

designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The property is located within an urbanized, built-out neighborhood developed with a variety of multi-level single family homes of varying architecture and a private college (Point Loma Nazarene University). Tarento Drive is designated as a First Public Roadway to the Pacific Ocean, however, the site is separated from the Pacific Ocean by the college and private developments, and located approximately one half mile from the Pacific Ocean.

The project requires a Coastal Development Permit pursuant to Land Development Code section 126.0704 (a) (2), for improvements to an existing structure where the improvement results in an increase of 10 percent or more of interior floor area and where the structure is located between the sea and First Public Roadway paralleling the sea.

The project complies with all of the underlying zone regulations including building height, setbacks, floor area ratio and parking and is consistent with the Peninsula Community Plan's land use designation for single-family development.

Conclusion:

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

ALTERNATIVES

1. Approve Coastal Development Permit No. 1122800, with modifications.
2. Deny Coastal Development Permit No. 1122800, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


Sandra Teasley, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map

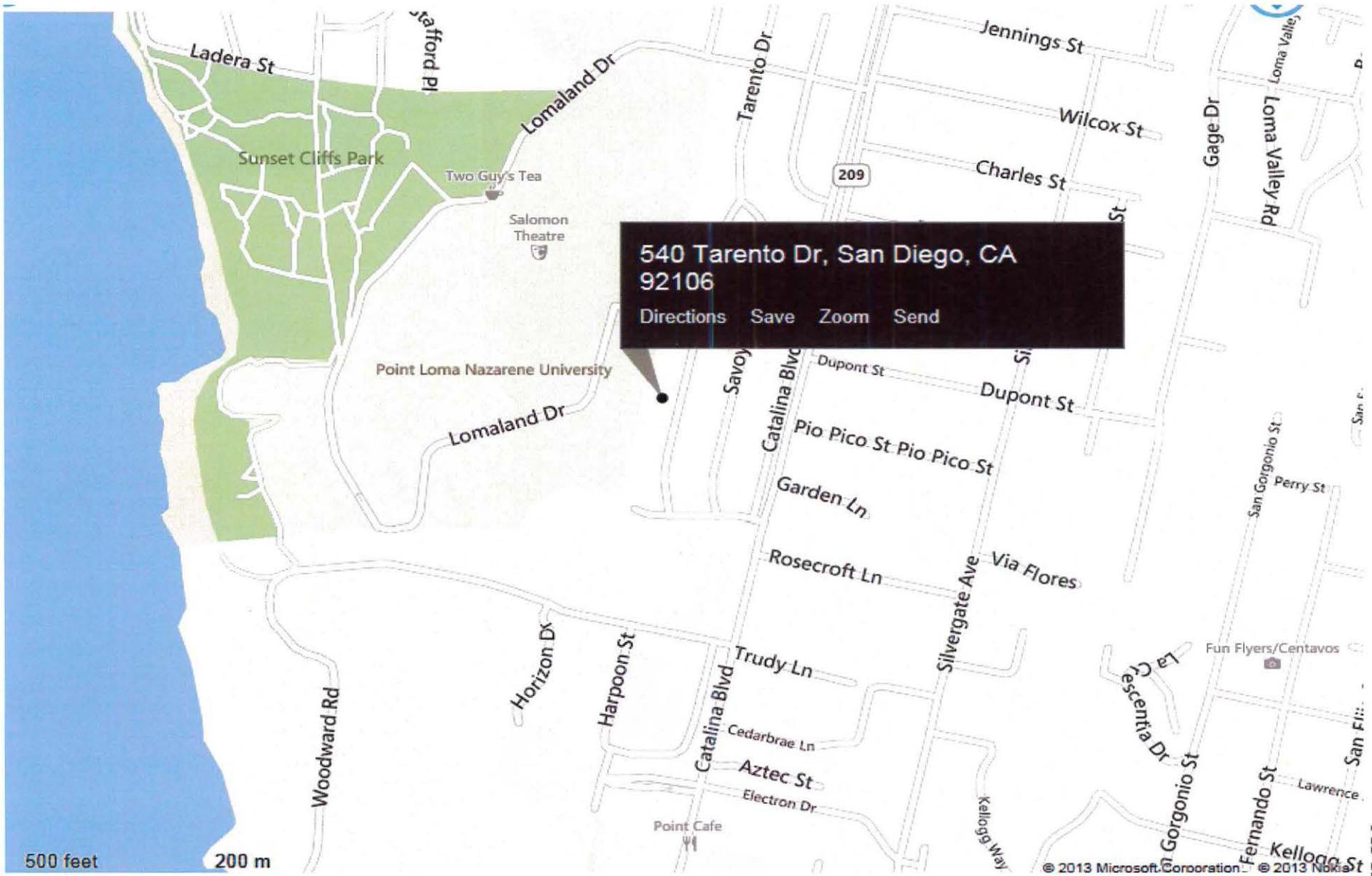
3. Project Location Map
4. Notice of Exemption
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Community Planning Group Recommendation
8. Project Plans



Location Aerial Photo

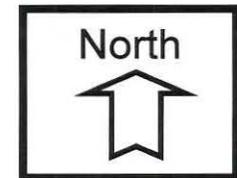
KARVELIS ADDITION – 540 TARENTO DRIVE
PROJECT NO. 321414

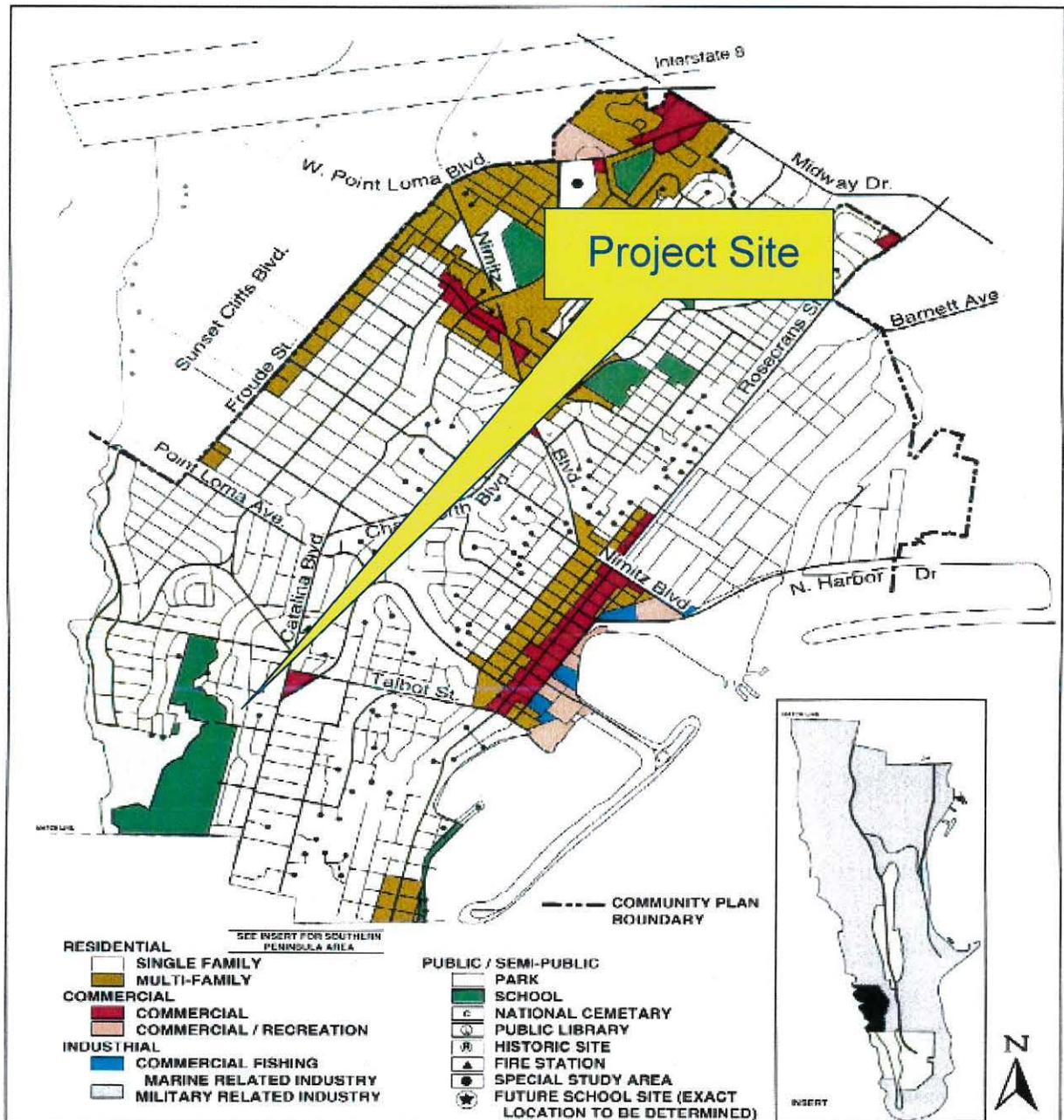




Project Location Map

KARVELIS ADDITION- 540 TARENTO DRIVE
PROJECT NO. 321414

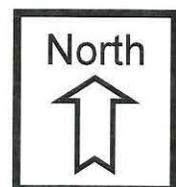




Peninsula Community Plan
CITY OF SAN DIEGO • PLANNING DEPARTMENT



Land Use Map
KARVELIS ADDITION- 540 TARENTO DRIVE
PROJECT NO. 321414



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.:321414

PROJECT TITLE: Karvelis Addition

PROJECT LOCATION-SPECIFIC: The project is located at 540 Tarento Drive, San Diego, CA 92107 (Lot 110, Woodland Terrace Unit No.2 in the City of San Diego, County of San Diego, State of California according to the Map thereof No. 2718, filed in the office of the San Diego County Recorder)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Coastal Development Permit (CDP) to add 2,085 square feet, which includes a 1st and 2nd story addition to an existing 1,497 square foot single family residence on a 0.16 acre lot. The project site is in the RS-1-7 zone of the Peninsula Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Bruce Peeling, Architect, 3538 Inez Street, San Diego, CA 91206 (619-224-8575).

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: Section 15301(e) (Existing Facilities)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has determined the project meets the categorical exemption criteria set forth in CEQA State Guidelines, Section 15301(e) (Existing Facilities), which allows for the addition to existing structures not resulting in an increase of more than 2,500 square feet on project sites which do not contain environmentally sensitive resources. Since the project site is currently developed and lacks sensitive resources and would not result in an addition exceeding 2,500 square feet the exemption is appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

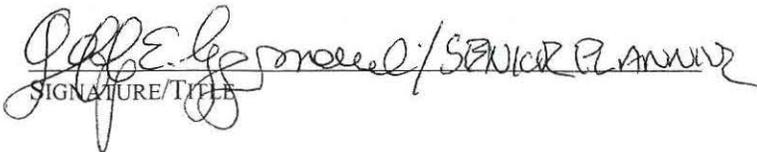
LEAD AGENCY CONTACT PERSON: de Freitas

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


SIGNATURE/TITLE

6/13/13
DATE

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SIGNED BY APPLICANT

HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1122800
KARVELIS ADDITION - PROJECT NO. 321414

WHEREAS, PETER KARVELIS, Owner/Permittee, filed an application with the City of San Diego for a permit to construct additions to a residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1122800) on portions of a 0.16-acre lot.

WHEREAS, the project site is located at 540 Tarento Street in the RS-1-7 zone, Coastal Overlay Zone (appealable), First Public Roadway, Parking Impact Overlay Zone and Coastal Height Limit Overlay Zone within the Peninsula Community Planning area;

WHEREAS, the project site is legally described as Lot 110, Woodland Terrace Map No. 2718;

WHEREAS, on December 4, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1122800 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated December 4, 2013.

FINDINGS:

Coastal Development Permit Findings - Section 126.0708

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

The proposed project is the construction of a two-story, 1,970 square-foot addition to a one story residence and expansion of a 392 square-foot garage, resulting in a 3,582 square-foot, two-story residence and 507 square-foot 2-car garage. The site is within the Sunset Cliffs neighborhood of the community plan. The plan goal states that the character of existing stable single-family neighborhoods throughout Peninsula including the very low-density character of certain neighborhoods should be conserved. The remodel and addition to the residence is consistent with this goal.

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 Peninsula 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.

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

The project proposes the construction of a two-story, 1,970 square-foot addition to a one story residence and expansion of an existing 392 square-foot garage, resulting in a 3,582 square-foot, two-story residence and 507 square-foot 2-car garage. 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 proposes the construction of a two-story, 1,970 square-foot addition to a one story residence and expansion of an existing 392 square-foot garage, resulting in a 3,582 square-foot, two-story residence and 507 square-foot 2-car garage. The site is designated for residential development within the Peninsula Community Plan. The project complies with all of the development regulations of the RS-1-7 zone. The Peninsula Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway nor as having a proposed accessway or a public view corridor. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the Certified Implementation Program.

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

The project proposes the construction of a two-story, 1,970 square-foot addition to a one story residence and expansion of an existing 392 square-foot garage, resulting in a 3,582 square-foot, two-story residence and 507 square-foot 2-car garage. The project is located in a built-out neighborhood developed with single-family dwellings and a private college (Point Loma Nazarene College). Tarento Drive is designated as a first public roadway to the Pacific Ocean however, the site is separated from the Pacific Ocean by the college and private developments. The subject property is located approximately one half mile from the Pacific Ocean.

All development would occur on private property; therefore, the proposed project will not encroach upon the any existing physical access way used by the public. The proposed coastal development will conform to 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. 1122800 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. 1122800, a copy of which is attached hereto and made a part hereof.

Sandra Teasley
Development Project Manager
Development Services

Adopted on: December 4, 2013

Job Order No. 24003726

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: 240003726

COASTAL DEVELOPMENT PERMIT NO. 1122800
KARVELIS ADDITION - PROJECT NO. 321414
 HEARING OFFICER

This Coastal Development Permit No. 1122800 is granted by the Hearing Officer of the City of San Diego to PETER KARVELIS, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.16-acre site is located at 540 Tarento Drive, zoned RS-1-7, Coastal Overlay Zone (appealable), First Public Roadway and Coastal Height Limit Overlay Zone, within the Peninsula Community Plan Area. The project site is legally described as Lot 110, Woodland Terrace Unit No. 2 Map No. 2718.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittee to construct first and second story additions to an existing residence (as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 4, 2013) on file in the Development Services Department.

The project shall include:

- a. Construction of a two-story, 1,970 square-foot addition to a one story residence and expansion of a 392 square-foot garage, resulting in a 3,582 square-foot, two-story residence and 507 square-foot 2-car garage;
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality

Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **INSERT COASTAL COMMISSION APPEAL ENDING DATE – UNKNOWN AT THIS TIME.**
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary 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. 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.

13. 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 Municipal Code, into the construction plans or specifications.

14. 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:

15. 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.

16. 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.

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 December 4, 2013 and Coastal Development Permit No. 1122800 and Resolution No. ____.

Coastal Development Permit No. 1122800
Approval Date: December 4, 2013.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Sandra Teasley
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

PETER KARVELIS
Owner/Permittee

By _____
Peter Karvelis

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



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

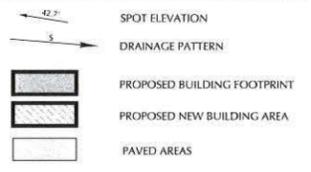
Community Planning Committee Distribution Form Part 2

| | | | |
|---|--|--|---|
| Project Name: Karvelis Addition - CDP | | Project Number: 321414 | Distribution Date: 4/30/2013 |
| Project Scope/Location: PENINSULA Coastal Development Permit (Process 3) to add 2,085 square feet, 1st and 2nd story additions to an existing 1,497 square foot single family residence on a 0.16-acre lot located at 540 Tarento Drive. The site is in the RS-1-7 zone, 1st Public Roadway, Coastal (appealable), Coastal Height, and Parking Impact Overlay Zones in the Peninsula Community Plan. Council District 2. Notice Card=1. | | | |
| Applicant Name: Peeling, Bruce | | Applicant Phone Number: (619) 224-8575 | |
| Project Manager: Teasley, Sandra | Phone Number: (619) 446-5271 | Fax Number: (619) 446-5245 | E-mail Address: STeasley@sandiego.gov |
| Committee Recommendations (To be completed for Initial Review): | | | |
| <input checked="" type="checkbox"/> Vote to Approve | Members Yes 10 | Members No e | Members Abstain e |
| <input type="checkbox"/> Vote to Approve With Conditions Listed Below | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> Vote to Deny | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) | | | <input type="checkbox"/> Continued |
| CONDITIONS: | | | |
| NAME: Julia Quinn | | TITLE: 7/30/13 | |
| SIGNATURE: Julia Quinn | | DATE: | |
| <i>Attach Additional Pages If Necessary.</i> | | Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101 | |
| Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities. | | | |

NOTES

- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- A MINIMUM CEILING HEIGHT FOR KITCHENS, HALLS, CORRIDORS, LAUNDRY ROOMS & BATHROOMS IS 7'-0". A MINIMUM CEILING HEIGHT FOR ALL OTHER HABITABLE ROOMS SHALL BE 7'-6".
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS.
- PROVIDE ULTRA LOW FLUSH TOILETS, & MAX. 2.2 GPM FLOW ON FAUCETS.
- SHOWERHEADS TO HAVE A MAX. 2.5 GPM FLOW.
- 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY VENTILATION.
- STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING
- THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
- BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
- PRIOR TO BUILDING OCCUPANCY, THE APPLICANT SHALL CONFORM TO SECTION 62.0203 OF THE MUNICIPAL CODE, "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.
- ALL FENCES AND WALLS SHALL CONFORM TO THE HEIGHT AND LOCATION CRITERIA AS REGULATED IN SDMC CHAPTER 14 ARTICLE 2 DIVISION 3.
- CHIMNEY, FLUE, OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER.
- ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/ PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCL) THE WPCL SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- 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.
- 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.

LEGEND



GRADING DATA

TOTAL AMOUNT OF SITE TO BE GRADED: 1,000 S.F.
 PERCENT OF TOTAL SITE GRADED: 14 %
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 580 S.F.
 PERCENT OF SITE WITH 25% SLOPES OR GREATER: 8%
 AMOUNT OF CUT: 4 CUBIC YARDS (FOOTINGS)
 AMOUNT OF FILL: 0 CUBIC YARDS
 MAXIMUM HEIGHT OF FILL SLOPES: 0 FEET
 MAXIMUM HEIGHT OF CUT SLOPES: 0 FEET
 AMOUNT OF IMPORT SOIL: 0 CUBIC YARDS
 SITE RETAINING WALLS: THERE ARE NO RETAINING WALLS PREPOSED

DRAINAGE NOTES

THE DRAINAGE PATTERN WILL NOT BE SIGNIFICANTLY MODIFIED. THE SITE SLOPES WEST TO EAST TO THE R.O.W. AT TARENTO DRIVE, MOSTLY PASSING THROUGH LAWN AND/OR PERMEABLE GROUND COVER.

THE STRUCTURE WILL BE LOCATED ENTIRELY UNDISTURBED NATIVE SOIL.

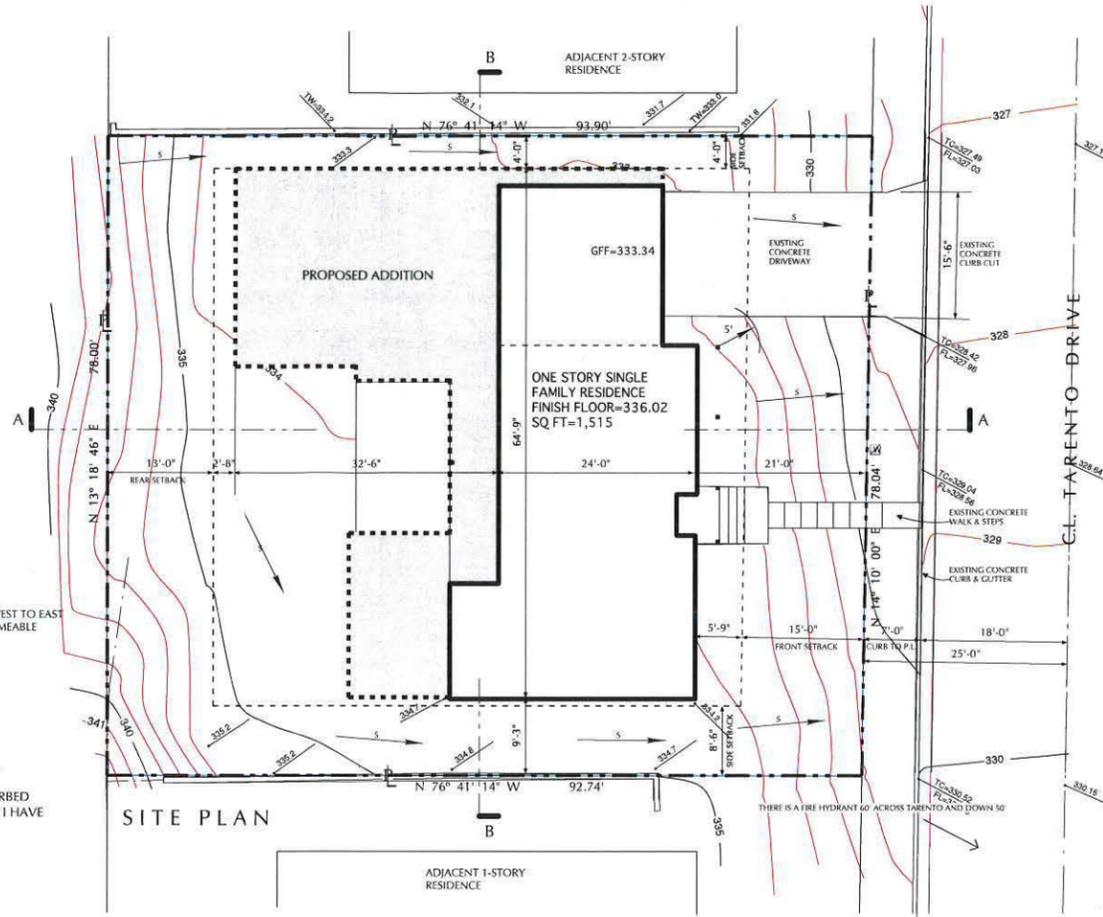
AS A CALIFORNIA LICENSED ARCHITECT, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE $q_{ult} = 1500 \text{ psf}$ AND PER TABLE 1804.2 OF THE 2007 CBC I HAVE ASSIGNED A FOUNDATION PRESSURE OF 1500 psf FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.

SIGNATURE _____ ARCHITECT

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGICAL INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

NARRATIVE

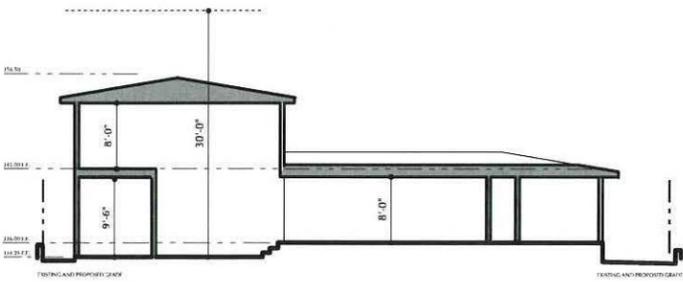
- TO REMODEL AN EXISTING ONE STORY RESIDENCE & GARAGE
- TO ADD A NEW TWO STORY ADDITION
- THERE WILL BE NO WORK IN THE R.O.W.
- THERE WILL BE NO CHANGE TO REMAINING LANDSCAPING, AND EXISTING PAVING.
- PERMITS REQUIRED ARE A COASTAL DEVELOPMENT PERMIT AND A COMBINATION BUILDING PERMIT.
- THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
- BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
- THERE ARE NO VARIANCES OR REGULATION DEVIATIONS.
- THERE ARE NO SCREENING ELEMENTS PROPOSED OR NEEDED



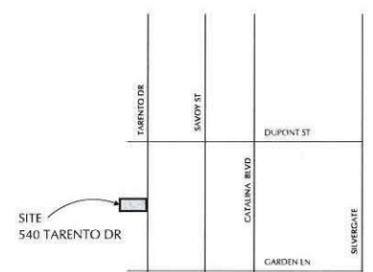
SITE PLAN



SITE SECTION A-A



SITE SECTION B-B



VICINITY MAP

SITE ADDRESS
 540 TARENTO DRIVE
 SAN DIEGO, CA 92107

OWNERS
 PETER KARVELIS
 540 TARENTO DRIVE
 SAN DIEGO, CA 92107

ARCHITECT
 BRUCE PEELING, A.I.A.
 3538 INEZ STREET
 SAN DIEGO, CALIFORNIA 92106
 619-224-8575

CONSTRUCTION RECORD
 ORIGINAL CONSTRUCTION YEAR: 1951

LEGAL DESCRIPTION
 LOT 110, WOODLAND TERRACE UNIT 2
 MAP 2718

BENCHMARK
 BENCHMARK IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT A BRASS PLUG AT THE S.W. CORNER OF TARENTO DR. AND DUPONT ST.
 ELEVATION: 317.44 DATUM: MEAN SEA LEVEL

APN
 532-071-05

CBC CLASSIFICATION
 TYPE VB R-3, U-1

GOVERNING CODE
 2010 CALIFORNIA RESIDENTIAL CODE (BASED ON 2009 IRC)
 2010 CALIFORNIA BUILDING CODE (BASED ON 2009 IBC)
 2010 CALIFORNIA ELECTRICAL CODE (BASED ON 2007 NEC)
 2010 CALIFORNIA PLUMBING CODE (BASED ON 2008 UPC BY IAPMO)
 2010 CALIFORNIA MECHANICAL CODE (BASED ON 2008 UMC BY IAPMO)
 2010 CALIFORNIA FIRE CODE (BASED ON 2008 IFC)

ZONE LOT SIZE
 RS-1-7 7,279 S.F.
 COASTAL APPEALABLE, COASTAL HEIGHT

EXISTING AND PROPOSED USE
 SINGLE FAMILY RESIDENCE

LANDSCAPE AREA S.F.
 3485 S.F.

SUMMARY TABLE

| SETBACKS: | MIN: | PROPOSED |
|-----------|--------|----------|
| FRONT | 15'-0" | 20'-9" |
| SIDE | 4'-0" | 4'-0" |
| SIDE | 8'-6" | 9'-0" |
| REAR | 13'-0" | 15'-8" |

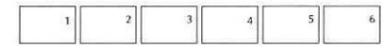
| FAR: | MAX: | PROPOSED |
|------|------|----------|
| | 0.57 | 0.49 |

| HEIGHT: | MAX: | PROPOSED |
|---------|--------|----------|
| | 30'-0" | 24'-7" |

| PARKING: | MIN: | PROPOSED |
|----------|------|----------|
| | 2 | 2 |

| BUILDING AREAS | MAIN | UPPER | GARAGE | DECKS |
|----------------|--------------|------------|------------|-------|
| EXISTING | 1,105 | — | 392 | — |
| ADDITION | 1,145 | 825 | 115 | 195 |
| | 2,250 | 825 | 507 | |

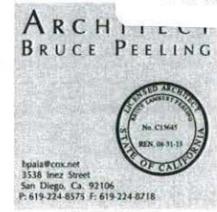
TOTAL PROPOSED AREA 3,582
 $\div 7,279 \text{ S.F.} = .49 \text{ F.A.R.}$



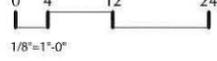
Prepared By: _____
 Name: BRUCE PEELING, ARCHITECT, A.I.A.
 Address: 3538 INEZ STREET, SAN DIEGO, CA, 91206
 Phone #: 619-224-8575
 Fax #: 619-224-8718
 email: bpaia@cox.net

Project Address: 540 TARENTO DRIVE, SAN DIEGO, CA 92106
 Project Name: KARVELIS ADDITION
 Sheet Title: _____

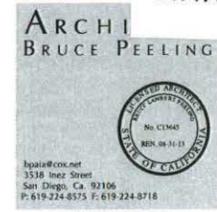
SITE PLAN



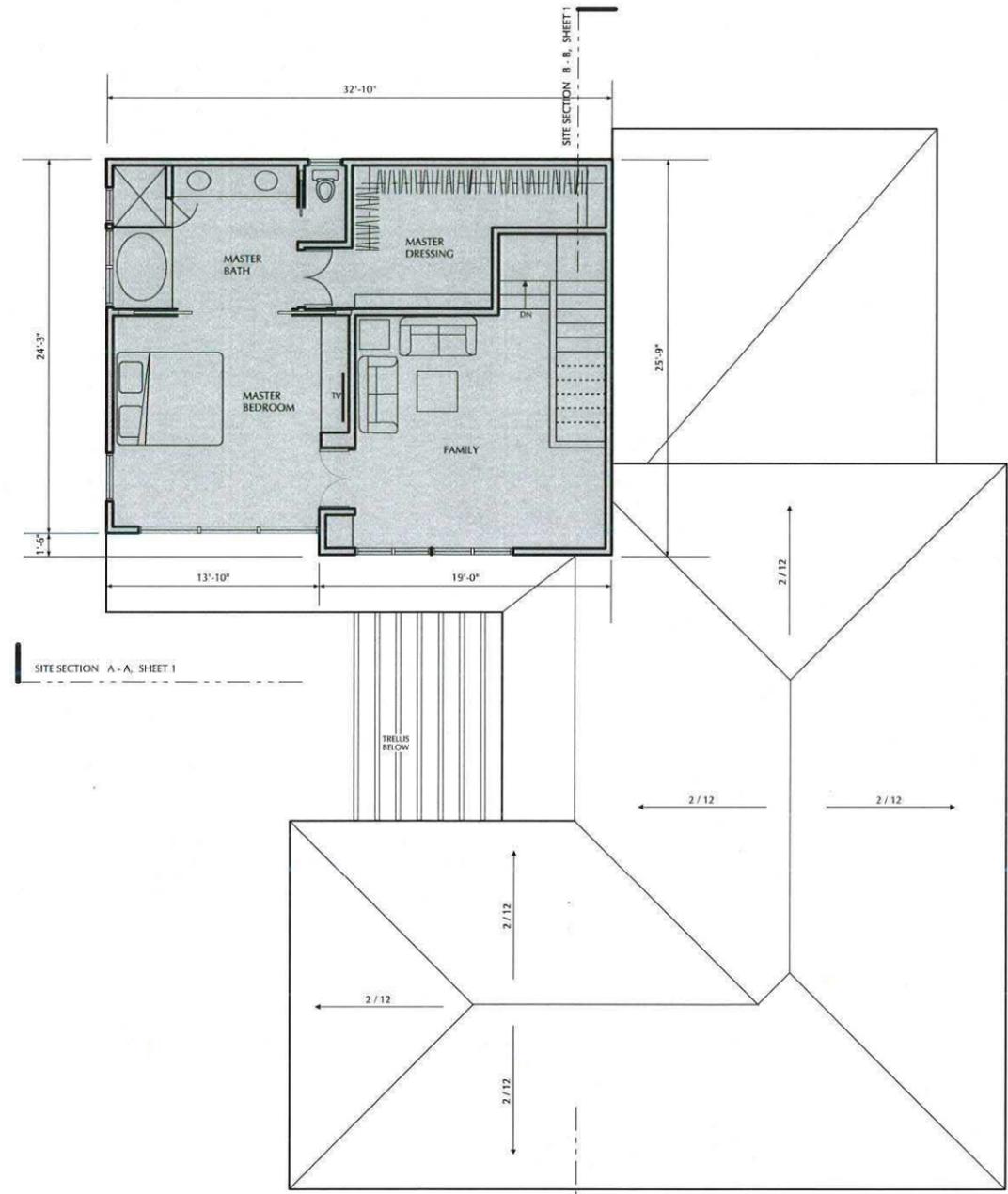
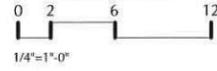
KARVELIS ADDITION



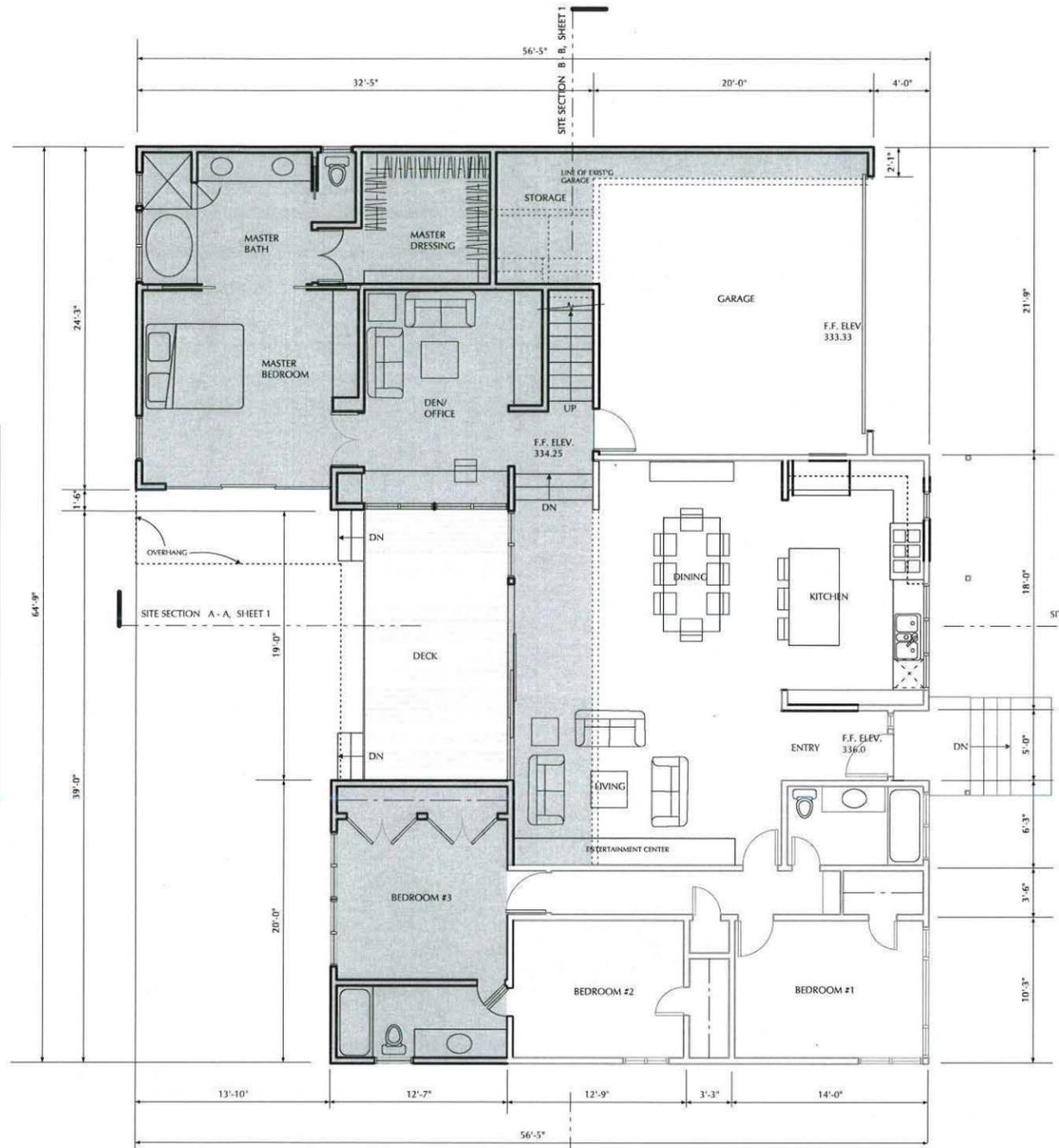
Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: SEPTEMBER 16, 2013
 Original Date: APRIL 23, 2013
 Sheet 1 OF 6
 DEP # _____



KARVELIS ADDITION



PROPOSED UPPER FLOOR PLAN
LOWER ROOF PLAN



PROPOSED MAIN LEVEL FLOOR PLAN

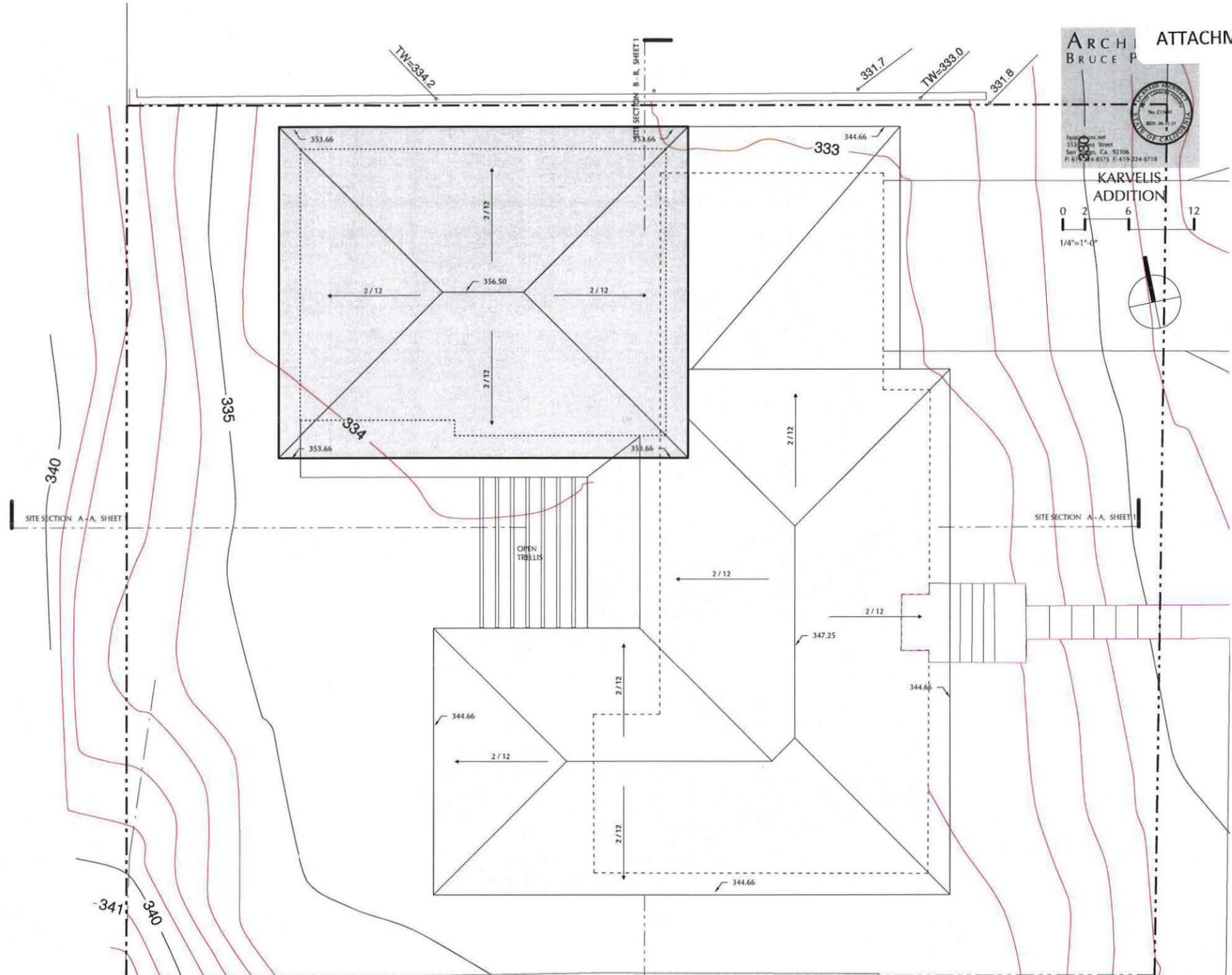
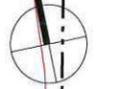
| | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|

Prepared By: _____
 Name: BRUCE PEELING, ARCHITECT, A.I.A. Revision 7: _____
 Address: 3538 INEZ STREET Revision 6: _____
 SAN DIEGO, CA. 91206
 Phone #: 619-224-8575 Revision 5: _____
 Fax #: 619-224-8718 Revision 4: _____
 email: bpaia@cox.net Revision 3: _____
 Project Address: 540 TARENTO DRIVE Revision 2: _____
 SAN DIEGO, CA 92106
 Project Name: KARVELIS ADDITION Revision 1: SEPTEMBER 16, 2013
 Sheet Title: _____ Original Date: APRIL 23, 2013
 PROPOSED FLOOR PLANS Sheet: 2 OF 6
 DEP # _____



KARVELIS ADDITION

0 2 6 12
1/4"=1'-0"



PROPOSED ROOF PLAN

| | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|

Prepared By: BRUCE PEELING, ARCHITECT, A.I.A.
Address: 3538 INEZ STREET
SAN DIEGO, CA 92106
Phone #: 619-224-8575
Fax #: 619-224-8718
email: bpeeling@ccn.net

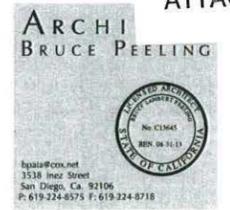
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____

Project Address: 540 TARENTO DRIVE
SAN DIEGO, CA 92106
Project Name: KARVELIS ADDITION

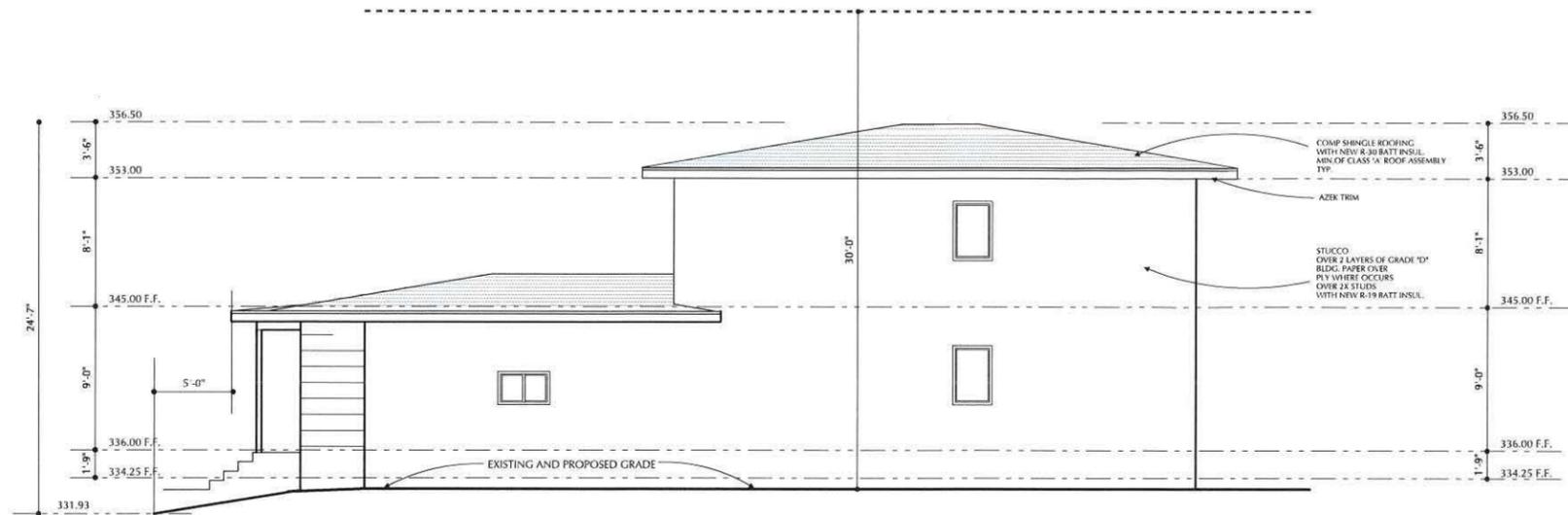
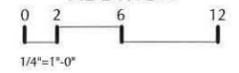
Revision 2: _____
Revision 1: SEPTEMBER 16, 2013

Sheet Title: PROPOSED ROOF PLAN

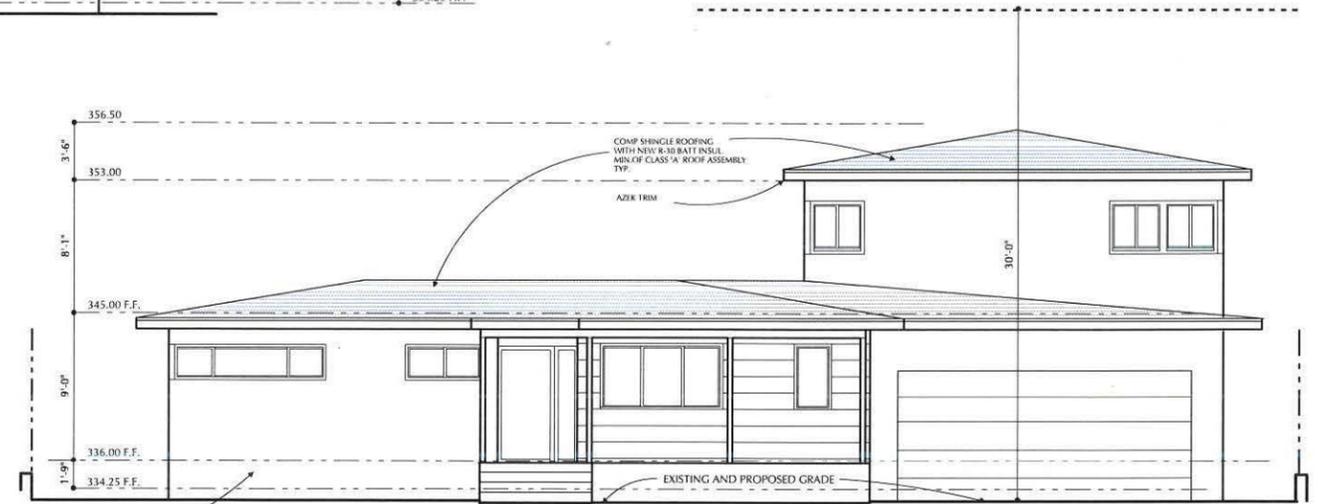
Original Date: APRIL 23, 2013
Sheet: 3 OF 6
DEP #: _____



KARVELIS
ADDITION



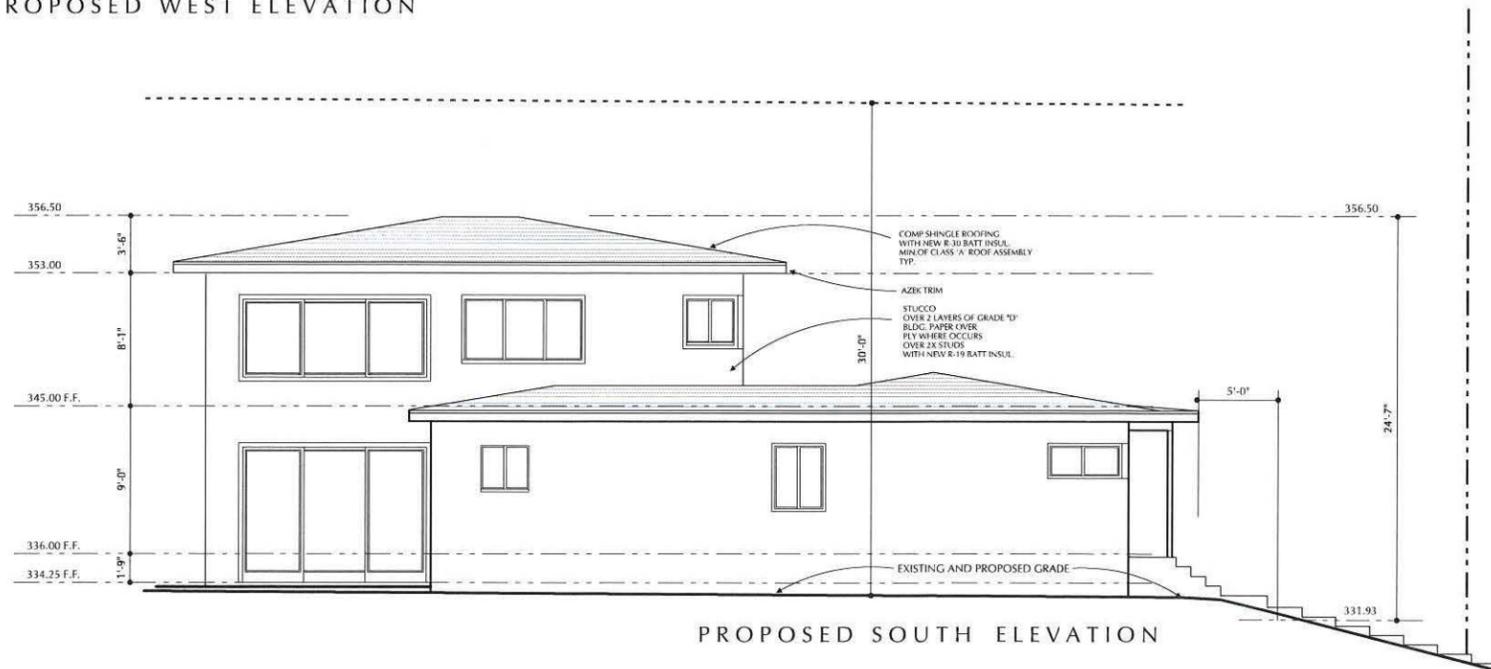
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



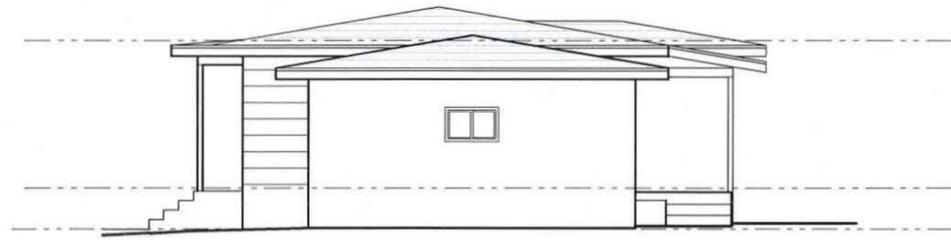
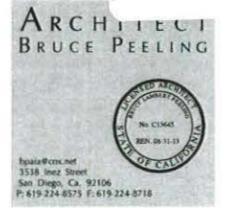
PROPOSED WEST ELEVATION



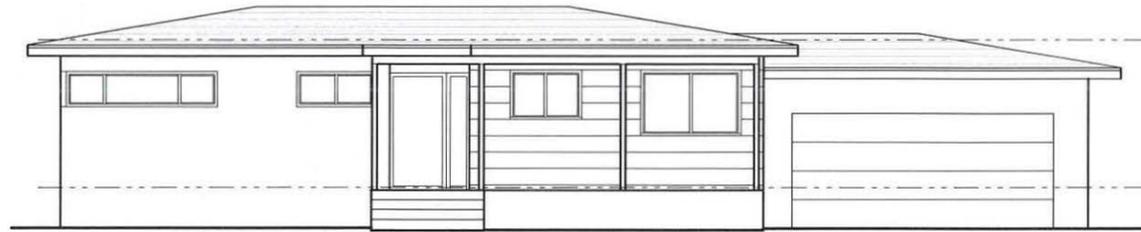
PROPOSED SOUTH ELEVATION

| | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|

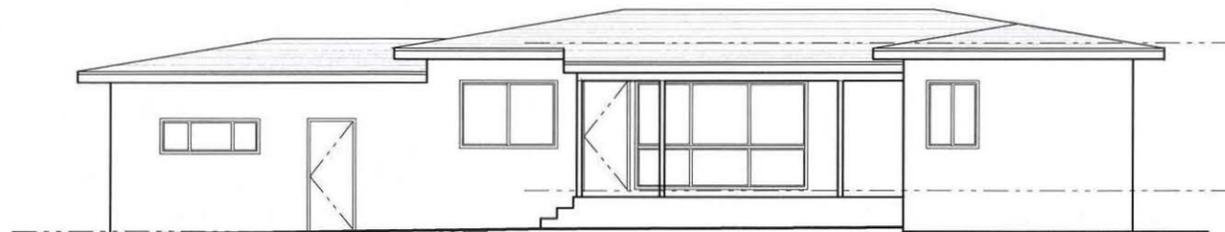
Prepared By: _____
 Name: BRUCE PEELING, ARCHITECT, A.I.A. Revision 4: _____
 Address: 3538 INEZ STREET Revision 3: _____
 SAN DIEGO, CA 92106
 Phone #: 619-224-8575 Revision 2: SEPTEMBER 16, 2013
 Fax #: 619-224-8718
 email: bpai@cox.net Revision 1: APRIL 23, 2013
 Project Address: 540 TARENTO DRIVE
 SAN DIEGO, CA 92106
 Project Name: KARVELIS ADDITION
 Original Date: _____
 Sheet Title: PROPOSED ELEVATIONS & SECTIONS
 Sheet: 4 OF 6
 DEP #: _____



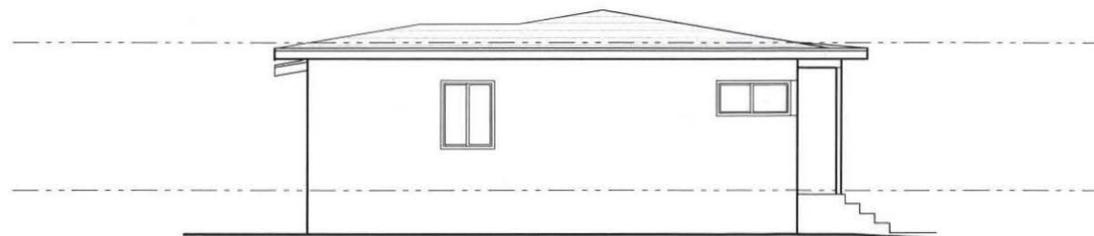
EXISTING NORTH ELEVATION



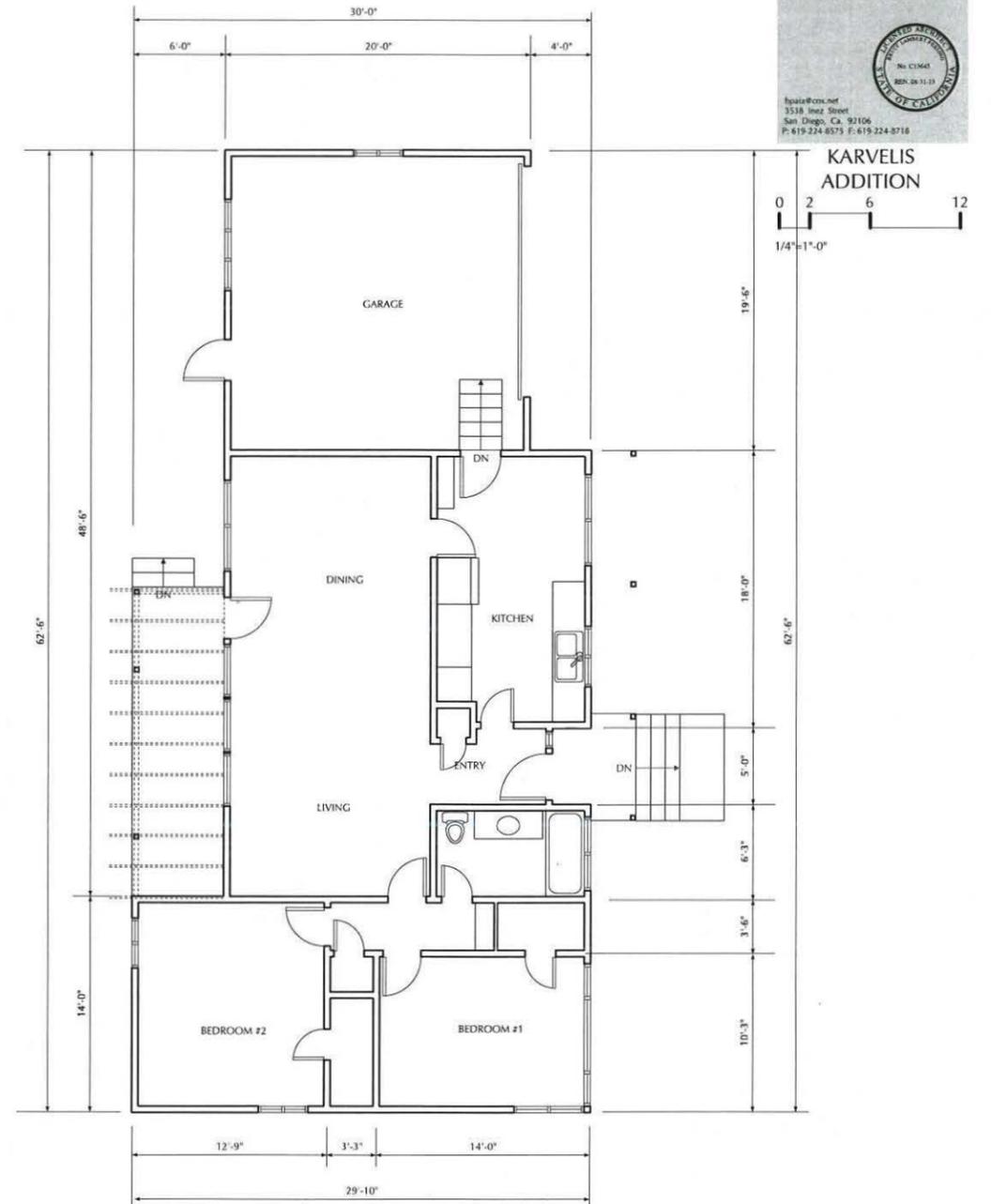
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



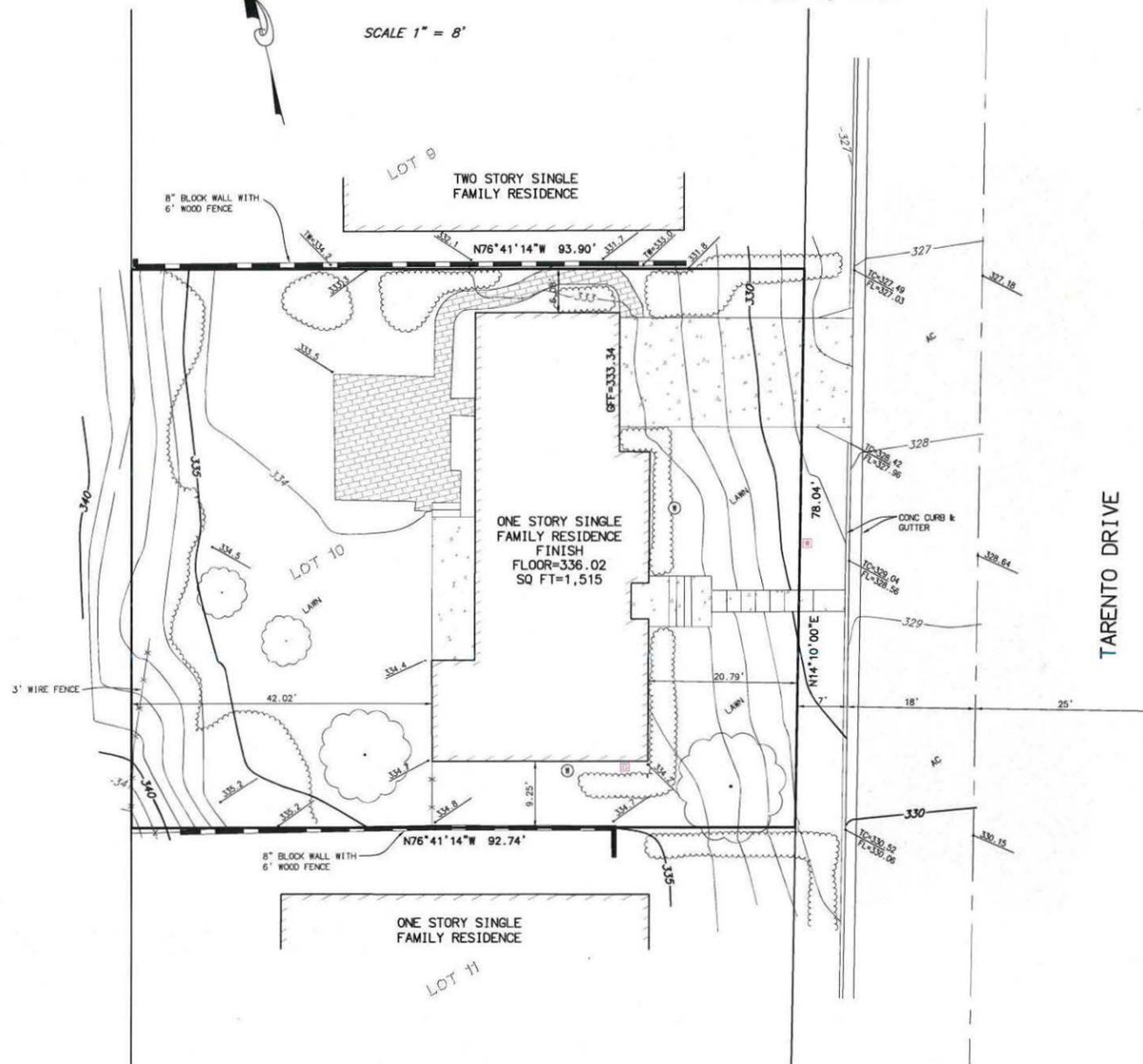
EXISTING FLOOR PLAN

| | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|

Prepared By: _____
 Name: BRUCE PEELING, ARCHITECT, A.I.A. Revision 4: _____
 Address: 3538 INEZ STREET Revision 3: _____
 SAN DIEGO, CA. 91206 SEPTEMBER 16, 2013
 Phone #: 619-224-8575 Revision 2: _____
 Fax #: 619-224-8718 APRIL 23, 2013
 email: bpala@cox.net
 Project Address: 540 TARENTO DRIVE
 SAN DIEGO, CA 92106
 Project Name: KARVELIS ADDITION Original Date: _____
 Sheet Title: EXISTING ELEVATIONS AND FLOOR PLAN Sheet: 5 OF 6
 DEF # _____

TOPOGRAPHIC SURVEY OF
540 TARENTO DRIVE
 SAN DIEGO, CA 92106
 APRIL 8, 2013

SCALE 1" = 8'



LEGEND

- SPOT ELEVATION
- CONTOUR ELEVATION
- WATER METER
- FACE OF CURB
- TOP OF CURB
- GAS METER
- SEWER MANHOLE
- FLOW LINE
- CONCRETE PAVING
- ASPHALT PAVING
- WATER VALVE
- EXISTING FENCE
- EXISTING MASONRY BLOCK WALL

KAPPA Surveying & Engineering, Inc.
 8707 La Mesa Blvd., La Mesa, CA 91942
 Phone: 619-465-8948 Fax: 619-465-5410
 8707 La Mesa Blvd (619) 465-8948
 La Mesa, Calif. 91942 FAX(619) 465-8410

Allen R. A. Turner III PLS DATE



PREPARED FOR:

MR. BRUCE PEELING
 3835 INEZ STREET
 SAN DIEGO, CA 92106

BENCH MARK:

BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG AT THE SOUTHWEST CORNER OF TARENTO DRIVE AND DUPONT STREET.
 ELEVATION: 317.44
 DATUM: MEAN SEA LEVEL

NOTES:

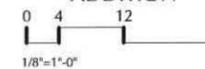
1. SITE ADDRESS: 540 TARENTO DRIVE STREET, SAN DIEGO, CA.
2. LEGAL DESCRIPTION: LOT 110 OF WOODLAND TERRACE UNIT NO. 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 2718, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER.
3. ASSESSOR'S PARCEL NO. 532-071-05
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORD INFORMATION, SUPPLEMENTED BY FIELD OBSERVATION OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
5. THE PROPERTY LINE BEARINGS & DIMENSIONS SHOWN HEREON WERE TAKEN FROM RECORD INFORMATION AND ARE SUBJECT TO VERIFICATION BY A FIELD SURVEY.

JOB NO. 252713-TARENTO DRIVE
 DWG NO. 252713.TPOGRAPHY.DWG



ARCHITECT
BRUCE PEELING
 bpeeling@cox.net
 3538 Inez Street
 San Diego, Ca. 92106
 P: 619-224-8575 F: 619-224-8718

KARVELIS ADDITION



| | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|

Prepared By: _____ Revision 7: _____
 Name: BRUCE PEELING, ARCHITECT, A.I.A. Revision 6: _____
 Address: 3538 INEZ STREET Revision 5: _____
 SAN DIEGO, CA 91206
 Phone #: 619-224-8575 Revision 4: _____
 Fax #: 619-224-8718
 email: bpeeling@cox.net Revision 3: _____
 Project Address: 540 TARENTO DRIVE
 SAN DIEGO, CA 92106 Revision 2: _____
 Project Name: KARVELIS ADDITION Revision 1: SEPTEMBER 16, 2013
 Sheet Title: TOPOGRAPHIC SURVEY Original Date: APRIL 18, 2013
 Sheet: 6 OF 6
 DEP # _____