



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: March 6, 2013

REPORT NO. HO-13-020

ATTENTION: Hearing Officer

SUBJECT: WASSON GUEST QUARTERS  
PROJECT NUMBER: 282690

LOCATION: 869 Sunset Cliffs Boulevard

APPLICANT: Sue Skala

### SUMMARY

Issue: Should the Hearing Officer approve the construction of a guest quarters above an existing, detached, double-car garage within the Peninsula Community Planning area?

Staff Recommendation(s) – APPROVE Coastal Development Permit No. 992729 with conditions.

Community Planning Group Recommendation – The Peninsula Community Planning Group voted 8-0-0 to recommend approval of the project on January 15, 2013 (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (e), Existing Facilities – Additions. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 18, 2012 and the opportunity to appeal that determination ended January 9, 2013.

### BACKGROUND/DISCUSSION

The proposed project is the construction of a 674-square-foot guest quarters above an existing, detached double-car garage within the rear portion of the site located at 869 Sunset Cliffs Boulevard in the RS-1-7 zone of the Peninsula Community Planning area. The site is developed with a two-story residence, the detached garage and other accessory improvement. The property has a paved alley at the rear. Surrounding developments are single-family homes and across Sunset Cliffs Boulevard are Sunset Cliffs Park and the Pacific Ocean.

The guest quarters complies with all of the underlying zone regulations including setbacks, building height and floor area ratio and is consistent with the separately regulated uses for guest quarters. The separately regulated use regulations include restrictions on the size of the guest quarters (25 percent of the premises), that it be used solely by occupant/guests/employees of the primary dwelling and, that no kitchen facilities be installed. These regulations will ensure that the guest quarters will not be utilized as a second unit and that it will be a subordinate use to the primary dwelling. No deviations have been requested for the development. The development is consistent with the recommendations of the Peninsula Community Plan which designates the site for residential development. The community plan does not designate the site as having a public physical accessway nor is it designated as having a proposed accessway or a public view corridor.

#### ALTERNATIVES

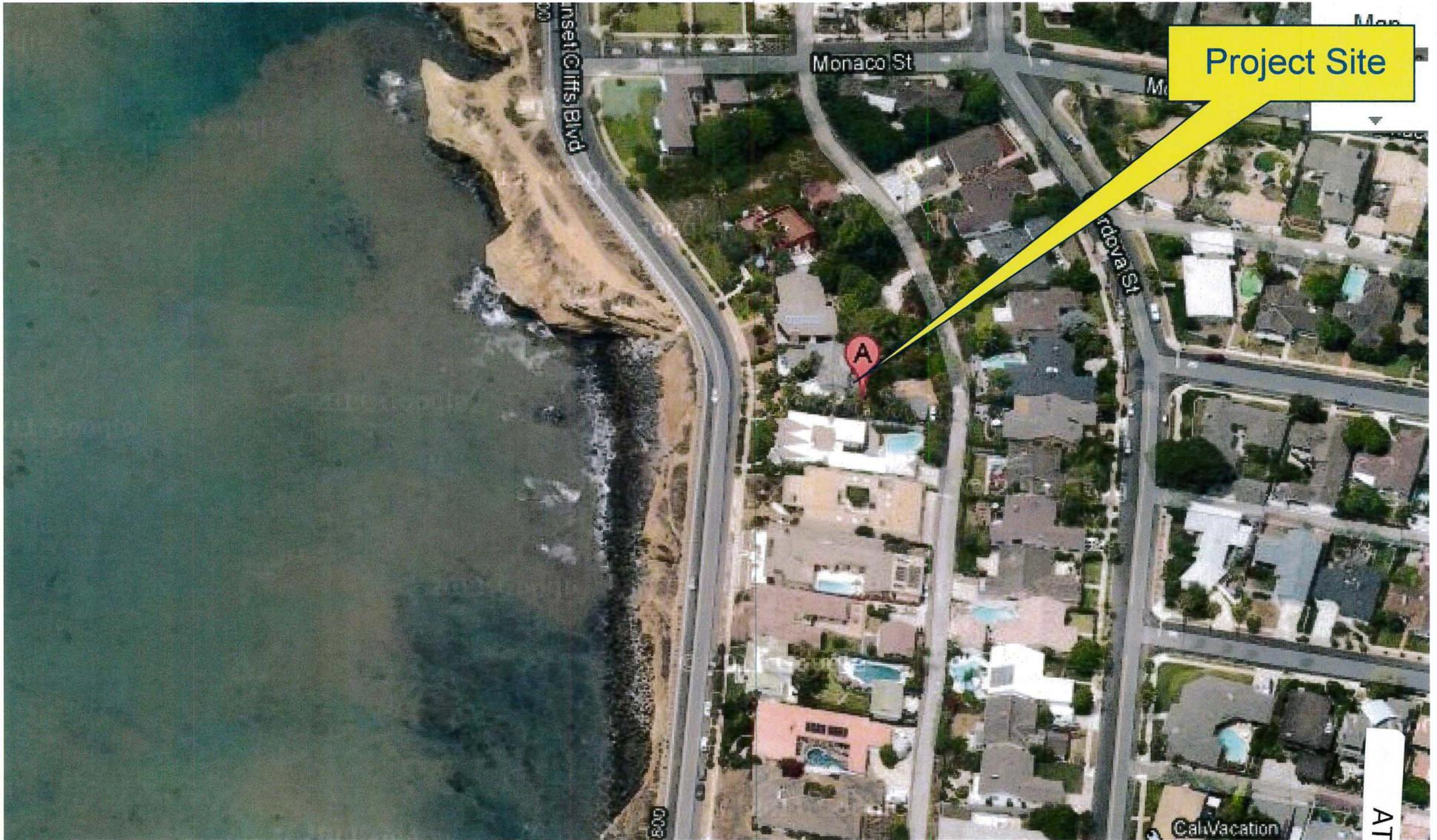
1. Approve Coastal Development Permit No. 992729, with modifications.
2. Approve Coastal Development Permit No. 992729, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
Sandra Teasley, Development Project Manager

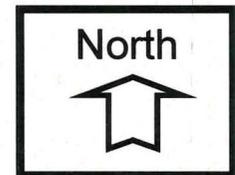
#### Attachments:

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

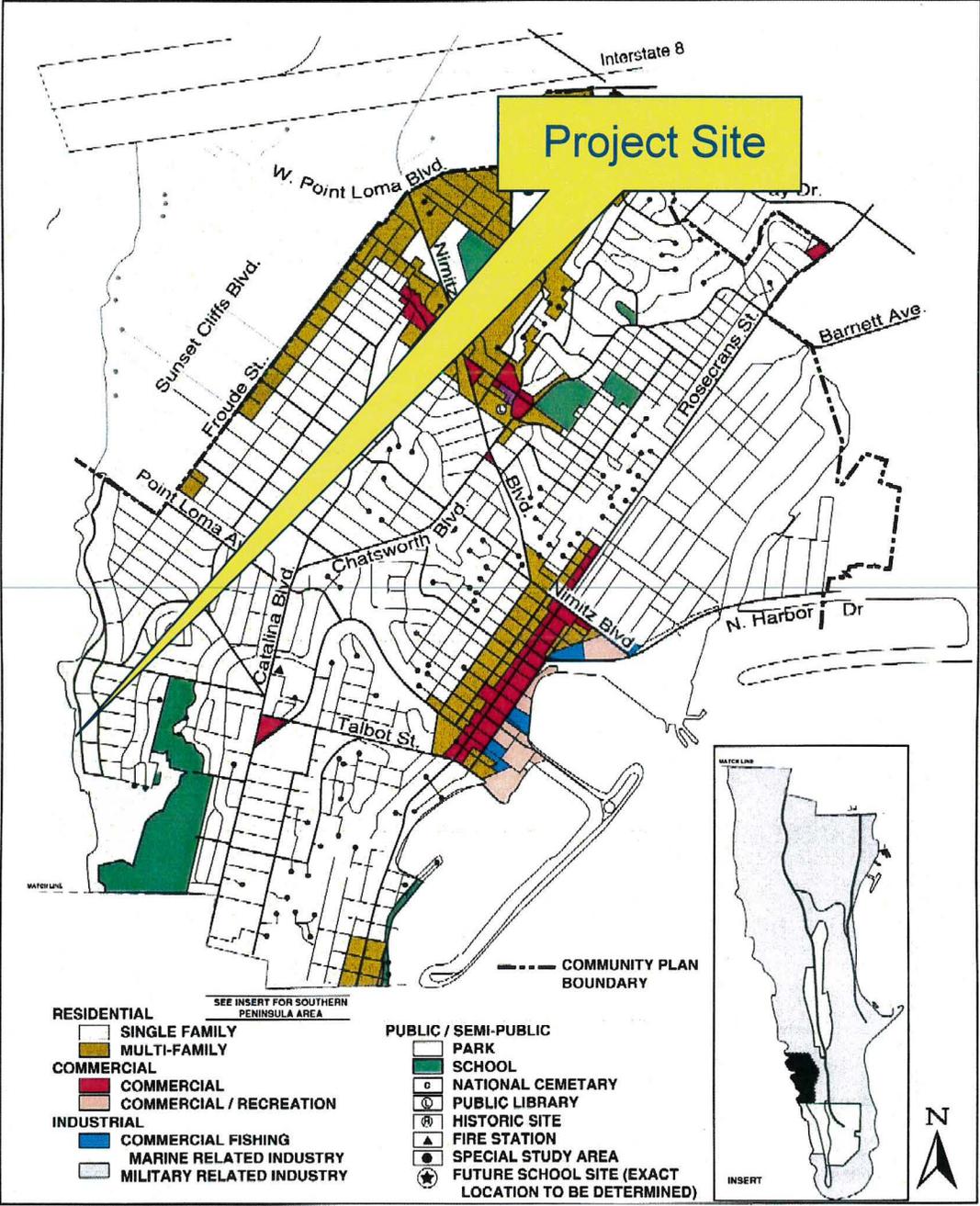


**Aerial Photo**

**WASSON GUEST QUARTERS- 869 SUNSET CLIFFS BL.**  
**PROJECT NO. 282690**



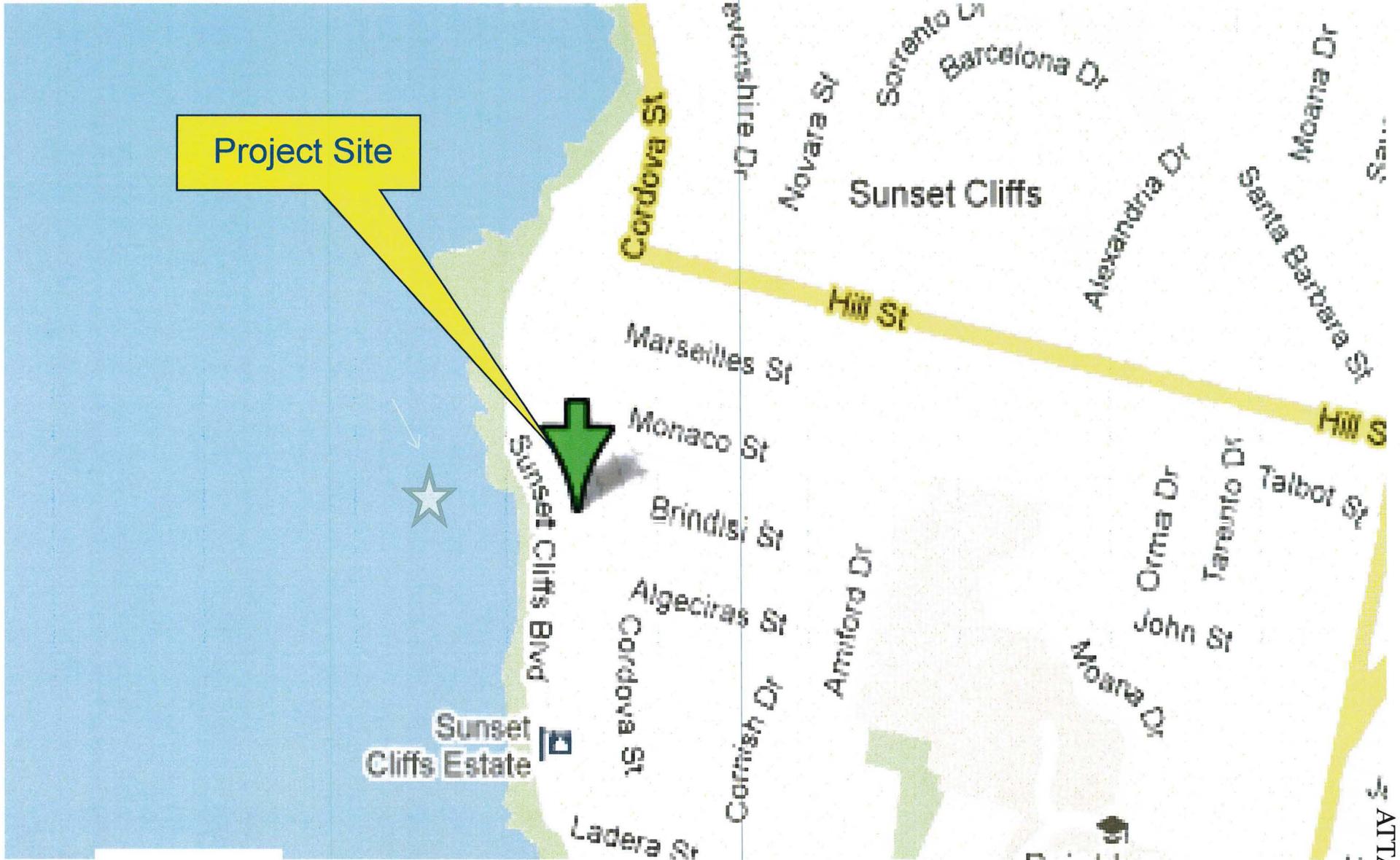
ATTACHMENT 1



# Land Use Map

**WASSON GUEST QUARTERS CDP- 869 Sunset Cliffs Bl.  
PROJECT NO. 282690**





**Project Location Map**

**WASSON GUEST QUARTERS – 869 SUNSET CLIFFS BL.  
PROJECT NO. 282690**



**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION 501

or  
**PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002714

**COASTAL DEVELOPMENT PERMIT NO. 992729  
WASSON GUEST QUARTERS - PROJECT NO. 282690  
HEARING OFFICER**

This Coastal Development Permit No. 992729 is granted by the Hearing Officer of the City of San Diego to WES WASSON AND HEIDI WASSON, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0701. The 0.31-acre site is located at 869 Sunset Cliffs Boulevard in the RS-1-7 zone, the Coastal Height Limitation Overlay Zone (Proposition D Coastal Height Limit Overlay zone, Coastal Overlay Zone (Appealable to the Coastal Commission), Parking Impact Overlay Zone, and the Residential Tandem Parking Overlay Zone of the Peninsula Community Planning area. The project site is legally described as Lot 20 Azure Vista Map No. 1981.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct a guest quarters above an existing detached garage on a lot with a single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 6, 2013, on file in the Development Services Department.

The project shall include:

- a. Construction of a 674-square-foot guest quarters above an existing, detached double-car garage on a lot with an existing 3,608-square-foot two story residence;
- b. Off-street parking;
- 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 [ENTER DATE including the appeal time].
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 construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.

13. Owner/Permittee shall maintain a minimum of two 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.

14. 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.
15. The guest quarters shall not be rented, leased, or sold as a separate dwelling unit.
16. The guest quarters shall be used solely by the occupants of the primary dwelling unit, their guests, or their employees.
17. The guest quarters shall not contain a kitchen or facilities for the storage and preparation of food. A bar sink and miniature refrigerator may be permitted.
18. Prior to the issuance of the construction permit, the record owner shall submit a signed agreement with the City that specifies that the guest quarters or habitable accessory building shall not be used as, or converted to, a companion unit or any other dwelling unit. The agreement shall include a stipulation that neither the primary dwelling unit nor the guest quarters or habitable accessory building shall be sold or conveyed separately nor rented, leased or sold as a separate unit. The City will provide the agreement to the County Recorder for recordation.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on March 6, 2013 and [Approved Resolution Number].

ATTACHMENT 4

Permit Type/PTS Approval No.: CDP No. 992729  
Date of Approval: March 6, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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SANDRA TEASLEY  
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.

Owner/Permittee

By \_\_\_\_\_  
WES WASSON AND HEIDI WASSON  
TITLE

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

**HEARING OFFICER  
RESOLUTION NO.  
COASTAL DEVELOPMENT PERMIT NO. 992729  
WASSON GUEST QUARTERS - PROJECT NO. 282690**

WHEREAS, WES WASSON AND HEIDI WASSON, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a guest quarters above an existing detached double-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 992729) on portions of a 0.31 acre site;

WHEREAS, the project site is located at 869 Sunset Cliffs Boulevard in the RS-1-7 zone of the Peninsula Community Planning area;

WHEREAS, the project site is legally described as Lot 20, Azure Vista Map No. 1981;

WHEREAS, on March 6, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 992729 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 18, 2012, 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 (e) (Existing Facilities-Additions) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 March 6, 2013.

FINDINGS:

**Coastal Development Permit - 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 the construction of a 674-square-foot guest quarters above an existing, detached double car garage on a lot with an existing residence located at 869 Sunset Cliffs Boulevard across the street from Sunset Cliffs Park and the Pacific Ocean. The site does not contain a public physical accessway nor is it designated as having a proposed accessway or a

## ATTACHMENT 5

public view corridor within the Peninsula Community Plan and Local Coastal Program. 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.

**2. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY SENSITIVE LANDS.**

The proposed project is the construction of a 674-square-foot guest quarters above an existing, detached double car garage on a lot with an existing residence located at 869 Sunset Cliffs Boulevard across the street from Sunset Cliffs Park and the Pacific Ocean. The property does not contain nor is it adjacent to 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 proposed project is the construction of a 674-square-foot guest quarters above a detached double car garage on a lot with an existing residence located at 869 Sunset Cliffs Boulevard across the street from Sunset Cliffs Park and the Pacific Ocean. The site is designated for residential development within the Peninsula Community Plan. The proposed guest quarters is an accessory use to the existing single-family dwelling and complies with all of the development regulations of the underlying RS-1-7 zone, and the separately regulated uses for guest quarters. The separately regulated uses include restrictions on the size of the guest quarters, that it be used solely for members of the primary dwelling, guests and employees, and, that no kitchen facilities be installed. These regulations will ensure that the guest quarters will not be utilized as a second unit and will be a subordinate use to the primary dwelling. No deviations have been requested for the development. The Peninsula Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway nor as having a proposed accessway or a public view corridor. Therefore, 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.

**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 the construction of a 674-square-foot guest quarters above an existing, detached double car garage on a lot with an existing residence located at 869 Sunset Cliffs Boulevard across the street from Sunset Cliffs Park and the Pacific Ocean.

## ATTACHMENT 5

For private developments, Chapter 3 of the California Coastal Act addresses the requirement for new developments to not impede public access to Coastal amenities. The site is not located on or adjacent to any existing physical accessway. The guest quarters would be constructed within the rear portion of the lot entirely within private property and would observe all required setbacks, building height requirements, and floor area ratio. Therefore, the project would not impede public access to the nearby Coastal amenity. The Peninsula Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway nor as having a proposed accessway or a public view corridor. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 992729 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. 992729, a copy of which is attached hereto and made a part hereof.

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SANDRA TEASLEY  
Development Project Manager  
Development Services

Adopted on: March 6, 2013

Job Order No. 24002714

## 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 92101-2422

FROM: CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES DEPARTMENT  
 1222 FIRST AVENUE, MS 501  
 SAN DIEGO, CA 92101

\_\_\_\_ OFFICE OF PLANNING AND RESEARCH  
 1400 TENTH STREET, ROOM 121  
 SACRAMENTO, CA 95814

PROJECT No.: 282690

PROJECT TITLE: Wasson Residence

PROJECT LOCATION-SPECIFIC: 869 Sunset Cliffs Boulevard, San Diego, CA 92107 (Lot 29. Block No. 41 of Azure Vista Map 1981)

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit for a 665 square-foot second story guest quarters addition to an existing detached garage on a 0.31 acre site with an existing single dwelling unit located at 869 Sunset Cliffs Boulevard in the RS-1-7 Zone within the Coastal Overlay (appealable) zone, the Coastal Height Limit, the Federal Aviation Administration (FAA) Part 77 noticing, and Parking Impact areas.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sue Skala  
 864 Tarento Drive  
 San Diego, CA, 92106  
 619-221-0959

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: This project is exempt pursuant to the California Environmental Quality Act Section 15301(e) – existing facilities – additions  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This project is exempt because no sensitive biological resources are located adjacent to the site, no grading is proposed, the structure is not historic and this project would not cause any other health or human safety impacts. In addition the project is exempt because it meets the criteria set forth in CEQA section 15301(e) – existing facilities – additions - and where the exceptions listed in CEQA section 15300.2 would not apply. Therefore, no adverse impacts would occur.

LEAD AGENCY CONTACT PERSON: Lizzi

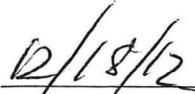
TELEPHONE: (619) 446-5159

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
 YES  NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA


  
SIGNATURE/TITLE


  
DATE

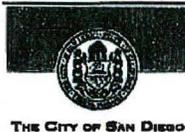
CHECK ONE:

 SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

 SIGNED BY APPLICANT

Jan 15, 2013 (57)



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

**Community Planning  
Committee  
Distribution Form Part 2**

<b>Project Name:</b> WASSON GUEST QUARTERS		<b>Project Number:</b> 282690	<b>Distribution Date:</b> 2.12.13
<b>Project Scope/Location:</b> Construct a guest quarters above a detached garage on a lot with a single family residence.			
<b>Applicant Name:</b> Sue Skala		<b>Applicant Phone Number:</b> (619) 221-0959	
<b>Project Manager:</b> Sandra Teasley	<b>Phone Number:</b> (619) 448-5271	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> steasley@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 8	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>			
<b>NAME:</b> Julia Quinn		<b>TITLE:</b> Chair, PCPB	
<b>SIGNATURE:</b> Julia Quinn		<b>DATE:</b> 2/13/2013	
<i>Attach Additional Pages If Necessary.</i>		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 <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			

**GENERAL NOTES**  
 All work shall conform to all local and state building codes and ordinances and be enforced by the contractors at all times. This project shall comply with 2010 CBC, 2010 CMC, 2010 CPC, 2010 CEC, 2010 CA Green Building Code and 2008 Edition of Title 24 Energy Efficiency Standards (including the errata and supplements to the above codes).

Prior to submitting a bid, the General Contractor shall carefully study all drawings and specifications and shall verify extent of any/all demolition work with Architect.

All dimensions, square footage, property line locations, and conditions shall be verified on the job site by the General Contractor before beginning work. If there is a discrepancy between document drawings and field conditions the Architect shall be notified immediately.

Any and all discussions between Owner and General Contractor regarding construction methods or design changes shall not be binding until authorized by the Architect. All non-authorized decisions between Owner and General Contractor shall be considered the responsibility of the General Contractor.

The General Contractor shall be responsible for the provision and protection of all materials and fixtures on the job site, except items procured by the Owner. The General Contractor shall account for all materials shipped to the job site. If any materials arrive on the job site damaged, the Contractor shall note on bill of lading. Failure to do so will hold the General Contractor responsible for any and all damaged materials.

All materials, equipment, and fixtures shall be installed in accordance with the manufacturers' suggested installation specifications.

All contractors and subcontractors shall carry workman's compensation insurance as required by the Owner.

Before excavating, General Contractor shall verify location of underground utilities and contact gas and electric, telephone, cable television, water and sewer companies. General Contractor shall connect new utilities to existing in accordance with state and local ordinances, codes and regulations.

The highest projection of any part of the building, including chimneys, vents, towers, etc. shall not exceed thirty feet above existing grade.

These drawings ( ) submitted and approved for a building permit are clean blueprint copies without erasers or "white-out" changes. Any changes to these drawings in construction and inconsistent with these drawings are unauthorized by the architect.

**MECHANICAL NOTES**

HVAC equipment shall be certified by CEC.

Attic or Under Floor installation of HVAC must comply with sections 304, 309, 319 and 320 of the CMC.

The heating system shall be capable of maintaining a room temperature of 70 degrees F at a point three feet above the floor in all habitable rooms (approx. 25 Btu's per square foot). Solid fuel burning appliances or wood burning stoves will be an acceptable source of heat or a family room, den, or living room addition only.

Alcoves or closets for warm air furnaces shall be at least 12" wider than the furnace and shall provide 3" clearance, 6" clearance is required along the combustion chamber opening side.

Thermostats must have automatic setback capability for two periods during 24 hours.

Ducts shall be constructed per California Mechanical Code and SMACNA. All duct seams shall be sealed and taped.

Five air changes per hour for bathroom and laundry ventilation.

Doors and windows shall be fully weatherstripped. Openings around joints in windows, wall sole plates and piping wiring, exhaust systems shall be caulked and sealed. Manufactured doors and windows shall meet applicable ANSI standards and be so labeled.

Masonry fireplaces must have tight fitting, closeable metal or glass doors covering firebox opening. Combustion air intake ducts are required with tight fitting dampers and flue dampers.

Clothes dryers require a minimum 4" smooth metal exhaust duct to the outside. The connector may be flexible duct.

General Electrical notes: Receptacle spacing (measured along wall surface) walls: 12 feet, counter tops: 4 feet o.c. (Min. 20 amps), bathrooms: one per sink (GFCI), outside: one at grade level at the front and back of the dwelling (GFCI), laundry: one per laundry area, basements and garages: one per area (GFCI), hallways: every 10 feet of hallway length.

General lighting in kitchens and bathrooms must provide 40 lumens per watt or more, except at kitchen counter, sink, dining table or bathroom mirror. The general lighting control switch must be located at the main entrance to the kitchen.

All bathroom receptacles shall be GFI.

Exhaust fans and systems shall have back draft or automatic dampers.

All hose bibs shall have permanent vacuum breakers.

Provide ultra low flush toilets.

State Health and Safety Code Sec. 17921.9 bans the use of chlorinated polyvinyl chloride (CPVC) and crosslinked (PEX) for interior water supply piping. If the structure is more than two stories, all drain, waste and vent piping shall be of metal.

Shower heads shall have a maximum 2.5 GPM and faucets a maximum of 2.2 GPM. All fixtures shall be CEC approved. Provide mixing valves at showers per CPC

Water pressure valves must be provided for all new water lines.

A minimum of R-12 insulation shall be wrapped on exterior or storage type water heaters and a minimum of R-3 insulation wrapped around first five feet of piping.

**MATERIAL NOTES**

Gypsum board shall be of a thickness no less than 5/8-inches, unless otherwise noted. All outside corners shall have metal screws, casing beads, or corner beads as required. Tape all joints, bed and sand smooth in accordance with the manufacturer's written instructions for smooth surface to receive paint. Hand screen interior coat to match any existing plaster.

Safety glazing installed in hazardous locations, egress doors, sliding doors, showers, door sidelights, panels exceeding nine square feet, panels less than eighteen inches off the floor shall be identified by a label which will specify the labeler and state that safety glazing material has been utilized.

All exterior walls shall have R-13 batt insulation. All roof areas shall have R-30 batt insulation, u.o.n.

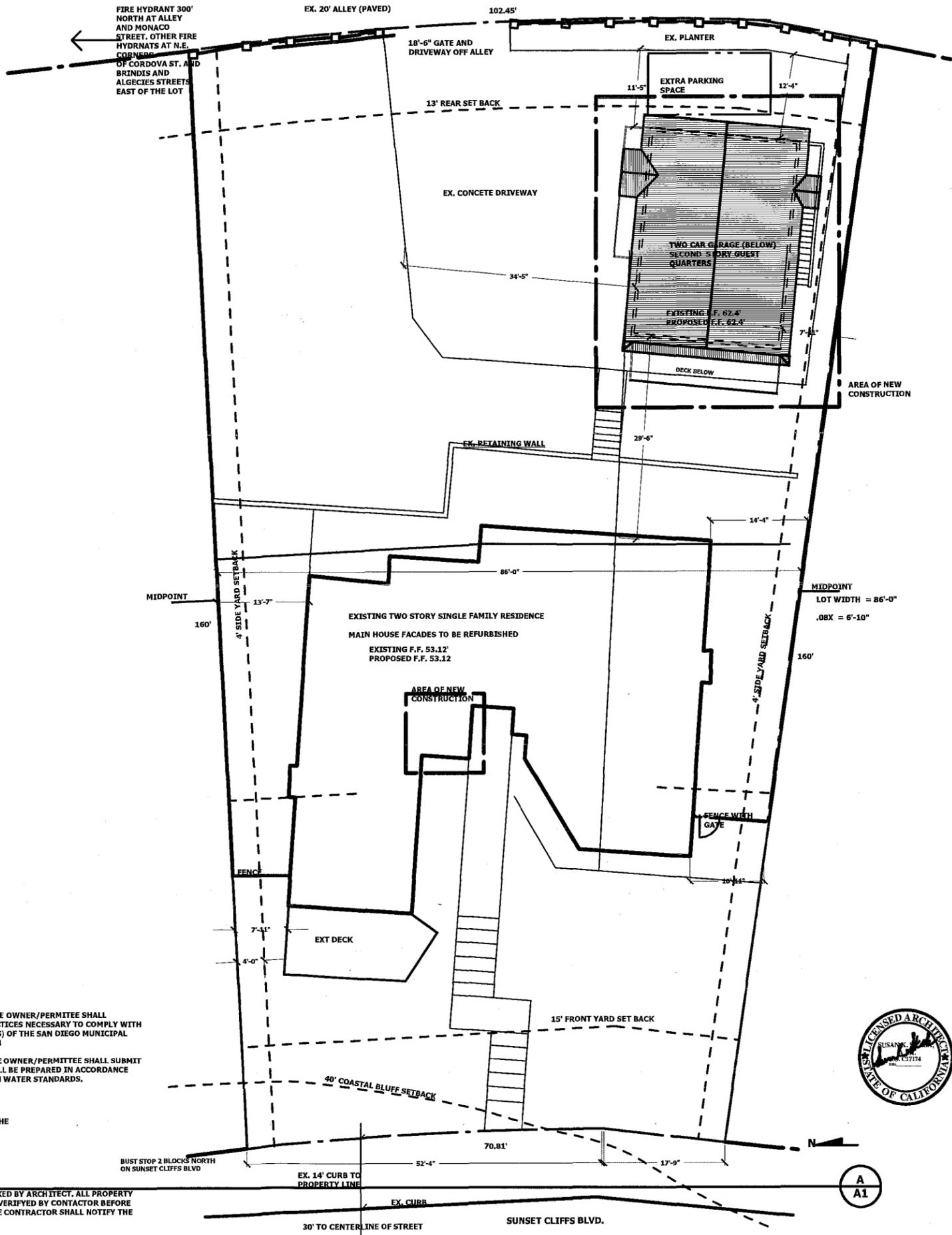
If the building inspector suspects expansive soils based on observation of the foundation excavation, he/she may require soil expansion index tests, soils or geological report in accordance with CBC, and resubmittal of plans to Plan Check to verify that the soil engineer's recommendations have been incorporated may be required. The structure is located entirely on native/ undisturbed soil.

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 AND SPECIFICATIONS

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

NOTE: AS PER FHPS POLICY P-100-6 (UFC 901.4.4) PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.

**SITE PLAN** 1/8" = 1'-0"  
 NOTE: PROPERTY LINES HAVE NOT BEEN SURVEYED OR MARKED BY ARCHITECT. ALL PROPERTY LINE LOCATIONS, DIMENSIONS, AND CONDITIONS SHALL BE VERIFIED BY CONTACTOR BEFORE INITIATING WORK. IF A SURVEY IS DEEMED NECESSARY THE CONTRACTOR SHALL NOTIFY THE OWNER.



**INDEX TO DRAWINGS**

- A1 General Notes & Site Plan
- A2 Existing Main House Floor Plan
- A3 Existing Main House Roof Plan
- A4 New Garage Addition Floor Plans
- A5 New Main House Elevations
- A6 New Garage Elevations
- A7 Sections Through Site
- C1 Topography Site Plan
- C2 Grading Plan

OWNER: WES AND HEIDI WASSON  
 ADDRESS: 964 TWIN BROOK DRIVE,  
 SAN JOSE, CA 95125  
 ASSESSOR'S No.: 531-410-29-00  
 Legal Description: Blk 41, Lot 29, AZURE  
 VISTA, MAP 1981

ZONE: RS-1-7  
 COASTAL OVERLAY ZONE, COSTAL HT.  
 LIMITATION OVERLAY ZONE, PARKING  
 IMPACT OVERLAY ZONE, RESIDENTIAL  
 TANDER PARKING OVERLAY ZONE OF  
 THE PENINSULA COMMUNITY PLAN  
 AND LOCAL COASTAL PROGRAM LAND  
 USE PLAN  
 CLIMATE ZONE: 7  
 Type Construction: V-8  
 OCCUPANCY: R-3, SFR  
 GEOLOGIC HAZARD: 43, 52  
 AGE: 1970, MAJOR REMODEL 2001

**SCOPE OF WORK:**  
 -ADD A SECOND STORY BEDROOM AND  
 BATH, FAMILY ROOM TO AN EXISTING  
 2-CAR DETACHED GARAGE.  
 -REROOF MAIN HOUSE  
 -REPLASTER GARAGE AND MAIN  
 HOUSE.  
 -CHANGE OUT SOME OF THE EXISTING  
 GLASS AND ADD WINDOWS TO MAIN  
 HOUSE.  
 -EXTEND STAIR WELL ROOF AND ADD  
 HIP ROOF AT MAIN HOUSE  
 -RETILE EXISTING EXTERIOR DECKS  
 -CHANGE EXISTING WOOD RAILS TO  
 WROUGHT IRON ON MAIN HOUSE

**COASTAL DEVELOPMENT PERMIT**

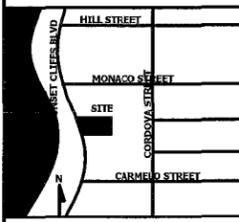
SQUARE FOOTAGE:  
 EXISTING:  
 FIRST FLR MAIN: 2432  
 SECOND FLR MAIN: 1176  
 NO NEW ADDED SQ FT AT MAIN HOUSE

EX. GARAGE: 674  
 NEW FIRST FLR STORAGE: 40  
 NEW SECOND FLR: 674

NEW  
 BALCONIES: 236.5  
 TOTAL: EXISTING: 4282  
 NEW: 714  
 4996

LOT: 13925 sq. ft.  
 (remodeled area 230 sq. ft.)  
 FAR: .376 (ALLOWED .51)  
 LANDSCAPED AREA: 6420 SQ FT

VICINITY MAP: POINT LOMA



ARCHITECT: Susan K. Skala, AIA  
 864 Tarento Drive  
 San Diego, Calif. 92106  
 619-221-0959  
 ENGINEER: Envision Engineering  
 1125 West Morena Blvd.  
 San Diego, CA 92110  
 619-275-6726

DATE: 5-2-12  
 6-14-12  
 11-8-12

**SKALA ARCHITECTURE**  
 869 TARENTO DRIVE, SAN DIEGO, CA 92106

**WASSON ADDITION**  
 869 NSUNSET CLIFFS BLVD., SAN DIEGO, CA 92106  
**SITE PLAN**

DATE: 5-2-12  
 6-14-12  
 11-8-12

**A1**  
 1 OF

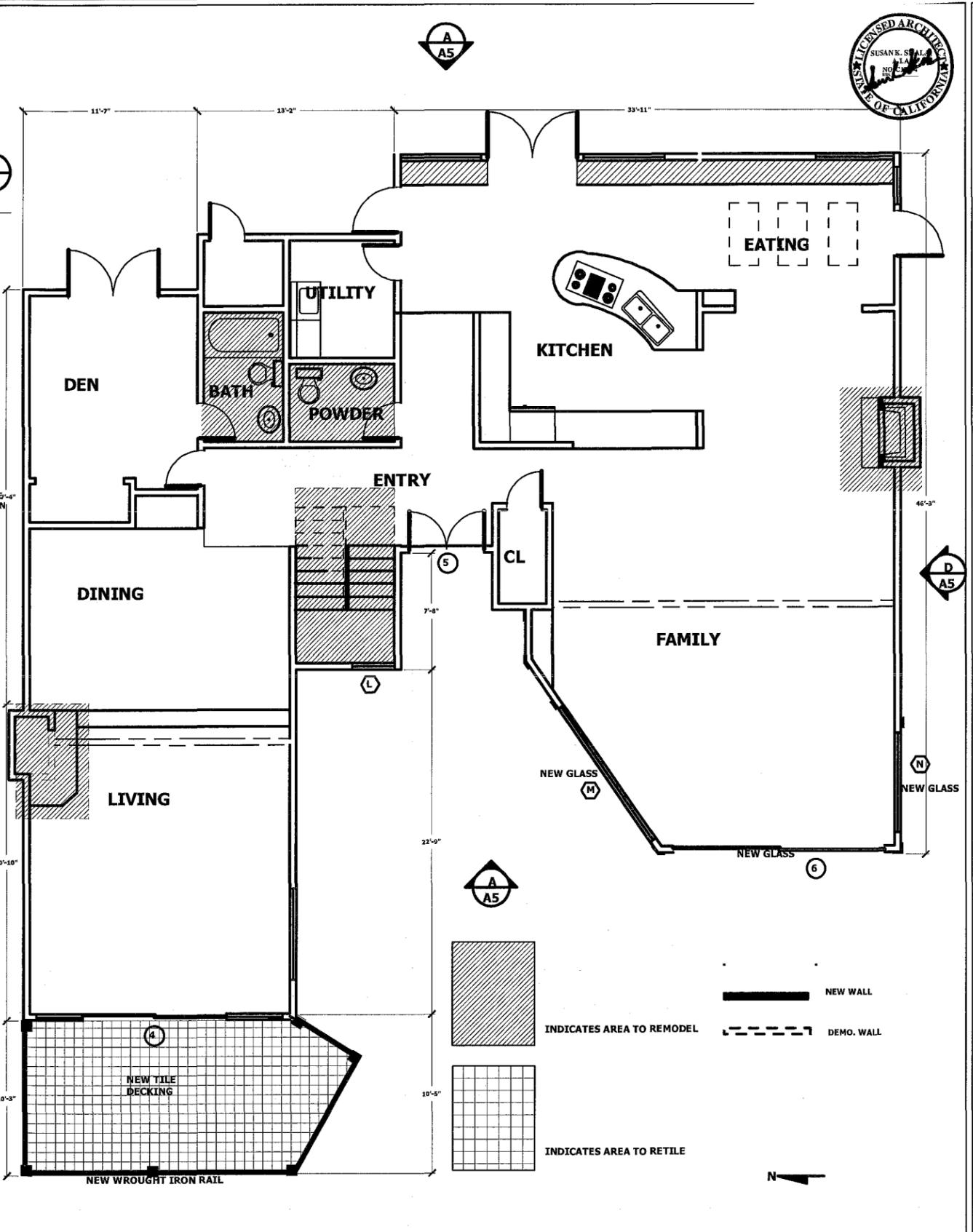
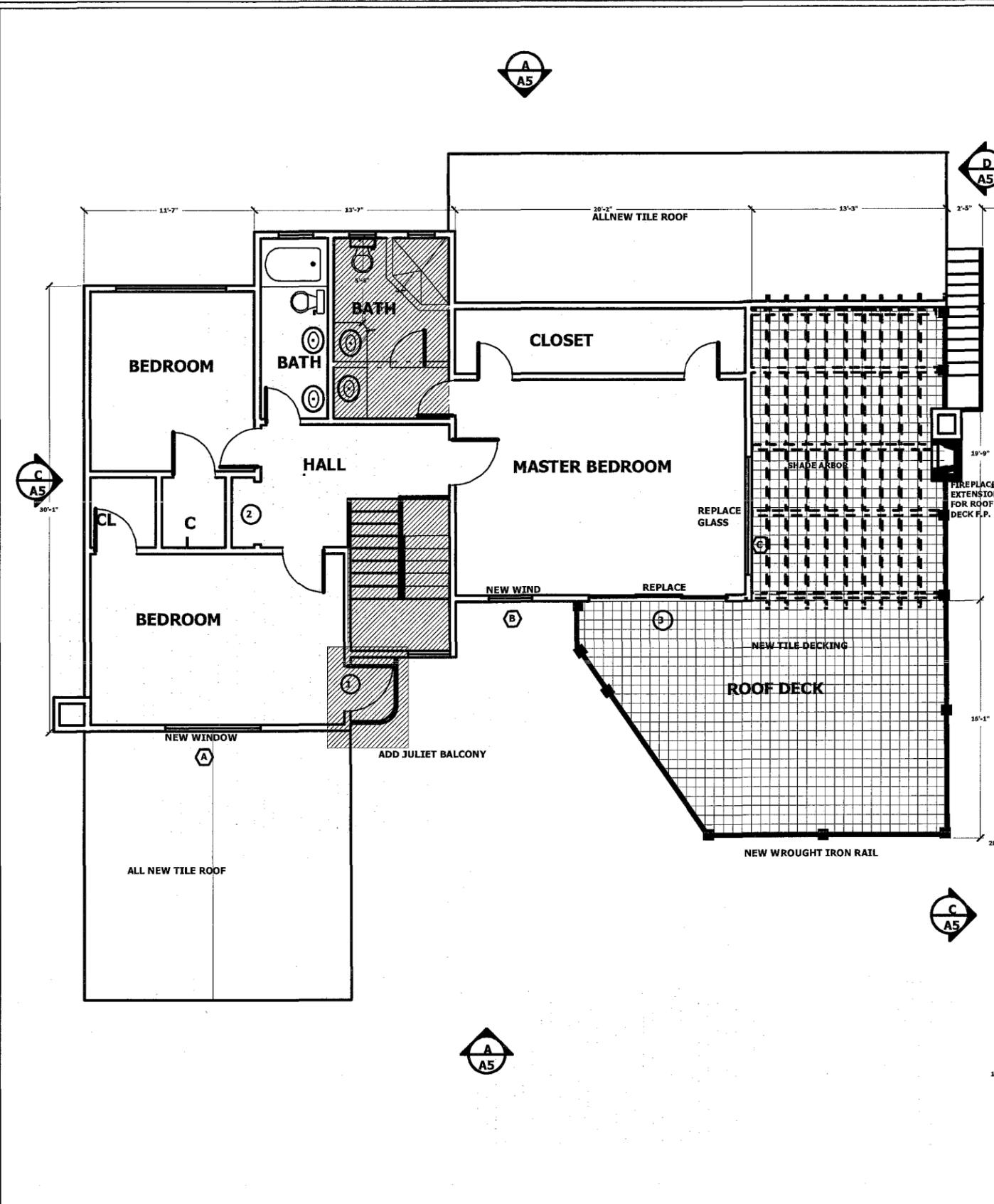


SKALA ARCHITECTURE  
864 TARENTO DRIVE, SAN DIEGO, CA 92106

WASSON ADDITION  
869 SUNSET CLIFFS, SAN DIEGO, CA 92106  
MAIN HOUSE FLOOR PLANS

DATE:  
5-2-13  
6-14-12

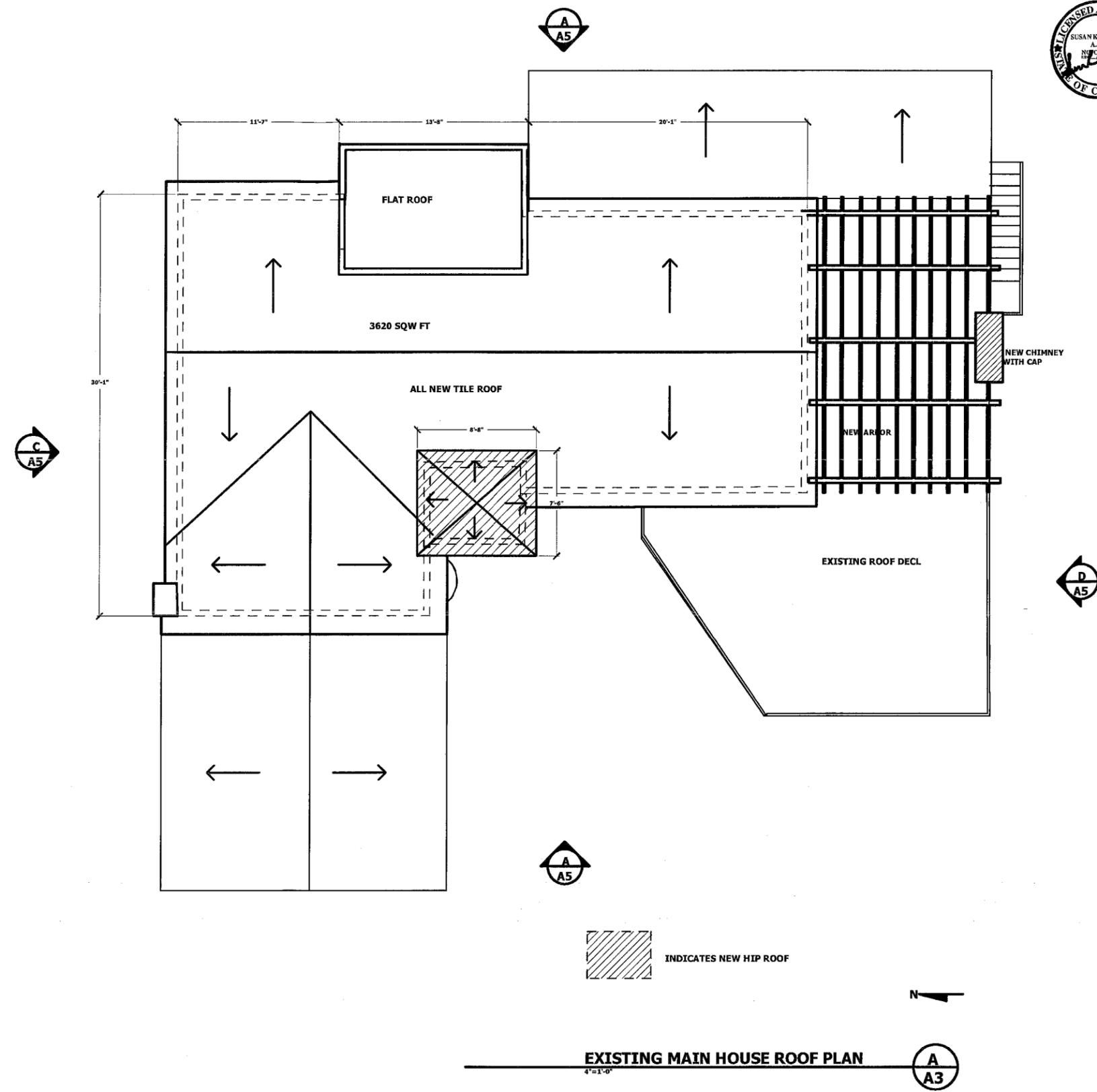
A2  
2 OF 9



INDICATES AREA TO REMODEL  
 DEMO. WALL  
 INDICATES AREA TO RETILE  
 NEW WALL  
 DEMO. WALL  
 N

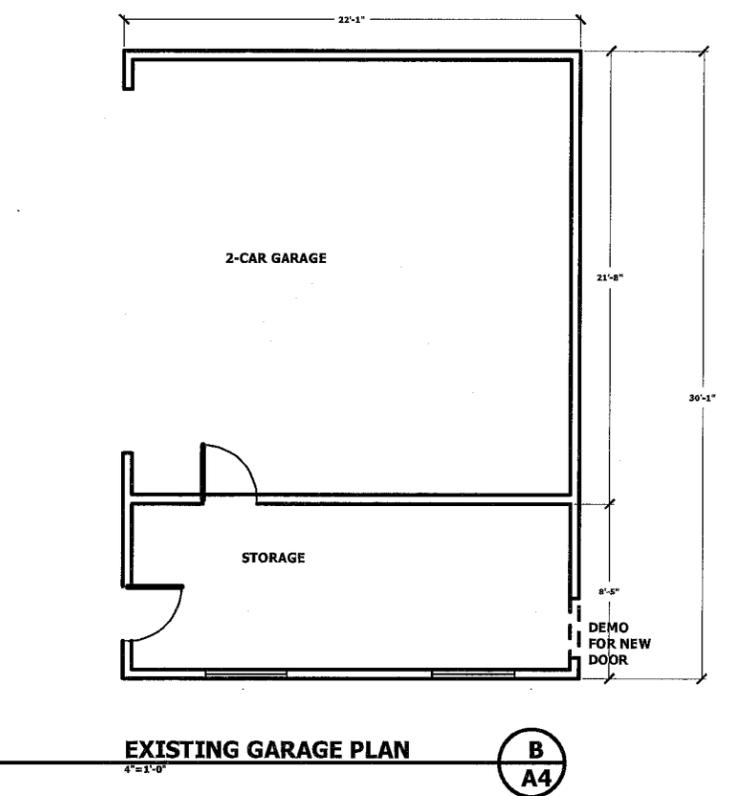
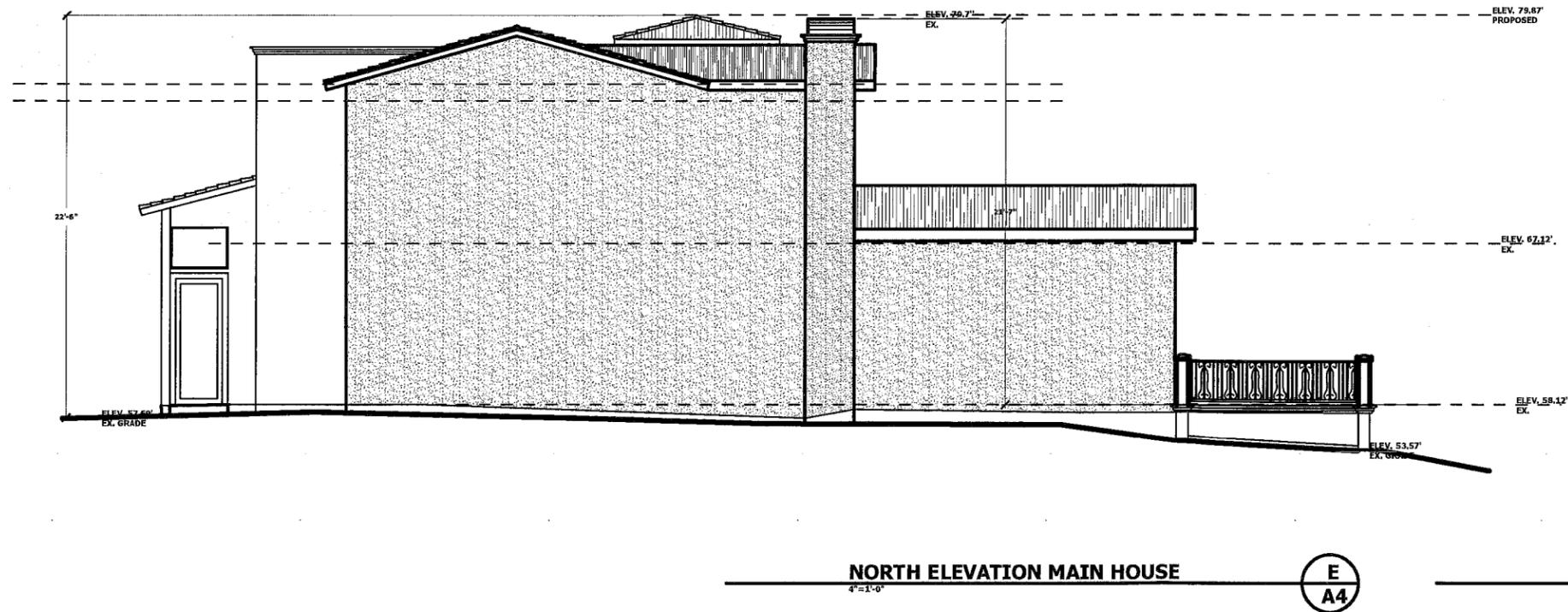
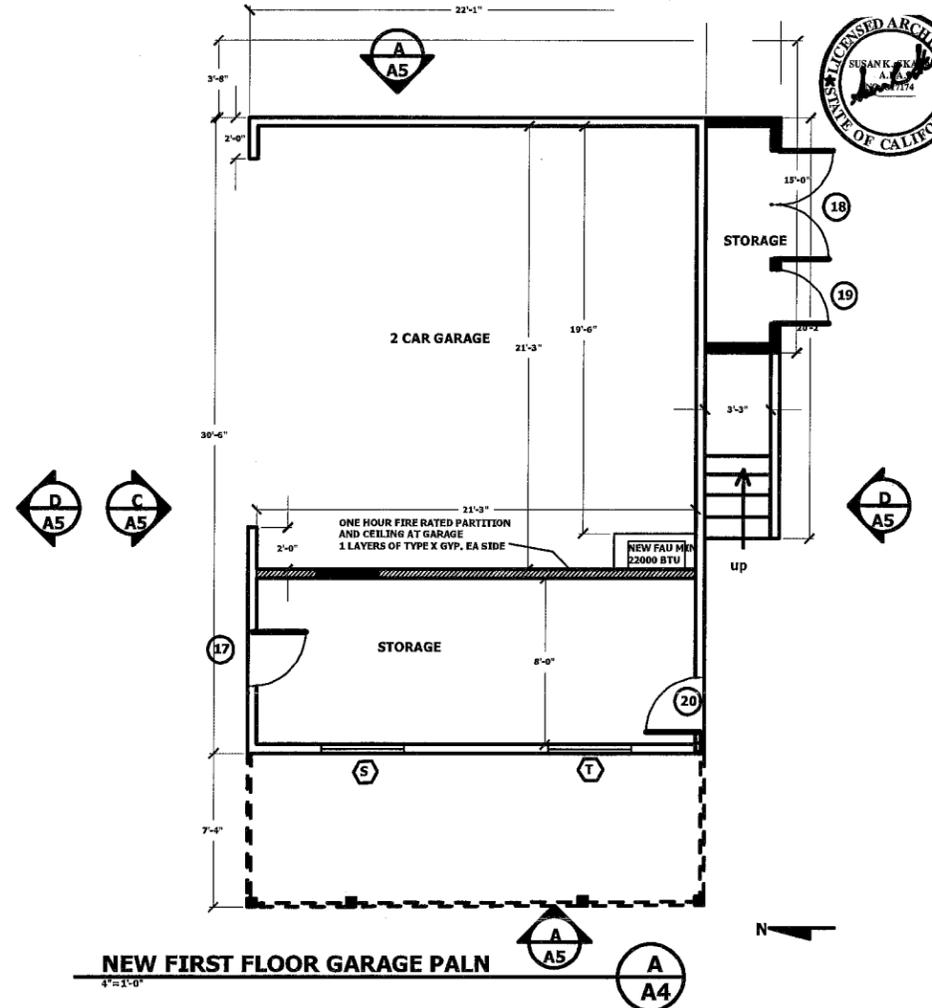
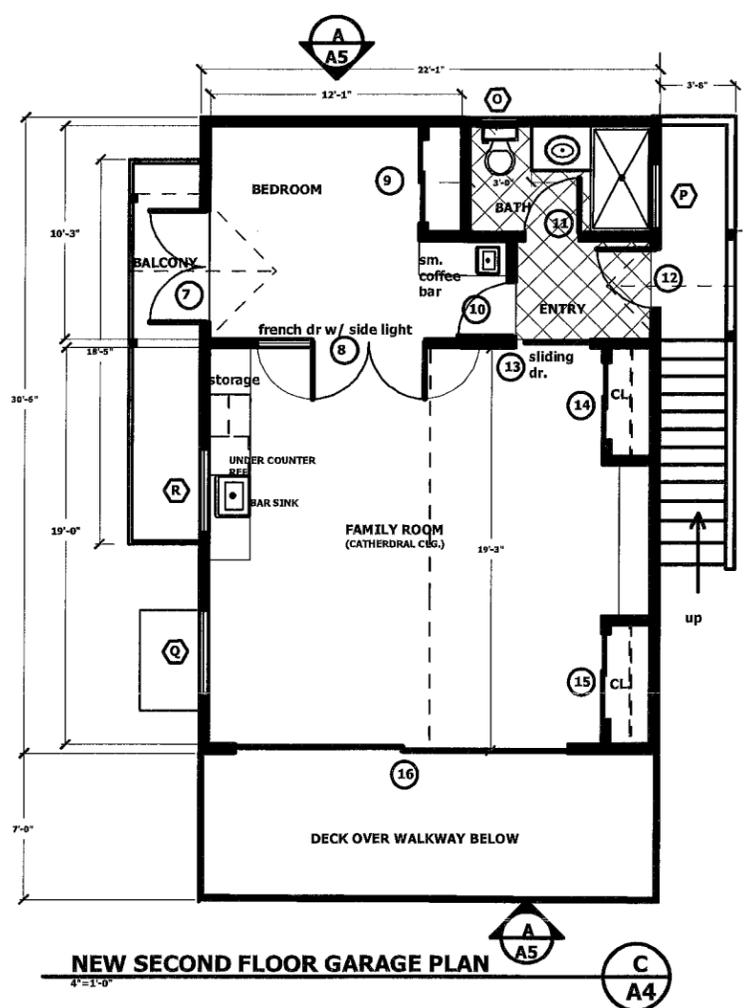
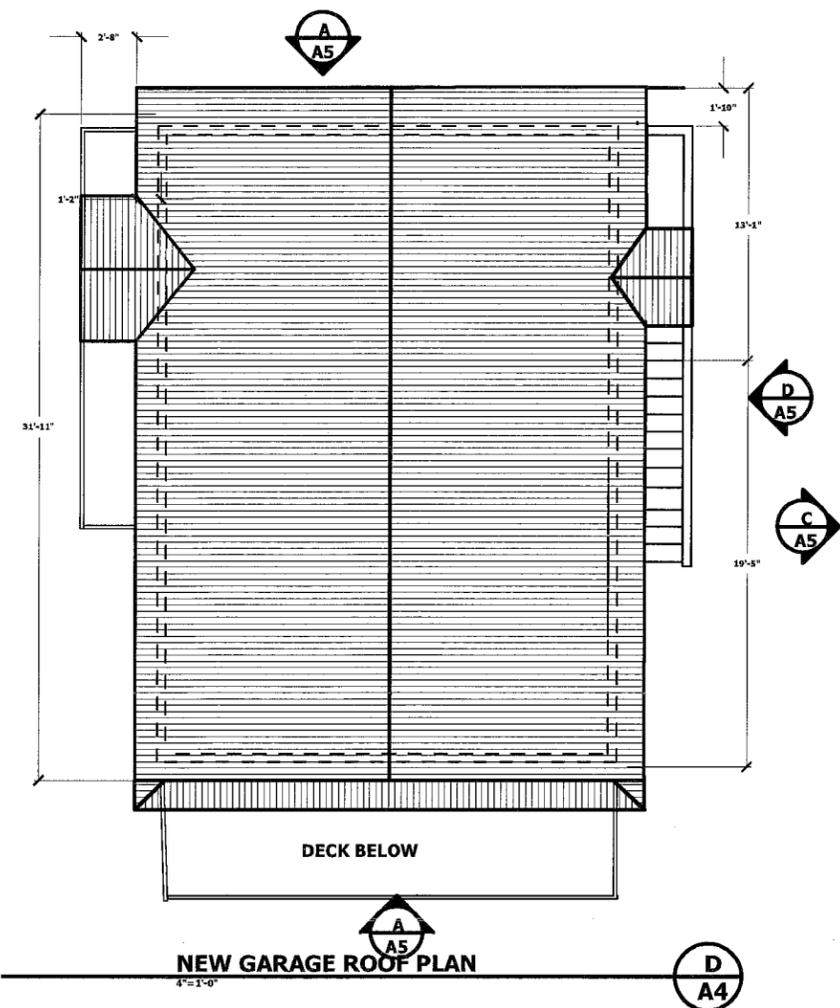


SKALA ARCHITECTURE  
864 TARENTO DRIVE, SAN DIEGO, CA 92106

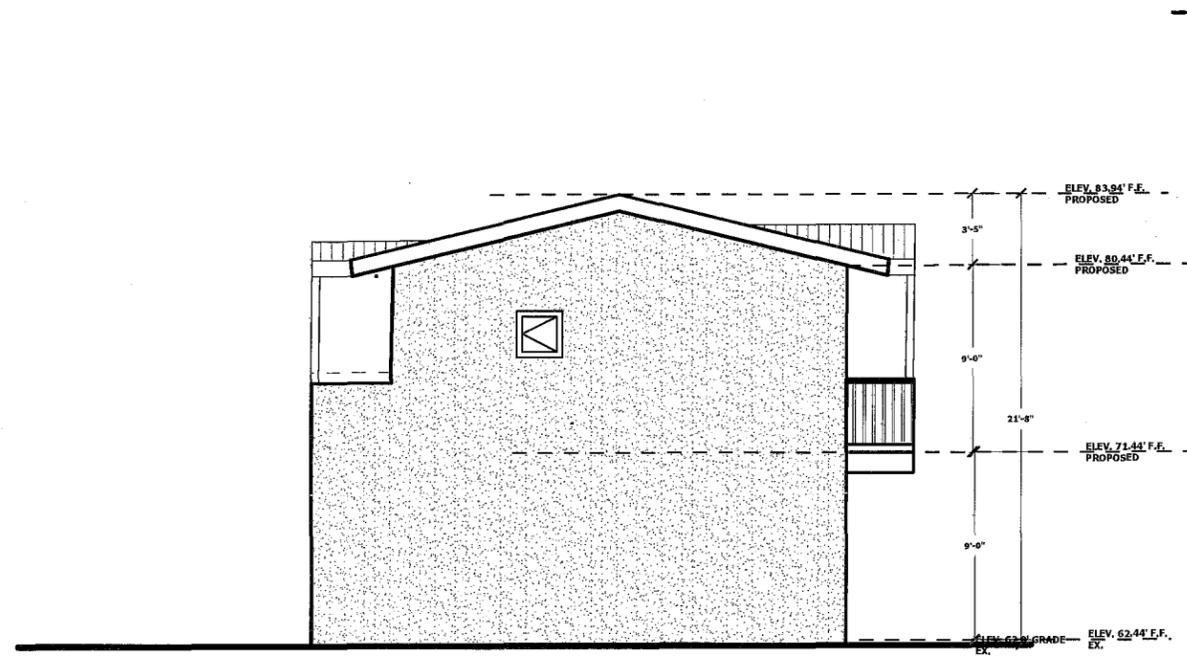


WASSON ADDITION  
869 SUNSET CLIFFS, SAN DIEGO, CA 92106  
MAIN HOUSE ROOF PLAN

DATE:  
5-2-12  
6-14-12



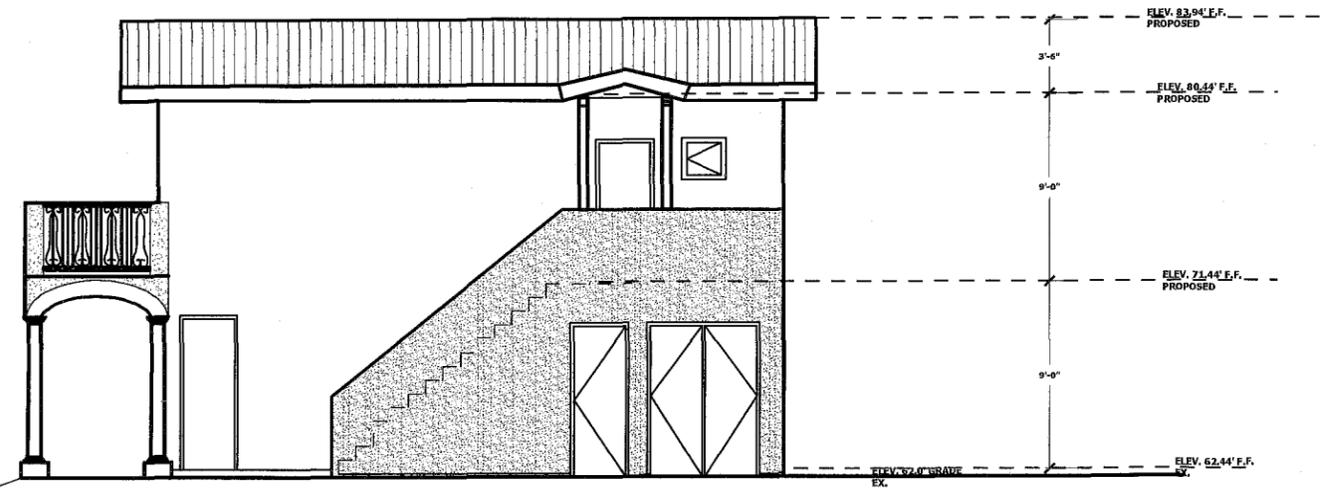




**EAST ELEVATION**  
4"=1'-0"  
C  
A5



**NORTH ELEVATION**  
1/4"=1'-0"  
A  
A5



**SOUTH ELEVATION**  
1/4"=1'-0"  
D  
A5



**WEST ELEVATION**  
1/4"=1'-0"  
B  
A5

**EASEMENTS:**

EXISTING EASEMENTS, IF ANY, WILL BE SHOWN UPON RECEIPT OF A PRELIMINARY TITLE REPORT.

**LEGAL DESCRIPTION:**

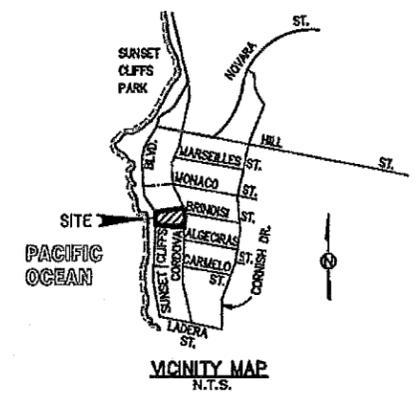
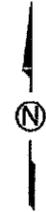
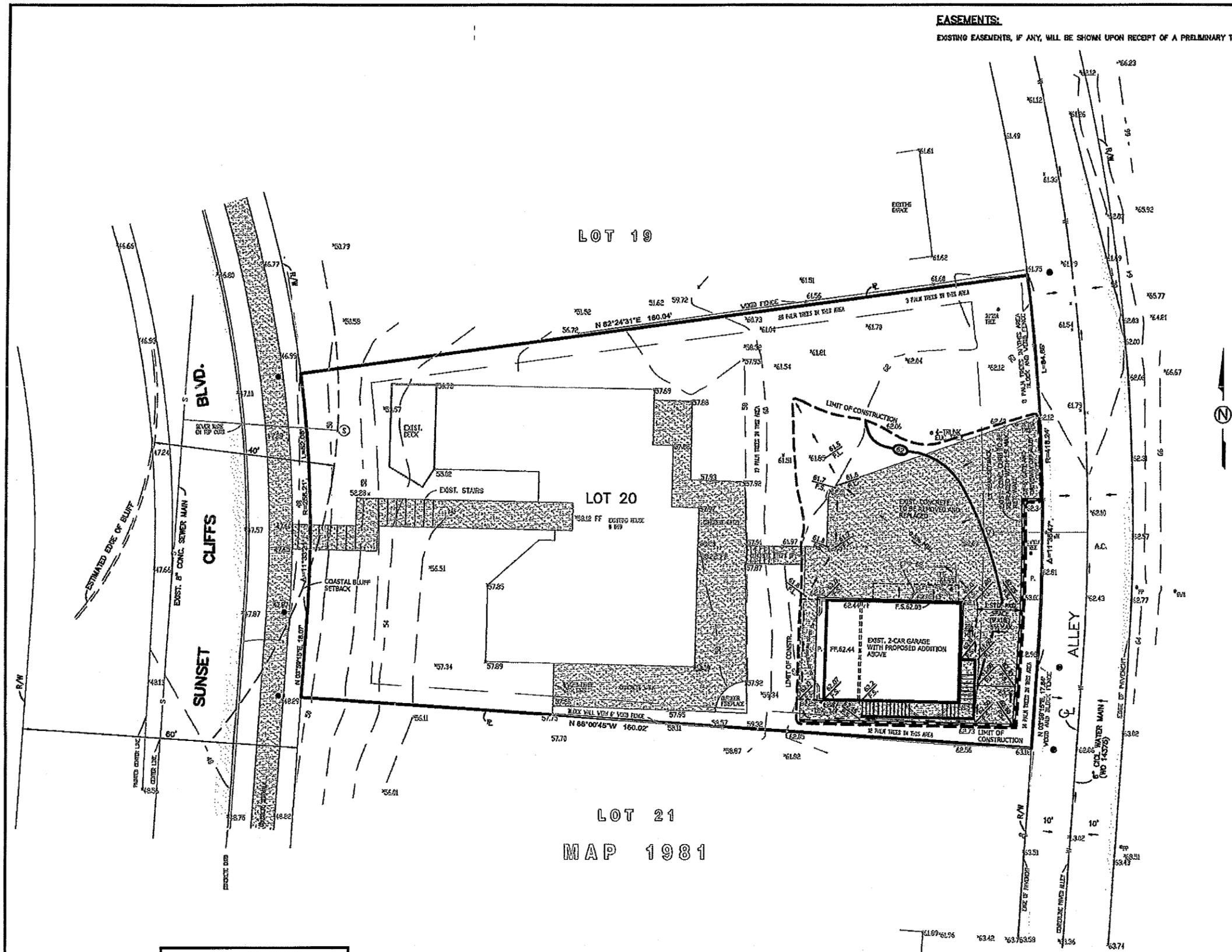
LOT 20 IN BLOCK 14 OF AZURE VISTA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF No. 1981, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 4, 1927.  
 APN: 531-410-29

**LEGEND:**

- PLANTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FINISH SURFACE ELEV.
- PROPOSED FLOW LINE ELEV.
- EXISTING ELEVATION
- CONCRETE SURFACE
- A.C. PAVEMENT
- FOUND NAIL AND DISK L.S. 5038 (6" O/S)
- FOUND DISK L.S. 5038 SET IN CONCRETE (6" O/S)
- SEWER LATERAL
- WATER SERVICE
- SURFACE FLOW DIRECTION
- SWALE
- LIMIT OF CONSTRUCTION
- RETAINING WALL

**GRADING DATA:**

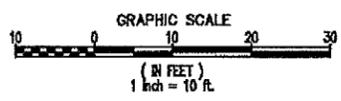
- TOTAL AMOUNT OF SITE TO BE GRADED: 2,650 SQ. FT.
  - PERCENT OF TOTAL SITE GRADED: 18.18%
  - AMOUNT OF CUT: 0 CUBIC YARDS.
  - MAXIMUM DEPTH OF CUT: 0 FEET
  - AMOUNT OF FILL: 0 CUBIC YARDS.
  - MAXIMUM DEPTH OF FILL: 0 FEET
  - MAXIMUM HEIGHT OF FILL SLOPE(S): 0 FEET 2:1 SLOPE RATIO.
  - MAXIMUM HEIGHT OF CUT SLOPE(S): 0 FEET 2:1 SLOPE RATIO.
  - AMOUNT OF IMPORT/EXPORT SOIL: 0 CUBIC YARDS.
  - RETAINING/CRIB WALLS:
- MAXIMUM LENGTH: 100 FEET.  
 MAXIMUM HEIGHT: 1.5 FEET.



LOT 21  
 MAP 1981

**E RICCI, CIVIL ENGINEERING**  
 CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
 3103 FALCON STREET, SUITE 4  
 SAN DIEGO, CALIFORNIA 92103  
 (619) 296-3183

FIELD WORK BY: ARROW SURVEYS, INC.  
 DRAFTED BY: T.T.N.  
 ENGINEER OF WORK: [Signature] 5/2/12  
 JOB No. 12-1005



**BENCHMARK:**  
 SOUTHEAST BRASS PLUG AT SUNSET CLIFFS  
 BLVD. AND MONACO STREET  
 ELEV. 42.858 M.S.L.

NAD 27 202-1689 NAD 83 1842-6249

Prepared By:  
 Name: E RICCI, CIVIL ENGINEERING  
 3103 FALCON STREET, SUITE J  
 SAN DIEGO, CA 92103  
 Phone: (619) 296-3183

Project Address:  
 659 SUNSET CLIFFS BLVD.  
 SAN DIEGO, CA 92107

Project Name: WASSON ADDITION

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	10/17/12

Sheet Title:  
 GRADING PLAN  
 COASTAL DEVELOPMENT PERMIT  
 FOR WASSON ADDITION

Original Date: 5/2/12  
 Sheet 1 of 1

Dep # \_\_\_\_\_