



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: April 29, 2015

REPORT NO. HO 15-055

ATTENTION: Hearing Officer

SUBJECT: NEFF RESIDENCE
PTS PROJECT NUMBER: 379438

LOCATION: 3452 Cromwell Place

APPLICANT: Bill Neff

SUMMARY

Issues: Should the Hearing Officer approve a Variance to the development regulations for the construction of a detached garage at an existing single-family residence located at 3452 Cromwell Place within the Normal Heights Community of the Mid-City Communities Plan Area?

Staff Recommendation: APPROVE Variance No. 1326147.

Community Planning Group Recommendation: At the November 4, 2014, meeting of the Normal Heights Community Planning Group, the project was approved by a vote of 9-0, with no recommendations (Attachment 7).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15303(e), new construction or conversion of small structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 13, 2015, and the opportunity to appeal that determination ended March 27, 2015.

BACKGROUND

The 0.39-acre site is located at 3452 Cromwell Place (Attachment 1) in the RS-1-7 zone, the Airport Influence Area 2 Overlay Zone (Montgomery Field) and the Federal Aviation Authority Part 77 Noticing Overlay Zone, within the North Adams Neighborhood of the Normal Heights Community of the Mid-City Communities Plan Area (Attachment 2).

The site is within a single-family residential subdivision north of Adams Avenue, east of Hawley Boulevard and south of Cromwell Court. The neighborhood consists of a variety of lot sizes from ranging from approximately 5,000 to 30,000 square-feet. The architecture in the neighborhood is also varied with homes of Mission, Ranch and Tudor style architecture.

The 17,250-square-foot lot contains a 1,425-square-foot single-family residence along with a 300-square-foot former garage, both built in 1928. The house is a one story Tudor Cottage style and features steeply pitched and hipped front gable roofs with red asphalt shingles; clipped eaves; slightly textured stucco walls over wood frame construction; and a stucco chimney. The entry is stepped and then recessed with a curve framed door with original stained glass decoration. In 1997 a pool was built in the eastern portion of the property. The original garage located at the rear of the property was legally converted to a laundry room/pool house by a previous owner in 2003 via Construction Permit No. 19121; therefore the property currently does not contain a garage.

There are two curb cuts on the property for two concrete driveways on each side of the property that join together in the rear of the house to create a circular driveway with gate access. The west driveway and access were original to the house. The east driveway and the rear portion were added in 1935 along with a stone wall that parallels the driveway. The wall ranges in height from 1-3 feet. The eastern portion of the driveway can still provide vehicular access but the owner uses the western driveway for all vehicular access. Engineering Staff has agreed to maintain the existing eastern curb cut as it was demonstrated that, although no longer in use, the driveway and access to the rear of the property can still be accommodated. The property is surrounded by an original 7-foot high brick and stone wall.

DISCUSSION

Project Description:

The project proposes a 1,252-square-foot, 15'-7" high detached garage on the 0.39-acre site. A Variance is requested to allow a rear yard setback of 5 feet where 13 feet is required. The project as proposed would require a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.

The garage is designed in an L-shape configuration to take advantage of the northeastern corner of the site and to maintain the integrity of the existing circular driveway in order to provide two legal parking spaces and a garage where none exists today. The required minimum depth of the eastern edge of the garage is 19 feet to allow a vehicle to pull straight in and the project proposes 21 feet to provide additional space to walk around the vehicle. The depth on the west side of the garage is 39 feet to allow a second tandem vehicle. Access to the garage would be from the westernmost driveway. In order to accommodate the garage pull out of 24 feet for the west side parking space, a small portion of the stone wall would be removed and reconstructed utilizing the existing stone wall. To accommodate the rest of the garage, portions of the stone wall would be removed but the radius of the driveway would remain intact as well as mature landscaping. As early as 2000, the rear yard setback to the RS-1-7 zone was 4 feet. All other properties are allowed garages but since the location of the garage is crucial to keeping with the unique layout of the property a Variance to the rear yard setback is being requested.

The property has been reviewed by Historic Resources staff and determined to be a historical building, eligible for designation under one or more Historic Resources Board (HRB) Criteria, and is considered a qualified historical building under the California State Historical Building Code. The property could be eligible for designation under one or more HRB designation criteria but it's not the City's practice to require homeowners to designate unless the proposed project doesn't comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historical Properties (Standards). The applicant has agreed to comply with the Standards and all new construction will be distinguished from the original residence with differing stucco texture and roof pitch; original and new portions of the west driveway wall will be demarcated by a concrete post. Staff has determined that the project does comply with the Standards and a 5-foot rear setback is the minimum necessary to allow reasonable use of the property. Allowing the reduced rear yard setback would lessen the impact to the existing house and would be in harmony with the historic integrity of the property as well as providing a garage where none exists today.

The height of garage at 15'-7" is in compliance with the underlying zone and is significantly lower than the adjacent neighbors structure to the south and therefore would not negatively impact the neighbors.

The project has been conditioned to show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation. The project complies with all other applicable regulations in regards to the floor area ratio, lot coverage, building height and design standards of the San Diego Municipal Code.

The applicant has also obtained letters of support from Bruce Coons, Executive Director of the Save Our Heritage Organization as well as Ed Sanford, a neighbor directly to the west of the subject property (Attachment 11).

Community Plan Analysis:

The Normal Heights Community is part of the Mid-City Communities Plan area and the land use designation for the project site is Residential with a density range of 1-5 dwelling units per acre. The project site's single dwelling unit on a 0.39-acre site provides a density of 2.5 dwelling units per acre which is consistent with the Community Plan's Land Use designation. The Mid-City Communities Plan does not address rear setbacks in the area other than on page 80 to say that they should reflect the neighborhood character. The proposed garage would be in harmony with the existing residence and the historic nature of the property and therefore, would be consistent with the character of the neighborhood.

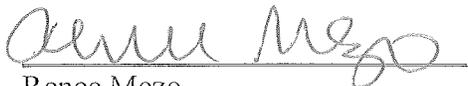
Conclusion:

Staff has reviewed the request for the development of a detached garage with a rear yard setback variance. Staff has found the project to be in conformance with the applicable sections of the San Diego Municipal Code other than the proposed variance and believes the required findings can be approved. Therefore, staff recommends the Hearing Officer approve Variance No. 1326147 (Attachments 4).

ALTERNATIVES

1. **Approve** Variance No. 1326147, **with modifications.**
2. **Deny** Variance No. 1326147, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Renee Mezo
Project Manager
Development Services Department

WESTLAKE/RM

Attachments:

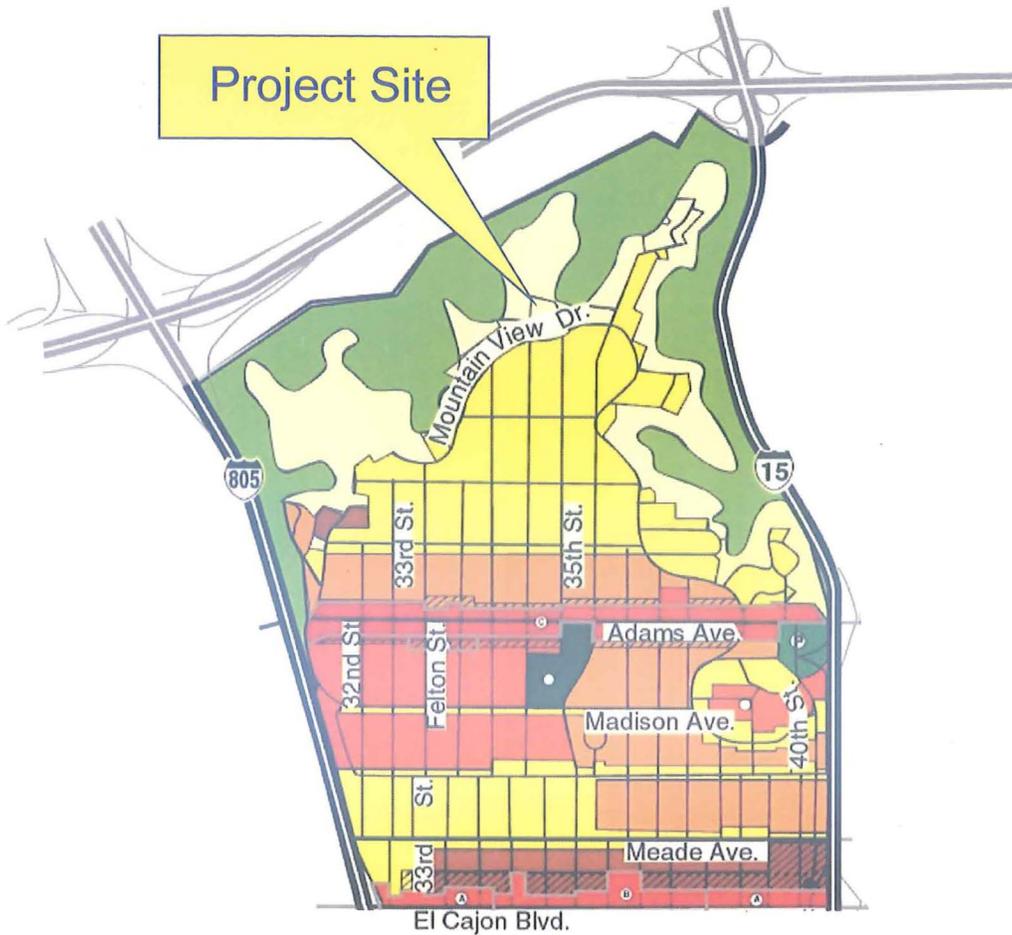
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Variance Resolution with Findings
4. Draft Variance with Conditions
5. CEQA Exemption
6. Project Plans
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Historic photos of the site
10. Current photos of the site
11. Letters in support



Location Aerial Photo

Neff Variance- 3453 Cromwell Place
PROJECT NO. 379438





Land Use Legend

Residential 1-5 du/ac	Industrial
Residential 6-10 du/ac	School
Residential 11-15 du/ac	Elementary
Residential 16-20 du/ac	Junior High
Residential 21-25 du/ac	High School
Residential 26-30 du/ac	Park
Mobile Home Park	Open Space
Commercial/Residential Transition Zone*	Fire Station
Commercial	Police Station
Institutional	Library
	Post Office

*In areas where residential use is permitted, a mixed-use bonus to 43 du/ac is available



Land Use Map

NEFF VARIANCE – 3453 CROMWELL PLACE
PROJECT NO. 379438



HEARING OFFICER RESOLUTION NO. XXXX
VARIANCE NO. 1326147
NEFF RESIDENCE - PROJECT NO. 379438
DRAFT

WHEREAS, The Neff Family 2005 Trust, William J. Neff and Eileen K. Neff as Trustees, Owner/Permittee, filed an application with the City of San Diego for a variance to construct a 1,252-square-foot detached garage at an existing single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Variance No. 1326147), on portions of a 0.39-acre site;

WHEREAS, the project site is located at 3453 Cromwell Place, in the RS-1-7 Zone, the Airport Influence Area 2 Overlay Zone (Montgomery Field) and the Federal Aviation Authority Part 77 Noticing Overlay Zone within the North Adams Neighborhood of the Normal Heights Community of the Mid-City Communities Plan Area;

WHEREAS, the project site is legally described as the east 150 feet of the west 250 feet of Villa Lot 91 of Normal Heights, Map No. 985;

WHEREAS, on April 29, 2015, the Hearing Officer of the City of San Diego considered Variance No. 1326147 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 13, 2015, 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(e), new construction or conversion of small structures and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated April 29, 2015.

FINDINGS:

Variance Findings, Section 126.0805

- 1. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.**

The project proposes a 1,252-square-foot, 15'-7" high detached garage on a 0.39-acre site. A Variance is requested to allow a rear yard setback of 5 feet where 13 feet is required. The site is within a single-family residential subdivision north of Adams Avenue, east of Hawley Boulevard and south of Cromwell Court. The neighborhood consists of a variety of lot sizes from ranging from approximately 5,000 to 30,000 square-feet. The architecture in the neighborhood is also varied with homes of Mission, Ranch and Tudor style architecture.

The 17,250-square-foot lot contains a 1,425-square-foot single-family residence along with a 300-square-foot former garage, both built in 1928. The house is a one story Tudor Cottage style and features steeply pitched and hipped front gable roofs with red asphalt shingles; clipped eaves; slightly textured stucco walls over wood frame construction; and a stucco chimney. The entry is stepped and then recessed with a curve framed door with original stained glass decoration. In 1997 a pool was built in the eastern portion of the property. The original garage located at the rear of the property was legally converted to a laundry room/pool house by a previous owner in 2003 via Permit No. 19121; therefore the property currently does not contain a garage.

There are two curb cuts on the property for two concrete driveways at each side of the property that join together in the rear of the house to create a circular driveway with gate access. The west driveway and access were original to the house. The east driveway and the rear portion were added in 1935 along with a stone wall that parallels the driveway. The wall ranges in height from 1-3 feet. The eastern portion of the driveway can still provide vehicular access but the owner uses the western driveway for all vehicular access.

The residence was determined to be eligible for designation under one or more Historic Resources Board (HRB) Criteria, and is considered a qualified historical building under the California State Historical Building Code. The property could be eligible for designation under one or more Historic Resources Board (HRB) designation criteria but it's not the City's practice to require homeowners to designate unless the proposed project doesn't comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historical Properties (Standards). The applicant has agreed to comply with the Standards and all new construction will be distinguished from the original residence with differing stucco texture and roof pitch; original and new portions of the west driveway wall will be demarcated by a concrete post. Allowing the reduced rear yard setback would lessen the impact to the existing house and would be in harmony with the historic integrity of the property as well as providing a garage where none exist today.

The unique historical nature of the site, the absence of a garage where garages are allowed within the underlying zone (the previous garage was legally converted by previous homeowner), the presence of the existing circular driveway and access points would comprise the special circumstances or conditions for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

2. **The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.**

The project proposes a 1,252-square-foot, 15'-7" high detached garage on the 0.39-acre site. A Variance is requested to allow a rear yard setback of 5 feet where 13 feet is required.

The residence was determined to be eligible for designation under one or more Historic Resources Board (HRB) Criteria, and is considered a qualified historical building under the California State Historical Building Code. The property could be eligible for designation under one or more Historic Resources Board (HRB) designation criteria but it's not the City's practice

to require homeowners to designate unless the proposed project doesn't comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historical Properties (Standards). The applicant has agreed to comply with the Standards and all new construction will be distinguished from the original residence with differing stucco texture and roof pitch; original and new portions of the west driveway wall will be demarcated by a concrete post. The project does comply with the Standards and a 5-foot rear setback is the minimum necessary to allow reasonable use of the property. Allowing the reduced rear yard setback would lessen the impact to the existing house and would be in harmony with the historic integrity of the property as well as providing a garage where none exist today.

A detached garage is reasonable given that the Municipal Code requires single-family homes to maintain parking spaces. The garage depth has been designed to the minimum necessary to park applicant's vehicles and maintain the existing circular driveway approach, while avoiding developed areas of the site. Therefore, the Variance is the minimum that would permit reasonable use of the land.

- 3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.**

3453 Cromwell Place in the RS-1-7 Zone, the Airport Influence Area 2 Overlay Zone (Montgomery Field) and the Federal Aviation Authority Part 77 Noticing Overlay Zone within the North Adams Neighborhood of the Normal Heights Community of the Mid-City Communities Plan Area. The lot contains an existing single-family residence and is requesting a deviation to the rear yard setback of 5 feet where 13 feet is required. The project proposes a 1,252-square-foot, 15'-7" high detached garage on the 0.39-acre site.

The height of garage at 15'-7" is in compliance with the underlying zone and is significantly lower than the adjacent neighbors structure to the north and therefore would not negatively impact the neighbors. The project would comply with all parking requirements as well all other applicable regulations in regards to the floor area ratio, lot coverage, building height and design standards of the San Diego Municipal Code.

The project has been conditioned to show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation.

All Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the construction and continued operation of the development apply to this project. Therefore, as proposed, the project would be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

- 4. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.**

The 0.39-acre site is located at 3453 Cromwell Place in the RS-1-7 Zone, the Airport Influence Area 2 Overlay Zone (Montgomery Field) and the Federal Aviation Authority Part 77 Noticing Overlay Zone within the North Adams Neighborhood of the Normal Heights Community of the Mid-City Communities Plan Area and is not in the Coastal Overly Zone. The lot contains an existing single-family residence and is requesting a deviation to the rear yard setback of 5 feet where 13 feet is required.

The Normal Heights Community is part of the Mid-City Communities Plan area and the land use designation for the project site is Residential with a density range of 1-5 dwelling units per acre. The project site's single dwelling unit on a 17,250-square-foot lot provides a density of 2.5 dwelling units per acre which is consistent with the Community Plan's Land Use designation. The Mid-City Communities Plan does not address rear setbacks in the area other than on page 80 to say that they should reflect the neighborhood character.

The project has been conditioned to show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation.

The project site would remain a single-family use, but now includes designated parking and therefore, would not adversely affect the applicable land use plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Variance No. 1326147 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Variance No. 1326147, a copy of which is attached hereto and made a part hereof.

Renee Mezo
Development Project Manager
Development Services

Adopted on: April 29, 2015

SAP or WBS Number: 24004880

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004880

VARIANCE NO. 1326147
NEFF RESIDENCE - PROJECT NO. 379438
HEARING OFFICER
DRAFT

This Variance No. 1326147 is granted by the Hearing Officer of the City of San Diego to The Neff Family 2005 Trust, William J. Neff and Eileen K. Neff as Trustees, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0802. The 0.39-acre site is located at 3453 Cromwell Place in the RS-1-7 Zone, the Airport Influence Area 2 Overlay Z one (Montgomery Field) and the Federal Aviation Authority Part 77 Noticing Overlay Zone within the North Adams Neighborhood of the Normal Heights Community of the Mid-City Communities Plan Area. The project site is legally described as: the east 150 feet of the west 250 feet of Villa Lot 91 of Normal Heights, Map No. 985.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a detached garage at an existing single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 29, 2015, on file in the Development Services Department.

The project shall include:

- a. Construction of a 1,252-square-foot detached garage;
- b. A rear yard setback of five (5) feet where thirteen (13) feet is required;
- 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 San Diego Municipal Code (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 May 13, 2018.
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.

AIRPORT REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

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 the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMP's necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

16. 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:

17. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

18. 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.

19. 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 April 29, 2015 and Resolution No. XXXX.

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Project No.: 379438

Project Title: Neff Variance

Project Location-Specific: 3453 Cromwell Place, San Diego, California 92116
Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project is requesting a Variance to allow the construction of a 1,252 square-foot detached 2-car garage to an existing residence on a 0.39 acre site.

Name of Public Agency Approving Project: City of San Diego
Name of Person or Agency Carrying Out Project: Bill Neff (Owner), 3453 Cromwell Place, San Diego, CA, 92116, (619) 540-4637

Exempt Status:

- 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: CEQA Exemption 15303(e)-(New Construction or Conversion of Small Structures)
 Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which allows for the construction and location of limited numbers of new, small facilities or structures. The project meets the criteria set forth in CEQA Section 15303(e) which allows accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

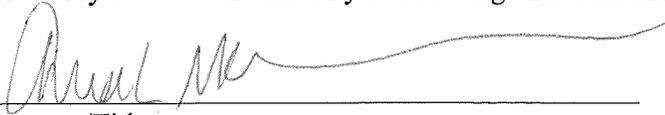
Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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

March 13, 2015

Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

PROJECT DIRECTORY

OWNER:
THE NEFF FAMILY 2005 TRUST
BILL NEFF
3453 CROMWELL PLACE
SAN DIEGO, CA. 92116
TEL. (619) 540-4637

PROPERTY ADDRESS:
3453 CROMWELL PLACE
SAN DIEGO, CA. 92116

DESIGNER:
JOSE M. MARTINEZ
4645 RUFFNER ST
STE. "Q"
SAN DIEGO, CA 92111
VOICE: (619) 427-4161
FAX: (619) 342-8553

ENGINEER:

PROJECT INFORMATION

CLIENT: THE NEFF FAMILY 2005 TRUST
PROJECT ADDRESS: 3453 CROMWELL PLACE
SAN DIEGO, CA. 92116
BUILDING TYPE: TYPE V-N, NON SPRINKLER
ASSESSOR PARCEL NO.: 439-510-04
BUILDING CODE: 2013 CBC / 2012 ICC
OCCUPANCY: R-3/U-1
ZONE: R5-1-T
LOT SIZE: 17,250 sqft./.39 ac.
YEAR BUILT: 1928
OVERLAYS: AIRPORT INFLUENCE AREA
MONTGOMERY FIELD
BUS STOPS: NO BUS STOPS
EASEMENTS: NO EASEMENTS
GEOLOGIC HAZARD CATEGORY: 53

VICINITY MAP



KEY NOTES

- 1 PROPERTY LINE
- 2 NEW RETAINING WALL BY OWNER TO MATCH EXISTING
- 3 NEW CONCRETE DRIVEWAY
- 4 EXISTING CURB
- 5 SHOWN CENTER LINE OF STREET
- 6 NEW PROPOSED GARAGE
- 7 SHOWN SET BACKS
- 8 EXISTING 6 FEET BLOCK FENCE
- 9 EXISTING CONCRETE APRON
- 10 EXISTING PUBLIC LANDSCAPE
- 11 EXISTING BUILDINGS
- 12 EXISTING PUBLIC SIDEWALK
- 13 EXISTING HISTORICAL FENCE
- 14 EXISTING GATE
- 15 EXISTING POOL AND JACUZZY
- 16 EXISTING HARDSCAPE
- 17 EXISTING LANDSCAPE
- 18 180 D. CURVE MIRROR
- 19 NEW 8x8 CONCRETE POST

ARCHITECTURAL

A1-0 SITE PLAN
A2-2.1 PHOTOS
A2-1 FLOOR PLAN
A2-2 ROOF PLAN
A3-1 ELEVATIONS
A3-2 RENDERINGS
A3-3 SECTIONS

STRUCTURAL

N/A

CIVIL

C-1

LANDSCAPE

N/A

MECHANICAL

N/A

SQUARE FOOT INFORMATION

EXISTING HOUSE 1,420. SQFT
NEW GARAGE 1,252.5 SQFT
EXISTING STORAGE 300. SQFT

DESCRIPTION OF PROJECT

NEW GARAGE

LEGAL DESCRIPTION

CITY OF DIEGO SUBDIVISION OF NORMAL HEIGHTS
MAP 000985 UL 91E 150 FT. OF W 250 FT OF
SAN DIEGO

SCOPE OF WORK

A VARIANCE FOR NEW TWO CAR GARAGE AND STORAGE

NOTES:

NO ROOF DRAINS ARE PROPOSED FOR THIS PROJECT

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL ENTER INTO MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

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 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.

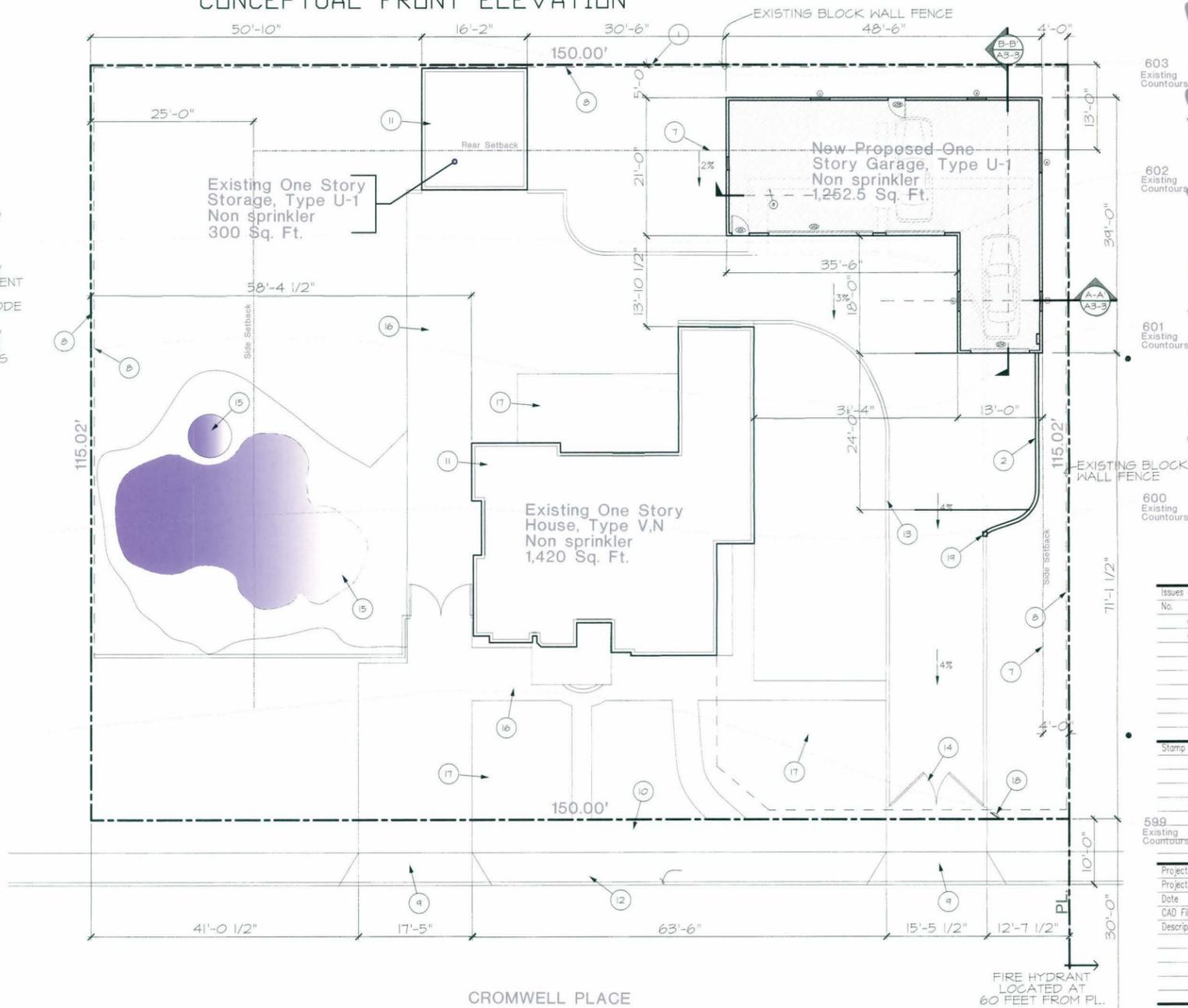
NOTES

NOT REQUIRED A GRADING PERMIT UNDER THIS PROJECT

CUT	45 CY.
FILL	45 CY.
IMPORT	0
EXPORT	0
LAND DISTURBANCE AREA	1221. SQ. FT.



CONCEPTUAL FRONT ELEVATION



*PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHP'S POLICY P-00-6 (UFC 901.4.4)

Site Plan

SCALE: 10'=1"

The Neff Variance

Project:
A new Garage

Project# 379438
3453 Cromwell Place
San Diego, Ca. 92116

MARLANA
 PLANNING AND DESIGN

4645 Ruffner St., Suite "Q", San Diego, Ca. 92111, Tel. (619) 427-4161, Fax (619) 342-8553
 Email Address: jmartinez@marlana.com

Issues and Revisions

No.	Date	Issues and Revisions
03/28/13		Preliminary Drawings
06/02/14		Variance
12/22/14		Re-submittal for Variance

Stamp and Signature

599 Existing Countours

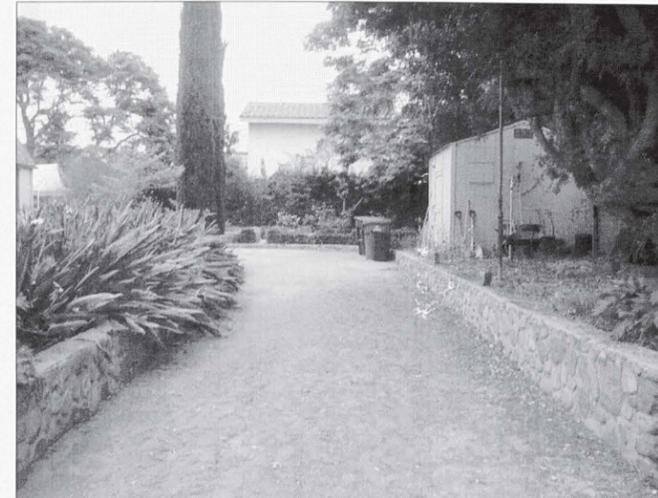
Project Name	Neff Family Garage
Project Number	15003
Date	03/28/13
CAD File	
Description	SITE PLAN



A



B



C



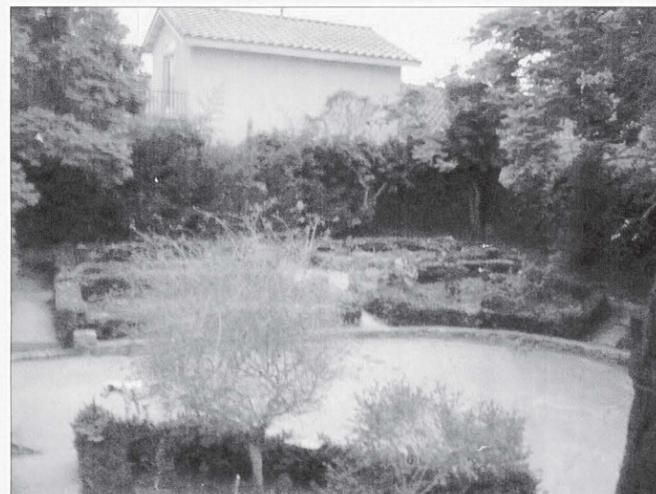
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E



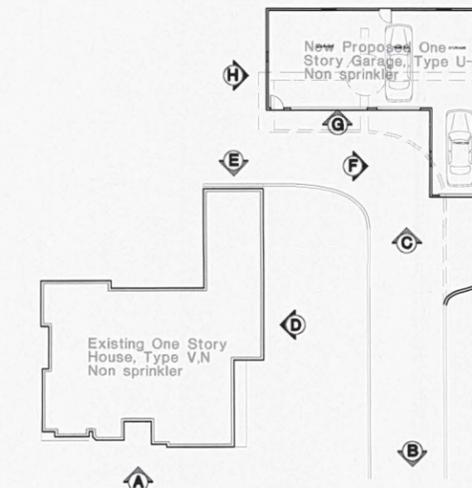
F



G



H



Floor Plan

n.t.s

The Neff Variance

Project:
A new Garage

Project# 379438
3453 Cromwell Place
San Diego, Ca. 92116

MARLANA
PLANNING AND DESIGN

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Email Address: foemartinez@hotmail.com

Issues and Revisions		
No.	Date	Issues and Revisions
03/28/13		Preliminary Drawings
06/10/14		Variance
12/22/14		Re-submittal for Variance

Stamp and Signature

Project Name: Neff Family Garage
Project Number: 150013
Date: 03/28/13
CAD File
Description

WALL LEGEND

WALL TYPE WALL LEGEND

2 x 4 WOOD STUD @ 16" o.c.
2 x 6 WOOD STUD @ 16" o.c.
2 x 8 WOOD STUD @ 16" o.c.

WALL WITH 1/2 GYP.BD. ON BOTH SIDES
WALL WITH 1/2 GYP.BD. ON THE INSIDE AND PLASTER ON THE OUTSIDE, SEE STRUCTURAL PLANS FOR SHEAR WALLS

WOOD STUDS @ 16" o.c. WITH 5/8" TYPE "X" GYP.BD. ON BOTH SIDES BLOCKING @ 4'-0" o.c., 1 HR. WALL.

DOOR PER DOOR SCHEDULE
WINDOW PER SCHEDULE

WALL PER LEGEND

ROOM NUMBER PER FINISH SCHEDULE.

FURNACE UNIT

LEGEND:

SHOWN EXTERIOR LIGHT FIXTURE, BY OWNER (PER ELEC. SEC. 210 - 70 - a) CONTRACTOR TO INSTALL

NEW SMOKE DETECTORS TO BE HARD WIRED (SEC. 310.4).

NEW ELECTRICAL OUTLET

NEW GFCI ELECTRICAL OUTLET PER SECT. (N.E.C. 210-8)

NEW AFCI ELECTRICAL OUTLET PER SECT. (N.E.C. 210-8)

NEW TELEPHONE OUTLET

NEW TV OUTLET

NEW COMBO EXHAUST LOW NOISE FAN TO BE 120 CFM AND FLUORESCENT LIGHT FIXTURE BY PANASONIC, ONE SONE RATING

NEW ELECTRICAL SWITCH

NEW 3 WAY ELECTRICAL SWITCH

DIMMER SWITCH

OCCUPANT SENSOR

OCCUPANT SENSOR WITH PHOTO CONTROL

NEW INCANDESCENT LIGHT FIXTURE

SPOT LIGHT FIXTURE W/ FLUORESCENT LIGHT BULB, WATER-PROOF

NEW BELL FOR DOOR

NEW DOOR BELL

NEW 240 V. ELECTRICAL OUTLET

NEW WATER PROOF GFCI ELECTRICAL SWITCH

SPOT LIGHT FIXTURE

CARBON MONOXIDE ALARM INTERCONNECTED AND HARD WIRE WITH BATTERY BACK-UP

KEY NOTES

1 ELECTRICAL 100 SUB PANEL

2 NOT USED

3 CONCRETE SIDEWALK TO BE DEMOLISHED

4 NOT USED

5 NOT USED

6 NOT USED

7 NOT USED

8 NOT USED

9 NOT USED

10 NOT USED

11 NOT USED

12 NOT USED

13 NOT USED

14 NOT USED

15 NOT USED

16 NOT USED

17 NOT USED

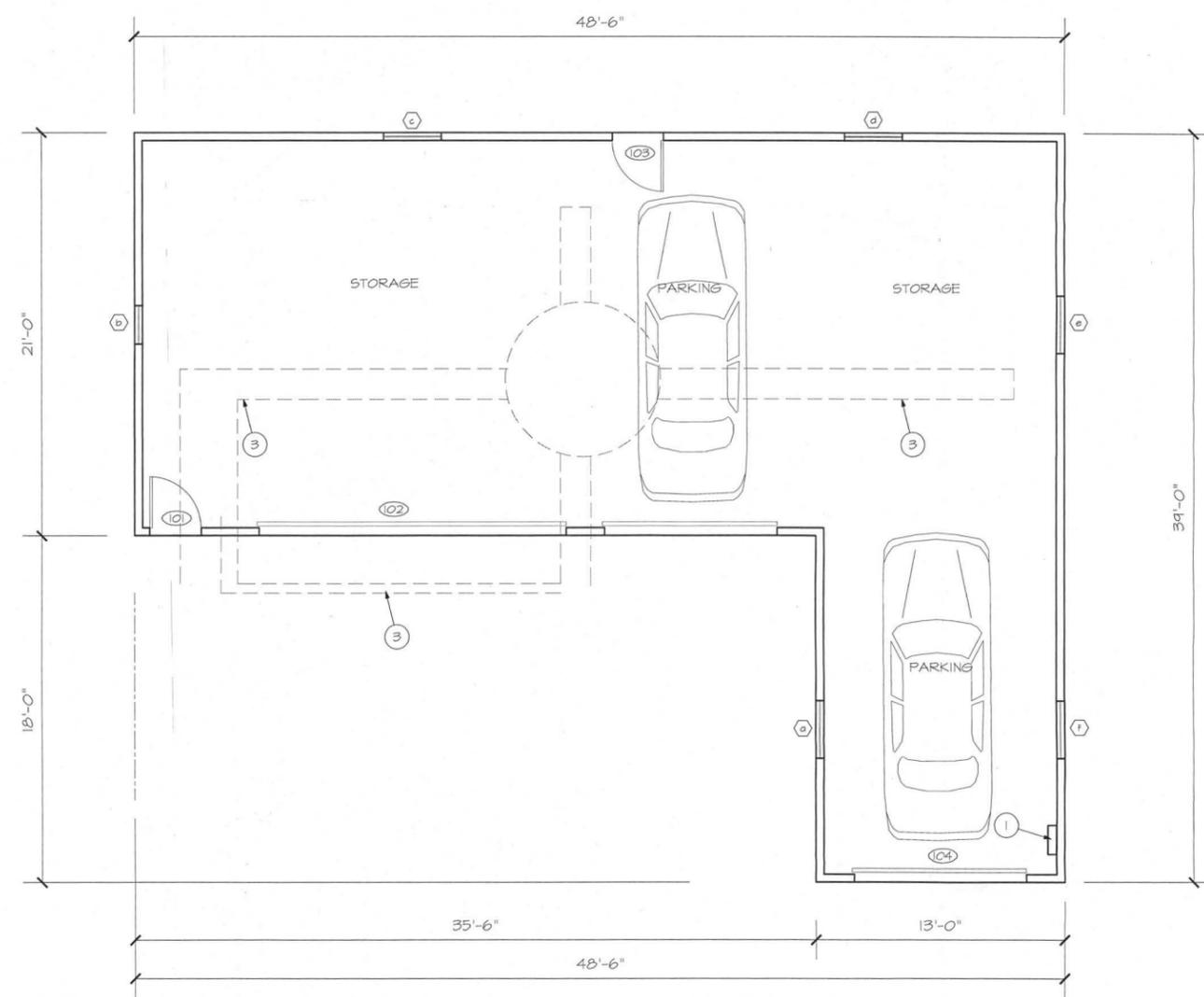
18 NOT USED

19 NOT USED

20 NOT USED

21 NOT USED

22 NOT USED



DOOR SCHEDULE

SYMBOL	OPENING	DOOR			FRAME			HARDWARE GROUP	FIRE RATING	REMARKS
		TYPE	CORE	THRESH	FINISH	TYPE	MATL.			
100	9'-0" X 8'-0"	A	FACT	FACT.	FACT.	FACT.	FACT.	PAINT		
101	32" X 6'-8"		SC	-	FACT.	WOOD	WOOD	PAINT		3/8" GASKET AND WATER SELF CLOSING
102	16'-0" X 8'-0"		FACT	-	FACT.	FACT.	FACT.	PAINT		
103	32" X 6'-8"		SC	FACT.	FACT.	WOOD	WOOD	PAINT		3/8" GASKET AND WATER SELF CLOSING
104	9'-0" X 8'-0"		FACT	-	FACT.	FACT.	METAL	PAINT		

WINDOW SCHEDULE

SYMBOL	OPENING	TYPE	FRAME		GLAZING		NOTES
			MATL.	FINISH	GLASS	FIRE RATING	
a	3'-0" X 4'-0"	a	VINYL/WOOD CLADDING	VINYL/WOOD CLADDING	GLASS		DUAL GLASS/SAFETY OR TEMPERED GLASS
b	2'-0" X 3'-0"	a	VINYL/WOOD CLADDING	VINYL/WOOD CLADDING	GLASS		DUAL GLASS/SAFETY OR TEMPERED GLASS
c	3'-0" X 3'-0"	a	VINYL/WOOD CLADDING	VINYL/WOOD CLADDING	GLASS		DUAL GLASS/SAFETY OR TEMPERED GLASS
d	3'-0" X 3'-0"	a	VINYL/WOOD CLADDING	VINYL/WOOD CLADDING	GLASS		DUAL GLASS/SAFETY OR TEMPERED GLASS
e	3'-0" X 4'-0"	a	VINYL/WOOD CLADDING	VINYL/WOOD CLADDING	GLASS		DUAL GLASS/SAFETY OR TEMPERED GLASS
f	3'-0" X 4'-0"	a	VINYL/WOOD CLADDING	VINYL/WOOD CLADDING	GLASS		DUAL GLASS/SAFETY OR TEMPERED GLASS

- INSTALLATION OF SMOKE DETECTORS WILL COMPLY WITH UBC (SEC. 310.4).
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND OTHER ROOMS AND OTHER ROOMS SHALL BE HIGH EFFICIENCY OR BE CONTROLLED BY AN OCCUPANT SENSOR
- OUTDOOR LIGHTING SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION
- FLUORESCENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT CAN ONLY ACCEPT FLUORESCENT BULBS WITH A MINIMUM EFFICACY OF 40 LUMENS PER WATT.
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- KITCHEN GENERAL APPLIANCES RECEPTACLES SHALL BE ON A MINIMUM OF 2-20 AMP BRANCH CIRCUITS.
- BATHROOMS OUTLETS ARE TO BE ON A DEDICATED 20 AMP CIRCUIT WITH NO OTHER DEVICES OR EACH BATHROOM TO BE ON ITS OWN DEDICATED 20 AMP CIRCUIT WITH ONLY THAT BATHROOMS DEVICES ON THAT CIRCUIT.
- ALL NEW OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS RECREATION ROOMS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE AFCI (ARC-FAULT CIRCUIT-INTERRUPTER COMBINATION TYPE)
- ALL NEW 125-VOLT, 15-AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

Floor Plan

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

- EACH FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.5 GPM. PER CAL. GREEN CODE REG. 5.503.2.3
- ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND OTHER ROOMS SHALL BE HIGH EFFICIENCY OR CONTROLLED BY AN OCCUPANT SENSOR.
- EACH TOILET SHALL NOT EXCEED A WATER FLOW OF 1.28 GPM.
- USE VAPOR RETARDER REQUIRED ON THE WARM SIDE, PER IBC.
- THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILING WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USE AS PLENUMS.
- THE CONTROL VALVES IN BATHTUBS, WHIRLPOOL BATHTUBS, SHOWERS AND TUB-SHOWER COMBINATIONS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTION 414.5 AND 418.0.
- WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH, LAVATORIES AND KITCHEN FAUCETS MAY NOT EXCEED 2.2 GPM, AND SHOWERS MAY NOT EXCEED 2.5 GPM OR FLOW. CPC SECTION 402.0
- PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSE CONTRACTOR, ARCHITECT OR ENGINEER RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM GIVEN TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.

Issues and Revisions

No.	Date	Issues and Revisions
03/28/13		Preliminary Drawings
06/02/14		Variance
12/22/14		Re-submittal for Variance

Stamp and Signature

Project Name Neff Family Garage
Project Number 150013
Date 03/28/13
CAD File Description

WALL LEGEND

WALL TYPE WALL LEGEND

- 2 x 4 WOOD STUD @ 16" o.c.
- 2 x 6 WOOD STUD @ 16" o.c.
- 2 x 8 WOOD STUD @ 16" o.c.

- WALL WITH 1/2 GYP.BD. ON BOTH SIDES
- WALL WITH 1/2 GYP.BD. ON THE INSIDE AND PLASTER ON THE OUTSIDE, SEE STRUCTURAL PLANS FOR SHEAR WALLS

WOOD STUDS @ 16" o.c. WITH 5/8" TYPE "X" GYP.BD. ON BOTH SIDES
BLOCKING @ 4'-0" o.c. 1 HR. WALL.

- DOOR PER DOOR SCHEDULE
- WINDOW PER SCHEDULE

- WALL PER LEGEND

- ROOM NUMBER PER FINISH SCHEDULE.

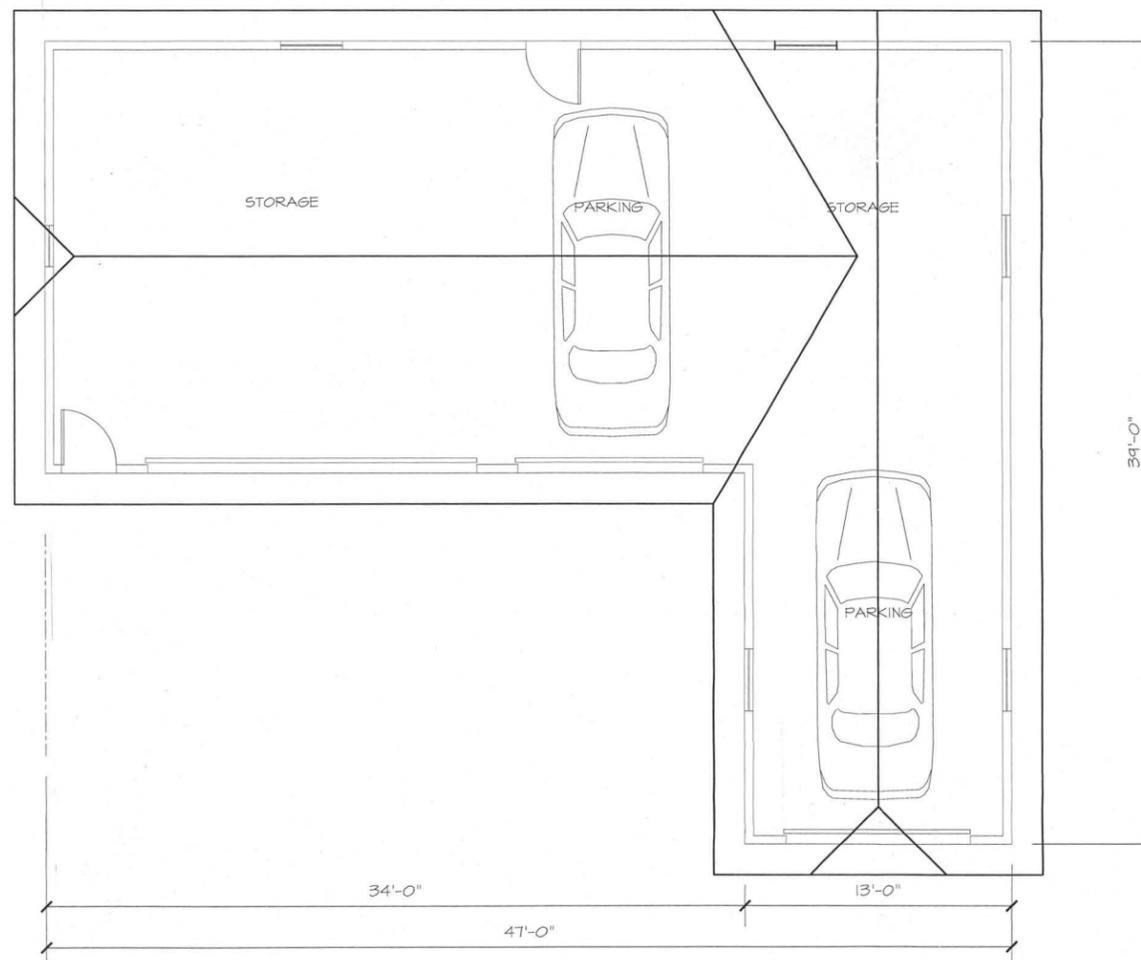
- FURNACE UNIT

LEGEND:

- SHOWN EXTERIOR LIGHT FIXTURE, BY OWNER (PER ELEC. SEC. 210 - 10 - a) CONTRACTOR TO INSTALL
- NEW SMOKE DETECTORS TO BE HARD WIRED (SEC.310.9).
- NEW ELECTRICAL OUTLET
- NEW GFCI ELECTRICAL OUTLET PER SECT. (N.E.C.210-8)
- NEW AFCI ELECTRICAL OUTLET PER SECT. (N.E.C.210-8)
- NEW TELEPHONE OUTLET
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- NEW COMBO EXHAUST LOW NOISE FAN TO BE 120 CFM AND FLUORESCENT LIGHT FIXTURE BY PANASONIC, ONE SONE RATING
- NEW ELECTRICAL SWITCH
- NEW 3 WAY ELECTRICAL SWITCH
- DIMMER SWITCH
- OCCUPANT SENSOR
- OCCUPANT SENSOR WITH PHOTO CONTROL
- NEW INCANDESCENT LIGHT FIXTURE
- SPOT LIGHT FIXTURE W/ FLUORESCENT LIGHT BULB, WATER-PROOF
- NEW BELL FOR DOOR
- NEW DOOR BELL
- NEW 240 V. ELECTRICAL OUTLET
- NEW WATER PROOF GFCI ELECTRICAL SWITCH
- SPOT LIGHT FIXTURE
- CARBON MONOXIDE ALARM INTERCONNECTED AND HARD WIRE WITH BATTERY BACK-UP

KEY NOTES

- 1 ELECTRICAL 100 SUB PANEL
- 2 NOT USED
- 3 CONCRETE SIDEWALK TO BE DEMOLISHED
- 4 NOT USED
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- 7 NOT USED
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- 18 NOT USED
- 19 NOT USED
- 20 NOT USED
- 21 NOT USED
- 22 NOT USED



1. INSTALLATION OF SMOKE DETECTORS WILL COMPLY WITH UBC (SEC. 310.9).
2. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
3. ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND OTHER ROOMS AND OTHER ROOMS SHALL BE HIGH EFFICIENCY OR BE CONTROLLED BY AN OCCUPANT SENSOR
4. OUTDOOR LIGHTNING SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION
5. FLUORESCENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT CAN ONLY ACCEPT FLUORESCENT BULBS WITH A MINIMUM EFFICACY OF 40 LUMENS PER WATT.
6. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
7. KITCHEN GENERAL APPLIANCES RECEPTACLES SHALL BE ON A MINIMUM OF 2-20 AMP BRANCH CIRCUITS.
8. BATHROOMS OUTLETS ARE TO BE ON A DEDICATED 20 AMP CIRCUIT WITH NO OTHER DEVICES OR EACH BATHROOM TO BE ON ITS OWN DEDICATED 20 AMP CIRCUIT WITH ONLY THAT BATHROOM'S DEVICES ON THAT CIRCUIT.
9. ALL NEW OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS RECREATION ROOMS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE AFCI (ARC-FAULT CIRCUIT-INTERRUPTER COMBINATION TYPE)
10. ALL NEW 125-VOLT, 15-AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

Roof Plan

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

11. EACH FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.5 GPM. PER CAL. GREEN CODE REG. 5.303.2.3
12. ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND OTHER ROOMS SHALL BE HIGH EFFICIENCY OR CONTROLLED BY AN OCCUPANT SENSOR.
13. EACH TOILET SHALL NOT EXCEED A WATER FLOW OF 1.28 GPM.
14. USE VAPOR RETARDER REQUIRED ON THE WARM SIDE, PER IBC.
15. THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILING WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USE AS PLENUMS.
16. THE CONTROL VALVES IN BATHTUBS, WHIRLPOOL BATHTUBS, SHOWERS AND TUB-SHOWER COMBINATIONS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTION 414.5 AND 418.0.
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12/22/14		Re-submittal for Variance

Stamp and Signature

Project Name	Neff Family Garage
Project Number	150013
Date	03/28/13
CAD File	ROOF PLAN

The Neff Variance

Project:
A new
Garage

Project# 379438
3453 Cromwell Place
San Diego, Ca. 92116

MARLING
PLANNING AND DESIGN

4646 Ruffner St., Suite "C", San Diego, Ca. 92116, Tel: 658-027-4101, Fax: 658-005-4101
Email Address: joemarling@hotmail.com



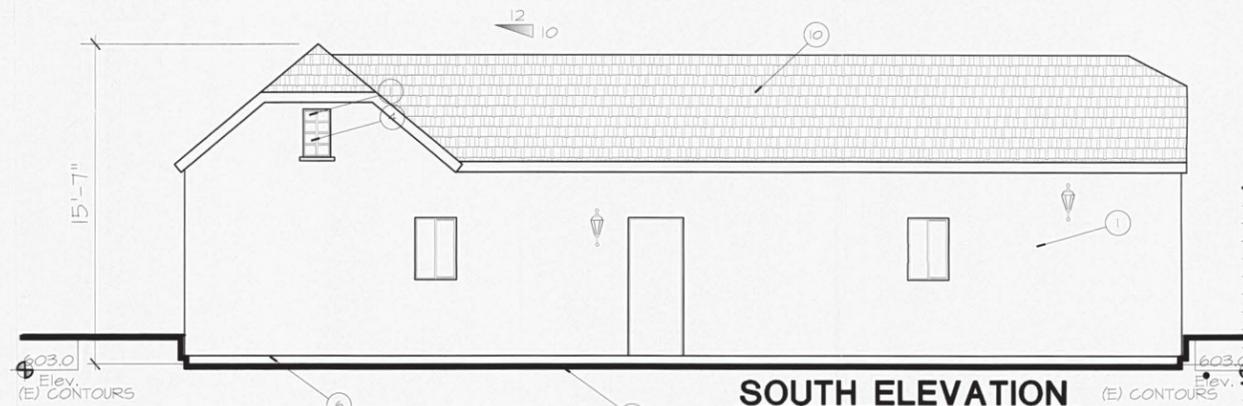
NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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

NOTES

1. IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS.
2. PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
3. EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
4. THE FIRST FIVE FEET OF FENCES AND OTHER ITEMS ATTACHED TO A STRUCTURE SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR MEET THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE STRUCTURE.
5. ALL VENTS MUST BE LOUVERED AND COVERED WITH 1/2" NONCOMBUSTIBLE, CORROSION-RESISTANT METAL MESH, TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.

6. ALL PROJECTIONS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, FIRE RETARDANT TRATED WOOD, HEAVY TIMBER CONSTRUCTION.
7. ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
8. GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LITTER AND DEBRIS.
9. COMBUSTIBLE EAVES, SOFFITS AND FASCIAS SHALL BE CONSTRUCTED AS REQUIRED IN GUIDANCE DOCUMENT DPLU# 19B.
10. ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
11. ROOFING SHALL HAVE A MINIMUM CLASS 'A' FIRE RATING
12. SURFACE WATER WILL DRAIN AWAY FROM BUILDING.

KEY NOTES

- | | |
|---|---|
| 1. NEW SAND FINISH STUCCO PLASTER, | 8. NATURAL FINISH GRADE |
| 2. TRIM TO MATCH EXISTING HOUSE | 9. DORMERS |
| 3. DOORS TO BE PAINT AND MATCH COLORS OF EXISTING HOUSE | 10. CLASS "A" ASPHALT SHINGLES, W/ 30 lbs. FOR UNDERLAYMENT, HIGH DEFINITION BY ELK PRESTIGE, COLOR TO MATCH EXISTING HOUSE |
| 4. LOUVER VENTS TO MATCH EXISTING | 11. EXISTING HOUSE WITH HAND TROUT PLASTER FINISH |
| 5. PROVIDE ROOF DOWNSPOUT AND GUTTERS. | 12. NEW GARAGE DOORS TO BE PAINT TO LOOK IN WOOD FINISH |
| 6. FINISH FLOOR | |
| 7. NEW FINISH GRADE | |

Issues and Revisions		
No.	Date	Issues and Revisions
03/28/13		Preliminary Drawings
06/02/14		Variance
12/22/14		Re-submittal for Variance

Stamp and Signature

Project Name	Neff Family Garage
Project Number	150013
Date	03/28/13
CAD File	
Description	ELEVATIONS

ELEVATIONS

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

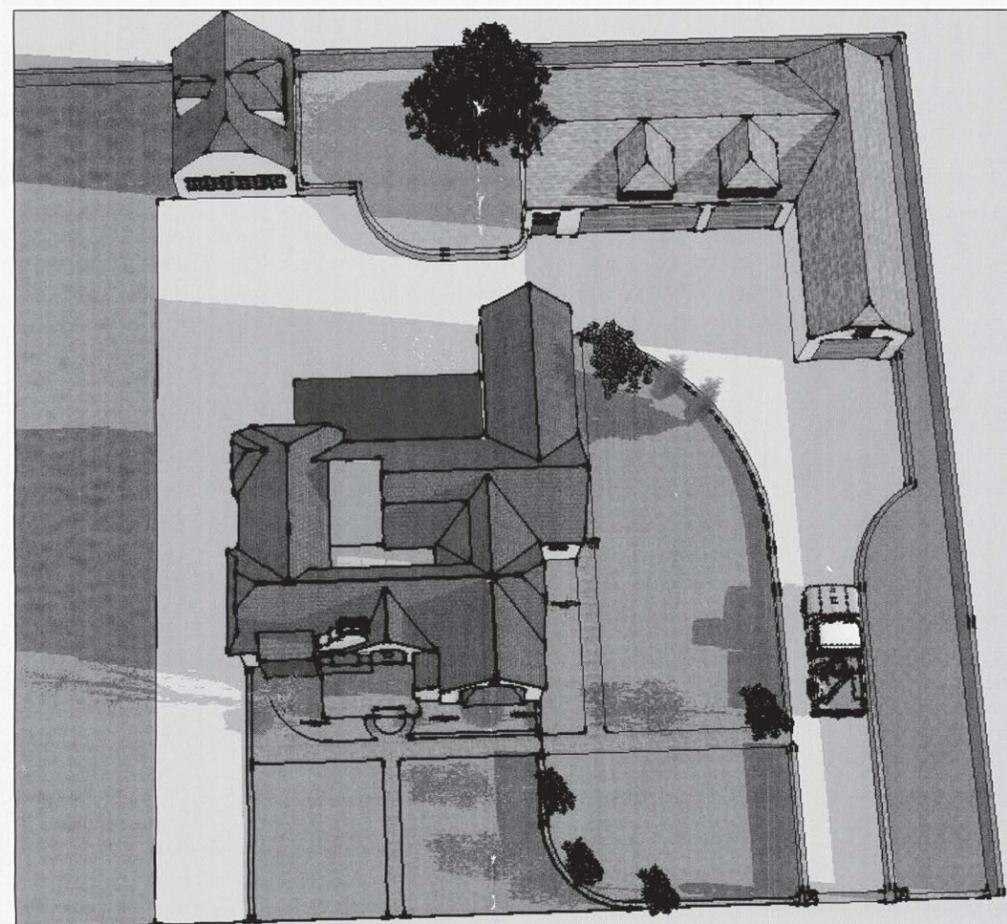
*The Neff
Variance*

Project:
**A new
Garage**

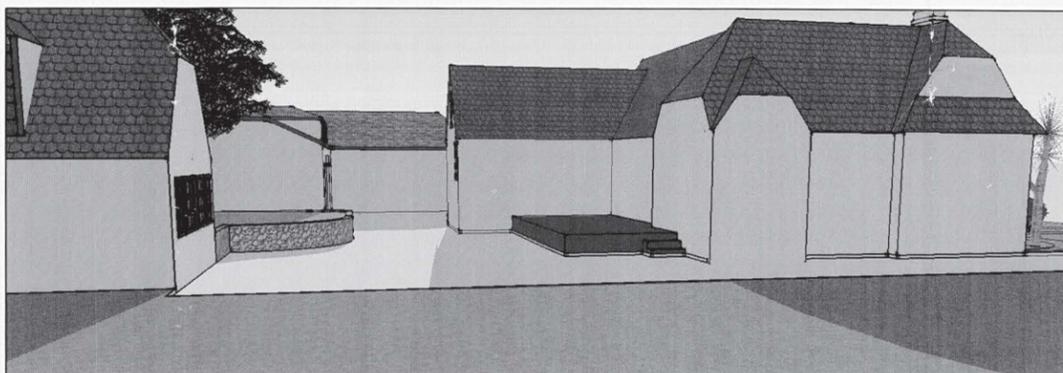
Project# 379438
3453 Cromwell Place
San Diego, Ca. 92116

4645 Rutner St., Suite "C", San Diego, Ca. 92111, Tel. 6581-427-4181, Fax 6581-605-4181
Email Address: joemartinezarchitect.com

MARLANA
PLANNING AND DESIGN



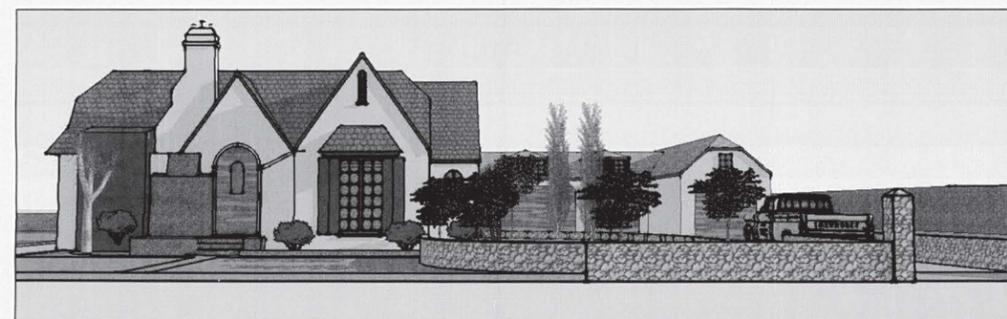
BIRDS EYE VIEW



INSIDE EAST VIEW



FRONT NORTH WEST VIEW



FRONT NORTH VIEW



INSIDE EAST SOUTH VIEW

Issues and Revisions		
No.	Date	Issues and Revisions
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Stamp and Signature

Project Name Neff Family Garage
Project Number 150013
Date 03/28/13
CAD File
Description RENDERINGS

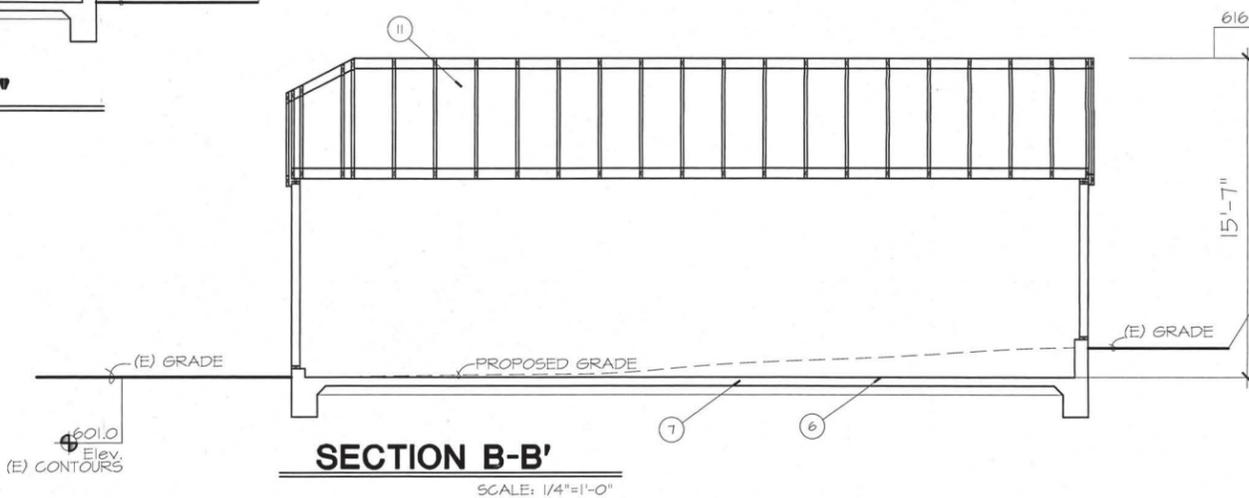
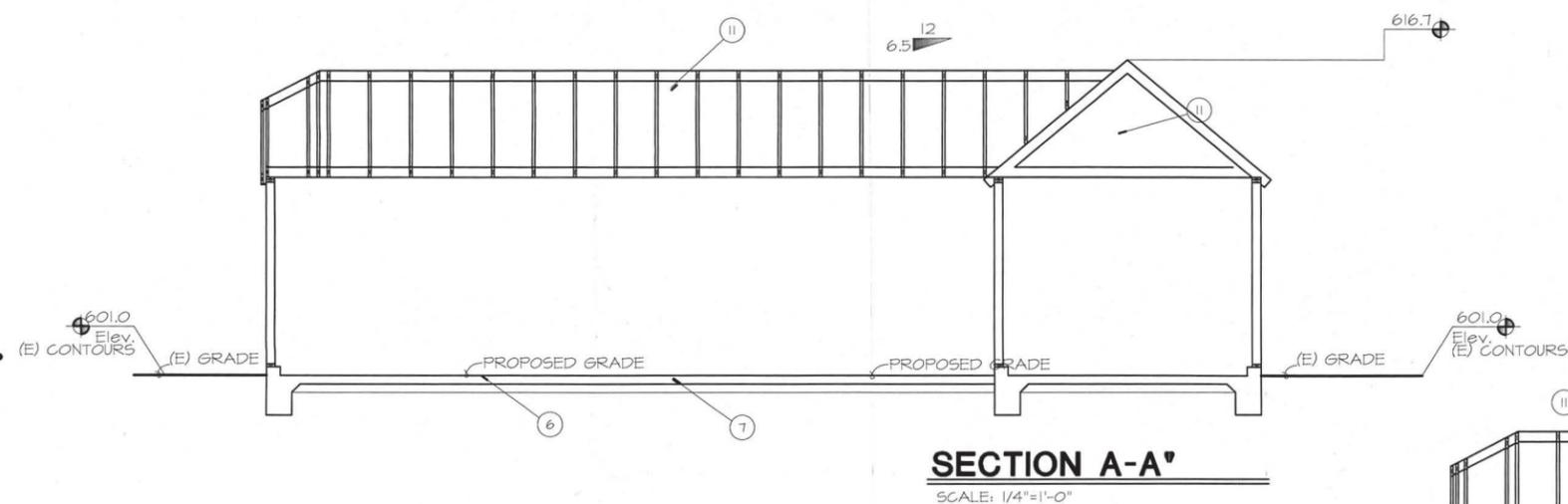
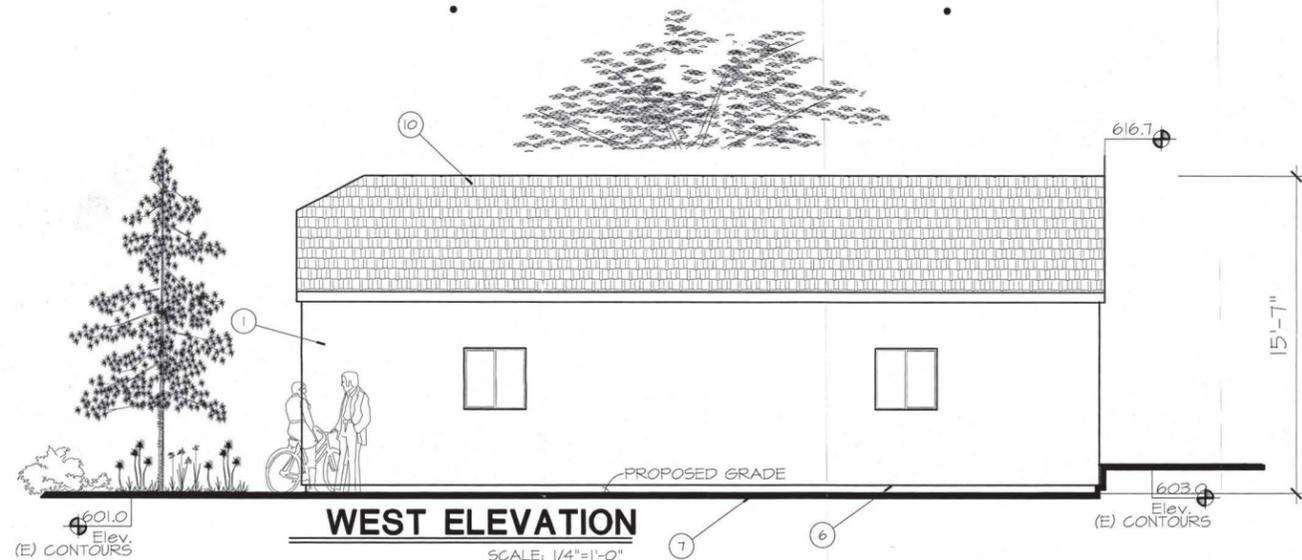
The Neff Variance

Project
**A new
Garage**

Project# 379438
3453 Cromwell Place
San Diego, Ca. 92116

MARLANA
PLANNING AND DESIGN

6645 Rufner St., Suite #2, San Diego, Ca. 92111, Tel. 6581-427-4161, Fax 6581-605-4161
Email Address: joemartinezarchitect@hotmail.com



NOTES

1. IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS.
2. PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
3. EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAT 20 MINUTES.
4. THE FIRST FIVE FEET OF FENCES AND OTHER ITEMS ATTACHED TO A STRUCTURE SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR MEET THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE STRUCTURE.
5. ALL VENTS MUST BE LOUVERED AND COVERED WITH 1/2" NONCOMBUSTIBLE, CORROSION-RESISTANT METAL MESH, TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.

6. ALL PROJECTIONS SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, FIRE RETARDANT TRATED WOOD, HEAVY TIMBER CONSTRUCTION.
7. ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
8. GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LETTERM AND DEBRIS.
9. COMBUSTIBLE EAVES, SOFFITS AND FASCIAS SHALL BE CONSTRUCTED AS REQUIRED IN GUIDANCE DOCUMENT DPLU# 148.
10. ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
11. ROOFING SHALL HAVE A MINIMUM CLASS 'A' FIRE RATING
12. SURFACE WATER WILL DRAIN AWAY FROM BUILDING.

KEY NOTES

- | | |
|--|---|
| 1. STUCCO PLASTER, COLOR AND TEXTURED TO MATCH EXISTING, HOUSE | 8. NATURAL FINISH GRADE |
| 2. TRIM TO MATCH EXISTING HOUSE | 9. DORMERS |
| 3. DOORS TO BE PAINT AND MATCH COLORS OF EXISITNG HOUSE | 10. CLASS "A" ASPHALT SHINGLES, W 30 lbs. FOR UNDERLAYMENT, HIGHT DEFINITION BY ELK PRESTIGE, COLOR TO MATCH EXISTING HOUSE |
| 4. LOUVER VENTS TO MATCH EXISTING | 11. TRUSSES BY OTHERS |
| 5. PROVIDE ROOF DOWNSPOINT AND GUTTERS. | 12. |
| 6. FINISH FLOOR | 13. |
| 7. NEW FINISH GRADE | 14. |
| | 15. |
| | 16. |

Issues and Revisions		
No.	Date	Issues and Revisions
03/28/13		Preliminary Drawings
06/02/14		Variance
12/22/14		Re-submittal for Variance

Stamp and Signature

Project Name Neff Family Garage
Project Number 150013
Date 03/28/13
CAD File
Description SECTIONS

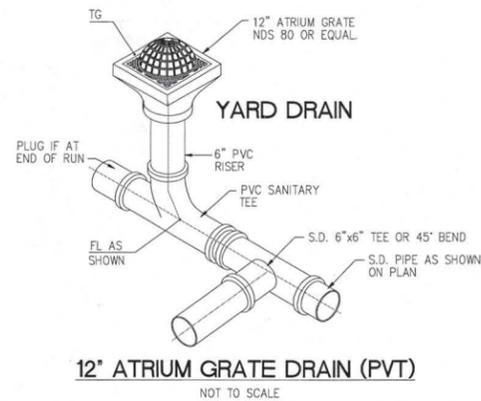
The Neff Variance

Project:
A new Garage

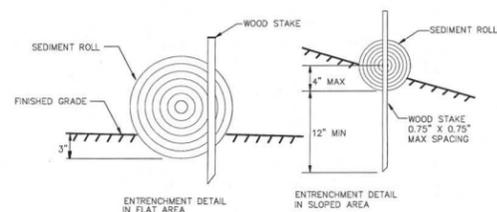
Project# 379438
3453 Cromwell Place
San Diego, Ca. 92116

MARLANG
PLANNING AND DESIGN

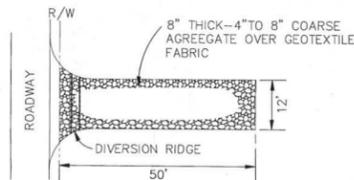
4045 Rufner St., Suite 201, San Diego, Ca. 92111, Tel: (619) 427-4161, Fax: (619) 405-4161
Email Address: joemarlang@hotmail.com



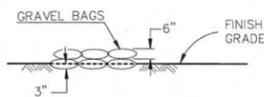
12" ATRIUM GRATE DRAIN (PVT)
NOT TO SCALE



FIBER ROLL DETAIL
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



GRAVEL BAG DETAIL
N.T.S.

NOTE:

- ① GRAVEL BAGS IN WORK ZONE ONLY, KEEP CLEAR OF TRAFFIC LANE.

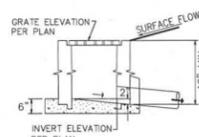
LEGEND

- [Symbol] PADS STABILIZATION OR BFM
- [Symbol] STABILIZED CONSTRUCTION ENTRANCE (6" THICK - 4" TO 8" COARSE AGGREGATE OVER GEOTEXTILE FABRIC)
- [Symbol] GRAVEL BAGS (2 ROWS HIGH)
- [Symbol] CURB INLET/CATCH BASIN SILT TRAP
- [Symbol] PERIMETER SEDIMENT BARRIER (FIBER ROLL)

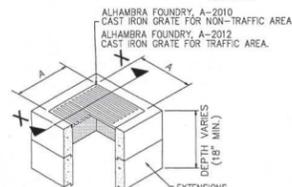
ITEM

LEGEND

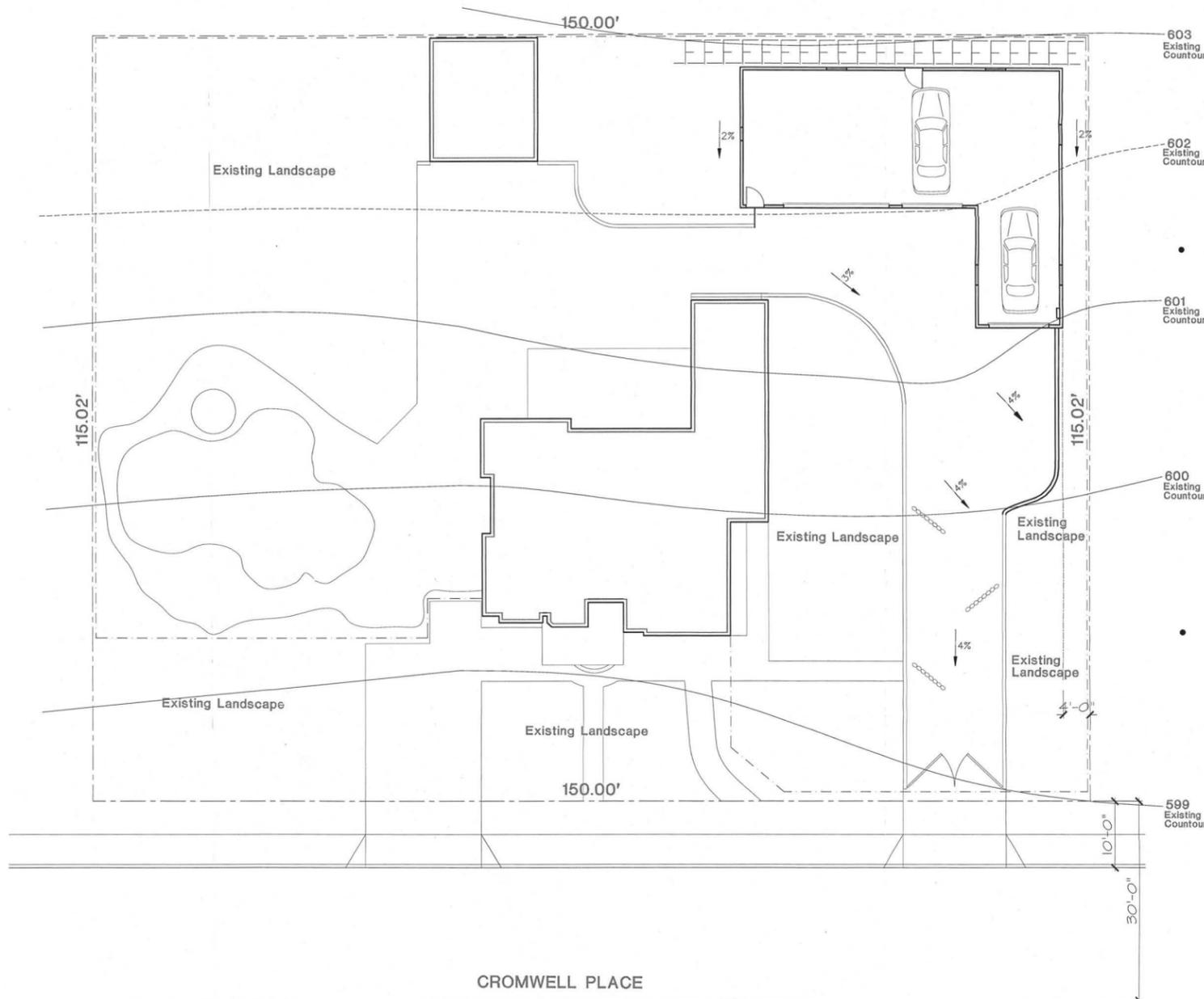
- [Symbol] SUB-BASIN DATA: AREA (A) 90, FLOW (CFS) 0.37, 1.99
- [Symbol] NODE NUMBER: 99
- [Symbol] DIRECTION OF FLOW



SECTION "X-X"
NO SCALE



"BROOKS" OR EQUAL PRIVATE CATCH BASIN
NOT TO SCALE



CROMWELL PLACE

Grading Plan

SCALE: 10'-1"



NOTES

NOT REQUIRED A GRADING PERMIT UNDER THIS PROJECT

CUT	45 CY.
FILL	45 CY.
IMPORT	0
EXPORT	0
LAND DISTURBANCE AREA	1221. SQ. FT.

Issues and Revisions		
No.	Date	Issues and Revisions
03/28/13		Preliminary Drawings
06/02/14		Variance
12/22/14		Re-submittal for Variance

Stamp and Signature

Project Name	Neff Family Garage
Project Number	150013
Date	03/28/13
CAD File	
Description	

Normal Heights Community Planning Group

APPROVED MINUTES

November 4, 2014, 6:00 P.M.

Normal Heights Community Center

Note: As the secretary was absent from this meeting, the minutes were prepared based on notes provided by Ryan.

Board Members present: Joseph Fombon, Marianne Green, John Hartley, Scott Kessler, Suzanne Ledebouer, Caroline McKeown, Mark Rowland, Dan Soderberg, Ryan Zellers

Absent: Jean-Louis Coquereau, Joe Kissell, Phil Kramer, Mark Lawler, Nancy Lawler, Gary Weber

Community Members/Guests: Not recorded.

Welcome and Introductions

- The meeting was called to order by the Chair, Caroline McKeown.

Modifications to Meeting Agenda

- No modifications were proposed.

Approval of Prior Meeting Minutes

- The minutes of the October 2014 NHCPG meeting were distributed prior to the meeting. Scott requested the following change to the minutes: He did not say it was “free” to install the DecoBike program. Installation is paid for by DecoBike, which is a bike rental company. Scott moved to approve the minutes as corrected, Mark R. seconded. Marianne abstained because she was not at the meeting. All the other board members voted to approve the minutes.

Treasurer’s Report

- Suzanne asked to be reimbursed \$40 for the Rec Center rental, but this request was postponed for motion. Marianne was mentioned to be reimbursed for copies made for presentation. Caroline asked for the city of San Diego to be the reimbursing agent. Mark Rowland, Treasurer, stated that the group’s balance had remained the same.

Non-agenda Public Comments

- Jim Baross mentioned a bike event “CicloSDias” that will be on Sunday 11/9/2014, closing 6th Ave. along Balboa Park.
- 30th St. Bottle Share will happen on Sunday 11/9/2014 in North Park.

Reports from Government Representatives and Community Groups

- **Officer Jenny Hall:** Did a “walk inventory” of the Normal Heights/Adams Avenue area. Also discussed some car break-ins and a school break-in. Jim Baross asked if people were

complying with crosswalkers. Officer Hall said, "Unsure, but they noticed a lack of compliance on their walk inventory."

- **Adriana Martinez, from Todd Gloria's Office:** Talked about water usage compliance. Said there would be a courtesy warning regarding water restrictions before fines. Trying to get support on Ward Canyon project, but need more council support. Encourages community to be vocal and attend council meeting (and especially council budget meetings).
- **Michael Prinz, city planner:** Said he was in attendance to answer questions.

Action Items

- **Variance Request—3454 Cromwell Place:** Mark R. asked what the variance was, to help guide our subcommittee review. City is still reviewing the project and will report back to the subcommittee on its findings. Variance is regarding rear setback for detached garage. Subcommittee recommends changing setback from 13 feet to 5 feet (net change of 8 feet). Condition of approval is that this is the lone issue of this variance. Joseph F. moved to accept the recommendation and John seconded. Motion carried with a unanimous vote.
- **DecoBike Bike-Sharing Program:** This action item was cancelled, and may be back in December. Locations of DecoBike in Normal Heights: 1) 36th & Adams, 2) 34th & Adams, northwest corner. Suzanne will walk the locations and the board will make a recommendation in December.
- **Local Schools Ad Hoc Subcommittee/Working Group Formation:** Caroline asked if we want an official or ad hoc subcommittee to address school projects. (Also, could have a charrette that involves multiple groups to come to a consensus among these groups to provide input on school issues to the district.) At least for upcoming meetings: 11/7, 12/11 (at Adams), and 12/18 (at SDGVA). (We can add non-group members to a subcommittee, but the majority must be from NHCPG. Members will include Caroline, Mark, Jean-Louis, Alison Flynn, AABA Member and owner of Villainous Lair, a Community Association representative, and up to two members of the public. Must be publicly noticed.) Scott moved to create an ad hoc subcommittee to attend school meetings (design task force). Mark seconded. Motion carried with a unanimous vote.

Information Items

- **Adams Elementary and SDGVA School Construction Projects:** Lee Delgeroff of San Diego Unified School District gave a presentation on Adams Elementary/SDGVA modernization.

Committee Reports

- **Community Planners Committee:** Development Services Department has 54 amendments to their guidelines. Need review/responses. Formed an ad hoc committee: Marianne, Scott, and Dan to provide NHCPG feedback. Ordinance to allow for townhomes, small lot subdivisions allowed for updated community plans. Caroline suggested we talk about this in December.

- **Projects Review Committee:** No further comments.
- **Historical Properties Committee:** No further comments.
- **Ad Hoc Bylaws Subcommittee:** Suzanne continuing on bylaws processing.
- **Utility Undergrounding Working Group:** Met to discuss what the city is doing. City is requesting a task force meeting in advance of process/design. Next meeting is 11/21.
- **Transportation/Traffic Calming Working Group:** Reported traffic calming group findings regarding Meade Ave. bike corridor and Adams Ave. crossings. Danny Vegh is SANDAG PM.
- **Library Branch Working Group:** No comments.
- **City Infrastructure Committee:** No comments.

New Business/Future Agenda Items

- No new business or future agenda items were presented.

Adjournment

- Ryan moved to adjourn, Caroline seconded the motion. Passed unanimously.

Next meeting: December 2, 2014



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**
 NEFF VARIANCE 379 438

Project Address:
 3453 CROMWELL PLACE SAN Diego 92116

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):
 NEFF Family 2005 TRUST
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 3453 Cromwell Place
 City/State/Zip:
 San Diego CA 92116

Phone No: (619) 541-4637 Fax No:
 Signature: [Signature] Date: 3-31-15

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):
 William NEFF & Eileen NEFF Trustees
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 3453 Cromwell Place
 City/State/Zip:
 San Diego CA 92116

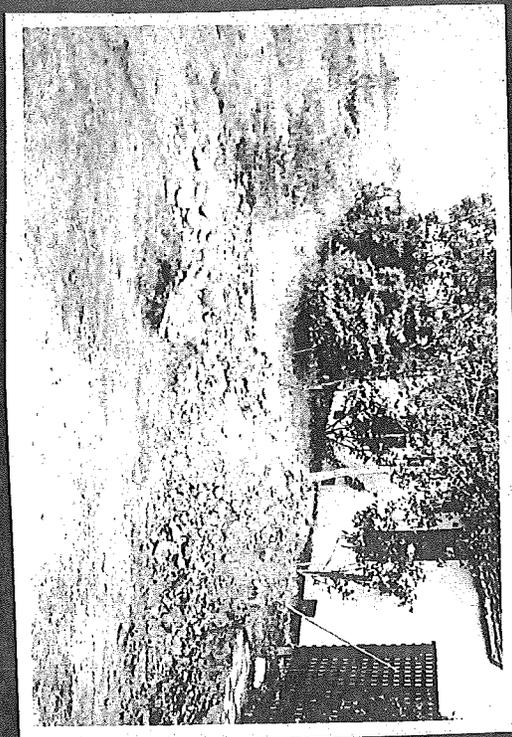
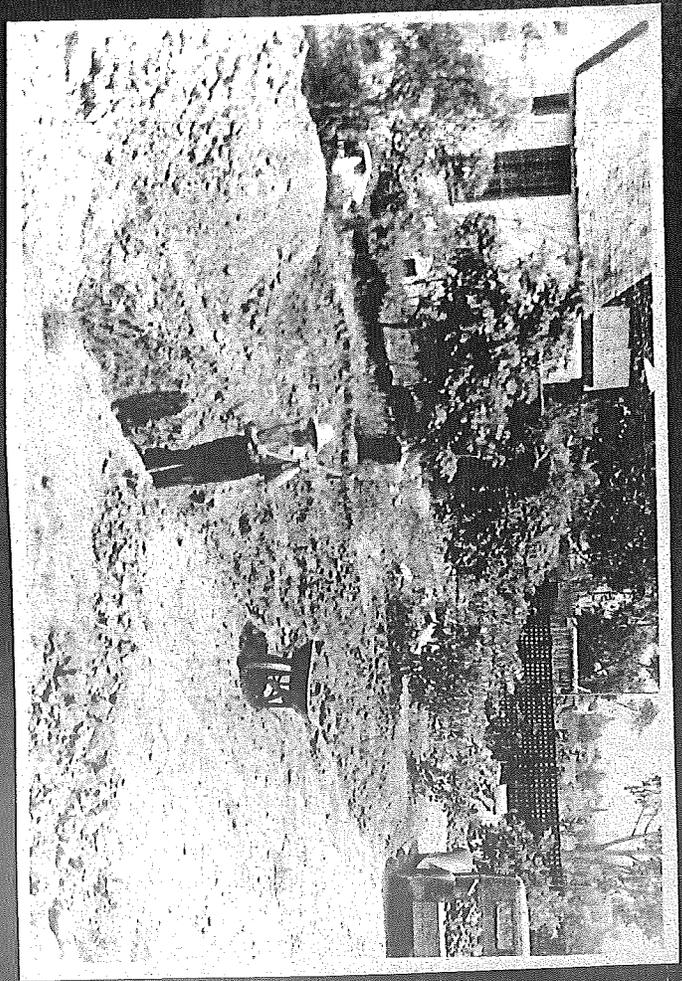
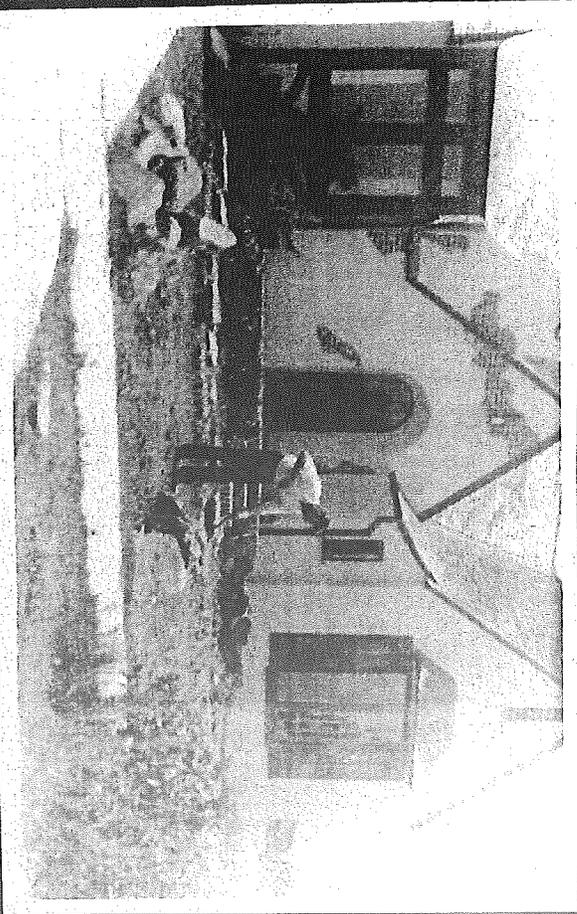
Phone No: (619) 972-4806 Fax No:
 Signature: Eileen Neff Date: 3-31-15

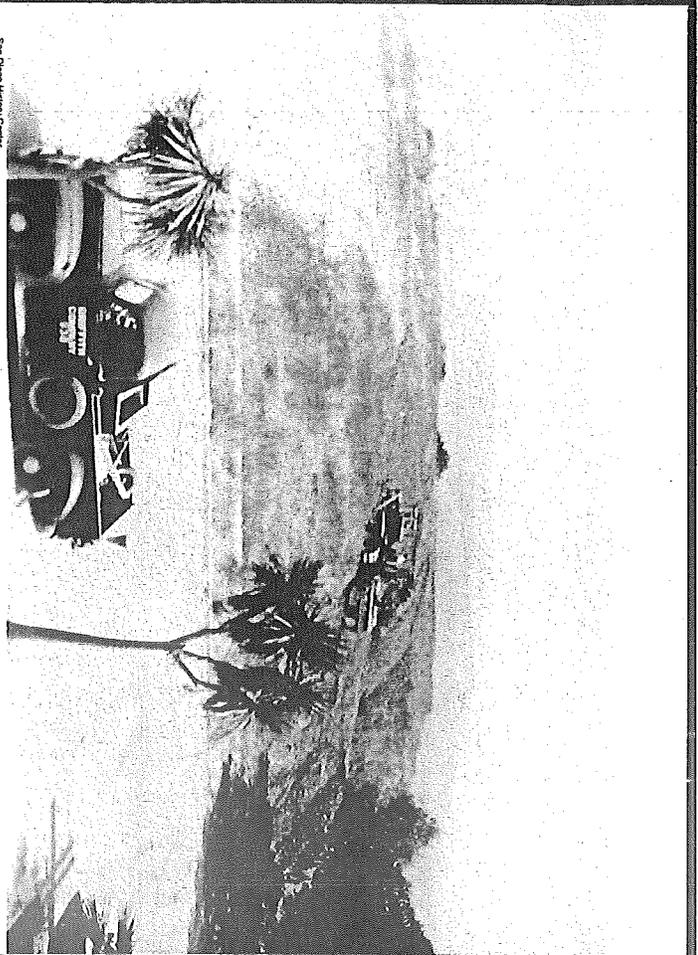
Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 City/State/Zip:

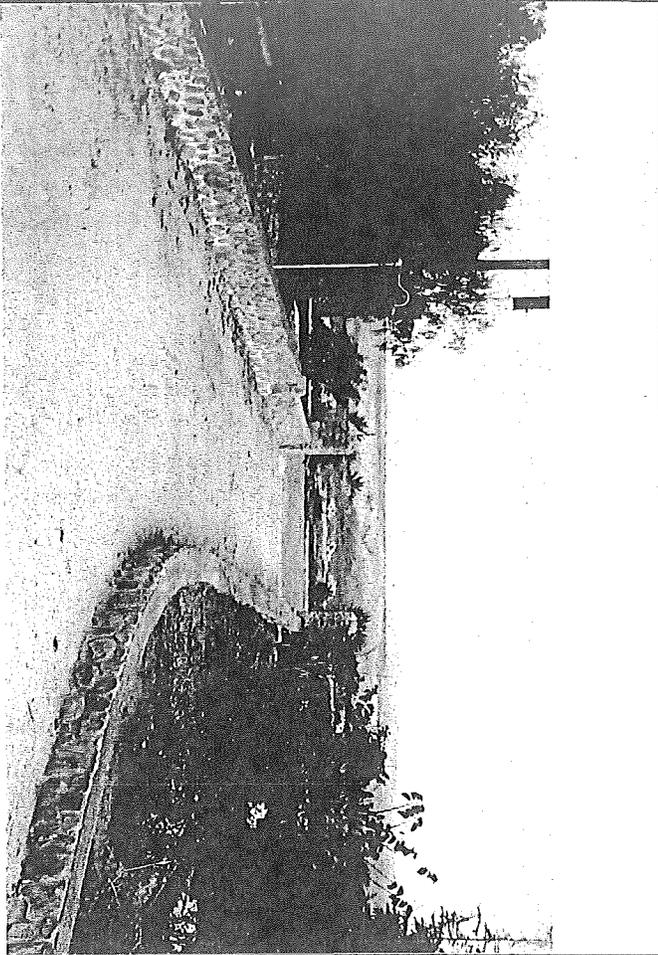
Phone No: Fax No:
 Signature: Date:







San Diego History Center



San Diego History Center

BIOGRAPHICAL DATA QUESTIONNAIRE

An historical survey conducted by the San Diego Oldtimers Club and the San Diego Historical Society.

YOUR NAME MARK E Young
 ADDRESS 3453 Cromwell Pl. S.D. 16
 BIRTHPLACE CULLMAN ALABAMA
 DATE OF BIRTH April 1 1896

If not a native Californian, show date you arrived in California: Spring 1898

Date when you first became a resident of San Diego County: July 1901

San Diego County communities in which you have lived and the number of years spent in each community
Coronado, 2 yrs
SAN DIEGO, 58 yrs

Your parents:

Father's name Otto Jungk Birthplace Dubuque Iowa Birthdate _____
 Mother's maiden name E. B. EYER Birthplace Jeffersonville Ind. Birthdate _____

Education:

List the schools you attended: State Normal School - Old Univ. Heights school, Florence school. graduated San Diego High June 1915

Married to: (show wife's maiden name) Mary Payne

Date of marriage Aug 1930 Place of marriage Santa Barbara

Your children:

List their names, birthplaces, and birthdates:

None

Mark E. Young
 Private family services are scheduled for Mark E. Young, 87, at noon tomorrow in the Greenwood Mortuary chapel. Mr. Young, a resident of Normal Heights, died Saturday in a hospital. Burial will follow in Greenwood Memorial Park.
 Mr. Young lived in the county 85 years and was the owner of Variety Hardware store. He was born in Alabama. He is survived by his wife, Mary.

List lodges, clubs, churches, etc., in which you have been active (Be sure to mention it if you've been an officer of any organization): _____

San Diego Post 6 American Legion

Silver Gate Lodge #296 F&A.M

Normal Heights Business Club

Your business, trade, or profession: _____

Retired Retail Hardware

List any community or public offices you have held (show dates): _____

List any military service (show years and rank): _____

U.S. Army - 1st Air Service Medics Reg Co. 17 A.E.F.

Nov 1917 to June 1919 - George Jessop also

was a member of my outfit

Facts about yourself and your family you would like to put on record in the

biographical files of the San Diego Historical Society:

Father member of old Univ Heights Temp. Club

about 1907-12. He also was stockholder

in 1915 Exposition and I possess the old

certificates at the present time.

I have had the pleasure to see many of my

old class mates of S.D High become prominent

in San Diego business such as Harold Starkey

Victor Lundy - Edmund Flood and the late

Judge Molina + many others

Date of this report: November 1959

Use more sheets for additional information, if you wish.

When completed, please return this questionnaire to the San Diego Historical Society 2727 Presidio Drive, San Diego 3, California. If you have any questions about this survey, please phone or write the Society, CYpress 5-5310.









Renee Mezo

10OCT14

City of San Diego

Development Services

Development Project Manager

Ms. Mezo,

My name is Ed Sandford and I live at 5169 Hawley Blvd, San Diego, CA 92116. My neighbor to the north is Bill Neff and his address is 3453 Cromwell Place.

Mr. Neff recently applied for a variance (project number 379438) to construct a 1,340 square foot detached garage. Per your instructions in our email exchange on 10/10/14, I am submitting my response for this project.

Part of the northern portion of my property (parcel 439-510-08-00), approximately 125 feet, abuts the Neff southern property line. I have one of the longest adjoining property lines between his property and the other neighbors.

I have no objections to the building of this garage. Mr. Neff has shared the plans and drawings of the project with me and I feel it will enhance the overall look of his property and the neighborhood. Please consider this a no objection to or yes vote for the construction of this project.

Should you require any further information, I can be reached at 619 280-1357 or via email at edsandford@cox.net.

Respectfully,



Ed Sandford



ATTACHMENT 11

Save Our Heritage Organisation

Saving San Diego's Past for the Future

October 20, 2014

Re: Garage Variance 3453 Cromwell Place APN # 439-510-0400 Submittal # 379438PTS

To Whom It May Concern:

We have reviewed the plans submitted by Bill and Eileen Neff for the new garage and the variance for the setback. The plans are consistent the Secretary's of the Interiors Standards for Rehabilitation, and the historic setbacks on the property.

We wholeheartedly urge approval of the setback variance as it is the best way to accomplish the project goals while causing the least impact to the historic structure. If the variance is not granted the new garage would negatively impact the setting of the historic structure and may impact it's ability to be designated in the future.

Bruce Coons
Executive Director
Save Our Heritage Organisation (SOHO)

BOARD OF DIRECTORS

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Bruce Coons, Executive Director