



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: July 22, 2015

REPORT NO. HO 15-089

ATTENTION: Hearing Officer

SUBJECT: TEMPEL DUPLEX  
PROJECT NUMBER: 389360

LOCATION: 2760 Bayside Lane

APPLICANT: Sharon McGee

### SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit to demolish an existing a 2-unit residential building and construct a three-story, 2,987-square-foot duplex located at 2960 Bayside Lane in the Mission Beach Precise Plan area?

Staff Recommendation(s): APPROVE Coastal Development Permit No. 1480495 with conditions.

Community Planning Group Recommendation - On March 17, 2015, the Mission Beach Precise Planning Board voted 10-0-0 to recommend approval of the project with one condition that the project comply with the required 45 degree envelope. The project was subsequently revised and complies with this requirement (Attachment 7).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 30, 2015 and the opportunity to appeal the determination ended July 15, 2015 (Attachment 6).

### BACKGROUND/DISCUSSION

The property is located at 2760 Bayside Walk, and additional frontage on Bayside Lane, zoned Coastal and Beach Parking Impact Overlay Zones, Coastal Height Lime Overlay Zone, and Coastal Overlay Zone (appealable area), and Residential South Zone of the Mission Beach Planned District (MBPD-R-S) of the Mission Beach Precise Plan area. The property is designated for residential uses within the Precise Plan. The site is bordered by existing residential

development on all sides. A Coastal Development Permit is required for the proposed demolition of the existing structure and construction of the new three-story, 2-unit duplex building which consists of a 3-level, 2987-square-foot single-family residence with attached studio apartment and three-car garage on the first level. One surface parking space is accessed off of Bayside Lane for a total of 4 parking spaces.

The site is not located on or adjacent to any Public Vantage Points of the Mission Beach Precise Plan nor on or adjacent to any existing physical accessway or proposed accessway to the coast. The project is consistent with all development regulations and no deviations are requested.

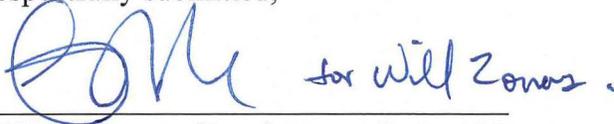
### CONCLUSION

Staff has reviewed the application for the Coastal Development Permit and determined the project is consistent with the applicable Coastal Development Regulations, the Mission Beach Precise Plan and the Land Development Code. Staff recommends that the Hearing Officer approve the requested permit.

### ALTERNATIVES

1. Approve Coastal Development Permit No. 1480495, **with modifications.**
2. Deny Coastal Development Permit No. 1480495, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'W. Zounes for Will Zounes', written over a horizontal line.

William Zounes, Development Project Manager

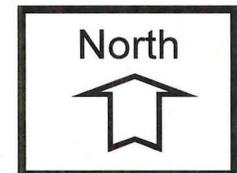
### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Permit
5. Resolution
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Project Plans



## Location Aerial Photo

Tempel Residence CDP / 2760 Bayside Walk  
PROJECT NO. 389360



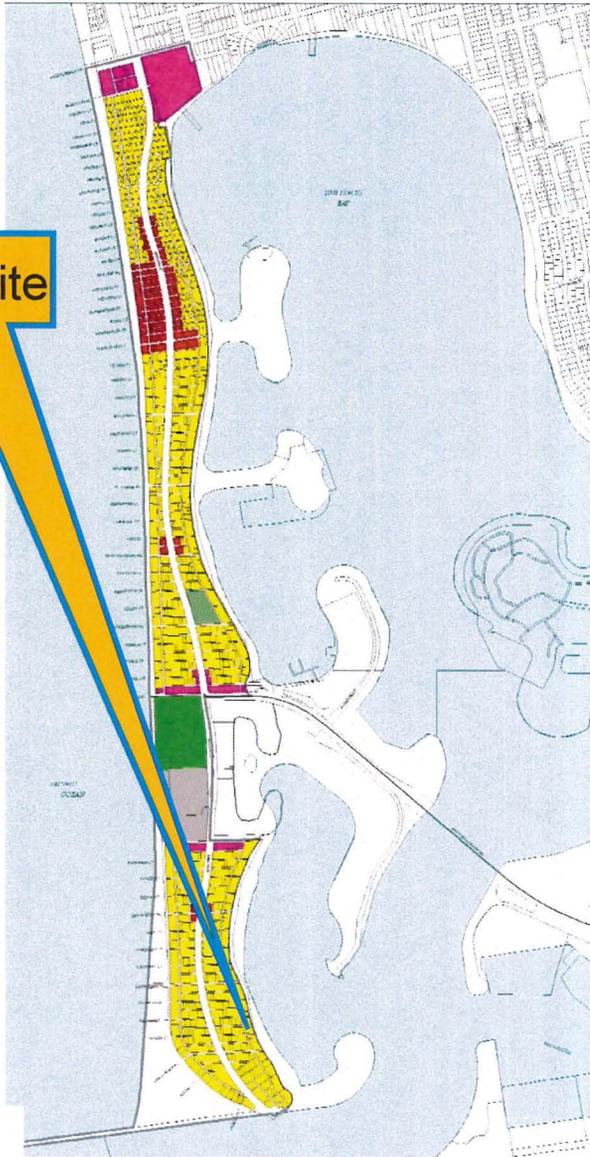


## Project Location Map

**Tempel Residence CDP / 2760 Bayside Walk**  
**PROJECT NO. 389360**



Project Site



  
 CITY OF SAN DIEGO  
 PLANNING DEPARTMENT  
**MISSION BEACH  
 PRECISE PLAN**

**Legend**

- Residential (36 Units Per Acre)
- Neighborhood Recreation
- Neighborhood Commercial
- Mission Beach Park (Delmon Park)
- Parking
- Schools
- Community Boundary
- Body of Water



## Land Use Map

Tempel Residence CDP / 2760 Bayside Walk  
 PROJECT NO. 389360



**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: 24005120

COASTAL DEVELOPMENT PERMIT NO. 1480495  
TEMPEL DUPLEX – PROJECT NO. 389360  
**HEARING OFFICER**

This Coastal Development Permit No. 1480495 is granted by the Hearing Officer of the City of San Diego to Perry and Kimberley Tempel, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 2,779-square-foot site is located at 2760 Bayside Walk in the Coastal and Beach Parking Impact Overlay Zones, Coastal Height Lime Overlay Zone, and Coastal Overlay Zone (appealable area), and Residential South Zone of the Mission Beach Planned District (MBPD-R-S) of the Mission Beach Community Planning area. The project site is legally described as: Lot B in Block 25 of Mission Beach Map No. 1651;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish existing structures and construct a demolish a duplex and construct a new three-story 2,987-square-foot duplex building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 22, 2015, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing duplex building;
- b. Construction of a 3-level, single-family residence with attached three-car garage and an attached studio unit for a total of two units totalling 2,987 square feet. The project includes one additional surface parking space;
- c. Landscaping (planting, irrigation and landscape related improvements);
- b. Off-street parking;

- 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 \_\_\_\_\_.
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.

**AFFORDABLE HOUSING REQUIREMENTS:**

12. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

**AIRPORT REQUIREMENTS:**

13. The proposed residences must be sound attenuated to 45 dB CNEL interior noise level.

**ENGINEERING REQUIREMENTS:**

14. 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.

15. 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.

16. Prior to the issuance of any foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit "A", satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

17. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

18. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

19. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility

of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

22. All landscaping in the required front yard area for Bayside Walk, except for trees, shall be maintained at a height of three feet or lower, including raised planters, to preserve public views. All landscaping shall be drought-tolerant and native or non-invasive plant species.

23. Landscaping located within the required front yard for Bayside Walk shall protect pedestrian view corridors by emphasizing canopy trees that reach a height of 24 feet at maturity and ground cover.

24. Mature trees within the required front yard area of Bayside Walk shall be canopy trees that reach a mature height of at least 24 feet at maturity. Trees in the required Bayside Walk front yard shall be maintained so that branches do not encroach below a height of 8 feet above the finish surface or finished grade, as measured at the trunk. Any trees in the required front yard area along Bayside Walk shall be limited to no more than two trees which shall be planted within 4 and 5 feet of the primary structure.

**PLANNING/DESIGN REQUIREMENTS:**

25. 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.

**TRANSPORTATION REQUIREMENTS:**

26. No fewer than 4 off-street parking spaces (with 4 off-street parking spaces provided), and 1 bicycle spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A." Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the San Diego Municipal Code (SDMC), and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

27. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) if required, outside of any driveway or drive aisle and the removal of any existing unused water and sewer services

within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director, the City.

28. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

29. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

30. The Owner/Permittee shall design and construct all proposed public water facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

**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 July 22, 2015 Approved Resolution Number].

Permit Type/PTS Approval No.: CDP 1480495  
Date of Approval: July 22, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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William Zounes  
Development Project Manager

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

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**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.

**PERRY TEMPEL**  
Owner/Permittee

By \_\_\_\_\_  
Perry Tempel

**KIMBERLY TEMPEL**  
Owner/Permittee

By \_\_\_\_\_  
Kimberly Tempel

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

HEARING OFFICER RESOLUTION NO.  
COASTAL DEVELOPMENT PERMIT NO. 1480495  
**TEMPEL DUPLEX - PROJECT NO. 389360**

WHEREAS, PERRY AND KIMBERLEY TEMPEL, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish a duplex and construct a new three-story 2,987-square-foot duplex building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.1480495), on portions of a 2,779-square-foot lot;

WHEREAS, the project site is located at 2760 Bayside Walk in the Coastal and Beach Parking Impact Overlay Zones, Coastal Height Lime Overlay Zone, and Coastal Overlay Zone (appealable area), and Residential South Zone of the Mission Beach Planned District (MBPD-R-S) of the Mission Beach Precise Plan area.

WHEREAS, the project site is legally described as Lot B in Block 25 of Mission Beach Map No. 1651;

WHEREAS, on July 22, 2015 of the City of San Diego considered Coastal Development Permit No.1480495 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 30, 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 15302 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 July 22, 2015.

FINDINGS:

**Coastal Development Permit - 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 located at 2760 Bayside Walk adjacent to Mission Beach, and within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the

Local Coastal Program. The site is not located on or adjacent to any Public Vantage Points of the Mission Beach Precise Plan nor on or adjacent to any existing physical accessway or proposed access way to the coast. Therefore, the proposed project would not encroach upon any existing physical accessway and would not impact the Mission Beach Precise Plan or Local Coastal Program.

**2. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY SENSITIVE LANDS.**

The proposed project is located at 2760 Bayside Walk adjacent to Mission Beach, and within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The project proposed to demolish existing structures containing two units and a garage, and construct a new 3-level, single-family residence with attached garage and a studio unit for a total of two units. The site does not contain, nor is adjacent to 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 proposed project is located at 2760 Bayside Walk adjacent to Mission Beach, and within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The Precise Plan designated the site for residential development at a density range of 10 - 40 dwelling units per acre. The project proposed to demolish existing structures containing two units and a garage, and construct a new 3-level, single-family residence with attached garage and a studio unit for a total of two units. The project is consistent with the designated use and density in the plan. The project complies with all of the development regulations of the zone and no deviations have been requested. Therefore, the proposed residential project conforms to the identified land use in the Mission Beach Precise Plan, the Local Coastal Program and 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 proposed project is located at 2760 Bayside Walk adjacent to Mission Beach, and within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The project site is located between the nearest public road and the sea or shoreline. Lawrence Street this location is not designated as a physical accessway or as a visual access corridor within the adopted Peninsula Community Plan and Local Coastal Program Land Use Plan. No public view, public access to the water, public recreation facilities, or public parking facilities would be adversely affected by the approval of this development. Therefore, the proposed subdivision has demonstrated conformance with the public access and recreation policies of the California Coastal Act as required by this finding.

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No.1480495 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1480495, a copy of which is attached hereto and made a part hereof.

William Zounes  
Development Project Manager  
Development Services

Adopted on: July 22, 2015

SAP 24005120

## NOTICE OF EXEMPTION

(Check one or both)

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

FROM: CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES DEPARTMENT  
 1222 FIRST AVENUE, MS 501  
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH  
 1400 TENTH STREET, ROOM 121  
 SACRAMENTO, CA 95814

PROJECT NO.: 389360

PROJECT TITLE: Tempel Residence

PROJECT LOCATION-SPECIFIC: The project is located at 2760 Bayside Walk, San Diego, CA 92109 within the Mission Beach Community Planning area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) to demolish an existing one and two story duplex and construct a new three- story 2,987 square foot duplex. The new structure would include a roof deck and garage with an attached studio. The 2,779 square foot lot is located in the MBPD-R-S zone of the Mission Beach Planned District in the Mission Beach Precise Plan and Local Coastal Program Area and the Coastal Overlay Zone (Appealable). The proposed development unit complies with height and bulk regulations and is located on a project site that is currently developed and all public utilities are in place to serve the duplex.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kim and Perry Tempel, 10624 Claridge Court, , San Diego California, 92131. (858) 695-9918.

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 15302(RECONSTRUCTION, REPLACEMENT)  
 STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction) which allows for the replacement of existing structures where the new structure would be located on the same site and would have substantially the same purpose and capacity as the structured replaced. Since the project would replace one duplex with another duplex on a site that is devoid of sensitive resources the project qualifies to be categorical exempt from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

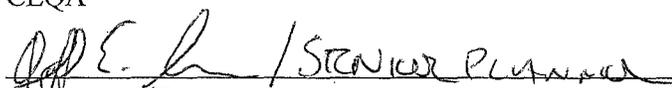
LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

- ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 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

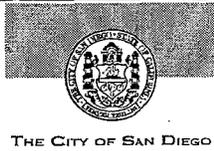
  
 SIGNATURE/TITLE

6/25/2015  
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

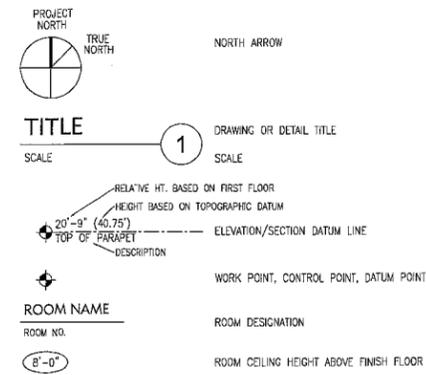


City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Tempel Residence CDP	<b>Project Number:</b> 389360	<b>Distribution Date:</b> 12/10/2014
<b>Project Scope/Location:</b> MISSION BEACH Coastal Development Permit (Process 3) to demolish an existing residence and construct a 2,982 sq ft duplex residence. The 2,779 sq ft lot is located in the MBPD-R-S zone of the Mission Beach Planned District in the Mission Beach Precise Plan and Local Coastal Program Area and the Coastal Overlay Zone (Appealable). Council District 2.		
<b>Applicant Name:</b> Sharon McGee		<b>Applicant Phone Number:</b> (619) 299-9111
<b>Project Manager:</b> Teasley, Sandra	<b>Phone Number:</b> (619) 446-5271	<b>Fax Number:</b> (619) 446-5245
<b>E-mail Address:</b> STeasley@sandiego.gov		
<b>Committee Recommendations (To be completed for Initial Review):</b>		
<input type="checkbox"/> Vote to Approve	Members Yes	Members No
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	10	0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Deny	Members Yes	Members No
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)	<input type="checkbox"/> Continued	
<b>CONDITIONS:</b> <i>Architect used the <sup>side yard</sup> 20' foot then must observe 45%. He measured from the property line. That is wrong. Measure from building.</i>		
<b>NAME:</b> MIKE MEYER		<b>TITLE:</b>
<b>SIGNATURE:</b> <i>Mike Meyer</i>		<b>DATE:</b> 3-17-15
<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 <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.		

**SYMBOLS**

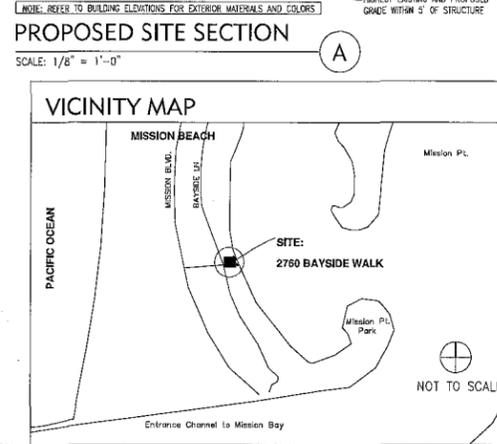
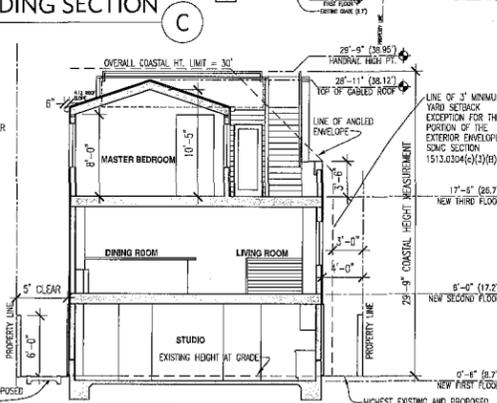
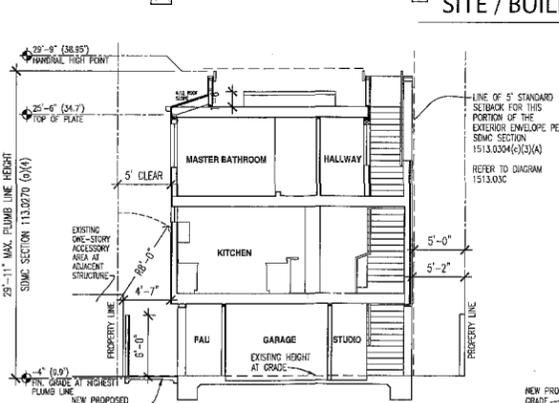
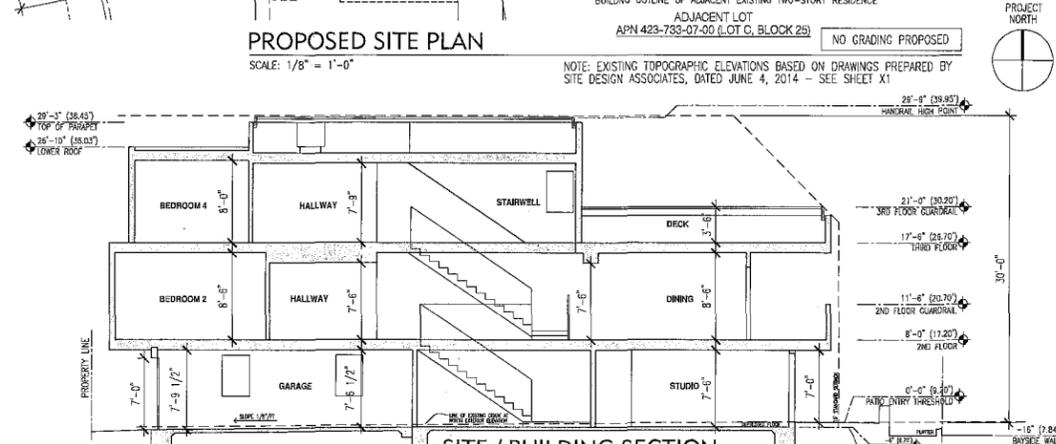
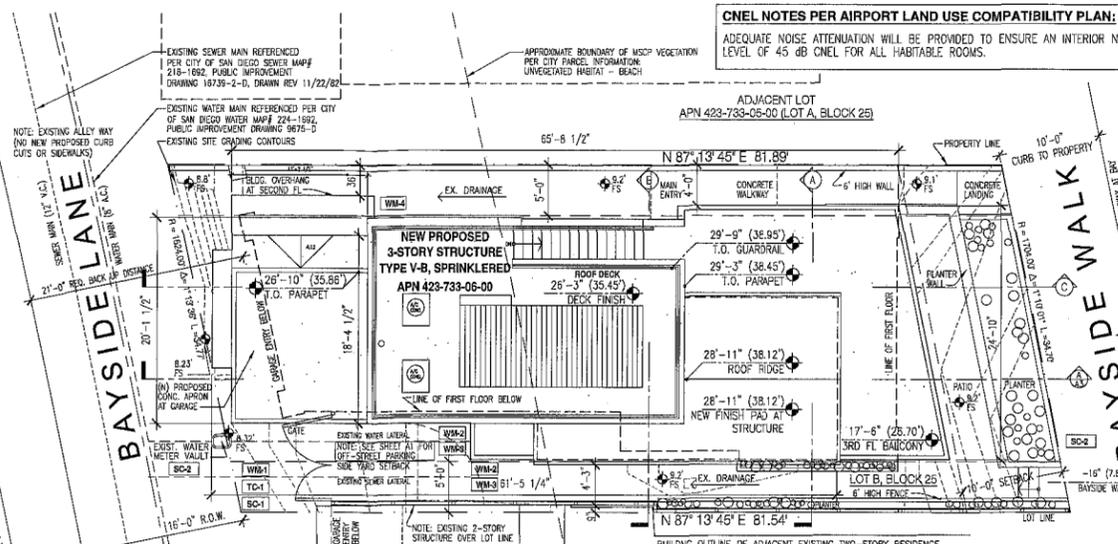
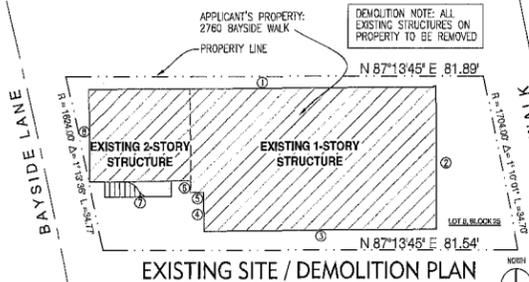


**EXTERIOR WALL DEMOLITION KEY**

WALL NUMBER	EXISTING WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL LENGTH
1	68'-0"	68'-0"	0'-0"
2	28'-0"	28'-0"	0'-0"
3	45'-8"	45'-8"	0'-0"
4	7'-6"	7'-6"	0'-0"
5	2'-6"	2'-6"	0'-0"
6	2'-4"	2'-4"	0'-0"
7	19'-8"	19'-8"	0'-0"
8	18'-1"	18'-1"	0'-0"
TOTALS	191'-9"	191'-9"	0'-0"

REMOVED WALL LENGTH FACTOR = 100%  
(REMOVED WALL LENGTH / EXISTING WALL LENGTH)

PERIMETER TO REMAIN = 0%



**WATER & SEWER DEVELOPMENT PERMIT CONDITIONS:**

- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL ASSURE, BY PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF NEW WATER AND SEWER SERVICES (S) IF REQUIRED, OUTSIDE OF ANY DRIVEWAY OR DRIVE AISLE AND THE REMOVAL OF ANY EXISTING UNUSED WATER AND SEWER SERVICES WITHIN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR, AND THE CITY.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL APPLY FOR A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES(S), ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BFDPS SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT OF WAY.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
- THE OWNER/PERMITEE SHALL DESIGN AND CONSTRUCT ALL PROPOSED PROPOSED PUBLIC WATER FACILITIES IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES.

**BMP'S LEGEND & NOTES**

- WM-1 = MATERIAL DELIVERY & STORAGE
  - WM-2 = CONCRETE WASTE MANAGEMENT
  - WM-3 = SOIL WASTE MANAGEMENT
  - WM-4 = SANITARY WASTE MANAGEMENT
  - WM-5 = HAZARDOUS WASTE MANAGEMENT
  - WM-6 = SOIL EROSION AND CONTROL
  - SC-1 = GRAVEL BAGS
  - SC-2 = STREET SWEEEPING & VACUUMING
  - SC-3 = STABILIZED CONSTRUCTION ENTRANCE TO PREVENT OFF-SITE TRACKING OF SEDIMENT
- LOW IMPACT DESIGN**
- LD-1 = CONSERVE NATURAL AREAS, TREES, AND VEGETATION WHERE FEASIBLE
  - LD-2 = CONSTRUCT IMPERVIOUS SURFACES TO MINIMUM NOTES NECESSARY
  - LD-3 = MINIMIZE SOIL COMPACTION IN AREAS THAT WILL REMAIN PERVIOUS AFTER DEVELOPMENT
  - LD-4 = DRAIN RUNOFF FROM IMPERVIOUS ROOFS INTO ADJACENT LANDSCAPING
  - LD-5 = DRAIN RUNOFF FROM IMPERVIOUS SIDEWALKS AND/OR WALKWAYS INTO ADJACENT LANDSCAPING

**BMP NOTES:**

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT AN WATER POLLUTION CONTROL PLAN (WPCC). THE WPCC SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

**ROOF DRAINAGE NOTE:**

WATER WHICH ACCUMULATES ON A ROOF SHALL BE EFFECTIVELY DRAINED AND CONVEYED FROM THE ROOF TO A STORM DRAIN, STREET GUTTER, OR OTHER LOCATIONS APPROVED BY THE BUILDING OFFICIAL. SUCH WATER SHALL BE CONVEYED THROUGH GUTTERS, LEADERS, ASSOCIATED PIPING OR OTHER NON-ERODIBLE SURFACE DRAINAGE DEVICES AS APPROVED BY THE BUILDING OFFICIAL FOR THE CITY OF SAN DIEGO.

**GENERAL NOTES:**

- EXISTING FIRE HYDRANTS LOCATED WITHIN 600' OF PROPERTY. SEE VICINITY MAP FOR APPROXIMATE LOCATIONS.
- BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. FHPS POLICY P-00-6 UFC 901.4.4)
- NO MUNICIPAL BUS STOPS NOTED WITHIN 600' OF PROJECT ADDRESS
- REFER TO BUILDING ELEVATIONS FOR ADDITIONAL SPOT ELEVATIONS
- ALL ELEVATION HEIGHTS BASED ON TOPOGRAPHIC SURVEY AS NOTED. REFER TO SHEETS X1 & X2
- NO EXISTING OR PROPOSED EASEMENTS.
- REFER TO SHEET L1 FOR LANDSCAPE PLANTING PLAN, CALCULATIONS, AND IRRIGATION NOTES.

**STORM WATER QUALITY NOTES**  
CONSTRUCTION BMP'S

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

- SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
- ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

**CNEL NOTES PER AIRPORT LAND USE COMPATIBILITY PLAN:**

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL HABITABLE ROOMS.

**PROJECT DATA:**

**JOB ADDRESS:** 2760 BAYSIDE WALK  
SAN DIEGO, CA 92109

**OWNER:** KIM AND PERRY TEMPEL  
10624 CLARIDGE CT.  
SAN DIEGO, CA 92131  
PHONE: (858) 695-9918

**ARCHITECT:** McEe SHARON ARCHITECTS, INC.  
MELVIN MCGEE, PRINCIPAL  
1530 WEST LEWIS ST  
SAN DIEGO, CA 92103  
PHONE: (619) 299-9111  
FAX: (619) 260-1112  
EMAIL: mdalton@mndmarchitects.com

**CONTRACTOR:** WARDELL BUILDERS  
TERRY WARDELL, OWNER  
649 VALLEY AVENUE, SUITE A  
SOLANA BEACH, CA 92075  
PHONE: (858) 793-4190

**DISCRETIONARY APPROVALS & PERMITS:**

COASTAL DEVELOPMENT, CEQA, MISSION BEACH PLANNED DISTRICT

**ZONING INFORMATION:**

**ASSESSORS PARCEL NUMBER:** 423-733-06-00

**LEGAL DESCRIPTION:**

LOT B, BLOCK 25 OF MISSION BEACH ACCORDING TO THE MAP THEREOF NO. 1809, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, 2006

**ZONING:** MBPD-R-S, COASTAL APPEALABLE ZONE & HEIGHT OVERLAY (PROP. D) PARKING IMPACT OVERLAY (PIOZ) - COASTAL APPEALABLE & RESIDENTIAL TANDEM PARKING OVERLAY ZONE (RTPDZ) OF THE MISSION BEACH COMMUNITY PLAN AND LOCAL COASTAL PROGRAM (LCP) FIRST PUBLIC ROADWAY

**MSCP VEGETATION:** URBAN DEVELOPED: NON-NATIVE UNVEGETATED HABITAT BEACH: NON-NATIVE VEGETATION

**AIRPORT:** ALUCP NOISE CONTOURS: SOA 60-65 CNEL AIRPORT INFLUENCE AREA - REVIEW AREA 1 FLOOD DESIGNATION: FPD00

**FEMA:** GEO. HAZARD CATEGORY: 31 ORIGINAL CONSTRUCTION: 1942

**EXISTING USE:** DUPLEX PROPOSED USE: DUPLEX (SINGLE FAMILY RESIDENCE + STUDIO/GARAGE)

**SETBACKS ALLOWED:** LOT WIDTH = 34.74' PER SECTION 113.0243 (b) LOT DEPTH = 81.71' (MEASURED FROM MIDPOINT OF FRONT & REAR PROPERTY LINE) FRONT = 10', REAR = 0' SIDE SETBACKS = VARIES

**NEW BUILDING HT:** 29.99' TO HIGHEST POINT AT ROOF ABOVE GRADE

**ALLOWABLE AREAS** LOT AREA = 2,779 SF F.A.R. = 1.1 (LOT AREA) = 1.1 (2,779) = 3,057 SF TOTAL ALLOWABLE

**BUILDING GROSS FLOOR AREAS** (PER SDMC 1513.0105) BUILDING AREA = 2,987 SF 2,987 < 3,057 OK

FIRST FLOOR = 605 SF GARAGE TOTAL AREA = 580 SF (STUDIO AREA = 537 SF) GARAGE DEDUCTION = 580 SF GARAGE NET AREA = 0 SF

SECOND FLOOR = 1,305 SF ROOF DECK = 506 SF THIRD FLOOR = 1,076 SF SECOND FLOOR DECK = 210 SF THIRD FLOOR DECK = 347 SF

**LOT COVERAGE:** 65% ALLOWABLE BUILDING AREA COVERAGE = 1,330 SF / 2,779 SF = 48% 48% < 65% OK

**LANDSCAPE AREAS** FRONT YARD TOTAL AREA = 347 SF PROPOSED LANDSCAPE AREA AT FRONT YARD = 413 SF

**PARKING** PER SDMC SECTION 1513.0403 (b) (1) (A): 2 PARKING SPACES/2 DWELLING UNITS = 4 REQUIRED PARKING PROVIDED: 4 SPACES (3 SPACES AT GARAGE, 1 OUTSIDE NON TANDEM (9'X18')) TOTAL MIN. BICYCLE PARKING SPACES = 1 REQUIRED

**PARKING CALCULATIONS** PER SDMC SECTION 142.0525 TABLE 142-05C FOR A STUDIO > 400 S.F.:

AUTOMOBILE: 1 DU X 1.5 SPACE/DU = 1.5 AUTO PARKING SPACES BICYCLE: 1DU X .3 SPACES/DU = 0 BICYCLE SPACES MOTORCYCLE: 1DU X .05 SPACES/DU = 0 MOTORCYCLE SPACES

5+ BEDROOM UNIT: AUTOMOBILE: 1 DU X 2.5 SPACE/DU = 2.5 AUTO PARKING SPACES BICYCLE: 1DU X 1.0 SPACES/DU = 1 BICYCLE SPACE MOTORCYCLE: 1DU X 2. SPACES/DU = 0 MOTORCYCLE SPACES

**GRADING NOTES & CALCULATIONS** NEW FINISH PAD HEIGHT = 8.3' MAXIMUM CUT (VOLUME) = 105 CU.YD MAXIMUM HEIGHT OF CUT OUTSIDE OF BLDG FOOTPRINT = 9'

EXISTING IMPERVIOUS AREA = 2,779 S.F. PROPOSED IMPERVIOUS AREA = 2,476 S.F. (=2,779 S.F. - 303 S.F. OF PLANTER AREAS)

**OCCUPANCY** R-3 CONSTRUCTION TYPE: 3-STORY, TYPE V-B, SPRINKLERED

APPLICABLE CODES: CRC 2013, CBC 2013, CEC 2013, CMC 2013, CPC 2013, 2013 OFC, 2013 CALIFORNIA ENERGY CODE

**SHEET INDEX:**

SHT NO	CONTENTS
A0.1	PROPOSED SITE PLAN, EXISTING PLANS & PROJECT DATA
A1	PROPOSED FIRST FLOOR PLAN
A2	PROPOSED SECOND & THIRD FLOOR PLAN
A3	PROPOSED ROOF & BUILDING SECTION
A4	PROPOSED ELEVATIONS
L1	LANDSCAPE PLANTING PLAN AND IRRIGATION NOTES
X1	SURVEY
X2	PLUMB LINE HEIGHT AND TOPOGRAPHIC EXHIBIT

12/08/14 COP SUBMITTAL  
4/02/15 COP RESUBMITTAL  
5/05/15 COP RESUBMITTAL

**M S A**  
MCGEE - SHARON  
ARCHITECTS

1530 WEST LEWIS STREET  
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TELEPHONE: 619.299.9111  
FACSIMILE: 619.260.1112

**TEMPLE RESIDENCE**

2760 BAYSIDE WALK  
SAN DIEGO, CA 92109



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SCALE: 1/8" = 1'-0"  
DRAWN: MDL, WS, WD  
JOB: 4270 TEMPEL RES.

SHEET NUMBER  
**A0.1**  
SHEET 1 OF 8  
SITE PLAN & PROJECT DATA

12/08/14 CDP SUBMITTAL  
4/02/15 CDP RESUBMITTAL

**M S A**  
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ARCHITECTS

1524 WESTERN STREET  
SAN DIEGO, CA 92103  
TELEPHONE: 619.233.8111  
FACSIMILE: 619.233.1112

**TEMPEL RESIDENCE**

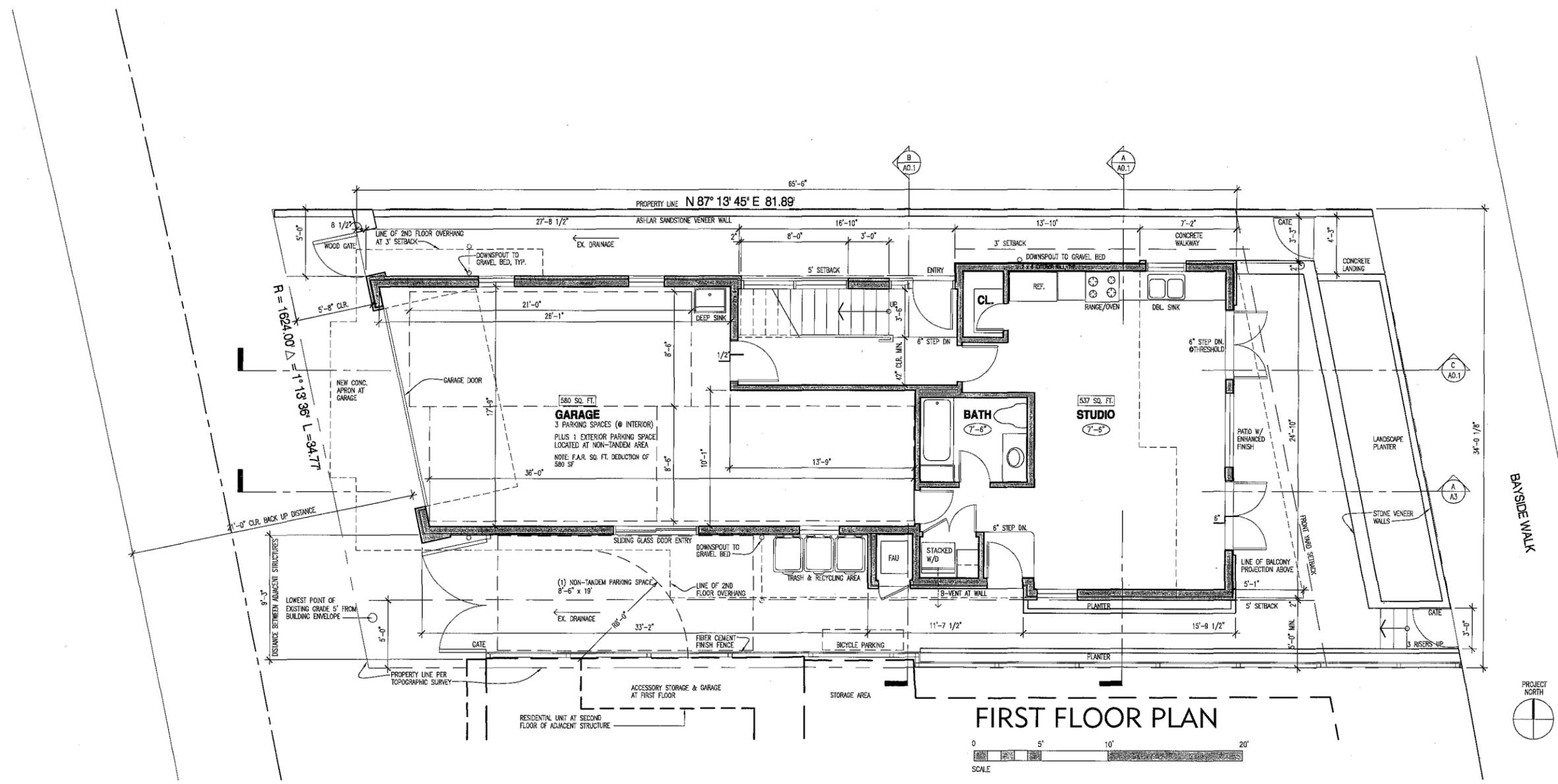
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DRAWN:  
JOB: 4270 TEMPEL RES.  
SHEET NUMBER

**A1**  
SHEET 2 OF 8  
FIRST FLOOR PLAN



**FIRST FLOOR PLAN**

12/08/14 CDP SUBMITTAL  
4/02/15 CDP RESUBMITTAL

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1530 WEST LEWIS STREET  
SAN DIEGO, CA 92103  
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FACSIMILE: 619.299.1192

TEMPEL RESIDENCE

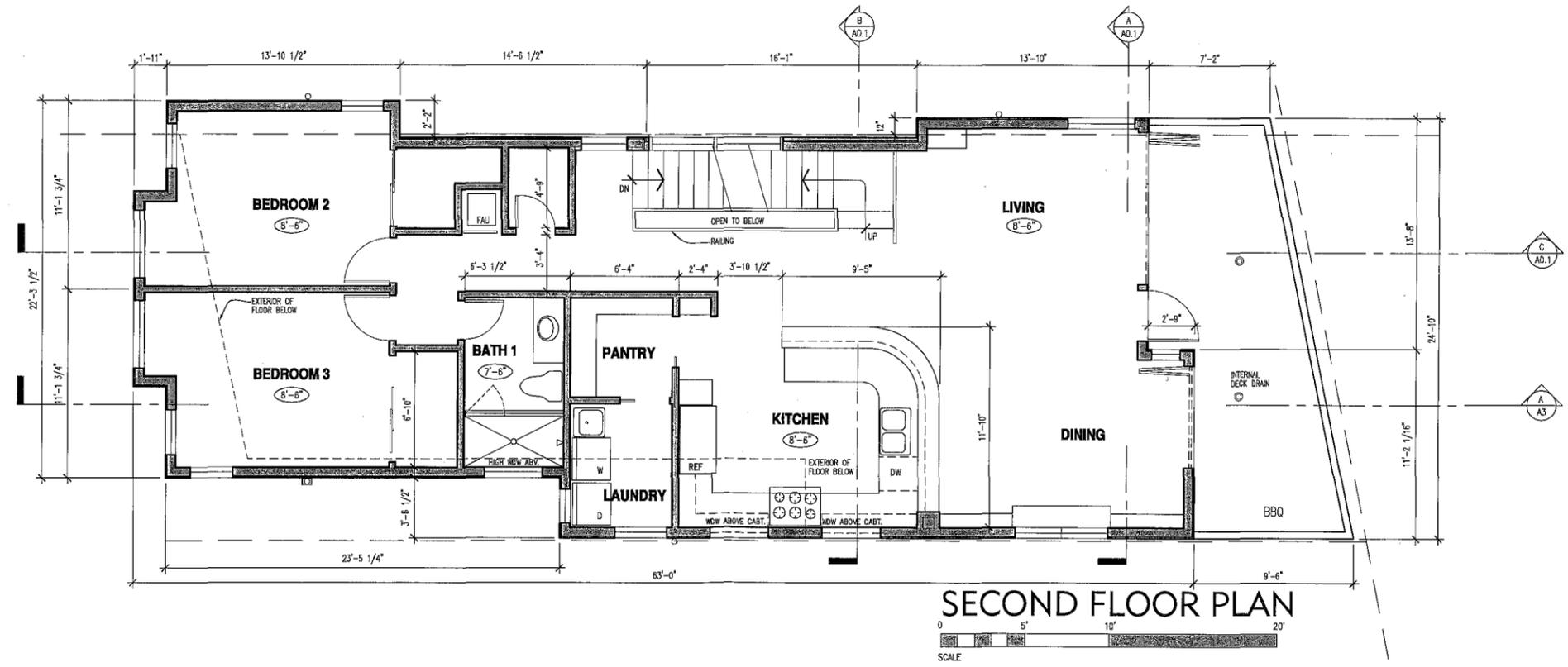
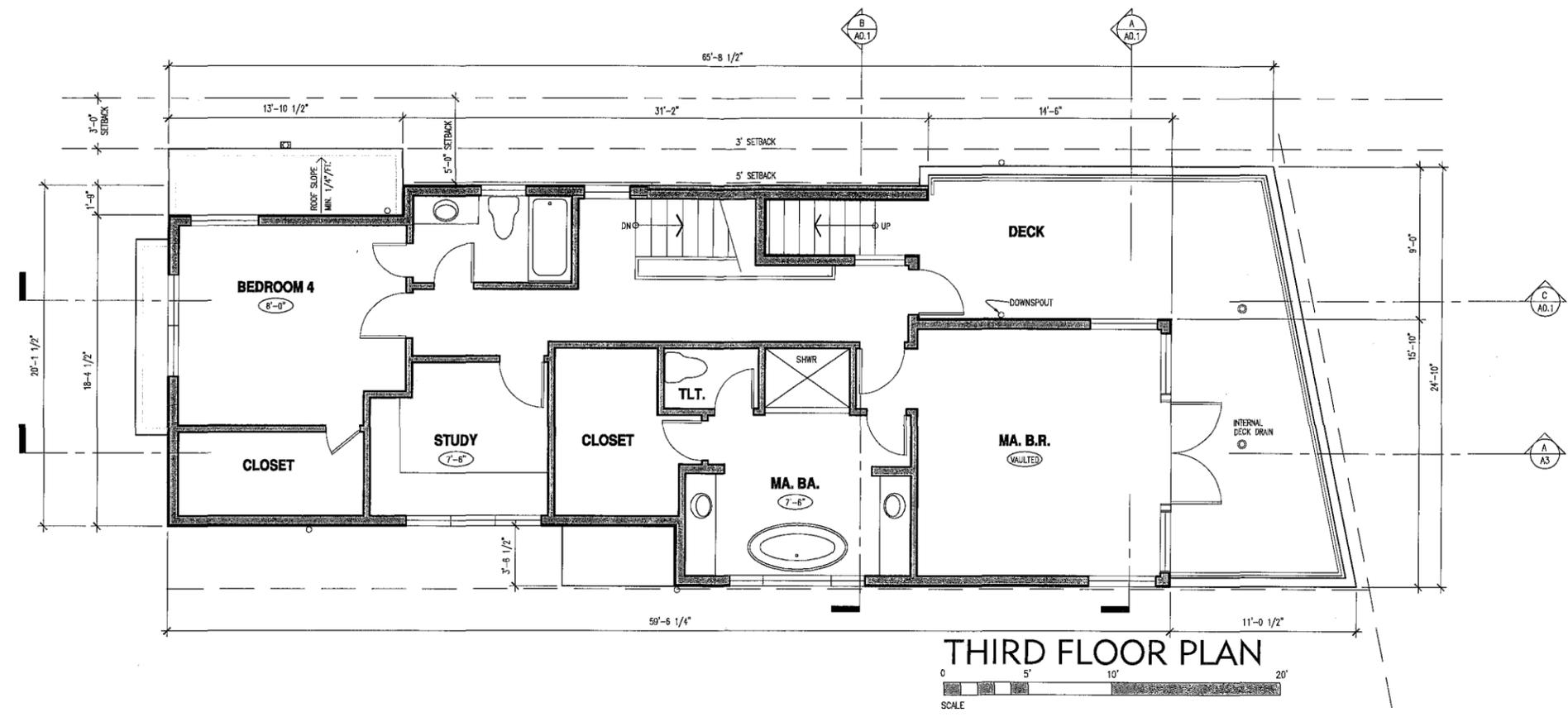
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SAN DIEGO, CA 92109



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JOB: 4270 TEMPEL RES.

SHEET NUMBER  
**A2**  
SHEET 3 OF 8  
SECOND & THIRD FLOOR PLANS



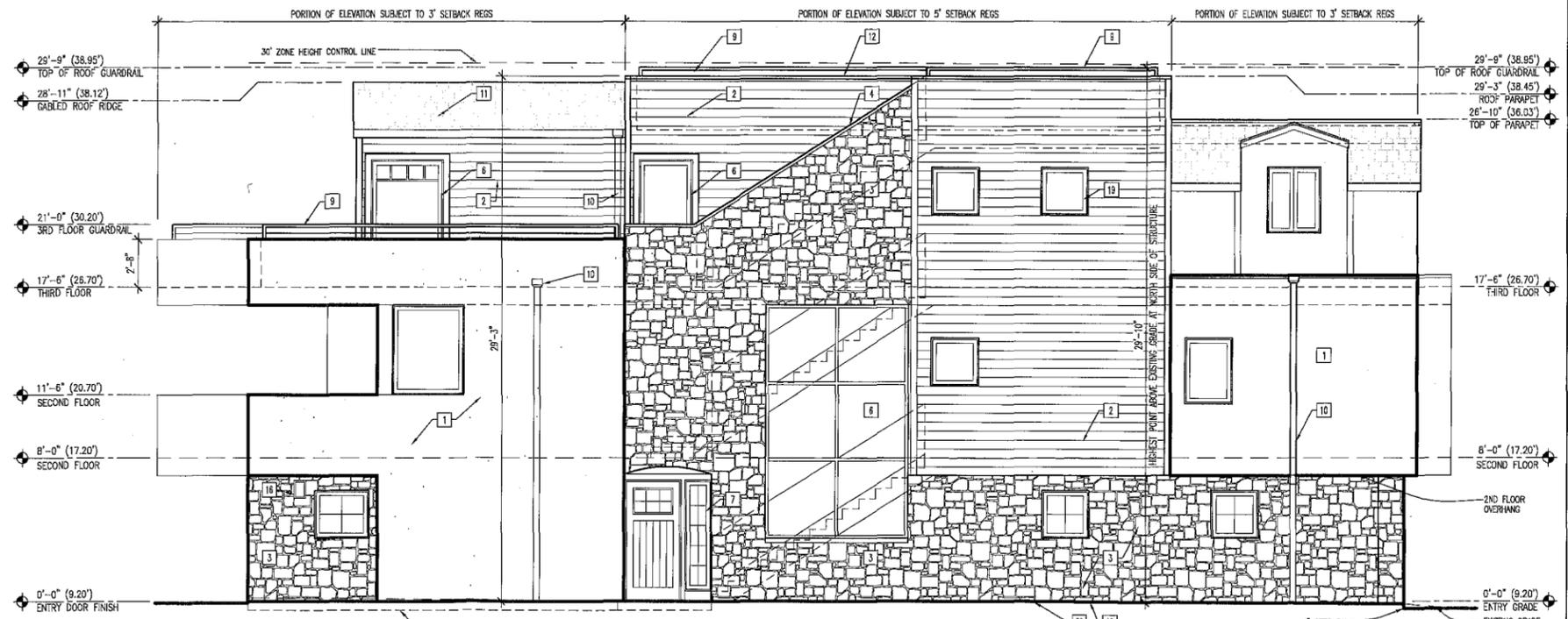
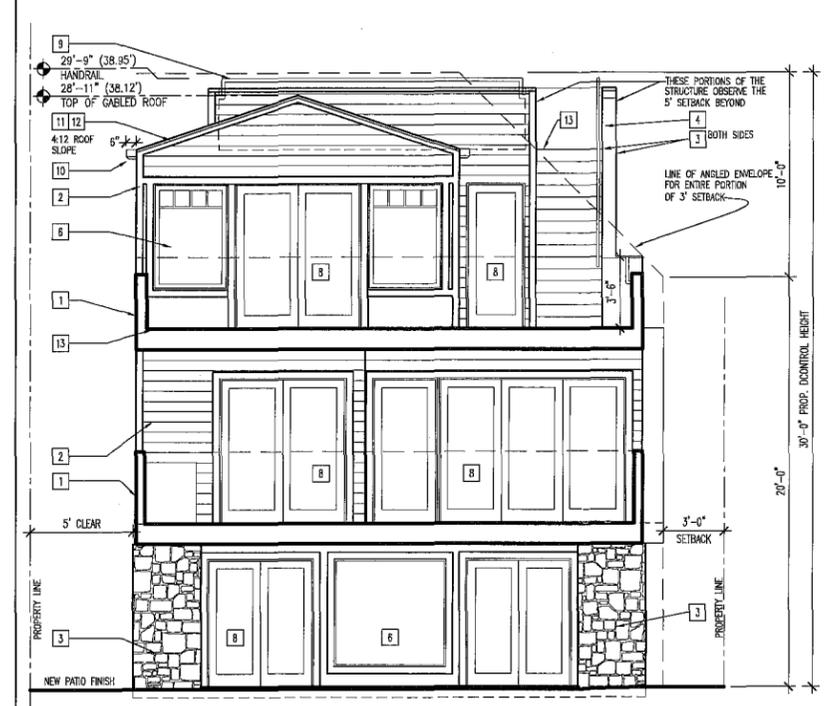
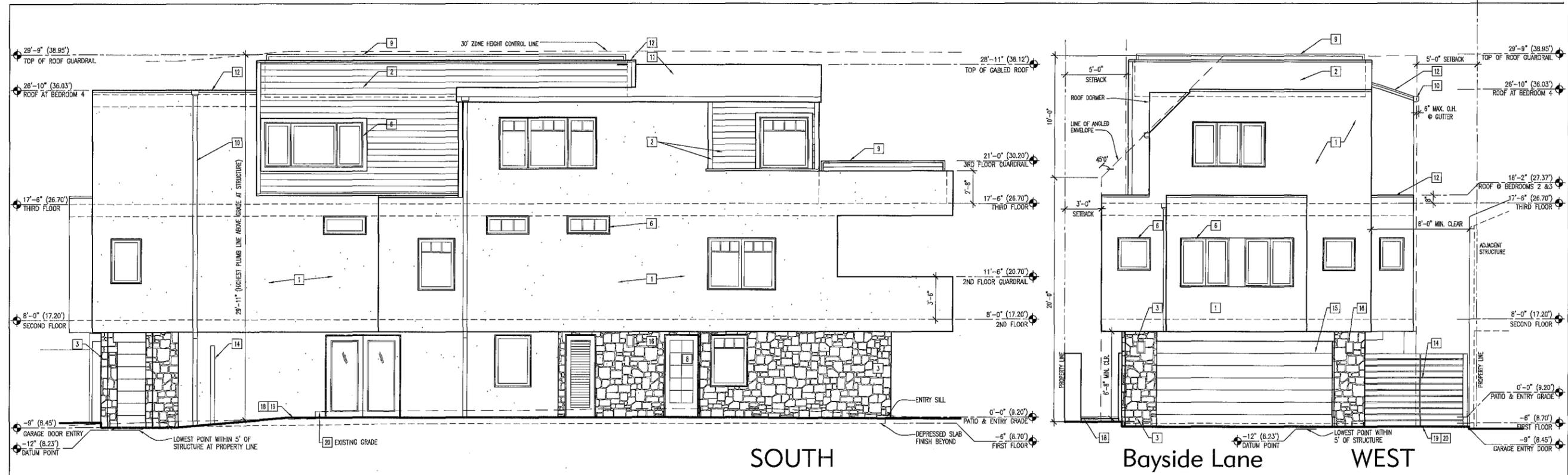


12/08/14 CDP SUBMITTAL  
4/02/15 CDP RESUBMITTAL

**M S A**  
**McBEE SHARON**  
ARCHITECTS  
1530 WEST LEWIS STREET  
SAN DIEGO, CA 92103  
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FACSIMILE: 619.288.1112

**TEMPEL RESIDENCE**

2760 BAYSIDE WALK  
SAN DIEGO, CA 92109



Bayside Walk EAST

NORTH

**ELEVATION KEY NOTES**

- |   |  |  |   |
|---|--|--|---|
| 1 EXTERIOR CEMENT STUCCO OVER MITL LATH AND 2 LAYERS OF CRUDE TO PAPER OVER STRUCTURAL SHEATHING PER WALL SCHEDULE. PROVIDE 26 GA. GSM WEEP SCREED - "LIGHT SAND" STUCCO FINISH | 5 EXPOSED CONCRETE BASE W/CHAMFERED EDGES  | 10 GSM GUTTERS, OVERFLOW SLOPPERS & DOWNSPOUTS - FACTORY PAINTED                       | 15 SECTIONAL FIBERGLASS INSULATED GARAGE DOOR - POWDER COATED DARK GREY |
| 2 FIBER CEMENT SIDING & TRIM - 6" SMOOTH LAP SIDING W/ 6.75" EXPOSURE - PAINT BY OWNER  | 6 DUAL-GLAZED FIBERGLASS WINDOWS - FACTORY PAINT WHITE. SEE ELEVATIONS FOR LOCATION OF DIVIDING LITES AND MULLIONS. PROVIDE CASING IN FIBER CEMENT AREAS | 11 COMPOSITION ASPHALT SHINGLE ROOFING - "WEATHERED GREY" FINISH                       | 16 EXTERIOR WALL MOUNTED DOWNLIGHT FIXTURE                              |
| 3 SIMULATED ASHLAR SANDSTONE VENEER ON MORTAR BED OVER STUCCO UNDERLAY COATING  | 7 WOOD ENTRY DOOR W/VEENER AND FIXED SIDELIGHT SYSTEM W/ FIBERGLASS FRAME  | 12 GSM FLASHING CAP & DRIP EDGES - PAINT TO MATCH EXTERIOR WALL FINISH                 | 17 OUTDOOR BUILT-IN STAINLESS STEEL GAS GRILL                           |
| 4 SIMULATED STONE CAP   | 8 FIBERGLASS SLIDING GLASS AND EXTERIOR FRENCH DOORS W/TEMPERED GLAZING  | 13 STONE TILE FINISH AT DECK AND EXTERIOR STAIRS OVER MORTAR & WATERPROOF UNDERLAYMENT | 18 CONCRETE WALK AND STEPS  |
|   | 9 2" METAL RAILING W/SST COMPONENTS & BRACKETS - 42" HIGH AT GUARDRAILS & 36" HIGH AT STAIR RAILING  | 14 EXPOSED FIBER CEMENT SIDING AT FENCE AND GATES W/PRESSURE TREATED POSTS             | 19 LINE OF NEW FINISH GRADE   |
|   |  |  | 20 LINE OF EXISTING GRADE   |

**EXTERIOR MATERIALS, COLORS & NOTES:**

EXTERIOR CEMENT STUCCO: "LIGHT SAND" COLOR, SANTA BARBARA FINISH  
GATES, TRIM, AND EXTERIOR ACCENT WALLS: FIBER CEMENT COMPOSITE "NATURAL CEDAR"  
METAL HANDRAILS & RAILING COMPONENTS: STAINLESS STEEL  
WINDOWS & SLIDING DOORS: FIBERGLASS, WHITE FINISH, CLEAR LOW-E GLAZING, MIN.  
BALCONY OVERHANGS: STUCCO "LIGHT SAND" COLOR W/ FIBER CEMENT COMPOSITE SOFFITS "WEATHERED GREY"



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DATE: 06 AUG 14  
SCALE: 1/4" = 1'-0"  
DRAWN:  
JOB: 4270 TEMPEL RES.  
SHEET NUMBER  
**A4**  
SHEET 5 OF 8  
PROPOSED BUILDING ELEVATIONS



REVISIONS  
 12/08/14 CDP SUBMITTAL  
 4/02/15 CDP RESUBMITTAL

**M S A**  
**McGEE · SHARON**  
 ARCHITECTS  
 1530 WEST LEWIS STREET  
 SAN DIEGO, CA 92103  
 TELEPHONE: 619.229.8111  
 FACSIMILE: 619.289.1112

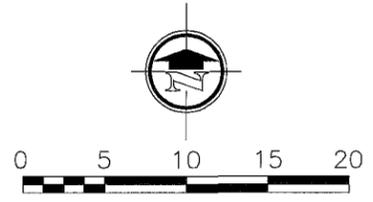
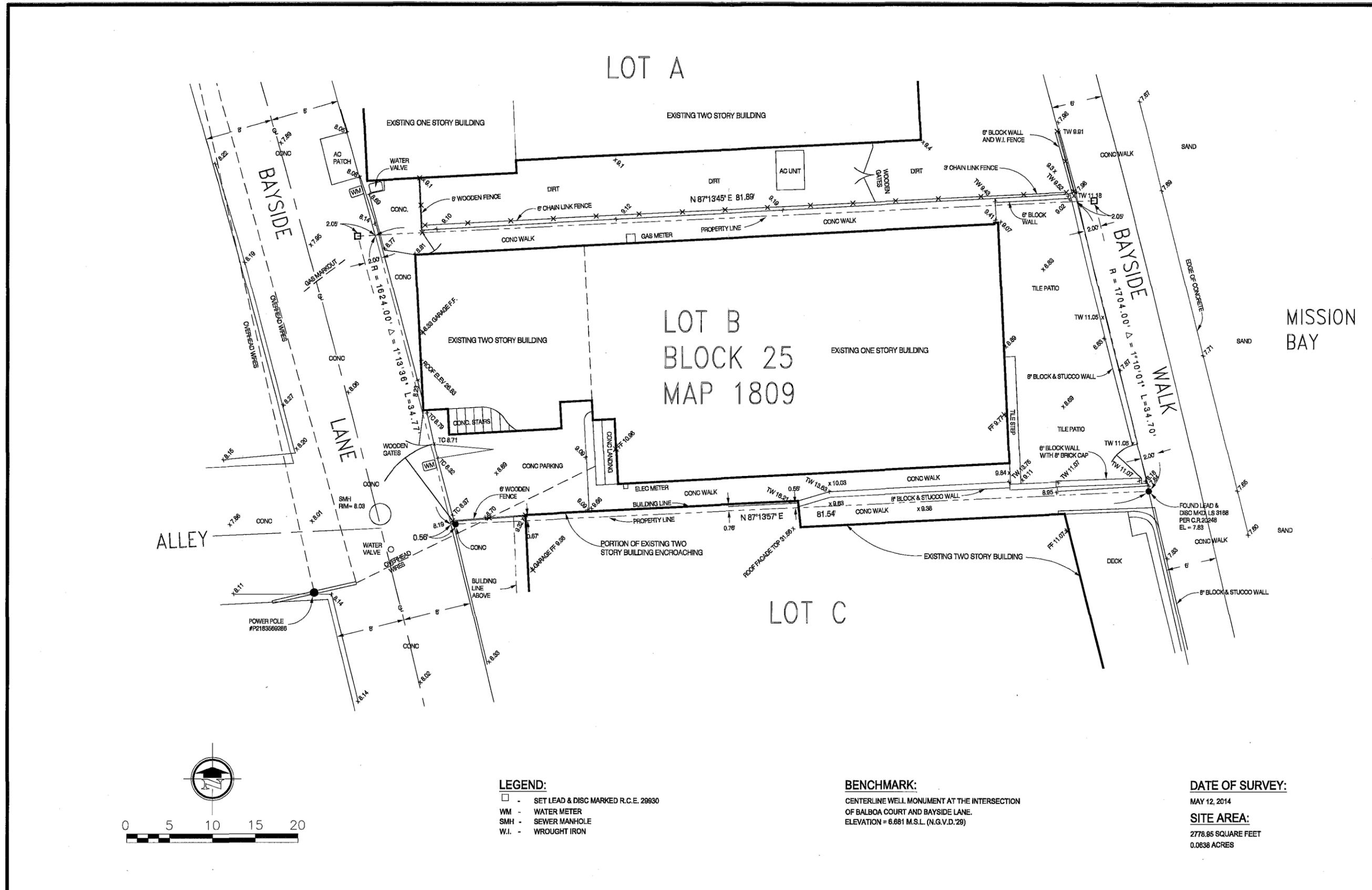
**TEMPEL RESIDENCE**  
 2760 BAYSIDE WALK  
 SAN DIEGO, CA 92109



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DATE: 06 JULY 14  
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 DRAWN: MDM, WS, WD  
 JOB: 4270 TEMPEL RES.

SHEET NUMBER  
**X1**  
 SHEET 7 OF 8  
 BOUNDARY & TOPOGRAPHIC SURVEY



**LEGEND:**  
 □ - SET LEAD & DISC MARKED R.C.E. 28930  
 WM - WATER METER  
 SMH - SEWER MANHOLE  
 W.I. - WROUGHT IRON

**BENCHMARK:**  
 CENTERLINE WELL MONUMENT AT THE INTERSECTION  
 OF BALBOA COURT AND BAYSIDE LANE.  
 ELEVATION = 6.681 M.S.L. (N.G.V.D.'29)

**DATE OF SURVEY:**  
 MAY 12, 2014  
**SITE AREA:**  
 2778.95 SQUARE FEET  
 0.0638 ACRES

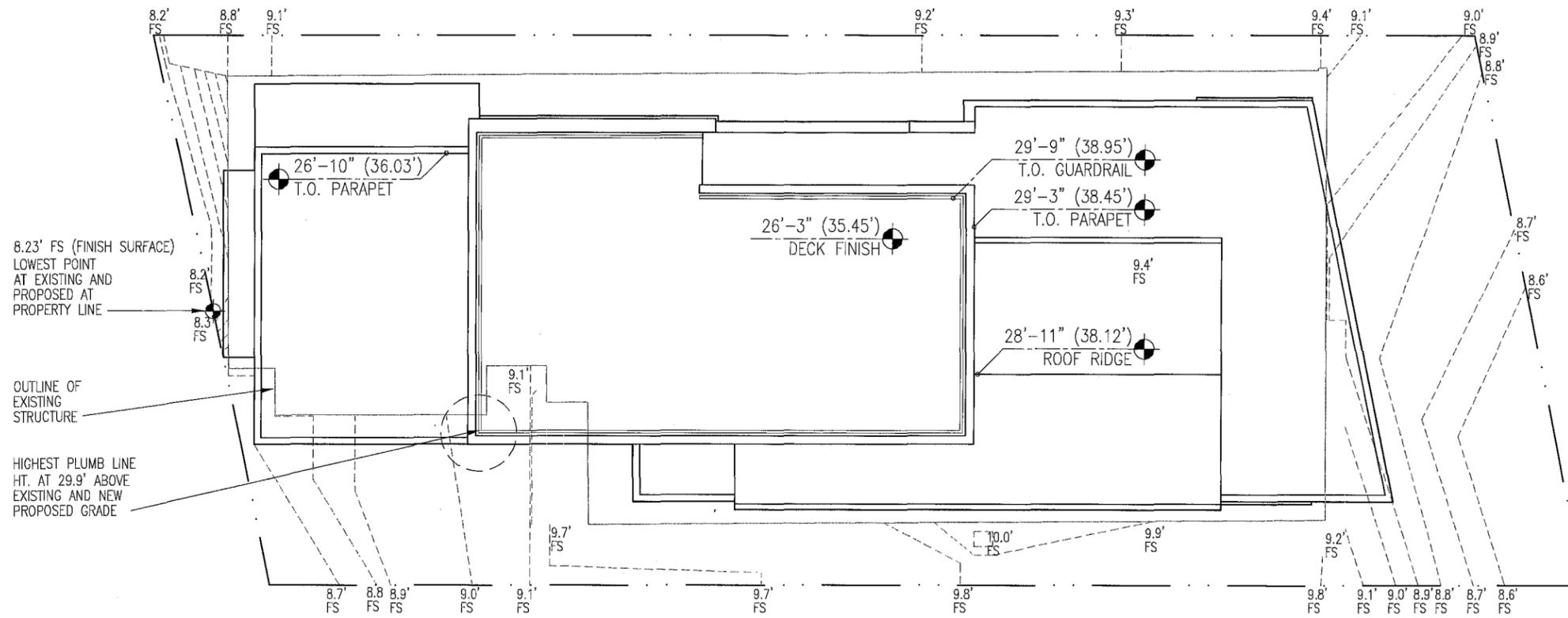
**SITE DESIGN ASSOCIATES, INC.**  
 1016 BROADWAY SUITE 'A'  
 EL CAJON, CALIFORNIA 92021  
 (619) 442-8467

2760 BAYSIDE WALK  
**BOUNDARY & TOPOGRAPHIC SURVEY**

ENGINEER OF WORK:	No.	Date	By	Revision	SCALE: 1" = 5'
					JOB NO.: 2071
					DATE: 6/4/2014
					SHEET 1 OF 1



1530 WEST LEWIS STREET  
SAN DIEGO, CA 92103  
TELEPHONE: 619.234.8111  
FACSIMILE: 619.268.1112



PROPOSED ROOF PLAN AND TOPOGRAPHIC OVERLAY

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



TEMPEL RESIDENCE

2760 BAYSIDE WALK  
SAN DIEGO, CA 92109



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DATE: 02 APRIL 15

SCALE: 1/8" = 1'-0"

DRAWN: WD

JOB: 4270 TEMPEL RES.

SHEET NUMBER

X2

SHEET 8 OF 8

PLUMB LINE HEIGHT & TOPO EXHIBIT