



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: July 17, 2013

REPORT NO. HO 13-064

ATTENTION: Hearing Officer

SUBJECT: PIKE RESIDENCE  
PROJECT NUMBER: 308659

LOCATION: 3470 Bayside Walk

APPLICANT: Alex Zier

### SUMMARY

Requested Action: Should the Hearing Officer approve a Coastal Development Permit to construct an 728 square-foot, third story and an 842 square-foot deck to a existing single family home within the Mission Beach Community Planning area?

Staff Recommendation - APPROVE Coastal Development Permit No. 1083335.

Community Planning Group Recommendation - On April 16, 2013, the Mission Beach Precise Planning Board voted 10-0-0 to recommend denial of the project if the north interior yard required setback was not remedied prior to a public hearing (Attachments 7 and 8, See Community Planning Group Meeting section below).

Environmental Review – The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (existing facility – addition). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 22, 2013 and the opportunity to appeal that determination ended April 12, 2013.

### BACKGROUND

The project proposes a Coastal Development Permit for an addition to an existing single family residence to include an 728 square-foot, third story, an 842 square-foot deck, and additional landscape to an existing 3,444 square-foot single family home. The project is located at 3470 Bayside Walk in the MBPD-R-S zone of the Mission Beach Planned District within the Mission Beach Community Plan.

The site currently contains a two-story four, bedroom, two-car garage residence constructed in 1961. The project requires a Coastal Development Permit Process Three, appealable to the California Coastal Commission, for a coastal development pursuant to San Diego Municipal Code section 126.0707.

The project is bounded by multifamily residential to the north, west, and south. To the east is Mission Bay.

## **DISCUSSION**

The project proposes a third floor addition along with a new deck to an existing single family residence.

The existing first and second story does not conform to the current maximum front yard setback of ten feet. However, the project was constructed in conformance with the development regulations in 1961 and maintains previously-conforming rights as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code. The proposed third story will be constructed to meet current setback, height, design, and floor area ratio requirements of the Mission Beach Planned District Ordinance. The existing residence currently provides two parking spaces where two are required in accordance with San Diego Municipal Code section 1513.0403. Existing parking will not be affected by the proposed addition.

### **Community Planning Group Meeting**

On February 19, 2013, the Mission Beach Precise Planning Board voted 10-0-0 to recommend denial of the project. The board indicated the proposed design does not meet the setback requirements of Bayside Walk and Manhattan Court within the Mission Beach Planned District.

On April 16, 2013, the item was re-heard by the Mission Beach Precise Planning Board. The board voted 10-0-0 to recommend denial based on the fact the north interior side yard does not meet the front yard setback requirement of the Mission Beach Planned District Ordinance section 1513.0504(e) (3) (B) (i). The board informed the applicant that he did not need to return to the board for another recommendation and that the issue should be resolved and confirmed by the City Staff.

On June 4, 2013 the Mission Beach Precise Planning Board setback issue was resolved and confirmed by city staff during a final review.

The project is consistent with the land use designations of the Mission Beach Community Plan by continuing to maintain an existing single family residence without increasing the density range of 36 dwelling units per acre. The addition would meet the goals of the Mission Beach Precise Plan/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches and bays. The proposed addition will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, parking, landscape, and floor area ratio.

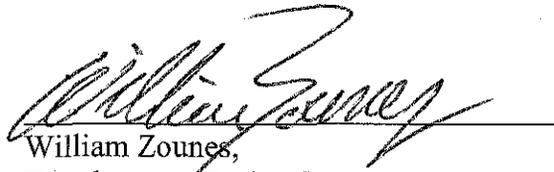
## Conclusion

Staff has determined that the project complies with the development regulations of the Mission Beach District and all other applicable sections of the San Diego Municipal Code. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

## ALTERNATIVES

1. Approve Coastal Development Permit No. 1083335 with modifications or;
2. Deny Coastal Development Permit No. 1083335, if the findings required to approve the project cannot be affirmed.

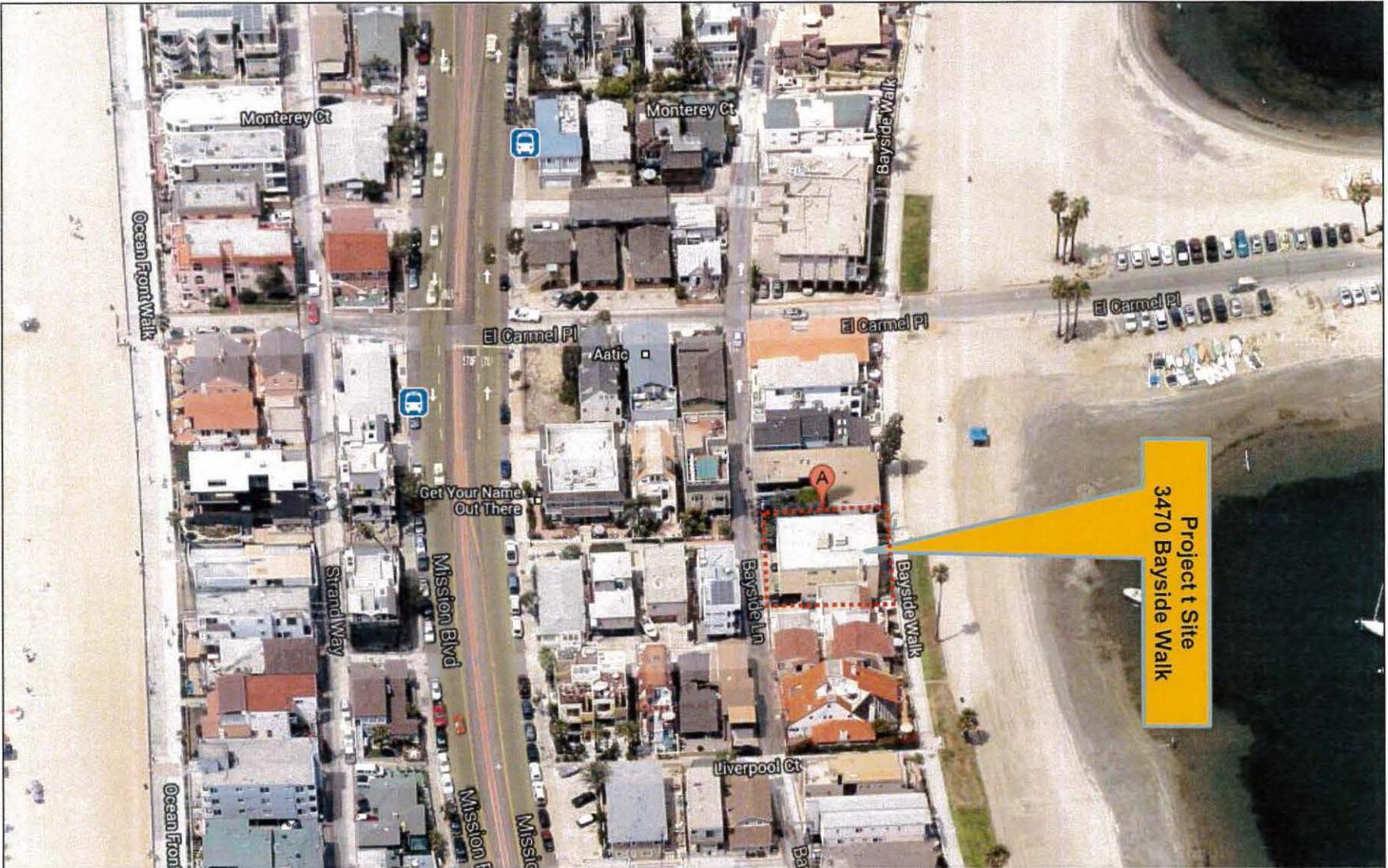
Respectfully submitted,



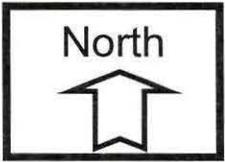
William Zounes,  
Development Project Manager

## Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation 2/24/13
8. Community Planning Group Recommendation 4/16/13
9. Ownership Disclosure Statement
10. Project Chronology
11. Environmental Exemption
12. Project Plans



Attachment 1  
Aerial Photograph of Site

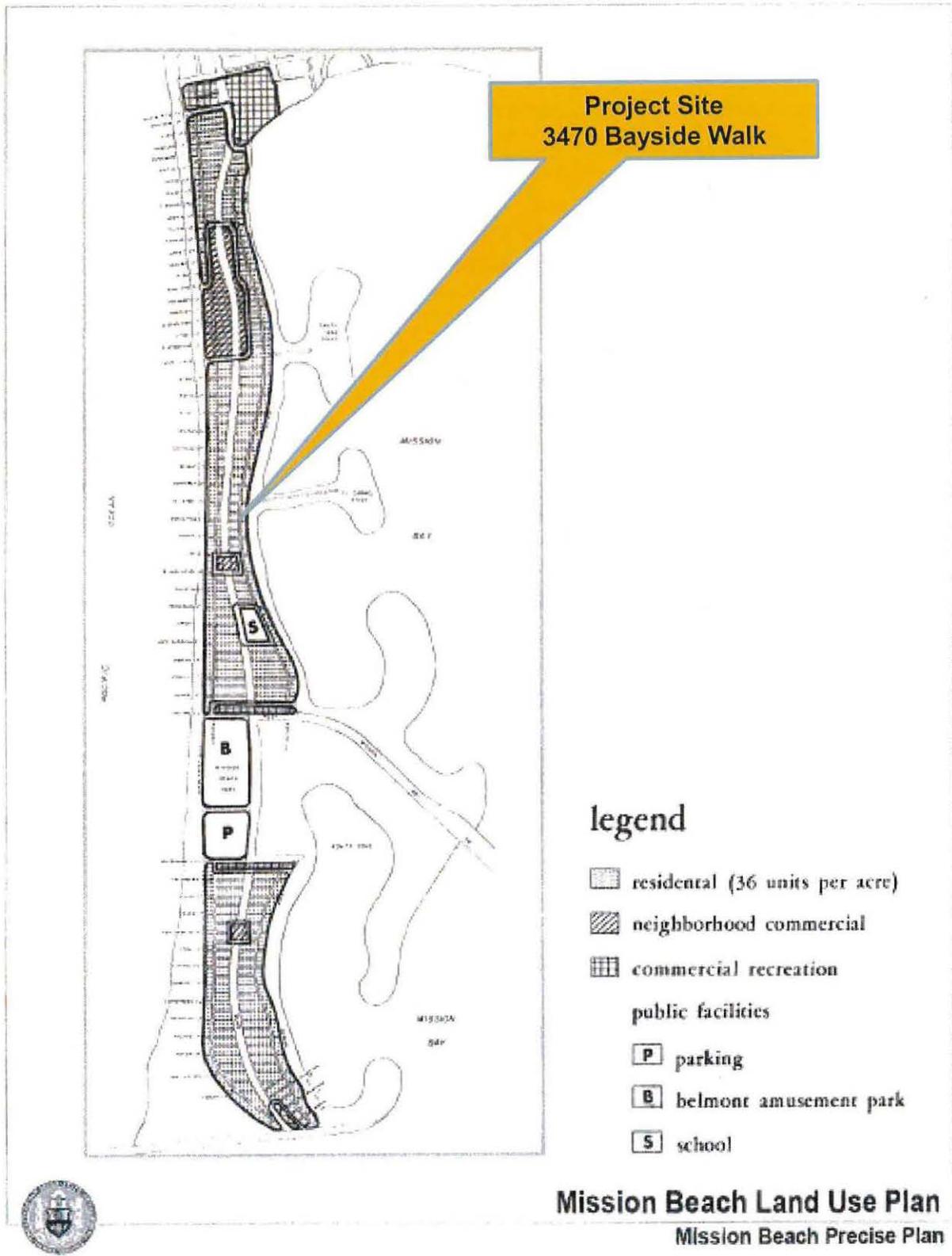


# Aerial Photograph (Birds Eye)

Pike Residence - Project No. 308659  
3470 Bayside Walk



# Attachment 2 Mission Beach Land Use Plan



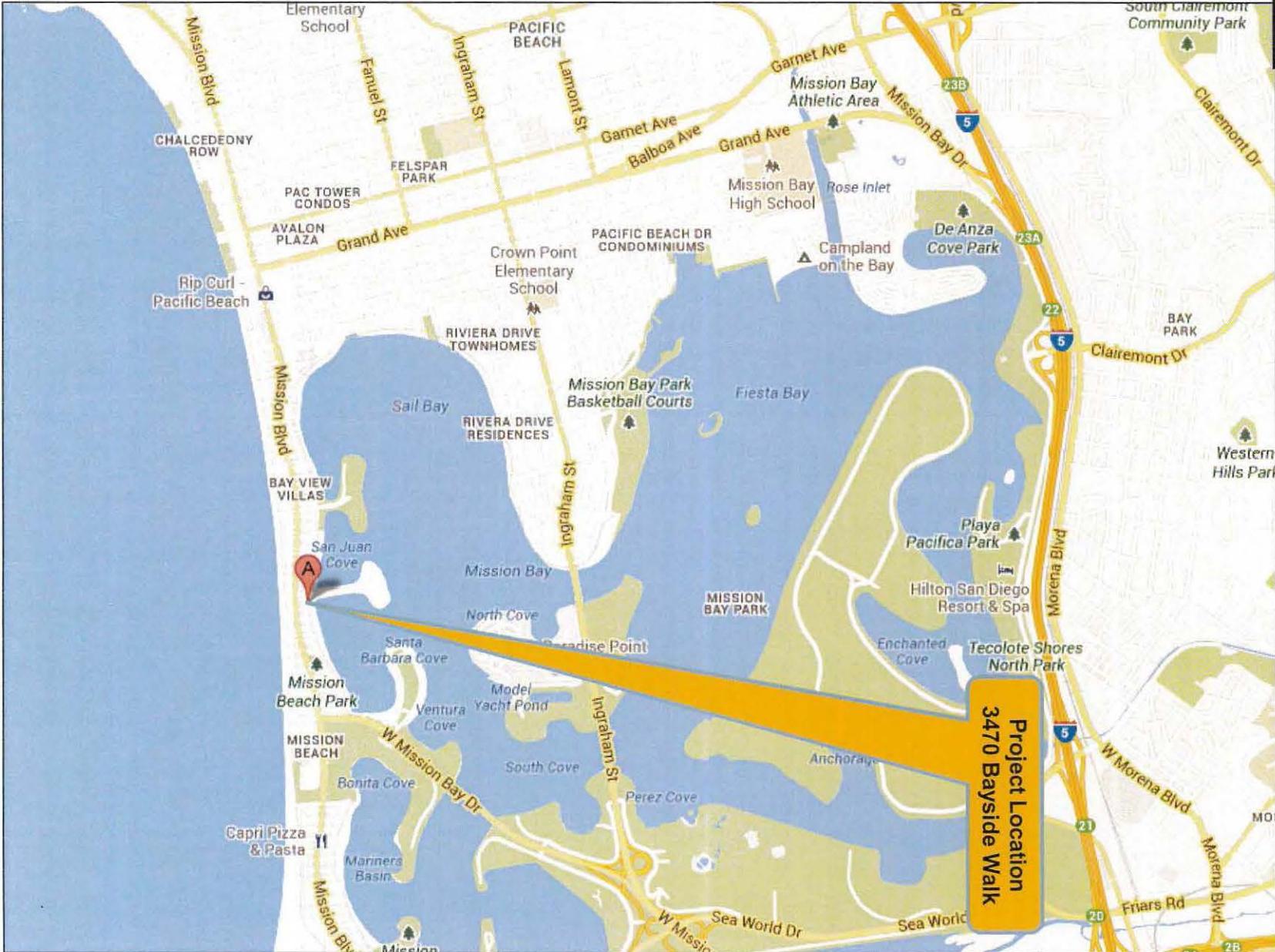
**Project Site**  
3470 Bayside Walk

### legend

-  residential (36 units per acre)
-  neighborhood commercial
-  commercial recreation
- public facilities**
-  parking
-  belmont amusement park
-  school



North



**Attachment 3**  
**Project Location Map**

## PROJECT DATA SHEET

|  |  |                          |
|--|--|--------------------------|
| <b>PROJECT NAME:</b>                                 | Pike Residence   |                          |
| <b>PROJECT DESCRIPTION:</b>                          | Coastal Development Permit to add a 728 square foot, 3rd story addition and an 842 square foot deck to an existing 3,444 square foot, two-story, single family residence                             |                          |
| <b>COMMUNITY PLAN AREA:</b>                          | Mission Beach  |                          |
| <b>DISCRETIONARY ACTIONS:</b>                        | Coastal Development Permit   |                          |
| <b>COMMUNITY PLAN LAND USE DESIGNATION:</b>          | Residential  |                          |
| <b><u>ZONING INFORMATION:</u></b>                    |  |                          |
| <b>ZONE:</b> RS                                      |  |                          |
| <b>HEIGHT LIMIT:</b> 30 feet                         |  |                          |
| <b>LOT SIZE:</b> 4,321 square-foot minimum lot size. |  |                          |
| <b>FLOOR AREA RATIO:</b> 1.1 maximum.                |  |                          |
| <b>FRONT SETBACK:</b> 10/15 feet.                    |  |                          |
| <b>SIDE SETBACK:</b> 5 feet                          |  |                          |
| <b>STREETSIDE SETBACK:</b> 10 feet.                  |  |                          |
| <b>REAR SETBACK:</b> N/A                             |  |                          |
| <b>PARKING:</b> 2 spaces required                    |  |                          |
| <b><u>ADJACENT PROPERTIES:</u></b>                   | <b>LAND USE DESIGNATION &amp; ZONE</b>   | <b>EXISTING LAND USE</b> |
| <b>NORTH:</b>  | Residential; RS  | Residential dwellings    |
| <b>SOUTH:</b>  | Residential; RS  | Residential Development  |
| <b>EAST:</b>   | Residential; RS  | Mission Bay              |
| <b>WEST:</b>   | Residential; RS  | Residential Development  |
| <b>DEVIATIONS OR VARIANCES REQUESTED:</b>            | None   |                          |
| <b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>      | On April 16, 2013, the Mission Beach Precise Planning Board voted 10-0-0 to recommend denial of the project if the north interior yard required setback was not remedied prior to a public hearing.. |                          |

HEARING OFFICER  
RESOLUTION NO. XXXX  
COASTAL DEVELOPMENT PERMIT NO. 1083335  
**PIKE RESIDENCE PROJECT NO. 308659**

WHEREAS, DAVID PIKE, Owner/Permittee, filed an application with the City of San Diego for the addition of a third story addition and deck to an existing single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1083335), on portions of a 0.10-acre site;

WHEREAS, the project site is located at 3470 Bayside Walk in the R-S zone of the Mission Beach Planned District within the Mission Beach Community Plan;

WHEREAS, the project site is legally described as Lot D in Block 138 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914;

WHEREAS, on July 17, 2013, the Hearing Officer of the City of San Diego Coastal Development Permit No. 1083335, pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated July 17, 2013.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

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

The project proposes an addition to an existing single family home to include an 728 square-foot, third story addition and an 842 square-foot deck located at 3470 Bayside Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Community Planning Area.

All of the proposed development will be contained within the existing disturbed, previously developed and graded site. The project site has no existing physical coastal access used legally or otherwise by the public, nor does it have any public access identified in the Local Coastal Program. The proposed building would conform to the maximum 30-foot Coastal Height Limit allowed by the zone. The subject property is not identified in the City of San Diego's adopted LCP Land Use Plan as a public accessway. The project site is bounded by single family and multi-family residential development. The project is completely contained within the private property, and as such, the project would not encroach upon any existing physical access way. The nearest public access to Mission Bay is from Bay Side Walk, adjacent to the project.

The Mission Beach Precise Plan does not identify a public view corridor along Bay Side Walk adjacent to the project. Therefore, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and would not obstruct any identified public views.

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

The project proposes an addition to an existing single family home to include an 728 square-foot, third story addition and an 842 square-foot deck located at 3470 Bayside Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Community Planning Area.

The project site is located in a built, urban environment, and does not impact any Environmentally Sensitive Lands. The project is not within, or adjacent to, the Multi-Habitat Planning Area (MHPA). Across Bayside Walk is Mission Bay with an associated sandy beach. As such, the project is conditioned to provide a Water Pollution Control Plan (WPCP) prior to the issuance of a building permit to ensure possible runoff during construction is being collected and not deposited into Mission Bay. 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; and**

The project proposes an addition to an existing single family home to include an 728 square-foot, third story addition and an 842 square-foot deck located at 3470 Bayside Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Community Planning Area.

The proposed project is consistent with the land use designations of the Community Plan by continuing to maintain an existing single family home without increasing the density range of 36 dwelling units per acre as identified within the Mission Beach Precise Plan. The addition would meet the goals of the Mission Beach Precise Plan/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches and bays. The proposed addition will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, parking, landscape and floor Area Ratio. Therefore, the proposed development is in conformity with the Mission Beach Precise Plan and Local Coastal Program and complies with the regulations of the certified Land Development Code.

**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 an addition to an existing single family home to include an 728 square-foot, third story addition and an 842 square-foot deck located at 3470 Bayside Walk in the R-S zone of the Mission Beach Planned District, within the Mission Beach Community Planning Area.

The project site is located between the nearest public road and the shoreline of a body of water. The project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act where the site does not contain a physical public access way and is not within an ocean-front public recreation area. The project does not propose to encroach into any public access way to the ocean and all improvements and additions will be contained on site. The project is a private development on privately owned land. 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. 1083335 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1083335 a copy of which is attached hereto and made a part hereof.

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William Zounes  
Development Project Manager  
Development Services

Adopted on: July 17, 2013

Job Order No. 24003499



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

C

# Distribution Form Part 1

|  |                                  |  |
|--|----------------------------------|--|
| <b>Project Name:</b><br>Pike Residence CDP | <b>Project Number:</b><br>380659 | <b>Distribution Date:</b><br>1/25/2013 |
|--|----------------------------------|--|

**Project Scope/Location:**  
MISSION BEACH Coastal Development Permit (Process 3) to add a 728 square foot, 3rd story addition and an 842 square foot deck to an existing 3,444 square foot, two-story, single family residence located at 3470 Bayside Walk. The site is located in the MBPD-R-S zone, Coastal Overlay (appealable), 1st Public Roadway and Geo Hazard 31 in the Mission Beach Community Plan, Council District 2. Notice-Card=1.

|                                     |  |
|-------------------------------------|--|
| <b>Applicant Name:</b><br>Alec Zier | <b>Applicant Phone Number:</b><br>(619) 884-9229 |
|-------------------------------------|--|

|   |  |                                      |   |
|---|--|--------------------------------------|---|
| <b>Project Manager:</b><br>Sandra Teasley | <b>Phone Number:</b><br>(619) 446-5271 | <b>Fax Number:</b><br>(619) 446-5245 | <b>E-mail Address:</b><br>STeasley@sandiego.gov |
|---|--|--------------------------------------|---|

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

THIS PROJECT WAS DISCUSSED AT THE BOARD'S FEBRUARY 15, 2013 MEETING. THE OWNER AND ARCHITECT WERE PRESENT.

THE EXISTING STRUCTURE HAS A SECOND STORY DECK/PORCH THAT ENCRACHES 5 FEET INTO THE REQUIRED 10 FOOT FRONT YARD SETBACK. THE 10 FOOT SETBACK WAS REQUIRED BEFORE OUR ADO CAME INTO BEING ON JANUARY 2, 1979. THE ORIGINAL STRUCTURE WAS BUILT IN 1961. THE NUMBER OF SEATS THE DECK/PORCH WAS IN THE ORIGINAL PLANS. OBSERVATION APPEARS TO INDICATE IT WAS NOT ADDED AFTER ORIGINAL CONSTRUCTION.

- ✓ NEW CONSTRUCTION OF A THIRD STORY BALCONY MUST BE SET BACK TO OBSERVE THE BAYSIDE YARD SETBACK PLUS IT MUST ALSO OBSERVE AN ADDITIONAL SETBACK 20 FEET ABOVE GRADE AT THE 10 FOOT SETBACK LINE SLOPING BACK AT A 45 DEGREE ANGLE (S 1513.0304(C)(D)(i))
- ✓ IN ADDITION THE THIRD STORY BALCONY FRONTING ON MANNING CT MUST BE SET BACK 15 FEET AND OBSERVE AN ADDITIONAL SETBACK 25 FEET ABOVE GRADE SLOPING BACK AT A 45 DEGREE ANGLE (S 1513.0304(C)(2)(E)(i))
- ✓ IN ADDITION ON THE NORTH SIDE OF THE EXISTING BUILDING THERE IS A SETBACK 4 FEET (NOT 5 FEET). RECOMMEND 3 FEET SETBACK.

**Attach Additional Pages If Necessary.**

LINE AN ADDITIONAL 45 DEGREE SETBACK MUST EXIST FOR THE BALCONY, DECK AND MOBILE ROOM CONSTRUCTION AT THE HEIGHT OF 15 FEET (S 1513.0304(C)(2)(E)(i))

Please return to:  
Project Management Division  
City of San Diego  
Development Services Department  
1222 First Avenue, MS 302  
San Diego, CA 92101

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Upon request, this information is available in alternative formats for persons with disabilities.

- ✓ PLEASE INDICATE 45° LEVELS (01-12) ON THE PLANS. ALSO CLASS RELINEAR ARE NO EXCEPTIONS TO ENCRACHMENTS.
- ✓ LASTLY, ANY CONSTRUCTION IN THE BAYSIDE FRONT YARD MUST NOT EXCEED 36 INCHES IN HEIGHT.



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

**Committee  
 Distribution Form Part 2**

|   |  |   |   |
|---|--|---|---|
| <b>Project Name:</b><br>Pike Residence CDP  |  | <b>Project Number:</b><br>380659  | <b>Distribution Date:</b><br>1/25/2013          |
| <b>Project Scope/Location:</b><br>MISSION BEACH Coastal Development Permit (Process 3) to add a 728 square foot, 3rd story addition and an 842 square foot deck to an existing 3,444 square foot, two-story, single family residence located at 3470 Bayside Walk. The site is located in the MBPD-R-S zone, Coastal Overlay (appealable), 1st Public Roadway and Geo Hazard 31 in the Mission Beach Community Plan. Council District 2. Notice Card=1. |  |   |   |
| <b>Applicant Name:</b><br>Alec Zier   |  | <b>Applicant Phone Number:</b><br>(619) 884-9229  |   |
| <b>Project Manager:</b><br>Sandra Teasley   | <b>Phone Number:</b><br>(619) 446-5271 | <b>Fax Number:</b><br>(619) 446-5245  | <b>E-mail Address:</b><br>STeasley@sandiego.gov |
| <b>Committee Recommendations (To be completed for Initial Review):</b>  |  |   |   |
| <input type="checkbox"/> Vote to Approve  | Members Yes                            | Members No  | Members Abstain                                 |
| <input type="checkbox"/> Vote to Approve<br>With Conditions Listed Below  | Members Yes                            | Members No  | Members Abstain                                 |
| <input type="checkbox"/> Vote to Approve<br>With Non-Binding Recommendations Listed Below   | Members Yes                            | Members No  | Members Abstain                                 |
| <input checked="" type="checkbox"/> Vote to Deny  | Members Yes<br>VO                      | Members No<br>O   | Members Abstain<br>O                            |
| <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)   |  |   | <input type="checkbox"/> Continued              |
| <b>CONDITIONS:</b>  |  |   |   |
| <b>NAME:</b> DENNIS LYNCH   |  | <b>TITLE:</b> PLAN REVIEWER   |   |
| <b>SIGNATURE:</b> <i>Dennis Lynch</i>   |  | <b>DATE:</b> FEBRUARY 24, 2013  |   |
| <i>Attach Additional Pages If Necessary.</i>  |  | Please return to:<br>Project Management Division<br>City of San Diego<br>Development Services Department<br>1222 First Avenue, MS 302<br>San Diego, CA 92101<br><b>(658) 488-1638</b> |   |
| Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> .<br>Upon request, this information is available in alternative formats for persons with disabilities.  |  |   |   |

**Mission Beach Precise Planning Board  
Tuesday, April 16, 2013  
Belmont Park Community Room  
Minutes of Meeting**

Re: Mission Beach Precise Planning Board  
3470 Bayside Walk (Pike Residence); Project No. 308659

Designer Alec Zier of Plumblin Design represented the owner.

The Board heard this project on February 15, 2013. The project plans were denied (9-0-1) because several areas in the plans did not conform to the new PDO requirements, effective August 9, 2012.

Designer Alec Zier presented the revised project plans.

Plan Reviewers Mike Meyer and Dennis Lynch reviewed the revised project plans on behalf of the Board. Plan Reviewer Lynch pointed out the issue contained in the Board's original report to the City with regard to the North interior yard required setback was not remedied. Plan Reviewer Lynch explained the setback requires that at three (3) feet in from the property line, a vertical line perpendicular to grade rises 20 feet at which time a 45-degree diagonal line be drawn upward to the South up to 30 feet, and that no construction can penetrate beyond that line, including railings, eaves, etc. unless specified in the PDO.

After further discussion, a motion was duly made to deny the project as follows, but the Board stated it is not requiring the applicant to return to the Board provided this issue is remedied and recognized in the City's Assessment Letter: **Motion 2 was made by Dennis Lynch and seconded by Mike Meyer TO DENY the project plans at 3470 Bayside walk because the North interior yard required setback requirement as discussed above was not remedied. However, the Board is not requiring the applicant to return to the Board provided this issue is remedied and recognized in the City's Assessment Letter.**

**VOTE**

**For: 9**

**Against: 0**

**Abstain: 1**

OWI



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

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 **PIKE ADDITION AND REMODEL** Project No. For City Use Only **308659**

Project Address: **3470 BAYSIDE WALK SAN DIEGO, CA 92109**

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

Name of Individual (type or print): **David Pike**  
 Owner  Tenant/Lessee  Redevelopment Agency  
Street Address: **3470 Bayside walk**  
City/State/Zip: **San Diego, CA 92109**  
Phone No: **760 530 7453** Fax No:  
Signature: *[Signature]* Date: **1-12-13**

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
Street Address:  
City/State/Zip:  
Phone No: Fax No:  
Signature: Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
Street Address:  
City/State/Zip:  
Phone No: Fax No:  
Signature: Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
Street Address:  
City/State/Zip:  
Phone No: Fax No:  
Signature: Date:

**Project Chronology  
Pike Residence  
PROJECT NO. 308659**

| <b>Date</b>                         | <b>Action</b>                          | <b>Description</b>                      | <b>City Review Time</b>    | <b>Applicant Response</b>             |
|-------------------------------------|--|---|----------------------------|---------------------------------------|
| 1/25/13                             | First Submittal                        | Project Deemed Complete and distributed |                            |                                       |
| 3/7/13                              | First Submittal Assessment Letter out  |   | 41 days                    |                                       |
| 3/26/13                             | Second submittal In                    | Normal Submittal                        |                            | 19 days from First Assessment Letter  |
| 4/23/13                             | Second Submittal Assessment Letter out |   | 28 days                    |                                       |
| 5/8/13                              | Third submittal in                     | Normal Submittal                        |                            | 15 Days from second assessment letter |
| 6/19/13                             | Third Submittal Assessment Letter Out  |   | 39 days                    |                                       |
| 7/17/13                             | Hearing Officer Hearing                |   | 28 days                    |                                       |
| <b>TOTAL STAFF TIME**</b>           |  |   | <b>4 month<br/>16 days</b> |                                       |
| <b>TOTAL APPLICANT TIME**</b>       |  |   |                            | <b>1 months<br/>4 days</b>            |
| <b>TOTAL PROJECT RUNNING TIME**</b> |  | From Deemed Complete to HO Hearing      | <b>5 months 20 days</b>    |                                       |

\*\*Based on 30 days equals to one month.

## 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.: 308659

PROJECT TITLE: PIKE RESIDENCE

PROJECT LOCATION-SPECIFIC: 3420 Bayside Walk, San Diego, CA 92109 (3500 Bayside Map 6098 and Map 1809)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit for a 728-square-foot, 3rd story addition and an 842-square-foot deck on an existing 3,444-square-foot, two-story, single dwelling unit located at 3470 Bayside Walk. The site is located in the MBPD-R-S zone, Coastal Overlay (appealable), 1st Public Roadway. within the Mission Beach Community Planning area of Council District 2 of the City of San Diego.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Dave Pike  
 3135 Dusty Trail  
 Encinitas, CA, 92024  
 760-533-7453

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 Sections 15301 (e) Existing Facilities - additions  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The existing structure was evaluated by the City of San Diego's Historical Resources Board staff for eligibility for historic designation and determined that the structures did not meet the designation criteria as a significant resources. This project site is located in a developed neighborhood and no sensitive environmental resources exist on site. Therefore the project is exempt pursuant to CEQA Section 15301(e) – Existing facilities-additions – and where the exceptions listed in CEQA section 15300.2 would not apply.

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

                     / SENIOR PLANNING  
 SIGNATURE/TITLE

                      
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



FLOOR PLAN NOTES

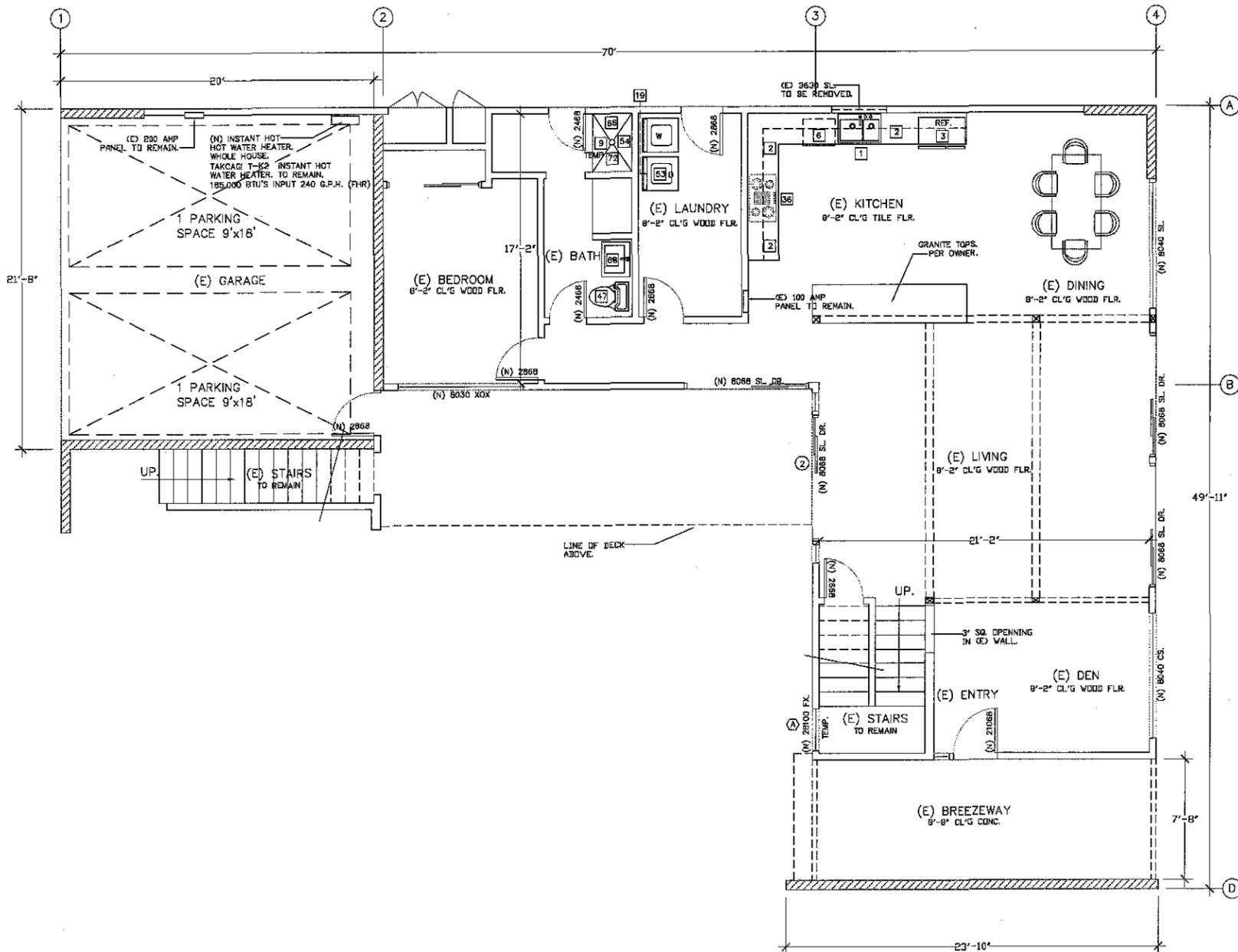
□ INDICATES SECTION NOTES. SEE NUMBER BELOW

1. SELF RIMMING 2 COMPARTMENT SINK W/ GARBAGE DISPOSER. PROVIDE AIR GAP IF REQUIRED.
2. BASE & WALL CABINETS PER OWNERS REQUEST.
3. 56" CLEAR REF SPACE PROVIDE PLUMBING FOR ICE MAKER.
4. PANTRY.
5. ENHANCED HYDROTHERAPY WHIRLPOOL 60"x32"x22" MAXIMUM FILL 50 GAL. 125 HP PUMP 7 POINT MASSAGE JETS PROVIDE ACCESS PANEL W/ERAMC TILE TO 72". 24" WIDE DISHWASHER UNDERNEATH.
6. RECESSED MEDICINE CABINET. PROVIDE BY OWNER. PRE-CAST SHOWER PAN PER LOCAL CODE. TILE TO 72" PROVIDE SOAP DISH.
7. SHATTERPROOF GLASS SHOWER ENCLOSURE TUB BAR.
8. 6x6 PLUMBING WALL.
9. SKYLIGHT 13.00'.
10. PROVIDE 18" HIGH WOOD PLATFORM FOR V/4. RETURN COMBUSTION AIR TOP & BOTTOM AND RETURN RETURN AIR GRILLS OR DUCT AS SHOWN ON HEATING PLAN (IF APPLICABLE).
11. PROVIDE WATER & WASTE FOR DISHWASHER.
12. ELECTRICAL SERVICE PANEL (SEE ELECTRICAL PLAN IF APP).
13. PLUMBING FITTING AT F.G. FOR DBL. USE OF EQUIP.
14. PREFABRICATED METAL FIREPLACE BY MAJESTIC OR EQUAL MODEL # C689. 10309 NERUBI W/ GAS KEY. FIREPLACE SHALL BE EQUIPPED W/ TIGHT-FITTING GLASS DOORS AND AK-WST OUTSIDE COMBUSTION AIR. LINEN CABINET, STORAGE OR SHELVING.
15. 18" HIGH WOOD PLATFORM FOR V/4.
16. PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MIN. 4 INCH DIA) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14FT. / 2 ELBOWS (M.C. 905.2.7 304.3.2.2) LDV WALL. (SEE PLAN FOR HEIGHT).
17. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 5/8" TYPE "X" GYP. BD. W/ 6" COOLER NAILS @ 7" O.C. BALLOON FRAMED WALLS. SEE FRAMING PLAN. SEE STRUCTURAL CALC'S (IF APP) & GENERAL NOTES.
18. FIRE SEPARATION BETWEEN 2ND FLR. & GAR. CLG. AND WALLS SUPPORTING 2ND FLR. TO BE 5/8" TYPE "X" GYP. BD.
19. 5/8" TYPE "X" GYP. BD. UNDER STAIRS AT ENCLOSED, USABLE SPACE. 66 COOLER NAILS @ 7" O.C.
20. 2x6 STUD WALL BALLOON FRAMED.
21. 48" HIGH GUARDRAIL PER 8010 C.B.C.
22. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.B.C.
23. 22"x48" PULL-DOWN LADDER.
24. 12x15" PARTY SINK.
25. DEADBOLT @ TOP & BOTTOM OF ENTRY DOOR & AT TOP CORNER OF INTERIOR DOOR.
26. 1/4" FOLDING TABLE.
27. 24" DEEP X 5'-0" BASE CABINET W/ SMOOTH TOP & CENTER KNEE SPACE / DOUBLE SIDE DOORS.
28. 4" COSMETIC DRAWER & KNEE SPACE PROVIDE CUSTOM POLISHED PLATE GLASS MIRROR.
29. 48" SLIDE-IN RANGE-OVEN COMB. W/ BUILT-IN. METAL HOOD W/ LIGHT & FAN VENT TO OUTSIDE AIR.
30. 30" STACKED OVEN-MICROWAVE COMB VENT TO OUTSIDE AIR.
31. 36" PRO COOKTOP STOVE/ PROVIDE GAS SHUT-OFF VENT TO OUTSIDE AIR. WALL OUTLET FOR STOVE HOOD @ 78" A.F.F. OUTLET FOR STOVE @ 24" A.F.F. MICROWAVE.
32. FLAT SIFFIT. SEE FRAMING PLAN FOR HT.
33. ARCHED SIFFIT SEE INTERIOR ELEV. OR PLAN FOR SPEC.
34. TRAY OR POTSHELF. SEE FRAMING PLAN FOR HT.
35. SEAT. SEE FLOOR PLAN FOR HT.
36. XXXX LUMINOUS CEILING.
37. (N) FALL IN CLOSET. 78" VENT TO OUTSIDE AIR.
38. V/4" VENT TO OUTSIDE AIR.
39. CASED OPENINGS (EXTERIOR) VARIES IN SIZES (SEE ELEVATIONS).
40. 14"x18" GL. SCREENED & LOUVERED COMBUSTION AIR VENT.
41. "ULTRA LOW FLUSH TOILETS." PER IRC SEC. 2903.2 CENTER OF WATER CLOSET TO BE A MINIMUM OF 15" TO VERTICAL SURFACE OF SIDES.
42. 30"x30" ATTIC ACCESS PANEL.
43. TEMPERATURE & PRESSURE RELIEF VALVE. 50. 3" DIA.
44. PIPE BUMPER 36" HIGH W/ 12" EMBEDMENT.
45. 20"x30" SERVICE SINK.
46. OPTIONAL TRASH COMPACTOR.
47. PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MIN. 4 INCH DIA) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14FT. / 2 ELBOWS (M.C. 905.2.7 304.3.2.2)
48. "X" HAND BUILT SHOWER STALL CUSTOM TILE. CENTER DRAIN 4" CORB SINGLE CONTROL FAUCET 48" X 24" X 96" H. TILE TO 70" ABOVE INLET 8" BUILT-IN BENCH. TEMP. DOORS SINGLE CONTROL.
49. RETURN AIR GRILL (GLASS).
50. FLOOR LIGHTING UNDER CABINET (MIN. 40 LUMENS).
51. PREFABRICATED ARCHITECTURAL COLUMN WRAP (STYLE CHOSEN BY OWNER) THIS IS A WRAP. SEE STRUCTURAL PLANS FOR POST SIZE (WITHIN WRAP).
52. PLUMBING WASTE DROP FROM ABOVE.
53. PENEAL SINK.
54. GLASS BLOCK.
55. VEGETABLE SINK W/ DISPOSAL.
56. SMOKE DETECTOR PER IRC SEC. 3103.1-4 HARDWIRED & WITH BATTERY BACK-UP.
57. LINE OF CRUMPLE WALL.
58. PROVIDE WASHING MACHINE OUTLET BOX W/ HOT AND COLD WATER SUPPLY AND WASTE STANDPIPE. STANDPIPE TO BE 28" ABOVE TRAP. NO TRAP FOR ANY CLOTHES WASHER STANDPIPE RECEPTOR SHALL BE INSTALLED BELOW THE FLOOR BUT SHALL BE INSTALLED IN NOT LESS THAN 6" AND NO MORE THAN 18" AFF.
59. RECESSED COMBINATION LIGHT/EXHAUST FAN. SWITCH CONTROLLED 60 CFM OR SAME LIKE MODEL OR SIM MAKER W/ FLOOR LIGHT.
60. HOT MOPPED SHOWER PAN PER LOCAL CODE. TILE TO CL'G PROVIDE SOAP DISH.
61. ADA APPROVED GRAB BARS TO BE INSTALLED PER STANDARD CODE REQ.
62. LAVATORY PER OWNER.
63. BAR LIGHTS PER OWNERS SPEC.
64. NEW HEATING/ AC UNIT PER NOTES.
65. CARBON MONOXIDE ALARM (CARBON MONOXIDE ALARMS WILL BE INSTALLED ACCORDING TO THE CRC SECTION 315.1 APPLY CRC 315.1.1 EXP. 2
66. SHOWERS HEADS NOT TO EXCEED 2.5 GPM OF FLOW.

\*FOR BOTH FLOOR PLANS (1ST & 2ND FLOOR) ALL NOTES MAY NOT APPLY TO THE PLANS.

GRAPHIC SYMBOLS

- NEW STUD PARTITION : 2x4 @ 16" O/C PER SPECIFICATIONS
- EX STUD PARTITION : 2x4 @ 16" O/C PER SPECIFICATIONS
- EX 2x4 STUD PARTITION TO BE REMOVED



1st FLOOR PLAN

WINDOW SCHEDULE

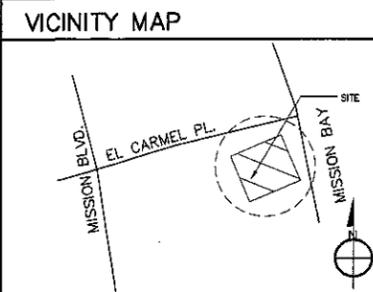
| SYMBOL    | SIZE           | HEADER HT. | STYLE | MATERIAL/ FINISH       | REMARKS |
|-----------|----------------|------------|-------|------------------------|---------|
| 2nd FLOOR |                |            |       |                        |         |
| (A)       | 2'-8" x 10'-0" | 80" A.F.F. | FIXED | VINYL COLOR PER OWNER. |         |
| (B)       | 7'-2" x 4'-0"  | 80" A.F.F. | OOD   | VINYL COLOR PER OWNER. |         |

WALL OTHER WINDOWS ARE TO BE REPLACED LIKE IN KIND VINYL.

DOOR SCHEDULE

| SYMBOL    | SIZE          | STYLE    | MATERIAL/ FINISH | REMARKS              |
|-----------|---------------|----------|------------------|----------------------|
| 1st FLOOR |               |          |                  |                      |
| (1)       | 8'-0" x 8'-8" | EXTERIOR | VINYL/ALUM.      |                      |
| (2)       | 8'-0" x 6'-8" | EXTERIOR | VINYL/ALUM.      | w/ SIDE LIGHTS TEMP. |

WALL OTHER DOORS ARE TO BE REPLACED LIKE IN KIND WOOD.



GENERAL NOTES

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2. ALL CONSTRUCTION DEBRIS WILL BE RECYCLED.
3. OWNER TO OBTAIN CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN THE ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE THE PROPERTY LINE IS LOCATED.
4. NO BUS STOP WITHIN 300' OF PROJECT.
5. NO EXISTING EASMENTS ON PROPERTY.

OVERLAY/ZONES

- MISSION BEACH
1. COASTAL HEIGHT LIMIT.
  2. PARKING REQUIREMENTS: RESIDENTIAL PARKING

ENV. SENSITIVE LANDS

1. NONE
- THIS PROJECT REQUIRES NO GRADING

DRAWING INDEX

- |   |                         |
|---|-------------------------|
| 1 | SITE PLAN/PHOTO KEY MAP |
| 2 | 1st FLOOR PLAN          |
| 3 | UPPER FLOOR PLANS       |
| 4 | EXTERIOR ELEVATIONS     |
| 5 | SITE SECTIONS           |
| 6 | LANDSCAPING PLAN        |
| 7 | ROOF PLAN               |

SCOPE OF WORK

TOTAL 728' SQ. FT. 3rd FLOOR MEDIA ROOM.  
467' SQ. FT. OF NEW ROOF DECK.

OWNER: DAVID PIKE  
3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109

PREPARED BY: PLUMBLINE DESIGN  
NAME:  
ADDRESS: 4815 WINNEBAGO AVE. SAN DIEGO, CA. 92117  
PHONE NO: (619)-884-9229  
PROJECT ADDRESS: 3470 BAYSIDE WALK SAN DIEGO, CA. 92109  
A.P.N. 423-617-09-00

LEGAL DESCRIPTION:  
MAP 6098- THIRTY FIVE HUNDRED BAYSIDE  
MAP 1809 (1651)- MISSION BEACH ALTERED MAP  
LOT SIZE: 4321' SQ. FT.  
(E) SQ. FT. OF RES. 3444' SQ. FT. 466' DECK

(N) 728' RES. ADD. 467' DECKING  
TOTAL: 4321' RES. 933' DECK

FLOOR AREA RAITO CALC'S

ALLOWABLE FAR 1.1%  
EXISTING FAR .80%  
PROPOSED FAR .96%  
ZONE MBPD-R-S  
CONST. TYPE/RES. V-A/R-3  
YEAR BUILT: 1961  
GEO. HAZ. 31

SHEET TITLE: 1st FLOOR PLAN

1st FLOOR PLAN  
SCALE: 3/8"=1'-0"

PLD

PLUMBLINE DESIGN  
DESIGN - PLANNING - INTERIOR  
4815 WINNEBAGO AVE. SAN DIEGO, CA. 92117  
619-274-4222 (cell) 619-884-9229 (fax) 619-273-0272 (mail)  
PLD@PLD.COM

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PROJECT ADDRESS  
3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109

PIKE'S ADDITION & REMODEL

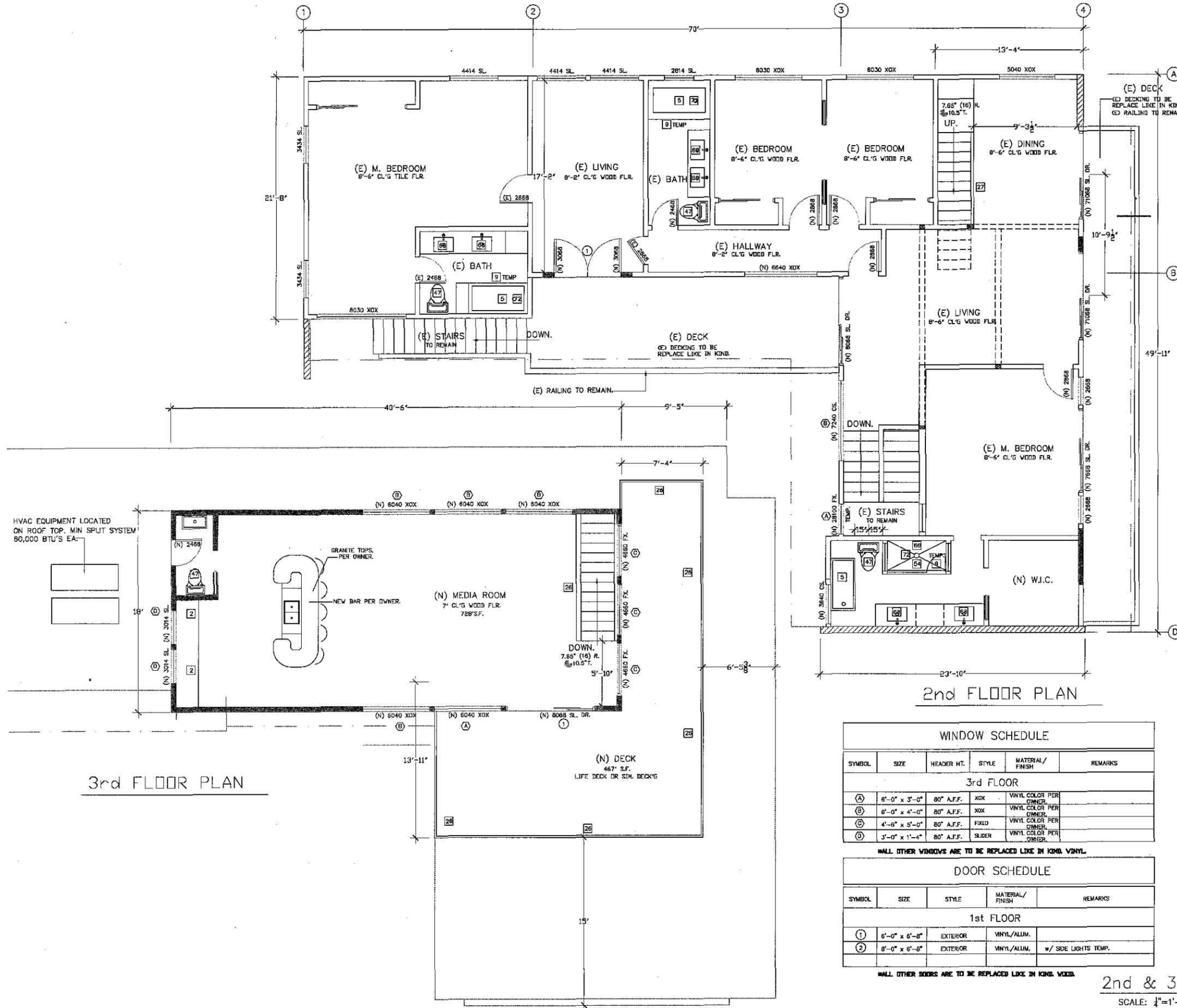
STAMP

ISSUES

SUBMITTAL DATE:

REVISIONS:

|                                     |                      |
|-------------------------------------|----------------------|
| PROJECT NUMBER:<br>001-13           | DRAWN BY:<br>AZ      |
| DATE:<br>ORG. SUBMITTAL<br>01-10-13 | CHECKED BY:<br>AZ    |
| DRAWING NUMBER:<br>2                | DRAWING NUMBER:<br>2 |
| SECTIONS:<br>OF: 8                  |                      |



| WINDOW SCHEDULE |               |            |          |                       |                      |
|-----------------|---------------|------------|----------|-----------------------|----------------------|
| SYMBOL          | SIZE          | HEADER HT. | STYLE    | MATERIAL/FINISH       | REMARKS              |
| 3rd FLOOR       |               |            |          |                       |                      |
| (A)             | 6'-0" x 3'-0" | 80" A.F.F. | XOX      | VINYL COLOR PER OWNER |                      |
| (B)             | 6'-0" x 4'-0" | 80" A.F.F. | XOX      | VINYL COLOR PER OWNER |                      |
| (C)             | 4'-6" x 5'-0" | 80" A.F.F. | FIXED    | VINYL COLOR PER OWNER |                      |
| (D)             | 3'-0" x 1'-4" | 80" A.F.F. | SLIDER   | VINYL COLOR PER OWNER |                      |
| 1st FLOOR       |               |            |          |                       |                      |
| (1)             | 6'-0" x 6'-6" |            | EXTERIOR | VINYL/ALUM.           |                      |
| (2)             | 8'-0" x 6'-6" |            | EXTERIOR | VINYL/ALUM.           | w/ SIDE LIGHTS TEMP. |

| DOOR SCHEDULE |               |       |                 |             |
|---------------|---------------|-------|-----------------|-------------|
| SYMBOL        | SIZE          | STYLE | MATERIAL/FINISH | REMARKS     |
| 1st FLOOR     |               |       |                 |             |
| (1)           | 6'-0" x 6'-6" |       | EXTERIOR        | VINYL/ALUM. |
| (2)           | 8'-0" x 6'-6" |       | EXTERIOR        | VINYL/ALUM. |

**VICINITY MAP**

**GENERAL NOTES**

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- ALL CONSTRUCTION DEBRIS WILL BE RECYCLED.
- OWNER TO OBTAIN CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN THE ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE THE PROPERTY LINE IS LOCATED.
- NO BUS STOP WITHIN 300' OF PROJECT.
- NO EXISTING EASEMENTS ON PROPERTY.

**OVERLAY/ZONES**  
MISSION BEACH

- COASTAL HEIGHT LIMIT.
- PARKING REQUIREMENTS: RESIDENTIAL PARKING

**ENV. SENSITIVE LANDS**

- NONE

THIS PROJECT REQUIRES NO GRADING

**DRAWING INDEX**

- SITE PLAN/PHOTO KEY MAP
- 1st FLOOR PLAN
- UPPER FLOOR PLANS
- EXTERIOR ELEVATIONS
- SITE SECTIONS
- LANDSCAPING PLAN
- ROOF PLAN

**SCOPE OF WORK**  
TOTAL 728' SQ. FT. 3rd FLOOR MEDIA ROOM.  
467' SQ. FT. OF NEW ROOF DECK.

OWNER: DAVID PIKE  
3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109

PREPARED BY: PLUMBLINE DESIGN  
NAME: 4615 WINNEBAGO AVE.  
ADDRESS: SAN DIEGO, CA. 92117  
PHONE NO: (619)-884-9229  
PROJECT ADDRESS: 3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109  
A.P.N. 423-617-09-00

LEGAL DESCRIPTION:  
MAP 6098- THIRTY FIVE HUNDRED BAYSIDE  
MAP 1809 (1851)- MISSION BEACH ALTERED MAP  
LOT SIZE: 4321' SQ. FT.  
(E) SQ. FT. OF RES. 3444' SQ. FT. 466' DECK

(N) 728' RES. ADD. 467' DECKING  
TOTAL: 4321' RES. 933' DECK

**FLOOR AREA RAITO CALC'S**

ALLOWABLE FAR 1.1%  
EXISTING FAR .80%  
PROPOSED FAR .96%  
ZONE MBPD-R-S  
CONST. TYPE/RES. V-A/R-3  
YEAR BUILT: 1961  
GEO. HAZ. 31

SHEET TITLE: 2nd & 3rd FLOOR PLAN

**PLD**  
PLUMBLINE DESIGN  
DESIGN - PLANNING - INTERIOR  
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**PROJECT ADDRESS**  
3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109

**PIKE'S ADDITION & REMODEL**

STAMP

**ISSUES**

SUBMITTAL DATE:

REVISIONS:

|                              |                          |
|------------------------------|--------------------------|
| PROJECT NUMBER:<br>001-13    | DRAWN BY:<br>AZ          |
| DATE:<br>01-10-13            | CHECKED BY:<br>AZ        |
| DRAWING NUMBER:<br>SHEETS: 3 | DRAWING NUMBER:<br>OF: 8 |

**3**

2nd & 3rd FLOOR PLANS  
SCALE: 1/4"=1'-0"

**VICINITY MAP**

**GENERAL NOTES**

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**OVERLAY/ZONES**

MISSION BEACH

- COASTAL HEIGHT LIMIT.
- PARKING REQUIREMENTS RESIDENTIAL PARKING

**ENV. SENSITIVE LANDS**

- NONE

THIS PROJECT REQUIRES NO GRADING

**DRAWING INDEX**

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**SCOPE OF WORK**

TOTAL 728' SQ. FT. 3rd FLOOR MEDIA ROOM.  
467' SQ. FT. OF NEW ROOF DECK.

OWNER: DAVID PIKE  
3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109

PREPARED BY: PLUMBLINE DESIGN  
NAME:  
ADDRESS: 4615 WINNEBAGO AVE. SAN DIEGO, CA. 92117  
PHONE NO: (619)-884-9229  
PROJECT ADDRESS: 3470 BAYSIDE WALK SAN DIEGO, CA. 92109  
A.P.N. 423-817-09-00  
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(N) 728' RES. ADD. 467' DECKING  
TOTAL: 4321' RES. 933' DECK

**FLOOR AREA RAITO CALC'S**

ALLOWABLE FAR 1.1%  
EXISTING FAR .80%  
PROPOSED FAR .96%  
ZONE MBPD-R-5  
CONST. TYPE/RES. V-A/R-3  
YEAR BUILT: 1961  
GEO. HAZ. 31

SHEET TITLE: ELEVATIONS

**PLD**

**PLUMBLINE DESIGN**  
DESIGN - PLANNING - INTERIOR

4615 WINNEBAGO AVE. SAN DIEGO, CA. 92117  
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PLD@CO.COM

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3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109

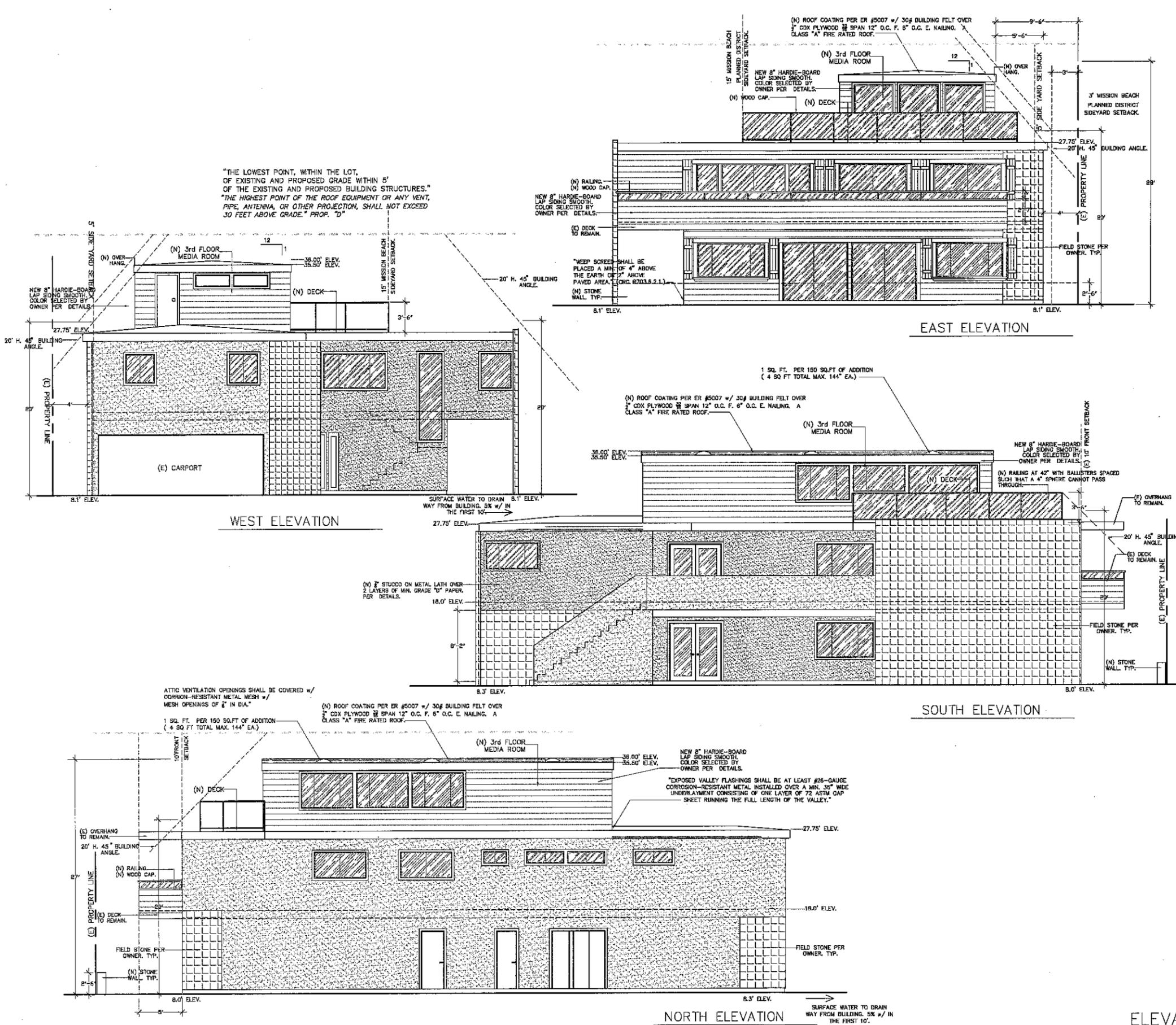
**PIKE'S ADDITION & REMODEL**

ISSUES

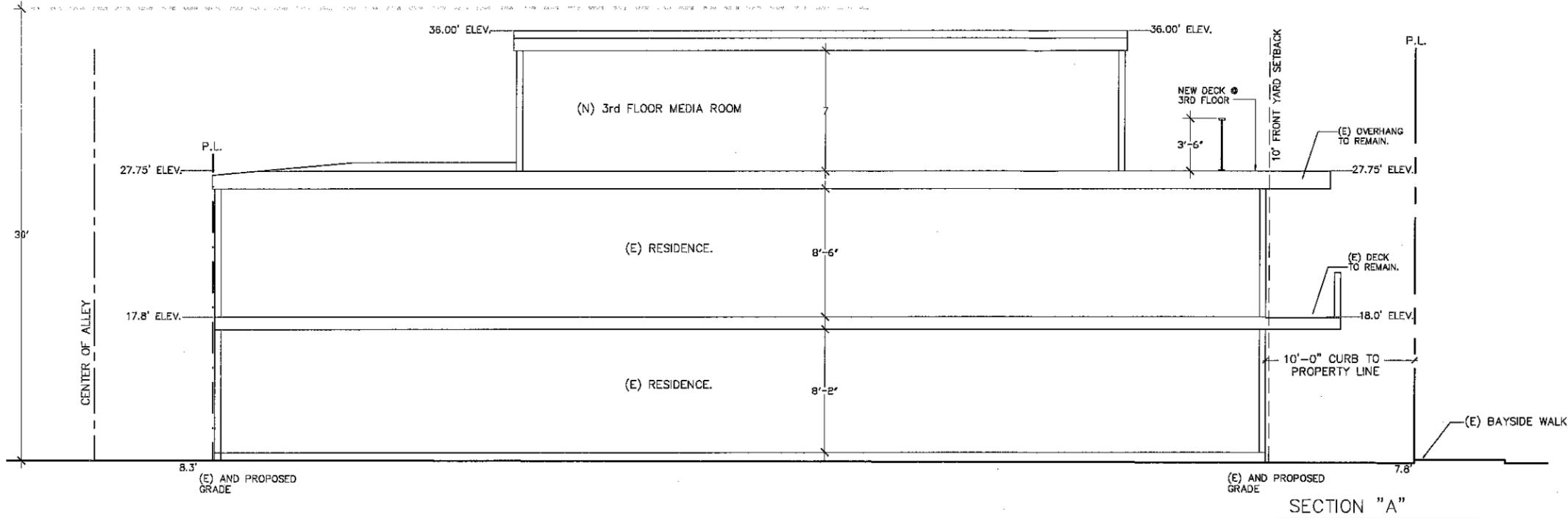
SUBMITTAL DATE:

REVISIONS:

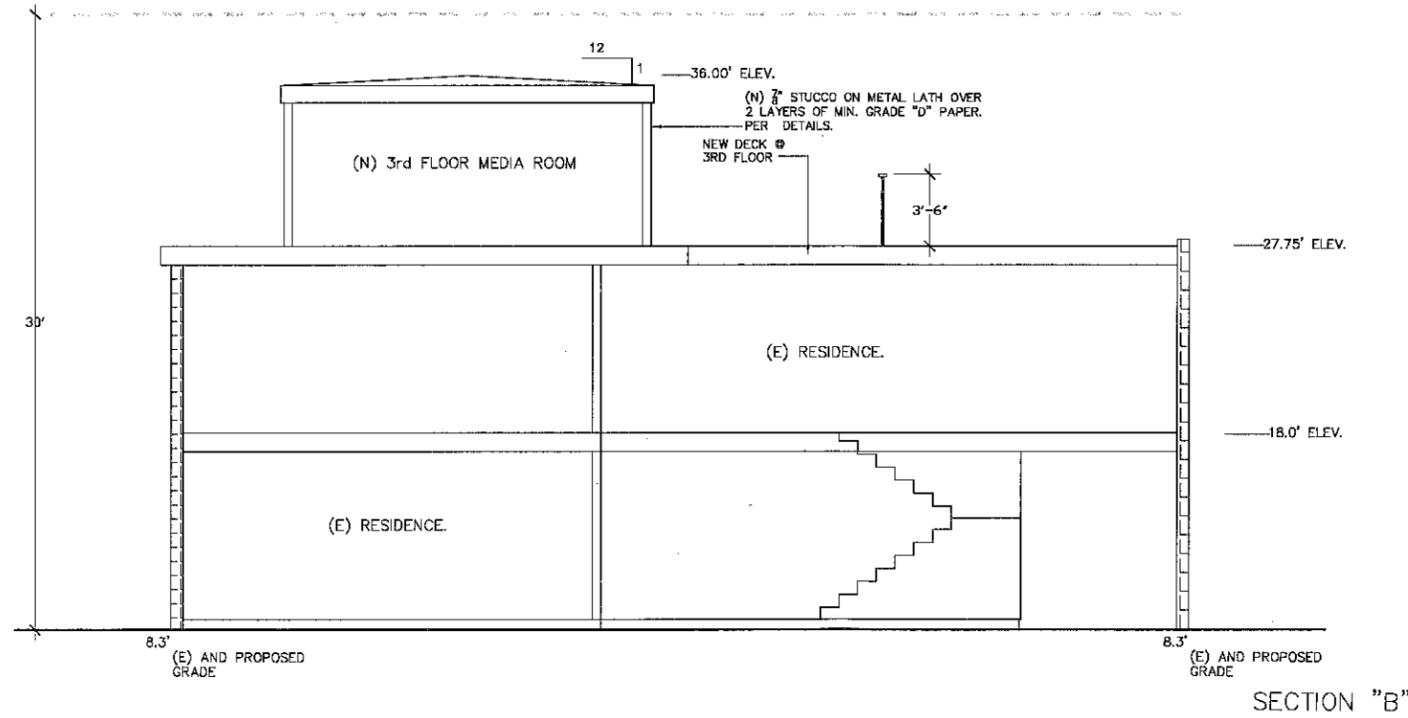
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|---------------------------|-------------------|
| PROJECT NUMBER:<br>001-13 | DRAWN BY:<br>AZ   |
| DATE:<br>01-10-13         | CHECKED BY:<br>AZ |
| DRAWING NUMBER:           | DRAWING NUMBER:   |
| SHEET: 4                  | 4                 |
| OF: 8                     |                   |



"THE HIGHEST POINT OF THE ROOF EQUIPMENT OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION, SHALL NOT EXCEED 30 FEET ABOVE GRADE."



"THE HIGHEST POINT OF THE ROOF EQUIPMENT OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION, SHALL NOT EXCEED 30 FEET ABOVE GRADE."



**VICINITY MAP**

**GENERAL NOTES**

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4. NO BUS STOP WITHIN 300' OF PROJECT.
5. NO EXISTING EASEMENTS ON PROPERTY.

**OVERLAY/ZONES**

MISSION BEACH

1. COASTAL HEIGHT LIMIT.
2. PARKING REQUIREMENTS: RESIDENTIAL PARKING

**ENV. SENSITIVE LANDS**

1. NONE

THIS PROJECT REQUIRES NO GRADING

**DRAWING INDEX**

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|---|-------------------------|
| 1 | SITE PLAN/PHOTO KEY MAP |
| 2 | 1st FLOOR PLAN          |
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**SCOPE OF WORK**

TOTAL 728' SQ. FT. 3rd FLOOR MEDIA ROOM.  
467' SQ. FT. OF NEW ROOF DECK.

OWNER: DAVID PIKE  
3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109

PREPARED BY: PLUMBLINE DESIGN  
NAME:  
ADDRESS: 4615 WINNEBAGO AVE.  
SAN DIEGO, CA. 92117  
PHONE NO: (619)-884-9229  
PROJECT ADDRESS: 3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109  
A.P.N. 423-617-09-00  
LEGAL DESCRIPTION:  
MAP 6098- THIRTY FIVE HUNDRED BAYSIDE  
MAP 1809 (1651)- MISSION BEACH ALTERED MAP  
LOT SIZE: 4321' SQ. FT.  
(E) SQ. FT. OF RES. 3444' SQ. FT. 466' DECK

(N) 728' RES. ADD. 467' DECKING  
TOTAL: 4321' RES. 933' DECK

**FLOOR AREA RATIO CALC'S**

|                  |         |
|------------------|---------|
| ALLOWABLE FAR    | 1.1%    |
| EXISTING FAR     | .80%    |
| PROPOSED FAR     | .96%    |
| ZONE MBPD-R-S    |         |
| CONST. TYPE/RES. | V-A/R-3 |
| YEAR BUILT:      | 1961    |
| GEO. HAZ.        | 31      |

SHEET TITLE: SECTIONS

**PLD**

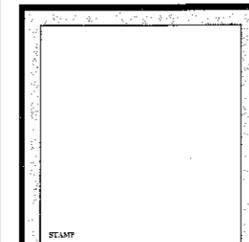
**PLUMBLINE DESIGN**  
DESIGN - PLANNING - INTERIOR

4615 WINNEBAGO AVE. SAN DIEGO, CA. 92117  
619-273-6222 (off) 619-884-6229 (cell) 619-273-6272 (fax)  
PLD@PLD.COM

**PROJECT ADDRESS**

3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109

**PIKE'S ADDITION & REMODEL**



ISSUES

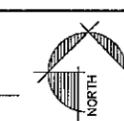
SUBMITTAL DATE:

REVISIONS:

|   |  |
|---|--|
| 1 |  |
| 2 |  |

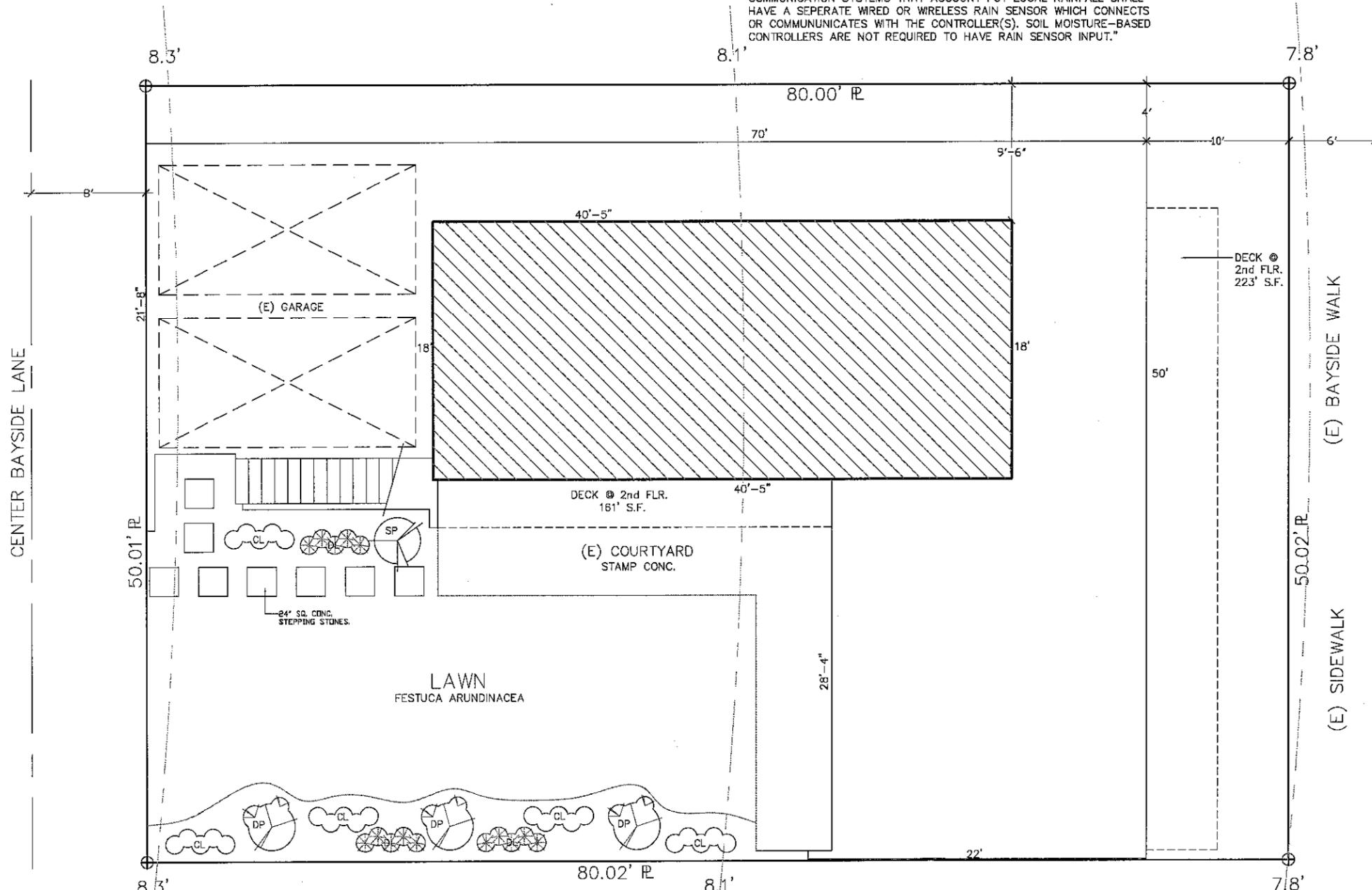
|                                      |                             |
|--------------------------------------|-----------------------------|
| PROJECT NUMBER:<br>001-13            | DRAWN BY:<br>AZ             |
| DATE:<br>01-10-13                    | CHECKED BY:<br>AZ           |
| ORIG. SUBMITTAL<br>01-10-13          |                             |
| DRAWING NUMBER:<br>SHEET: 5<br>OF: 8 | DRAWING NUMBER:<br><b>5</b> |

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



| SYMBOL | BOTANICAL NAME         | COMMON NAME      | FORM & FUNCTION | SIZE                   | NO.    | % OF PLT'G  |
|--------|------------------------|------------------|-----------------|------------------------|--------|-------------|
|        | PHOENIX ROEBELENI      | PIGMY DATE PALM  | SCREENING       | 4'-5" TALL<br>15 GAL.  | 1 EA.  | 10%-5 GAL.  |
|        | HEMEROCALLIS X HYBRIDA | DAYLILY          | SCREENING SHRUB | 3'-5" TALL<br>1-5 GAL. | 10 EA. | 20%-5 GAL.  |
|        | CANNA X GENERALIS      | CANNA LILY       | SCREENING SHRUB | 3'-5" TALL<br>1-5 GAL. | 10 EA. | 20%-5 GAL.  |
|        | IBERIS SEMPERVIRENS    | CANDYTUFF        | GROUND COVER    | 6"-10"<br>1 GAL.       | 20 EA. | 20%-15 GAL. |
|        | FRAGARIA CHILOENSIS    | BEACH STRAWBERRY | GROUND COVER    | 4'-6" TALL<br>1 GAL.   | 20 EA. | 20%-TURF    |
|        | CYCAS REVOLUTA         | SAGO PALM        | SCREENING       | 4'-5" TALL<br>15 GAL.  | 1 EA.  | 10%-TURF    |

1. CONTROLLERS SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGES."
2. "WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPERATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT."



"PROPOSED METHOD OF IRRIGATION TO BE DRIP SYSTEM FOR FLOWER BEDS, & SPRINKLERS FOR THE LAWN. THE OWNER IS TO RESPONSIBLE FOR THE MAINTENANCE. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPERATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT."

**VICINITY MAP**

**GENERAL NOTES**

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CODE AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.
2. ALL CONSTRUCTION DEBRIS WILL BE RECYCLED.
3. OWNER TO OBTAIN CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN THE ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE THE PROPERTY LINE IS LOCATED.
4. NO BUS STOP WITHIN 300' OF PROJECT.
5. NO EXISTING EASEMENTS ON PROPERTY.

**OVERLAY/ZONES**

MISSION BEACH

1. COASTAL HEIGHT LIMIT.
2. PARKING REQUIREMENTS: RESIDENTIAL PARKING

**ENV. SENSITIVE LANDS**

1. NONE

THIS PROJECT REQUIRES NO GRADING

**DRAWING INDEX**

|   |                         |
|---|-------------------------|
| 1 | SITE PLAN/PHOTO KEY MAP |
| 2 | 1st FLOOR PLAN          |
| 3 | UPPER FLOOR PLANS       |
| 4 | EXTERIOR ELEVATIONS     |
| 5 | SITE SECTIONS           |
| 6 | LANDSCAPING PLAN        |
| 7 | ROOF PLAN               |

**SCOPE OF WORK**

TOTAL 728' SQ. FT. 3rd FLOOR MEDIA ROOM.  
467' SQ. FT. OF NEW ROOF DECK.

OWNER: DAVID PIKE  
3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109

PREPARED BY: PLUMBLINE DESIGN  
NAME: 4615 WINNEBAGO AVE. SAN DIEGO, CA. 92117  
ADDRESS: (619)-884-9229  
PHONE NO: 3470 BAYSIDE WALK SAN DIEGO, CA. 92109  
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A.P.N.  
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ALLOWABLE FAR 1.1%  
EXISTING FAR .80%  
PROPOSED FAR .96%  
ZONE MBPD-R-S  
CONST. TYPE/RES. V-A/R-3  
YEAR BUILT: 1961  
GEO. HAZ. 31

SHEET TITLE: LANDSCAPE PLAN

**PLD**

**PLUMBLINE DESIGN**  
DESIGN - PLANNING - INTERIOR

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2009 PLUMBLINE DESIGN

**PROJECT ADDRESS**

3470 BAYSIDE WALK  
SAN DIEGO, CA. 92109

**PIKE'S ADDITION & REMODEL**

ISSUES

REVISIONS:

|                 |          |                 |    |
|-----------------|----------|-----------------|----|
| PROJECT NUMBER: | 001-13   | DRAWN BY:       | AZ |
| DATE:           |          | CHECKED BY:     | AZ |
| ORG. SUBMITAL:  | 01-10-13 |                 |    |
| DRAWING NUMBER: |          | DRAWING NUMBER: |    |
| SHEET:          | 6        |                 |    |
| OF:             | 8        |                 |    |

6

