



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 19, 2014 **REPORT NO.** PC-14-045

ATTENTION: Planning Commission, Agenda of June 26, 2014

SUBJECT: BRIGHTON RESIDENCES,
PROJECT NO. 338809, PROCESS 2 APPEAL

OWNER: Henry Jallos

APPLICANT: Yale Jallos

SUMMARY

Issue: Should the Planning Commission approve or deny an appeal of the Development Services Department's approval of a Coastal Development Permit to allow the demolition of a single family residence and construction of two single family residences located at 4766 Brighton Avenue within the Ocean Beach Community Planning Area?

Staff Recommendation: DENY the appeal and APPROVE Coastal Development Permit No. 1185192.

Community Planning Group Recommendation: On March 5, 2014, the Ocean Beach Planning Board voted 7-4-0 to recommend approval of the project.

Environmental Review: This activity is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301(I)(1) (Existing Facilities) and 15303 (a) (New Construction).

Fiscal Impact Statement: All review and processing costs are covered by the applicant through a deposit account.

Code Enforcement Impact: None with this project.

Housing Impact Statement: The proposal for a Coastal Development Permit would allow the demolition of a single-family residence and construction of two single family

residences on two separate lots located at 4766 Brighton Avenue within the Ocean Beach Community Planning Area. The proposal would result in a net addition of one single-family dwelling unit in the Ocean Beach plan area.

BACKGROUND

Project Description

The project site is located at 4766 Brighton Avenue and is designated for residential development within the Ocean Beach Precise Plan. The property is within the RM-1-1 Zone, the Coastal Height Limit, the Coastal Overlay Zone, and the Coastal Parking Impact Overlay Zone. The Coastal Development Permit is required due to the proposed development in the Coastal Overlay Zone.

The project would include demolishing a 665 square-foot single family residence that currently is located on Lot 7 of two adjacent Lots 7 and 8, and constructing two single family homes, one on Lot 7 and one on Lot 8. Each lot is approximately 25 feet in width and 100 feet in length. Lot 7 would be developed with a 1,832 square-foot, two-story residence and a covered car port, and the home on Lot 8 would be a 1,504 square-foot residence with a two-car garage and roof terrace.

DISCUSSION

Staff has reviewed the proposal and determined that the development complies with all regulations and is consistent with the Ocean Beach Precise Plan. The proposal and the project design are in keeping with the eclectic mix of developments on Brighton Avenue and the neighborhood. A Notice of Decision to approve the project was issued on April 15, 2014.

On April 29, 2014, the staff decision to approve the project was appealed by Ms. Dixie Brien (Attachment 1). Following are the appeal issues.

Appeal Issues

Staff has provided a response to each appeal issue below.

Issue 1

Two Garages/One Garage, One Carport

The appeal indicates that the applicant told the Ocean Beach Community Planning Board the project would have two garages and instead the proposal now has one garage and one carport.

Staff Response

It is not unusual for projects to undergo changes of this kind after visiting a community planning

group. It should be noted that the applicant made several changes to the project in response to comments made by the Ocean Beach Community Planning Board (OBCPB). As originally presented to the group, the project had a two-car covered carport (Lot 7) and a carport/garage (Lot 8), and the later was revised to a two-car garage. This change was made in response to a neighbor at the group meeting who wanted more greenery on the side of the development facing her lot. To accommodate this, the applicant enclosed the carport so as to hide any automobile from view and provide a wall for a planter to increase greenery on the side of the development facing the neighbor. Several OBCPB members expressed support for the project due to the applicant's willingness to make recommended modifications to the project.

Issue 2

The appeal asserts that the project is not compatible with the neighborhood.

Staff Response

The project is compatible with the neighborhood as it fits in with this area's eclectic mix of architectural styles (Attachment 11). There is a similar project in the 4600 block of Long Branch Avenue, one block to the north, which is a modern style, two-story development adjacent to a one-story, single family residence. Brighton Avenue is comprised of a mix of residential types, including cottages, apartments, single family homes, churches and townhomes, on both 25-foot wide and 50-foot wide sites. The predominant lot width in the area is 25 feet and single family homes are located on two, 25-foot wide lots as well as single 25-foot lots. Brighton Avenue has both one- and two-story residences.

The project site is zoned RM-1-1 (Residential Multi-Family) and the Ocean Beach Precise Plan recommends the area be developed at 14 dwelling units per acre. The project would result in one unit on each of two 2,500 square-foot lots resulting in a density for each lot of 17.5 units per acre. The existing home on the project site represents a density of 8.7 dwelling units per acre. The average density of one dwelling unit on a 2,500 square-foot lot and one dwelling unit on a 5,000 square-foot site is 13.1 dwelling units per acre. Therefore, this mix of densities results in an average density that is consistent with the Precise Plan's density recommendation for the area.

The Precise Plan also describes the existing architectural design in this community is in transition from "one development style to another." To preserve the character of the community, or what the Precise Plan calls "the flavor of the past," recommendations for physical development are provided to guide projects toward this goal by utilizing density, setbacks, building height, building bulk, landscaping and parking.

The residential character of the neighborhood along Brighton Avenue, within the immediate vicinity of the project site, is predominantly 1950's construction described as modest cottage style, single story, generally well maintained and of similar bulk and scale. In contrast, directly across the street from the project site is a large asphalt parking lot and a community church. West of Sunset Cliffs Boulevard is a mixture of larger, two-story, multi-residential development. The proposed project is modern architectural design. It is located on two 25-foot wide sites that

contribute to an elongated shape to the proposed buildings. The proposed design emphasizes rectangular, horizontal, and vertical lines with flat roofs. Offsets are incorporated into the design to break up building wall mass at the front elevation with various superficial elements (wood siding, railings) balcony, and covered entry. As mentioned, there are other examples of modern architectural design on Long Branch and Brighton Avenues alongside cottage style single family residences.

The project proposes a front yard area of 20 percent of the parcel as recommended by the Ocean Beach Precise Plan. The project meets the goals of the Precise Plan that 20 percent should be landscaped including the front yard. The project is allowed by the Land Development Code to be 30 feet in height and the proposal is proposing two stories on each dwelling unit at a maximum height of 27 feet, four inches. The project proposes two off-street parking spaces for each proposed residence with alley access. The number of proposed parking spaces meets the requirements of the zone and conforms to the Community Plan.

The Ocean Beach Precise Plan recommends that new residential construction should be at a scale that is compatible with the present small lot development. The project proposes to construct two residential units, each on 25-foot by 100-foot lots. This size lot is considered relatively small and the predominant lot size in the area.

Issue 3

The appeal states the project is in conflict with the RM-1-1 Zone - minimum 3,500 square-foot lot size for one unit.

Staff Response:

The RM-1-1 Zone allows one unit per 3,000 square feet. The lots for the project are 2,500 square feet each and are previously conforming legal lots. As such the lots are each entitled to develop with one residence per Section 113.0237(b) of the Land Development Code.

Issue 4

Incomplete information on off-street parking spaces for totals of six bedrooms.

Staff Response

Staff has reviewed the proposal and determined that the project is providing the required parking spaces for both residences. Four parking spaces are required (two for each residence) and four are proposed.

Ocean Beach Community Planning Board (OBCPB)

The applicant worked closely with the OBCPB and made several changes in the design of the project as a result of their input. At the request of the OBCPB, the applicant increased the

setback of the upper story on Lot 8 (easterly lot) by removing a bay window, reduced the size of the house from 1,600 to 1,504 square feet, and roof planters above garage and terrace at second level at rear alley were added to provide green at tree top level. For Lot 7, at the rear of the building on the second level, the stair to the roof deck was shifted to the edge instead of a switchback. The walls and partial roof of the rear outdoor terrace were removed, reducing the number of beams overhead at corners remaining to frame out the balcony. In addition, at the request of the OBCPB the applicant submitted a Landscape Plan providing evidence of landscaping improvements that would ameliorate bulk, scale and massing issues. A Landscape Plan is not required for single family developments.

Of the four OBCPB members voting against the project, one expressed support for the project during project discussion and then voted against it, two members sited concern for the modern design and one member was concerned about the proposal's massing (Attachment 12).

CONCLUSION

The existing home to be demolished is not historic and, as such, its demolition would be allowable. One residential unit may be constructed on each of the existing legal lots, and the project is not requesting any deviations to the Land Development Code. All zone and community plan requirements would be met by the proposal, and projects similar to the proposal can be found near the project site, as well as on Brighton Avenue. The nearby neighborhood is an eclectic mix of designs, architectural styles, one and two-story residences, building heights, lot widths and building ages. As such, staff recommends denial of the appeal and approval of the project.

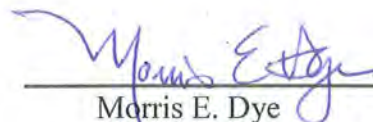
ALTERNATIVES

1. **Deny** the appeal of Coastal Development Permit No. 1185192, **with modifications**.
2. **Approve** the appeal and **deny** Coastal Development Permit No. 1185192.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Morris E. Dye
Development Project Manager
Development Services Department

Attachments:

1. Appeal by Ms. Dixie Brien
2. Aerial Map
3. Community Land Use Map

4. Location Map
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Decision
8. Notice of Exemption
9. Notice of Right to Appeal Environmental Determination
10. Project Site Plans
11. Area Street Views
12. OBCPB minutes.



City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101

THE CITY OF SAN DIEGO

Development Permit/ Environmental Determination Appeal Application

FORM
DS-3031

OCTOBER 2012

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- ☒ Process Two Decision - Appeal to Planning Commission
☒ Process Three Decision - Appeal to Planning Commission
☐ Process Four Decision - Appeal to City Council
☐ Environmental Determination - Appeal to City Council
☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one ☐ Applicant ☐ Officially recognized Planning Committee ☒ "Interested Person" (Per M.C. Sec. 113.0103)

Name: DIXIE BRIEN E-mail Address: _____
 Address: 4702 BRIGHTON AVE. City: SAN DIEGO, CA 92107 State: CA Zip Code: 92107 Telephone: (619) 222-7794

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

YALE JALLOS

4. Project Information

Permit/Environmental Determination & Permit/Document No.:

Date of Decision/Determination:

City Project Manager:

NO. 24004065

4-15-14

MORRIS DYE

Decision (describe the permit/approval decision):

SEE ATTACHED

5. Grounds for Appeal (Please check all that apply)

- ☒ Factual Error
☐ Conflict with other matters
☒ Findings Not Supported
☐ New Information
☐ City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

TOLD OCEAN BEACH PLANNING BOARD THERE
 WOULD BE TWO GARAGES AND FORM SAYS
 THERE WILL BE 1 GARAGE AND ONE CARPORT
 NOT COMPATIBLE WITH NEIGHBORHOOD
 CONFLICTS WITH THE RM-1 ZONING CODES
 MINIMUM 3,500 sqft lot size for unit
 & 4' SET BACKS (SIDE) & HE ONLY HAS
 3' -
 INCOMPLETE INFORMATION ON OFF STREET
 PARKING SPOTS FOR TOTAL OF 3 x bed-
 rooms

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Dixie Lee Brien

Date: 4/23/2014

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-3031 (10-12)

RECEIVED
 APR 29 PAID
 DEVELOPMENT SERVICES



THE CITY OF SAN DIEGO

Date of Notice: April 15, 2014

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24004065

Called 4/29/14 at 2:40 PM. Could not find 505

Will go to Jones 19 687-5942

Tom Jones

APPROVAL TYPE(S): Coastal Development Permit/Exempt
PROJECT NAME/NUMBER: BRIGHTON RESIDENCES/Project No. 338809
APPLICANT: Yale Jallos

COMMUNITY PLAN AREA: Ocean Beach
COUNCIL DISTRICT: 2

CITY PROJECT MANAGER: Morris E. Dye, Development Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501 San Diego, CA 92101-4153
PHONE NUMBER/E-MAIL: (619) 446-5201, mdye@sandiego.gov.

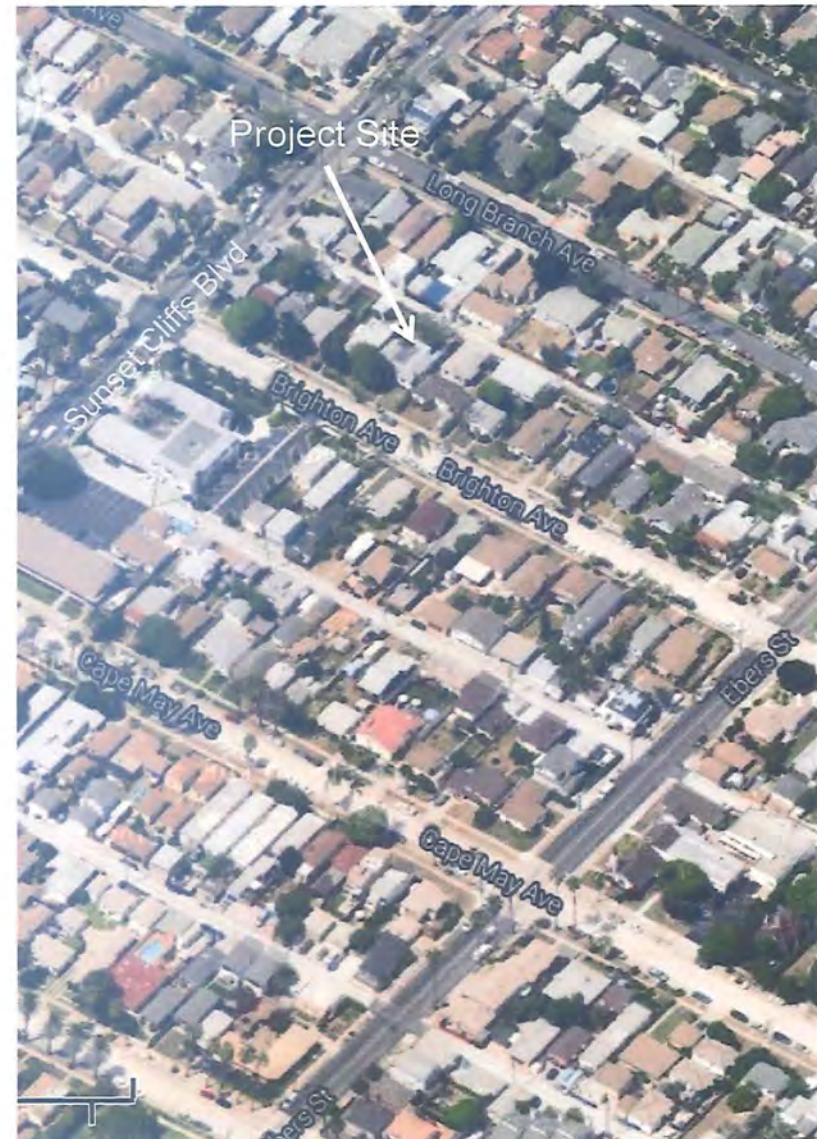
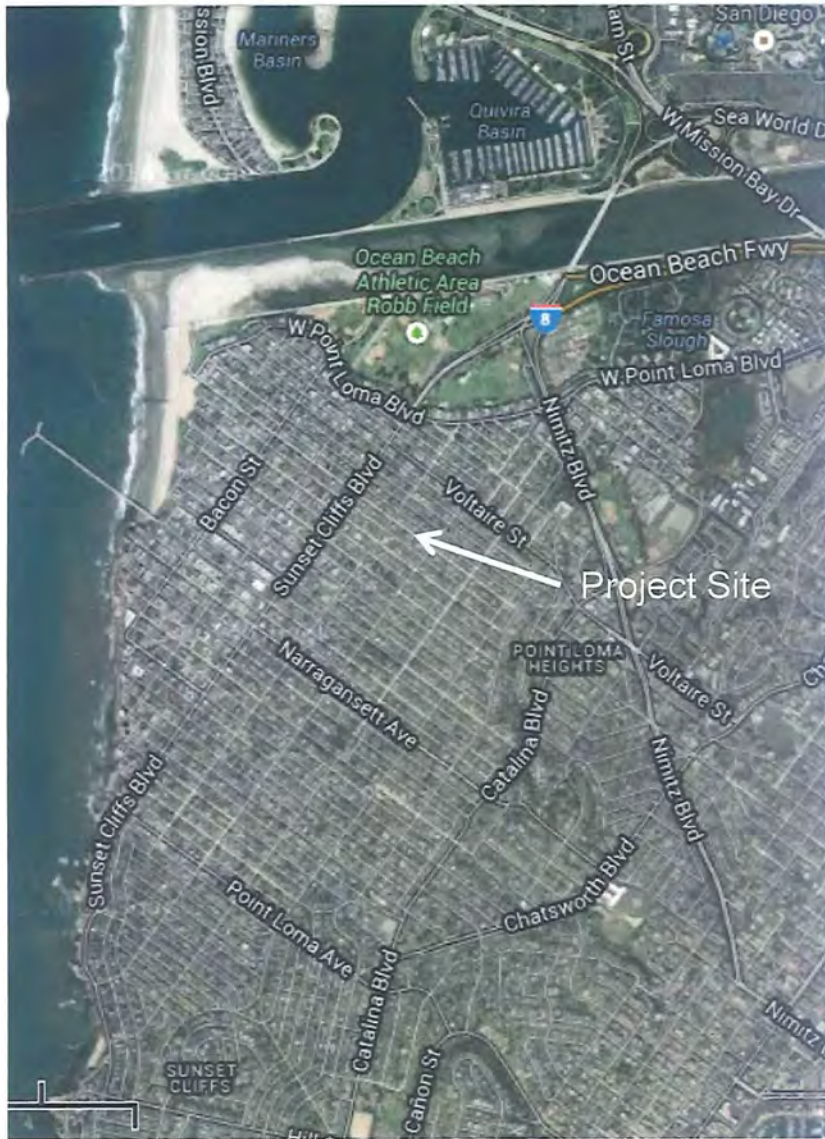
On April 15, 2014, Development Services Staff **APPROVED** an application for a Process 2 Coastal Development Permit to demolish an existing residence with detached garage and construct a 1,504 square-foot single family residence with detached 370 square-foot garage and a 1,832 square-foot single family residence with carport, each on a separate 2,500 square-foot lot, located at 4766 Brighton Avenue. The project is located within the RM-1-1 zone and within the Coastal Overlay Zone (non-appealable). This application was filed on October 9, 2013.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than twelve (12) business days of the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. Please do not e-mail your appeal as it will not be accepted. A decision by the Planning Commission would be final.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

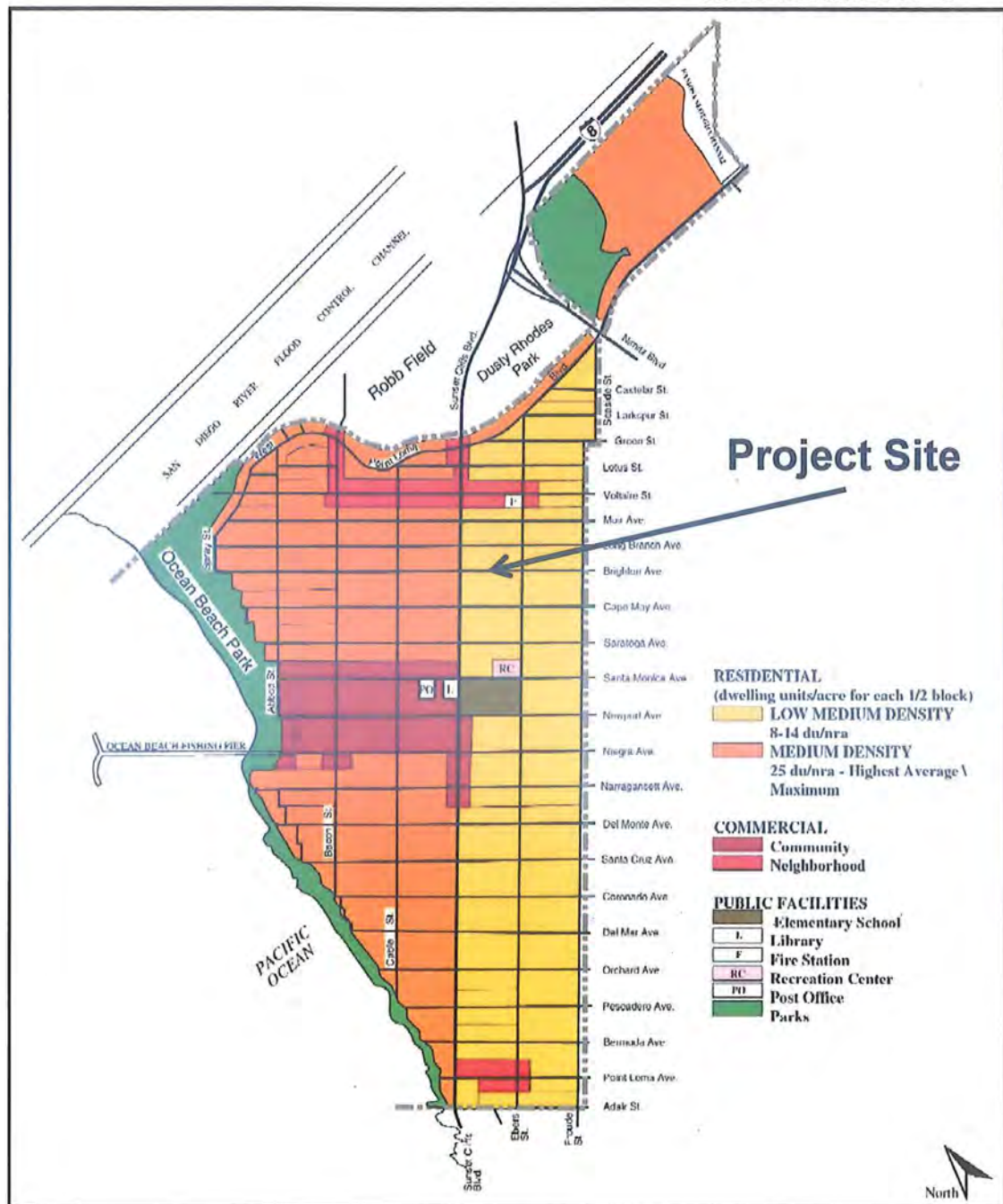
This information will be made available in alternative formats for persons with disabilities upon request.



Location Aerial Photo

Brighton Residences— 4766 Brighton Avenue
PROJECT NO. 338809





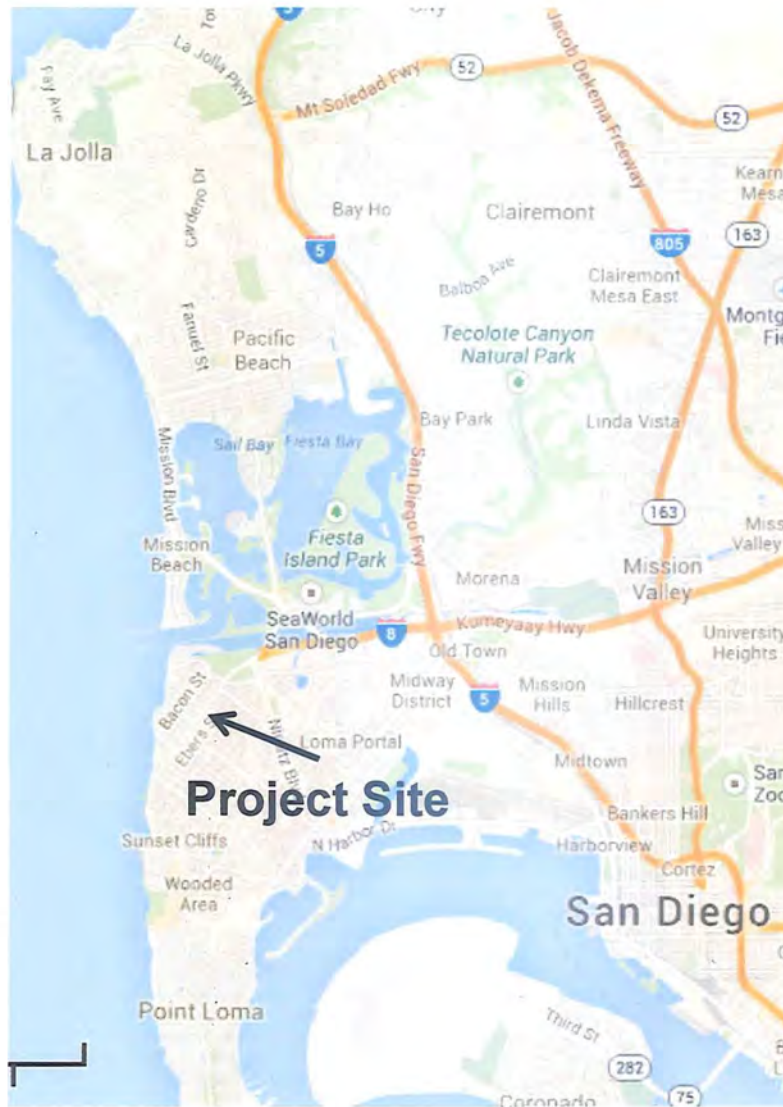
Community Plan Land Use
 Ocean Beach Community Plan Area
 City of San Diego Planning Department



Land Use Map

Brighton Residences— 4766 Brighton Avenue
PROJECT NO. 338809





Project Location Map

Brighton Residences- 4766 Brighton Avenue
PROJECT NO. 338809



DEVELOPMENT SERVICES DEPARTMENT
RESOLUTION NO. CM-6402
COASTAL DEVELOPMENT PERMIT NO. 1185192
BRIGHTON RESIDENCES, PROJECT NO. 338809

WHEREAS, HENRY JALLOS, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing residence with detached garage and construct a 1,504 square-foot single family residence with detached 370 square-foot garage and a 1,832 square-foot single family residence with carport as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1185192 each on portions of 2,500 square-foot lots.

WHEREAS, the project site is located at 4766 Brighton Avenue in the RM-1-1 zone of the Ocean Beach Community Plan Area.

WHEREAS, the project site is legally described as Lots seven and eight in Block three of Ocean Beach Park, in the City of San Diego, State of California, according to Map thereof No. 1167, filed in the office of the County Recorder of San Diego County, February 10, 1909.

WHEREAS, on April 15, 2014, the Development Services Department of the City of San Diego considered Coastal Development Permit No. 1185192 pursuant to the Land Development Code of the City of San Diego.

WHEREAS, on January 15, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15301(1)(1) Existing Facilities – Demolition and 15303 (a) New Construction, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

NOW, THEREFORE,

BE IT RESOLVED by the Development Services Department of the City of San Diego as follows:

That the Development Services Department adopts the following written Findings, dated April 15, 2014.

FINDINGS:

Coastal Development Permit - Section 126.0708

A.

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

The project proposes to demolish an existing residence with detached garage and construct a 1,600 square-foot single family residence with detached 232 square-foot garage and a 1,832 square-foot single family residence with carport.

The project site is located at 4766 Brighton Avenue, and is in a built out urban environment, four blocks from the Pacific Ocean. There are no identified physical accessways to the ocean at the project location and there are no accessways planned for the property to gain access to the ocean through the site. There are no identified public view corridors or vistas on Brighton Avenue. The project would be located entirely on private property and would observe all required setbacks along Brighton Avenue.

As there are no identified public accessways or public views through the property and the project would not obstruct any public view along Brighton Avenue, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The project proposes to demolish an existing residence with detached garage and construct a 1,600 square-foot single family residence with detached 232 square-foot garage and a 1,832 square-foot single family residence with carport.

The project site is located at 4766 Brighton Avenue, and is in a built out urban environment, four blocks from the Pacific Ocean. There are no environmentally sensitive lands on the project site. The site contains no steep hillsides, coastal bluffs or beaches and no sensitive biological resources. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project proposes to demolish an existing residence with detached garage and construct a 1,600 square-foot single family residence with detached 232 square-foot garage and a 1,832 square-foot single family residence with carport.

The Ocean Beach Precise Plan/Local Coastal Program designates the project site for residential development. The project proposes to one residence on each of two 25-foot wide by 100-foot long lots. The Ocean Beach Precise Plan identifies the two most common lots in Ocean Beach as 25 by 140 feet and 25 by 100 feet. The Urban Design Element of the General Plan encourages residential design that is sensitive to the existing character of a neighborhood; however, maintaining the status quo is not the intended goal. The General Plan welcomes change through innovation demonstrated by high-quality architectural design that is compatible with the surrounding neighborhood. Change is incremental and is accomplished, in part, through Citywide

zoning which strives to create a "coherent image of the City as a whole." For development within single family and multifamily residential areas the Ocean Beach Precise Plan seeks to promote new development that "reflects the scale and character of the neighborhood." This concern is articulated within the Residential Land Use and Housing Element where the goal is for development that is compatible within a community "exemplified by a mixture of small scale residential building types and styles." The residential character of the neighborhood along Brighton Avenue, within the immediate vicinity of the subject site, is predominantly 1950's construction described as modest cottage style, single story, generally well maintained, and of similar bulk and scale. In contrast, directly across the street is a large asphalt parking lot and community church. West of Sunset Cliffs Boulevard is a mixture of larger two story multi-residential development. The project would incorporate offsets into the design to break up building wall mass at the front elevation with various superficial elements (i.e. wood siding, railing), including a balcony and a covered entry. Other examples of built modern architectural design are represented on Long Branch and Brighton alongside the predominant single family residence theme of cottage style. The project would incorporate design elements to break up building mass to reflect the character of the neighborhood as called for in the Ocean Beach Precise Plan. A mix of modern architectural designs and 1950's cottage development can be found in the immediate area near the project site. Therefore, the project would reflect the character of the neighborhood as recommended in the Ocean Beach Precise Plan. As the project would be consistent with the Ocean Beach Precise Plan, the proposed coastal development is in conformity with the Local Coastal Program land use plan and complies with the Certified Implementation Program.

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

The project proposes to demolish an existing residence with detached garage and construct a 1,600 square-foot single family residence with detached 232 square-foot garage and a 1,832 square-foot single family residence with carport.

The project site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The project site is three blocks away from the nearest public roadway at Abbott Street. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Coastal Development Permit No. 1185192 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1185192 a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: April 15, 2014

Job Order No. 24004065

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004065

COASTAL DEVELOPMENT PERMIT NO. 1185192
BRIGHTON RESIDENCES PROJECT NO. 338809
DEVELOPMENT SERVICES

This Coastal Development Permit is granted by the Development Services Department of the City of San Diego to Henry Jallos, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.11-acre site is located at 4766 Brighton Avenue in the RM-1-1 zone of the Ocean Beach Community Plan Area. The project site is legally described as: Lots seven and eight in Block three of Ocean Beach Park, in the City of San Diego, State of California, according to Map thereof No. 1167, filed in the office of the County Recorder of San Diego County, February 10, 1909.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing residence with detached garage and construct a 1,504 square-foot single family residence with detached 370 square-foot garage and a 1,832 square-foot single family residence with carport, each on a separate 2,500 square-foot lot, located at 4766 Brighton Avenue as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 15, 2014, on file in the Development Services Department.

The project shall include:

- a. Demolishing an existing residence with detached garage;
- b. Construct a 1,504 square-foot single family residence with detached 370 square-foot garage and a 1,832 square-foot single family residence with carport, each on a separate 2,500 square-foot lot;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 30, 2017.
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 grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

ENGINEERING REQUIREMENTS:

12. The project proposes to export two (2) cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 2.5 feet of the adjacent alley, satisfactory to the City Engineer.
16. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by obtaining documentation that a SDG & E job package has been issued to the SDG&E Construction Department, to relocate the existing power pole in the alley adjacent to the site, to a location approved by SDG&E, and satisfactory to the City Engineer.
18. 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.
19. 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.
20. 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.
21. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

PLANNING/DESIGN REQUIREMENTS:

22. Owner/Permittee shall maintain a minimum of four (4) off-street parking spaces, tow (2) on each lot 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.

23. 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.

24. 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.

AFFORDABLE HOUSING REQUIREMENTS:

25. Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying to the City of San Diego the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations.

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 Development Services Department of the City of San Diego on April 15, 2014 and Resolution No. CM-6402.

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

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

NAME
Development Project Manager

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

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

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

Date of Notice: April 15, 2014

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24004065

APPROVAL TYPE(S): Coastal Development Permit/Exempt
PROJECT NAME/NUMBER: BRIGHTON RESIDENCES/Project No. 338809
APPLICANT: Yale Jallos

COMMUNITY PLAN AREA: Ocean Beach
COUNCIL DISTRICT: 2

CITY PROJECT MANAGER: Morris E. Dye, Development Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501 San Diego, CA 92101-4153
PHONE NUMBER/E-MAIL: (619) 446-5201, mdye@sandiego.gov

On April 15, 2014, Development Services Staff **APPROVED** an application for a Process 2 Coastal Development Permit to demolish an existing residence with detached garage and construct a 1,504 square-foot single family residence with detached 370 square-foot garage and a 1,832 square-foot single family residence with carport, each on a separate 2,500 square-foot lot, located at 4766 Brighton Avenue. The project is located within the RM-1-1 zone and within the Coastal Overlay Zone (non-appealable). This application was filed on October 9, 2013.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than twelve (12) business days of the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. Please do not e-mail your appeal as it will not be accepted. A decision by the Planning Commission would be final.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

This information will be made available in alternative formats for persons with disabilities upon request.

cc: Tom Gawronski, Chair, Ocean Beach Planning Board
Revised 4-3-14 WJZ

NOTICE OF EXEMPTION

ATTACHMENT 8

(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

☐ 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.:338809

PROJECT TITLE: BRIGHTON RESIDENCES

PROJECT LOCATION-SPECIFIC: The project is located at 4766 Brighton Avenue, San Diego, CA 92107 (Lots 7 & 8 of Block 3 Ocean Beach Park Per Map No. 1167 Filed 1909)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Coastal Development Permit (CDP) to demolish an existing single family residence with detached garage located on two separate lots to construct two new two-story single family residences (1,600 square foot single family residence with detached 232 square foot garage and a 1,832 square foot single family residence with a carport) on each lot. The site is in the RM-1-1 zone of the Ocean Beach Community Plan area on two 2,500 square foot lots.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Yale Jallo, 3366 Karok Avenue, San Diego, CA 92117
(619-623-2901).

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
☒ CATEGORICAL EXEMPTION: Sections 15301(l)(1) (Existing Facilities - Demolition) and 15303 (a) - (New Construction)
☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines Sections 15301(l)(1) (Existing Facilities) and 15303(a) (New Construction). 15301(l)(1) allows for the demolition and removal of up to three single-family residences in urbanized areas and Section 15303(a) allows for the construction of single family homes in residential zones. Since the project would demolish a single family residence in an urbanized area and would construct two new single family residences in a residential zone on a site lacking sensitive environmental resources the exemptions do apply and the exceptions listed in CEQA Section 15300.2 would not apply.

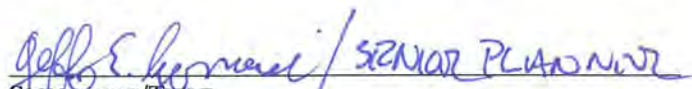
LEAD AGENCY CONTACT PERSON: de Freitas

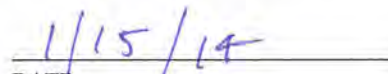
TELEPHONE: (619) 446-5187

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
☐ YES ☐ NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA


SIGNATURE/TITLE


DATE

CHECK ONE:

☒ SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

☐ SIGNED BY APPLICANT



THE CITY OF SAN DIEGO

Date of Notice: January 17, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004065

PROJECT NAME/NUMBER: Brighton Residences/338809

COMMUNITY PLAN AREA: Ocean Beach

COUNCIL DISTRICT: 2

LOCATION: The project is located at 4766 Brighton Avenue, San Diego, CA 92107 (Lots 7 & 8 of Block 3 Ocean Beach Park Per Map No. 1167 Filed 1909).

PROJECT DESCRIPTION: A Coastal Development Permit (CDP) to demolish an existing single family residence with detached garage located on two separate lots to construct two new two-story single family residences (1,600 square foot single family residence with detached 232 square foot garage and a 1,832 square foot single family residence with a carport) on each lot. The site is in the RM-1-1 zone of the Ocean Beach Community Plan area on two 2,500 square foot lots.

ENTITY CONSIDERING PROJECT APPROVAL: Staff

ENVIRONMENTAL DETERMINATION: 15301(l)(1) - (Existing Facilities - demolition) and 15303(a) - (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines Sections 15301(l)(1) (Existing Facilities - demolition) and 15303(a) (New Construction). 15301(l)(1) allows for the demolition and removal of up to three single-family residences in urbanized areas and Section 15303(a) allows for the construction of single family homes in residential zones. Since the project would demolish a single family residence in an urbanized area and would construct two new single family residence in a residential zone on a site lacking sensitive environmental resources the exemptions do apply and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Sandra Teasley
MAILING ADDRESS: 1222 1st Avenue, MS 501, San Diego, CA
92101
PHONE NUMBER: (619) 446-5271

On January 15, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the Planning Commission. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. That appeal deadline date is February 3, 2014. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

DIRECTORY

OWNER:
HENRY JALLOS
3366 KAROK AVE.
SAN DIEGO, CA 92117
(619) 623-2901

ENGINEER OF RECORD:
BO JAOUESS / TKJSE
1303 ORANGE AVE.
SAN DIEGO, CA 92118
(619) 869-6234

PROJECT DESCRIPTION

- Demolition of 665 SF single story house, garage, and sheds. Existing house to be demolished is on lot 7 per APN. Demolition is in scope.
- construction of 1 single family residence of 1504 SF with 2 car garage and roof terrace on LOT 8. Total of 1874 SF on lot 8
- The residence on LOT 7 proposed is 1832 SF 2 story, residence will have a covered carport.
- Each house will retain its existing APN number, and have its own address. One new address to be created. Each lot to have utilities including gas, sewer, water, and electrical.
- Year house constructed 1954 per Building Record. Historical review completed in discretionary permit process.

NOTE: REFER TO PRELIMINARY REVIEW APPROVAL PN# 285524 city planner Richard Lewis

NOTES:

THE OWNER/ PERMITTEE SHALL INCORPORATE INTO CONSTRUCTION

A)- ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 (B CNEL) FOR ALL HABITABLE ROOMS

B)- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN. THE W.P.C.P. SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS

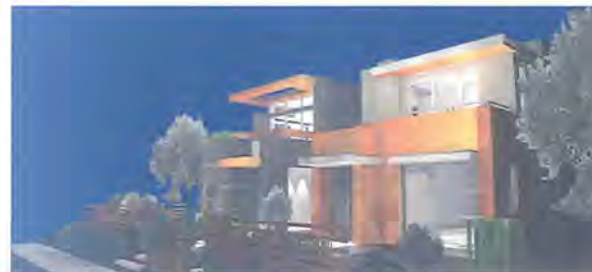
C)- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE SHALL BE PLACED INTO THE CONSTRUCTION PLANS OR SPECS

1. The site is physically suitable for the design and siting and the proposed development will result in minimum disturbance to environmentally sensitive lands.
2. The proposed development will minimize disturbance of natural land forms, and will not result in erosion risk from geological and erosion factors, flood hazards, or fire hazards.
3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.
4. The proposed development will be consistent with the city of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.
5. The proposed development will not contribute to the erosion or public beaches or otherwise impact local shoreline land supply.
6. The nature and extent of impacts required as a condition to the permit is reasonably related to, and caused by, directly, indirect, impacts created by the proposed development.

SHEET INDEX

T1.1 TITLE SHEET AND CODE ANALYSIS
A1.1 SITE PLAN PROPOSED
A1.3 LOT 7 FLOOR PLANS PROPOSED
A1.2 LOT 8 FLOOR PLANS PROPOSED
A1.3 LOTS 7 + 8 ROOF PLANS
A1.4 EXISTING/DEMOLITION PLAN + SURVEY EXISTING

A3.1 LOT 7 ELEVATIONS
A3.2 LOT 8 ELEVATIONS
A7.1 SITE SECTIONS
G1.1 PROPOSED GRADING PLAN
L1.1 PROPOSED LANDSCAPE PLAN



PROJECT ADDRESS:
4766 BRIGHTON AVE.
SAN DIEGO, CA. 92107

OWNER:
Henry Jalos
3366 Karok Ave. 92117
contact: 619-623-2901
email: yjallos@hotmail.com

PROJECT INFO:
APN: 448-423-06-00 (lot 7)
+ 448-423-07-00 (lot 8)
LEGAL DESCRIPTION:
Lots 7 + 8 of block 3 of
Ocean Beach Park
per map no. 1167, 1909

SHEET CONTENT:
TITLE SHEET

SHEET TITLE:

T1.

SHEET # 1 of 11
ORIGINAL DRAWING DATE: 10-
REVISION #1 DATE: 12-6-13
REVISION #2 DATE: 3-6-14

ATTACHMENT 10

4766 BRIGHTON AVE. OB PARK BLOCK 3 - LOTS 7 + 8

LEGAL DESCRIPTION

PROJECT ADDRESS: 4766 BRIGHTON AVE, SAN DIEGO, CA 92107
LEGAL DESCRIPTION: LOTS 7 & 8 OF BLOCK 3 OCEAN BEACH PARK
PER MAP NO. 1167 FILED 1909, MICROFILMED 1959

ASSESSORS' PARCEL NUMBERS: 448-423-06-00 LOT-7
448-423-07-00 LOT-8

YEAR CONSTRUCTED: 1937 (building record)

CODE SUMMARY

per 2013 California Residential Code
per 2013 California Building Code - where CRC does not supercede.

OCCUPANCY: RM3 SPRINKLER TYPE: 13D (DEFERRED APPROVAL)

CONSTRUCTION TYPE: TYPE VB - wood frame residential

ACTUAL HEIGHT= less than 30'-0" 2 STORY (30'-0" MAX. ALLOWABLE)

PROJECT DATA

GEOLOGICAL HAZARD CATEGORY 52 PER CITY OF SAN DIEGO

Zone

RM-1-1 OCEAN BEACH, CITY OF SAN DIEGO
Coastal Overlay, Coastal Height Limit, Airport Approach, Airport Influence Area, (FAA Part 77), Ocean Beach Emerging Historic District, Parking Impact Overlay Zone.

SITE AREA

TWO (2) SITES AT 2,500 S.F. EA.

F.A.R. CALCS

1832 SF HOUSE LOT 7	1874 SF HOUSE LOT 8 INCL. 370 SF GARAGE
1,832 / 2,500 = 73.2% F.A.R. PROPOSED MAX F.A.R. ALLOWED = 75% F.A.R.	1,874 / 2,500 = 74.9% F.A.R. PROPOSED MAX F.A.R. ALLOWED = 75% F.A.R.

COVERAGE DATA

EXISTING BUILDING AREA

665 S.F. - EXISTING ORIGINAL HOUSE
255 S.F. - UNPERMITTED ADDITION TO BE DEMOLISHED
330 S.F. - EXISTING 1 CAR GARAGE
665 S.F. - ACTUAL HOUSE STRUCTURE

PROPOSED BUILDING AREA: LOT 7

1832 SF HOUSE
EXTERIOR CARPORT
1832 / 2500 SF LOT = 73.2% F.A.R.
ALLOWABLE F.A.R. = 0.75% F.A.R.

PROPOSED BUILDING AREA: LOT 8

1504 SF HOUSE
370 SF 2 CAR GARAGE
1874 / 2500 SF LOT = 74.9% F.A.R.
ALLOWABLE F.A.R. = 0.75% F.A.R.

AIRPORT EASEMENT NOTE:

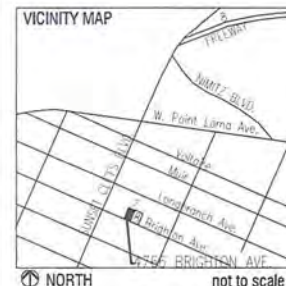
AN AVIGATION EASEMENT WILL BE GRANTED ACROSS THE PROPERTY TO THE AIRPORT OPERATOR. THIS EASEMENT HAS BEEN RECORDED WITH THE SAN DIEGO COUNTY RECORDERS' OFFICE: (REVIEW PENDING)

YARD SETBACKS - RM1-1 ZONE

FRONT YARD: REQUIRED: 15 FEET / 20 FT ALT. PROPOSED: 15'-1" / 20'-1" ALT.
REAR YARD: REQUIRED: 7' -6" FEET (ALLEY 15' WIDE) PROPOSED: 7'-6" REAR SETBACK
SIDE YARD SETBACK: REQUIRED: 3 FEET (FOR 25' WIDE LOTS) PROPOSED: 3' BOTH SIDES
KNOWN EASEMENTS - NONE

PARKING

PARKING CRITERIA: RESIDENTIAL - 2 SINGLE DWELLINGS
TOTAL NUMBER OF PARKING SPACES REQUIRED BY ZONE: 2 PER LOT = 4 TOTAL
TOTAL NUMBER OF SPACES PROVIDED ON-SITE: 2 PER LOT = 4 TOTAL



NORTH

not to scale

STORAGE

93 C.F. - OUTDOOR CLOSET STORAGE
118.6 C.F. - UNDER STAIR STORAGE
EXTERIOR ACCESS
30 C.F. - ROOF DECK STORAGE
241.6 S.F. - TOTAL STORAGE PER LOT
≥240 SF REQUIRED

PROPOSED CONSTRUCTION

INDICATES SURFACE DRAINAGE SLOPE -
2% GARDE PLF DRAIN TO STREET AND ALLEY
PAVING SLOPED 1% MIN.
SEE SHEET G1.1 FOR TOPOGRAPHY

LOT 7: REFER TO PLAN ON SHEET A1.2
LOT 8: REFER TO PLAN ON SHEET A1.1

HYDRANT X 3-HYDRANTS WITHIN 600' OF SE CORNER OF
SUNSHINE 70.815 IN 10' AND 10'0"0"0"
10' SE CORNER OF 550'0"0"0" + 1'0"0"0"0"
10' SE CORNER OF BRIGHTON + EBERS

BUSSTOP 800 NEAREST BUS STOP ON CABLE RD SW CORNER OF
CABLE AND BRIGHTON

W.H. 40 GAL. WATER HEATER

FURN. GAS FURNACE

UTILITY CONNECT

PHOTO X PHOTO SURVEY POINT = X = PHOTO NUMBER

NOTE: PROVIDE BUILDING ADDRESS NUMBERS VISIBLE
AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE
PROPERTY PER PHPS POLICY P-00-6, JFC 901.4.4.

NOTE: NEW ELECTRICAL METERS AND 200 AMP (MIN)
BREAKER BOXES TO COMPLY WITH ELECTRICAL AND 2007
CBC CODES. TO BE COORDINATED WITH SDGE.

NOTE: LIMIT OF WORK IS PROPERTY LINE

NOTE: NO ACCESS GATE SHALL SWING OPEN INTO THE BRIGHTON
AVE. RIGHT OF WAY.

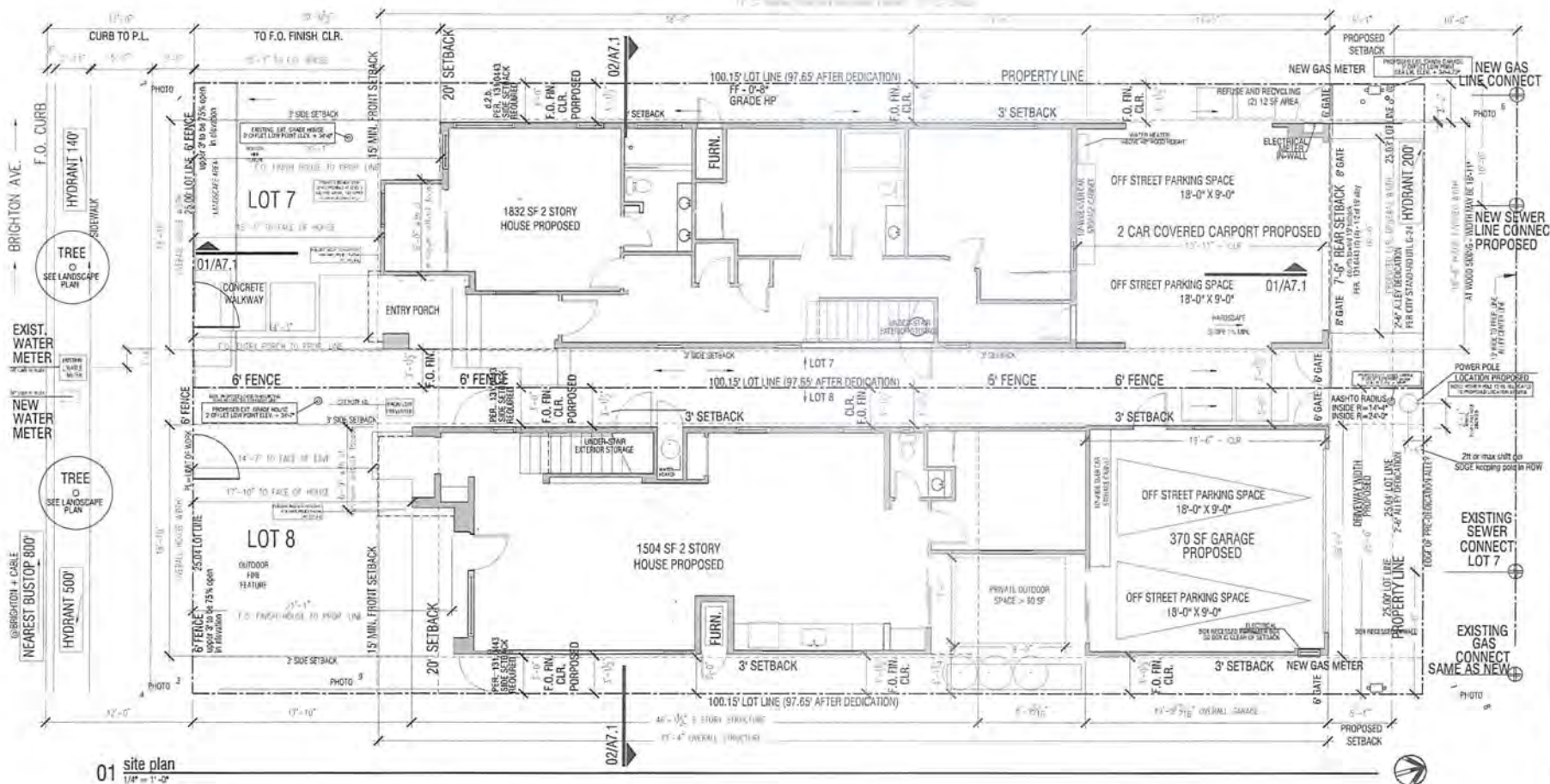
EXTERIOR STORAGE

STORAGE AREA 1 - 10'0"0"0" X 10'0"0"0" = 100.00 SF
STORAGE AREA 2 - 10'0"0"0" X 10'0"0"0" = 100.00 SF

STORAGE AREA 3 - 10'0"0"0" X 10'0"0"0" = 100.00 SF
STORAGE AREA 4 - 10'0"0"0" X 10'0"0"0" = 100.00 SF

STORAGE AREA 5 - 10'0"0"0" X 10'0"0"0" = 100.00 SF
STORAGE AREA 6 - 10'0"0"0" X 10'0"0"0" = 100.00 SF

STORAGE AREA 7 - 10'0"0"0" X 10'0"0"0" = 100.00 SF
STORAGE AREA 8 - 10'0"0"0" X 10'0"0"0" = 100.00 SF



PROJECT ADDRESS:

4766 BRIGHTON AVE.
SAN DIEGO, CA. 92107

OWNER:

Henry Jallas
3366 Karok Ave. 92117
contact: 619-623-2901
email: yjallas@hotmail.com

PROJECT INFO:

APN: 448-423-06-00 (lot 7)
+ 448-423-07-00 (lot 8)

LEGAL DESCRIPTION:

Lots 7 + 8 of block 3 of
Ocean Beach Park
per map no. 1167, 1909

SHEET CONTENT:

SITE PLAN

SHEET TITLE:

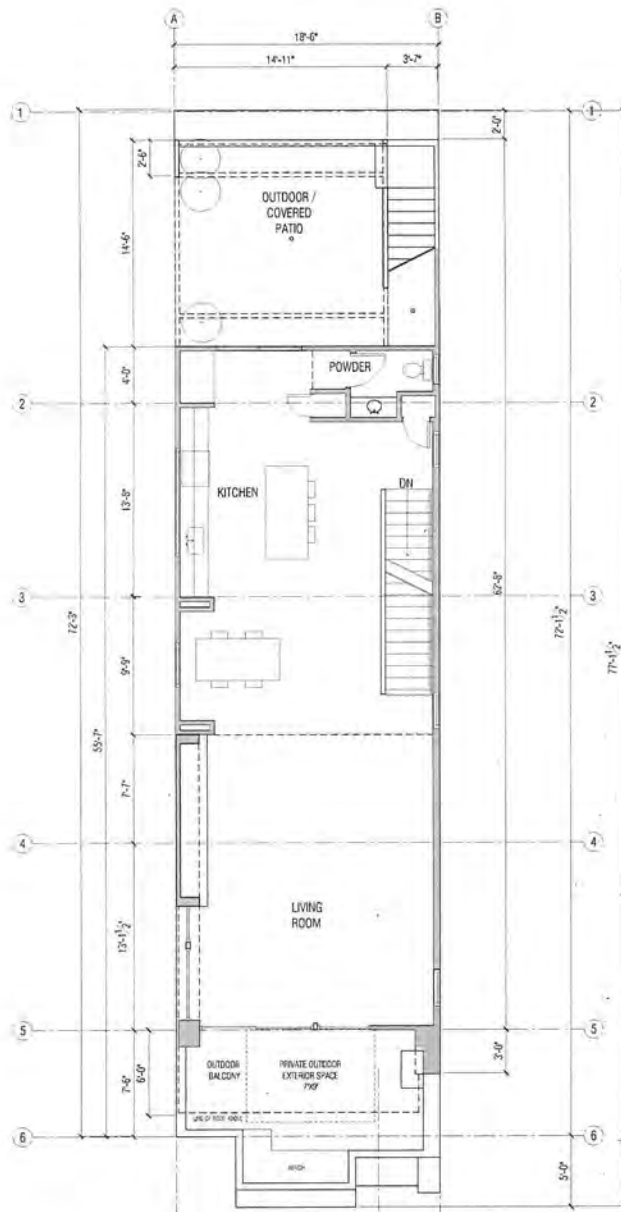
AS1.1

SHEET # 2 of 11

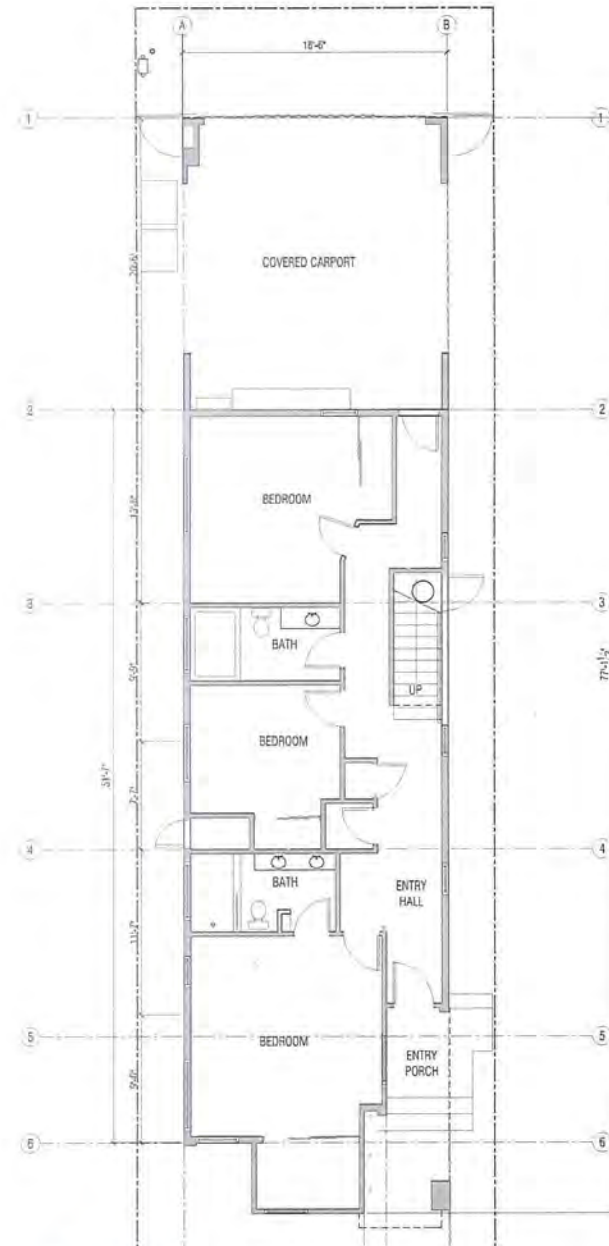
ORIGINAL DRAWING DATE: 10-4-2013

REVISION #1 DATE: 12-8-13

REVISION #2 DATE: 3-5-14



02 second floor plan - LOT 7
1/4"=1'-0"



01 first floor plan - LOT 7
1/4"=1'-0"



PROJECT ADDRESS:
4766 BRIGHTON AVE.
SAN DIEGO, CA. 92107

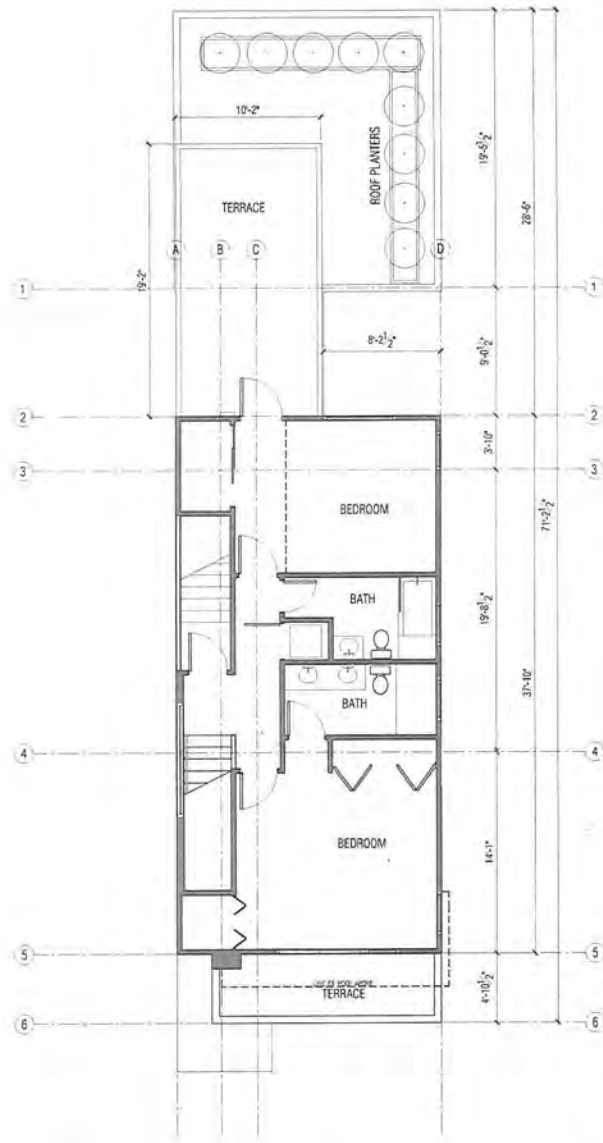
OWNER:
Henry Jallas
3366 Karok Ave. 92117
contact: 619-623-2901
email: yjallas@hotmail.com

PROJECT INFO:
APN: 448-423-06-00 (lot 7)
+ 448-423-07-00 (lot 8)
LEGAL DESCRIPTION:
Lots 7 + 8 of block 3 of
Ocean Beach Park
per map no. 1167, 1909

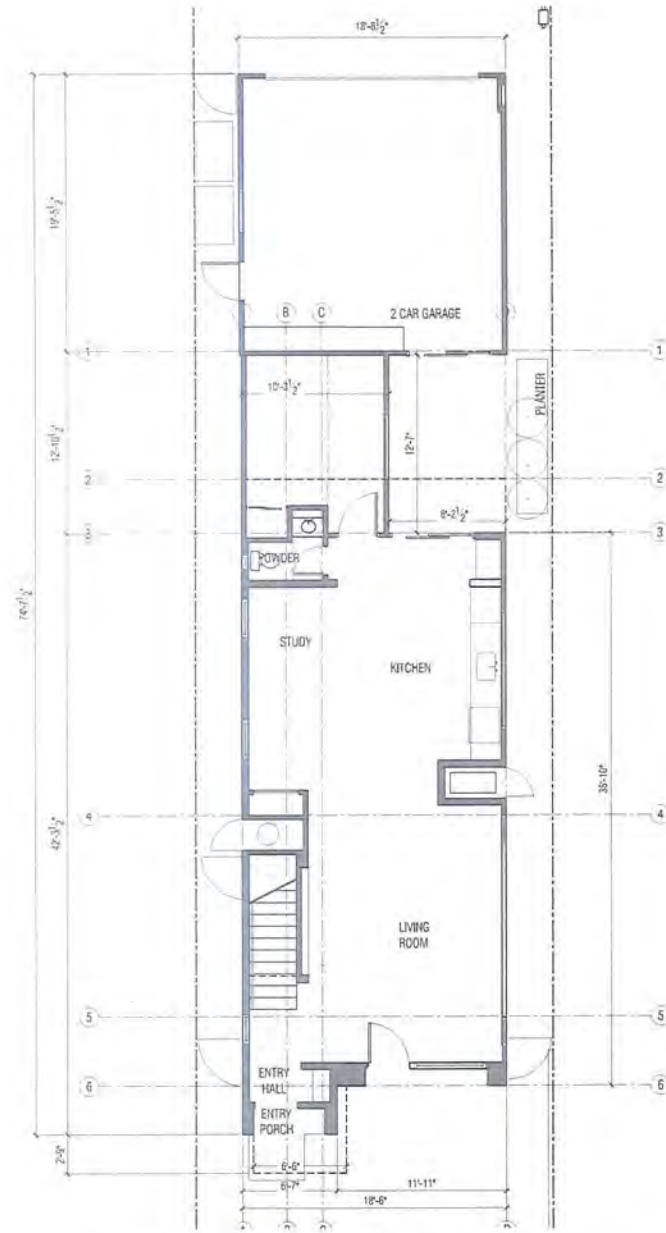
SHEET CONTENT:
FLOOR PLANS
LOT 7 PROPOSED

SHEET TITLE:
A1.1

SHEET # 3 of 11
ORIGINAL DRAWING DATE: 10-4-2013
REVISION #1 DATE: 12-6-13
REVISION #2 DATE: 3-5-14



01 second floor plan - LOT 8
1/4" = 1'-0"



01 first floor plan - LOT 8
1/4" = 1'-0"



PROJECT ADDRESS:
4766 BRIGHTON AVE.
SAN DIEGO, CA. 92107

OWNER:
Henry Jallas
3366 Karok Ave. 92117
contact: 619-623-2901
email: yjallas@hotmail.com

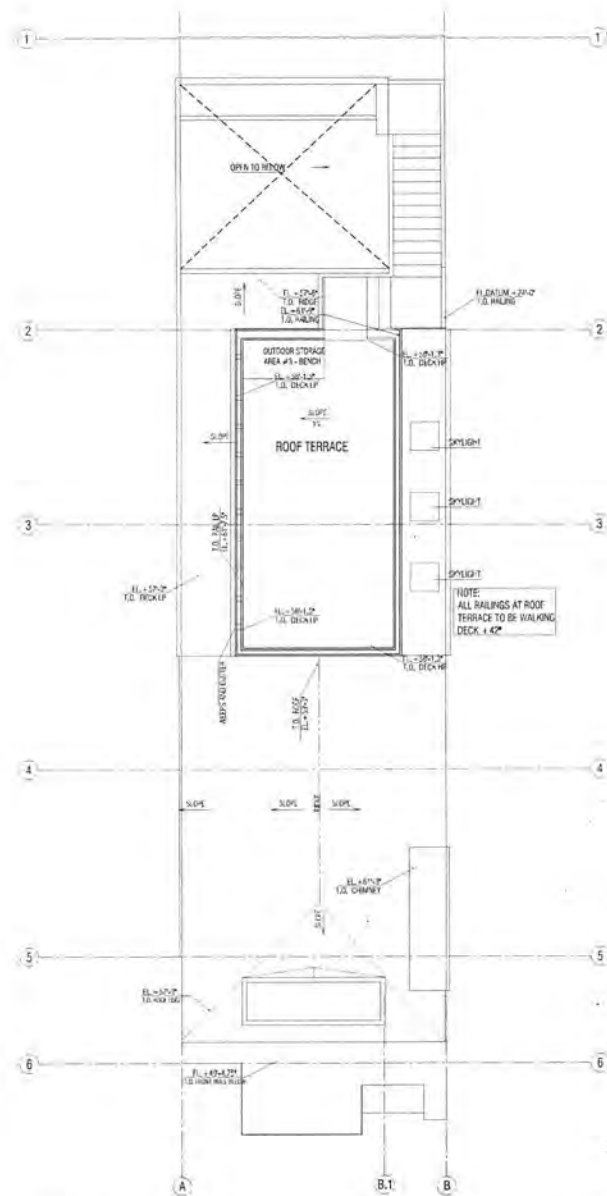
PROJECT INFO:
APN: 448-423-06-00 (lot 7)
+ 448-423-07-00 (lot 8)
LEGAL DESCRIPTION:
Lots 7 + 8 of block 3 of
Ocean Beach Park
per map no. 1167, 1909

SHEET CONTENT:
FLOOR PLANS
PROPOSED LOT 8

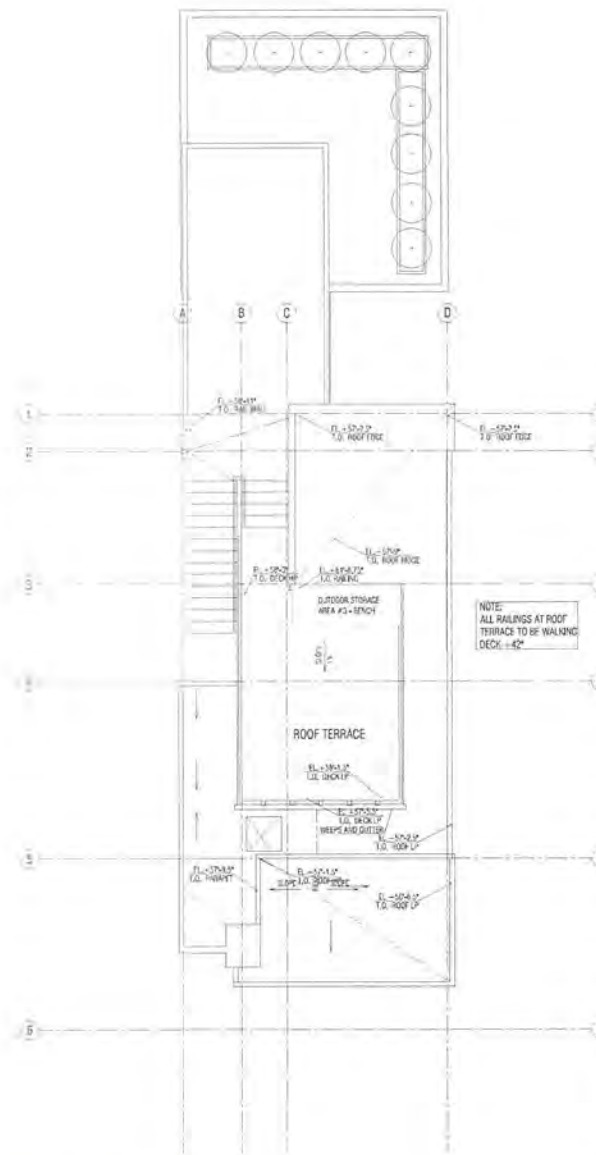
SHEET TITLE:

A1.2

SHEET # 4 of 11
ORIGINAL DRAWING DATE: 10-4-2013
REVISION #1 DATE: 12-6-13
REVISION #2 DATE: 3-5-14



02 roof plan - LOT 7
1/4"=1'-0"



01 roof plan - LOT 8
1/4"=1'-0"



PROJECT ADDRESS:
4766 BRIGHTON AVE.
SAN DIEGO, CA. 92107

OWNER:
Henry Jallas
3366 Karok Ave. 92117
contact: 619-623-2901
email: yjallas@hotmail.com

PROJECT INFO:
APN: 448-423-06-00 (lot 7)
+ 448-423-07-00 (lot 8)
LEGAL DESCRIPTION:
Lots 7 + 8 of block 3 of
Ocean Beach Park
per map no. 1167, 1909

SHEET CONTENT:

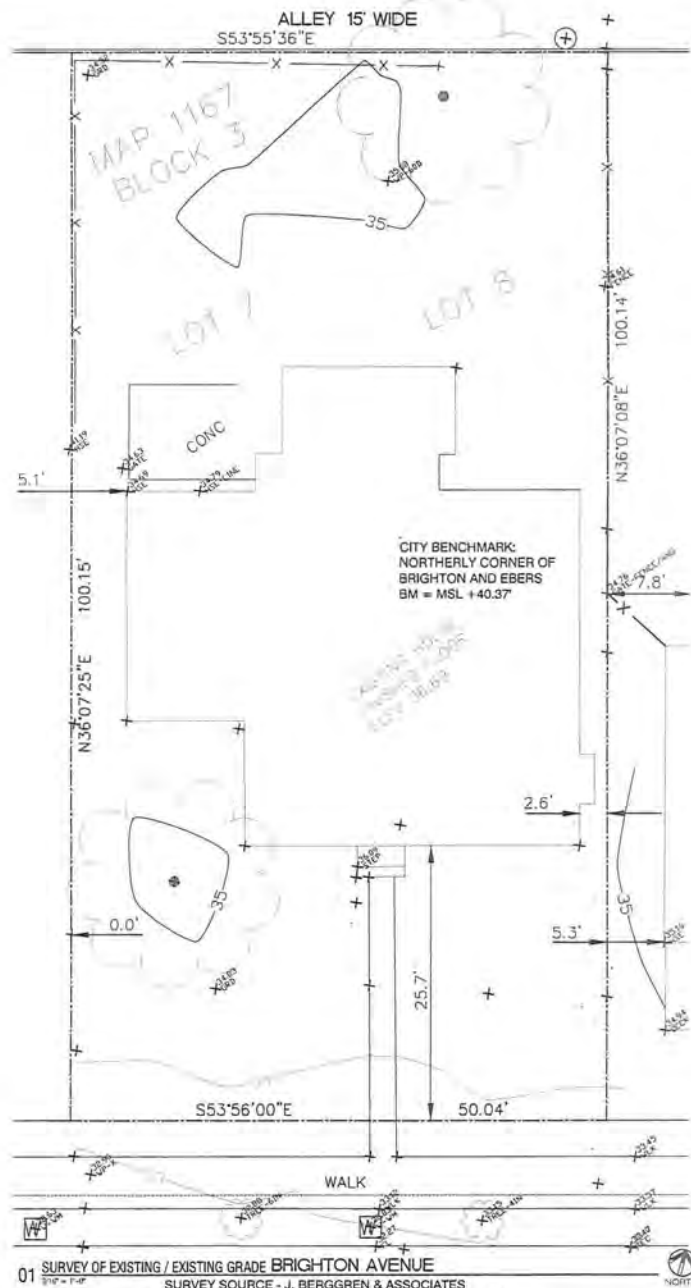
ROOF PLANS
LOTS 7 + 8

SHEET TITLE:

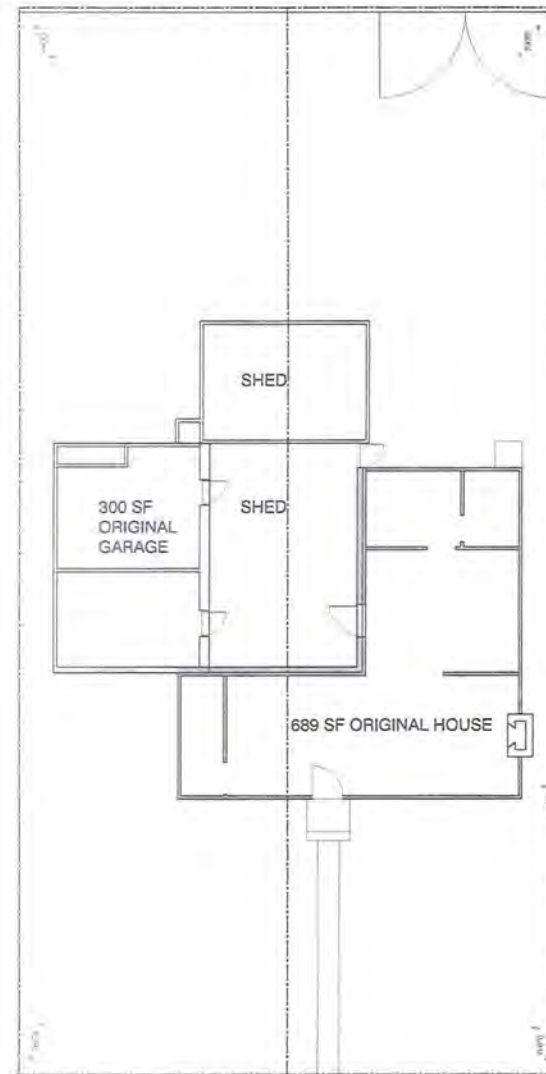
A1.3

SHEET # 5 of 11

ORIGINAL DRAWING DATE: 10-4-2013
REVISION #1 DATE: 12-8-13
REVISION #2 DATE: 3-5-14



01 SURVEY OF EXISTING / EXISTING GRADE BRIGHTON AVENUE
SURVEY SOURCE - J. BERGGREN & ASSOCIATES
6046 Cornerstone Ct W Ste 116, San Diego - (858) 824-0034



ALL WALLS - TO BE DEMOLISHED

02 EXISTING / DEMOLITION PLAN

PROJECT ADDRESS:
4766 BRIGHTON AVE.
SAN DIEGO, CA. 92107

OWNER:
Henry Jallios
3366 Karok Ave. 92117
contact: 619-623-2901
email: yjallios@hotmail.com

PROJECT INFO:
APN: 448-423-06-00 (lot 7)
+ 448-423-07-00 (lot 8)
LEGAL DESCRIPTION:
Lots 7 + 8 of block 3 of
Ocean Beach Park
per map no. 1167, 1909

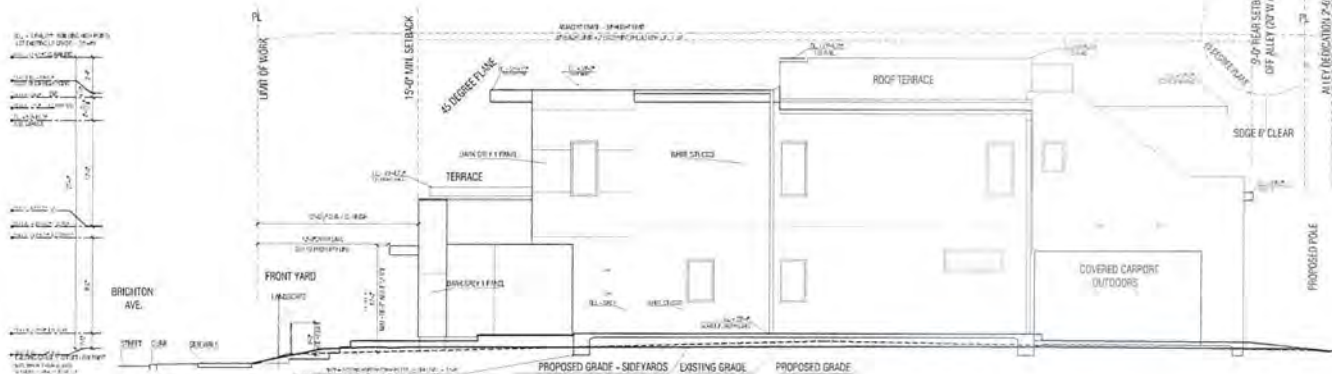
SHEET CONTENT:
EXISTING/DEMOLITION
PLAN +
SURVEY EXISTING

SHEET TITLE:

A1.4

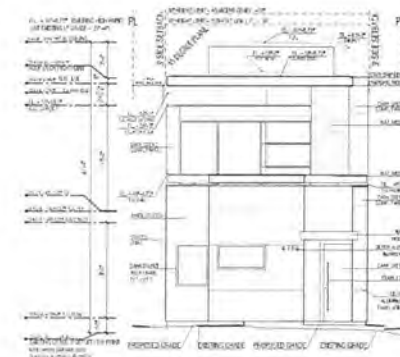
SHEET # 6 of 11

ORIGINAL DRAWING DATE: 10-4-2013
REVISION #1 DATE: 12-6-13
REVISION #2 DATE: 3-6-14

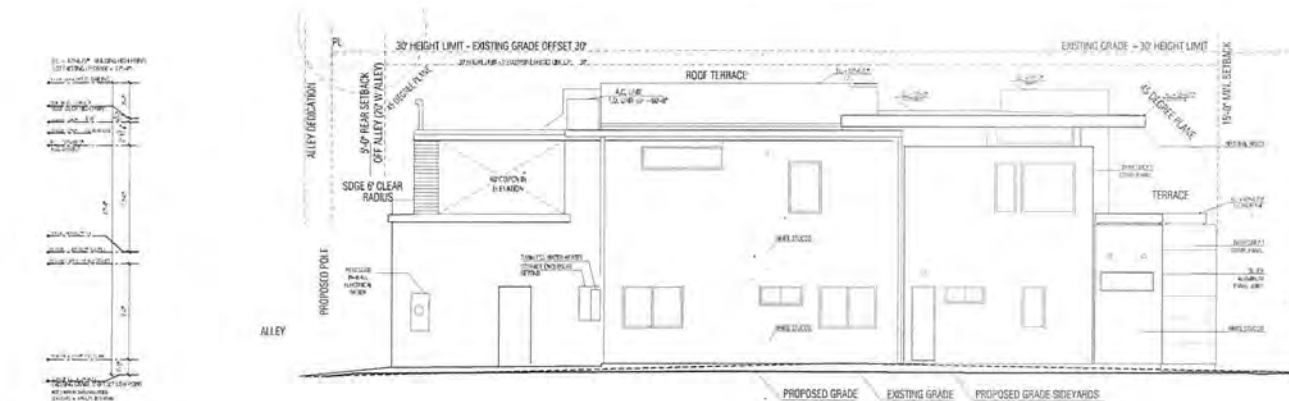


02 east elevation
3/16" = 1'-0"

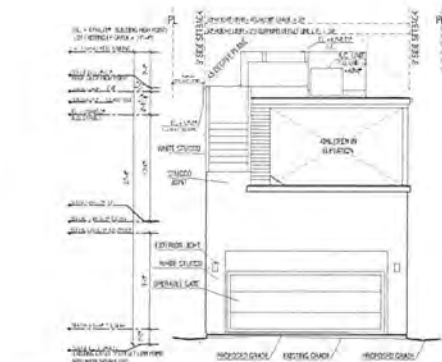
COLOR / MATERIAL KEY	
TAN STUCCO	- stucco color 1 - tan for treated over existing stucco
WHITE STUCCO	- stucco color 2 - gypsum or rope with smooth sandpaper finish
DARK GREY 1	- Hardie rubber panel - similar material to composite stone rubber tile. Cut to custom size rectangular panels. Painted smooth finish. (See low slope exterior grade plan)
DARK GREY 2	- same darker grey exterior high slope panel for exterior metal railings. And other metal details
SILVER ALUMINUM M	- Silver anodized aluminum for joints between Hardie rubber panels and doors and doors and window frames on lot 8.
DARK BRUNZE	- Dark bronze anodized aluminum (ALUMINUM BRUNZE) (See low slope exterior grade plan)
NATURAL WOOD	- Natural Hardwood material, slightly under hard Cedar. Painted, all Tropical Hardwood
STONE TILE 2	- LIGHT GREY 7.5" x 15" x 1" STONE TILE BY GUTENBERG SAUNTERS



01 south elevation
3/16" = 1'-0"



04 west elevation
3/16" = 1'-0"



03 north elevation
3/16" = 1'-0"

PROJECT ADDRESS:
4766 BRIGHTON AVE.
SAN DIEGO, CA. 92107

OWNER:
Henry Jallas
3366 Karok Ave. 92117
contact: 619-623-2901
email: yjallas@hotmail.com

PROJECT INFO:
APN: 448-423-06-00 (lot 7)
+ 448-423-07-00 (lot 8)
LEGAL DESCRIPTION:
Lots 7 + 8 of block 3 of
Ocean Beach Park
per map no. 1167, 1909

SHEET CONTENT:

ELEVATIONS
LOT 7

SHEET TITLE:

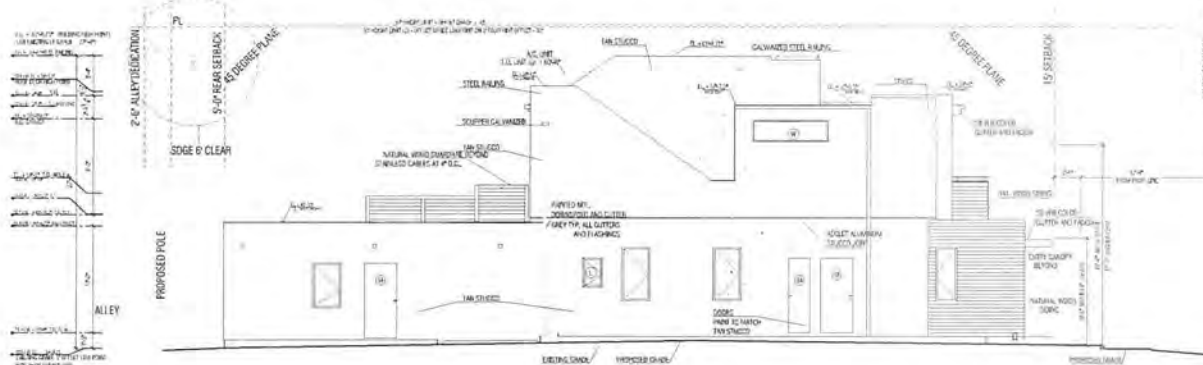
A3.1

SHEET # 7 of 11
ORIGINAL DRAWING DATE: 10-4-2013
REVISION #1 DATE: 12-8-13
REVISION #2 DATE: 3-5-14



02 east elevation
3/16"=1'-0"

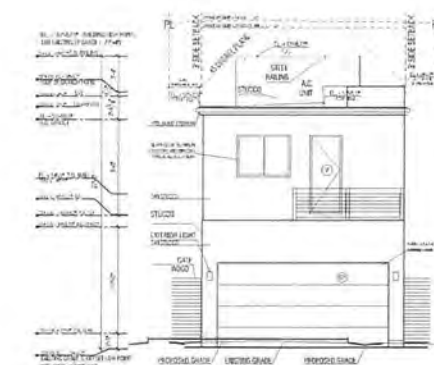
COLOR / MATERIAL KEY	
TAN STUCCO	- base color 1 = tan fog coated even texture stucco
WHITE STUCCO	- base color 2 = grey-tan or beige with smooth finish/brushed mixed finish
DARK GREY 1	- Harder siding panel - similar material as composite board siding, but cut to custom size rectangular panels. Painted smooth finish. Not like show 1 corner grade paint
DARK GREY 2	- same darker grey exterior high sheen paint for exterior metal railings and other metal details
SILVER ALUMINUM	- Clear anodized aluminum for glass hardware (handles, pins) and doors (not doors and windows - frames on lot 8)
DARK BRONZE	- Dark bronze anodized aluminum - SLIMEST BLACKS - Door and window frames (not F)
NATURAL WOOD	- Natural wood exterior panels - slightly darker than lot 8 (not distressed or tropical wood)
STONE TILE 1	- LIGHT GREY 1 TAPE COLOR RECTANGLE AT OUTDOOR SHOWERS



04 west elevation
3/16"=1'-0"



01 south elevation
3/16"=1'-0"



03 north elevation
3/16"=1'-0"

PROJECT ADDRESS:
4766 BRIGHTON AVE.
SAN DIEGO, CA. 92107

OWNER:
Henry Jallios
3366 Karok Ave. 92117
contact: 619-623-2901
email: yjallios@hotmail.com

PROJECT INFO:
APN: 448-423-06-00 (lot 7)
+ 448-423-07-00 (lot 8)
LEGAL DESCRIPTION:
Lots 7 + 8 of block 3 of
Ocean Beach Park
per map no. 1167, 1909

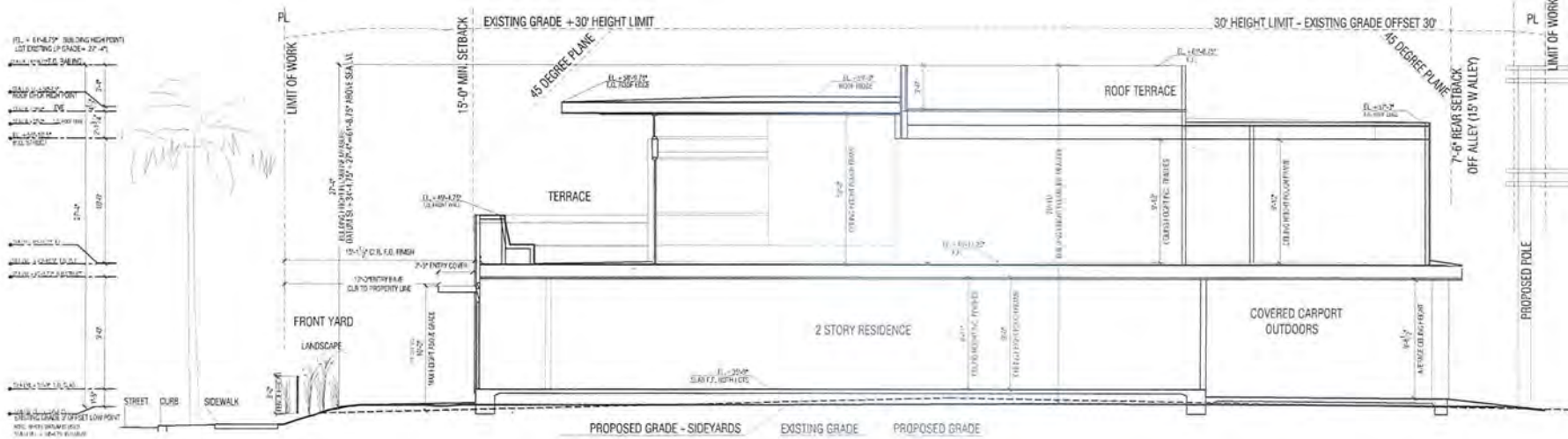
SHEET CONTENT:
ELEVATIONS
LOT 8

SHEET TITLE:

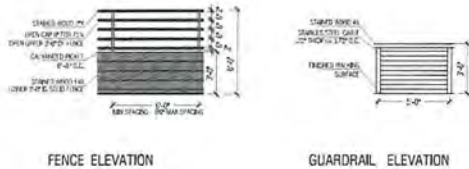
A3.2

SHEET # 8 of 11

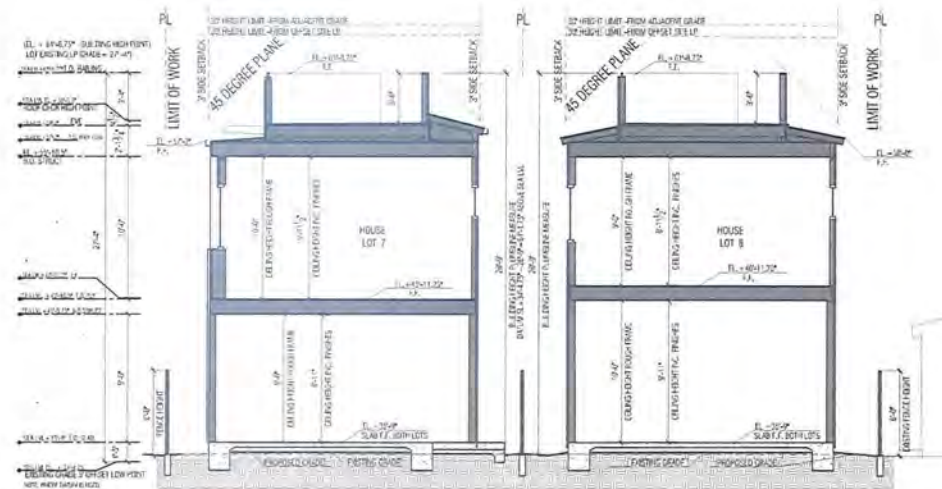
ORIGINAL DRAWING DATE: 10-4-2013
REVISION #1 DATE: 12-9-13
REVISION #2 DATE: 3-5-14



01 site section - north-south
1/4"=1'-0"



03 fence / handrail elevations
3/16"=1'-0"



02 site section - east-west
1/4"=1'-0"

PROJECT ADDRESS:
4766 BRIGHTON AVE.
SAN DIEGO, CA. 92107

OWNER:
Henry Jallas
3366 Karok Ave. 92117
contact: 619-623-2901
email: yjallas@hotmail.com

PROJECT INFO:
APN: 448-423-06-00 (lot 7)
+ 448-423-07-00 (lot 8)
LEGAL DESCRIPTION:
Lots 7 + 8 of block 3 of
Ocean Beach Park
per map no. 1167, 1909

SHEET CONTENT:

SITE SECTIONS
TYPICAL

SHEET TITLE:

A7.1

SHEET # 9 of 11
ORIGINAL DRAWING DATE: 10-4-2013
REVISION #1 DATE: 12-6-13
REVISION #2 DATE: 3-5-14

PROJECT ADDRESS:
4766 BRIGHTON AVE.
 SAN DIEGO, CA. 92107

OWNER:
 Henry Jallas
 3366 Karok Ave. 92117
 contact: 619-623-2901
 email: yjallas@hotmail.com

PROJECT INFO:
 APN: 448-423-06-00 (lot 7)
 + 448-423-07-00 (lot 8)
 LEGAL DESCRIPTION:
 Lots 7 + 8 of block 3 of
 Ocean Beach Park
 per map no. 1167, 1909

SHEET CONTENT:
 GRADING PLAN

SHEET TITLE:
G1.1

SHEET # **10** of **11**
 ORIGINAL DRAWING DATE: 10-4-2013
 REVISION #1 DATE: 12-6-13
 REVISION #2 DATE: 3-5-14



NOTE: PRIOR TO ISSUANCE OF PERMIT, OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER

NOTE: PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14 ARTICLE 2, DIV 1 GRADING REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS

NOTE: PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/ PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

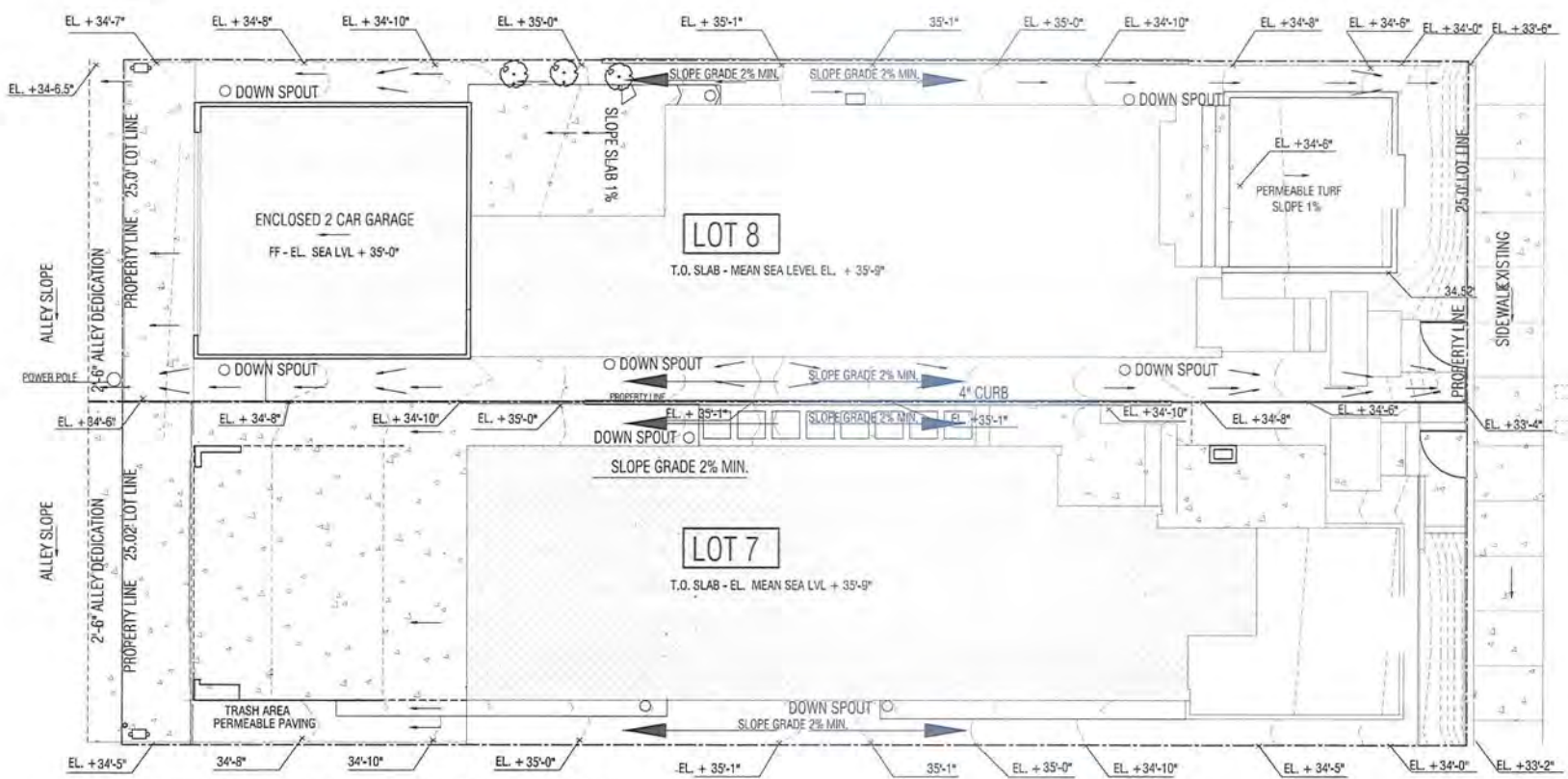
TOTAL DISTURBED AREA = 5,000 SQ. YARDS

GRADING QUANTITIES

GRADED AREA - 1,000 SF : 0.1117 acres	MAX CUT DEPTH = 3.0' (including overruns, 0" for new building footings)
CUT QUANTITIES - 19.1 CYD	MAX CUT SLOPE RATIO (2:1 max) = 1:12 (8% SLOPE)
FILL QUANTITIES - 89.2 CYD	MAX FILL DEPTH = 8' - 10'
EXPORT / IMPORT - 1.9 CYD EXPORT	MAX FILL SLOPE RATIO (2:1 max) = 1:12 (8% SLOPE)

THIS PROJECT PROPOSES TO EXPORT 1.9 CYCLES WARD OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIALS SHALL BE RECYCLED AT A LOCAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW A PROCEEDING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

NOTE: FUTURE EXCAVATION QUANTITIES INCLUDED IN CUT AND USED FOR FILL SOIL.

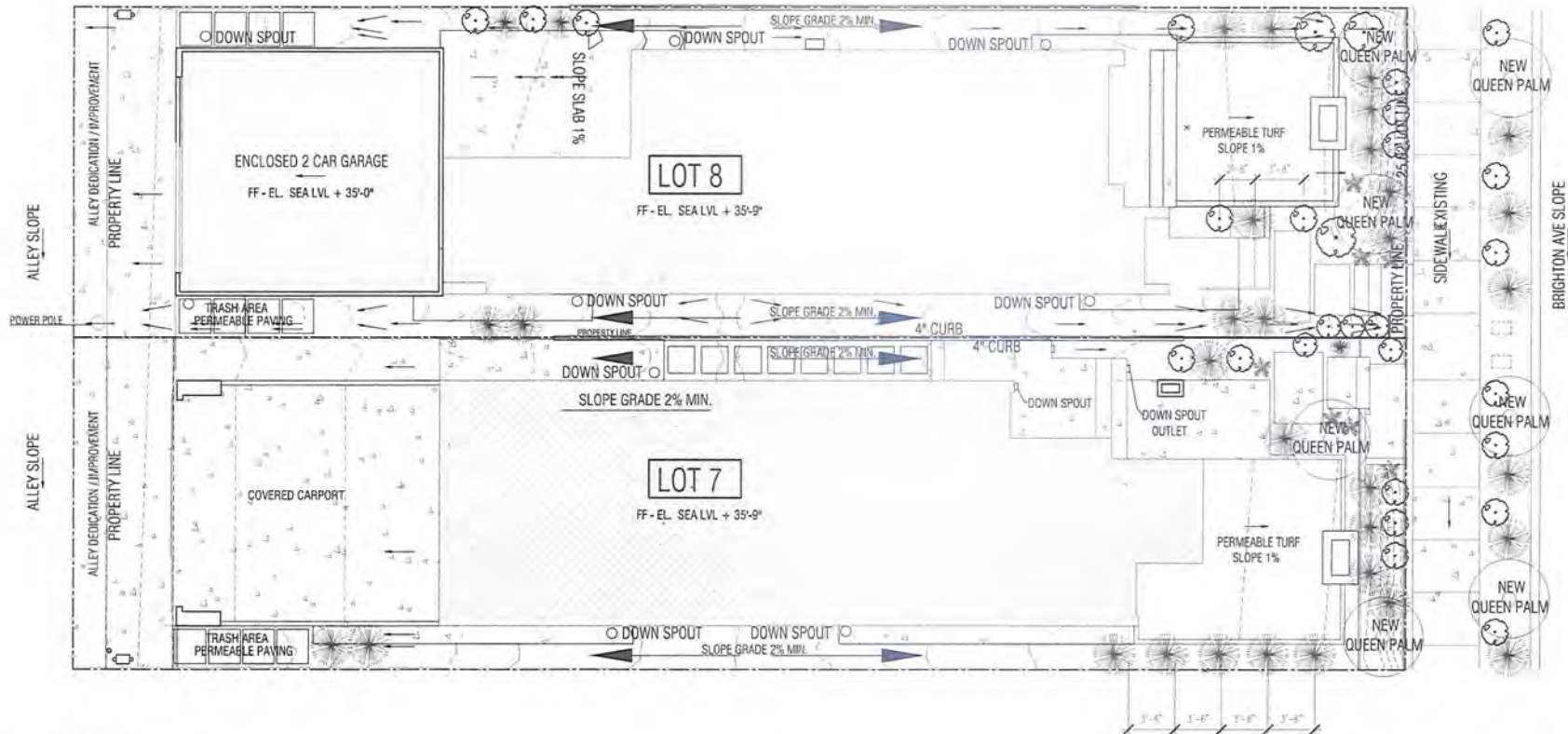


NOTE: ALL ELEVATIONS RELATIVE TO MEAN SEA LEVEL. SEE SURVEY ON SHEET A1.4 FOR BENCHMARK

NOTE: SIMILAR TO PROJECT PERMITTE AT 4775 BRIGHTON AVE. REQUEST PAD CERTIFICATION BY PROFESSIONAL SURVEYOR IN LIEU OF GRADING PERMIT DUE TO VERY MINOR SURFACE GRADING AND NATURE OF PROJECT..

01 grading plan - existing (proposed, see site plan)
 1/4" = 1' - 0"

DRAWING KEY	ON CENTER SPACING	LANDSCAPE LEGEND				DESIGN STATEMENT:	IRRIGATION NOTES:	CALCULATIONS	CALCULATIONS
KEY NUMBER	PLANT NAME	PLANT LATIN SPECIES NAME	FORM AND FUNCTION	PLANTING SIZE	MATURE SIZE	THE INTENT OF THE LANDSCAPE DESIGN IS TO PROVIDE A GRADUATED VARIETY OF PLANT HEIGHTS WITH A VARIETY OF SHADES OF GREEN AND A FEW SHADES OF BLUE TO PURPLE. FLOWERING PLANTS. ALL PLANTS TO BE DROUGHT TOLERANT AND PLACED ALONG A LOW WATER USE DRIP IRRIGATION LINE WITH AUTOMATED TIMER CONTROL. THE GOAL BEING TO WATER ON IN THE DRY MONTHS AT 1 TIME PER WEEK FOR 20 MIN OF DRIP. TREES WILL PROVIDE SHADE AND A CLASSIC CALIFORNIA LOOK WITH A PALM CANOPY ABOVE.	A RAINING TIER WILL CONTROL THE WEEKLY WATERING OF ALL PLANTS ON THE PROPERTY. - WATER USE WILL BE VERY MINIMAL AND ONLY DURING THE DRY MONTHS OF THE YEAR APRIL - NOV. BECAUSE DRIP WATER USE WILL BE SO MINIMAL A VALVE AND BRANCH OF THE HOUSE WATER SUPPLY WILL BE SUFFICIENT. - 2 ZONES WILL BE ESTABLISHED WITH AUTOMATED VALVES TO THE TIMER. THEY WILL NEVER RUN AT THE SAME TIME. THIS WILL FURTHER REDUCE THE LOAD ON THE WATER SUPPLY. - EACH ZONE TO BE 2" FLEX TUBING ON THE SURFACE WITH 2" MICROTUBING TO DRIP PLUGS ENDS. - DRIP ENDS TO BE ANCHORED TO THE GROUND WITH SMALL STAKES. - ONE WATER FOR 20MIN OF DRIP PER WEEK WILL BE ESTABLISHED ONCE PLANTS ARE IN PLACE FOR 2 MONTHS. DURING THE FIRST 2 MONTHS 2 WATERINGS PER WEEK WILL BE RECOMMENDED. - FOR ALL TUBING, STAKES, DRIP ENDS AND MICROTUBING "DIG IRRIGATION" PRODUCTS ARE RECOMMENDED.	LOT SIZE LOT 8 = 2,500 SF IMPERVIOUS HARDSCAPE AND BUILDING FOOTPRINT = 234+804 = 1,038 2,500 SF - 1038 = 1462 SF LANDSCAPE = 56% OF LOT IS LANDSCAPED INCLUDING 100% OF REQUIRED FRONT YARD LANDSCAPE INCLUDES WALKWAYS AND PATIOS WITH BREAKS IN PAVING FOR PERMEABILITY - NOTE: IF HARD PAVED AREAS AT REAR OF HOUSE ARE NOT CONSIDERED LANDSCAPE - ADD 433 SF HARDSCAPE THEN 2500 - (1038 + 433) = 1451 SF HARD LANDSCAPE = 45% OF LOT	LOT SIZE LOT 7 = 2,500 SF IMPERVIOUS HARDSCAPE AND BUILDING FOOTPRINT = 1,734 INCLUDING COVERED CARPORT AND DRIVE. 2,500 SF - 1734 = 766 SF LANDSCAPE = 30% LOT = 30% OF LOT 7 IS LANDSCAPED INCLUDING 100% OF REQUIRED FRONT YARD LANDSCAPE INCLUDES WALKWAYS AND PATIOS WITH BREAKS IN PAVING FOR PERMEABILITY
1	FLAX new zealand FLAX VERIGATED	<i>Promelia tosa</i> <i>Goodia tomentosa</i>	MEDIUM SIZE PLUS - ROUNDED SHRUB TO STEP IN SCALE FROM SMALL TO LARGE PLANT AND VISUALLY BLEND	25" 5pl 75" 1pl	4'-0" x 12'-0" 4'-0" x 12'-0"				
2	ROSEMARY PURPLE SAGE	<i>Rosmarinus officinalis</i> <i>Salvia Dorei</i>	MEDIUM SIZE - ROUNDED SHRUB TO STEP IN SCALE FROM SMALL TO LARGE PLANT AND VISUALLY BLEND AND PROVIDE A SMALL AMOUNT OF COLOR	25" 5pl 75" 1pl	3'-0" x 3'-0" 3'-0" x 3'-0"				
3	RUSSIAN OLIVE BUSH LITTLE OLIVE	<i>Elaeagnus angustifolia</i> <i>Olea europaea</i> 'Mortini'	SMALL SIZE - ROUNDED SHRUB TO STEP IN SCALE FROM GROUND TO MEDIUM PLANT AND VISUALLY BLEND AND PROVIDE	25" 5pl 75" 1pl	3'-0" x 3'-0" 3'-0" x 3'-0"				
4	BLUE CHALK FINGER Aloe	<i>Succisa fistula</i> <i>Aloe Vera</i>	SMALL SIZE - SUCCULENT TO PROVIDE A SMALL BRIGHTLY COLORED DETAIL PLANT THROUGHOUT THE LANDSCAPE AT VERY LITTLE WATER USE	100" 1pl	2'-0" x 11'-0" 2'-0" x 11'-0"				
5	LAVENDER BUSH PURPLE SAGE	<i>Lavandula</i> <i>Salvia Dorei</i>							
6	QUEEN PALM KING PALM	<i>Syagrus romanzoffiana</i> <i>Archontophoenix alexandrina</i>	LARGE SIZE - SHADE TREE	100" 15pl	15'-0" x 20'-0" 10'-0" AT CANOPY				



01 Landscape Plan
1/4" = 1'-0"

PROJECT ADDRESS:
4766 BRIGHTON AVE.
SAN DIEGO, CA. 92107

OWNER:
Henry Jallios
3366 Karok Ave. 92117
contact: 619-623-2901
email: yjallios@hotmail.com

PROJECT INFO:
APN: 448-423-06-00 (lot 7)
+ 448-423-07-00 (lot 8)
LEGAL DESCRIPTION:
Lots 7 + 8 of block 3 of
Ocean Beach Park
per map no. 1167, 1909

SHEET CONTENT:
LANDSCAPE
PLAN

SHEET TITLE:
L1.1

SHEET # 11 of 11
ORIGINAL DRAWING DATE: 10-4-2013
REVISION #1 DATE: 12-9-13
REVISION #2 DATE: 3-5-14



Development Services Department Project Management Section



Development Services Department Project Management Section



Development Services Department Project Management Section



Development Services Department Project Management Section



Development Services Department Project Management Section



Development Services Department Project Management Section



Minutes of the Ocean Beach Planning Board General Meeting 3/05/14

6:06: Meeting called to order. Present: Tom Gawronski, Barbara Shmidt, Scott Therkalsen, Pete Ruscitti, Bill Bushe, Raeanon Hartigan, John Ambert, Kevin Becker, Andrew Waltz, Gio Ingolia and Drew Wilson joined late.

Agenda Approval: Modification Chet Barfield has replace John Lye. **Pete moves to approve, Barbara seconds 9-0-0**

Minutes: Rae moves to approve the minutes from 2/5/14, Pete seconds. **Vote 7-0-2**

Relevant Representative Reports: John Lye has moved on to Mayor's office. Chet Barfield is currently the replacement, he explained the district 2 appointment process. New restrictions on food trucks – none will be allowed in the coastal overlay zone, including most of Ocean Beach. Marijuana ordinance will be revisited on 4/20. Yep, 4/20.

Non-agenda public comment: **Barbara** - spoke on behalf of Gretchen Newsom's candidacy to fill the vacant District 2 seat.

Nicole – ask to be on next agenda to ask for grant support; also spoke about the bike share sites.

Joseph "Moondoggy the crossing guard" – concerned about the painting of the yellow lines on the corners surrounding the school. Wants them repainted and completed/extended and the drop off zones extended. Chet will assist in the matter.

Fred Simon – running for 52nd district. Former doctor and health care consultant. Recognized that this was the best district in the United States of America!

Sidewalk Man – concerned about sidewalks on Voltaire between Abbot and Bacon. Chet promised assistance in this matter as well.

Action Item #1: 4766 Brighton Lots 7 & 8 CDP - Project #338809

Applicant presented the old design and then the new design that addressed some of the concerns from the project review committee meeting (*For some specifics see addendum at end*). Specifically for the east house the first story has been further setback about 2 feet and the top story has been further setback about 5 feet. Rae inquired about the new "green-roof" and applicant stated the planters would be practically immovable. Applicant stated that the homes are well below the height limit and below the allowed FAR, it's what I'm allowed to build. **Public Comment:** **Man 1** - is 3000 sq feet required to build a new home? **Tom**-no this is all legal.

Man 2 – really likes the design and tried to buy the other 2 that were built directly behind.

Seth – the homes are compliant but possibly noncompliant with the precise plan in terms of bulk and scale. Thinks he has worked to improve the design and thinks it's a good project.

Woman who lives next door reading letters from other neighbors: **neighbor one letter** – owner of adjacent property objects because it is not in compliance with the precise plan. **Neighbor letter two** – the owner is maximizing profits at neighborhood expense, it is not in line with the

neighborhood. Not against new projects just wants ones compatible with neighborhood.

Woman reader – showed pictures of current view and described what the new project will do.

Kirsty – liked the uniqueness of Ocean Beach landscape. Supports the new homes. Reads letters for others present: **Letter one** – new homes will improve look of block and increase home values and tax revenue.

Man 1 second question: why not combine the lots and build a home out back keeping in character with the street all the other remodels on the street?

BOARD COMMENTS:

Kevin: what he is doing is legal, limited real estate means people want nicer houses and I like the project.

Scott – Appreciates applicant's efforts, recounts his concerns from the project review committee meeting and reads some recommendations from the community precise plan that are contrary to this project. States this is not in line with the goals of the precise plan and therefore he will not vote to approve it.

Gio – conflicted because it is big and bulky but you have made attempts to work with the community. My vote in favor would be a weak yes vote

Pete – the applicant has meet the code and according to the current 1975 precise plan the main concepts asked for is that it is in line with the small scale of the community; specifically asking for non "excessive" structures. Happy that the applicant has made some adjustments. This basically comes down to a judgment call about the language in the precise plan. Since the applicant has addressed our specific issues I would give my support, but it would not be overwhelming.

Rae – It's always difficult, considering the current draft plan, it says bulk and scale should be minimized with setbacks and the applicant has tried to address these things in accordance with the community plan. The fence is a concern, it is not community friendly. I will approve it since changes have been made respecting the board's comments.

Drew – Applicant has listened to the community. Just because we don't like the style is not justification to vote against this. The fence also seems futile with the rooftop terraces. If you want to fit into OB then open it up more.

Andrew – agrees with last comments. Also, suggests that you continue to take community input.

John – likes the styles, thinks it meets the bulk and scale criteria. On the side of property owners rights to build as they please. This project is code compliant and a value to the community.

Bill – agrees with John that the applicant has property rights and should be allowed to develop it as he pleases. We've got to move forward eventually

Tom – the changes made don't go nearly far enough. The bulk and scale are far beyond what is called for in the Precise Plan.

Pete moves to approve the project with the changes as presented here tonight. Gio seconds 7-4-0.

Action Item 2 – Council Policy 600-24

Pete reports that he's seen no substantial changes and this is not the time to work on the meeting attendance changes that are a concern to the OBPB. Tom asks the board to trust the