



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: November 6, 2013

REPORT NO. HO 13-095

ATTENTION: Hearing Officer

SUBJECT: DEBLOIS RESIDENCE
PTS PROJECT NUMBER: 321843

LOCATION: 658 Pacific View Drive

APPLICANT: DeBlois –Hall Trust, Thomas E. DeBlois, Trustee

SUMMARY

Issue: Should the Hearing Officer approve the demolition of a one-story, single family residence and the construction of a 2,865 square-foot, two-story residence with a 311 square-foot roof deck located at 658 Pacific View Drive within the Pacific Beach Community Plan Area?

Staff Recommendation:

APPROVE an application for Coastal Development Permit (CDP) No. 1124208, PTS No. 321843.

Community Planning Group Recommendation – On June 26, 2013 the Pacific Beach Planning Group voted 16-0-0 to recommend approval of the proposed project.

Environmental Review:

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 15301(I) (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made June 13, 2013 and the opportunity to appeal that determination ended June 28, 2013.

BACKGROUND

The project is located at 658 Pacific View Drive within the Pacific Beach Community Plan Area and in the RS1-7 zone. The site is designated for single-family residential development. The site is located on a cul-de-sac at the east end of Pacific View Drive. Pacific View Drive is lined

with single-family residences. There are several multi-story apartment buildings to the east of the cul-de-sac along La Jolla Boulevard and along Tourmaline Street to the north. That area is zoned RM-1-1. The project site is located within the First Public Roadway and is within the Appealable Coastal Zone.

The maximum height permitted in the Coastal Zone is 30 feet and the project would not exceed 27 feet.

The project was reviewed by City Plan Historic staff. It was determined that the project does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

The project would demolish a one-story, single-family residence and the construct a 2,865 square-foot, two-story residence with a 311 square-foot roof deck. The project is located at 658 Pacific View Drive within the Pacific Beach Community Plan Area. The proposal requires a Coastal Development Permit due to its location within the Coastal Zone. The proposed single-family residence would be consistent with the single-family land use designation within the Pacific Beach Community Plan.

The Pacific Beach Community Plan (PBCP), within single family and multifamily residential areas, also seeks to promote new development that "reflects the scale and character of the neighborhood" and is more street friendly. The project typifies conventional single-family detached units on lots that are 5,000 to 6,000 square feet found in the area. The character of the neighborhood along Pacific View Drive, within the vicinity of the subject site, is predominantly 1950's construction described as modest ranch style, single story, well maintained, and of similar bulk and scale. The subject site is located on the rim of a cul-de-sac. Beyond the rear yard of homes around the cul-de-sac, multi-family development of two to four stories which are at or above 30 feet in height. Northeast and East of the subject site, the base zone designation is multi-residential (RM-1-1).

Development along both sides of Pacific View Drive is a mixture of one- and two-story construction. Approximately half of the homes have maintained the original 1950's construction, with some modifications. The architectural design is described as modest ranch style. Roof forms, of original construction in this neighborhood are low hip, one ridge line with no variation in slope. Newer development along this street is both one and two story, eclectic in design from modern/Spanish, modern, and ranch style. The proposed architectural design is compatible with existing construction along Pacific View Drive and elevates the quality of design at or above what exists along this street. The proposed design concept can be described as Mission Revival with elements of Spanish Colonial. Staff has determined that the proposed detail, articulation and streetscape appeal provides a positive visual experience.

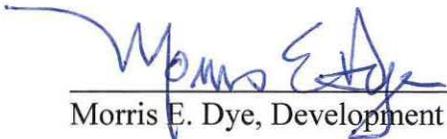
The proposed design is a blend of one and two story elements along the front and rear elevations and one side yard elevation (West). The depths are varied and somewhat soften the appearance

of building massing through use of offsets and articulation. A variety of roof forms are provided at the front elevation constructed of clay tile and decks, spiral stairs, and balconies articulate the project's volume.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1124208, PTS No. 321843, with modifications.
2. Deny Coastal Development Permit No. 1124208, PTS No. 321843, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Morris E. Dye, Development Project Manager

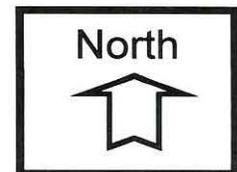
Attachments:

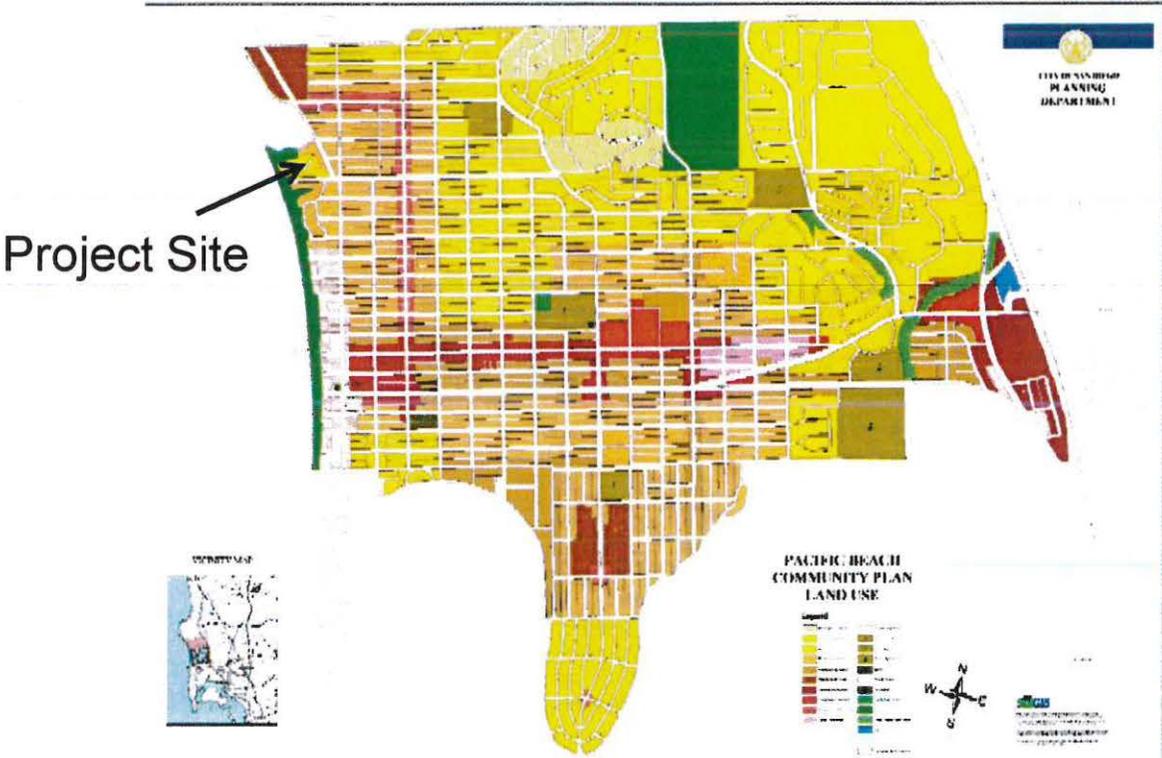
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Location Aerial Photo

DeBlois Residence— 658 Pacific View Drive
PROJECT NO. 321843

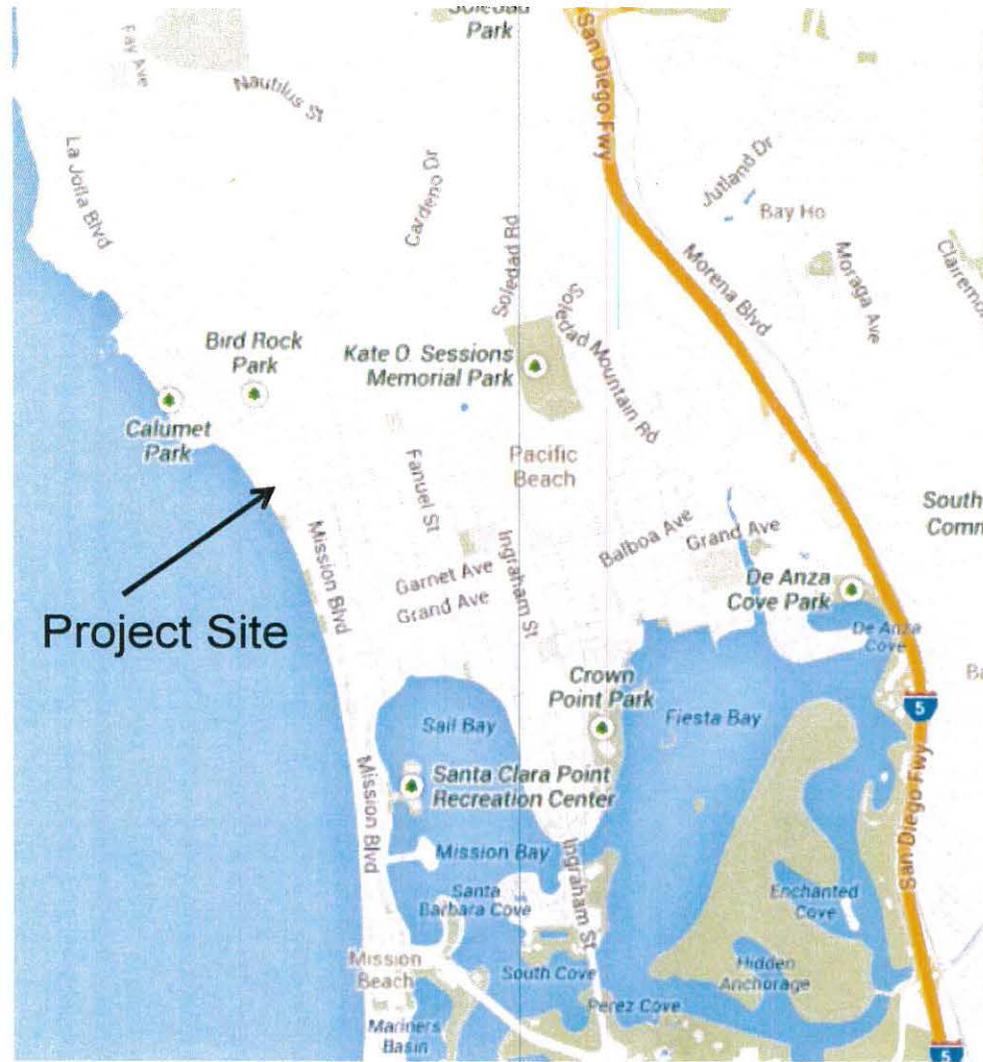




Land Use Map

DeBlois Residence— 658 Pacific View Drive
PROJECT NO. 321843



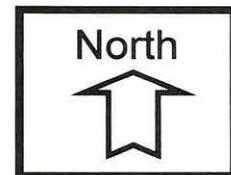


Project Site



Project Location Map

DeBlois Residence- 658 Pacific View Drive
PROJECT NO. 321843



PROJECT DATA SHEET

PROJECT NAME:	DeBlois Residence	
PROJECT DESCRIPTION:	Demolish existing one story single family residence and garage and construct two story single family residence with roof deck, and attached garage.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit (Process 3)	
COMMUNITY PLAN LAND USE DESIGNATION:	Single Family Residential (Designated for low-density of between 5 - <9 DU/Acre).	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: RS-1-7: (A single-unit residential zone that permits 1 dwelling unit for each 5,000 square-foot of lot area)</p> <p style="text-align: center;">HEIGHT LIMIT: 30-Foot maximum height limit.</p> <p style="text-align: center;">LOT SIZE: 5,276 square-foot minimum lot size; .12 acre</p> <p style="text-align: center;">FLOOR AREA RATIO: 0.75 maximum.</p> <p style="text-align: center;">FRONT SETBACK: 15 feet per SDMC, however, established front SB @ 10'.</p> <p style="text-align: center;">SIDE SETBACK: 4'3 feet (.08 x lot width 54.91').</p> <p>STREETSIDE SETBACK: N/A</p> <p style="text-align: center;">REAR SETBACK: 13 feet.</p> <p style="text-align: center;">PARKING: 2 parking spaces required.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; RM-1-1.	Multi-Family Residential
SOUTH:	Residential; RS-1-7.	Single Family Residential
EAST:	Residential; RS-1-7	Single Family Residential
WEST:	Residential; RS-1-7.	Single Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	No deviations or variances are requested.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 26, 2013 Community Planning Board voted unanimously (16-0-0) to approve this project, with no conditions.	

HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1124208
DEBLOIS RESIDENCE PROJECT NO. 321843

WHEREAS, the DeBlois –Hall Trust, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish a one-story, single family residence and construct a 2,865 square-foot, two-story residence with a roof deck (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1124208) on portions of a 0.12-acre lot.

WHEREAS, the project site is located at 658 Pacific View Drive in the RS-1-7 Zone and within the Pacific Beach Community Plan Area.

WHEREAS, the project site is legally described as Lot 19 of South Pacific Unit "B" in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2642, Filed in the Office of the County Recorder of San Diego County, April 3, 1950.

WHEREAS, on November 6, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1124208 pursuant to the Land Development Code of the City of San Diego.

WHEREAS, on June 6, 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 Sections 15301(1) (Existing Facilities) and 15303 (New Construction) 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 November 6, 2013.

FINDINGS:

Coastal Development Permit - Section 126.0708

A.

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

The project would demolish a one-story, single family residence and construct a 2,865 square-foot, two-story residence with a roof deck on a 0.12-acre lot located at 658 Pacific View Drive in the RS-1-7 Zone and within the Pacific Beach Community Plan Area. The site does not contain a public physical accessway nor is it designated as having a proposed accessway or a public view corridor within the Pacific Beach Community Plan and Local Coastal Program. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The project would demolish a one-story, single family residence and construct a 2,865 square-foot, two-story residence with a roof deck on a 0.12-acre lot located at 658 Pacific View Drive in the RS-1-7 Zone and within the Pacific Beach Community Plan Area. The property does not contain nor is it adjacent to environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project would demolish a one-story, single family residence and construct a 2,865 square-foot, two-story residence with a roof deck on a 0.12-acre lot located at 658 Pacific View Drive in the RS-1-7 Zone and within the Pacific Beach Community Plan Area. The site is designated for residential development within the Pacific Beach Community Plan. The proposed residence would be a single-family dwelling and would comply with all of the development regulations of the underlying RS-1-7 Zone. No deviations have been requested for the development. The Pacific Beach Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway nor as having a proposed accessway or a public view corridor. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project would demolish a one-story, single family residence and construct a 2,865 square-foot, two-story residence with a roof deck on a 0.12-acre lot located at 658 Pacific View Drive in the RS-1-7 Zone and within the Pacific Beach Community Plan Area. For private developments, Chapter 3 of the California Coastal Act addresses the requirement for new developments to not impede public access to Coastal amenities. The site is not located on or adjacent to any existing physical accessway. The residence would be constructed entirely within private property and would observe all required setbacks, building height requirements, and floor area ratio.

Therefore, the project would not impede public access to the nearby Coastal amenity. The Pacific Beach Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway nor as having a proposed accessway or a public view corridor. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1124208 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. 1124208, a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: November 6, 2013

Job Order No. 24003731

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: 24003731

COASTAL DEVELOPMENT PERMIT NO. 1124208
DEBLOIS RESIDENCE PROJECT NO. 321843
HEARING OFFICER

This Coastal Development Permit No 1124208 is granted by the Hearing Officer of the City of San Diego to the DeBlois –Hall Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.12-acre site is located at 658 Pacific View Drive in the RS-1-7 zone of the Pacific Beach Community Plan Area. The project site is legally described as: Lot 19 of South Pacific Unit “B” in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2642, Filed in the Office of the County Recorder of San Diego County, April 3, 1950.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a one-story, single family residence and construct a 2,865 square-foot, two-story residence with a roof deck as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 6, 2013 on file in the Development Services Department.

The project shall include:

- a. Demolish a one-story, single family residence.
- b. Construct a 2,865 square-foot, two-story residence with a roof deck.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- 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 November 21, 2016.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENGINEERING REQUIREMENTS:

12. 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

14. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', 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 the existing driveway with current City Standards SDG-162 Concrete Driveway for Confined Right-of-Way, adjacent to the site on Pacific View Drive, satisfactory to the City Engineer.
16. 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.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
18. 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:

19. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
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 private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary 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 November 6, 2013 and Coastal Development Permit No 1124208.

Coastal Development Permit No 1124208
November 6, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Morris E. Dye
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.

DeBlois –Hall Trust
Owner/Permittee

By _____
Thomas E. DeBlois
Trustee

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

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

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.:321843

PROJECT TITLE: De Blois Residence

PROJECT LOCATION-SPECIFIC: The project is located at 658 Pacific View Drive, San Diego, CA 92109 (Lot 19 of South Pacific Unit "B" in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2642, filed in the office of the County recorder of San Diego County, April 3, 1950)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Coastal Development Permit (CDP) to demolish an existing one-story, single family residence and attached garage and construct a new two-story 2,439 square foot single family residence and attached 426 square foot garage with a 311 square foot roof deck. The site is in the RS-1-7 zone of the Pacific Beach Community Plan area on a 5,276 square foot lot.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Eric Buchanan, Oasis Architecture and Design, 1015 Turquoise Street, Suite 2, San Diego, CA 91209 (619-273-5632).

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: Sections 15301(l) (Existing Facilities) and 15303 (New Construction)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines Sections 15301(l) (Existing Facilities) and 15303 (New Construction). 15301(l) allows for the demolition and removal of up to three single-family residences in urbanized areas and Section 15303 allows for the construction of single family homes in residential zones. Since the project would demolish a single family residence in an urbanized area and would construct a new single family residence in a residential zone on a site lacking sensitive environmental resources the exemptions do apply and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: de Freitas

TELEPHONE: (619) 446-5187

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

Jeffrey [Signature] / SENIOR PLANNER
SIGNATURE/TITLE

6/13/13
DATE

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SIGNED BY APPLICANT



www.pbplanning.org

Pacific Beach Planning Group

Minutes – June 26, 2013

1. 6:30pm meeting called to order, quorum established. Attendees: Eve Anderson, Michael Beltran, Scott Chipman, Deborah Conca, Brian Curry, Larry Emlaw, Paul Falcone, Tricia Fox, Don Gross, Hilary Lowe, Imelda McClendon, Chris Olson, Curtis Patterson, Billy Ramirez, John Shannon, Baylor Triplett, and Joe Wilding.

Members not present: David Russell, Ryan Murphy, John Skober

2. Current Agenda – Modification & Approval:

Modifications: Added subcommittee vote for Honeycutt St. 3-0-0 in favor

Scott Chipman made a motion to approve the agenda as amended. Deborah Conca seconded, **motion passed 13-0-1.**

3. May 22, 2013 Minutes – Modification & Approval:

Modifications: Brian Curry under Non-Agenda Public Comment \$1 billion, not billions.

Also, 1st motion to extend the meeting was made by Imelda McClendon, not Brian Curry.

Eve Anderson made a motion to approve May minutes as amended, Scott Chipman seconded, **motion passed 13-0-1.**

4. PBPG Chair Report (Brian Curry):

Introductions from the Public

Announcements:

- Capital Improvement Projects Training Workshop, Tuesday July 30, 6:30pm. CIP ad-hoc subcommittee formed. Imelda McClendon, Chair. Other members: Scott Chipman, Chris Olson, Paul Falcone, and John Shannon.

-Mayor's bike share program 2014, 180-200 stations citywide, deferred to traffic subcommittee. Upcoming presentation in the next 3 months.

5. Non-Agenda Public Comment: (up to two minutes per speaker)

Ed Harris: Running for the District 2 City Council race next year. Former Marine, City of San Diego Lifeguard 24 years, currently Sergeant stationed in La Jolla.

Sara Berns: Bike lane for Grand Avenue from Olney Street to Cass Street, should be painted by the end of July. Discover PB will be purchasing a bike machine. Bike Share Program.

Chris Olson: Beautiful Art PB. Beautiful PB is partnering with Discover PB to lead the creation and guidance of a program to record, preserve, maintain & promote public art within the PB community. Documenting information about murals, sculptures, historic landmarks & utility box art. Volunteers needed – contact Chris Olson.

Don Gross: Fence in the Public Right of Way on 1760 La Playa. Code compliance was notified and took action. Case number and supervisor was assigned within 48-hours. Property owner was notified that the fence must be moved or removed within 2-3 weeks or they will be fined.

Eve Anderson: Mayor Filner has appointed a new Planning Director, Bill Fulton and a Planning Department. Pacific Beach Community Plan will get updated.

Hilary Lowe: Voting Abstentions should be based on lack of information or legitimate, non-economic interest in the outcome and the reason should be stated. All votes should be recorded according to the bylaws. The secretary will start keeping a tally for all action items.

6. Government Office Report: (Informational Item)

City Council District 2-Ian Clampett spoke about labor negotiations and the budget. City Council approved a 5-year labor deal with public employee associations. \$2 million to Police Retention Program. Council member did not support the budget because he found it did not keep San Diego's priorities in mind in terms of restoring neighborhood services and repaving roads. Also, the Neighborhood Prosecution Unit was also eliminated from the budget. Made motion asking Council to reaffirm support for voter initiative to put non-core city services out to bid.

Oversized Vehicle Ordinance: July 8th 2pm session of Council – Will implement permit program for vehicles 7ft x 22ft and larger, a permit will be required for street parking from 2am-6am, residents can apply for 72 permits/year for 72 hours each.

Eco-District Town Hall: Saturday, June 29th at Mission Bay High School. Public information event on the need to create a Sustainable Master Plan for PB, MB & Mission Bay.

7. Commercial and Residential Projects: Curtis Patterson (Action Items 1-3)

Action Item 1: DeBlois Residence (Project No. 321843)

Address: 658 Pacific View Drive

Description: Demolish older SFR and construct SFR Presenter: Eric Buchanan

Motion to Approve (Subcommittee Vote: 4-0-0)

Chris Olson made a motion to approve the project as presented, Curtis Patterson seconded, **motion passed 16-0-0**

Action Item 2: Crabtree CDP, (Project No. 317537)

Address: 1032 Wilbur Avenue

Presenter: Carlos Crabtree & Ron Self

Description: Demolish existing garage and construct garage with dwelling unit.

Motion to Approve (Subcommittee Vote: 3-0-1)

Paul Falcone made a motion to approve the project as presented, Tricia Fox seconded, **motion passed 16-0-0**

Action Item 3: Honeycutt Street Residences, (Project No. 321383)

Address: 3966 Honeycutt Street

Presenter: Scot Frontis

Description: Demolish older SFR and construct SFR

Motion to Approve (Subcommittee Vote: 3-0-0)



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**
 DEBLOIS RESIDENCE 321843

Project Address:
 658 PACIFIC VIEW DRIVE
 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):
 Thomas DeBlois
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 658 Pacific View Drive
 City/State/Zip: San Diego, CA 92109
 Phone No: (619) 961-4920 Fax No:
 Signature: Thomas DeBlois Date: 4/16/13

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:

VICINITY MAP:



SITE DATA

BUILDING ADDRESS
658 PACIFIC VIEW DRIVE
SAN DIEGO, CA 92109

ASSESSOR'S PARCEL NUMBER
415-290-1000

LEGAL DESCRIPTION
LOT 19 MAP 2642

BUILDING OWNER
TOM DEBLOIS

ZONE: RS-1-7
OVERLAYS: CITY COASTAL OVERLAY ZONE, COASTAL HEIGHT LIMIT, FIRST PUBLIC ROAD-WAY, PARKING IMPACT (BEACH & COASTAL IMPACT), RESIDENTIAL TANDEM PARKING, TRANSIT AREA

LOT SIZE: 5,276 SF
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B, SPRINKLERED
YEAR STRUCTURE WAS BUILT: 1990

EXISTING LIVING AREA: (TO BE DEMO'D)	835 SF
EXISTING GARAGE: (TO BE DEMO'D)	283 SF
PROPOSED 1ST FLOOR LIVING AREA:	1,329 SF
PROPOSED 2ND FLOOR LIVING AREA:	1,110 SF
PROPOSED GARAGE AREA:	426 SF
TOTAL BUILDING TOWARDS FAR:	2,865 SF
MAX FAR SF:	3,112 SF
PROPOSED FAR:	054
MAX. FAR:	059

MAX COVERAGE - NONE (NOT A STEEP HILLSIDE)

HEIGHT LIMIT: 30'-0" COASTAL REQUIREMENT

BUILDING CODES:
2010 CA RESIDENTIAL CODE (BASED ON 2009 IRC)
2010 CA BUILDING CODE (BASED ON 2009 IBC)
2010 CA ELECTRICAL CODE (BASED ON 2001 NEC)
2010 CA PLUMBING CODE (BASED ON 2008 UPC)
2010 CA MECHANICAL CODE (BASED ON 2008 UMC)
2010 CA FIRE CODE (BASED ON 2008 IFC)

SEISMIC ZONE: 4
CLIMATE ZONE: 1
GEOLOGIC HAZARD CATEGORY: 52

TOTAL LIVING ADDITION: 2,439 SF
TOTAL GARAGE ADDITION: 426 SF

SCOPE OF WORK:
DEMO OF EXISTING ONE-STORY SINGLE FAMILY HOUSE AND ATTACHED GARAGE. NEW CONSTRUCTION OF A TWO-STORY, 2,439 SF SINGLE FAMILY RESIDENCE AND ATTACHED 426 SF GARAGE WITH A 311 SF ROOF DECK. A COASTAL PERMIT IS REQUIRED FOR THIS PROJECT.

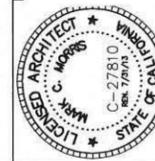
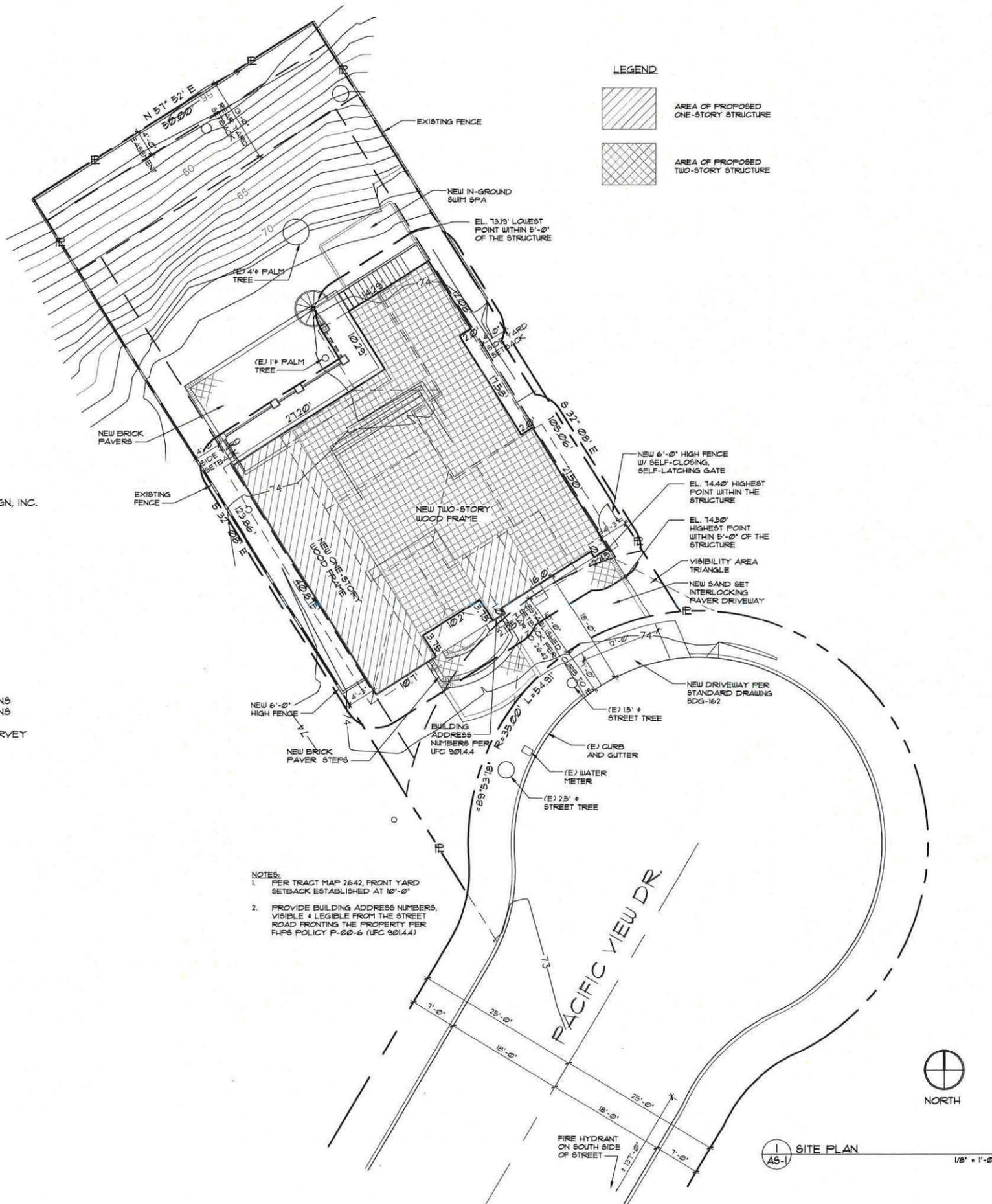
PROJECT TEAM:

OWNER
TOM DEBLOIS
658 PACIFIC VIEW DRIVE
SAN DIEGO, CA 92109

ARCHITECT
OASIS ARCHITECTURE & DESIGN, INC.
1015 TURQUOISE STREET
SUITE 2
SAN DIEGO, CA 92109
TEL: (858) 273-5632
FAX: (858) 273-5655
CONTACT: MARK MORRIS

SHEET INDEX:

AS-1	SITE PLAN
AS-2	DRAINAGE PLAN
AS-3	SITE AREA EXHIBIT
A-11	DEMOLITION PLAN
A-21	FLOOR PLANS
A-31	ROOF PLAN
A-41	EXTERIOR ELEVATIONS
A-42	EXTERIOR ELEVATIONS
A-61	SECTIONS
TS-1	TOPOGRAPHICAL SURVEY



DEBLOIS RESIDENCE
658 PACIFIC VIEW DRIVE
SAN DIEGO, CA 92109

1. COASTAL SUBMITTAL	04/30/2013
2. COASTAL RESUBMITTAL	08/08/2013

OASIS
ARCHITECTURE & DESIGN, INC.
858-273-5632
1015 TURQUOISE ST.
SUITE 2
SAN DIEGO, CA
92109

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DRAWN BY:	CHECKED BY:
ELB	MCM
DATE:	JOB NO.:
08/08/13	1215

SITE PLAN

AS-1
1 OF 3



DEBLOIS RESIDENCE
658 PACIFIC VIEW DRIVE
SAN DIEGO, CA 92109

1. COASTAL SUBMITTAL
04/30/2013
2. COASTAL RESUBMITTAL
08/08/2013



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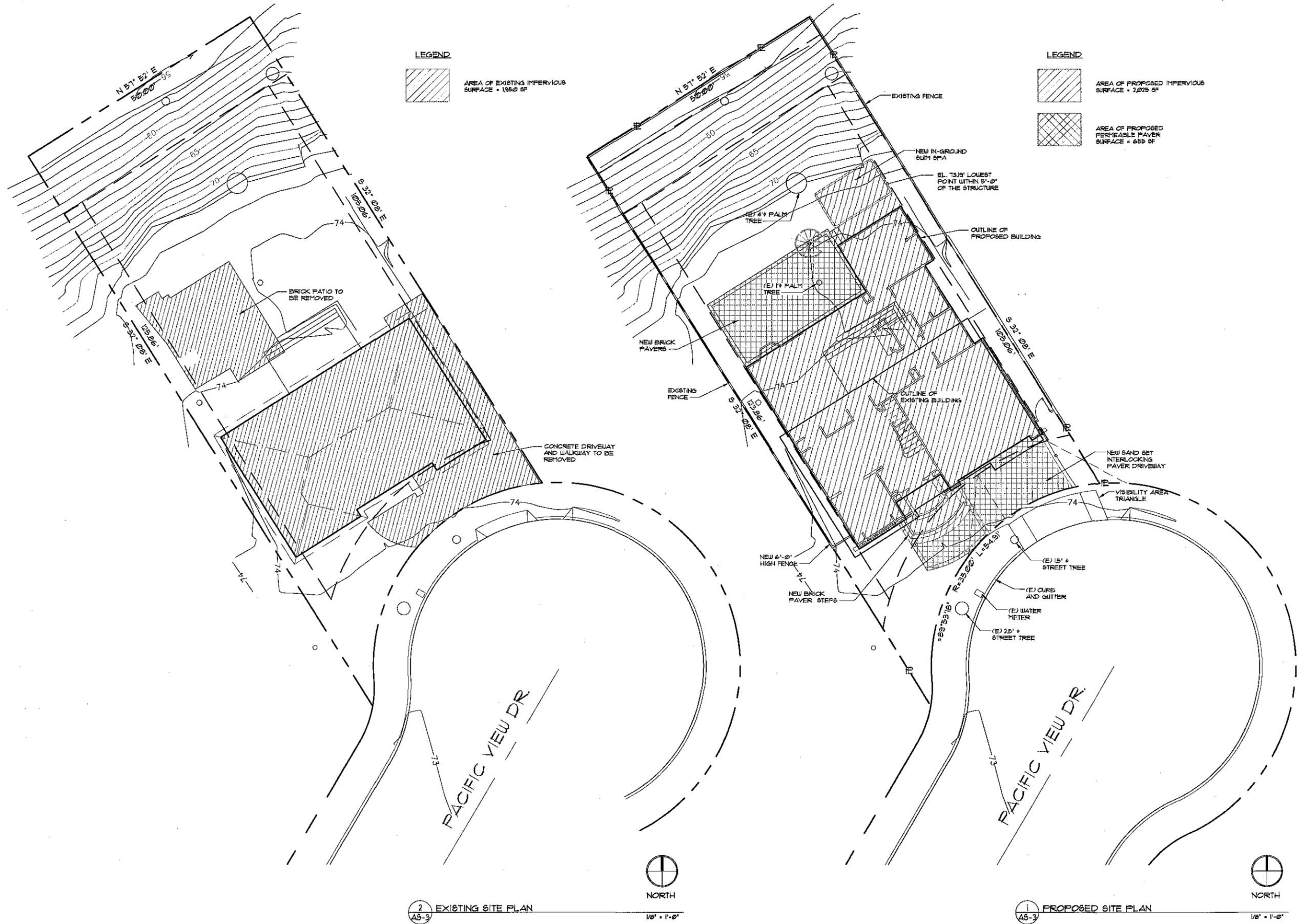
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SITE PLAN

AS-3

1 OF 8





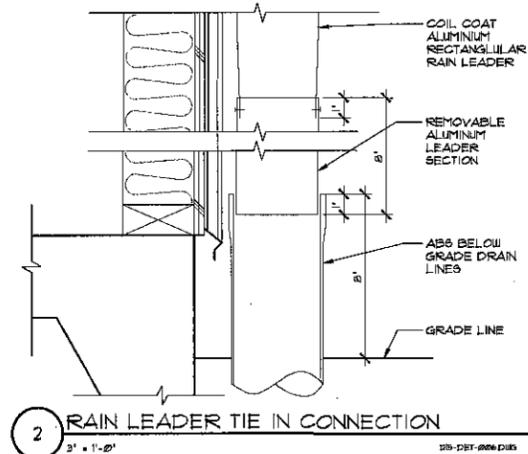
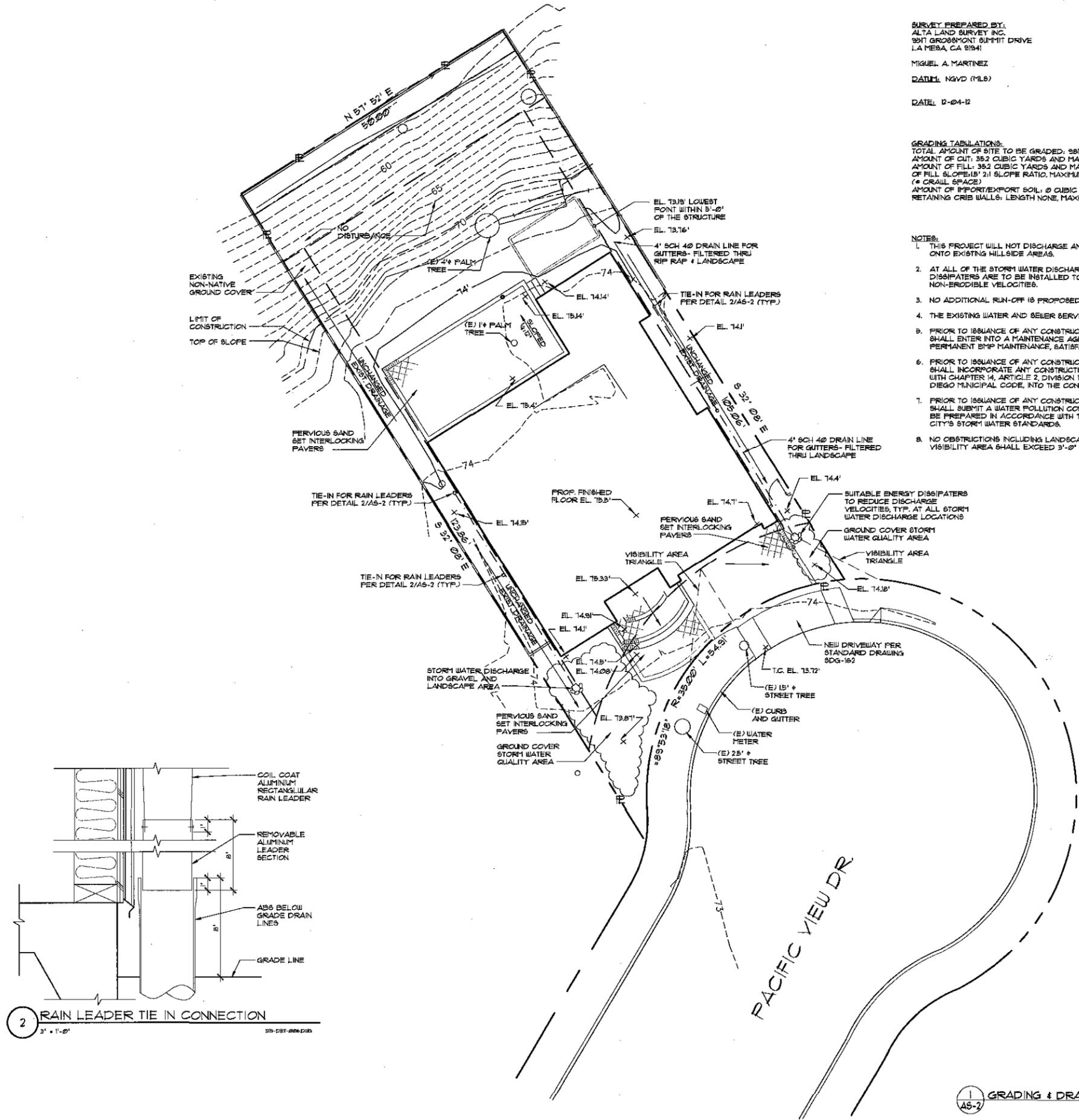
SURVEY PREPARED BY:
ALTA LAND SURVEY INC.
9511 GROSBOTTOM SUMMIT DRIVE
LA MESA, CA 91941

MIGUEL A. MARTINEZ
DATE: NGVD (MLB)

DATE: 12-04-12

GRADING TABULATIONS:
TOTAL AMOUNT OF SITE TO BE GRADED: 981 SF, 8.4% OF TOTAL SITE 92716 SF
AMOUNT OF CUT: 352 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 2 FEET
AMOUNT OF FILL: 352 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 2 FEET MAXIMUM HEIGHT OF FILL SLOPE: 2:1 SLOPE RATIO, MAXIMUM HEIGHT OF CUT SLOPE: 2 FEET @ SLOPE RATIO (* CRULL SPACE)
AMOUNT OF IMPORT/EXPORT SOIL: 0 CUBIC YARDS
RETAINING CRIB WALLS: LENGTH NONE, MAXIMUM HEIGHT 0 FEET.

- NOTES:**
1. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO EXISTING HILLSIDE AREAS.
 2. AT ALL OF THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
 3. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
 4. THE EXISTING WATER AND SEWER SERVICE WILL REMAIN.
 5. PRIOR TO 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.
 6. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BMPs NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 7. PRIOR TO 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.
 8. NO OBSTRUCTIONS INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3'-0" IN HEIGHT.



DEBLOIS RESIDENCE
658 PACIFIC VIEW DRIVE
SAN DIEGO, CA 92109

1. COASTAL SUBMITTAL	04/30/2013
2. COASTAL RESUBMITTAL	08/08/2013

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THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS OF THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

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08/08/13	1215

GRADING & DRAINAGE PLAN

AS-2
2 OF 8





DEBLOIS RESIDENCE
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 SAN DIEGO, CA 92109

- 1. COASTAL SUBMITTAL 04/30/2013
- 2. COASTAL RESUBMITTAL 08/08/2013



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DEMO PLAN

A = 1.1

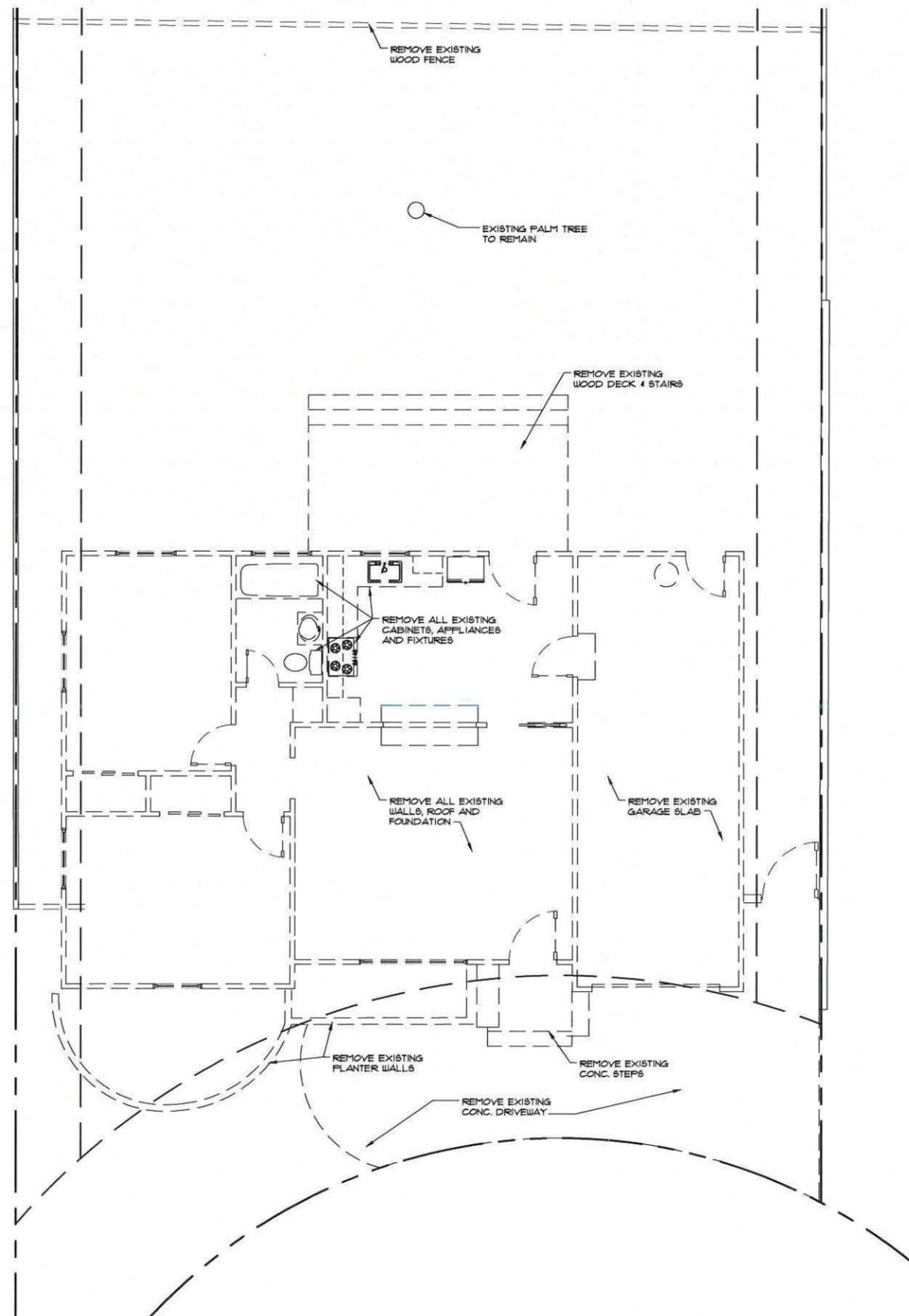
3 OF 8

LEGEND

- WALLS TO BE DEMOLISHED
- ==== WALLS TO REMAIN
- - - - WINDOW TO BE REMOVED
- ⌋ DOOR TO BE REMOVED

DEMOLITION NOTES

1. ALL ITEMS NOTED AS 'REMOVED' SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF.
2. DISCONNECTION AND/OR REMOVAL OF UTILITIES AND PHONE AND CABLE TELEVISION LINES SHALL BE COORDINATED AS REQUIRED WITH THE APPROPRIATE COMPANIES OR AGENCIES.
3. BEFORE SCRAPING OR REMOVING CEILING LID WHERE SPRAYED ACOUSTICAL CEILING TEXTURE OCCURS, CONTRACTOR SHALL HAVE MINIMUM NUMBER OF SPRAYED ACOUSTICAL TEXTURE SAMPLES TESTED BY AN APPROVED LAB. IF SAMPLES TEST POSITIVE FOR ASBESTOS, CONTRACTOR SHALL CONTRACT WITH A COMPANY THAT IS LICENSED BY THE STATE OF CALIFORNIA FOR ASBESTOS REMOVAL TO REMOVE SPRAYED ACOUSTICAL TEXTURE MATERIAL BEFORE DEMOLISHING ANY AFFECTED CEILINGS.
4. SELECTED EXISTING TREES AND SHRUBS SHALL REMAIN AND SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION AND CONSTRUCTION. IF ANY TREES OR SHRUBS MUST BE TEMPORARILY REMOVED DUE TO CONSTRUCTION, THEY SHALL BE CAREFULLY STORED, MAINTAINED AND REPLANTED IN THEIR ORIGINAL LOCATION.
5. CONTRACTOR TO COMPLY WITH AND FILL OUT THE WASTE MANAGEMENT FORM FOR CONSTRUCTION AND DEMOLITION DEBRIS DEPOSIT PROGRAM. 50% OF ALL DEBRIS GENERATED FROM THE PROJECT MUST BE RECYCLED AND DOCUMENTED.



1 DEMOLITION PLAN

1/4" = 1'-0"



DEBLOIS RESIDENCE
 658 PACIFIC VIEW DRIVE
 SAN DIEGO, CA 92109

- 1. COASTAL SUBMITTAL 04/30/2013
- 2. COASTAL RESUBMITTAL 08/08/2013



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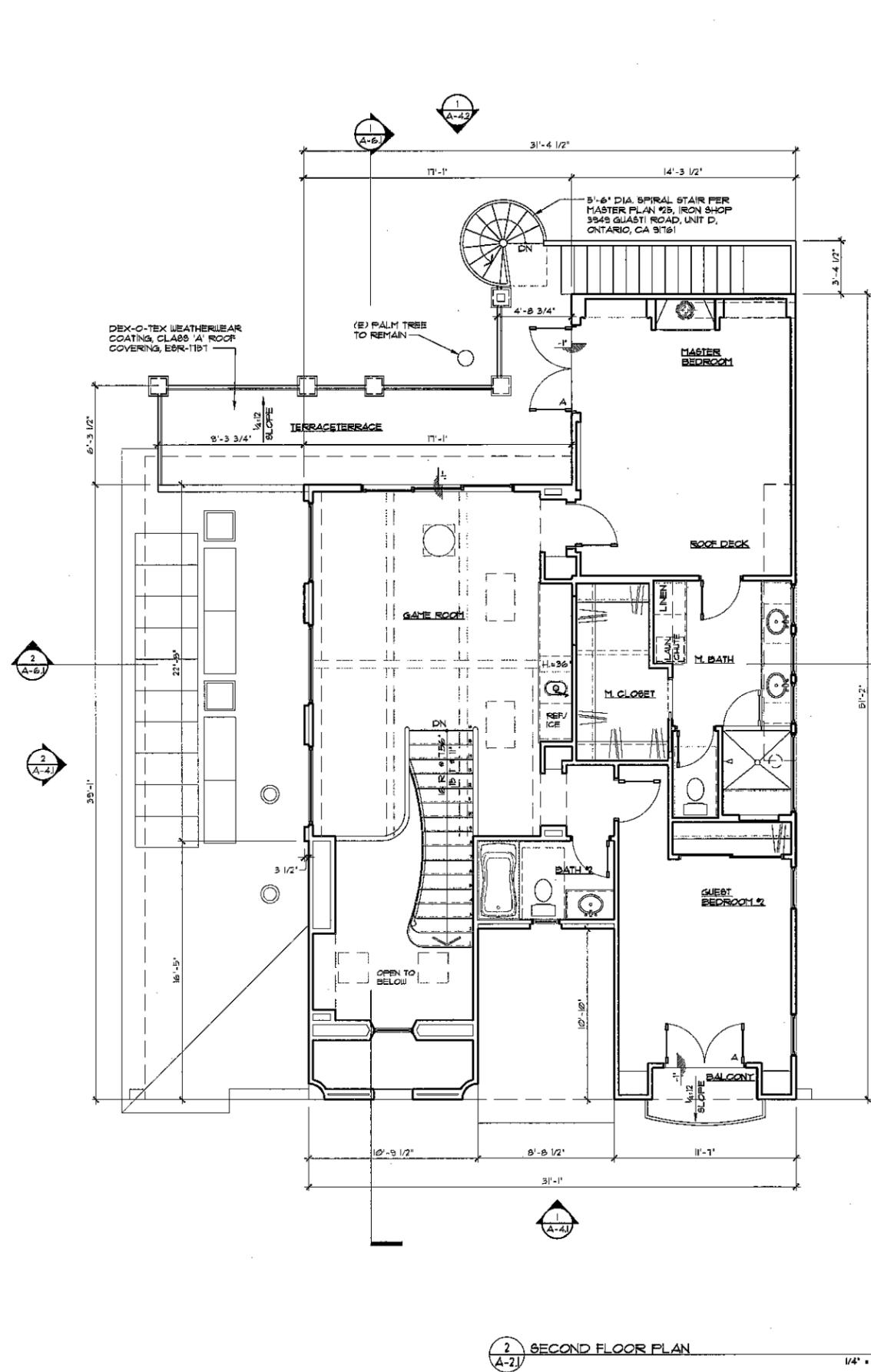
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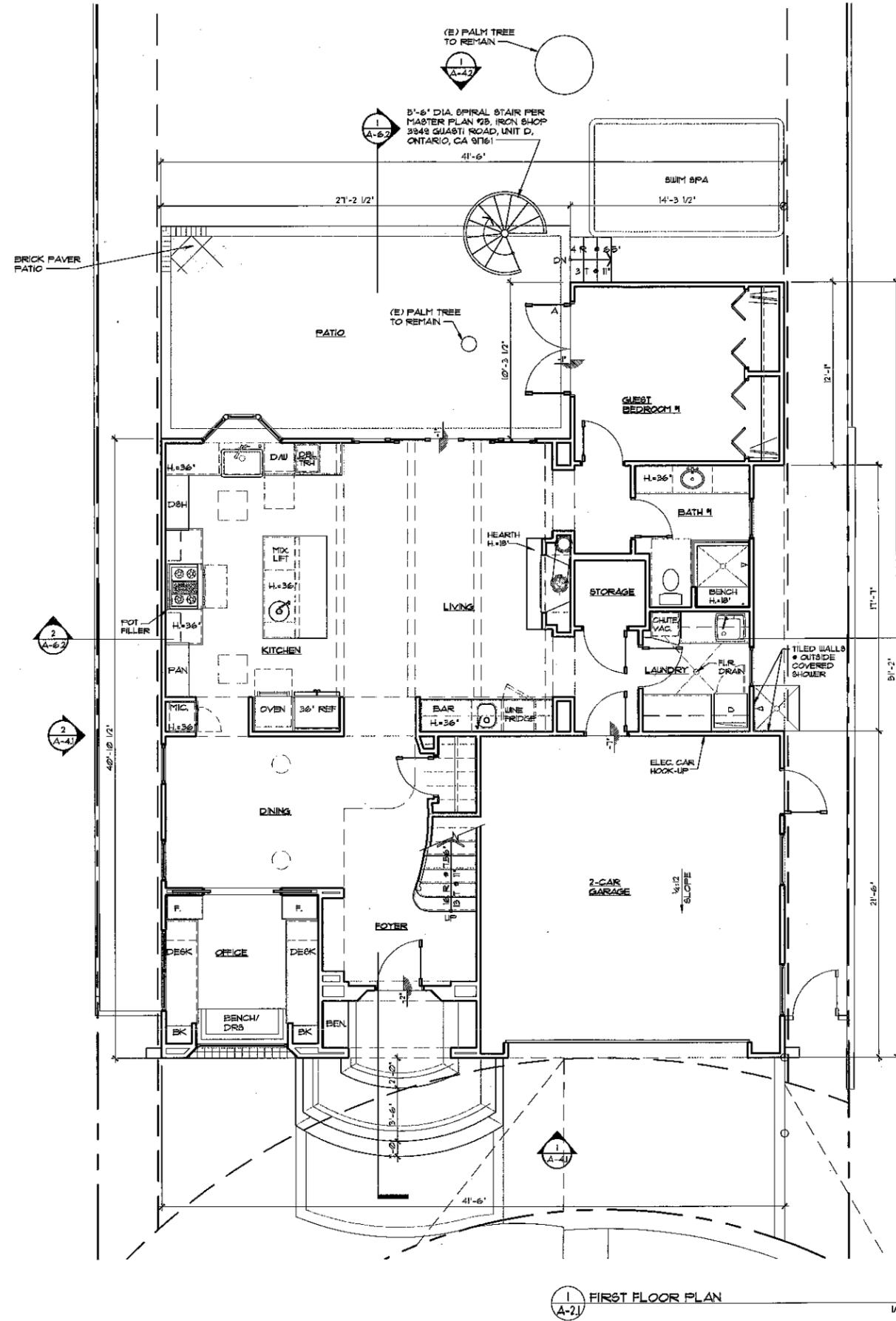
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FLOOR PLANS

A-2.1



2 SECOND FLOOR PLAN
 1/4" = 1'-0"



1 FIRST FLOOR PLAN
 1/4" = 1'-0"



DEBLOIS RESIDENCE
 658 PACIFIC VIEW DRIVE
 SAN DIEGO, CA 92109

1. CITY SUBMITTAL SET



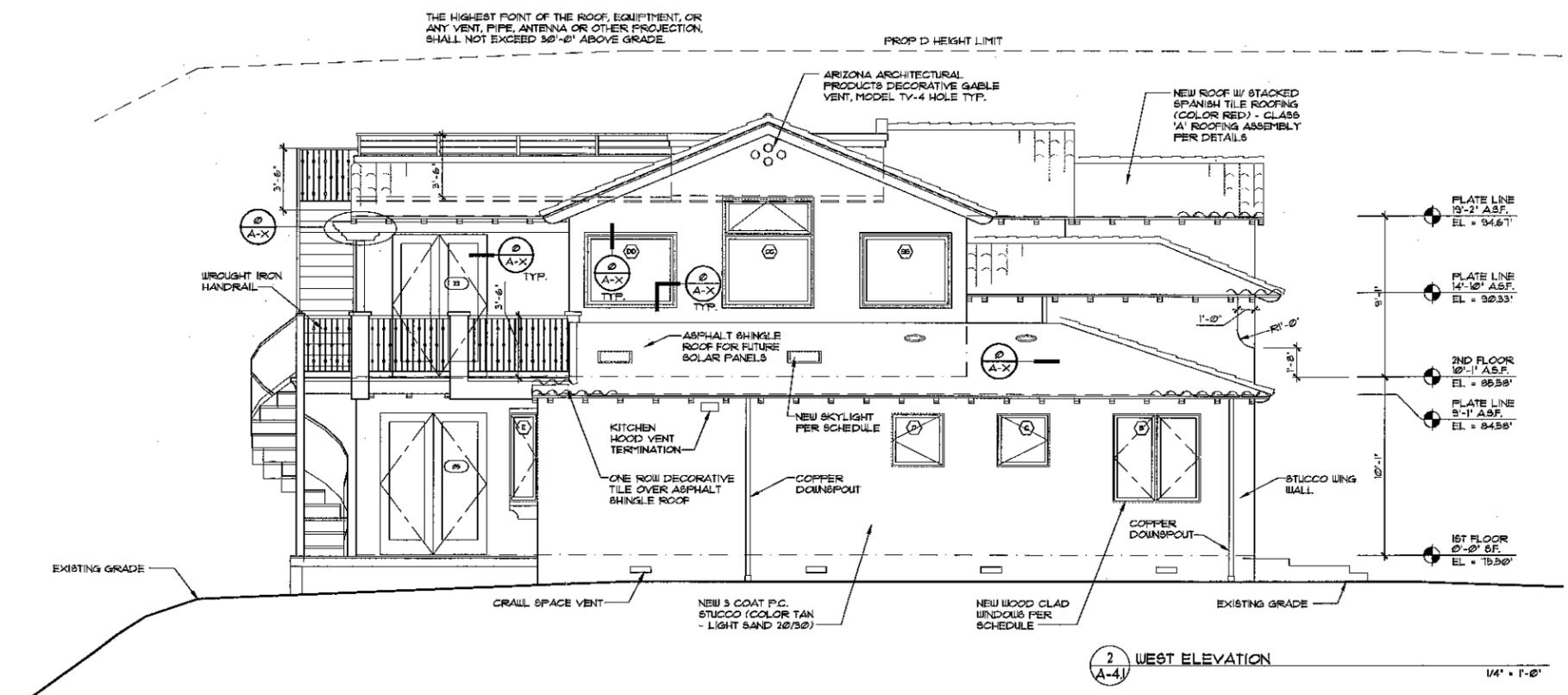
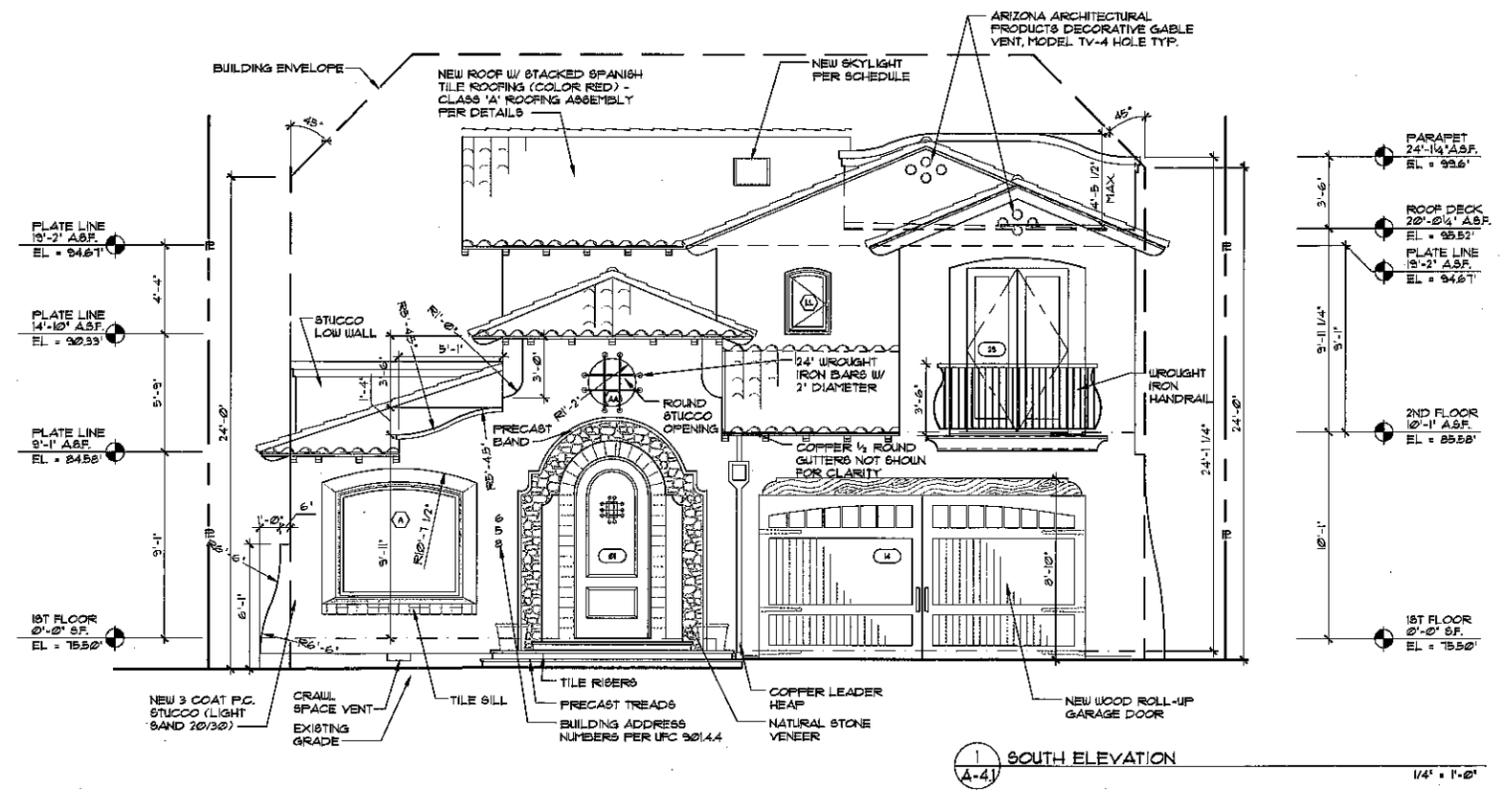
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ELEVATIONS

A-4.1
 6 of 9



THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30'-0" ABOVE GRADE.
 PROP D HEIGHT LIMIT



DEBLOIS RESIDENCE
 658 PACIFIC VIEW DRIVE
 SAN DIEGO, CA 92109

1. COASTAL SUBMITTAL
04/30/2013
2. COASTAL RESUBMITTAL
08/06/2013

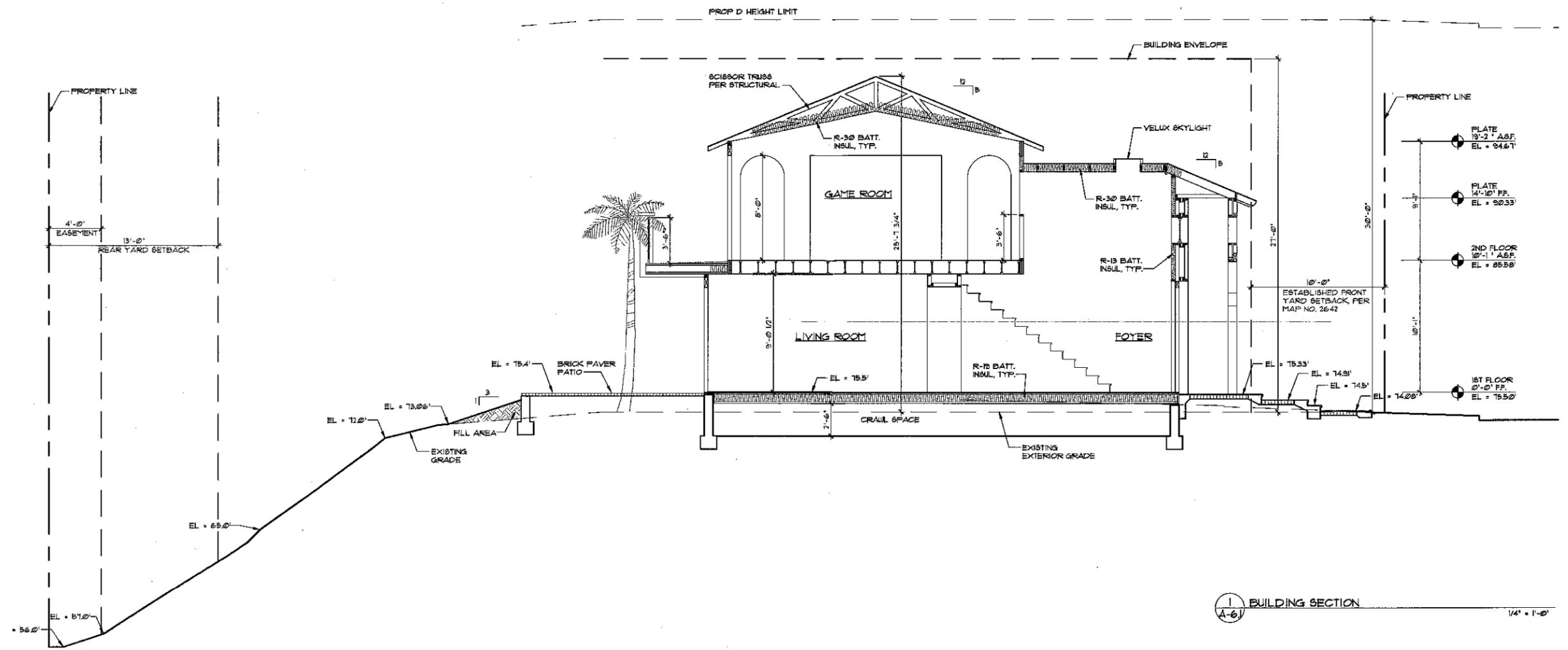
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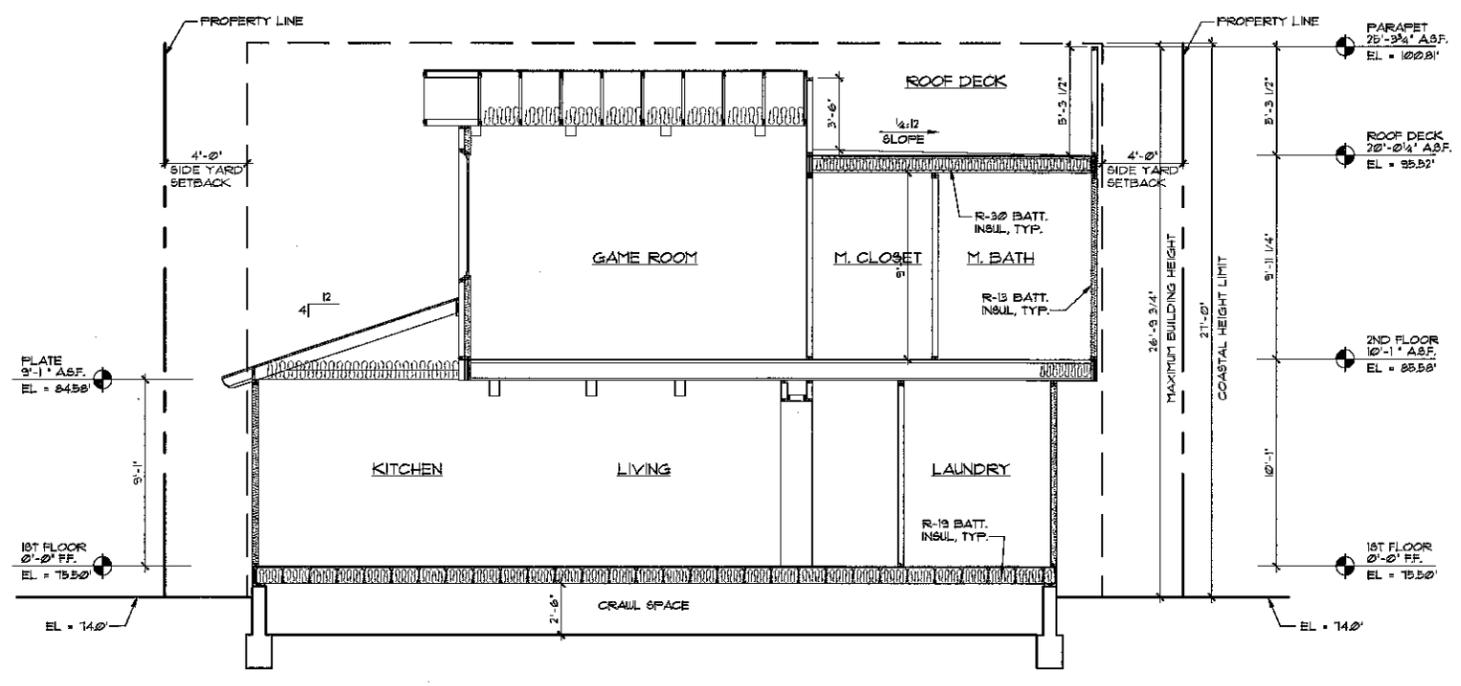
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BUILDING SECTIONS

A-6.1
 8 OF 8



1 BUILDING SECTION
 A-6.1
 1/4" = 1'-0"



2 BUILDING SECTION
 A-6.1
 1/4" = 1'-0"