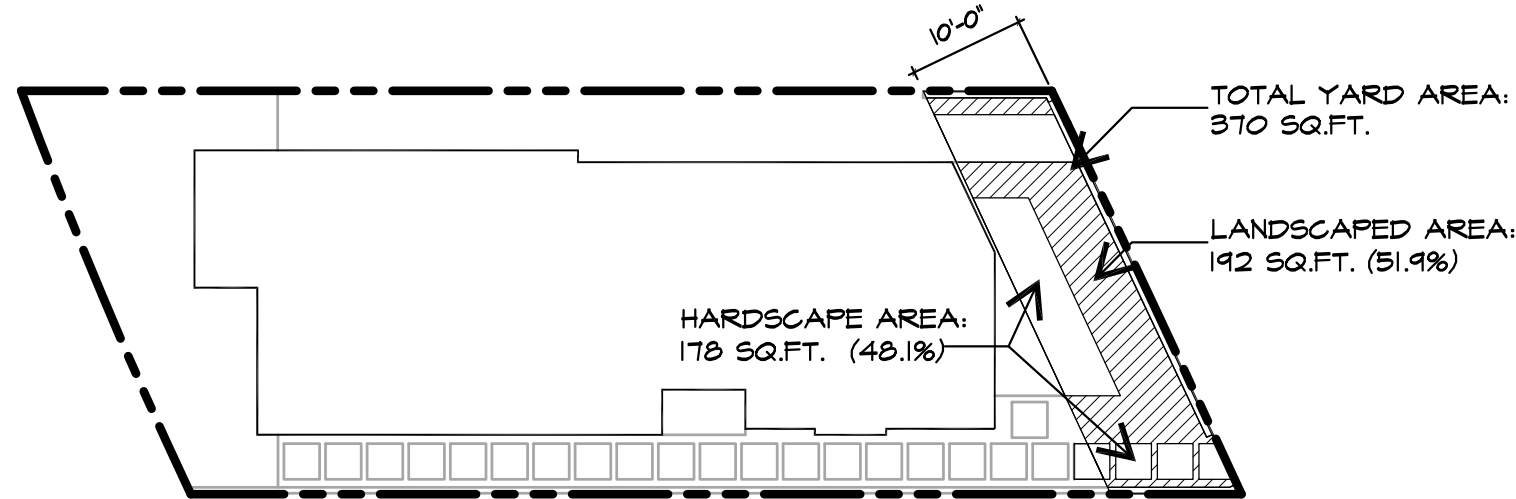
LANDSCAPE DESIGN STATEMENT:

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

NOTES:

1. ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE MISSION BEACH PLANNED DISTRICT, & ALL OTHER CITY & REGIONAL STANDARDS.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM (SPRAY) SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, & MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE (SDMC 142.0403).
3. LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS & PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRoACH OR OVERHANG INTO THE COURTS AND PLACES RIGHTS-OF-WAY BELOW A HEIGHT OF 8 FT. ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC-RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL (LDC 1513.0402(a)(2)).
4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPING AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS & LITTER CONDITION & ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
5. ALL LANDSCAPING & IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
6. ALL PLANTERS WITHIN PROPERTY NOT TO EXCEED 3'-0" IN HEIGHT.
7. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).
8. 100% OF ALL REQUIRED YARDS EXCEPT INTERIOR AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 40% AND SHALL BE A COMBINATION OF TREES, SHRUBS, AND GROUND COVER. THE REMAINING 60% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3'-0" IN HEIGHT AND PAVED AREAS (LDC 1513.0402(a)(1)).

LANDSCAPE REQUIREMENTS

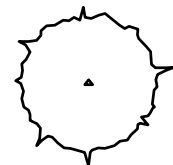


ALL REQUIRED YARDS EXCEPT INTERIOR YARDS AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 40% AND SHALL BE A COMBINATION OF TREES, SHRUBS AND GROUND COVER. THE REMAINING 60% MAY INCLUDE, BUT IS NOT RESTRICTED TO, FOUNTAINS REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3 FEET IN HEIGHT AND PAVED AREAS.

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

LANDSCAPE LEGEND

PROPOSED LANDSCAPE MATERIAL: QTY. / % / SIZE MATURE SIZE



HEDGE SHRUBS
SUCH AS: 2' TALL X 3' WIDE MATURE HT.
BERBERIS THUNBERGII
CONCORDE BARBERRY
JAPANESE BARBERRY

18 / 100% / 5 GAL.

"CONCORDE BARBERRY" 2H X 3W
"DIARF BARBERRY" 2H X 3W
"JADE CAROUSEL BARBERRY" 3H X 5W



GRASS-LIKE SHRUBS
SUCH AS: 3' TALL X 3' WIDE MATURE HT.
PHORMIUM TENAX 'BRONZE BABY'
MUEHLBERGIA RIGENS
PHORMIUM TENAX

20 / 100% / 5 GAL.

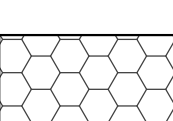
"NEW ZEALAND FLAX" 3H X 3W
"FLAX LILY" 2H X 2W
"HARAKEKE" 3H X 3W



3" HIGH GROUND COVER
SUCH AS: LAWN
PASPALUM VASINATUM
FRAGARIA CHLOENIS
DYMONDIA MARGARETAE

AS REQ'D / 100% / SOD

"SEASHORE PASPALUM"
"BEACH STRAWBERRY"
N/CN



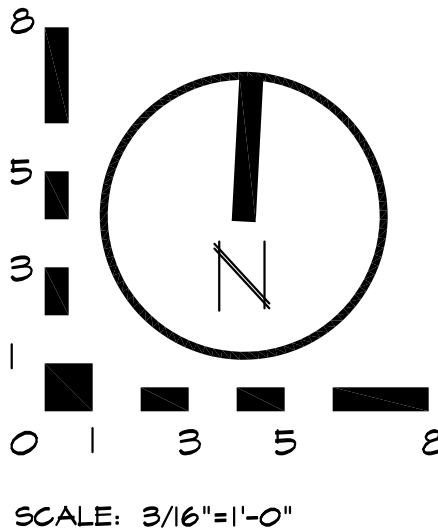
PERMEABLE PAVERS
SUCH AS: TURF STONE
AQUATERA
HASTINGS CHECKER BLOCK
SF-RIMA

AS REQ'D / 100% / 6"x6"



IMPERMEABLE MATERIAL

CONCRETE



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

Project Address:
2816 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:

DRIBBEN RESIDENCE
Sheet Title:

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: X
Revision 1: 07-08-20

Original Date: 04-16-20

Sheet 10 OF 10

LANDSCAPE PLAN

GOLBA ARCHITECTURE INC.

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

DRIBBEN RESIDENCE

2816 BAYSIDE WALK
SAN DIEGO, CA 92109



INC.

L 1.0

REV. DATE:

DATE: