



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: September 11, 2013

REPORT NO. HO-13-070

ATTENTION: Hearing Officer

SUBJECT: **THE SMALL HOTEL**  
PTS PROJECT NUMBER: 311777

LOCATION: 1453 Rosecrans Street

APPLICANT: Daniel Johnston

### SUMMARY

Issue(s): Should the Hearing Officer approve a Site Development Permit for a change of use from commercial retail to four-room motel with interior renovations in an existing 1,610 square foot building?

#### Staff Recommendation -

**APPROVE** Site Development Permit No. 1090713.

Community Planning Group Recommendation – On May 16, 2013 the Peninsula Community Planning Board voted unanimously to recommend approval of the project.

Environmental Review: The proposed activity is exempt from CEQA pursuant to Section 15303 (New construction or conversion of small structures) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 2, 2013 and the opportunity to appeal that determination ended July 19, 2013.

### BACKGROUND

The Peninsula Community Plan Land Use map identifies the site for commercial uses (Attachment 1). The site is located at 1453 Rosecrans Street in the CC-4-2 Zone within the Community Plan Implementation Overlay Zone, Area "B" (Attachment 2). The site is presently developed with one structure, parking, minor landscaping and an advertising billboard. It is estimated the current structure was constructed in 1953 (Attachment 3). At that time the existing parking was installed, partially on the private property and partially in the public right-of-way.

The existing parking has been determined to have previously conforming rights and is proposed to remain. The parking partially within the public right-of-way is prevalent in the neighborhood.

### DISCUSSION

The proposed project would allow for the renovation of an existing structure from a commercial use to a four-room motel, install landscaping and remove an existing advertising billboard along Rosecrans Street (Attachment 4). The project would require a building permit to convert the interior space to facilitate the motel. The project applicant would remove the existing advertising billboard along Rosecrans Street and install landscaping to improve the appearance of the property and beautify the corner. The required four parking spaces would be met by the existing parking which has previously conforming rights. An Encroachment Maintenance and Removal Agreement would be required to document the City's acknowledgment of parking for private use in the public right-of-way.

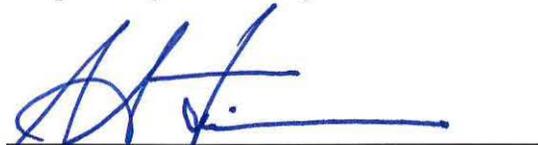
### Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the proposed development (Attachment 5) and draft conditions of approval (Attachment 6). Staff is recommending the Hearing Officer approve the project as proposed.

### ALTERNATIVES

1. **Approve** Site Development Permit No. 1090713, **with modifications.**
2. **Deny** Site Development Permit No. 1090713, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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John S. Fisher  
Development Project Manager

### Attachments:

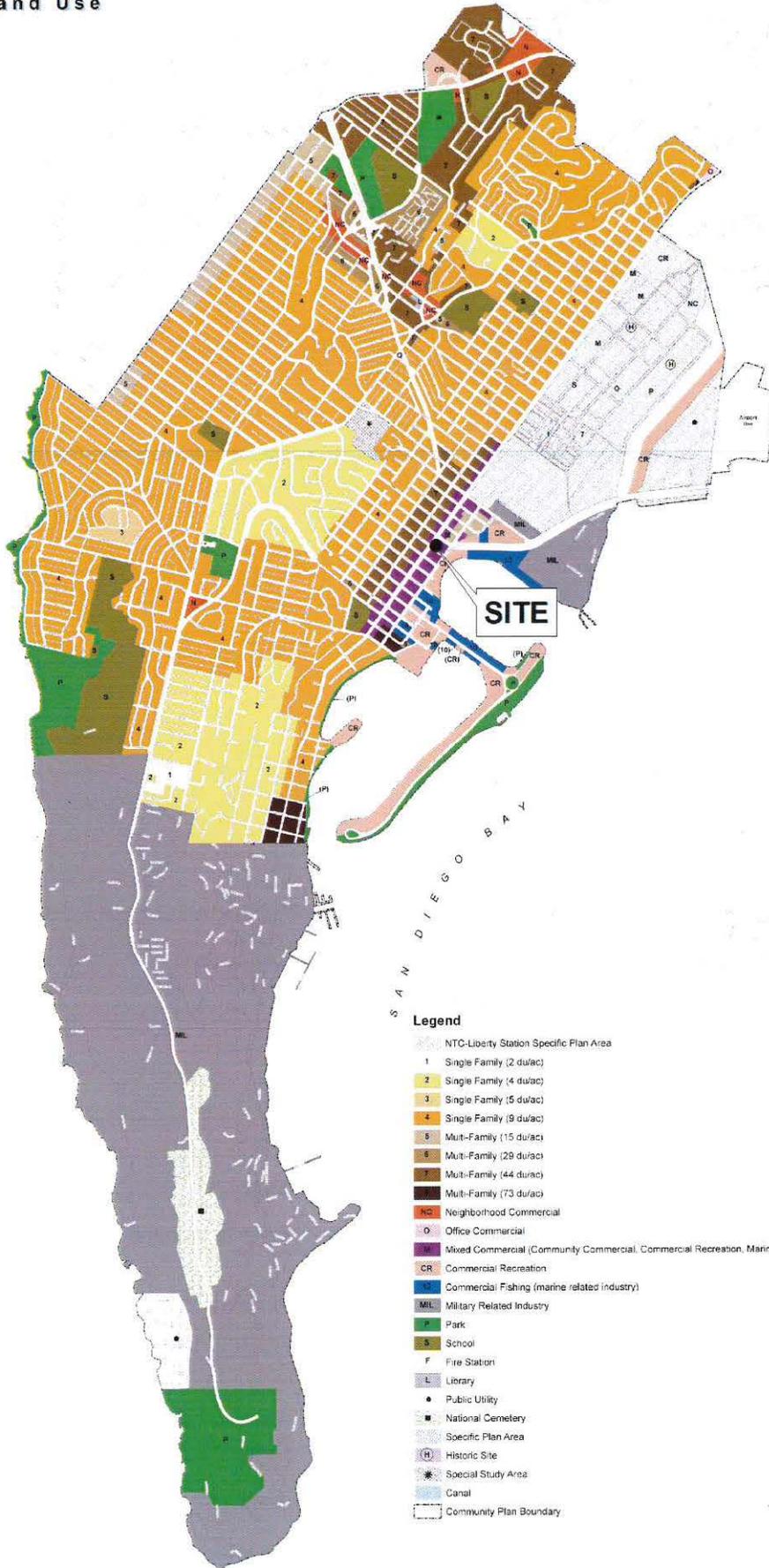
1. Community Plan Land Use Map
2. Aerial Photograph
3. Project Location Map
4. Project Plans

5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement

**Peninsula Community  
Plan Land Use**

PACIFIC OCEAN

SAN DIEGO BAY



**Legend**

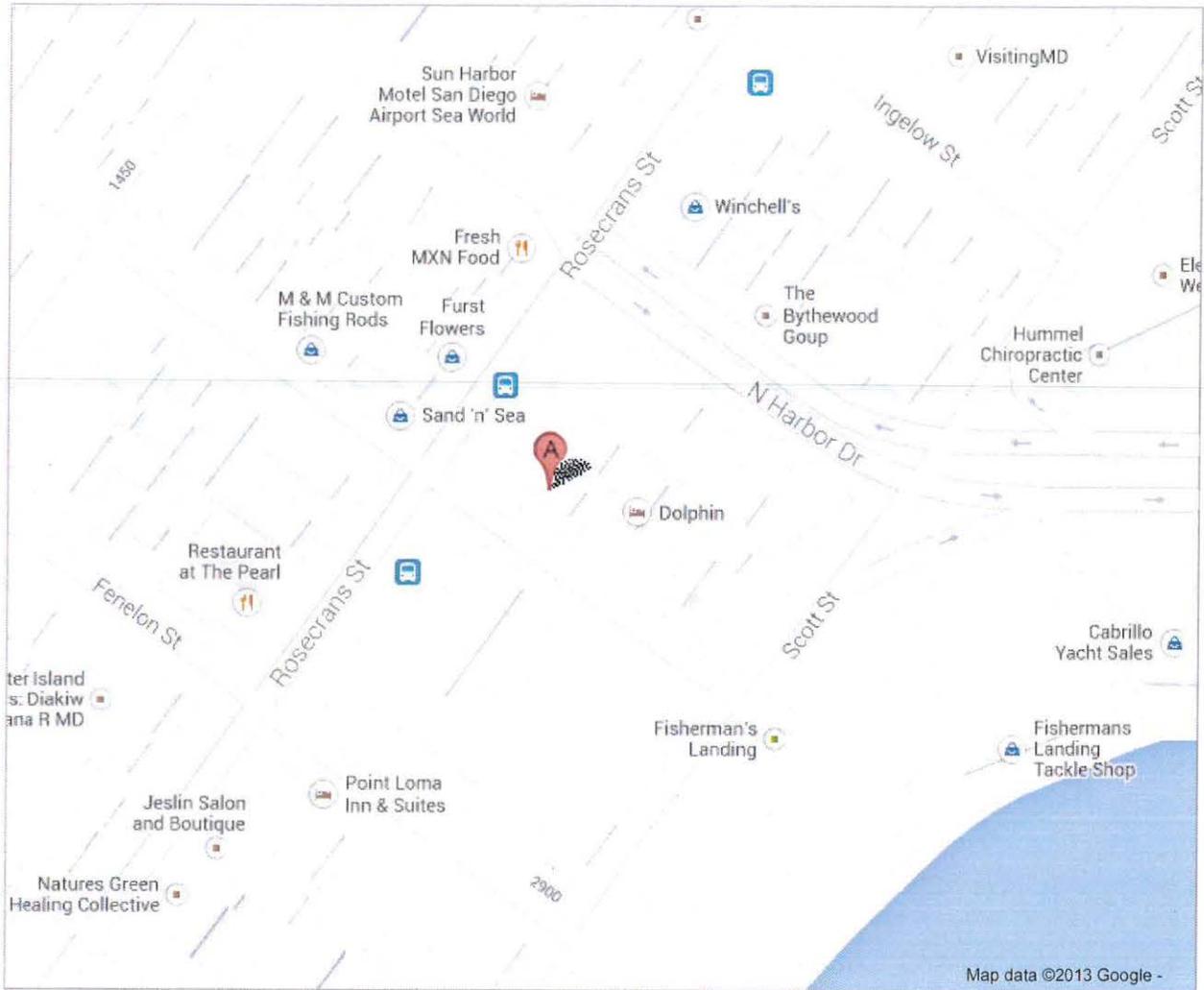
- NTC-Liberty Station Specific Plan Area
- 1 Single Family (2 du/ac)
- 2 Single Family (4 du/ac)
- 3 Single Family (5 du/ac)
- 4 Single Family (9 du/ac)
- 5 Multi-Family (15 du/ac)
- 6 Multi-Family (29 du/ac)
- 7 Multi-Family (44 du/ac)
- 8 Multi-Family (73 du/ac)
- NC Neighborhood Commercial
- O Office Commercial
- M Mixed Commercial (Community Commercial, Commercial Recreation, Marine Related Commercial)
- CR Commercial Recreation
- CF Commercial Fishing (marine related industry)
- MI Military Related Industry
- P Park
- S School
- F Fire Station
- L Library
- Public Utility
- National Cemetery
- Specific Plan Area
- H Historic Site
- Special Study Area
- Canal
- Community Plan Boundary



NOT AN OFFICIAL SITE  
This map is for informational purposes only. It is not intended to be used as a legal document. The City of San Diego is not responsible for any errors or omissions on this map. For more information, please contact the City of San Diego Planning Department at (619) 451-3000.

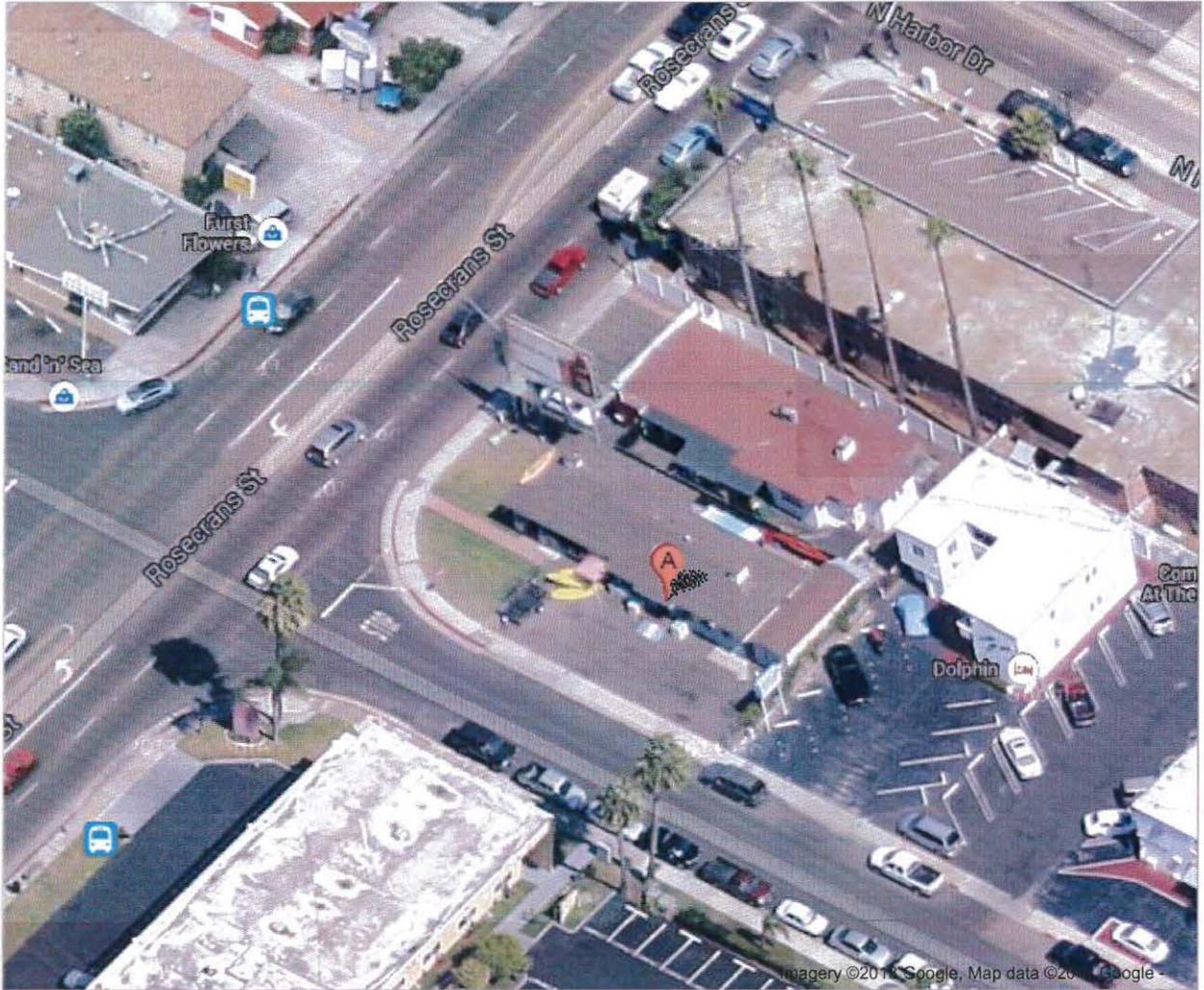
# ATTACHMENT 2

To see all the details that are visible on the screen, use the "Print" link next to the map.



**ATTACHMENT 3**

To see all the details that are visible on the screen, use the "Print" link next to the map.



GENERAL NOTES

- GYPSUM BOARD SHALL BE 5/8" THROUGH-OUT. GREEN BOARD IN MOIST AREAS AND UNDER STAIRS AND LANDINGS WHERE THERE IS USABLE SPACE.
- PLASTER FINISH AT GYPSUM WALLBOARD W/ SQUARE CORNERS.
- ANY NEW ROOF MATERIAL ASSEMBLIES TO CARRY A MINIMUM CLASS A RATING.
- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE 'CALIFORNIA BUILDING STANDARDS CODE' FOUND IN THE STATE OF CALIFORNIA TITLE 24 C.C.R. AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
- ROOFING AT PITCHED ROOFS EXISTING.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A10BC SHALL BE PROVIDED WITHIN 75' MAX. TRAVEL DIST. FOR EACH 6,000 SQ. FT. OR PORTION THEREOF ON EACH FLOOR.
- ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- DECORATIVE MATERIALS TO BE MAINTAINED IN A FLAME-RETARDANT CONDITION
- FIRE-EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH C.F.C. 903 AND 904.
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.
- CRAWL SPACE VENTILATION: AREA OF SPACE: 1610 SQ. FT., VENTILATION REQD: 11 SQ. FT. (610/150=10.7). PROVIDED ARE 16 - 4"X12" VENTS AND 2'X3' SCREENED ACCESS.
- EXISTING WATER AND SEWER LATERALS TO BE REUSED
- EXISTING BILLBOARD TO BE REMOVED AS PART OF THIS PROJECT

WATER QUALITY STUDY (BMP APPLICATIONS)

SOURCE CONTROL BMP's

1. MAINTENANCE BAYS:  
N/A, NO MAINTENANCE BAYS
2. VEHICLE AND EQUIPMENT WASH AREAS:  
N/A, NO VEHICLES OR EQUIPMENT TO WASH  
DRIVEWAY/PARKING PAVEMENT IS UNALTERED WITH THIS PROJECT,  
NO DRAINAGE MODIFICATIONS HAVE BEEN IMPLEMENTED FROM PARKING AREA
3. OUTDOOR PROCESSING AREAS:  
N/A, NO OUTDOOR PROCESSING AREAS
4. RETAIL AND NON-RETAIL FUELING AREAS:  
N/A, NO FUELING AREAS
5. STEEP HILLSIDE LANDSCAPING:  
N/A, NO HILLSIDES
6. USE EFFICIENT IRRIGATION AND LANDSCAPE DESIGN:  
-DROUGHT TOLERANT LANDSCAPE MATERIALS TO BE USED  
-DRIP IRRIGATION WITH RAIN RESPONSE SHUT OFF DEVICE (SECT. 2.3-4)  
-FLOW REDUCER AND SHUT-OFF VALVE INSTALLED  
-NO LAWN AREAS NEAR DRAIN INLETS
7. DESIGN TRASH STORAGE AREAS TO REDUCE POLLUTION CONTRIBUTION:  
-WALLED AND GATED TRASH ENCLOSURE WITH ASPHALT FLOOR AND APRON  
-TRASH CONTAINERS WITH ATTACHED LIDS TO PREVENT RAINFALL INTRUSION
8. DESIGN OUTDOOR MATERIAL STORAGE AREAS TO REDUCE POLLUTION CONTRIBUTION:  
-CLEANING SUPPLIES ONLY, TO BE STORED IN WEATHERPROOF CABINET, BEHIND BUILDING
9. DESIGN LOADING DOCKS TO REDUCE POLLUTION CONTRIBUTION:  
N/A, NO LOADING DOCK OR DELIVERY AREA
10. EMPLOY INTEGRATED PEST MANAGEMENT PRINCIPLES:  
-LANDSCAPE DESIGNED TO DISCOURAGE PESTS  
-BUILDING SEALED AGAINST PEST ENTRY
11. PROVIDE STORM WATER CONVEYANCE STAMPING AND SIGNAGE:  
N/A, NO CHANGES TO EXISTING STORMWATER CONVEYANCE SYSTEMS
12. MANAGE FIRE SPRINKLER SYSTEM DISCHARGES:  
N/A, NO FIRE SPRINKLERS REQUIRED
13. MANAGE AIR CONDITIONING CONDENSATE:  
-CONDENSATE TO BE PIPED TO SANITARY SEWER
14. USE NON-TOXIC ROOFING MATERIALS WHERE FEASIBLE:  
-EXISTING ASPHALT ROOFING TO REMAIN, NO NEW ROOFING
15. OTHER SOURCE CONTROL REQUIREMENTS:  
-N/A

LOW IMPACT DEVELOPMENT DESIGN PRACTICES

1. OPTIMIZE SITE LAYOUT:  
N/A, SITE LAYOUT WILL NOT BE CHANGED
2. MINIMIZE IMPERVIOUS FOOTPRINT:  
-LANDSCAPING TO REPLACE IMPERVIOUS PAVEMENT IN SEVERAL AREAS  
-ROCK LINED SWALES INSTALLED TO REDUCE RUNOFF FLOW RATE
3. DISPERSE RUNOFF TO ADJACENT LANDSCAPING:  
-LANDSCAPING AND SWALES WILL BE INSTALLED TO INTERCEPT EXISTING RUNOFF
4. CONSTRUCTION CONSIDERATIONS:  
-MINIMIZE SOIL COMPACTION DURING CONSTRUCTION IN AREAS TO BE LANDSCAPED  
-AMEND SOIL FOR WATER RETENTION AND PLANT HEALTH
5. ADDITIONAL CONSIDERATIONS:  
-ROCK LINED SWALES ADDED WHERE FEASIBLE

GRADING DATA

AREA OF WORK	EXPORT VOLUME	IMPORT VOLUME	TOTAL VOLUME
ACCESS FROM R.O.W.	1 YD	0 YD	+1 YD
ACCESSIBLE RAMP	1 YD	0 YD	+1 YD
NEW LANDSCAPE AREAS	1 YD	0 YD	+1 YD
ROCK LINED SWALES	1.5 YD	0 YD	+1.5 YD
<b>TOTAL GRADING VOLUME</b>			<b>+4.5 YD</b>

NOTE: ALL OTHER AREAS OF THE PROPERTY AND IMPROVEMENTS ARE EXISTING AND UNCHANGED FOR GRADING

SHEET INDEX

T.S.	TITLE SHEET
SD-1	SITE/ROOF PLAN
SD-2	DEMOLITION PLAN
SD-3	FLOOR PLAN
SD-4	ELEVATIONS
SD-5	BUILDING SECTIONS
SD-6	DETAILS

PROJECT DATA

LEGAL DESCRIPTION: CITY: SAN DIEGO /EXC ST OP/&/EXC NE 1/2/  
LOTS 1 & 2 BLK 62 MAP REF: 000305;  
CITY/MUNI/TWP: SAN DIEGO

A.P.N.: 530-751-01-00  
ZONE: CC-4-2  
YEAR CONSTRUCTED: 1944  
CONSTRUCTION TYPE: EXISTING: TYPE V-B  
PROPOSED: TYPE V-B

GEOLOGIC HAZARD CATEGORY: 52

OCCUPANCY: EXISTING: B  
PROPOSED: R-1

AREAS: PARCEL AREA: 4,905 SQ. FT.  
EXIST. BUILDING FOOTPRINT/AREA: 1,610 SQ. FT.  
NEW ADDITION FOOTPRINT/AREA: 0 SQ. FT.  
TOTAL PROPOSED BUILDING AREA: 1,610 SQ. FT.  
AREA OF BUILDING USE TYPES:  
TRANSIENT, MOTEL: 1,610 SQ. FT.  
GRADE LEVEL PATIO AREA: 345 SQ. FT.

NUMBER OF STORIES: EXISTING: 1  
PROPOSED: 1

AREA ANALYSIS:  
-BASE AREA ALLOWED (C.B.C. TABLE 503, R-1, TYPE V/B): 7,000 SQ. FT.  
-BASE NUMBER OF STORIES ALLOWED, (C.B.C. TABLE 503) 2  
INCREASES TAKEN: NONE

RESULTANT BUILDING SIZE: 1,610 SQ. FT. 1 STORY IN HEIGHT

PROPOSED LOT COVERAGE: .3282  
PROPOSED F.A.R. .3282

OCCUPANT LOAD: PER CBC TABLE 1004.1.1, RESIDENTIAL AREAS  
1 OCCUPANT PER 200 NET SQ. FT.,

TOTAL OCCUPANT LOAD: 9 OCC.

PARKING REQUIRED: 1.0 SPACES PER GUEST ROOM  
PARKING CALCULATION: 4 ROOMS X 1.0 = 4 SPACES  
EXISTING PARKING ON SITE: 6 STD. SPACES, 1 VAN ACCESSIBLE SPACE  
PARKING SPACES PROPOSED: 3 STD. SPACES, 1 VAN ACCESSIBLE SPACE

SOIL CONDITIONS: UNDISTURBED  
LANDSCAPE AREA: 164 SQUARE FEET EXISTING, 472 SQ. FT. PROPOSED

APPLICABLE CODES: CALIFORNIA BUILDING CODE, 2010  
CALIFORNIA PLUMBING CODE, 2010  
CALIFORNIA MECHANICAL CODE, 2010  
CALIFORNIA FIRE CODE, 2010  
CALIFORNIA ELECTRIC CODE, 2010  
CALIFORNIA ENERGY CODE, 2005

PROJECT LOCATION:  
1453 ROSECRANS STREET  
SAN DIEGO, CA 92106

OWNER: HOLLY MURDOCK  
2912 GARRISON STREET  
SAN DIEGO, CA 92106

ARCHITECT: ARCHITECTURE, J.A., INC. 658.922.0288  
DAN@ARCHITECTUREJA.COM

STRUCTURAL ENGINEER: TRITON ENGINEERS, INC. 619.231.1250  
2171 INDIA STREET, SUITE D  
SAN DIEGO, CA 92101

PERMIT APPLIED FOR  
SITE DEVELOPMENT PERMIT

SCOPE OF WORK:  
THIS APPLICATION IS FOR MODIFICATIONS OF AN EXISTING COMMERCIAL STRUCTURE FOR USE AS A MOTEL. THE EXISTING SINGLE STORY AREA IS 1610 SQ. FT. THE EXISTING BUILDING SHELL IS BEING REUSED WITHOUT CHANGE, OTHER THAN THE RELOCATION OF WINDOWS AND DOORS TO ACCOMMODATE ACCESS AND FUNCTIONAL NEEDS. INTERIOR SPACE WILL BE DIVIDED WITH SOUND LIMITING PARTITION WALLS TO CREATE FOUR MOTEL ROOMS, WITH ASSOCIATED BATHROOMS. ONE ROOM TO BE ADA ACCESSIBLE. WINDOW AND DOOR LOCATIONS WILL BE MODIFIED PER REQUIRED ACCESS, LIGHT AND NATURAL VENTILATION, UTILIZING EXISTING LAYOUTS WHERE POSSIBLE. THE APPLICATION INCLUDES UPGRADED ELECTRICAL, PLUMBING AND MECHANICAL PER THE REQUIREMENTS OF THE PROPOSED USE. THE BUILDING SITS ON A CORNER LOT WITH FRONTAGE ON BOTH ROSECRANS ST. AND GARRISON STREET. SEVEN PARKING SPACES EXIST AND ARE BEING REUSED WITH ACCESS OFF GARRISON ST., INCLUDING ADA ACCESS.

BULLET POINT NARRATIVE

- REMODEL OF EXISTING COMMERCIAL SPACE, 1,610 SQ. FT., CURRENT USE AS OFFICES
- NEW USE AS FOUR ROOM MOTEL
- OVERALL HEIGHT TO HIGHEST POINT IS 18'-2"
- ADA COMPLIANT PARKING SPACE DEFINED, ACCESSIBLE ROUTE TO BLDG. DEFINED
- DOORS AND WINDOWS RELOCATED AS APPROPRIATE FOR MOTEL OCCUPANCY
- STUCCO PATCHED AND SKIM COATED TO MATCH EXISTING
- ELECTRICAL, PLUMBING, AND MECHANICAL UPGRADES FOR MOTEL USE NEEDS
- MECHANICAL BUILDING VENTILATION ADDED
- LIGHTING MODIFICATIONS
- PARKING DECREASE: FOUR PARKING SPACES INCLUDING ONE ADA 'VAN ACCESSIBLE' SPACE WILL REPLACE THE EXISTING SEVEN SPACES. THE EXISTING 65' WIDE DRIVEWAY WILL BE LESSENED IN LENGTH BY APPROXIMATELY 20', AS MINIMAL FOR ACCESS.
- EXISTING LANDSCAPED AREAS WILL BE INCREASED, PER THE REDUCTION IN PARKING BY APPROXIMATELY 164 SQ. FT.

VICINITY MAP

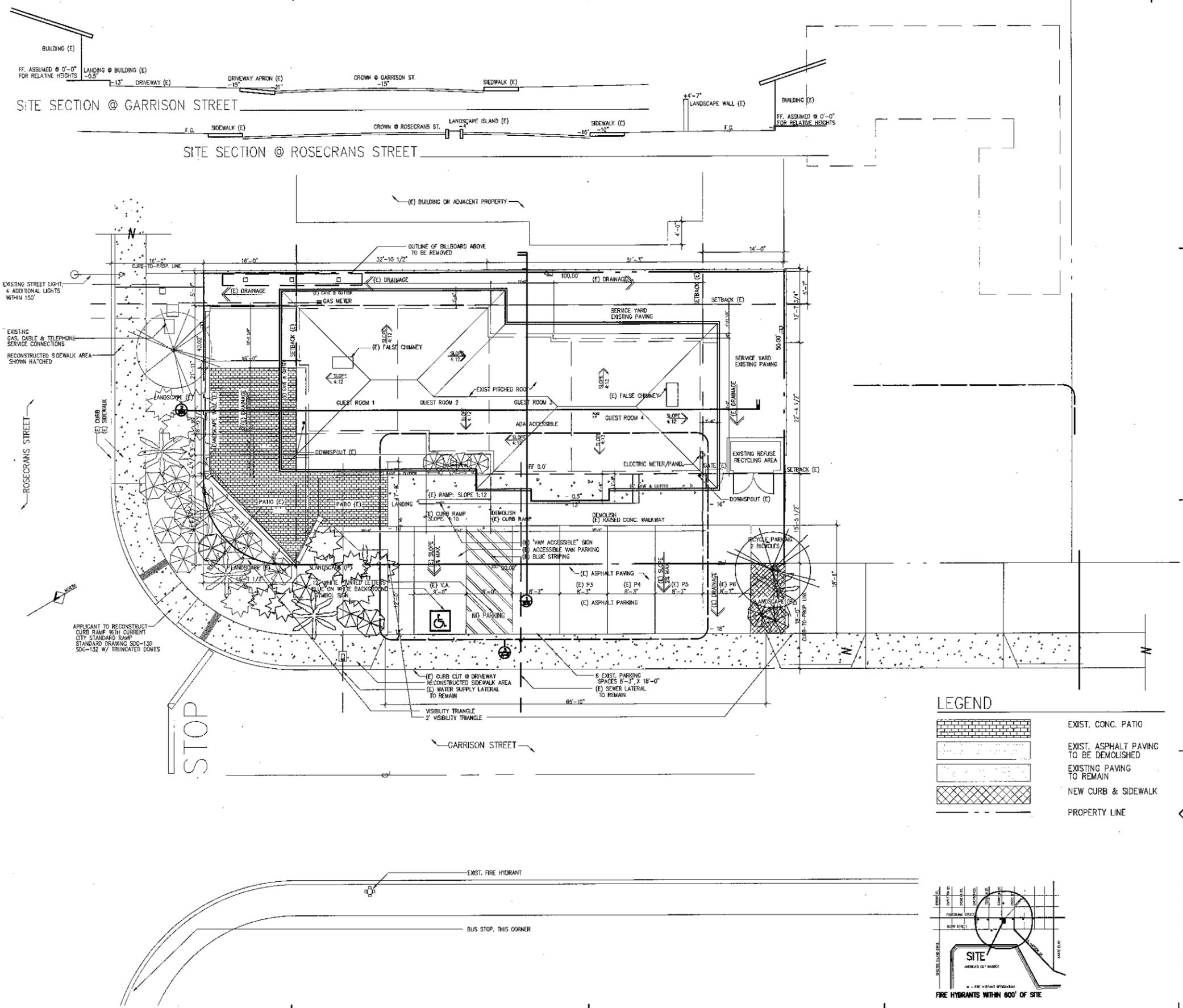


THE SMALL HOTEL



ARCHITECTURE, J.A., INC.  
5/27/13

TITLE SHEET

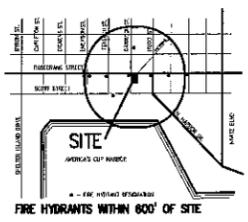


**SITE NOTES**

- SITE IS FLAT, TOTAL VERTICAL RISE ACROSS THE SITE IS 12 INCHES.
- SITE GRADES ARE EXISTING
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- NO GRADING PROPOSED AS PART OF THIS PERMIT
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, PER FHPS POLICY P-00-6 (UFC 901.4.4)
- APPLICANT TO RECONSTRUCT DAMAGED PORTIONS OF THE SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN
- APPLICANT SHALL RECONSTRUCT EXISTING CURB RAMP AT SOUTHEAST CORNER OF ROSECRANS AND GARRISON WITH CURRENT CITY STD. CURB RAMP STANDARD DRAWING SDG-130 AND SDG-132 WITH TRUNCATED DOMES
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A 'WATER POLLUTION CONTROL PLAN (WPCC)'. THE WPCC SHALL BE PREPARED IN ACCORDANCE WITH GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS
- NO OBSTACLES HIGHER THAN 36" SHALL BE LOCATED WITHIN THE AREA OF VISIBILITY TRIANGLES, E.G. LANDSCAPE, HARDSCAPE, WALLS, SIGNS, SHRUBS, ETC.
- FOUR STREET LIGHTS EXIST WITHIN 150' OF THE PROPERTY. LIGHTS ARE 40W, INDUCTION FIXTURES
- 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 OF THE MUNICIPAL CODE. SEE BMP MATRIX, SHEETTS.

**LEGEND**

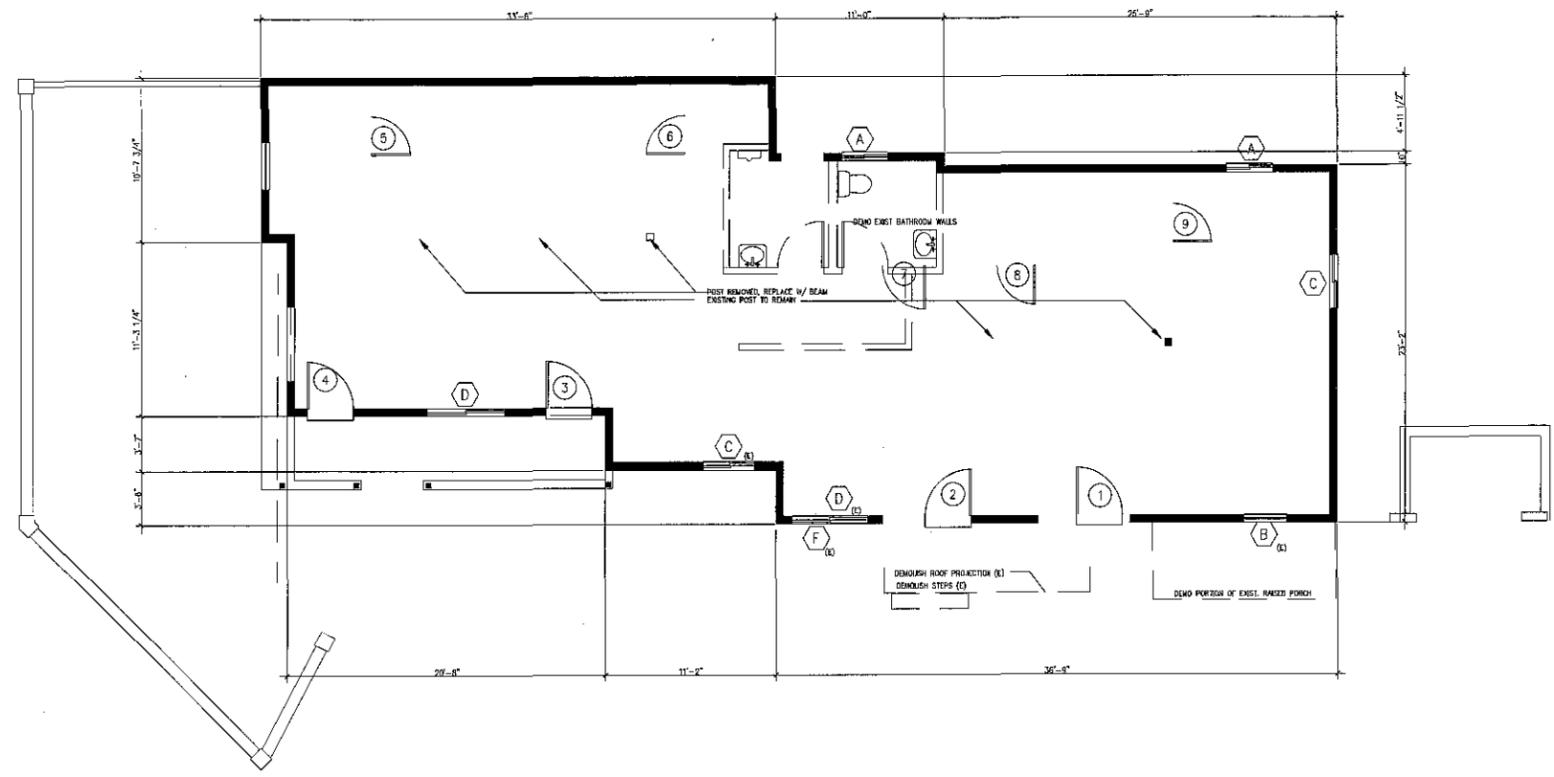
- EXIST. CONC. PATIO
- EXIST. ASPHALT PAVING TO BE DEMOLISHED
- EXISTING PAVING TO REMAIN
- NEW CURB & SIDEWALK
- PROPERTY LINE



**SITE/ROOF PLAN**

1/8"=1'-0"

ARCHITECTURE, J. A.  
5/27/13  
SD1



(E) P2

**WALL LEGEND**

	DEMOLISHED INTERIOR WALL
	EXISTING WALL
	MODIFIED EXTERIOR WALL

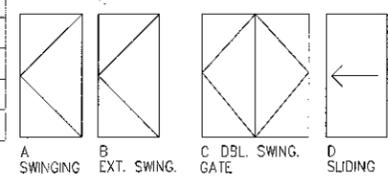
# DEMOLITION PLAN

1/4"=1'-0"

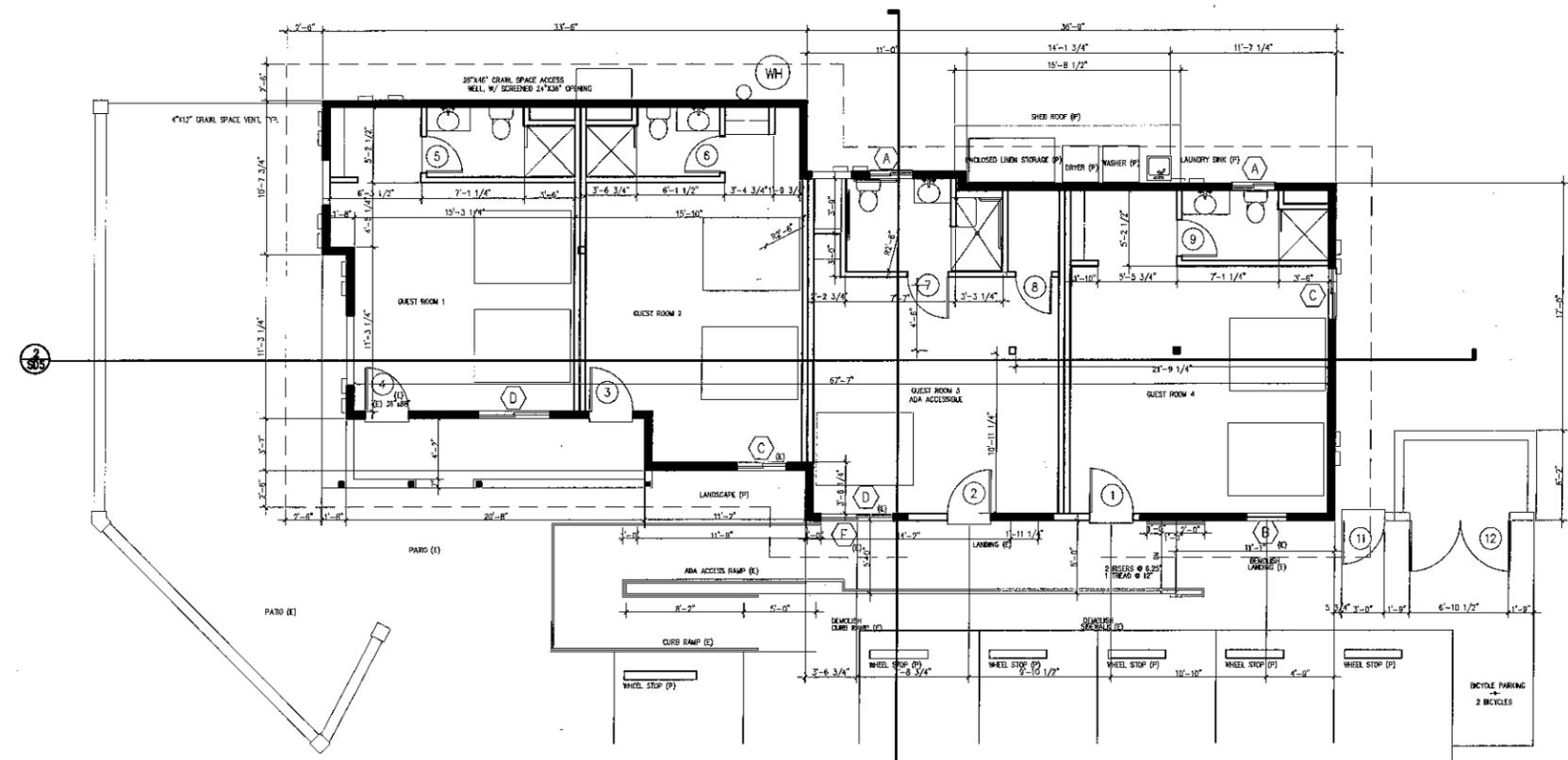
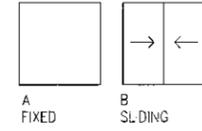


DOOR SCHEDULE								
CIRCLE	SIZE	TYPE	DOOR		FRAME		HARDWARE	REMARKS
			MATERIAL	FINISH	MATERIAL	FINISH		
EXTERIOR DOORS								
1	3'-0"X7'-0"	B	WOOD	PAINT	WOOD	PAINT	DEADBOLT/LOCKSET	REPLACES EXIST DBL GLASS DOOR
2	3'-0"X7'-0"	B	WOOD	PAINT	WOOD	PAINT	DEADBOLT/LOCKSET	REPLACES EXIST DBL GLASS DOOR
3	3'-4"X7'-0"	B	WOOD	PAINT	WOOD	PAINT	DEADBOLT/LOCKSET	
4	3'-0"X7'-0"	B	WOOD	PAINT	WOOD	PAINT	DEADBOLT/LOCKSET	REPLACES EXISTING DOOR
INTERIOR DOORS								
5	2'-8"X6'-8"	B	WOOD	PAINT	WOOD	PAINT	PRIVACY LATCH	
6	2'-6"X6'-8"	B					PRIVACY LATCH	
7	2'-10"X6'-8"	B					PRIVACY LATCH	
8	2'-6"X6'-8"	D					PRIVACY LATCH	

DOOR SCHEDULE								
CIRCLE	SIZE	TYPE	DOOR		FRAME		HARDWARE	REMARKS
			MATERIAL	FINISH	MATERIAL	FINISH		
9	2'-6"X6'-8"	A	WOOD	PAINT	WOOD	PAINT	PRIVACY LATCH	
10	3'-6"X7'-6"	D	WOOD	PAINT	WOOD	PAINT	POCKET DOOR LOCK	KEYED TWO SIDES
11	2'-6"X6'-8"	A	WOOD	PAINT	WOOD	PAINT	LOCKSET	GATE TO BACK PATIO
	7'-0"X5'-6"	C	WOOD	PAINT	WOOD	PAINT	SLIDEBOLT (2)	GATE @ REFUSE ENCLOSURE



WINDOW SCHEDULE							
HEXAGON	TYPE	QTY.	SIZE		GLAZING		REMARKS
			WIDTH	HEIGHT	DUAL	TEMP.	
EXISTING ALUMINUM FRAMED, DUAL GLAZED WINDOWS							
B	A	1	3'-0"	4'-6"	X	N/A	ALUMINUM FRAMED
REPLACED ALUMINUM FRAMED, DUAL GLAZED WINDOWS							
C	B	1	3'-6"	4'-0"	X	N/A	ALUMINUM FRAMED
D	B	2	5'-0"	4'-0"	X	X	ALUMINUM FRAMED
NEW ALUMINUM FRAMED, DUAL GLAZED WINDOWS							
D	B	2	5'-0"	4'-0"	X	N/A	ALUMINUM FRAMED



**WALL LEGEND**

	PROPOSED INTERIOR WALL
	EXISTING WALL
	MODIFIED EXTERIOR WALL

FLOOR PLAN

1/4"=1'-0"

ARCHITECTURE, J. A.  
5/27/13  
SD3

BUILDING ARTICULATION - WEST FACADE

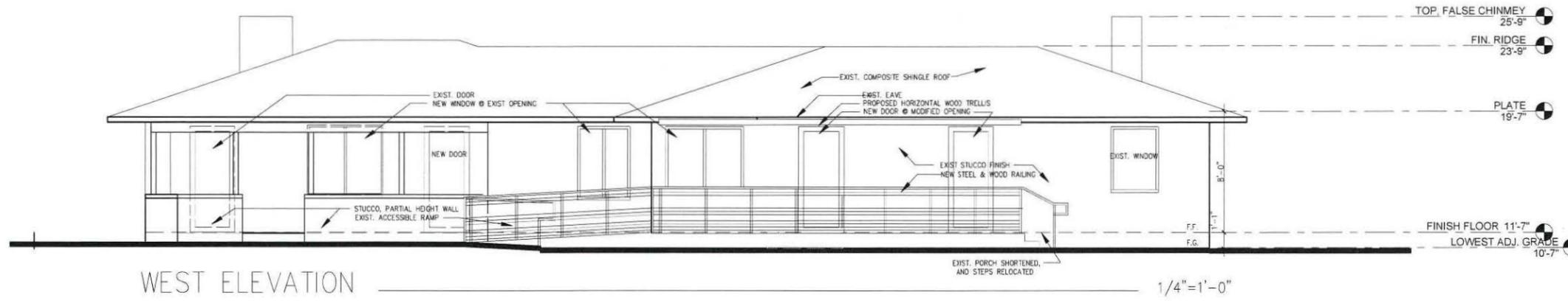
TOTAL ELEV. AREA: 828 SQ. FT.

- ① PLANE AREA: 167 SQ. FT.
- ② PLANE AREA: 145 SQ. FT.
- ③ PLANE AREA: 55 SQ. FT.
- ④ PLANE AREA: 146 SQ. FT.
- ⑤ PLANE AREA: 84 SQ. FT.
- ⑥ PLANE AREA: 264 SQ. FT.

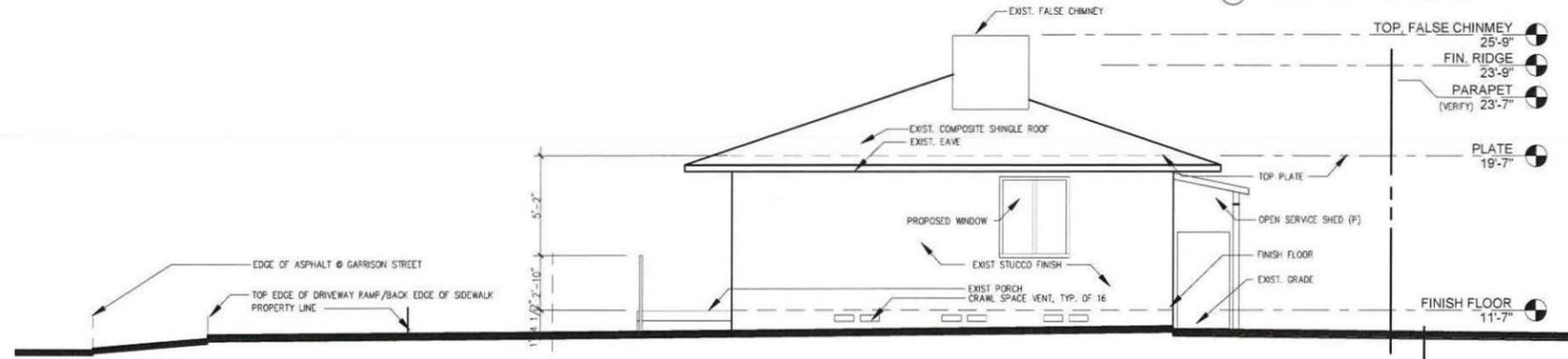
BUILDING ARTICULATION - NORTH FACADE

TOTAL ELEV. AREA: 272 SQ. FT.

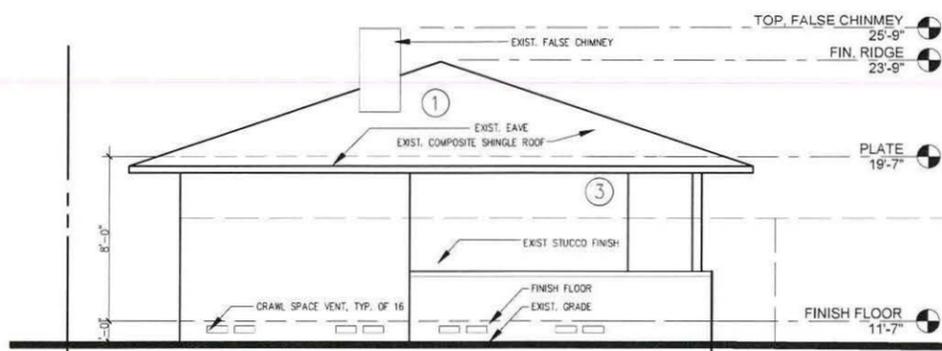
- ① PLANE AREA: 88 SQ. FT.
- ② PLANE AREA: 117 SQ. FT.
- ③ PLANE AREA: 68 SQ. FT.



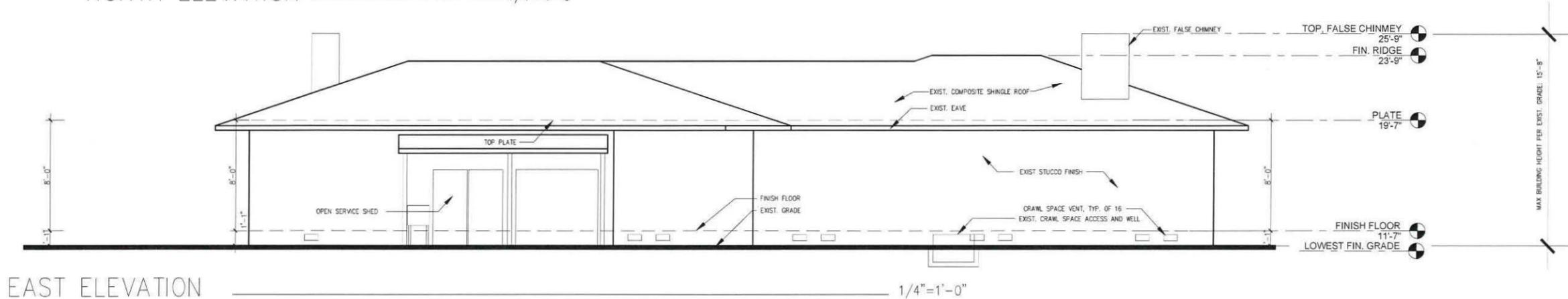
WEST ELEVATION



SOUTH ELEVATION

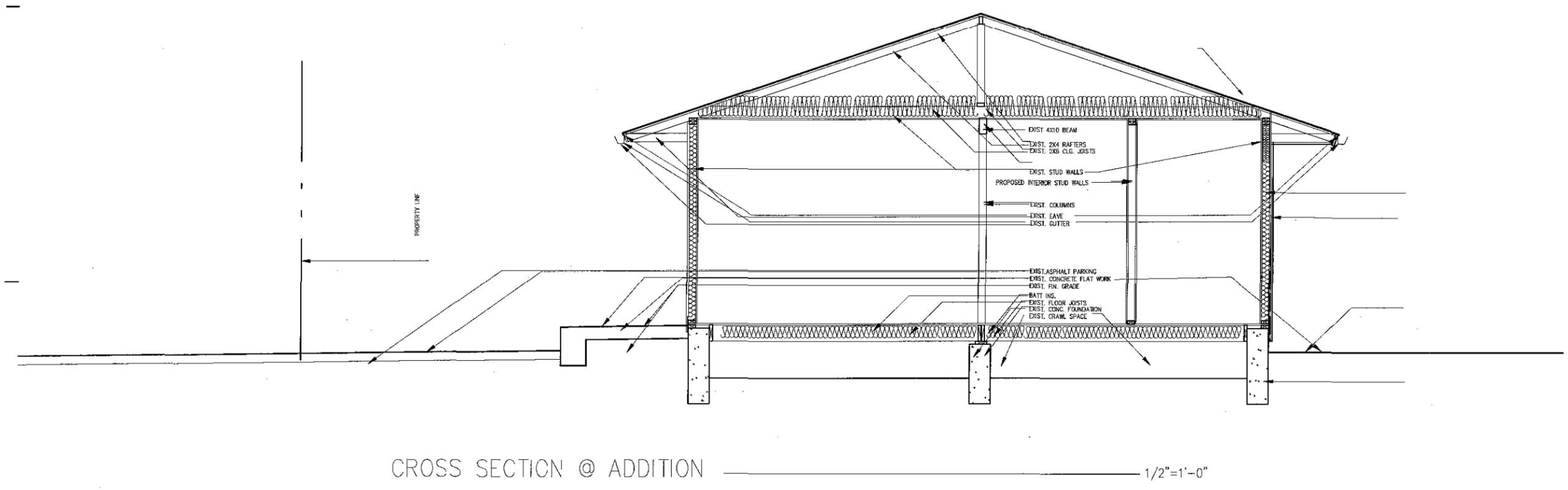
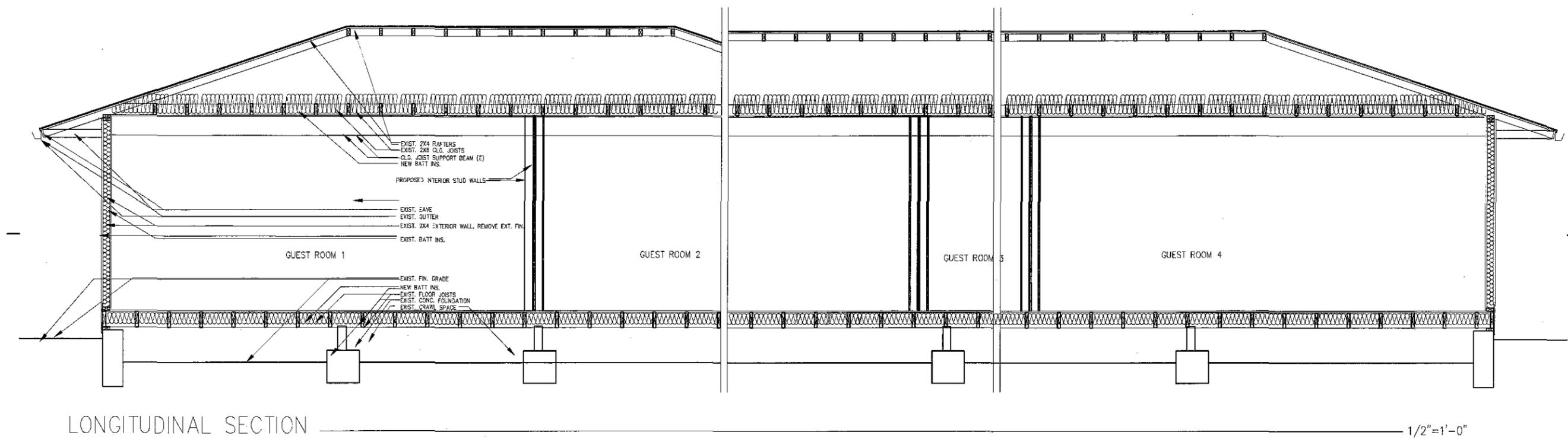


NORTH ELEVATION



EAST ELEVATION

ELEVATIONS



BUILDING SECTIONS

AS NOTED



HEARING OFFICER RESOLUTION NO.  
SITE DEVELOPMENT PERMIT NO. 1090713  
**THE SMALL HOTEL, PROJECT NO. 311777**

WHEREAS, H.D. MURDOCK, INC, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1090713), on portions of a 4,905 square foot property;

WHEREAS, the project site is located at 1453 Rosecrans Street in the CC-4-2 Zone of the Peninsula Community Plan;

WHEREAS, the project site is legally described as Lots 1 and 2, Block 62 of Roseville, according to Map thereof No. 165 filed in the Office of the County Recorder, excepting that portion if any hereto fore or now lying below the ordinary high tide line of the Bay of San Diego, excepting also therefrom the northeasterly one-half of Lots 1 and 2;

WHEREAS, on September 11, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1090713 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 2, 2013 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 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated September 11, 2013.

FINDINGS:

**Site Development Permit - Section 126.0504**

**A. Findings for all Site Development Permits**

- 1. The proposed development will not adversely affect the applicable land use plan.** The Small Hotel project (Project) will renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard. The Peninsula Community Plan Land Use map designates the site for commercial development and uses. The recommendation in the Peninsula Community Plan that commercial land use not be permitted to expand beyond the current areas of commercial development is consistent with the General Plan recommendation that existing strip developments should be prohibited from expanding. In addition, the simplification of commercial zones proposed is consistent with the General Plan objective of simplifying and reducing the number of commercial zones and overlapping requirements. The existing commercial office use transitioning to a hotel use would occur only on this site and in no way expand commercial

development within the community plan area. The Project will be consistent with the Peninsula Community Plan in that the conversion of a commercial office space to a hotel use will encourage continued development and sensitive redevelopment of a wide variety of community-, visitor- and marine-related community commercial uses in the Roseville commercial district, including but not limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, specialty/handcraft shops, beachwear, chart/map sales and other similar activities that support uses on the waterfront. The Project will preserve the small scale building within the Roseville commercial district. Therefore, the Project will not adversely affect the Peninsula Community Plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The Small Hotel project (Project) will renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard. The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations, will assure the continued health, safety and general welfare of persons residing or working in the area.
3. **The proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.** The Small Hotel project (Project) will renovate a structure from a commercial use to a four-room hotel, install landscaping and remove an existing advertising billboard. The Project is consistent with the CC-4-2 Zone regulations and the Peninsula Community Plan and no deviations are required to approve the Project as proposed. The existing parking was established in 1953 and parking spaces partially in the public right-of-way is prevalent in the neighborhood. Therefore, Project will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1090713 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. 1090713, a copy of which is attached hereto and made a part hereof.

---

John S. Fisher  
Development Project Manager  
Development Services

Adopted on: September 11, 2013

Job Order No. 24003546

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003546

SITE DEVELOPMENT PERMIT NO. 1090713  
**THE SMALL HOTEL, PROJECT NO. 311777**  
Hearing Officer

This Site Development Permit No. 1090713 is granted by the Hearing Officer of the City of San Diego to H.D. MURDOCK, INC, a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The 4,905 square foot site is located at 1453 Rosecrans Street in the CC-4-2 Zone of the Peninsula Community Plan. The project site is legally described as Lots 1 and 2, Block 62 of Roseville, according to Map thereof No. 165 filed in the Office of the County Recorder, excepting that portion if any hereto fore or now lying below the ordinary high tide line of the Bay of San Diego, excepting also therefrom the northeasterly one-half of Lots 1 and 2.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to renovate a structure from a commercial use to a four-room motel, install landscaping and remove an existing advertising billboard described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **[INSERT Approval Date]**, on file in the Development Services Department.

The project shall include:

- a. Renovate a structure from a commercial use to a four-room motel, install landscaping and remove an existing advertising billboard;
- b. Allow existing parking which has previously conforming rights to remain and be counted towards satisfying the four parking spaces required of the hotel;
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. 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. 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.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. 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.

9. 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.

10. 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:**

11. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing driveway within the existing curb opening with a current City Standard SDG-162 Concrete Driveway for Confined Right-of-Way, adjacent to the site on Garrison Street, satisfactory to the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Rosecrans Street and Garrison Street, satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the southeast corner of Rosecrans Street and Garrison Street, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for the private parking in the Garrison Street Right-of-Way.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

20. 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.
21. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.
22. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS:**

23. A minimum of 4 automobile spaces (including 1 van accessible space), 2 motorcycle spaces, and 2 bicycle spaces with rack(s) shall be provided as required by the Land Development Code as shown per the project's Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

24. No fences, shrubs, or other landscaping greater than 36 inches in height are permitted in the visibility area.

**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 [INSERT Approval Date] and [Approved Resolution Number].

Permit Type/PTS Approval No.: SDP 1090713  
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
John S. Fisher  
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.**

**H.D. MURDOCK, INC,**  
a California Corporation  
Owner/Permittee

By \_\_\_\_\_  
H.D. Murdock  
President

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



Peninsula Community Planning Board

P.O. Box 60447  
San Diego, CA 92166

May 18, 2013

City of San Diego Development Services  
1222 1<sup>st</sup> Ave  
San Diego, CA 92101  
Attn: John S. Fisher, Project Manager

**Subject: The Small Hotel Site Development Permit, Project Number 311777,  
1453 Rosecrans Street, San Diego 92106**

Mr. Fisher,

This letter is to advise you that on May 16, 2013 the Peninsula Community Planning Board voted unanimously to support of the site development permit (No. 311777) for the Small Hotel project located at 1453 Rosecrans located in the Point Loma Village under the condition that the applicant remove the existing billboard on Rosecrans.

There is no modification of the building footprint being proposed and the applicant simply seeks to maintain the existing parking configuration along Garrison Street. We support the existing parking conditions of perpendicular access along Garrison, which has existed for over thirty years with no issues. Similar parking arrangements exist in many locations within the Point Loma Village. Imposition of any new parking conditions would require a portion of the building to be demolished which would be impractical.

The property is zoned CC-4-2 which includes a variety of commercial uses including visitor accommodations. There has been no intensification of the proposed use.

Finally, it has been a long term goal of many citizens in our community to remove billboards along Rosecrans Street to beautiful our community.

Thank you for your consideration.

Kind regards,



Mike Ryan  
Acting Chair

Cc: Mayor Bob Filer  
Councilmember Kevin Faulconer  
Dan Johnston, AIA



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

# Ownership Disclosure Statement

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

**Project Title** **Project No. For City Use Only**  
 THE SMALL HOTEL 311777

**Project Address:**  
 1453 ROSECRAWNS ST.

**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):  
 HOLLY MURDOCK  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 2912 GARRISON ST  
 City/State/Zip:  
 SAN DIEGO, CA 92106  
 Phone No: 619 224 9791 Fax No:  
 Signature: [Signature] Date: 2-6-13

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: