



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 23, 2015 **REPORT NO.** PC-15-097

ATTENTION: Planning Commission, Agenda of July 30, 2015

SUBJECT: APPEAL OF THE HEARING OFFICER'S DECISION TO REVOKE BUILDING PERMIT NO. 1329469 AND ELECTRICAL PERMIT NO. 1329470 (PROJECT NO. 380483) FOR 151 WEST KALMIA STREET -- PROJECT NO. 380483 (PROCESS 3 APPEAL).

OWNER: Pujji Development LLC

SUMMARY

Issue: Should the Planning Commission revoke permits issued for the remodel of six dwelling units located at 151 West Kalmia Street?

Staff Recommendation: Deny the Appeal and Uphold the Hearing Officer's decision to Revoke Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483).

Community Planning Group Recommendation: Recommendations are not obtained from Community Planning Groups for Building Permit and Electrical Permit revocations.

Environmental Review: This activity, the revocation of Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483) is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) in that it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Fiscal Impact Statement: Required Development Impact Fees, Regional Transportation Congestion Improvement Program Fees, Water Capacity Charges, Sewer Capacity Charges, Inclusionary Housing Fees, and other fees have not been paid for the unpermitted dwelling units.

Code Enforcement Statement: The City Attorney's Office has an open code enforcement case for this property. Code Enforcement action is still pending, and is under a separate process from this revocation hearing.

Housing Impact Statement: The unpermitted dwelling units that exist on the property cause the density on the property to exceed the number of dwelling units allowed by the



Uptown Community Plan and the Mid-City Communities Planned District MR-1000 Zone.

BACKGROUND

Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483) were issued by the Development Services Department on September 23, 2014. The site is located at 151 West Kalmia Street in the MCCPD-MR-1000 Zone, Airport Approach Overlay Zone, Airport Influence Area for San Diego International Airport, San Diego International Airport Safety Zone 3NE, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone.

Based on City of San Diego records and inspections the structure was converted from a two story duplex to six dwelling units without receiving prior City review, approval, and obtaining appropriate permits. Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483) were issued for the remodel six dwelling units, including laundry closet, electrical panel, and bathroom upgrades. Approval and issuance of Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483) were based on false information provided to the City, causing the permits to be issued in error, and the use permitted by the permits violates the San Diego Municipal Code (SDMC).

In accordance with SDMC § 121.0314 and at the request of the Building Official this matter was noticed for a Process 3 Hearing Officer Revocation Hearing appealable to the Planning Commission. On May 27, 2015 the Hearing Officer revoked Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483).

DISCUSSION

The site was originally developed as a two-story duplex structure with the address of 2365 Front Street per the County Assessor's Residential Building Record. There are no permits that allowed for the construction and creation of any additional dwelling units on the site.

Plans were submitted to the City of San Diego for a Building Permit and an Electrical Permit on September 17, 2014. These plans depict six existing dwelling units and proposed interior remodeling for those six units dispersed over four existing levels (three stories and a basement). City staff reviewed and approved the plans based on the false representation that all of the units in the building had been constructed under proper permits. The structure should contain only two dwelling units located on two floors, with an attic and basement.

The City of San Diego, Land Development Manual, Project Submittal Requirements for Construction Permits – Structure (Volume 1, Chapter 1, Section 2) establishes the documents/plans that are required based upon the approval being applied for (Attachment 8). Plans submitted for review by the City of San Diego must be accurate and complete. General Requirements require existing and proposed information to be accurately depicted. The City of San Diego, Development Services staff approved the plans (Building Permit No. 1329469 and Electrical Permit No. 1329470 for Project No. 380483) relying on inaccurate facts presented by

the applicant. The plans submitted by the applicant did not accurately represent existing site conditions, and proposed structures. Had the City of San Diego Development Services Department staff known that the six dwelling units included in the scope of work and depicted on the project plans were not properly permitted, then the City of San Diego Development Services Department staff would not have approved and issued Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483).

Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483) were issued on September 23, 2014. Construction inspections began on October, 22, 2014. Inconsistencies between approved plans and existing conditions, and work done without permits were identified during the review of a reported code violation. The property owner was notified of the open violation case, and subsequently a Notice of Violation was mailed to the property owner on February 17, 2015 identifying the violations of the San Diego Municipal Code (SDMC) (Attachment 2). The Notice of Violation also outlined the corrective steps that would be required in order to bring the site into compliance. Code Enforcement action through the City Attorney is still pending, and is under a separate process from this revocation hearing.

In accordance with SDMC § 121.0314 if it is determined that there has been a violation of the terms, conditions, lawful requirements, or provisions of any development permit, construction permit, or approval issued by the City, the City may issue a Notice of Intent to Revoke the permit or approval to the permit holder. The Notice of Intent to Revoke informs the permit holder of the violations and provides a reasonable time for compliance with the applicable conditions or regulations. If the permit holder fails to correct the violations outlined in the Notice of Intent to Revoke within the specified period of time, a hearing to revoke or modify the permit may be scheduled in accordance with Process 3. The Hearing Officer decision is then appealable to the Planning Commission.

The Notice of Intent to Revoke the permits was mailed on February 18, 2015 (Attachment 3). The notice included corrective steps that were required of the property owner in order to bring the site into compliance by March 6, 2015. The Property owner has not addressed the identified issues within a reasonable time frame as outlined within the Notice of Intent to Revoke the permits; and therefore Building Permit No. 13429469 and Electrical Permit No. 1329470 was scheduled for revocation.

On May 27, 2015, the Hearing Officer revoked Building Permit No. 13429469 and Electrical Permit No. 1329470. On June 8, 2015, Sandy Pujji on behalf of Pujji Development LLC appealed the Hearing Officer's decision.

APPEAL

The appeal of the Hearing Officer's decision states that the appeal is based on grounds of Factual Error and Findings Not Supported. The appellant's summarized grounds for appeal issues and staff responses are as follows:

Appeal Issues:

1. *The building has contained six units for the past twenty years and the previous owner has declared that there were six units when he owned the property.*

Staff Response: The site was originally developed as a duplex. There are no permits that allowed for the construction and creation of any additional dwelling units on the site. It does not matter when or for how long there have been unpermitted dwelling units on the site. In addition, City building permit records and County Assessor building records do not reflect this information.

2. *The Hearing Officer revoked the permit based on staff error despite City Staff's also recommending revocation based on fraud or misrepresentation.*

Staff Response: In order to revoke a permit a decision maker must make one of five possible findings. It is not required that all five findings be made. City staff provided the Hearing Officer with five draft findings for the revocation. When the Hearing Officer revoked the permits he indicated that the decision was based on finding number two of the draft findings that were submitted to the Hearing Officer in that the permit or approval was approved in error (Attachment 5). The result of the Hearing Officer's decision was the revocation of the permits.

3. *Details pertaining to a building permit issued in 1950 are not available.*

Staff Response: When permit activity is entered onto a building record, or when a property is visually assessed subsequent to permitted construction, the new information is added with old information lined out. Permit No. 11588 dated 1950 as shown on the County of San Diego Assessor Building Records is for a remodel of a two story duplex having one unit on each floor. If Permit No. 11588 allowed for the creation of additional dwelling units beyond a duplex, this information would have been added to the Building Record. Additionally, field appraiser assessments subsequent to 1950 were conducted in the years 1959, 1964, 1970, and 1974, as noted on the Building Record. These four subsequent assessments would have observed and recorded changes such as an increase in the floor level count, changes to the basement which now has an expanded footprint, kitchen, bathroom, and, laundry room, changes to the attached footprint map, an increase in total gross floor area, an increase in the bathroom count on each floor, an increase in the kitchen count on each floor, and the field assessor would have lined out the structures use as a two story duplex and entered the newly approved number of dwelling units. No activity shown illustrates the increase in density except through the new project (Project No. 380483).

4. *Current Assessor records show six units.*

Staff Response: When the City issues a building permit a copy of the plans are sent to the San Diego County Assessor and the San Diego County Assessor changes the Residential Building Records for tax purposes. It is acknowledged that the current San Diego County Assessor Residential Building Records recognize six dwelling units. The Residential Building Records were changed as a result of the City's issuance of the permits that are the subject of this revocation hearing.

HISTORY

The property was developed in 1910 as a two-story duplex structure per County of San Diego Assessor's Residential Building Record.

Permit No. 11588 was obtained for a remodel in 1950.

Building Permit No. A14951 was issued to "close one door and install sliding glass doors" in May of 1959. This permit received final completion/inspection approval on April 28, 1960.

Plumbing and Gas Permit No. A17459 was issued in July of 1959. This permit did not receive final completion/inspection approval as there is a note on the permit that states: "Cancel 2-29-60."

Electrical Permit No. A22748 was issued in December of 1959. This permit received final completion/inspection approval on June 2, 1960.

Plumbing and Gas Permit No. A27805 was issued in May of 1960. This permit received final inspection approval on May 4, 1960.

Combination Permit No. C-006356-91 was issued in November of 1991 for "Fire Repair" using Plan File Number A-008873-91. This permit did not received final completion/inspection approval.

Combination Permit No. C-002195-92 was issued in May of 1992 for "Fire Damage to Duplex-Replace in Kind" using Plan File number A-003334-92. This permit received final completion/inspection approval on July 6, 1992.

Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483) were issued in September 2014. These permits are the subject of this revocation.

A Notice of Violation was mailed to the property owner on February 17, 2015.

Notice of Intent to Revoke Construction Permits was mailed to the permit holder/property owner on February 18, 2015.

The Hearing Officer Revoked Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483) on May 27, 2015.

An appeal of the Hearing Officer's decision to Revoke Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483) was filed by Sandy Pujji on behalf of the property owner Pujji Development LLC.

CONCLUSION

Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483), originally submitted to the Development Services Department outlines a scope of work at the subject location which includes interior remodeling for six existing units dispersed over 3 existing stories and an existing basement. Upon receipt, City staff reviewed and approved the plans. However, it has been determined based on City records, County Assessor Records, and inspections that the structure has been converted from an existing two story duplex to six units without receiving prior city review, approval, and appropriate permits. Approval of these permits was obtained by misrepresentation of information that caused the permits to be issued in error, and the use authorized therein violates ordinances, laws and regulations of the San Diego Municipal Code (SDMC), including, but not limited to, SDMC § 121.0302, 126.0101, 129.0202, 129.0111, 129.0302, 129.0314, and 129.0402.

In addition, the project, as a proposed six unit (two existing, four new) development, would not comply with the regulations of the MCCPD-MR-1000 Zone, Airport Approach Overlay Zone, Airport Influence Area for San Diego International Airport, San Diego International Airport Safety Zone 3NE, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone of the Uptown Community Plan.

The decision to revoke a permit is based on five findings in which only one must be made to revoke a permit. City staff has prepared a resolution that indicates that all five of the findings can be made (Attachment 5).

Respectfully submitted,


Afsaneh Ahmadi
Deputy Director
Development Services Department


Chris Larson
Development Project Manager
Development Services Department

Attachments:

- 1.-8. Hearing Officer Report
9. Appeal Application
10. Draft Revocation Resolution with Findings
11. Permit History

12. Previous County Assessor Residential Building Record
13. Current County Assessor Residential Building Record



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 27, 2015

REPORT NO. HO 15-075

ATTENTION: Hearing Officer

SUBJECT: KALMIA REVOCATION
PTS PROJECT NUMBER: 380483
PROCESS 3

LOCATION: 151 West Kalmia Street

OWNER: Pujji Development LLC

SUMMARY

Issue: Should the Hearing Officer revoke Building Permit No. 1329476 and Electrical Permit No. 1329470 (Project No. 380483) for the remodel of a laundry closet, electrical panel, and bathroom upgrades for units #1 through #6 on the southeast corner of the intersection of Front Street and West Kalmia Street in the Uptown Community Planning area?

Staff Recommendation: REVOKE Building Permit No. 1329476 and Electrical Permit No. 1329470.

Community Planning Group Recommendation: Recommendations are not obtained from Community Planning Groups for Building Permit and Electrical Permit revocations.

Environmental Review: This activity, the revocation of Building Permit No. 1329476 and Electrical Permit No. 1329470 is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) in that it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

BACKGROUND

Building Permit No. 1329476 and Electrical Permit No. 1329470 were issued by the Development Services Department on September 23, 2014. The site is located at 151 West Kalmia Street in the MCCPD-MR-1000 Zone, Airport Approach Overlay Zone, Airport Influence Area for San Diego International Airport, San Diego International Airport Safety Zone 3NE, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone.

Based on City of San Diego records and inspections the structure was converted from a two story duplex to six units without receiving prior City review, approval, and obtaining appropriate permits. Approval of Building Permit No. 1329467 and Electrical Permit No. 1329470 were based on false information provided to the City, causing the permits to be issued in error, and the use permitted by the permits violates the San Diego Municipal Code (SDMC).

In accordance with SDMC § 121.0314, this matter has been noticed for a Process 3 Hearing Officer Revocation Hearing appealable to the Planning Commission. The City's Building Official is requesting this permit revocation.

DISCUSSION

The site was originally developed as a two-story duplex structure with the address of 2365 Front Street per the County Assessor's Residential Building Record. There are no permits that allowed for the construction and creation of any additional dwelling units on the site.

Plans were submitted to the City of San Diego for a Building Permit and an Electrical Permit on September 17, 2014. These plans depict six existing dwelling units and proposed interior remodeling for those six units dispersed over four existing levels (three stories and a basement). City staff reviewed and approved the plans based on the false representation that all of the units in the building had been constructed under proper permits. The structure should contain only two dwelling units located on two floors, with an attic and basement.

Building Permit No. 1329467 and Electrical Permit No. 1329470 were issued on September 23, 2014. Construction inspections began on October, 22, 2014.

Inconsistencies between approved plans and existing conditions, and work done without permits were identified during the review of a reported code violation. The property owner was notified of the open violation case, and subsequently a Notice of Violation was mailed to the property owner on February 17, 2015 identifying the violations of the San Diego Municipal Code (SDMC) (Attachment 2). The Notice of Violation also outlined the corrective steps that would be required in order to bring the site into compliance. Code Enforcement action is still pending, and is under a separate process from this revocation hearing.

In accordance with SDMC § 121.0314 if it is determined that there has been a violation of the terms, conditions, lawful requirements, or provisions of any development permit, construction permit, or approval issued by the City, the City may issue a Notice of Intent to Revoke the permit or approval to the permit holder. The Notice of Intent to Revoke shall inform the permit holder of the violations and provide a reasonable time for compliance with the applicable conditions or regulations. If the permit holder fails to correct the violations outlined in the Notice of Intent to Revoke within the specified period of time, a hearing to revoke or modify the permit may be scheduled in accordance with Process 3. The Hearing Officer decision is appealable to the Planning Commission.

The Notice of Intent to Revoke the permits was mailed on February 18, 2015 (Attachment 3). The notice included corrective steps that were required of the property owner in order to bring the site into compliance by March 6, 2015. The Property owner has not addressed the identified issues within a reasonable time frame as outlined within the Notice of Intent to Revoke the permits; and therefore Building Permit No. 13429476 and Electrical Permit No. 1329470 was scheduled for revocation.

HISTORY

The property was developed in 1910 as a two-story duplex structure per the County of San Diego Assessor's Residential Building Record.

Permit No. 11588 was obtained for a remodel.

Building Permit No. A14951 was issued to "close one door and install sliding glass doors" in May of 1959. This permit received final completion/inspection approval on April 28, 1960.

Plumbing and Gas Permit No. A17459 was issued in July of 1959. This permit did not receive final completion/inspection approval as there is a note on the permit that states: "Cancel 2-29-60."

Electrical Permit No. A22748 was issued in December of 1959. This permit received final completion/inspection approval on June 2, 1960.

Plumbing and Gas Permit No. A27805 was issued in May of 1960. This permit received final inspection approval on May 4, 1960.

Combination Permit No. C-006356-91 was issued in November of 1991 for "Fire Repair" using Plan File Number A-008873-91. This permit did not received final completion/inspection approval.

Combination Permit No. C-002195-92 was issued in May of 1992 for "Fire Damage to Duplex-Replace in Kind" using Plan File number A-003334-92. This permit received final completion/inspection approval on July 6, 1992.

Building Permit No. 1329467 and Electrical Permit No. 1329470 were issued in September 2014. These permits are the subject of this revocation.

A Notice of Violation was mailed to the property owner on February 17, 2015.

Notice of Intent to Revoke Construction Permits was mailed to the permit holder/property owner on February 18, 2015.

CONCLUSION

Building Permit No. 1329467 and Electrical Permit No. 1329470, originally submitted to the Development Services Department outlines a scope of work at the subject location which includes interior remodeling for (6) six existing units dispersed over 3 existing stories and an existing basement. Upon receipt, City staff reviewed and approved plans misunderstanding that the building was an existing permitted six-unit apartment building. However, it has been determined based on City records, County Assessor Records, and inspections that the structure has been converted from an existing (2) two story duplex to (6) six units without receiving prior city review, approval, and appropriate permits. Approval of these permits was obtained by misrepresentation of information that caused the permits to be issued in error, and the use authorized therein violates ordinances, laws and regulations of the San Diego Municipal Code (SDMC), including, but not limited to, SDMC § 121.0302, 126.0101, 129.0202, 129.0111, 129.0302, 129.0314, and 129.0402.

In addition, the project, as a proposed 6 unit (2 existing, 4 new) development, would not meet the requirements of the underlying MCCPD-MR-1000 Zone, Airport Approach Overlay Zone, Airport Influence Area for San Diego International Airport, San Diego International Airport Safety Zone 3NE, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone of the Uptown Community Plan.

The decision to revoke a permit is based on five findings in which only one must be made to revoke a permit. City staff has prepared a resolution that indicates that all five of the findings can be made (Attachment 5).

ALTERNATIVE

Do not revoke Building Permit No. 1329476 and Electrical Permit No. 1329470.

Respectfully submitted,



Chris Larson, AICP
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph

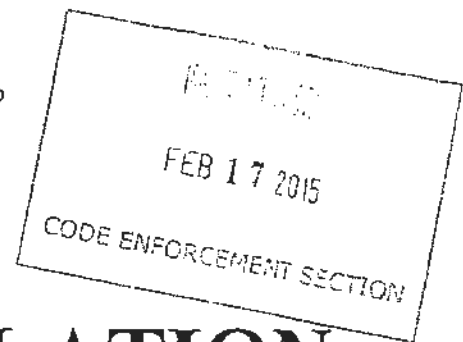
2. Notice of Violation
3. Notice of Intent to Revoke Permits
4. Notice of Hearing
5. Draft Revocation Resolution with Findings
6. Permit Plans
7. Relevant San Diego Municipal Code Sections
8. Land Development Manual Volume 1, Chapter 1, Section 2





THE CITY OF SAN DIEGO

February 17, 2015



NOTICE OF VIOLATION

Location: 151 West Kalmia Street (AKA) 2365 Front Street

Assessor's Parcel No.: 533-181-16-00

Owner: Pujji Development LLC
Responsible Person: Rominder Singh Pujji
Address: P.O Box 5000
Rancho Santa Fe, CA 92067

Zone: Mid-City Communities Planned District MR-1000

A representative of the Code Enforcement Division, Development Services Department conducted an inspection of the above referenced premises on October 9, 2014, and December 15, 2014.

Parcel History:

- The property was developed in 1910 as a 2 story duplex structure with the address of 2365 Front Street per County of San Diego Assessor's Residential Building Record.

Permit History:

151 W. Kalmia Street AKA 2365 Front Street:

- In 1950 Permit #11588 was obtained for a remodel.
- In May 1959 Building Permit #A14951 was issued for the "close one door & install sliding glass doors." Permit received final completion approval on April 28, 1960.
- On July 1959 a Plumbing & Gas Permit #A17459 was issued. Permit did not receive final completion approval as is noted on permit as "Cancel 2-29-60."
- On December 1959 an Electrical Permit #A22748 was issued. Permit received final inspection approval on June 2, 1960.

Code Enforcement Section

1222 First Avenue, 5th Floor, #45511 • San Diego, California 92101-4101

Tel: (619) 232-6600 Fax: (619) 537-6100

Notice of Violation
 151 West Kalmia Street
 (AKA) 2365 Front Street
 February 17, 2015
 Page 2

- In May 1960 a Plumbing & Gas Permit #A27805 was issued. Permit received final inspection approval on May 4, 1960.
- In November 1991 Permit #C-006356-91 was issued for "Fire Repair" under Plan File A-008873-91 for "Fire Damage Repair To Duplex, Stucco, Drywall and Electrical. Permit "did not received a final approval."
- In May 1992 Permit #C-002195-92 was issued for "Fire Damage To Duplex-Replace In Kind" under Plan File A-003334-92. Permit received final completion approval on July 6, 1992.
- In September 2014 Permit #380483 was issued in error, for a remodel.

The specific elements in violation include, but may not be limited to, the following:

1. Intensifying the property's use by converting an existing residential 2-story Duplex into six individual units, which is not permitted on this property. [SDMC Sections 121.0302(a)(b)(1)(2)(3)(4), 1512.0303(c)(f)]
2. Making unpermitted building improvements throughout an existing duplex which include the modification of existing framework, altering and adding electrical wiring and devices, and altering and adding plumbing fixtures. [SDMC Sections 121.0302(a)(b)(1), 129.0202, 129.0111, 129.0302, 129.0314, 129.0402(a)(b), 129.0405(e)]
3. Expanding the basement of an existing duplex and converting it to habitable space, without the required permits, inspections and approvals. Unpermitted modifications include the removal of existing footing, stem-wall and fill-dirt materials to increase the basement floor area, and to create window openings along the exterior perimeter wall. [SDMC Sections 121.0302(b)(1)(3)(4), 129.0111 and 1512.0303(c)]
4. Converting the attic of an existing 2-story Duplex into habitable space, without the required permits, inspections and approvals. Unpermitted improvements include an access staircase; added interior partition walls; new kitchen; new bathroom; new laundry & water heater, and skylights. [SDMC Sections 121.0302(b)(1)(3)(4), 129.0111 and 1512.0303(c)]
5. Allowing occupants to reside within non-permitted units, that have not obtained permits, inspections, approvals or Certificate of Occupancy. [SDMC Sections 129.0113(a)(b); CBC Section 3408.1]
6. Widening an existing driveway approach located within the public right-of-way, without the required permits, inspections and approvals. [SDMC Sections 129.0702(a)(1)(2)(3)]

Notice of Violation
 151 West Kalmia Street
 (AKA) 2365 Front Street
 February 17, 2015
 Page 3

7. Removing a portion of the existing curb and gutter located within the public right-of-way and installing a concrete driveway approach, to create an illegal parking space in the required front yard setback. This work was done without the required permits, inspections and approvals.
 [SDMC Sections 129.0702(a)(1)(2)(3)]

In accordance with the San Diego Municipal Code, this is to notify you that the following violations were observed and must be corrected.

The specific code sections in violation include, but may not be limited to, the following:

<u>SDMC Sec.</u>	<u>Violation Description</u>
1512.0103	<p>Applicable Regulations</p> <p>The following provisions of the Land Development Code apply to the Mid-City Communities Planned District, except where this division states otherwise. Where there is a conflict, the provisions of this division apply:</p> <p>Chapter 11 (Land Development Procedures); Chapter 12 (Land Development Reviews) except Article 6, Division 6 (Planned Development Permit Procedures); Chapter 13 (Zones); Chapter 14, Article 2, Division 4 (Landscape Regulations); Chapter 14, Article 2, Division 5 (Parking Regulations); Chapter 14, Article 3 (Supplemental Development Regulations) except Division 4 (Planned Development Permit Regulations); Chapter 14, Article 5 (Building Regulations); Chapter 14, Article 6 (Electrical Regulations); and Chapter 14, Article 7 (Plumbing and Mechanical Regulations)</p> <p>Other provisions of the Land Development Code are superseded unless specifically referenced in this section.</p>
1512.0201(b)	<p>City Manager Approval Required</p> <p>No permit shall be issued for the erection, construction, conversion, establishment, alteration or enlargement of any building or structure, or for the grading of any site, in the Mid-City Communities Planned District until approval of the City Manager has been obtained by the applicant or owner. Each application for a permit shall state the intended purpose of the proposed building, structure or improvement, and shall specify the applicable zone and previously issued permits.</p>

Notice of Violation
 151 West Kalmia Street
 (AKA) 2365 Front Street
 February 17, 2015
 Page 4

Approval of the City Manager is not required for modifications, repairs, or other alterations which do not require a building permit.

1512.0203

Mid-City Communities Development Permit

(a) An application for a Mid-City Communities Development Permit, including fees or deposits, shall be processed in the same manner as an application for a Site Development Permit, in accordance with Land Development Code Chapter 11, Article 2 (Required Steps in Processing) and Chapter 12, Article 6, Division 5 (Site Development Permit Procedures).

(b) A Process Three Mid-City Communities Development Permit decided in accordance with Chapter 11, Article 2, Division 5 of the Land Development Code is required for the following types of development:

(1) Residential and mixed residential/commercial projects within the facility-deficient neighborhoods shown on Map Number B-4104 that propose the addition of 3 or more dwellings units per lot, except as follows:

(2) Residential and mixed residential/commercial projects which exceed the number of threshold dwelling units or the gross square footage of floor area (where applicable) listed in Table 1512-02A.

1512.0206

Previously Conforming Structures

(a) In addition to the provisions in Land Development Code Chapter 12, Article 7, Division 1 regarding previously conforming structures, Section 1512.0206 applies where uses conform but structures do not conform to the Mid-City Communities Planned District requirements.

(6) Any additional parking required by Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations) must be provided.

(7) The City Manager may require additional landscaping that may be feasibly placed in the street, yard or the adjacent right-of-way (parkway), up to the maximum current street yard point requirements.

127.0103

Review Process for Previously Conforming Premises and Uses

The required review process for different types of proposed *development* or activity, based on the *previously conforming* category, such as existing *structural envelope*, *density*, and uses are shown in Table 127-01A through 127-01C. If the proposed *development* includes more than one *previously conforming* category, all corresponding regulations, as described in Sections 127.0104 through 127.0108 apply.

Notice of Violation
 151 West Kalmia Street
 (AKA) 2365 Front Street
 February 17, 2015
 Page 5

(a) Previously Conforming Structural Envelope

1512.0302

Permitted Uses – Residential (MR) Zones

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except as set forth in Section 1512.0302.

(a) Residential development in accordance with the regulations of the Mid-City Communities Planned District.

1512.0303

Residential Development Regulations

(c) Residential Density. One dwelling unit is permitted for each "X" square feet of lot area shown in the third column in Table 1512-03C.

Table 1512-03C

Residential Density

<u>Zone</u>	<u>Lot Size</u>	<u>One Unit per "X" Sq. Ft.</u>
MR-1000	any size legal lot	1,000

(f) Floor Area Ratio (FAR) and Lot Coverage

(1) The maximum FAR and coverage shall be as indicated in Table 1512-03G.

Table 1512-03G Maximum Floor Area Ratio (FAR) and Lot Coverage

<u>Zone</u>	<u>Maximum FAR</u>	<u>Maximum Coverage %</u>
MR-1000	.75	40%

1512.0402

Parking Regulations

Parking shall conform to Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

142.0510

General Parking Regulations

(d) *Previously Conforming Premises*. Enlargement or change in use, or resumption of a discontinued use, for a *premises* that is *previously conforming* for the reason that it does not provide the number of *off-street parking spaces* required by this Division shall provide parking as follows:

(1) When the use is proposed to be enlarged, the additional *off-street parking spaces* required are the number required by this division for the enlargement.

(3) When a change in use is proposed to a use that requires more *off-street parking spaces* than the previous use, parking shall be required as provided in this division for the new use.

Notice of Violation
 151 West Kalmia Street
 (AKA) 2365 Front Street
 February 17, 2015
 Page 6

1512.0404(a)**Curb Cuts And Driveways**

Curb Cuts and driveways shall conform to Land Development Code Section 142.0560, in addition to the following regulations:

129.0702**When a Public Right-of-Way Permit Is Required**

(a) A Public Right-of-Way Permit is required for the following unless otherwise exempt under Section 129.0703:

- (1) The private construction of *public improvements*;
- (2) The construction of privately owned *structures*, facilities, or improvements in the *public right-of-way* or in a *public service easement*;
- (3) Any construction activity within a *public right-of-way* as required by Municipal Code Sections 54.0116 and 54.0117.

54.0110**Unauthorized Encroachment Prohibited**

It is unlawful for any *person* to erect, place, allow to remain, construct, establish, plant, or maintain any vegetation or object on any public street, alley, sidewalk, highway, or other public property or public right-of-way, except as otherwise provided by this Code.

121.0302**Required Compliance with the Land Development Code**

(a) It is unlawful for any person to maintain or use any premises in violation of any of the provisions of the Land Development Code, without a required permit, contrary to permit conditions, or without a required variance.

(b) It is unlawful for any person to engage in any of the following activities, or cause any of the following activities to occur in a manner contrary to the provisions of the Land Development Code:

- (1) To erect, place, construct, convert, establish, alter, use, enlarge, repair, move, remove, equip, maintain, improve, occupy, or demolish any structures;
- (2) To grade, excavate, clear, fill, grub, build an embankment, construct slopes, or disturb sensitive natural or biological resources on any lot or premises; or
- (3) To change density or intensity of the use of land;
- (4) To maintain or allow the existence of any condition that creates a *public nuisance*.

129.0202**Failure to obtain the required Building Permit for structural work.**

(a) No structure regulated by the Land Development Code shall be erected, constructed, enlarged, altered, repaired, improved, converted, permanently relocated or partially demolished unless a separate Building

Notice of Violation
151 West Kalmia Street
(AKA) 2365 Front Street
February 17, 2015
Page 7

Permit for each structure has first been obtained from the Building Official, except as exempted in Sections 129.0202(b) and 129.0203.

129.0111

General Rules for Construction Permit Inspections

All work for which a construction permit is issued shall be subject to inspection by the Building Official. Required inspections shall be performed in accordance with the inspection procedures established by the City Manager, except as may be exempted by the Land Development Code. Inspections that may be required are listed in the Land Development Manual.

129.0113

When a Certificate of Occupancy Is Required

(a) No *structure* or portion of a *structure* shall be used or occupied, and no change in the existing use or occupancy classification of a *structure* or portion of a *structure* shall be made until the Building Official has issued a Certificate of Occupancy approving that use or occupancy. A Certificate of Occupancy is not required for existing or new detached one and two family dwellings or townhouses as defined in the California Residential Code, and their *accessory structures*.

(b) Changes in the use or occupancy of a *structure* or portion of a *structure* shall not be made except as specified in the 2010 California Building Code Section 3408.

129.0302

When an Electrical Permit Is Required

No electrical wiring, device, appliance, or equipment shall be installed within or on any structure or premises nor shall any alteration, addition, or replacement be made in any existing wiring, device, appliance, or equipment unless an Electrical Permit has been obtained for the work.

129.0314

Required Inspections for an Electrical Permit

All construction work and equipment authorized by an Electrical Permit shall be inspected by the Building Official in accordance with Section 129.0111 and the inspection requirements of the Land Development Manual.

129.0402

When a Plumbing/Mechanical Permit Is Required

(a) No plumbing system, or portion of a plumbing system, shall be installed within or on any structure or premises, nor shall any alteration, addition, or replacement be made in any existing plumbing system unless a Plumbing/Mechanical Permit has been obtained for the work except as exempted in Section 129.0403.

Notice of Violation
151 West Kalmia Street
(AKA) 2365 Front Street
February 17, 2015
Page 8

(b) No heating, ventilating, air conditioning, or refrigeration system or part thereof shall be installed, altered, replaced, or repaired unless a Plumbing/Mechanical Permit has been obtained for the work.

129.0405

General Rules for Plumbing/Mechanical Permits

(e) The Building Official shall inspect, and re-inspect as the Official determines to be necessary, all plumbing, heating, ventilating, air conditioning or refrigeration system installations and shall keep complete records of all permits, inspections, and re-inspections.

145.0102

When Building Regulations Apply

(a) This article shall be known as the Building Regulations of the City of San Diego and regulates the construction, alteration, replacement, repair, maintenance, moving, removal, demolition, occupancy, and use of any privately owned building or structure or any appurtenances connected or attached to such buildings or structures within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Building Code, and hydraulic flood control structures. The Building Regulations shall also apply to City-owned buildings.

CBC Sec.
3408.1

Change of Occupancy

No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

You are hereby ordered to correct all violations by completing the following actions set forth below:

1. Serve all tenants with notice to vacate any and all unpermitted areas and/or areas not having received a Certificate of Occupancy from the City of San Diego. Proof of notice issuance including established vacancy dates shall be provided to the City of San Diego.

Notice of Violation
151 West Kalmia Street
(AKA) 2365 Front Street
February 17, 2015
Page 9

2. Submit plans to the City of San Diego's Code Enforcement Division (CED) and obtain all applicable permits to completely restore 151 West Kalmia Street back to its previously approved configuration and use as a 2 story duplex having one unit on each floor.
3. Schedule and complete all required inspections and receive final inspection approval from the City of San Diego.

Permit and Inspections Process:

1. Prepare and submit 4 complete set of plans to the Code Enforcement Division (CED) for review and approval.

The City of San Diego, Code Enforcement Division
Attn: Robert Cervantes, Combination Building Inspector
1222 First Avenue, 5th Floor
San Diego, CA 92101

All non-permitted construction work already completed shall be labeled and identified on plans as non-permitted. On the first sheet provide a scope of work description as "Code Enforcement Division Violation."

Plans and specifications shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of proposed work and must show in detail that it will comply with the provisions of the Land Development Code, Mid-City Communities Planned District MR-1000 regulations, applicable building codes, laws, ordinances, rules and regulations.

2. Once approved by CED, you shall submit plans and all required documentation to the Development Services Department (DSD) and have all submittals deemed complete.

Development Services Department
1222 First Avenue Floor #3
San Diego, CA 92101

Your application shall reference this Notice of Violation and must clearly describe all work to be performed.

3. Once approved by DSD, you must obtain all required permits, and begin work which must receive all inspections and final approvals.

Notice of Violation
151 West Kalmia Street
(AKA) 2365 Front Street
February 17, 2015
Page 10

Plan Preparation & Submittal Guidelines can be found at:

<http://www.sandiego.gov/nccd/pdf/planprep.pdf>

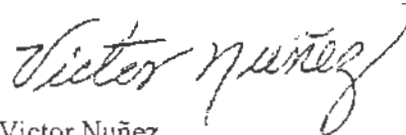
Engineering and building permits may be applied for at the Development Services Department, 1222 First Avenue; third floor. Please telephone (619) 446-5000 for general information about obtaining the required permits.

THIS CASE HAS BEEN REFERRED TO THE CITY ATTORNEY'S OFFICE FOR FURTHER ENFORCEMENT ACTION.

If you have any questions, please call Robert Cervantes, Combination Inspector at (619) 533-6143 or Victor Nuñez at (619) 533-6126.



Robert Cervantes
Combination Building Inspector



Victor Nuñez
Land Development Investigator

RC/VN/ta/cp

cc: Council District 3, MS 10A
File

CE# 222377

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

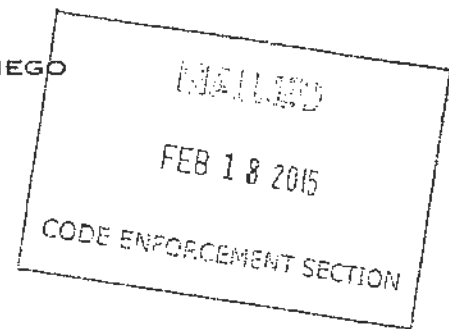
151_West Kalmia St_ced127_rmc



THE CITY OF SAN DIEGO

February 17, 2015

Rominder Singh (Sandy) Pujji
Pujji Development LLC.
P.O. Box 5000-104
Rancho Santa Fe, CA 92067



**RE: Project #380483- Kalmia Apartment Remodel; 151 Kalmia Street, San Diego, CA
Notice of Intent to Revoke Construction Permits- Approval #1329467 and # 1329470**

Dear Mr. Pujji:

This letter serves as a Notice of Intent to Revoke the permits issued to you on September 23, 2014 pursuant to San Diego Municipal Code (SDMC) sections 121.0313. Failure to correct the violations outlined in this Notice by March 6, 2014 will result in a hearing to formally revoke the Permit which was issued by the City based on false information provided.

The project plans originally submitted to the Development Services Department on September 17, 2014 outline a scope of work at the above location which includes interior remodeling for (6) six existing units dispersed over 3 existing stories including the basement. Upon receipt, City staff reviewed and approved plans based on false information that all of the units in the apartment building reflected on the plans had been constructed under proper permits. However, it has been determined based on City records, fact finding, and inspections, that the structure was converted from a (2) two story duplex to (6) six units without receiving prior city review, approval, and appropriate permits. Approval of permits associated with Project #380483 was based on false information provided to the City. Because proper permits were not obtained, the following violations exist at the property San Diego Municipal Code (SDMC) sections 121.0302, 126.0101, 129.0202, 129.0111, 129.0302, 129.0314, and 129.0402,

Since the plans filed under Project #380483 and the scope of the Project for the above-referenced approvals erroneously represented the structure to consist of six existing dwelling units, the remodel and additional 4 dwelling units were constructed without required permits, inspections, and approvals. Additionally, the plans misrepresented the scope of work by showing six existing dwelling units in the structure and a false statement was made on the General Application by failing to accurately complete Item #2. Pursuant to SDMC section 121.0308, the issuance or granting of any development permit or construction permit or any plan, specifications, computations, or inspection approval does not constitute a permit for, or an approval of, any violation of any of the provisions of the Land Development Code, including the Building, Electrical, Plumbing, Mechanical, Residential Building, or Green Building Regulations, or any other ordinance of the City. Moreover, pursuant to that section, development

Code Enforcement Section

1222 First Avenue, 5th Floor, MS 511 • San Diego, California 92101-4101
Tel (619) 236-5500 Fax (619) 533-6142

Project #380483- Kalmia Apartment Remodel; 151 Kalmia Street
February 17, 2015
Page 2

permits, construction permits, or inspections presuming to give authority to violate or cancel the provisions of the Land Development Code, Building, Electrical, Plumbing, Mechanical, Residential Building, or Green Building Regulations or other ordinances of the City are not valid. In order to correct the violations described above, by March 6, 2015, you must submit revised plans and a permit application to restore the structure to its last permitted use as a duplex with two dwelling units, and restoration of the (inhabitable) attic and basement or improvement to another approved use. Any additional work without permits shall be corrected at this time. Please submit the revised plans and permit application to Robert Cervantes in the Code Enforcement Division for review and stamp-off. After obtaining Code Enforcement stamp-off, the plans shall be submitted to the Development Services Project Submittal staff for obtaining a building permit. Make an appointment for this submittal with Donna D'Orsi by calling (619) 446-5184.

The following Code Enforcement Division Plan Preparation Guidelines shall be followed when preparing plans for submittal:

Plan Requirements

The following plan requirements for the Code Enforcement Division (CED) are in addition to those listed in the Development Services Department (DSD) Submittal Requirements Manual, located at: <http://www.sandiego.gov/development-services/industry/codes.shtml#submanual>

1. **Scope of Work** – The scope of work shall be listed on the first page and include “CED Code Case”. A copy of the Civil Penalty Notice and Order or the Notice of Violation must accompany each plan set submitted to DSD for review.

2. **These labels shall be used on all plan drawings for submittal:**

- a. **Proposed** – All work to be reviewed is proposed. This can be unpermitted or newly added work.
- b. **Existing** – Only work that was legally permitted and unchanged can be labeled “existing”.
- c. **Non-permitted or unpermitted** – These designations will be used for all unpermitted construction to remain or be removed.

3. **Define areas that are unpermitted on the plans:**

- a. These areas can be shaded or darkened (highlighted) in the unpermitted areas to denote they are installed without permits.
- b. If necessary, a legend can be provided to call out the unpermitted work and a numbering symbol can be placed next to the work area.
- c. It should be noted what is “to remain” and what is “to be removed”. Work may be identified as “non-permitted to be removed” or “non-permitted to remain”.

Project #380483- Kalmia Apartment Remodel; 151 Kalmia Street
February 17, 2015
Page 3

4. Additional Work:

- a. If a property owner wishes to add new construction (work not yet started) to the plans along with legalizing the unpermitted construction (work already completed or in progress without the required permits) both must be clearly shown and labeled on the plans.
- b. The scope of the work and the drawings need to identify which areas are "new construction" and which areas are "unpermitted".

After all requirements are met for the CED review, the plans will be stamped by the investigator for submittal to DSD. The CED investigator will keep one set of plans for their files.

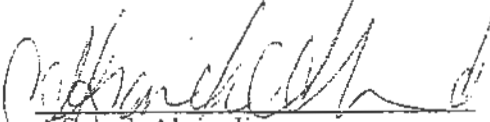
Stamp Transfer for Permit Issuance

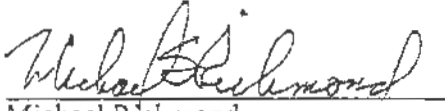
Three sets of approved plans are required to obtain Building Permits for construction. The first two sets of plans must be complete, identical, and contain all applicable stamps and signatures of approval. The applicant is responsible for obtaining all stamps and signatures of approval on two of these final sets of plans (commonly referred to as a 'stamp transfer').

Please call Robert Cervantes at (619) 533-6143 to make an appointment to obtain a stamp transfer prior to permit issuance.

Failure to meet the conditions and time frames described above will result in the matter being scheduled for a Process 3 Hearing Officer Revocation Hearing appealable to the Planning Commission in accordance with SDMC section 121.0314. At the Hearing, the City will seek permit revocation. A separate Notice of Hearing will be mailed to you identifying the date, time and place of the Hearing.

Sincerely,


Afsaneh Ahmadi
Chief Building Official
Development Services Department
WB/MR/cp


Michael Richmond
Deputy Director
Code Enforcement Division

CC: Donna D'Orsi, Supervising Plan Review Specialist
William Barranon, Assistant Deputy Director
Tracy Elliot-Yawn, Program Manager
Kim Wallace-Ross, Code Enforcement Coordinator
Shannon Thomas, Deputy City Attorney
Robert Cervantes, Combination Building Inspector



ATTACHMENT 4

THE CITY OF SAN DIEGO

DATE OF NOTICE: April 28, 2015

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	May 27, 2015
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	PROCESS 3 REVOCATION OF BUILDING PERMIT AND ELECTRICAL PERMITS
PROJECT NO:	380483
PROJECT NAME:	KALMIA REVOCATION
APPLICANT:	PUJJI DEVELOPMENT LLC
COMMUNITY PLAN AREA:	UPTOWN
COUNCIL DISTRICT:	District 3
CITY PROJECT MANAGER:	CHRIS LARSON, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5368/CLARSON@SANDIEGO.GOV

As the property owner or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to revoke or not revoke permits for the remodel of laundry closets, electrical panels, and bathroom upgrades for units #1 through #6. This application was submitted on June 17, 2014. The permits were issued on September 23, 2014. Notice of Intent to Revoke these permits was made on February 17, 2015. This revocation hearing is for Building Permit No. 1329467 and Electrical Permit No. 1329470.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. 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

The decision made by the Planning Commission is the final decision by the City.

ATTACHMENT 4

This activity, the revocation of Building Permit No. 1329467 and Electrical Permit No. 1329470 is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) in that it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 12002103

HEARING OFFICER
RESOLUTION NO.
REVOCATION OF BUILDING PERMIT NO. 1329476 AND ELECTRICAL PERMIT NO. 1329470
KALMIA REVOCATION PROJECT NO. 380483

WHEREAS, PUJJI DEVELOPMENT, LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel laundry closets, electrical panels, and for bathroom upgrades to units #1 through #6 (as described in and by reference to the construction plans for Project No. 380483), on portions of a 0.1-acre site;

WHEREAS, Building Permit No. 1329467 and Electrical Permit No. 1329470 were issued on September 23, 2014;

WHEREAS, the project site is located at 151 West Kalmia Street (also known as 2365 Front Street) in the MCCPD-MR-1000 Zone, Airport Approach Overlay Zone, Airport Influence Area for San Diego International Airport, San Diego International Airport Safety Zone 3NE, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone of the Uptown Community Plan;

WHEREAS, the project site is legally described as LOT "A" IN BLOCK 266 OF HORTON'S ADDITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF BY L.L. LOCKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY;

WHEREAS, San Diego Municipal Code § 121.0314(c) provides that a permit may be revoked if any of the findings listed therein can be made;

WHEREAS, on May 27, 2015, the Hearing Officer of the City of San Diego considered Revocation of Building Permit No. 1329476 and Electrical Permit No. 1329470 pursuant to Sections 121.0313 through 121.0316 of the Land Development Code of the City of San Diego;

WHEREAS, This activity, the revocation of Building Permit No. 1329476 and Electrical Permit No. 1329470 is not subject to California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) in that it will not result in a direct or reasonably foreseeable indirect physical change in the environment; NOW, THEREFORE,

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

That the hearing Officer adopts the following written Findings, dated May 27, 2015.

FINDINGS:

Permit Revocation -- Section 121.0314(c)

- 1. The permit or approval was obtained by misrepresentation or fraud.**

The project plans, Building Permit No. 1329467 and Electrical Permit No. 1329470, submitted to the Development Services Department, outlines a scope of work at the subject location which

includes interior remodeling for (6) six existing units dispersed over three existing stories and an existing basement. The plans showed six (6) existing units and suggested they were all permitted. However, it has been determined based on City records, County Assessor Records, and inspections that the structure has been converted from a (2) two story duplex to (6) six units without receiving prior city review, approval, and appropriate permits. Therefore, approval of permits Building Permit No. 1329467 and Electrical Permit No. 1329470 were obtained by misrepresentation of information.

2. The permit or approval was approved in error.

City of San Diego Development Services Department staff approved Building Permit No. 1329467 and Electrical Permit No. 1329470 in error based on inaccurate facts presented by the Owner/Permittee on the project plans. The project plans did not accurately reflect the unpermitted status of the structure or the unpermitted configuration of the structure. The project plans proposed a scope of work and depicted a building configuration that included six (6) existing dwelling units when only two (2) dwelling units are permitted and should exist on the project site.

The property located at 151 West Kalmia Street was originally developed as a two story duplex structure per the County Assessor's Residential Building Record. According to City records, and the County Assessors records, there are no other subsequent permits that allowed for the construction and creation of any additional dwelling units on the site. In accordance with the San Diego Municipal Code, it is required that the City review, permit, and inspect the creation of the additional dwelling units prior to City review, approval, and inspection of a remodel of six dwelling units that were constructed without permits.

The City of San Diego, Land Development Manual, Project Submittal Requirements for Construction Permits – Structure (Volume 1, Chapter 1, Section 2) establishes the documents/plans that are required based upon the approval you are applying for. Acceptance of projects for review by the City of San Diego depends upon the accuracy and completeness of the submitted plans and documents. General Requirements require existing and proposed information to be accurately depicted. The City of San Diego, Development Services staff approved the plans (Building Permit No. 1329467 and Electrical Permit No. 1329470) relying on inaccurate facts presented by the applicant. The plans submitted by the applicant did not accurately represent existing site conditions, and proposed structures. Had the City of San Diego Development Services Department staff known that the six dwelling units included in the scope of work and depicted on the project plans, were not properly permitted, then the City of San Diego Development Services Department staff would not have approved and issued Building Permit No. 1329467 and Electrical Permit No. 1329470. Therefore, Building Permit No. 1329467 and Electrical Permit No. 1329470 were approved in error.

3. One or more of the conditions of the permit or approval have not been satisfied.

Pursuant to SDMC Section 121.0308, the issuance or granting of any development permit or construction permit or any plan, specifications, computations, or inspection approval does not constitute a permit for, or an approval of, any violation of any of the provisions of the Land

Development Code, including the Building, Electrical, Plumbing, Mechanical, Residential Building, or Green Building Regulations, or any other ordinance of the City. Moreover, pursuant to that section, development permits, construction permits, or inspections presuming to give authority to violate or cancel the provisions of the Land Development Code, Building, Electrical, Plumbing, Mechanical, Residential Building, or Green Building Regulations or other ordinances of the City are not valid.

The Owner/Permittee has failed to carry out construction in accordance with the San Diego Municipal Code requirements for Building and Construction, and the California Building Code (CBC) regulations. The project review and approval was based on six (6) existing units where only two (2) should exist.

Construction that occurred as a result of the issuance of Building Permit No. 1329467 and Electrical Permit No. 1329470 have not complied with requirements of the San Diego Municipal Code and therefore, one or more of the conditions of the permit or approval have not been satisfied.

4. The use permitted by the permit or approval violates an applicable statute, ordinance, law, or regulations.

The use on the site has been intensified by converting a two (2) dwelling unit structure to a six (6) dwelling unit structure. Building Permit No. 1329467 and Electrical Permit No. 1329470 were issued to allow for a remodel of six (6) existing dwelling units. This conversion to six (6) dwelling units from two (2) dwelling units was done without proper permits, review and inspections. Separate permits are required by San Diego Municipal Code (SDMC) Sections 129.0202 and 129.0302 to create and intensify the use on the site for six (6) dwelling units. Separate permits should have been obtained prior to issuance of Building Permit No. 1329467 and Electrical Permit No. 1329470.

San Diego Municipal Code Sections 129.0202 and 129.0302 require a Building Permit and Electrical Permit, respectively, for the creation of six dwelling units from two dwelling units. Building Permit No. 1329467 and Electrical Permit No. 1329470 permitted a remodel to six (6) dwelling units that were never properly created and permitted. Approval of these permits the use on the site to violate ordinances, laws and regulations of the San Diego Municipal Code (SDMC) including but not limited to SDMC § 121.0302, 126.0101, 129.0202, 129.0111, 129.0302, 129.0314, and 129.0402.

In addition, the project, as a proposed 6 unit (2 existing, 4 new) development, would not meet the requirements of the underlying MCCPD-MR-1000 Zone, Airport Approach Overlay Zone, Airport Influence Area for San Diego International Airport, San Diego International Airport Safety Zone 3NE, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone of the Uptown Community Plan. Therefore, the use permitted by the permit violates an applicable statute, ordinance, law, or regulations.

5. The use permitted by the permit or approval is detrimental to the public health, safety, or welfare or constitutes a public nuisance.

The City of San Diego has an established process for the review of Building and Electrical Permit applications for compliance with minimum standards necessary to safeguard life or limb, public health, property, and welfare. The intent of these procedures are to review the proposed design, construction methods, and type and quality of materials used for new construction or for construction involving existing structures.

The plans submitted by the applicant did not accurately represent the existing permitted status of the site. The plans depict an interior remodel for six (6) existing dwelling units. Only two (2) dwelling units should exist at the site. The site was originally developed as a two-story duplex structure per the County Assessor's Residential Building Record. There are no other subsequent permits that allowed for the construction and creation of any additional dwelling units on the site.

It is necessary for the City to first review, permit, and inspect the creation of additional dwelling units before the City reviews and permits a remodel of six dwelling units that were never properly permitted. Without first reviewing the creation of the additional dwelling units there is no way for the City of San Diego to ensure that minimum standards necessary to safeguard life or limb, public health, property, and welfare were incorporated into the design, construction methods, and type and quality of materials used for the creation of the additional dwelling units. The six (6) dwelling units that were never properly permitted are currently occupied by tenants. These tenants are utilizing dwellings that have not been properly permitted and inspected as new dwelling units, therefore the use permitted by Building Permit No. 1329467 and Electrical Permit No. 1329470 is detrimental to the public health, safety, and welfare.

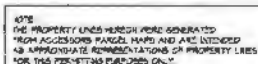
BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Building Permit No. 1329476 and Electrical Permit No. 1329470 are hereby revoked by the Hearing Officer.

Chris Larson, AICP
Development Project Manager
Development Services

Adopted on: May 27, 2015

Job Order No. 12002103

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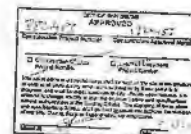


SCOPE OF WORK

- THE SCOPE OF HGAs IS FOR AN INTERIOR REMODEL:
 - UNIT 1: REPAIRS FOR AN (A) LAUNDRY FACILITY, SUB PANEL REPLACEMENT, (B) BATHROOM UPGRADE, (C) KITCHEN UPGRADE UPGRADE
 - UNIT 2: REPAIRS FOR AN (A) LAUNDRY FACILITY, SUB PANEL REPLACEMENT, (B) BATHROOM UPGRADE, (C) KITCHEN UPGRADE UPGRADE
 - UNIT 3: REPAIRS FOR AN (A) LAUNDRY FACILITY, SUB PANEL REPLACEMENT, (B) BATHROOM UPGRADE, (C) KITCHEN UPGRADE UPGRADE
 - UNIT 4: REPAIRS FOR AN (A) LAUNDRY FACILITY, SUB PANEL REPLACEMENT, (B) BATHROOM UPGRADE, (C) KITCHEN UPGRADE UPGRADE
 - UNIT 5: REPAIRS FOR AN (A) LAUNDRY FACILITY, SUB PANEL REPLACEMENT, (B) BATHROOM UPGRADE, (C) KITCHEN UPGRADE UPGRADE
 - UNIT 6: REPAIRS FOR AN (A) LAUNDRY FACILITY, SUB PANEL REPLACEMENT, (B) BATHROOM UPGRADE, (C) KITCHEN UPGRADE UPGRADE

[illegible][illegible]

NOTES:
SURFACE PLASTER SHALL BE GRABED AWAY FROM THE BUILDING. THE GRABING SHALL FALL A MINIMUM OF 10 FEET FROM THE FACE OF THE BUILDING. (26) FOR SUPERFICIAL SURFACES OF RACE 5



**KALMIA ST
APARTMENTS**
151 W KALMIA ST
SAN DIEGO, CA 92103



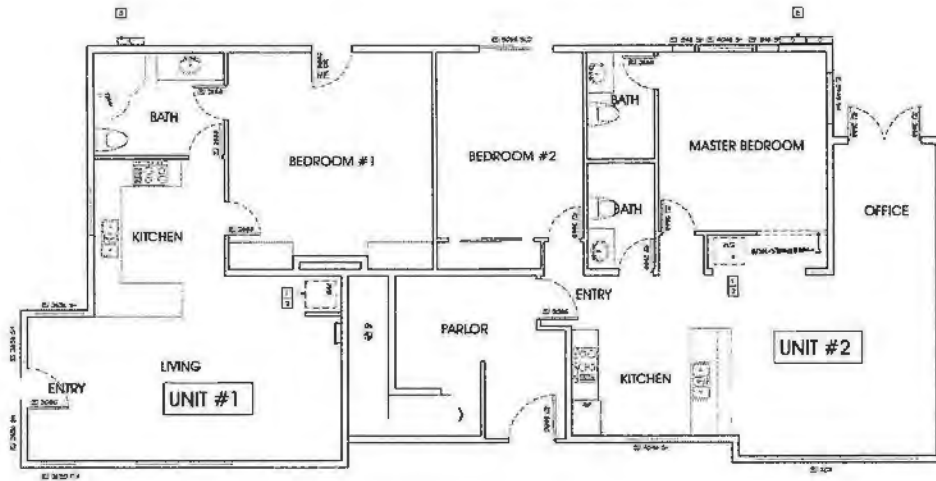
JOZA DESIGN STUDIO

JOZA DESIGN STUDIO
JOSUE H. ZANABADO
501 PASEO DE PUENTE
NATIONAL CITY, CA 94131
CALL 650.943.0947
FAX 650.307.1486

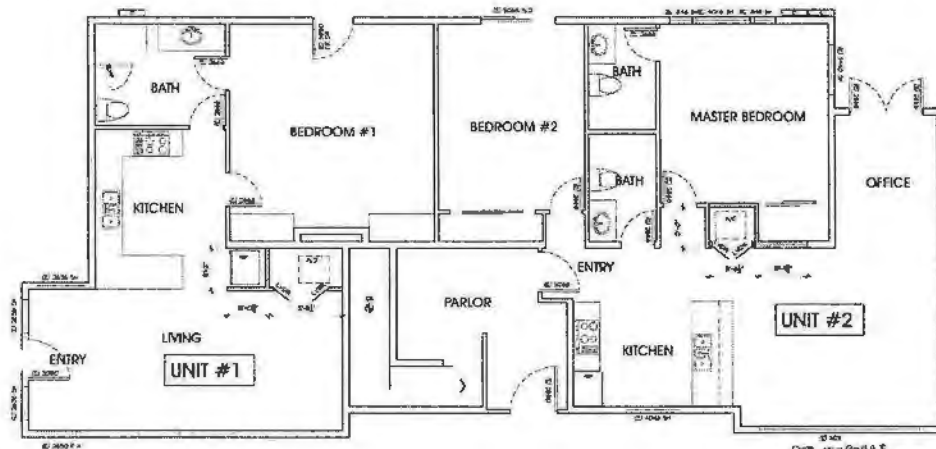
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A-1 EXISTING & PROPOSED FIRST FLOOR PLAN
A-2 EXISTING & PROPOSED SECOND FLOOR PLAN
A-3 EXISTING & PROPOSED THIRD FLOOR PLAN
A-4 EXISTING AND PROPOSED UTILITIES

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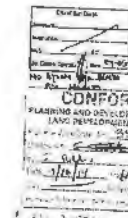


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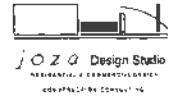

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A-1



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J O Z O & COMPANY
San Diego, CA

1777 La Jolla Village Drive, Suite 100
San Diego, CA 92108
www.jozodesign.com

KALMIA APARTMENTS
135 W KALMIA ST
SAN DIEGO, CA 92102

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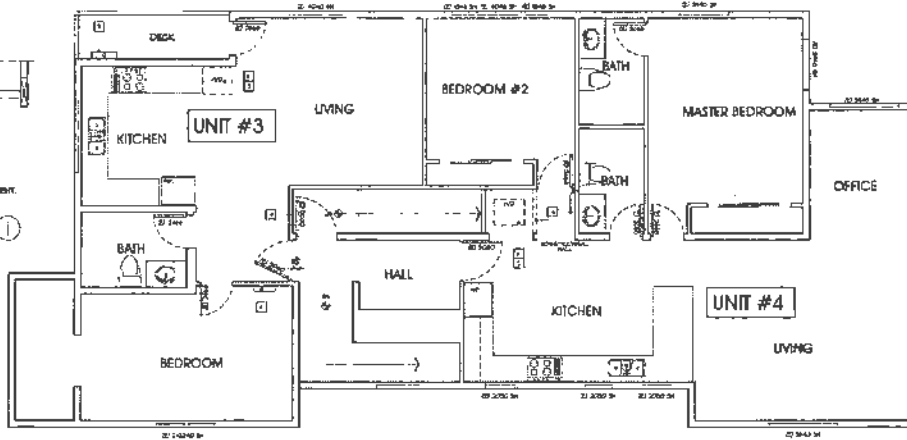
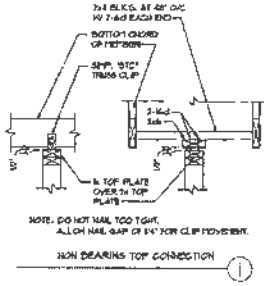
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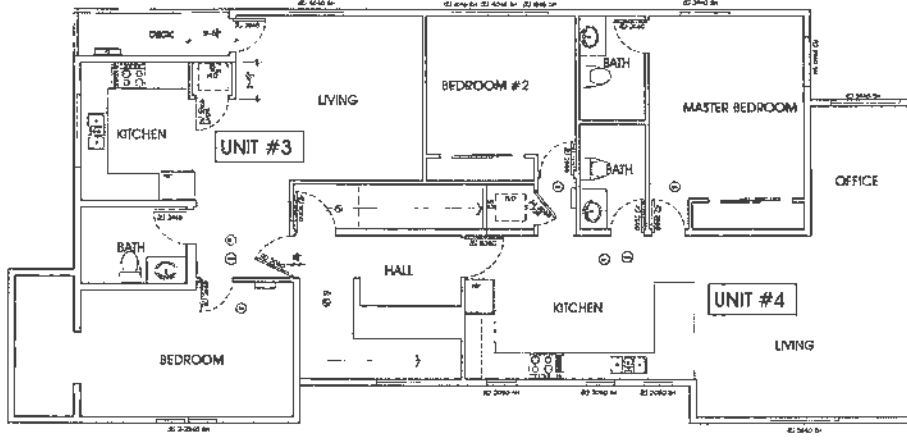
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EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

- 1. WALL TO BE REMOVED
- 2. EXISTING WALL TO REMAIN
- 3. 2x4 NEW BEARING WALL, 8" R/O.C.
- 4. REPLACEMENT LIME AND SAND BRICK, 8" R/O.C.
- 5. 1x6 GYPSUM BOARD LATH AND PLASTER TO EXISTING CONCRETE WALL, 1/2" R/O.C.
- 6. 1/2" R/O.C. LATH AND PLASTER TO EXISTING CONCRETE WALL, 1/2" R/O.C.
- 7. 1/2" R/O.C. LATH AND PLASTER TO EXISTING CONCRETE WALL, 1/2" R/O.C.
- 8. 1/2" R/O.C. LATH AND PLASTER TO EXISTING CONCRETE WALL, 1/2" R/O.C.
- 9. 1/2" R/O.C. LATH AND PLASTER TO EXISTING CONCRETE WALL, 1/2" R/O.C.
- 10. 1/2" R/O.C. LATH AND PLASTER TO EXISTING CONCRETE WALL, 1/2" R/O.C.

GENERAL NOTES:

1. EXISTING ALUMINUM SHALL BE REWORKED AND REPAIRED OR REPLACED AS NECESSARY.
2. EXISTING ALUMINUM SHALL BE REWORKED AND REPAIRED OR REPLACED AS NECESSARY.
3. EXISTING ALUMINUM SHALL BE REWORKED AND REPAIRED OR REPLACED AS NECESSARY.
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10. EXISTING ALUMINUM SHALL BE REWORKED AND REPAIRED OR REPLACED AS NECESSARY.

NOTES:

1. NOTE: SLEEPING ROOMS SHALL HAVE AN OPERABLE WINDOW OR SCREENED DOOR FOR EMERGENCY ESCAPE AND RESCUE PURPOSES. WINDOW SHALL BE OPENED TO A MINIMUM OF 20" CLEAR OPENING HEIGHT.
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KEY NOTES:

- 1. EXISTING WALL TO BE REMOVED
- 2. EXISTING WALL TO REMAIN
- 3. 2x4 NEW BEARING WALL, 8" R/O.C.
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Journal of Internal Medicine 261: 255–264

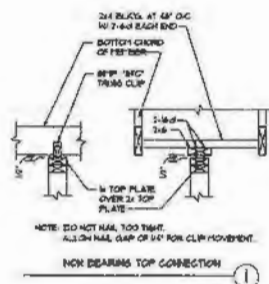
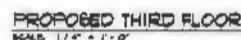
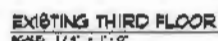
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EXISTING & PROPOSED
THIRD FLOOR

WILLIAM DOD

A-3



WALLS TO BE REMOVED

LANTERN WALLS TO REMAIN

3 x 4 W/FR. GLASS PANES 6'0" x 6'0"

REPLACEMENT LANE AND SANITARY 4'0" W/FR.

1 x 6 LANTERN AND LANTERN SET THREE (3) 4'0" x 6'0" IN SIZE WITH GLASS SANITARY PANES AND ONE 3'0" x 6'0" LANTERN SPACED 1'0" O.C. AND 1'0" FROM THE LANTERN 4'0" x 6'0"

WALL ABOVE: SEE PLAN FOR SP. #

AREA OF SURVEY ON LOWERED CEILING

1 x 6 LANTERN, 3'0" x 6'0" HIGH (1'0" x 6'0" x 3'0")

1. SHOULD ALWAYS BE REMOVED BEFORE STARTING ANY WORK AND NOT REUSED. (DO NOT PRESS OR MASH) (DO NOT REUSE FOR INSTALLATION OF SHOULDER ANCHORS. ALL COMPL. WITH BRG. SEC. 104.)
2. ALL JACKET CEMENT SHALL BE "ULTRA JET FLO" (ULTRA JET FLO)
3. A MAX. OF 1/2 IN. OF 3/4 IN. FOR FRAGMENTS.
4. A MAX. OF 1/2 IN. OF 3/4 IN. FOR SPREADER
5. PROVIDE VIBRATION TUBES AT SPREADER AS PER BRG. SEC. 104
6. SPREADINGS REQUIRE EXHAUST FANS BEING ON AND VIBR. MOTOR PLUGS. (EXHAUST FANS MUST BE ASSES INTERMITTENTLY TO PREVENT OVERHEATING AND TO PREVENT OVERHEATING AT A MINIMUM 1/2 IN. FOR THE CONTINUOUS USE OF VIBRATOR 1/2 IN. FOR CONTINUOUS USE.)
7. SPREADS REQUIRED SHALL HAVE A MAX. OF 1/2 IN. OF 3/4 IN.

[illegible][illegible]

§121.0313 Permit Revocation Authority and Procedures

Except as otherwise provided, if the City Manager determines that there has been a violation of the terms, conditions, lawful requirements, or provisions of any *development permit*, *construction permit*, or approval issued by the City, the City Manager may, in addition to any other remedies provided in Municipal Code Chapter 1 or in this division, issue a notice of intent to revoke the permit or approval to the *permit holder*. The notice of intent to revoke shall inform the *permit holder* of the violation and provide a reasonable time for compliance with the applicable conditions or regulations. If the *permit holder* fails to correct the violations outlined in the notice of intent to revoke within the specified period of time, the City Manager may schedule a hearing to revoke or modify the permit or approval.

§121.0314 Permit Revocation Hearing Procedures

The hearing provisions of Process Three, in addition to the requirements of this section, apply when determining whether to revoke or modify a *development permit*, a *construction permit*, or any other approval.

(a) Notice. The City Manager shall mail a notice of the revocation hearing to the *permit holder* and to any persons who request the notice at least 10 *business days* before the date of the revocation hearing. A Notice of Application is not required.

(b) Presentation of Evidence. The City Manager shall present evidence of any violations at the hearing, and the *permit holder* shall be provided a reasonable opportunity to rebut the evidence.

(c) Findings. The permit or approval may be revoked or modified if the Hearing Officer finds any of the following:

- (1) The permit or approval was obtained by misrepresentation or fraud;
- (2) The permit or approval was approved in error;
- (3) One or more of the conditions of the permit or approval have not been satisfied or have been violated;
- (4) The use permitted by the permit or approval violates an applicable statute, ordinance, law, or regulation; or
- (5) The use permitted by the permit or approval is detrimental to the public health, safety, or welfare or constitutes a *public nuisance*.

§121.0316 Recordation of Permit Revocation or Modification

(a) If a permit is revoked, the City shall forward a copy of the declaration of the decision maker revoking the permit to the County Recorder for recordation. Upon recording of the declaration, the permit shall be void.

(b) If the permit is modified, the City shall forward a copy of the permit, as modified, to the County Recorder for recordation.

§121.0302 Required Compliance with the Land Development Code

(a) It is unlawful for any person to maintain or use any *premises* in violation of any of the provisions of the Land Development Code, without a required permit, contrary to permit conditions, or without a required variance.

(b) It is unlawful for any person to engage in any of the following activities, or cause any of the following activities to occur in a manner contrary to the provisions of the Land Development Code:

- (1) To erect, place, construct, convert, establish, alter, use, enlarge, repair, move, remove, equip, maintain, improve, occupy, or demolish any *structures*;
 - (2) To *grade*, excavate, clear, *fill*, grub, build an embankment, construct slopes, or disturb sensitive natural or biological resources on any *lot* or *premises*; or
 - (3) To *change density* or intensity of the use of land; or
 - (4) To maintain or allow the existence of any condition that creates a *public nuisance*.
- (c) It is unlawful for any person, whether as owner, architect, contractor, or otherwise to engage in any of the following activities:
- (1) To install any electrical wiring, device, appliance, or equipment in such a manner that it does not comply with the provisions of the Land Development Code;
 - (2) To maintain an electrical system that was not installed in accordance with the Land Development Code, or that, notwithstanding compliance with the Land Development Code, is maintained in an unsafe condition as determined by the designated Code Enforcement Official;
 - (3) To sell, offer for sale, lend, rent, or dispose of by gift or premium any electrical material, device, or appliance designed or intended for attachment directly or indirectly to any electrical system, circuit, or electrical service for light, heat, or power in the City of San Diego, unless the electrical material, device, or appliance complies with the provisions of the Land Development Code; or
 - (4) To install or modify any device, *structure*, or addition that will cause a capacity demand greater than the existing electrical, plumbing, mechanical, or structural system was designed and approved to handle.
- (d) It is unlawful for any person, firm, or corporation to erect, install, alter, repair, relocate, add to, replace, use, or maintain plumbing, heating, ventilating, air conditioning, or refrigeration equipment, or cause the same to be done, contrary to or in violation of any provision of the Land Development Code.
- (e) Maintenance of plumbing, heating, ventilating, air conditioning, or refrigeration equipment that was unlawful at the time it was installed shall constitute a continuing violation of the Land Development Code. Existing plumbing, heating, ventilating, air conditioning, and refrigeration equipment, however, shall be deemed to have conformed with applicable law in effect at the time of installation if the Building Official or designated Code Enforcement Official determines that the existing equipment is currently in good and safe condition and is working properly. The existing equipment may be retained and used in connection with alterations or repairs if it has been determined to be properly maintained in good and safe condition.
- (f) The Building Official may disconnect or cease the operation of gas or electrical services when a *structure* is not occupied or is unfit or unsafe for occupancy.
- (g) When any *structure* or *premise* has been inspected by the Building Official or designated Code Enforcement Official and the new or existing plumbing, heating, ventilating, air conditioning, or refrigeration is found to be defective, hazardous, or in violation of the provisions of the Land Development Code, the Building Official may abate such conditions or *structures* in accordance with the provisions of Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous, or Substandard Structures).
- (h) Any *structure* that is proposed for relocation that has been damaged, has had portions removed, has been cut into sections, or has been otherwise structurally altered after the pre-relocation examination may be considered a substandard *structure* or nuisance and may be abated in accordance with the Land Development Code.

- (f) A survey of the *lot* may be required to verify that the *structure* is located in accordance with the approved plans.
- (g) A final inspection, with approval of all *structures* and installations, is required before occupancy and use, unless specifically excepted. If *grading* is involved, final inspection shall be after finish *grading*.

§129.0202 When a Building Permit Is Required

- (a) No *structure* regulated by the Land Development Code shall be erected, constructed, enlarged, altered, repaired, improved, converted, permanently relocated or partially demolished unless a Building Permit has first been obtained from the Building Official, except as exempted in Sections 129.0202(b) and 129.0203.
- (b) Separate Building Permits are not required for a dwelling and associated *accessory structures* located on the same property and described in the Building Permit application, plot plan, and other drawings.
- (c) The placement of factory-built housing, meaning one or more factoryassembled components comprising a single *structure* suitable for human occupancy that is brought to the job site for connection to a foundation, requires a Building Permit in accordance with this division.

§129.0302 When an Electrical Permit Is Required

No electrical wiring, device, appliance, or equipment shall be installed within or on any *structure* or *premises* nor shall any alteration, addition, or replacement be made in any existing wiring, device, appliance, or equipment unless an Electrical Permit has been obtained for the work, except as exempted in Section 129.0303.

§129.0314 Required Inspections for an Electrical Permit

All construction work and equipment authorized by an Electrical Permit shall be inspected by the Building Official in accordance with Section 129.0111. Inspections that may be required are established by the Building Official..

§129.0402 When a Plumbing/Mechanical Permit Is Required

- (a) No plumbing system, or portion of a plumbing system, shall be installed within or on any *structure* or *premises*, nor shall any alteration, addition, or replacement be made in any existing plumbing system unless a Plumbing/Mechanical Permit has been obtained for the work except as exempted in Section 129.0403.
- (b) No heating, ventilating, air conditioning, or refrigeration system or part thereof shall be installed, altered, replaced, or repaired unless a Plumbing/Mechanical Permit has been obtained for the work except as exempted in Section 129.0404.

(i) The City may take any appropriate enforcement action to abate a *public nuisance*, despite the issuance of any permits to maintain, alter, expand, demolish, or reconstruct a *structure*, or to operate or resume operation of a use.

§121.0308 No Permission to Violate Codes

(a) The issuance or granting of any *development permit* or *construction permit* or any plan, specifications, computations, or inspection approval does not constitute a permit for, or an approval of, any violation of any of the provisions of the Land Development Code, including the Building, Electrical, Plumbing, Mechanical, Residential Building, or Green Building regulations, or any other ordinance of the City. *Development permits, construction permits, or inspections* presuming to give authority to violate or cancel the provisions of the Land Development Code, Building, Electrical, Plumbing, Mechanical, Residential Building, or Green Building Regulations or other ordinances of the City are not valid.

(b) The issuance of a *development permit* or *construction permit* based on plans, specifications, and other data does not prevent the City Manager from subsequently requiring the correction of errors in the plans, specifications, and other data or the Building Official from stopping building operations that are in violation of the Land Development Code or any other applicable law.

§126.0101 Purpose of Development Review Procedures

The purpose of these procedures is to provide a review for the types of *developments* where the applicable regulations may need to be supplemented by project-specific conditions. Development review is not required for all projects. When development review is required, the intent is to provide review at the conceptual or schematic design stage preceding issuance of *construction permits*. A variety of *development permits* are provided with varying levels of review to address the variety in size, location, and complexity of *developments* throughout the City.

§129.0111 General Rules for Construction Permit Inspections

All work for which Building Permits, Electrical Permits, Plumbing Permits, Demolition/Removal Permits, Fire Permits and Mechanical Permits are issued shall be subject to inspection by the Building Official. The Building Official is authorized to inspect, or cause to be inspected, the work prior to and subsequent to the issuance of the applicable permit or permits. Inspections shall be performed in accordance with the inspection procedures established by the City Manager, except as may be exempted by the Land Development Code.

(a) The *permit holder* shall be informed of the inspections and the sequence of inspections required.

(b) No work shall be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official.

(c) No portion of any work shall be concealed until inspected and approved.

(d) After making the requested inspections, the Building Official shall either indicate that the inspected portion of the construction is satisfactory as completed or shall notify the *permit holder* or an agent of the *permit holder* that the inspected portion fails to comply with the Building, Electrical, Plumbing, Mechanical, Residential Building or Green Building Regulations of the San Diego Municipal Code, or with other applicable regulations of the Municipal Code.

(e) Any portions of work that do not comply with requirements shall be corrected and such portion shall not be covered or concealed until inspected and authorized by the Building Official.



THE CITY OF SAN DIEGO

JANUARY 2014

LAND DEVELOPMENT MANUAL

Volume I, Chapter 1

Project Submittal Requirements

Section 2

Construction Permits – Structures (Commercial, Industrial, Multi-Family, etc)

DEVELOPMENT SERVICES DEPARTMENT

1222 FIRST AVENUE, MS 301, SAN DIEGO, CA 92101-4101

CALL (619) 446-5300 FOR APPOINTMENTS AND (619) 446-5000 FOR INFORMATION

Table of Contents

Construction Permits – Structures	2-1
Commercial, Industrial, Multi-Family, etc.....	2-1
Introduction	2-1
Submittal Requirements	2-1
Completeness Review	2-2
Complex Projects	2-2
Partial Projects	2-2
Guaranteed Second Opinion	2-2
Active Project Management.....	2-2
Submittal Requirements Matrix	2-3
Minimum Submittal Requirements Checklist	2-6
<u>Section 1</u> : Guide to Project Submittal Process.....	1
<u>Section 2A</u> : Construction Permits – Single Dwelling Unit/Duplex and Accessory Structures	2A
<u>Section 3</u> : Construction Permits - Grading and Public Right-of-Way	3
<u>Section 4</u> : Development Permits/Approvals	4
<u>Section 5</u> : Subdivision Approvals	5
<u>Section 6</u> : Policy Approvals	6

PROJECT SUBMITTAL REQUIREMENTS

application for a building permit, or 2) an application for a Business Tax Certificate. When the proposal for a new use on a property does not require a building permit, a separate "Limited Use/Zoning Use Certificate" application for those uses identified on the Submittal Matrix will be required.

Completeness Review

It is necessary to evaluate all projects being submitted to ensure that all of the required information is provided in order to review the project. This is known as the Completeness Review. In most cases the completeness review may be done while you wait. Once it is determined that your submittal documents are complete and the appropriate plan check fees are paid, your application is deemed complete and your project is distributed for review.

Complex projects (identified below) and projects requesting express plan checks may need to go through a submitted completeness review. The submitted completeness review allows staff more time to review the plans/documents for the required details, customize the number of copies needed and set up the project for review. The submitted completeness review typically takes (5) working days. Bring one copy of all plans/documents as identified in the Submittal Requirements Matrix for completeness review.

After the completeness review, staff will notify the applicant via FAX, E-mail or US Mail whether the application is ready for full submittal or whether additional information/clarification is required. Complex Projects:

- Commercial/Office buildings over 3 stories
- Assembly occupancies (churches, schools, restaurants with multiple dining rooms, etc.)
- Multi-family more than 3 units
- Multiplex movie theaters/auditoriums
- Hi-rise buildings
- Commercial Parking Structures over 3 stories
- Shopping Centers over 3 stories
- Partial permits for any of the above projects (See "Partial Projects")

- Covered mall buildings
- Buildings containing atriums

Partial Projects

Submittal of partial permit projects (see [Building Newsletter 1-5](#)) is allowed for the following:

- Footings and slab on grade
- Foundation and walls below the podium slab when the building supported by the podium slab is of wood construction
- Complete foundation and framing system only

Submittal of partial permits other than those listed above must have prior approval by a Structural Engineering Senior. This approval may be obtained through a Preliminary Review process (see [Information Bulletin 513](#) "Preliminary Review").

Guaranteed Second Opinion

If for any reason you disagree with the results of your completeness review, just want some confirmation or to voice a concern, just ask for a second opinion. We guarantee a second opinion upon request.

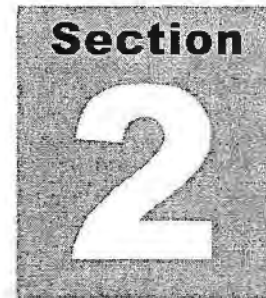
Active Project Management

An Active Project Manager will be assigned to projects when an applicant requests a customized review or approval process. It is to be noted that assigning an Active Project Manager will not guarantee the request will be allowed to proceed.

Applicants also have the option of requesting an Active Project Manager to be assigned to their project. All requests should be submitted and approved prior to acceptance of any construction documents. To request an Active Project Manager, please contact Project Management Workload Manager at DSDMinisterialPM@sanidiego.gov or by calling (619)557-7998.

This service requires a deposit into a Deposit Trust Fund account. For more information regarding Project Management Services and related fees, see [Information Bulletin 501](#).

PROJECT SUBMITTAL REQUIREMENTS



Construction Permits – Structures (Commercial, Industrial, Multi-Family, etc.)

Introduction

Construction permit review is a review of construction plans. The review is ministerial in that the permit is approved if the regulations are met, or denied if the regulations are not met. This section covers submitted construction permit applications that are issued for the construction or improvements to buildings and other structures. **Note:** A Building Permit for a construction permit application must be issued within one year of the deemed complete date (LDC Section 129.0211).

Prior to beginning the preparation of a construction permit submittal, refer to the Important Steps to Project Approval in Section 1 of this Manual for essential information that can save you time in the project submittal process. Section 1, Guide to the Project Submittal Process, will identify those projects which may be reviewed over-the-counter, as well as provide information to help you determine if other permits are required prior to the submittal for a construction permit.

Submittal Requirements

The Submittal Matrix and the Minimum Submittal Requirements Checklist found in this section identify the forms, documents and plans that are required for building permits, electrical permits (not associated with a building permit), and plumbing/mechanical permits (not associated with a building permit). The plan quantities indicated on

LAND DEVELOPMENT MANUAL PROJECT SUBMITTAL PROCESS

<u>Section 1</u>	Guide to the Project Submittal Process
<u>Section 2</u>	Construction Permits – Structures
<u>Section 2A</u>	Single Dwelling Unit/Duplex/Townhomes and Accessory Structures
<u>Section 3</u>	Construction Permits - Grading and Public Right-of-Way
<u>Section 4</u>	Development Permits/Approvals
<u>Section 5</u>	Subdivision Approvals
<u>Section 6</u>	Policy Approvals

the Submittal Matrix are estimated based upon project type. To establish exact quantities prior to submittal, phone (619) 446-5300 to schedule a pre-submittal meeting. At the pre-submittal meeting, staff will review the plans/documents and determine the number of copies needed for distribution. The Submittal Requirements Checklist provides a detailed description of what the content of each of the required forms, documents, and plans must be. All items noted in the checklist must be provided unless not specifically required by the Submittal Matrix or the Checklist.

The Municipal Code permits certain uses with limitations. These are identified as a "limited" ("L") use in the Use Regulations Tables in Chapter 13, Article 1, Divisions 1-6 (Base Zones). These limitations may restrict uses to certain locations or may be subject to compliance with supplemental regulations. In most cases, compliance with the limited use regulations is reviewed concurrently with 1) an

PROJECT SUBMITTAL REQUIREMENTS



City of San Diego
Development Services
1222 First Avenue, Ms 302,
San Diego, CA 92101- 4101
www.sandiego.gov/development-services

Submittal Requirements Matrix Construction Permits – Structures

APPROVAL TYPE

SUBMITTAL REQUIREMENTS (See Legend at Bottom of Page)

See Minimum Submittal Requirements Checklist, Construction Permits - Structures for detailed submittal requirements. Note: Some documentation and plan information may be combined into single documents or shown on the same plans if the required information is clearly identified.

The plan quantities indicated are estimated based upon approval type. To establish the exact number of copies needed prior to submittal, phone (619) 446-5300 to schedule a pre-submittal meeting.

18.0 Fees [501]	17.0 Noise Study	16.0 Fire Sprinkler	15.0 Fire Alarm	14.0 Smoke Control Report	13.0 Geotechnical Investigation Report	12.0 Truss Calculations and Plans	11.0 Structural Calculations	10.0 Title 24 Energy Documentation	9.0 Landscape Construction Package	8.0 Electrical Plans	7.0 Mechanical/Plumbing Plans	6.0 Structural Package	5.0 Architectural Package	4.0 Site Plan Package	3.0 General Requirements - All Plans	2.0 Historical Resources Information	1.0 General Application Package
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BUILDING PERMIT (129.0202)

Accessory Structure (Retaining Wall, Fence, etc.)	1	(1*)	✓	4	4	4			(4)		(1)		(2)					✓
Commercial Coaches		See Information Bulletin 240 "How to Obtain a Permit for Commercial Coaches"																
Commercial Tenant Improvement/Interior Alteration	1	(1*)	✓	6	6	(6)	(6)	(6)		(1)	(1)				(1*)	(1*)	(1*)	✓
Complex Projects (for description of complex projects see page 2-2)	1	(1*)	✓	1	1	1	(1)	(1)	(1)	(1)	(1)	(1)	(2)	(1)	(1*)	(1*)	(1*)	✓
Non-Residential Buildings (New)	1	(1*)	✓	12	12	12	(12)	(12)	(12)	(1)	(1)	(1)	(2)		(1*)	(1*)	(1*)	✓
Non-Residential Buildings (Addition)	1	(1*)	✓	8	8	8	(8)	(8)	(8)	(1)	(1)	(1)	(2)		(1*)	(1*)	(1*)	✓
Parking Lots (adding 4 or more parking spaces) (142.0505, 142.0402)	1	(1*)	✓	4					4									✓
Partial Permits (Foundations, Structural Frame) (Building Newsletter 1-5)	1	(1*)	✓	10	10	10	(10)	(10)	(10)	(1)	(1)	(1)	(2)		(1*)	(1*)	(1*)	✓
Relocated Structure (129.0220)	1	(1*)	✓	6	6	6			(6)				(2)		(1*)	(1*)	(1*)	✓
Residential - Multiple Unit Dwellings (New)	1	(1*)	✓	13	13	13	13	13	(13)	1	(1)	(1)	(2)		(1*)	(1*)	(1*)	✓
Residential - Multiple Unit Dwellings (Addition)	1	(1*)	✓	9	9	9	9	9	(9)	1	(1)	(1)	(2)		(1*)	(1*)	(1*)	✓

LEGEND: 1 = Number of Copies Required (1) = Number of Copies Required if project meets the conditions as identified within the Minimum Submittal Requirements Checklist
✓ = Applies to all Plans required (1*) = Additional set of construction plans is required in addition to the minimum quantity shown under item 4.0 through 8.0
(142.042) = Land Development Code Section Reference

PROJECT SUBMITTAL REQUIREMENTS




City of San Diego
Development Services
1222 First Avenue, Ms 302,
San Diego, CA 92101-4101
www.sandiego.gov/development-services

Submittal Requirements Matrix Construction Permits – Structures

APPROVAL TYPE	SUBMITTAL REQUIREMENTS (See Legend at Bottom of Page)																
See Minimum Submittal Requirements Checklist, Construction Permits - Structures for detailed submittal requirements. Note: Some documentation and plan information may be combined into single documents or shown on the same plans if the required information is clearly identified. The plan quantities indicated are estimated based upon approval type. To establish the exact number of copies needed prior to submittal, phone (619) 446-5300 to schedule a pre-submittal meeting.	18.0 Fees [501]	17.0 Noise Study	16.0 Fire Sprinkler	15.0 Fire Alarm	14.0 Smoke Control Report	13.0 Geotechnical Investigation Report	12.0 Truss Calculations and Plans	11.0 Structural Calculations	10.0 Title 24 Energy Documentation	9.0 Landscape Construction Package	8.0 Electrical Plans	7.0 Mechanical/Plumbing Plans	6.0 Structural Package	5.0 Architectural Package	4.0 Site Plan Package	3.0 General Requirements - All Plans	2.0 Historical Resources Information
	1.0 General Application Package																
Sidewalk Café (141.0621)	See Information Bulletin 523, "How to Obtain a Permit for Sidewalk Café"																
Spray Booth	1	(1*)	✓	5	5	(1)					(1)					(1*)	(1*)
Temporary Construction Permit (129.0117)	1	(1*)	✓	7	7	7	(7)	(7)			(1)						✓
DEMOLITION/REMOVAL PERMIT (129.0502)	See Information Bulletin 710 "Permit Instructions/Procedures for Building Demolition/Removal"																
ELECTRICAL PERMIT (not associated w/Building Permit) (129.0302)	1	(1*)	✓	2	(2)			2									✓
Electrical Vehicle Charging System	See Information Bulletin 187, "How to Obtain a Permit for Electrical Vehicle Charging Systems"																
Solar Photovoltaic System	See Information Bulletin 301, "How to Obtain a Permit for Solar Photovoltaic Systems"																
LIMITED USE/ZONING USE CERTIFICATES (123.0302):																	
Adult Entertainment Establishments	See Information Bulletin 144, "Adult Entertainment Establishments"																
Alcoholic Beverage Outlets	See Information Bulletin 143, "Permitting Requirements for Alcoholic Beverage Establishments"																
PLUMBING/MECHANICAL PERMIT (not associated w/Building Permit) (129.0402)	1	(1*)	✓	2	2		2										
SIGN PERMIT (129.0802)	See Information Bulletin 111, "General Procedures Sign Plan Check to Permit Issuance"																
LEGEND:	1 = Number of Copies Required ✓ = Applies to all Plans required (142.042) = Land Development Code Section Reference (1) = Number of Copies Required if project meets the conditions as identified within the Minimum Submittal Requirements Checklist (1*) = Additional set of construction plans is required in addition to the minimum quantity shown under item 4.0 through 8.0																

ATTACHMENT 8

PROJECT SUBMITTAL REQUIREMENTS

 <div>City of San Diego Development Services 1222 First Avenue, Ms 302, San Diego, CA 92101- 4101 www.sandiego.gov/development-services</div>	<div>Submittal Requirements Matrix</div> <div>Construction Permits – Structures</div>																	
APPROVAL TYPE	SUBMITTAL REQUIREMENTS (See Legend at Bottom of Page)																	
<p>See Minimum Submittal Requirements Checklist, Construction Permits - Structures for detailed submittal requirements. Note: Some documentation and plan information may be combined into single documents or shown on the same plans if the required information is clearly identified.</p> <p>The plan quantities indicated are estimated based upon approval type. To establish the exact number of copies needed prior to submittal, phone (619) 446-5300 to schedule a pre-submittal meeting.</p>	18.0 Fees [501]	17.0 Noise Study	16.0 Fire Sprinkler	15.0 Fire Alarm	14.0 Smoke Control Report	13.0 Geotechnical Investigation Report	12.0 Truss Calculations and Plans	11.0 Structural Calculations	10.0 Title 24 Energy Documentation	9.0 Landscape Construction Package	8.0 Electrical Plans	7.0 Mechanical/Plumbing Plans	6.0 Structural Package	5.0 Architectural Package	4.0 Site Plan Package	3.0 General Requirements - All Plans	2.0 Historical Resources Information	1.0 General Application Package
TEMPORARY USE PERMIT (123.0401)	See Information Bulletin 533 , "How to Obtain a Temporary Use Permit"																	
FIRE ALARMS	See Information Bulletin 137 , "How to Obtain a Permit for Fire Alarm Systems"																	
FIRE SPRINKLERS	See Information Bulletin 132 , "How to Obtain a Permit for Fire Sprinkler Systems"																	
LEGEND:														1 = Number of Copies Required	(1) = Number of Copies Required if project meets the conditions as identified within the Minimum Submittal Requirements Checklist			
														✓ = Applies to all Plans required	(1*) = Additional set of construction plan is required in addition to the minimum quantity shown under item 4.0 through 8.0			
														(142.042) = Land Development Code Section Reference				

PROJECT SUBMITTAL REQUIREMENTS



City of San Diego
Development Services
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Minimum Submittal Requirements Checklist Construction Permits – Structures

This checklist must be used in conjunction with the Submittal Requirements Matrix. The Submittal Requirements Matrix establishes the documents/plans that are required and the minimum quantity that must be provided, based upon the approval you are applying for. Acceptance of projects for review by the City of San Diego depends upon the accuracy and completeness of the submitted plans and documents. This Minimum Submittal Requirements Checklist establishes the minimum details that must be included in all plans and documents required by the City. Staff will review your documents against this checklist. The design professional should use this checklist when preparing project packages for review. Plans or documents missing any of the required detail will not be deemed complete (accepted into plan check). Additional information or clarification may be requested during the review process or prior to permit issuance.

Where the word “Conditional” appears before the document and/or detail, this information will be required if those conditions are applicable to the proposed project. Where the word “Recommended” appears before the document and/or detail, the information is provided as a suggestion for improving the review process and is not required to accept your project for review. However, the recommended items may be a plan check correction item and required to be submitted for subsequent reviews. It is recommended that you provide the documents and information to reduce the number of review cycles. All other detail are required unless not applicable to your project.

Item No.	Requirements
1.0	GENERAL APPLICATION PACKAGE
1.1	General Application (DS-3032)
1.2	Conditional - Water Meter Data Card (DS-16): Must be completed and submitted for any project that includes new plumbing fixtures or in the case of commercial construction removed plumbing fixtures. A separate card must be completed for each new or modified water meter. Both new and existing fixtures (if any) must be listed on each card.
1.3	Conditional - San Diego Regional Hazardous Materials Questionnaire (HM-9171): All non-residential projects must have an approved San Diego Regional Hazardous Materials Questionnaire Form at the time of permit issuance.
1.4	Conditional - Hazardous Materials Reporting Form (DS-165): All non-residential projects must have a completed Hazardous Materials Reporting Form at the time of project submittal. This information is used to determine the occupancy classification of the proposed structure(s). Refer to Information Bulletin 116, “Disclosure Requirements for Hazardous Materials” for more information.
1.5	Conditional - High Piled Stock Combustible Storage Form (DS-164): Must be completed for any storage racks over 6 feet in height.
1.6	Conditional - Concurrent Processing Agreement: If the construction project review is being concurrently processed with another policy or development permit/approval, provide a copy of the signed Concurrent Processing Agreement. To obtain this agreement contact your Development Project Manager.
1.7	Conditional - Storm Water Requirements Applicability Checklist (DS-560): Must be completed for all projects except interior alterations.
1.8	Conditional - Affordable Housing Requirements Checklist (DS-530): Required for all residential projects proposing 2 or more units.
1.9	Conditional - Child Care Center Hazardous Materials Substance Approval Form (DS-527): Must be completed for projects proposing a Child Care Center.

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
1.10	Recommended - Photographic Survey: Projects proposing new structures or additions to existing structures on sites that contain Environmentally Sensitive Lands (steep slopes, sensitive biological resources) shall provide a Photographic Survey. <u>Color</u> photographs must be taken from the project boundaries at four or more locations, with on and off site views, <u>within at least 50 feet of the property line</u> , including any slopes. The number of photographs will vary depending on the size of the project site; however, the quantity must be sufficient to adequately view the entire site. The photo survey should include views for evaluating factors such as the need for brush management, environmental adjacency issues, and/or comparisons between the proposed project and the existing neighboring properties. The photographs must be in <u>color</u> (minimum size 3"x5" and maximum size of 8"x10") and may be provided on a CD-R. Include a key map indicating the location and direction each photograph was taken. CD-R should be labeled "Photos."
2.0	HISTORICAL RESOURCES INFORMATION
2.1	Conditional – Potential Historical Resource: If the project site contains a structure that is 45 or more years old AND is not a designated Historic Site / Structure or within a Historical District, see <u>Information Bulletin 580</u> (Potential Historical Resource Review) for submittal requirements.
2.2	Conditional – Designated Historical Site or District: If the project site / structure is designated Historical OR located within a Historical District, see <u>Information Bulletin 581</u> (Designated Historical Resource Review) for submittal requirements.
3.0	GENERAL REQUIREMENTS - ALL PLANS -
3.1	<p>Development Summary: Provide, in a table format, the following information on the first sheet of the plans:</p> <ul style="list-style-type: none"> • Bullet point narrative that details the project's complete scope of work, including all existing and proposed improvements. Clearly identify partial approvals, such as foundation, substructure, and shell buildings. • Sheet Index – List of all the sheets included in the plan package • Project Team - List name and phone number of all design professionals including engineers, architects, designers • Legal description and Assessor Parcel Number(s) for the property on which the development is proposed. • List owner's name(s) and address(es). • Existing and proposed uses. • Zoning designation and/or overlay zone designations (Coastal, Coastal Height Limit, Airport Influence Area, etc.). • Any approved development permits (discretionary permits) for the project • Type of Construction of existing and proposed structures per the California Building Code. • Occupancy Classification(s), existing and proposed, per the California Building Code. • The Building Code year used for the design of the project. • The number of stories (existing and proposed). • The height of the building (existing and proposed). • The gross floor area and floor area ratio (if applicable), total new floor area added, total existing floor area to remain per story. • Condition of soil (undisturbed, compact fill, or loose fill) when the proposed construction includes new foundations. • Landscape area square footage for water conservation purposes. • Total area of disturbance <p>Conditional: Reasonable Accommodations – If you are proposing deviations to setbacks, building heights and/or floor area ratio for the purpose of reasonable accommodations for disabled accessibility, include with development summary and clearly show on site plan, floor plan and sections/elevations.</p> <p>Conditional: Voluntary Accessibility Program – If requesting incentives through the Voluntary Accessibility Program, describe the project development incentives in the development summary and identify each building as "Voluntary Tier I", "Voluntary Tier II", or "CBC 11A required" on the site plan.</p> <p>Recommended: If the request includes a Limited Use as defined in the Use Regulations Tables in Chapter 13, Article 1, Division 2-6 of the Land Development Code (LDC); include any other supplemental development regulations as identified by that use in the Separately Regulated Uses Section of LDC Chapter 14, Article 1, Division 3 (e.g., hours of operation, separation requirements from other land uses).</p>
3.2	Scale: The architectural site plan, grading plan, topographic map, and landscape plans should be prepared on the same scale.
3.3	Legend: Each sheet must have a legend that clearly indicates the meaning of all graphic symbols.
3.4	Key Map: Projects requiring multiple base sheets must include a graphic key map on each sheet that indicates its relationship to the entire project.
3.5	Weight Limit: Plan sets exceeding 200 sheets must be divided into volumes not exceeding 200 sheets each and labeled "volume ____ of ____."

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
3.6	Conditional – Responsible Charge: Plans for all non-exempted structures (see BNL 1-2 for a list of exempted structures) shall be prepared and signed and stamped by either a California professional engineer or California registered architect in accordance with Business and Professions Codes. List on the title sheet the design professional's (engineer or architect) name and company name of who prepared or are in responsible charge.
3.7	Conditional - Unreinforced Masonry (URM) Buildings: Identify building(s) as "Unreinforced Masonry (URM) Building" when the building is made of brick, hollow clay tile, cinder block bearing walls and if built prior to March 24, 1939.
3.8	Conditional - Designated Historical Buildings: Identify a building as "historic building" when the building is designated as a historic building by an authorized official agency. See item 2.0.
3.9	Recommended - Floor Area Analysis Calculation: The "floor area analysis" evaluates a new or existing building for compliance with allowable floor area limitations based upon the occupancies present in the building and the type of construction of the building. A floor area analysis, based upon the prevailing California Building Code Chapter 5 (Sections 506 and 507), should show the following: <ul style="list-style-type: none"> • The square footage of the different occupancies in the building. • The allowable square footage for the noted occupancies. • A tabulation of the actual square footage of a noted occupancy to the allowable square footage for that occupancy.
3.10	Recommended - Recorded Permits/Approvals: List and submit all recorded permits/approvals related to the project. Recorded permits/approval may include copies of covenants, preliminary approval documents, board of appeals approvals, and agreements such as lot tie agreements, easement agreements, building restricted easements, development permits, or special agreements with the city, if any.
4.0	SITE PLAN PACKAGE (Includes Site Plan and Disabled Accessibility Plans.)
4.1	Property Lines: Show and label all property lines with dimensions.
4.2	Setback Lines: Show and label all required and proposed setback lines.
4.3	Easements: Show and label all existing and proposed easements, including the type of easement.
4.4	Street/Right of Way: Show and label all existing and proposed streets, sidewalk, curb cuts, sidewalk under drains, driveways, curb to property line distances, and identify separate permits for all work proposed in the right of way.
4.5	Off-Street Parking: Show all "off-street" parking spaces that are not within a structure. Identify any disabled parking spaces, and provide parking calculations.
4.6	Drainage: Show existing and proposed drainage patterns. Show roof drains and surface area drains.
4.7	Structures and Hardscape: Show location and dimensions of all existing and proposed buildings and structures, including accessory structures such as fences, walls, trash enclosures, patio covers. Hardscape (pavement) shall be delineated and identified by a symbol/pattern. Show and label the dimensions between structures and to property lines.
4.8	Best Management Practices (BMP) Plan: Show all post construction BMP'S and Low Impact Development (LID) design feature. Label as BMP Sheet.
4.9	Impervious Surface: Show all buildings, structures and edges of all pavement and other impervious surfaces.
4.10	Buildings/Structures: Show location and dimensions of all existing (to remain) and proposed buildings and structures (e.g., fences, retaining walls, trash enclosures, patio covers, trellises), use of all existing (to remain) and proposed structures, including number of stories.
4.11	Fire Separation Distances: Show the fire separation distance between adjoining buildings or structures and the distance from property lines to all buildings or structures.
4.12	Landscape Site Plan: For foundation only or foundation and frame only project show planting areas on site plans, demonstrating compliance with prior development approval and landscape regulations. Planting plans and irrigation plans are not required.
4.13	Contours: Provide contour intervals at two feet (this may vary depending on the steepness of the grade and the scale of the drawing). Five and ten foot contour intervals may be acceptable provided spot elevations are called out as necessary for the analyst to properly understand the character of the site. <u>Show contours off-site within 50 feet of the property line.</u>
4.14	Utilities: Show all existing and proposed utilities on the property and adjacent right of way, including hydrants, vault, transformers, poles, water meters, water and sewer lines etc. Also, include size and type of existing and proposed utility.

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
4.15	Refuse & Recycling Areas: Show and label the location and location, including dimensions of existing and proposed refuse and recycling materials storage areas.
4.16	Projections: Show all architectural projects such as stairs, balconies, eave overhangs etc.
4.17	Conditional - Environmentally Sensitive Lands: Show, whenever applicable, the boundary lines of environmentally sensitive lands, such as steep hillsides, sensitive biological resources, Multiple Species Conservation Program Preserve Areas, 100-year flood plains, sensitive coastal bluffs, and setbacks from these boundaries.
4.18	Conditional - Plumbing Site Plan: For new buildings, include the size and layout of the building sewer, point of connection to the public sewer, and clean outs.
4.19	Recommended - Allowable Area Frontage Increase: When yards are used for allowable area increase per CBC, show the extent and depth of the required yards on the site plan.
4.20	Recommended - Lighting Plan: Where project proposes outdoor lighting (parking lots, sports fields, private drives, security, etc.), a photometric drawing should be provided that clearly demonstrates that the project site lighting does not fall on surrounding properties or create glare hazards within the public rights-of-way (LDC Section 142.0740).
4.21	Cal Green Standards: Provide notes and details to show compliance with the California Green Building Code.
4.22	Erosion Control Plan: Show location of all construction BMP's. Reference Water Pollution Control Plan/ Report.
4.23	Conditional - Water Quality Technical Report: Required for all priority development projects. Must be stamped and signed by a registered professional engineer.
4.2	Conditional - DISABLED ACCESSIBILITY PLANS: Unless the development is specifically exempted by code, disabled accessibility plans are required. When providing these plans, include the following details:
4.2.1	Routes on Private Property: Show at least one accessible route within the boundary of the site from accessible parking and accessible passenger loading zones to the accessible building entrance they serve. When more than one route is provided, all routes shall be accessible.
4.2.2	Routes Between Buildings: When more than one building or facility is located on a site, show accessible routes of travel between buildings and accessible site facilities.
4.2.3	Routes from Right-of-Way: Show at least one accessible route from public transportation stops, public street or sidewalk to the accessible building entrance they serve. When more than one route is provided, all routes shall be accessible.
4.2.4	Parking Spaces: Provide fully dimensioned details of accessible parking spaces, ramps, curb ramps, sidewalks and signage.
4.2.5	Entrances: Show that all entrances and all ground level exits comply with disabled accessibility requirements.
4.2.6	Covered Multi Family Dwelling Units: Provide a detailed listing in the plans of all "Covered Dwelling Units" in each covered multi-dwelling building. Identify whether the "all Bathroom Option" or the "One Bathroom Option" is used for each "Covered Multi Family Dwelling Unit." Per section 1107A of the California Building Code (CBC).
4.3	Recommended - FIRE ACCESS AND HYDRANT DRAWING If the project has a previously approved fire access and hydrant plan as part of a prior Development Permit or Subdivision approval, a copy of the stamped and approved site plan from the Fire and Life Safety Plans Officer must be submitted.
5.0	ARCHITECTURAL PACKAGE This package consists of floor plans, elevations, roof plans, building sections, door & window schedules, architectural details and means of egress plans.
5.1	FLOOR FLAN - Provide a floor plan of all floors; indicate use of all rooms (existing and proposed); show all balconies.
5.1.1	Dimensions: Show dimensions on floor plans.
5.1.2	Floor Levels: Indicate all floor levels (i.e. ground floor, second, third, etc.).
5.1.3	Doors & Windows: Identify and show all doors and windows. Cross reference doors and windows to the door and window schedule.

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
5.1.4	Conditional - Demolition Floor Plan: Where portions of any structure within the Coastal Overlay Zone or a Designated Historic Structure are to be demolished or altered, provide a demolition floor plan. Submit a clear, fully dimensioned demolition sheet for each floor that shows all walls, windows and doors changed, exterior walls enclosed by new construction, areas where top/bottom plates, and studs have been removed, changed and/or modified. Include a wall matrix listing all walls in both linear feet and percentages removed and remaining. Note: Removal of more than 50 percent of the existing exterior walls requires a Coastal Development Permit per Municipal Code Section 126.0704.
5.1.5	Conditional - Plumbing Fixtures: When present, show all existing, proposed and relocated plumbing fixtures. For non-residential projects, include any plumbing fixtures to be removed.
5.1.6	Conditional - Plumbing & Mechanical Equipment: For single dwelling unit projects, show location, size, make and model of proposed heating equipment and water heater. (May be shown on separate mechanical plans.)
5.1.7	Conditional - Disabled Accessibility - Enlarged Floor Plans and Interior Elevations: Provide fully dimensioned enlarged floor plans and interior elevations for the kitchen, powder room, and all bathrooms. Show compliance with CBC Chapter 11A and 11B.
5.1.8	Recommended - Stairways & Elevators: Indicate the location and travel direction of all stairways.
5.1.9	Recommended - Roof Access: When present, show location of roof access stairs and ladders.
5.1.10	Recommended - Fire Resistive Construction: Where fire resistive construction is proposed, show fire resistive construction components of the building on the floor plans. These components may include occupancy separation walls, rated shafts, fire walls, fire barriers, fire partitions, rated corridors, horizontal exits, and other rated means of egress systems.
5.1.11	Recommended - Grid Lines: The grid lines specified on the architectural plans must be consistent with grid lines shown on structural plans.
5.2	ELEVATIONS - Provide the following detail:
5.2.1	Elevation Labels: Drawings must be separate and labeled North Elevation, South Elevation, East Elevation and West Elevation. All elevation plans must be accurately scaled and fully dimensioned.
5.2.2	Grades: Clearly show and label existing and proposed grades.
5.2.3	Floor Elevations: Indicate all finished floor elevations.
5.2.4	Building Height: Indicate building heights as defined by LDC Section 113.0270 and CBC Section 504.
5.2.5	Architectural Details: Show and label exterior architectural details and location of all windows, doors, balconies, and other architectural features.
5.2.6	Label Buildings: If more than one building is located on the project site, clearly label each building elevation to distinguish one from the other.
5.3	ROOF PLAN: Required for all new construction or any modification to the existing roof will require a roof plan. Show the following information for roof plans.
5.3.1	Spot Elevations - Show and label spot elevations for all roof peaks, ridges, low points.
5.3.2	Roof Detail: Show all hips, valleys and ridges, drains and overflow drains.
5.3.3	Material: Show roofing material with complete specifications.
5.3.4	Screening Elements: Indicate any mechanical equipment and details of any architectural screening element.
5.3.5	Recommended - Vents/Skylights: Show location and type of all roof vents and skylights if applicable.
5.3.6	Recommended - Vents: Show location of smoke and heat vents for high pile stock storage when applicable.
5.4	BUILDING SECTIONS - Provide the following information:
5.4.1	Framing: Show sections across floors, walls, and roof and include the insulation R values.
5.4.2	Elevations: Show finish floor and roof level elevations.

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
5.4.3	Recommended - Ceilings: Show ceiling framing, height of ceiling, suspended ceiling, dropped ceilings and soffits.
5.4.4	Recommended - Architectural Projections: Show all interior and exterior architectural projections. Include stairs, balconies and eave overhangs.
5.4.5	Recommended - Stories: Provide cross section views of the building such that the number of stories is clearly identified. Cross reference building sections to architectural floor and site plans.
5.4.6	Recommended - Stairs, Shafts, and Elevators: Show stairs, shafts, elevators in the building cross section.
5.5	DOOR & WINDOW SCHEDULES
5.5.1	Door & Window Schedules: The schedule should include size, type, hardware, fire and Sound Transmission Class (STC), U value (overall coefficient of thermal transmission), and SHGC (Solar Heat Gain Coefficient) for all fenestration.
5.5.2	Recommended - Finish Schedule: Provide a finish schedule. This schedule should include finishes for walls, ceilings, and floors.
5.6	ARCHITECTURAL DETAILS
5.6.1	Stairs, Handrails and Guardrails: Provide dimensioned architectural details of all stairs, handrails and guardrails.
5.6.2	Fire Resistive Details: When proposed construction involves fire resistive details, provide fire resistive details of walls, ceilings, floors, roofs, shafts and penetrations.
5.7	Recommended - MEANS OF EGRESS
5.7.1	Space and Occupant Loads: Show the use of all spaces with their corresponding occupant load. The occupant load must be determined using appropriate occupant load factors based on the California Building Code Chapter 10.
5.7.2	Means of Egress Elements: Identify on the plans all elements of the means of egress system. These elements will include items such as hallways, corridors (rte'd), passageways, horizontal exits, stair enclosures, exterior exit balconies, etc.
5.7.3	Means of Egress Floor Plans: Provide a complete and clear means of egress plan for every floor. Identify continuous, unobstructed, path of exit travel from the most remotely occupied point of the floor to a public way. Plans shall show all of the elements of means of egress (e.g., exit access, the exit, and the exit discharge), number of exits required and provided, area of refuge, common path of travel.
6.0	STRUCTURAL PLAN PACKAGE Structural Plan Package is required for all construction that involves any new construction, modification to existing structure or additions to existing structures. Tenant Improvements and Interior Alterations require a structural plan package when structural modifications are proposed. When proposing a commercial modular that is approved by the State, the structural package need only include the foundation design unless the foundation is also approved by the state. The structural plan package includes schedules and construction specifications, foundation plans, framing plans and structural details.
6.1	SCHEDULES & CONSTRUCTION SPECIFICATIONS
6.1.1	Structural Notes
6.1.2	Nailing Schedule: When the construction involves construction using wood products, provide a complete nailing schedule consistent with Tables 2304.9.1, 2306.3, 2306.5, 2306.6 and 2306.7 of the California Building Code.
6.1.3	Construction Specifications: Provide complete construction specification for materials used on the project. The materials may include concrete, wood, steel, masonry, etc.
6.1.4	Conditional - Shear Wall Schedule: Show shear wall schedule, if applicable (wood construction).
6.1.5	Recommended - Special Inspection Summary: Show summary of special inspection required per Building Newsletter 17-1, if applicable.
6.1.6	Recommended - "Basis of Structural Design" information: The "Basis of Structural Design" information must include design loads such as dead, live, wind, and seismic design criteria information, soil profile information and condition of soil information.

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
6.2	FOUNDATION PLAN
6.2.1	Dimensions: Show completely dimensioned foundation plans. The foundation plan must incorporate the foundation system as recommended in the soils report.
6.2.2	Retaining Walls: Show location, height and complete details of all proposed site retaining walls. A Geotechnical Investigation Report for retaining walls over six feet is required.
6.2.3	Footings and Grade Beams: Show continuous and spread footings and grade beams. Include dimensions, reinforcement size and spacing.
6.2.4	Anchors: Show location, size and spacing of hold down anchors and anchor bolts.
6.2.5	Conditional - Slab Details: Show slab thickness, size and spacing of reinforcing steel, including tendon layout for post tension slab.
6.2.6	Conditional - Caissons and Piers: Show size and dimensioned location of caissons, piers, and specify rebar size and spacing when the foundation system includes caissons and piers. A Geotechnical Investigation report is required.
6.2.7	Conditional - Design: A licensed professional engineer must design the foundation system when required by Chapter 18 of the California Building Code. A foundation and soils investigation report may also be required.
6.3	FRAMING PLANS - FLOOR, ROOF & CEILING
6.3.1	Framing Members: Show the material, size and location of all framing members. The framing members include headers, beams, planks, girders, floor joists and/or trusses and ceiling framing.
6.3.2	Posts/Columns: Identify posts and columns on the plans by size, type, location and spacing.
6.3.3	Framing Members: Show direction, span, and spacing of all framing members.
6.3.4	Diaphragms: Specify type and thickness of plywood floor and roof diaphragms.
6.3.5	Roof framing: Identify all ridge, hip and valley members by size and framing system.
6.3.6	Bearing & Shear Walls: Identify bearing walls, and shear walls above and below floor/roof levels
6.3.7	Nailing: Identify roof and floor diaphragm nailing pattern. Shows nail type, size and spacing.
6.3.8	Conditional - Reinforcing Steel: Show reinforcing steel for prestressed and conventionally reinforced concrete members.
6.3.9	Conditional -Lateral Load Resisting Frames: Identify by type and location all lateral load resisting frames on the plans. Provide frame elevations and cross reference to the detail sheets.
6.3.10	Conditional - Mechanical Equipment: Show location of mechanical equipment weighing more than 400 lbs. or as required per ASCE 07 on Structural Floor or Roof Plans. Show method of attachment to roof and floor framing. Structural calculations may be required for their support.
6.3.11	Conditional - Photovoltaic (PV) System: Show support system for ground and roof PV installations. Show method of attachment to the supporting system.
6.4	STRUCTURAL DETAILS - Details shown on the construction documents should be specific to the project. All details not applicable to the project must be either removed from the project documents or be noted as being "not applicable."
6.4.1	Cross Section: Provide cross section details of all free standing walls, structures, and fences.
6.4.2	Framing Detail: Provide framing detail of all walls, floors, roofs and stairs. Specify size, type and spacing of all members.
6.4.3	Shear Transfer Details: Provide shear transfer details (show blocking, nailing, bolts).
6.4.4	Recommended - Connection Details: Provide connection details representative of the assumed framing and support elements used in the engineering of the structural system of the project. (Examples: DO NOT show TJI framing details when framing is of sawn lumber, DO NOT provide masonry details when walls are of concrete or wood construction, etc.) The connection details should include connection for all structural elements such as columns, beams, walls and floor framing elements. Show all hardware, nails, welds, and reinforcing bars.

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
7.0	MECHANICAL/PLUMBING PLANS Separate mechanical/plumbing plans are not required for single-unit residential dwellings, duplexes or triplexes. See also Site Plan Package item 4.1.12 for minimum submittal requirements when utilities are involved in the development.
7.1	Stamps and Signature: Mechanical/plumbing plans and calculations shall be signed and stamped in accordance with the California Business and Professions Code. The mechanical/plumbing plans and calculations shall be signed by a licensed mechanical engineer. An architect or civil engineer can sign the Mechanical plans, and Plumbing plans only if he or she has designed the project as the responsible designer of the mechanical system. A mechanical contractor can sign and stamp the mechanical/plumbing plans and calculations and/or Title 24 energy compliance for the mechanical system only if he/she is responsible for both the design and installation of the system.
7.2	Conditional - Mechanical Floor Plans: When proposing new HVAC systems, provide mechanical floor plans showing layout of duct work, supply and return air registers with CFM.
7.3	Conditional - Equipment Schedule: Provide mechanical equipment schedule, including type, capacities, efficiencies and weights.
7.4	Conditional - Isometric Layout or Line Diagram of Gas Piping: For non-residential and multi-dwelling buildings involving installation or relocation of gas appliances, provide isometric layout or line diagram of gas piping and location of gas meter. Line Diagram shall indicate the maximum length of gas piping (or length of branches if calculation is done for each pipe branch).
7.5	Conditional - Sanitary System: Provide a plumbing plan with complete plumbing layout and sizes of main and all branches for waste and vent piping, isometric layout for sanitary system when the number of fixture counts is 12 or more. Show point of connection, sizes, materials, and cleanouts
7.6	Conditional - Water System: Provide a plumbing plan with complete plumbing layout and sizes of main water piping and all branches. Show materials, and point of connection (for existing), and meter location when new meter or sub-meter are installed.
7.7	Recommended - Condensate Drains: Show condensate drains, pipe sizes, and condensate receptors. For Type I kitchen hoods, fire suppression system plans will be required.
7.8	Conditional - Kitchen Hoods: When kitchen hood is included, provide dimensioned of kitchen hoods, hood elevation, material and hood calculations. For type one kitchen hoods, a fire suppression system is required. Provide dimensioned elevation of kitchen hoods, if proposed.
7.9	Recommended - Kitchen & Fume Hood Exhausts: Provide roof and plot plans showing required clearances for new or relocated kitchen and fume hood exhausts for commercial projects.
8.0	ELECTRICAL PLANS Not required for single-unit residential dwellings, duplexes, or townhomes without solar photovoltaic systems. Fire alarm devices and details shown on electrical plans are for reference only. Submit a separate drawing package for fire alarm review and approval.
8.1	Stamps and Signature: Electrical plans and calculations shall be signed and stamped in accordance with the California Business and Professional Code. The electrical plans and calculations shall be signed by a licensed electrical engineer. An architect, civil engineer can sign the Title 24 energy standards as the responsible designer of the electrical system. An electrical contractor can sign and stamp the electrical plans and calculations and/or Title 24 energy compliance for the lighting system only if he/she is responsible for both the design and installation of the system.
8.2	Power Plans: Provide power plans. Showing location of all equipment and devices such as switchgear, panel boards, transformers, etc.
8.3	Single Line Diagram: Show a single line diagram representative of new or modified electrical distribution equipments except triplexes if the electrical service entrance is single phase and not more than 400 amps.
8.4	Electrical Load Calculations: Provide electrical load calculations or load summary or panel schedules. Identify existing electrical loads that are being modified and/or all new loads.
8.5	Conditional - Title 24 Documentation: For new lighting or when more than 50% of lighting fixtures are relocated or changed in an existing lighting system, provide Title 24 energy lighting computation documents, including a completed and signed LTG-1 form.

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
8.6	Conditional - Electrical Site Plan: For new construction, provide an electrical site plan showing the location of electrical metering and point of connection to SDG&E.
8.7	Conditional - Lighting Layout Plan: For new or relocated lighting fixtures, provide a lighting layout plan.
8.8	Conditional – Manufacturers' Electrical Data Sheets: If using photovoltaic (PV) systems provide specification of the PV modules and the inverter, showing all electrical information.
8.9	Conditional – Photovoltaic Systems: When using photovoltaic system provide a building layout plan indicating location of roof-mounted photovoltaic array. If the photovoltaic system was preapproved through a master plan, provide a copy of approved plans.
8.10	Recommended - Electrical Room Details: Provide ¼ inch scale details of all electrical rooms showing all equipment.
8.11	Conditional - Electrical: Project with more than three new panelboards or more than six panelboards with modified loads shall be submitted for review.
9.0	Conditional - LANDSCAPE CONSTRUCTION PLANS: Refer to Municipal Code Table 142-04A in Section 142.0402. If the site is within a Planned District, refer to the specific landscape requirements contained in the Planned District Ordinance (Chapters 10 and 15 of the Municipal Code). Where the Planned District refers to City-wide regulations, use Table 142-04A to determine if your development proposal will require a landscape plan. The intent of the Landscape Plan is to illustrate that the landscape design concepts are consistent with the Community Plan, Planned District Ordinance, Landscape Regulations, Landscape Standards and other applicable regulations such as Fence & Walls, Grading, and guidelines for Steep Hillsides, Coastal Bluffs and Beaches. Please refer to our website for additional landscape plan information .
9.1	When Proposing: Partial permit (foundation or foundation and frame only) show planting area on site plan, show compliance with prior development approval (if applicable) and landscape regulations. Planting and irrigation are not required.
9.2	PLANTING PLANS: Planting plans are construction documents that graphically represent the installation of a planting design proposed for the site and/or erosion control. The planting plans must provide the following details:
9.2.1	Site Development Features: Provide consistency between the landscape plans, site plan and grading plan by providing the same scale and labeling on all site development features and use areas, such as retaining walls, parking lot lighting, existing trees and shrubs to remain, contoured slopes and gradients, streets, buildings, sidewalks, driveways, parking areas, MHPA and MSCP area boundaries, recreational and open space areas, and planting in the public right-of-way or easements.
9.2.2	Legend: Provide the following information in the legend, by category (e.g., trees, shrubs and ground cover): <ul style="list-style-type: none"> • Symbol for all proposed plant materials. • Botanical names and common names. • Quantities of plant material, container size and on center spacing for ground covers. • Mature height/spread of trees and shrubs. • Form for each plant symbol, such as broad, ovate, weeping, columnar, etc. • Function for each plant symbol, such as screening, shade, accent, rhythm. • Symbols for existing plant material to remain or to be removed. Note on the plans if none.
9.2.3	Landscape Calculation/Diagram: Provide the Summary Calculations and the yard/vehicular use area diagram on the landscape plans. Additional information can be found on our website under Landscape Plan Review .
9.2.4	Details: Provide planting details such as Tree planting, Shrub/Vine Planting, and Groundcover Planting (note on center spacing and pattern).
9.2.5	Street Trees: Show all existing and proposed street trees with root barrier and utilities (underground water, sewer, gas, including overhead and underground electric and telephone cables) located within the public right-of-way, and provide the following table on the plans: <ul style="list-style-type: none"> • Minimum tree separation distance • Improvement/ Minimum Distance to Street Tree • Traffic signals (stop signs) - 20 feet • Underground utility lines (except sewer) - 5 feet • Sewer Line – 10 feet • Above ground utility structures - 10 feet • Driveway (entries) - 10 feet • Intersections (intersecting curb lines of two streets) – 25 feet

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
9.2.6	Conditional - Retaining Walls: Where retaining walls greater than 6-feet in height are proposed, provide details showing planting in front of retaining walls, planting in the cell of a wall (minimum two cells deep) and the planting on top of the wall. Provide the following note on the detail and plans "All planting provided shall provide 80% screening of the wall within two years."
9.2.7	Recommended - Existing Trees and Shrubs: Where trees and shrubs are existing, indicate with a dashed symbol and label to be removed or to remain. Provide the botanical and common name, caliper size of the trees and the height and spread of the shrubs. Provide the name and condition of any groundcover to remain.
9.2.8	Limits of Work Line: Where the entire site is not being developed, indicate with a dashed line the limits of work.
9.3	IRRIGATION PLANS: Provide symbols on the irrigation plan and legend that graphically define the size and type of various irrigation products and materials such as; dedicated landscape irrigation meter, landscape irrigation sub-meter, back flow preventor, controller, rain shut off switch, valves, pipe and irrigation heads. On the legend provide irrigation materials by size, product names, manufacturer, the gallons per minute, spray pattern, radius, arc and the precipitation rate.
9.3.1	Point of connection (POC): Provide the point of connection (POC) and the Static pressure in the street, including working pressure and the feet per second of the system design.
9.3.2	Details: Provide irrigation details and number them consistent with the legend. Provide details such as; backflow, controller, rain shut off switch, valves, wire caps, trenching depths, irrigation heads by type and use. Provide a reference to the specification section that applies.
9.3.3	Conditional - Landscape Standards: New multi family development and new non-residential development with 1000 square feet or more of landscape area must complete an Appendix E of the <u>Landscape Standards</u> .
9.3.4	Recommended - Specifications: Provide irrigation specifications.
9.3.5	Recommended - Reclaimed Water: When proposing to use reclaimed water for irrigation, indicate on plans and provide the name of the Water District and Area.
9.4	Conditional - BRUSH MANAGEMENT PLAN: Required when the site is adjacent to native or naturalized vegetation (see section 142-0412).
9.4.1	Brush Management Plan: Provide a brush management plan depicting the following: <ul style="list-style-type: none"> • Structural setback from all slopes steeper than 25% and over 50 feet in vertical height. • Show zone 1 and 2 graphically with dimensions and labels. • Provide zone 1 and 2 requirements (142-0412 (g) & 142-0412 (h)). Include notes (g) and (h) on plan. • Provide a clear representation of the planting scheme to be used in zone one and two. Use symbols on plan and provide legend with symbols. • Indicate graphically and with notes, any and all structures in Zone 1. Non-combustible or one hour fire rated structures may be permitted subject to department approval.
9.4.2	Brush Management Program: Provide a description of the proposed Brush Management program with the following information: <ul style="list-style-type: none"> • Provide detailed description of the implementation for each zone, including the method of thinning and pruning in zone two. • A long-term maintenance program and notes (include time of year for thinning for each zone and the party responsible for monitoring maintenance). • Provide Table 142-04H indicating the Zone depths that the Brush Management plan was designed. • Provide note on plans – Pre-construction meeting shall be held prior to work beginning. Meeting required to outline Brush Management Program.
10.0	Conditional - TITLE 24 ENERGY DOCUMENTATION Required for 1) all new buildings, 2) additions to buildings, or 3) when installing new air conditioning or heating units in existing residential buildings more than 3 stories or in commercial buildings. Envelope calculations will be required for all new buildings and additions to buildings.

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
10.1	Conditional - Forms for Non-Residential Buildings, High Rise Residential Buildings, and Hotels/Motels: 1) When using Prescriptive approach: Envelope: ENV-1-C and ENV-2-C; ENV-3-C or ENV-4-C as applicable. Mechanical: MECH-1-C, MECH-2-C, MECH-3-C, and MECH-4-C. Indoor Lighting: LTG-1-C and LTG-2-C; LTG-3-C through LTG-9-C as applicable. Outdoor Lighting: OLTG-1-C, OLTG-2-C, OLTG-3-C, and OLTG-4-C. The first form in each category is required to appear on the plans and must be signed by a licensed design professional as per California Business and Professions Code. 2) When using a Performance approach, submit a complete performance package using the most current version of California Energy Commission (CEC) approved computer program. The certificate of compliance, (PEFR-1); ENV-1-C, MECH-1-C as applicable must appear on the plans and must be signed by a licensed professional.
11.0	Conditional - STRUCTURAL CALCULATIONS Required for all new buildings and structures and for modifications to existing buildings and structures. Buildings that qualify as conventional construction as defined in the California Building Code may not require structural calculations. When proposing a State approved commercial coach, the structural calculations need only include the foundation design unless the foundation is also approved by the State.
11.1	Responsible Charge: First sheet of calculations shall include the name of the licensed engineer or architect who prepared or is responsible for calculations.
11.2	Recommended - Design Loads: Tabulate and itemize on the first sheet of the calculations, DESIGN LOADS used on the project. These loads will include dead loads, live loads, seismic and wind lateral loads. (Show summary of assumptions made in the engineering design.)
11.3	Recommended - Construction Details: All construction details shown in the structural calculations must be on the plans and cross referenced to applicable locations on the roof, floor or foundation plans.
11.4	Recommended - Computer Generated Calculations: Submit documentation that shows the programming logic of computer generated or computer calculated structural calculations. There are several standardized, recognized and accepted programs that may not need this documentation to be presented at submittal. All computer program must be based on prevailing code.
12.0	Conditional - TRUSS PLANS & CALCULATIONS If roof or floor framing includes prefabricated open-web wood trusses, deferred submittal of these systems may be acceptable under certain circumstances. Heavy timber, truss joists and other similar engineered wood products cannot be deferred. Roof or floor framing consisting of prefabricated trusses that are allowed to be deferred must meet submittal requirements 12.1 through 12.3. When prefabricated trusses are not deferred, plans must be accompanied by truss calculations and must meet the following submittal requirements.
12.1	Plans: The framing plan for the roof or floor shall include a complete layout of the trusses with or without the identification of the trusses.
12.2	Details: Shear transfer details compatible with the truss system must be shown on the plans.
12.3	Design Loads: A summary of the loading criteria for the design of the trusses must be shown on the plans.
12.4	Truss Calculation: Provide truss calculations, indicating loading criteria and member sizes.
12.5	Stamp/Signature: All sheets of truss calculations and truss drawings and details must meet the signature requirements as specified by the Professions and Business Code for architects and engineers.
12.6	Recommended - Loads: Any special loading conditions on trusses such as drag, chord loads must be shown on the plans.
12.7	Recommended - Building Code: Specify code year used for the design of the trusses.
12.8	Recommended - Identification: Each truss shall be identified with a truss identification number which is referenced on floor or roof framing plans.
12.9	Recommended - Design Loads: The specified dead, live and seismic or wind lateral loads used in the design must be comparable to the design loads assumed in the engineering calculations of the building.

PROJECT SUBMITTAL REQUIREMENTS

Item No.	Requirements
13.0	Recommended – Geotechnical Investigation Report A Geotechnical Investigation Report shall be submitted as required by the San Diego Municipal Code 145.1803 and Table 145.1803, and Chapter 18 of the California Building Code as amended by the San Diego Municipal Code . For information on Geotechnical Investigation Reports, see the City of San Diego Guidelines for Geotechnical Reports.
13.1	Project and Site Specific: The Geotechnical Investigation Report must be specific to the proposed project and project site.
13.2	Authentication: Geotechnical Investigation Report and other geotechnical documents must be signed and/or sealed (stamped) by appropriately licensed professionals as required by State law.
13.3	Date: Geotechnical Investigation Reports shall not be more than three years old unless accompanied by an addendum geotechnical investigation report or update letter less than three years old that states the findings, conclusions, and recommendations remain valid for the proposed project.
14.0	Conditional – SMOKE CONTROL REPORT
14.1	Smoke control shall be provided in all new buildings or additions to existing building having occupied floors 75 feet or above the lowest floor level having access (regardless of occupancy type), any buildings with an atrium more than two stories high, and for covered mall buildings containing atriums more than two stories high.
14.2	A smoke control plan and smoke control report shall be submitted to demonstrate compliance with Section 909 of the California Building Code.
14.3	A smoke control report shall show a rational analysis supporting the type of smoke control system proposed and shall include within the report consideration of items required in Section 909 of the CBC.
14.4	Electrical and mechanical plans shall include equipment considered in the smoke control plans for providing smoke control.
15.0	Conditional – FIRE ALARM PLANS Fire alarm plans shall be submitted as required by CBC. Plans associated with a building permit may be deferred.
15.1	Fire Alarm Systems: Structures provided with a fire alarm system (either required or voluntary) shall provide plans and calculations in accordance with <u>Information Bulletin 137</u> "How to Obtain a Permit for Fire Alarm Systems."
16.0	Conditional – FIRE SPRINKLER PLANS Fire sprinkler plans shall be submitted as required by CBC. Plans associated with a building permit may be deferred.
16.1	Fire Sprinkler Systems: Structures provided with a fire sprinkler system (either required or voluntary) shall provide plans and calculations in accordance with <u>Information Bulletin 139</u> "How to Obtain a Permit for Fire Sprinkler Systems."
17.0	Conditional – NOISE STUDY A Noise Study is required for all new and additions to multifamily dwellings (three or more units) when noise level exceeds 60dB CNEL due to freeway, roadway, railroad or airport noise. A Noise Study is also required for all new construction other than residential when noise level exceeds 60 dB CNEL due to airport noise. A Noise Study is required for all tenant improvements when there is change of use and the noise level exceeds 65 db.
18.0	FEES (See Information Bulletin 501) The plan check and application fees as identified on Information Bulletin 501 will be collected at project submittal. Checks must be made payable to the "City Treasurer" in the exact amount required as the cashier cannot give change on checks written over the amount due. Fees can also be paid by Visa or MasterCard.



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

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: Sandy Pujji E-mail Address: mrpuji@gmail.com
Address: PO BOX 5000-104 City: Rancho Santa Fe State: CA Zip Code: 92067 Telephone: 858-205-9515

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

Pujji Development LLC

4. Project Information

Permit/Environmental Determination & Permit/Document No.: 1329469 & 1329470 Date of Decision/Determination: May 27 2015 City Project Manager: Chris Larson

Decision (describe the permit/approval decision):
Revoke Permits because DSD staff issued these permits IN ERROR

RECEIVED

JUN 08 2015

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 Decision Only)

DEVELOPMENT SERVICES

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.)

PLEASE NOTE THAT DURING ALL COMMUNICATION WITH DSD STAFF REGARDING THIS MATTER WE WERE TOLD THAT

STAFF HAD SPOKEN WITH THE PREVIOUS OWNER WHO CONFIRMED THIS BUILDING TO BE A DUPLEX.

THIS TURNED OUT TO BE FALSE! PLEASE SEE THE ATTACHED SWORN DECLARATION BY THE PREVIOUS OWNER.

IT CONFIRMS THAT THAT THE BUILDING HAD 6 UNITS FOR THE ENTIRE 20+ YEARS THAT HE OWNED IT.

SO DESPITE STAFF'S RECOMMENDATION THAT THE PERMITS BE REVOKED DUE TO FRAUD OR MISREPRESENTATION.

THE HEARING OFFICER AGREED TO REVOKE THE PERMITS AS BEING ISSUED "IN ERROR" BY DSD STAFF.

Unfortunately, we feel that the hearing officer did not fairly weigh the significance of the permit issued in 1950. City is unable to

provide any details of the scope of this permit as the CITY LOST ALL BUILDING RECORDS IN A FIRE IN 1952. County assessor

records to show the building as a duplex because they were neither provided details of this permit nor were able to gain access to

the interior of the building. Assessor has written notes of multiple failed attempts to enter and physically verify the configuration.

Assessors office contacted us shortly after we bought the building. we granted full access to the building and plans. They now

SHOW 6 UNITS. SO ANY PREVIOUS RELIANCE ON ASSESSOR RECORDS WAS BASED ON INACCURATE DATA!

A CURRENT COPY OF ASSESSOR RECORDS IS ALSO ATTACHED.

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

Signature:

Date: 6/8/2015

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)

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8 Facsimile: (619) 826-8065

9 Attorneys for Rominder Singh Pujji

10 In re the matter of:

11 REVOCATION OF PERMITS ISSUED BY
12 THE CITY OF SAN DIEGO TO
13 ROMINDER SINGH PUJJI

Re: 151 West Kalmia Street
San Diego, California

**DECLARATION OF
ABEL MONTELONGO**

1 I, ABEL MONTELONGO, declare and state:

2 1. I am over the age of 18 years, a resident of the State of California, and not a party
3 to the action. Except where otherwise stated, I have knowledge of the matters stated herein and if
4 sworn as a witness could and would competently testify thereto.

5 2. I purchased the building located at 2365 Front St. in 1994. Previously it was bank
6 owned and vacant for about 3 years. There was one unit in the attic, 2 on the first floor and 2 on
7 the second floor. Basement had its own entrance and was set up as an independent living unit as
8 well.

9 3. I have a large family and some of the habitable units were ideal for my children
10 and grandchildren. I was also able to rent out units for income. The attic was a fully functioning
11 unit at the time we bought the place. It was complete with an ingress and egress door, window,
12 sky lights, bathroom, kitchen and a bedroom. We had investigated all previous permits on the
13 place at the time of purchase, most of which were for minor repairs. We found two issued in
14 1991/1992 for fire damage repair, showing the building as a duplex. The owner at the time, Mr.
15 Wright (Trustee for Bank of Beverly Hills), informed us that they had never visited the property.
16 The Bank asset manager had left it up to contractor to obtain the permits. The Contractors simply
17 stated what the county assessors records showed. No one verified the exact unit/room count. We
18 also found a remodel permit was issued in 1950, but there were no city records available prior to
19 1955. We assumed this was the permit that converted the 2 units to 6.

20 4. While we used the basement mostly for storage, it had a kitchen, bathroom,
21 sleeping area, and an independent entrance from the East side of the building. The basement had a
22 large window on the east side and 2 windows on the north side. These front windows were not
23 visible from the street due to a roof structure covering them. This could be used as an independent
24 unit.

25 5. The two main floors were very large (around 2000 sq. ft. each). As I mentioned we
26 rented out some units and my family lived in others. Both the main floors were set up as 2
27
28

1 independent units each with kitchens bathrooms and bedrooms. We usually rented to people we
2 knew well and adjusted to their needs accordingly.

3 6. The existing drawings submitted by Mr. Pujji's architect are quite accurate. In fact
4 we are very impressed with the work he has done to preserve the charm of this building while
5 modernizing the interior to today's standard.

6 7. I am over 84 years old now. I owned the building for about 20 years. I am happy to
7 see that this building is continuing to serve the needs of the community very well. I wish Mr.
8 Pujji all the success with this project.

9 I declare under penalty of perjury that the foregoing is true and correct except for those
10 matters stated on information and belief and I believe those matters to be true.

11 Executed this 29th day of April, 2015.

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15 ABEL MONTELONGO
16 Declarant
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AS01P002 Parcel Detail Screen 1- 2016 12/18/14 10:56:47
PN: 533-181-16-00 TRA: 08001 RCC: OC Trans: 10-21-14 CD: O Tax St: T
Ctl Doc #: R 2014 249434 ED: 06-17-14 DD: 06-17-14 DT: 001 AD/Src: 10-21-14 TS
FI: 1 CONS PUJJI DEVELOPMENT LLC

P O BOX 5000 RANCHO SANTA FE CA 92067-5000

----- Property Data -----

Situs: 151 W KALMIA ST

Legal: BLK 266*LOT A

Map: DB0013PG522 DB Acrg/Dt: / Units: 6 LUC: 10140 Typ:

----- Values and Exemptions ----- HCY:

135,453 Land	Fix	Ex	Ex Cd
172,447 Imps	BPP	Ex	Ex Cd
307,900 L+I	OPP	Ex	Ex Cd
307,900 Total	307,900 Net	Ex Trans Dt:	

----- Codes -----

Appl Area: 02 VCC: M VCD: 10-10-14 SSN1: S/RC: Def Tx Yr:

Appr Id : 309 VAC: 0 VAD: SSN2: S/Ry:

----- Cut Data -----

PPN: 533-181-01-00 PTRa:

Cut#/Yr/Typ: 001065 / 2015 / CE TRA#/Yr: / Rep#/Yr: /

<F2> T/S <F6> INDX <F8> SCRN2 <F9> XREF <ENTR> MENU AYR _ NEXT _____

ERNEST J DRONENBURG, JR.
SAN DIEGO COUNTY ASSESSOR
PROPERTY APPRAISAL RECORD

SITUS ADDRESS 2365 FRONT ST
151 W KALHIA ST

OWNERSHIP NSNS MONTELONGO FAMILY TRUST

03-06-91 10 140

USE CODE 000-000

REPORT GROUP 052

PARCEL NO. 533-181-16

RATE AREA 08001 APPRAISAL AREA 02

UNITS 1111

ACRES

PRINT DATE 08/29/14 CUT NO. 1065 15 PRIOR PARCEL NO. 533-181-01

RECORDING NO.	SALES DATE	DTS CONVERSION	CONFIRMED

PERMIT DATA	TYPE

PERMIT DATA	TYPE

PRIOR VALUES				ROLL VALUES							
YEAR	LAND	IMPROVEMENTS	KP DATE	APPRAISER	DATE	VALUE DATE/CODE	YEAR	LAND	IMPROVEMENTS	TOTAL	DATE POSTED MPR
14	PRIOR VALUES 135453	REQUIRED 172447		02309	9/23/14 CUT	0	A 15	1135453	172447	307900 M	OCT 1 0 '14 K P
13	134841	171648									

COMMERCIAL/INDUSTRIAL	CLASS	EFF YEAR	GROSS SQ. FT.	GRM/OAR	NET S F RENT	MIXED USE	AV RENT/SF(C)	UPDATE YEAR	NET LEASE	LT LEASE	USEABLE LAND
MULTI UNITS 16 & ABOVE	CLASS	EFF YEAR	NET S F RENT	GRM/OAR	S PRICE/UNIT	DEF MAINT	AV S F/UNIT	AV MD RENT/SF	POOL	RESTRICT USE	USEABLE LAND
MULTI UNITS 5-15	CLASS	EFF YEAR	NET S F RENT	BR BA	S PRICE/UNIT	DEF MAINT	AV S F/UNIT	GRM	POOL	MISC STRUCT	USEABLE LAND
RESIDENTIAL 4 & BELOW	CLASS	EFF YEAR	TOTAL LIV AREA	BR BA	ADD AREA	GAR CONV	GAR STALL	CARPORT STALL	POOL	VIEW	USEABLE LAND
MULTI	D7.0	14	4871	7/8.0					N		5000

RECORDING NO.	SALES DATE	DTS CONVERSION	CONFIRMED	ADDITIONAL DATA							

0000005

Attachment 9

PLANNING COMMISSION
RESOLUTION NO.

REVOCATION OF BUILDING PERMIT NO. 1329469 AND ELECTRICAL PERMIT NO. 1329470

KALMIA REVOCATION PROJECT NO. 380483

WHEREAS, PUJJI DEVELOPMENT, LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel laundry closets, electrical panels, and for bathroom upgrades to units #1 through #6 (as described in and by reference to the construction plans for Project No. 380483), on portions of a 0.1-acre site;

WHEREAS, Building Permit No. 1329469 and Electrical Permit No. 1329470 were issued on September 23, 2014;

WHEREAS, the project site is located at 151 West Kalmia Street (also known as 2365 Front Street) in the MCCPD-MR-1000 Zone, Airport Approach Overlay Zone, Airport Influence Area for San Diego International Airport, San Diego International Airport Safety Zone 3NE, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone of the Uptown Community Plan;

WHEREAS, the project site is legally described as LOT "A" IN BLOCK 266 OF HORTON'S ADDITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF BY L.L. LOCKING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY;

WHEREAS, San Diego Municipal Code § 121.0314(c) provides that a permit may be revoked if any of the findings listed therein can be made;

WHEREAS, on May 27, 2015, the Hearing Officer of the City of San Diego Revoked Building Permit No. 1329469 and Electrical Permit No. 1329470 pursuant to Sections 121.0313 through 121.0316 of the Land Development Code of the City of San Diego;

WHEREAS, on June 8, 2015, Sandy Pujji filed an appeal of the Hearing Officers Decision to Revoke Building Permit No. 1329469 and Electrical Permit No. 1329470;

WHEREAS, on July 30, 2015, the Planning Commission of the City of San Diego considered Revocation of Building Permit No. 1329469 and Electrical Permit No. 1329470 pursuant to Sections 121.0313 through 121.0316 of the Land Development Code of the City of San Diego;

WHEREAS, This activity, the Revocation of Building Permit No. 1329469 and Electrical Permit No. 1329470 is not subject to California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) in that it will not result in a direct or reasonably foreseeable indirect physical change in the environment; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated July 30, 2015.

FINDINGS:**Permit Revocation – Section 121.0314(c)****1. The permit or approval was obtained by misrepresentation or fraud.**

The project plans, Building Permit No. 1329469 and Electrical Permit No. 1329470, submitted to the Development Services Department, outlines a scope of work at the subject location which includes interior remodeling for six existing dwelling units dispersed over three existing stories and an existing basement. The plans showed six existing units and misrepresented that they were all permitted. However, it has been determined based on City records, County Assessor Records, and inspections that the structure has been converted from a two story duplex to six units without receiving prior city review, approval, and appropriate permits. Therefore, approval of permits Building Permit No. 1329467 and Electrical Permit No. 1329470 were obtained by misrepresentation of information.

2. The permit or approval was approved in error.

City of San Diego Development Services Department staff approved Building Permit No. 1329469 and Electrical Permit No. 1329470 in error based on inaccurate facts presented by the Owner/Permittee on the project plans. The project plans did not accurately reflect the unpermitted status of the structure or the unpermitted configuration of the structure. The project plans proposed a scope of work and depicted a building configuration that included six existing dwelling units when only two dwelling units are permitted and should exist on the project site.

The property located at 151 West Kalmia Street was originally developed as a two story duplex structure per the County Assessor's Residential Building Record. According to City records, and the County Assessors records, there are no other subsequent permits that allowed for the construction and creation of any additional dwelling units on the site. In accordance with the San Diego Municipal Code, it is required that the City review, permit, and inspect the creation of the additional dwelling units prior to City review, approval, and inspection of a remodel of six dwelling units that were constructed without permits.

The City of San Diego, Land Development Manual, Project Submittal Requirements for Construction Permits – Structure (Volume 1, Chapter 1, Section 2) establishes the documents/plans that are required based upon the approval being applied for. Plans submitted for review by the City of San Diego must be accurate and complete. General Requirements require existing and proposed information to be accurately depicted. The City of San Diego, Development Services staff approved the plans (Building Permit No. 1329469 and Electrical Permit No. 1329470) relying on inaccurate facts presented by the applicant. The plans submitted by the applicant did not accurately represent existing site conditions, and proposed structures. Had the City of San Diego Development Services Department staff known that the six dwelling units included in the scope of work and depicted on the project plans were not properly permitted, then the City of San Diego Development Services Department staff would not have approved and issued Building Permit No. 1329469 and Electrical Permit No. 1329470. Therefore, Building Permit No. 1329469 and Electrical Permit No. 1329470 were approved in error.

3. One or more of the conditions of the permit or approval have not been satisfied.

Pursuant to SDMC Section 121.0308, the issuance or granting of any development permit or construction permit or any plan, specifications, computations, or inspection approval does not constitute a permit for, or an approval of, any violation of any of the provisions of the Land Development Code, including the Building, Electrical, Plumbing, Mechanical, Residential Building, or Green Building Regulations, or any other ordinance of the City. Moreover, pursuant to that section, development permits, construction permits, or inspections presuming to give authority to violate or cancel the provisions of the Land Development Code, Building, Electrical, Plumbing, Mechanical, Residential Building, or Green Building Regulations or other ordinances of the City are not valid.

The Owner/Permittee has failed to carry out construction in accordance with the San Diego Municipal Code requirements for Building and Construction, and the California Building Code (CBC) regulations. The project review and approval was based on six existing units where only two should exist.

Construction that occurred as a result of the issuance of Building Permit No. 1329469 and Electrical Permit No. 1329470 has not complied with requirements of the San Diego Municipal Code and therefore, one or more of the conditions of the permit or approval have not been satisfied.

4. The use permitted by the permit or approval violates an applicable statute, ordinance, law, or regulations.

The use on the site has been intensified by converting a two dwelling unit structure into a six dwelling unit structure. Building Permit No. 1329469 and Electrical Permit No. 1329470 were issued to allow for a remodel of six existing dwelling units. This conversion to six dwelling units from two dwelling units was done without proper permits, review and inspections. Separate permits are required by San Diego Municipal Code (SDMC) Sections 129.0202 and 129.0302 to create and intensify the use on the site for six dwelling units. Separate permits should have been obtained prior to issuance of Building Permit No. 1329469 and Electrical Permit No. 1329470.

San Diego Municipal Code Sections 129.0202 and 129.0302 require a Building Permit and Electrical Permit, respectively, for the creation of six dwelling units from two dwelling units. Building Permit No. 1329469 and Electrical Permit No. 1329470 permitted a remodel to six dwelling units that were never properly created and permitted. Approval of these permits the use on the site to violate ordinances, laws and regulations of the San Diego Municipal Code (SDMC) including but not limited to SDMC § 121.0302, 126.0101, 129.0202, 129.0111, 129.0302, 129.0314, and 129.0402.

In addition, the project, as a proposed 6 unit (two existing, four new) development, would not meet the requirements of the underlying MCCPD-MR-1000 Zone, Airport Approach Overlay Zone, Airport Influence Area for San Diego International Airport, San Diego International Airport Safety Zone 3NE, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone of the Uptown Community Plan. Therefore, the use permitted by the permit violates an applicable statute, ordinance, law, or regulations.

5. The use permitted by the permit or approval is detrimental to the public health, safety, or welfare or constitutes a public nuisance.

The City of San Diego has an established process for the review of Building and Electrical Permit applications for compliance with minimum standards necessary to safeguard life or limb, public health, property, and welfare. The intent of these procedures are to review the proposed design, construction methods, and type and quality of materials used for new construction or for construction involving existing structures.

The plans submitted by the applicant did not accurately represent the existing permitted status of the site. The plans depict an interior remodel for six existing dwelling units. Only two dwelling units should exist at the site. The site was originally developed as a two-story duplex structure per the County Assessor's Residential Building Record. There are no other subsequent permits that allowed for the construction and creation of any additional dwelling units on the site.

It is necessary for the City to first review, permit, and inspect the creation of additional dwelling units before the City reviews and permits a remodel of six dwelling units that were never properly permitted. Without first reviewing the creation of the additional dwelling units there is no way for the City of San Diego to ensure that minimum standards necessary to safeguard public health, property, and welfare were incorporated into the design, construction methods, and type and quality of materials used for the creation of the additional dwelling units. The six dwelling units that were never properly permitted are currently occupied by tenants. These tenants are utilizing dwellings that have not been properly permitted and inspected as new dwelling units; therefore the use permitted by Building Permit No. 1329469 and Electrical Permit No. 1329470 is detrimental to the public health, safety, and welfare.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Building Permit No. 1329469 and Electrical Permit No. 1329470 are hereby revoked by the Planning Commission.

Chris Larson, AICP
Development Project Manager
Development Services

Adopted on: July 30, 2015

Job Order No. 12002103

Building Permit Application		APPLICANT FILL INSIDE HEAVY LINES	PLAN FILE NUMBER	BUILDING PERMIT NUMBER
OWNER'S NAME D BALANTINE		JOB ADDRESS 2365 Front St.		
MAIL ADDRESS 2365 FRONT S.D		SIDE YARD 4'	SET BACK AVG OR 15'	REAR YARD 10'
CITY _____ TEL. NO. _____		USE ZONE R-4	MAP NO. 2-20	VACANT SITE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
ARCHITECT/ENGINEER _____		BLS CODE 02	ECONOMIC LOCATION EA. LBD. TAX	CENSUS TRACT M 54
STREET ADDRESS _____		BUILDING AREA 60%	LOT AREA _____	VARIANCE NO. _____
STATE LICENSE NO. _____ TEL. NO. _____		Encroachment Yes <input type="checkbox"/> Permit Req'd. No <input type="checkbox"/>	PERMIT NUMBER _____	ST. GRADE CHECK _____
BUILDING CONTRACTOR CHAS AYRE		METER SIZE _____	CLEARANCE _____	CHECKED BY: _____
STREET ADDRESS 4316 MARLBOROUGH		REQUESTED METER LOCATION EXISTING <input type="checkbox"/> CENTER LINE <input type="checkbox"/> OTHER OF PROPERTY		
CITY S.D TEL. NO. AT 19376		TYPE OF CONNECTION _____	BOOK PAGE _____	VERIFIED BY _____
STATE LICENSE NO. 148-341		FIRE ZONE 1 2 3	Type of Construction I II III IV IV	STREET IMPROVED YES <input type="checkbox"/> NO <input type="checkbox"/>
JOB DESCRIPTION		SPECIAL INSPECTOR REQ'D. YES <input type="checkbox"/> NO <input type="checkbox"/> OCCUPANCY GROUP A B C D E F G H H		
LEGAL DESCRIPTION: (Attach Metes & Bounds if Necessary)		PLAN CHECKED BY _____ PLAN CHECK RECEIPT NO. _____		
LOT A-B BLOCK 286 TRACT HORTON'S ADD		BUILDING VALUATION \$300.00		
BUILDING ADDRESS 2365 FRONT ST		BUILDING PERMIT FEE \$250		
NEW <input type="checkbox"/> ADD <input type="checkbox"/>	ALTER - REPAIR <input checked="" type="checkbox"/>	DEMOLISH <input type="checkbox"/> MOVE <input type="checkbox"/>	LESS PLAN-CHECK FEE _____	
RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL <input type="checkbox"/>	NUMBER OF STORIES _____	NUMBER OF DWELLING UNITS _____	SEWER FEE _____	
COUNTY SANITATION DISTRICT _____ PRIVATE DISPOSAL APPROVAL RECEIPT NO. _____		AMOUNT DUE \$250		
STATEMENT OF PROPOSED USE		APPLICATION APPROVAL		
INSTALL SLIDING GLASS DOORS		THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY; AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.		
I hereby acknowledge that I have read this application; that the information given is correct; and that I as the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.		By: [Signature]		
SIGNATURE OF OWNER or AGENT [Signature]		Date: 5/5/54		
ADDRESS _____		INSPECTOR _____		
EVIDENCE OF AGENCY NOTED _____		CITY OF SAN DIEGO		
PLOT PLAN CHECK & APPROVED [Signature]		FORM NO. 102		
HEALTH DEPT. APPROVAL _____				

Plumbing & Gas

PERMIT
APPLICATIONAPPLICANT FILL
INSIDE HEAVY LINESPERMIT
NO.

A17459

OWNER'S
NAME **D BALANTINE**MAIL
ADDRESS **2365 FRONT ST**CITY **S. D.** TELE.
NO.PLUMBER'S
CONTRACTOR **Chas. Ayres**ADDRESS **316 Mar 1 Berkeley**CITY **NATIONAL CITY** TELE.
NO.

STATE LICENSE NO.

NEW
SEWER ☐ EXISTING
SEWER ☐ SEPTIC
TANK ☐USE OF
BLDG. RES. ☐ NO. OF
COMM'L ☐ FAMILIES

PERMIT FEES

TYPE	NO.	FEE	TYPE	NO.	FEE
BATHUBS	1		SHOWER DRAINS		
DENTAL CUSPIDORS			SINKS - KITCHEN	1	
DISHWASHERS			SINKS - OTHER		
DRINK FOUNTAINS			URINALS		
FLOOR DRAIN			WASH BASINS	1	
GARBAGE GRINDER			WASH MACH. DRAIN		
HOUSE SEWERS			WATER CLOSETS	1	
INTERCEPTORS			WATER HEATERS		
LAUNDRY TUBS			WATER SOFTENERS		
RECEPTORS			PERMIT, GAS	1	2.50
GAS OUTLET (THER)			PERMIT, PLUMB.	1	2.50
GAS OUTLET (INSE)	3				
			TOTAL FEE		8.50

I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SIGNATURE of
PERMITTEE*Chas Ayres*JOB
ADDRESS**2365 Front St.**

INSPECTION APPROVALS

INSPECTION DATE INSPECTOR

PLUMBING — *OVER*

1. GROUND WORK

2. VENT'S

3. BATH W & O

4. CLOSET RING

5. HOUSE SEWER

6. PROPERTY LINE CLEAN OUT

7. ROUGH COMPLETE

8. FINAL

GAS — *OVER*

1. PIPE SIZE AND/OR COVER

2. AIR TEST

3. VENTS & CAPS

4. UNITS

5. VALVES

6. FINAL

DATE OF: SEWER RELEASE *EX*

GAS RELEASE

NO GAS METERS

USE
ZONE

ATTENTION

THIS PERMIT
AUTHORIZES
ONLY THE
WORK LISTEDINSPECTION
DEPARTMENTCITY OF
SAN DIEGO

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

By: *13*Date: *7/9/59*

INSPECTOR

A-17459

7/19/01. On water location? On property approved only within
1/4 mi & short area outside.

Remove cut off piece of pipe used as sleeve 1/4 mi
short over

Water leak in tub full of water so couldn't
check WFO. O

7/19 Checked - same condition. O

9/19 Checked - not plastered. O


ELECTRICAL PERMIT APPLICATION		APPLICANT FOR INSIDE HEAVY LINES		PERMIT NO. 12274	
OWNER NAME <u>Valentine</u>		JOB ADDRESS <u>2365 Front St</u>		ELECTRICAL CONTRACTOR <u>Cabrilla Elect</u>	
MAIL ADDRESS <u>2365 Front St</u>		ADDRESS <u>2495 Moore</u>		CITY <u>San Diego</u> TELE. NO. <u>CY 52-592</u>	
CITY <u>San Diego</u>		TELE. NO.		STATE LICENSE NUMBER <u>176966</u> CLASSIFICATION <u>C10</u>	
MOTORS, TRANSFORMERS, ETC. NO. <u>1</u> KW <u>1</u>		HEATERS, ETC. NO. <u>1</u> KW <u>1</u>			
PERMIT FEES					
TYPE	NO.	FEE	TYPE	NO.	FEE
OUTLETS	<u>20</u>	<u>3.00</u>	DRYER		
LAMP HOLDERS	<u>4</u>	<u>3.00</u>	BUSWAYS		
FESTOON LYS.			HEATERS		
NEON TRANS.			TEMP. SERV.		
RANGE			TEMP. POL.		
MOTORS, ETC.			METERS REQ.		
REINSPECTION			NEW SERVICE		
RECESSED OVEN			PENALTY		
CHANGE OF ADDRESS			ELECTRONIC EQUIP.		
FEEDERS			SWITCHBOARDS		
FLOOR DUCTS			MISCELLANEOUS		
LAMP SIGNS					
TOTAL FEE			<u>3.00</u>		
(MINIMUM PERMIT FEE \$1.50)					
BUILDING AREA <u>400</u> SQ. FT.	SERVICE WIRE SIZE <u>#8</u>				
BUILDING PERMIT ISSUED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	BUILDING CONSTRUCTION YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
INSPECTION REQUEST (CHECK TWO SQUARES)					
ROUGH <input checked="" type="checkbox"/>		READY <input checked="" type="checkbox"/>			
FINAL <input type="checkbox"/>		NOTIFY <input type="checkbox"/>			
USE OF RES. BLDG. <input checked="" type="checkbox"/>		NO. OF FAMILIES <u>1</u>			
<p>I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.</p>					
SIGNATURE OF PERMITTEE <u>Samuel J. Dorey</u>					

INSPECTION	DATE	INSPECTOR
1. SERVICE EQUIPMENT		
UNDERGROUND SERVICE		
WEATHER HEAD		
SERVICE CONDUIT OR CABLE	<u>2/5/60</u>	<u>Lacked</u>
WEATHERPROOF	<u>2/8/60</u>	<u>Not done</u>
BONDING	<u>6/9/60</u>	<u>Three feet</u>
GROUND		
SWITCHES		
PANEL OR ER		
2. STRIP, ATT.C		
3. STRIP, UNDER BUILDING		
4. SLAB		
5. ROUGH WIRING	<u>11/30/59</u>	<u>M. J. Dorey</u>
6. RADIANT TYPE HEAT CABLE		
7. FIXTURES		
8. FINAL	<u>6/9/60</u>	<u>M. J. Dorey</u>
RECESSED OVEN	OUTLET <input type="checkbox"/>	TAIL <input type="checkbox"/>
METER SHEET NO.		
RESET <input checked="" type="checkbox"/>	RANGE <input checked="" type="checkbox"/>	POWER <input checked="" type="checkbox"/>

ATTENTION

THIS PERMIT AUTHORIZES ONLY THE WORK LISTED ABOVE

INSPECTION DEPARTMENT



CITY OF SAN DIEGO

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

By: M. J. Dorey

Date: 12/3/59

INSPECTOR

Plumbing & Gas

PERMIT
APPLICATIONAPPLICANT FILL
INSIDE HEAVY LINESPERMIT
NO.

A27805

OWNER'S
NAME

Mrs. A.T. Belventine

MAIL
ADDRESS

2365 Front St.

CITY

TELE.

NO.

PE-4-418

PLUMBING
CONTRACTOR

ADDRESS

CITY

TELE.

NO.

PE-7-2111

STATE LICENSE NO.

NEW
SEWER☐EXISTING
SEWER☐SEPTIC
TANK☐USE OF
BLDG.RES.
COMM'L☐NO. OF
FAMILIES

PERMIT FEES

TYPE	NO.	FEE	TYPE	NO.	FEE
BATHTUBS			SHOWER DRAINS		
DENTAL CUP/DORS			SINKS - KITCHEN		
DISHWASHERS			SINKS - OTHER		
DRINK FOUNTAINS			URINALS		
FLOOR DRAIN			WASH BASINS		
GARBAGE GRINDER			WASH MACH. DRAIN		
HOUSE SEWERS			WATER CLOSETS		
INTERCEPTORS			WATER HEATERS		
LAUNDRY TUBS			WATER SOFTENERS		
RECEPTORS			PERMIT, GAS	1	
GAS OUTLET (TRKR)			PERMIT, PLUMB.		
GAS OUTLET (HSE)					
			TOTAL FEE		2.50

I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SIGNATURE OF
PERMITTEE

John C. Thirault

JOB
ADDRESS

rear of 2365 Front St.

INSPECTION APPROVALS

INSPECTION	DATE	INSPECTOR
PLUMBING —		
1. GROUND WORK		
2. VENTS		
3. BATH W & O		
4. CLOSET RING		
5. HOUSE SEWER		
6. PROPERTY LINE CLEAN OUT		
7. ROUGH COMPLETE		
8. FINAL		

GAS —

1. PIPE SIZE AND/OR COVER		
2. AIR TEST		
3. VENTS & CAPS		
4. UNITS		
5. VALVES		
6. FINAL		

DATE OF: SEWER RELEASE

GAS RELEASE 5-3-60

NO GAS METERS

USE
ZONE

ATTENTION

THIS PERMIT
AUTHORIZES
ONLY THE
WORK LISTEDINSPECTION
DEPARTMENTCITY OF
SAN DIEGO

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

By

Date

m 5-2-60

INSPECTOR

Permit Application

City of San Diego Building Inspection Department
1222 First Avenue, MS 301, San Diego, CA 92101 (619) 236-6270

1. Permit Type

☒ Combination ☐ Building ☐ Mobile Home ☒ Electrical ☐ Plumbing & Gas ☐ Mechanical ☐ Demolition
☐ Relocation ☐ Remove Building

2. Project Information

Plan File No. **A008873-91**

Address **2365 FRONT ST**

Building or Suite No.

Legal Description

Lot No. Block No. Subdivision Name Unit No. Map No.

Parcel No. Parcel Map No. Assessor's Parcel No.

Existing Use **Duplex** Condition of Soil at Site ☐ Undisturbed ☐ Compact Fill ☐ Loose Fill

Description of Work **FIRE DAMAGE REPAIR TO DUPLEX - DAY HALL, STAIRS** Total Floor Area

Designer name Address **ELBTEK**
City State Zip Code Telephone License Number

3. Applicant

☒ Contractor ☐ Agent for Contractor ☐ Owner ☐ Agent for Owner

Name **John Landesman** Address **475 OCEANVIEW DR.**
City **WISTA** State **Ca** Zip Code **92084** Telephone **630-5282**

4. Property Owner

☐ Owner ☐ Lessee or Tenant

Name **Tom Wright** Address
City State Zip Code Telephone

5. Contractor

Name **CORTEC CONST Co.** Address **475 OCEANVIEW DR**
City **WISTA** State **Ca** Zip Code **92084** Telephone **630-5282**
State License No. **577206** License Class **B** City Business Tax No.

Licensed Contractor's Declaration: I hereby affirm that I am insured under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature **John Landesman** Title **OWNER** Date **11-22-91**

6. Workers' Compensation

☐ Insurance Declaration: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3090, Lab. C).

Insurance Company Policy No. Expiration Date

☒ Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Signatures **John Landesman** Date **11-22-91**

7. Owner-Builder Declaration

Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, remodel, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code), or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)).

- ☐ I, as owner of the property, or my employee with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
- ☐ I am exempt under Section _____ B.P.C. for the reason:

Signature Date

8. Construction Lending Agency

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name Lender's Address

9. Applicant's Signature

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation Law, this permit shall be deemed revoked.

Signature **John Landesman** Date **11-22-91**

Legacy BPIS Permits



Attachment 11

6/14 3:20 pm

Page 1 of 1

Y41-920-01

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

Project Information

Plan File: A-008873-91	Status: A	OTC: <input type="checkbox"/>	Submitted: 11/22/1991
Contractor Info: CONTEC CONSTRUCTION	Worker's Comp. Ins:		Owner Builder: <input type="checkbox"/>
License: 577206	Phone: (619)630-5282	Policy:	CLS: B
Expires:	Expires:		BTC:

Purpose of Permit

Address: 002365 FRONT ST	Address ID: 205749	APN: 533-181-0100
Permit Num: C-006356-91	Status: X	Structure: 001
Comments: GUESSTIMATE FOR FIRE DAMAGE- STUCCO, DRYWALL AND ELECTRICAL	Issued: 11/22/1991	BC Code: 4341
	Expires: 06/09/1992	BC Desc: ADD/ALT 1 OR 2 FAM, NO CHG DU
	Finald:	
Desc. of Work: FIRE DAMAGE REPAIR TO DUPLEX, STUCCO, DRYWALL AND ELECTRICAL		

Structure Information

Lot:	Model/Desc: FIRE DAMAGE REP	Type of Constr: VN	Insp Cat: C	Soil:
Bedrooms:		Stories: 2	OCC Group: R3	
Studio: 0	Permitted: Units: 0	Fir Area:	OCC Load:	
1: 0				
2: 2				
3: 0	Total: Units: 2	Plan Check Fee: \$56.55		
4: 0	Fir Area:	Valuation: Init: \$3,000.00		
5: 0	Bldg Area:	Final: \$3,000.00		

Inspection Status

Inspection Type	Scheduled	By	Complete	Init	Status	Other	Remarks
00 PROGRESS	05/19/1992		05/19/1992	CRJ	F		BY PHONE
58 GAS PIPING PRESSURE	12/12/1991		12/12/1991	JPO	P		
69 ALL FRAMING & ROUGH	12/10/1991		12/10/1991	JPO	F		INFO ONLY

Project Fee Calculation

Qty	Description	Fee	Fund	Account	Paid	Key
1	< APPLICATION FEE >	\$80.00	41300	73528	\$80.00	AP01
1	PLAN CHECK FEES	\$56.55	41300	73411	\$56.55	PC01
1	PLAN CHECK FEES WAIVED	\$-56.55	41300	73411	\$-56.55	PC06

Permit Fee Calculation

Qty	Description	Fee	Fund	Account	Paid	Key
1	< APPLICATION FEE >	\$80.00	41300	73528	\$80.00	AP01
1	BUILDING PERMIT FEE	\$87.00	41300	73412	\$87.00	B001
0	COMBINATION PERMIT FEE	\$48.95	41300	73411	\$48.95	C001

Project Fee Summary

Invoice No	Amount	Printed	Init	Payment Time	Cashier	ST	Revenue Date
0034940 91	\$215.95	11/22/1991	EXT	11/22/1991 15:32	JVF	P	11/25/1991
Total Fees Incurred:	\$215.95			Amount Paid To Date:	\$215.95		

Clearance Checklist

Clearance	Required	Approved	Appr. Date	Init	Comments
OTC STRUCTURAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11/22/1991	EXT	NO PLAN PERMIT

Permit Application

City of San Diego Building Inspection Department
1222 First Avenue, MS 301, San Diego, CA 92101 (619) 238-8270

A003334-2

1. Permit Type

☒ Combination ☐ Building ☐ Mobile Home ☐ Electrical ☐ Plumbing & Gas ☐ Mechanical ☐ Demolition
☐ Relocation ☐ Remove Building

2. Project Information

Plan File No.

Address 2365 FRONT ST		Building or Suite No.	
Legal Description			
Lot No.	Block No.	Subdivision Name	Unit No.
Parcel No.		Parcel Map No.	Assessor's Parcel No.
Existing Use	Condition of Soil at Site	<input type="checkbox"/> Undisturbed	<input type="checkbox"/> Compact Fill
Description of Work FIRE REPAIR & REPLACE IN KIND			Time Permit Valid
Designer name		Address	
City	State	Zip Code	Telephone

3. Applicant

☒ Contractor ☐ Agent for Contractor ☐ Owner ☐ Agent for Owner

Name PHOENIX CO		Address 3655 URBAN DR STE 100	
City SAN DIEGO	State CA	Zip Code 92122	Telephone (619) 541-1100

4. Property Owner

☒ Owner ☐ Lessee or Tenant

Name THOMAS WRIGHT BENEFIT HILLS BANK TRUSTEE		Address 2365 FRONT ST	
City SAN DIEGO	State CA	Zip Code 92101	Telephone

5. Contractor

Name PHOENIX CO		Address 3655 URBAN DR STE 100	
City SAN DIEGO	State CA	Zip Code 92122	Telephone (619) 541-1100
State License No. 532452	License Class B	City Business Tax No. 87012654	
Signature [Signature]			
Title Agent		Date 5-18-92	

6. Workers Compensation

<input checked="" type="checkbox"/> Workers Compensation Insurance: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3397, Civ. C.)			
Insurance Company STATE FUND	Policy No. 1148921-91	Expiration Date 10/92	
<input type="checkbox"/> Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.			
Signature [Signature]		Date 5-18-92	

7. Owner-Builder Declaration

Owner-Builder: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure; prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 8, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Section _____ B & P.C. for this reason:

Signature _____ Date _____

8. Construction Lending Agency

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3397, Civ. C.)	
Lender's Name NONE	Lender's Address

9. Applicant's Signature

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. The city authorizes representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code, I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation Law, this permit shall be deemed revoked.	
Signature [Signature]	Date 5-18-92

Legacy BPIS Permits

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

Attachment 11

12/16/14 3:20 pm

Page 1 of 1

Y41-920-01

Project Information

Plan File: A-003334-92 Status: A OTC: ☐ Submitted: 05/18/1992
Contractor Info: PHOENIX COMPANIES Worker's Comp. Ins: STATE FUND Owner Builder: ☐
License: 532452 Phone: (619)554-1604 Policy: 1148981-91 CLS: B
Expires: 06/30/2096 Expires: 10/01/1992 BTC: 87013494

Purpose of Permit

Address: 002365 FRONT ST Address ID: 205749 APN: 533-181-0100
Permit Num: C-002195-92 Status: F Issued: 05/18/1992 Structure: 001
Comments: VALUATION PER CUSTOMER Expires: 01/02/1993 BC Code: 4341
Finaled: 07/06/1992 BC Desc: ADD/ALT 1 OR 2 FAM, NO CHG DU

Desc. of Work: FIRE DAMAGE TO DUPLEX - REPLACE IN KIND

Code	Quantity	Use/Type of Construction	Rate	Unit	Value
X02	1	OTHER - CONTRACTORS VALUATION	\$11,638.00	EA	\$11,638.00

Structure Information

Lot: Model/Desc: REPLACE IN KIND Type of Constr: VN Insp Cat: C Soil:
Bedrooms: Stories: OCC Group:
Studio: 0 Permitted: Units: 0 OCC Load:
1: 0 Flr Area:
2: 1
3: 0 Total: Units: 2 Plan Check Fee: \$126.75
4: 0 Flr Area: Valuation: Init: \$11,638.00
5: 0 Bldg Area: Final: \$11,638.00

Inspection Status

Inspection Type	Scheduled	By	Complete	Init	Status	Other	Remarks
65 ALL FRAMING	05/28/1992		05/28/1992	CRJ	P		
66 ALL ROUGH ELECTRIC	05/28/1992		05/28/1992	CRJ	P		
68 ALL ROUGH MECH	05/28/1992		05/28/1992	CRJ	F	NR	
71 THERMAL - WALLS	05/29/1992		05/29/1992	CRJ	P		
83 DRYWALL	06/02/1992		06/02/1992	MDB	P		
99 FINAL	07/06/1992		07/06/1992	CRJ	P		

Project Fee Calculation

Qty	Description	Fee	Fund	Account	Paid	Key
1	< APPLICATION FEE >	\$80.00	41300	73528	\$80.00	AP01
1	PLAN CHECK FEES	\$126.75	41300	73411	\$126.75	PC01
1	PLAN CHECK FEES WAIVED	\$-126.75	41300	73411	\$-126.75	PC06

Permit Fee Calculation

Qty	Description	Fee	Fund	Account	Paid	Key
1	< APPLICATION FEE >	\$80.00	41300	73528	\$80.00	AP01
1	BUILDING PERMIT FEE	\$195.00	41300	73412	\$195.00	B001
1	COMBINATION PERMIT FEE	\$120.44	41300	73411	\$120.44	C001
1	STATE FEE (RESID.)	\$0.81	63010	77940	\$0.81	ST01
1	SEISMIC FEE (RESID.)	\$0.35	63085	77940	\$0.35	ST03

Project Fee Summary

Invoice No	Amount	Printed	Init	Payment Time	Cashier	ST	Revenue Date
0013500 92	\$396.60	05/19/1992	SXD	05/19/1992 13:53	JTT	P	05/20/1992
0013413 92	\$396.60	05/19/1992	JJG			V	
0013259 92	\$167.00	05/18/1992	SXD			V	
Total Fees Incurred:		\$396.60	Amount Paid To Date:		\$396.60		

Clearance Checklist

Clearance	Required	Approved	Appr. Date	Init	Comments
PERMIT SERVICES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	05/18/1992	SXD	

Development [240274]

240274

Projects

380483 Kalmia St Apartment Remodel [Inspecting]

387770 Misc Permit Elec & Plumb [Inspecting]

Invoices

Project : 380483

Development: 240274

Project Type: Ministerial

Status: Inspecting

Project Mgr: Kozachenko, Justy

System Managed: Current: ☒ Always: ☒

Matrix Code: C

Preliminary Review Wanted: ☐

Create Date: 7/17/2014 10:04 AM

Processing Code: Standard

Status Date: 7/21/2014 11:07 AM

Expedite Reason:

Deemed Complete: 9/17/2014 03:14 PM

Expiration Code: Building Permit

Application Date: 9/17/2014 05:00 PM

Expiration Date: 9/17/2015 05:00 PM

Fee Date: 7/17/2014 10:15 AM

Title: Kalmia St Apartment Remodel

Scope: 9/17/14 Scope of work change* UPTOWN Building & Electrical permits to remodel laundry closet, electrical panel, upgrade bathrooms for units #1 thru #6. Zone MCCPD-MR-1000 Geo Haz 13.

Added: JSYLVESTER 7/17/2014 10:10 AM

Updated: AMOROS 10/21/2014 03:00 PM

Accounting

SAP Internal Order:

Job Order:

As of

Lead Project: ☐

Recent Balance:

In Collections: ☐

Last Deposit:

Required Balance:

No Referral to Collection:

Next Stmt Begin:

From:

Request to close:

To:

Request By:

By:

Close:

Package Copy - Project [380483]

Project: 380483 Project Status: Inspecting Title: Kalmia St Apartment Remodel
 Project Mgr: Kozachenko, Justy 446-5239 Scope: 9/17/14 Scope of work change* UPTOWN Building & Electrical permits to remodel laun

Cycle	Package	Version	Start Discipline	End Discipline	Route Status	Last Routed To	Barcode	Is New Needed	Is Destroy Needed	Destroy Needed Date	Destroy Needed By
6	Building/Construction Plans	5	(Customer for Stamp Tran	(Customer for Stamp Tran	Routed	(Customer for Stamp Tran	3041557	<input type="checkbox"/>	<input type="checkbox"/>		
6	Project File	1	(Document Control)	(Document Control)	Routed	(Document Control)	3041556	<input type="checkbox"/>	<input type="checkbox"/>		
14	Building/Construction Plans	13	(Customer)	(Customer)	Routed	(Customer)	3113120	<input type="checkbox"/>	<input type="checkbox"/>		
14	Building/Construction Plans	13	County Assessor	County Assessor	Routed	County Assessor	3113119	<input type="checkbox"/>	<input type="checkbox"/>		
14	Building/Construction Plans	13	(Records)	(Records)	Routed	(Records)	3113123	<input type="checkbox"/>	<input type="checkbox"/>		
14	Project File	2	(Records)	(Records)	Routed	IS-Structural Inspector	3113121	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15	Final Inspection Documents-I	1	(Records)	(Records)	Routed	(Records)	3206581	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17	Final Inspection Documents-I	3	(Records)	(Records)	Routed	(Records)	3206593	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Location L-237 US

Routing History | Documents

Discipline	Router Staff	Route Date	Route To Staff	Checkin Staff	Checkin Date	Checkout Date	Route Note	Notify Custom
IS-Structural Inspector	Poblete, Jessica	12/16/2014 03:59 PM	Barranon, William				C/O	<input type="checkbox"/>
(Records)	Graham, Linda	12/10/2014 10:37 AM		Poblete, Jessica	12/16/2014 03:59 PM	12/16/2014 03:59 PM	Building Plans Attachment Cabinet	<input type="checkbox"/>
(5th Floor LDR)	Alvarez, Juan	12/3/2014 07:34 AM	Villa, Jose	Graham, Linda	12/10/2014 10:37 AM	12/10/2014 10:37 AM	C/O	<input type="checkbox"/>
(Records)	Grant, Toni	9/25/2014 05:59 AM		Alvarez, Juan	12/3/2014 07:34 AM	12/3/2014 07:34 AM	Building Plans Attachment Cabinet	<input type="checkbox"/>
(Records)	Sylvester, John	9/23/2014 01:34 PM		Grant, Toni	9/25/2014 05:59 AM	9/25/2014 05:59 AM		<input type="checkbox"/>

Inspection Plan



Attachment 11

2/17/14 10:10 am

Page 1 of 4

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-021

Project Information

Project Nbr: **380483** Title: Kalmia St Apartment Remodel
Project Mgr: Kozachenko, Justy (619)446-5239 jkozachenko@sandiego.gov



Job Information

Job: Do Not Use Street Address: 151 W KALMIA ST Unit Unit 1 Thomas Brothers: 1289-A1
APN: 533-181-0100 Parcel Owner:

Approval Information

Approval Nbr: **13 29453** Approval Status: Created Permit Holder:
Approval Type: Building Permit Owner occupied: ☐ Overridden: ☐
Issue: By:
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Work include electrical sub panel upgrade bathroom. New exhaust fans in bathrooms and kitchen. Adding walls and doors on existing laundry closet. Relocate refridge to other side of laundry closet

Inspection Group: 1450289 Inspection Tier 1

Inspection Group: 1450290 Inspection Tier 2

2451501	Structural - Foundation	Unavailable
2451502	Structural - Frame	Unavailable
2451503	Structural - Insulation	Unavailable
2451504	Structural - Lath & Drywall	Unavailable
2451505	Structural - Suspended Ceiling	Unavailable
2451506	Structural - Prefinal (2)	Unavailable

Inspection Group: 1450291 Inspection Tier 3

2451500	Structural - Final(3)	Unavailable
---------	-----------------------	-------------

Job Information

Job: Do Not Use Street Address: 151 W KALMIA ST Unit Unit 2 Thomas Brothers: 1289-A1
APN: 533-181-0100 Parcel Owner:

Approval Information

Approval Nbr: **13 29467** Approval Status: Created Permit Holder:
Approval Type: Building Permit Owner occupied: ☐ Overridden: ☐
Issue: By:
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Work include electrical sub panel upgrade bathroom. New exhaust fans in bathrooms and kitchen. Adding walls and doors on existing laundry closet.

Inspection Group: 1450322 Inspection Tier 1

Inspection Group: 1450323 Inspection Tier 2

2451557	Structural - Foundation	Unavailable
2451558	Structural - Frame	Unavailable
2451559	Structural - Insulation	Unavailable
2451560	Structural - Lath & Drywall	Unavailable
2451561	Structural - Suspended Ceiling	Unavailable
2451562	Structural - Prefinal (2)	Unavailable

Inspection Group: 1450324 Inspection Tier 3

2451563	Structural - Final(3)	Unavailable
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Job Information

Job: 151 W. Kalmia St Unit #1 thru #6 Street Address: 151 W KALMIA ST Unit #1 to #6 Thomas Brothers: 1289-A1
APN: 533-181-0100 Parcel Owner:



Inspection Plan

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

Attachment 11

12/17/14 10:10 am

Page 2 of 4

L64A-021

Approval Information

Approval Nbr: **13 29469**

Approval Type: Building Permit

Issue: 09/23/14 1:42 pm By: Sylvester, John

Approval Status: Issued

Owner occupied: ☐

Permit Holder: Pujji, Sandy

Overridden: ☐

Cancel Reason:

Extension Quantity: 0

0

Precancel Status:

Closed:

By:

Scope: Remodel laundry closet, electrical panel, upgrade bathrooms for units #1 thru #6.

Inspection Group: 1450328 Inspection Tier 1

Issue Nbr	Created By	Visibility	Issue Description	Cleared By	Cleared Date	Note
179159	Barranon, William	Regular	No further inspections until an investigation by Code Enforcement is complete regarding the amount of legal units at this site. Contact Robert Cervantes, Code Enforcement Division, 619-533-6143			

Inspection Group: 1450329 Inspection Tier 2

2451569	Structural - Frame	Unavailable				
2451570	Structural - Insulation	Unavailable				
2451571	Structural - Lath & Drywall	Unavailable				
2524874	Structural - Prefinal (2) All Prefinal [Pass]	Completed	Aguirre, Fernando bmps ok	11/04/14 8:00 am	11/04/14 7:02 pm	Pass
2451573	Structural - Prefinal (2) All Prefinal [Pass]	Completed	Aguirre, Fernando bmps ok	10/24/14 8:00 am	10/26/14 4:43 pm	Pass
2519650	Structural - Final(2) Cancelled by Contractor	Cancelled 11/3/14	Boeh, Stephen Cwynar, Kimberly	11/03/14 8:00 am		

Inspection Group: 1450330 Inspection Tier 3

2524872	Structural - Final(3)	Unavailable				
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Approval Information

Approval Nbr: **13 29470**

Approval Type: Electrical Permit

Issue: 09/23/14 1:42 pm By: Sylvester, John

Approval Status: Completed

Owner occupied: ☐

Permit Holder: Pujji, Sandy

Overridden: ☐

Cancel Reason:

Extension Quantity: 0

0

Precancel Status:

Closed: 10/23/14 9:24 pm By: Chang, Leroy

Scope: Electrical work associated with remodel laundry closet, electrical panel, upgrade bathrooms for units #1 thru #6.

Inspection Group: 1450331 Inspection Tier 1

Inspection Group: 1450332 Inspection Tier 2

2518033	Electrical - Final (2) Final [Pass] Stormwater Const BMPs [Pass]	Completed	Chang, Leroy final- unit 4-6 (re: 4-6)	10/23/14 8:00 am	10/23/14 9:24 pm	Pass
2451577	Electrical - Final (2) Final [Fail]	Completed	Chang, Leroy no access to subpn/c.c req.	10/22/14 8:00 am	10/22/14 4:27 pm	Fail

Inspection Group: 1450333 Inspection Tier 3

Job Information

Job: Do Not Use

Street Address: 151 W KALMIA ST Unit Unit 4

Thomas Brothers: 1289-A1

APN: 533-181-0100

Parcel Owner:

Inspection Plan



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

Attachment 11

12/17/14 10:10 am

Page 3 of 4

L64A-021

Approval Information

Approval Nbr: **13 29471** Approval Status: Created Permit Holder:
Approval Type: Building Permit Owner occupied: ☐ Overridden: ☐
Issue: By:
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Work include electrical sub panel upgrade bathroom. New exhaust fans in bathrooms and kitchen. Adding walls and doors on existing laundry closet.

Inspection Group: **1450334** Inspection Tier 1

Inspection Group: **1450335** Inspection Tier 2

2451579	Structural - Foundation	Unavailable
2451580	Structural - Frame	Unavailable
2451581	Structural - Insulation	Unavailable
2451582	Structural - Lath & Drywall	Unavailable
2451583	Structural - Suspended Ceiling	Unavailable
2451584	Structural - Prefinal (2)	Unavailable

Inspection Group: **1450336** Inspection Tier 3

2451585	Structural - Final(3)	Unavailable
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Job Information

Job: Do Not Use.. Street Address: 151 W KALMIA ST Unit Unit 5 Thomas Brothers: 1289-A1
APN: 533-181-0100 Parcel Owner:

Approval Information

Approval Nbr: **13 29473** Approval Status: Created Permit Holder:
Approval Type: Building Permit Owner occupied: ☐ Overridden: ☐
Issue: By:
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Work include electrical sub panel upgrade bathroom. New exhaust fans in bathrooms and kitchen. Adding walls and doors on existing laundry closet. Add small in bedroom for new closet.

Inspection Group: **1450340** Inspection Tier 1

Inspection Group: **1450341** Inspection Tier 2

2451590	Structural - Foundation	Unavailable
2451591	Structural - Frame	Unavailable
2451592	Structural - Insulation	Unavailable
2451593	Structural - Lath & Drywall	Unavailable
2451594	Structural - Suspended Ceiling	Unavailable
2451595	Structural - Prefinal (2)	Unavailable

Inspection Group: **1450342** Inspection Tier 3

2451596	Structural - Final(3)	Unavailable
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Job Information

Job: Do Not Use.. Street Address: 151 W KALMIA ST Unit Unit 6 Thomas Brothers: 1289-A1
APN: 533-181-0100 Parcel Owner:

Approval Information

Approval Nbr: **13 53033** Approval Status: Created Permit Holder:
Approval Type: Building Permit Owner occupied: ☐ Overridden: ☐
Issue: By:
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Work includes Adding walls and doors to create a laundry and closet.

Inspection Group: **1471817** Inspection Tier 1

Inspection Group: **1471818** Inspection Tier 2





Inspection Plan

THE CITY OF SAN DIEGO
Development Services

Attachment 11

12/17/14 10:10 am

Page 4 of 4

L64A-021

1222 First Avenue, San Diego, CA 92101-4154

Inspection Group: 1471818 Inspection Tier 2

2484760	Structural - Foundation	Unavailable
2484761	Structural - Frame	Unavailable
2484762	Structural - Insulation	Unavailable
2484763	Structural - Lath & Drywall	Unavailable
2484764	Structural - Suspended Ceiling	Unavailable
2484765	Structural - Prefinal (2)	Unavailable

Inspection Group: 1471819 Inspection Tier 3

2484766	Structural - Final(3)	Unavailable
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Project :	483	Development:	240
Project Type:	Ministerial	Status:	Inspecting
Project Mgr:	Kozachenko, Justy		
System Managed:	Current: <input checked="" type="checkbox"/> Always: <input checked="" type="checkbox"/>	Matrix Code:	C
Preliminary Review Wanted:	<input type="checkbox"/>	Create Date:	7/17/2014 10:04 AM
Processing Code:	Standard	Status Date:	7/21/2014 11:07 AM
Expedite Reason:		Deemed Complete:	9/17/2014 03:14 PM
Expiration Code:	Building Permit	Application Date:	9/17/2014 05:00 PM
Expiration Date:	9/17/2015 05:00 PM	Fee Date:	7/17/2014 10:15 AM

Title: Kalmia St Apartment Remodel

Scope: 9/17/14 Scope of work change* UPTOWN Building & Electrical permits to remodel laundry closet, electrical panel, upgrade bathrooms for units #1 thru #6. Zone MCCPD-MR-1000 Geo Haz 13.

Added: JSYLVESTER 7/17/2014 10:10 AM

Updated: AMOROS 10/21/2014 03:00 PM

Accounting	
SAP Internal Order:	Job Order:
As of:	Lead Project <input type="checkbox"/>
Recent Balance:	In Collections <input type="checkbox"/>
Last Deposit:	Required Balance:
No Referral to Collection:	Next Stmt Begin:
From:	Request to close:
To:	Request By:
By:	Close:

Inspection Plan

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

Attachment 11

12/12/14 7:50 am

Page 1 of 4

L64A-021

Project Information

Project Nbr: **380483** Title: Kalmia St Apartment Remodel
Project Mgr: Kozachenko, Justy (619)446-5239 jkozachenko@sandiego.gov



Job Information

Job: Do Not Use . Street Address: 151 W KALMIA ST Unit Unit 1 Thomas Brothers: 1289-A1
APN: 533-181-0100 Parcel Owner:

Approval Information

Approval Nbr: **13 29453** Approval Status: Created Permit Holder:
Approval Type: Building Permit Owner occupied: ☐ Overridden: ☐
Issue: By:
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Work include electrical sub panel upgrade bathroom. New exhaust fans in bathrooms and kitchen. Adding walls and doors on existing laundry closet. Relocate fridge to other side of laundry closet

Inspection Group: **1450289** Inspection Tier 1

Inspection Group: **1450290** Inspection Tier 2

2451501	Structural - Foundation	Unavailable
2451502	Structural - Frame	Unavailable
2451503	Structural - Insulation	Unavailable
2451504	Structural - Lath & Drywall	Unavailable
2451505	Structural - Suspended Ceiling	Unavailable
2451506	Structural - Prefinal (2)	Unavailable

Inspection Group: **1450291** Inspection Tier 3

2451500	Structural - Final(3)	Unavailable
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Job Information

Job: Do Not Use . Street Address: 151 W KALMIA ST Unit Unit 2 Thomas Brothers: 1289-A1
APN: 533-181-0100 Parcel Owner:

Approval Information

Approval Nbr: **13 29467** Approval Status: Created Permit Holder:
Approval Type: Building Permit Owner occupied: ☐ Overridden: ☐
Issue: By:
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Work include electrical sub panel upgrade bathroom. New exhaust fans in bathrooms and kitchen. Adding walls and doors on existing laundry closet.

Inspection Group: **1450322** Inspection Tier 1

Inspection Group: **1450323** Inspection Tier 2

2451557	Structural - Foundation	Unavailable
2451558	Structural - Frame	Unavailable
2451559	Structural - Insulation	Unavailable
2451560	Structural - Lath & Drywall	Unavailable
2451561	Structural - Suspended Ceiling	Unavailable
2451562	Structural - Prefinal (2)	Unavailable

Inspection Group: **1450324** Inspection Tier 3

2451563	Structural - Final(3)	Unavailable
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Job Information

Job: 151 W. Kalmia St Unit #1 thru #6 Street Address: 151 W KALMIA ST Unit #1 to #6 Thomas Brothers: 1289-A1
APN: 533-181-0100 Parcel Owner:

Inspection Plan



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

12/12/14 7:50 am

Attachment 11

Page 2 of 4

L64A-021

Approval Information

Approval Nbr: **13 29469** Approval Status: Issued Permit Holder: Pujji, Sandy
Approval Type: Building Permit Owner occupied: ☐ Overridden: ☐
Issue: 09/23/14 1:42 pm By: Sylvester, John
Cancel Reason:
Precancel Status: Extension Quantity: 0
Closed: By:

Scope: Remodel laundry closet, electrical panel, upgrade bathrooms for units #1 thru #6.

Inspection Group: **1450328** Inspection Tier 1

Inspection Group: **1450329** Inspection Tier 2

2451569	Structural - Frame	Available						
	Call (858) 581-7111 to schedule this inspection							
2451570	Structural - Insulation	Available						
	Call (858) 581-7111 to schedule this inspection							
2451571	Structural - Lath & Drywall	Available						
	Call (858) 581-7111 to schedule this inspection							
2524874	Structural - Prefinal (2)	Completed	Aguirre, Fernando	11/04/14	8:00 am	11/04/14	7:02 pm	Pass
	All Prefinal [Pass]		bmps ok					
2451573	Structural - Prefinal (2)	Completed	Aguirre, Fernando	10/24/14	8:00 am	10/26/14	4:43 pm	Pass
	All Prefinal [Pass]		bmps ok					
2519650	Structural - Final(2)	Cancelled	Boeh, Stephen	11/03/14	8:00 am			
	Cancelled by Contractor	11/3/14	Cwynar, Kimberly					

Inspection Group: **1450330** Inspection Tier 3

2524872 Structural - Final(3) Unavailable

Approval Information

Approval Nbr: **13 29470** Approval Status: Completed Permit Holder: Pujji, Sandy
Approval Type: Electrical Permit Owner occupied: ☐ Overridden: ☐
Issue: 09/23/14 1:42 pm By: Sylvester, John
Cancel Reason:
Precancel Status: Extension Quantity: 0
Closed: 10/23/14 9:24 pm By: Chang, Leroy

Scope: Electrical work associated with remodel laundry closet, electrical panel, upgrade bathrooms for units #1 thru #6.

Inspection Group: **1450331** Inspection Tier 1

Inspection Group: **1450332** Inspection Tier 2

2518033	Electrical - Final (2)	Completed	Chang, Leroy	10/23/14	8:00 am	10/23/14	9:24 pm	Pass
	Final [Pass]		final- unit 4-6 (re: 4-6)					
	Stormwater Const BMPs [Pass]							
2451577	Electrical - Final (2)	Completed	Chang, Leroy	10/22/14	8:00 am	10/22/14	4:27 pm	Fail
	Final [Fail]		no access to subpn/c.c req.					

Inspection Group: **1450333** Inspection Tier 3

Job Information

Job: Do Not Use Street Address: 151 W KALMIA ST Unit Unit 4 Thomas Brothers: 1289-A1
APN: 533-181-0100 Parcel Owner:

Approval Information

Approval Nbr: **13 29471** Approval Status: Created Permit Holder:
Approval Type: Building Permit Owner occupied: ☐ Overridden: ☐
Issue: By:
Cancel Reason:
Precancel Status: Extension Quantity: 0
Closed: By:

Scope: Work include electrical sub panel upgrade bathroom. New exhaust fans in bathrooms and kitchen. Adding walls and doors on existing laundry closet.

Inspection Group: **1450334** Inspection Tier 1

Inspection Group: **1450335** Inspection Tier 2





Inspection Plan

THE CITY OF SAN DIEGO
Development Services

Attachment 11

12/12/14 7:50 am

Page 3 of 4

L64A-021

1222 First Avenue, San Diego, CA 92101-4154

Inspection Group: 1450335 Inspection Tier 2

2451579	Structural - Foundation	Unavailable
2451580	Structural - Frame	Unavailable
2451581	Structural - Insulation	Unavailable
2451582	Structural - Lath & Drywall	Unavailable
2451583	Structural - Suspended Ceiling	Unavailable
2451584	Structural - Prefinal (2)	Unavailable

Inspection Group: 1450336 Inspection Tier 3

2451585	Structural - Final(3)	Unavailable
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Job Information

Job: Do Not Use..	Street Address: 151 W KALMIA ST Unit Unit 5	Thomas Brothers: 1289-A1
APN: 533-181-0100	Parcel Owner:	

Approval Information

Approval Nbr: 13 29473	Approval Status: Created	Permit Holder:
Approval Type: Building Permit	Owner occupied: <input type="checkbox"/>	Overridden: <input type="checkbox"/>
Issue:	By:	
Cancel Reason:	Extension Quantity:	0
Precancel Status:	Closed:	By:
Scope: Work include electrical sub panel upgrade bathroom. New exhaust fans in bathrooms and kitchen. Adding walls and doors on existing laundry closet. Add small in bedroom for new closet.		

Inspection Group: 1450340 Inspection Tier 1

Inspection Group: 1450341 Inspection Tier 2

2451590	Structural - Foundation	Unavailable
2451591	Structural - Frame	Unavailable
2451592	Structural - Insulation	Unavailable
2451593	Structural - Lath & Drywall	Unavailable
2451594	Structural - Suspended Ceiling	Unavailable
2451595	Structural - Prefinal (2)	Unavailable

Inspection Group: 1450342 Inspection Tier 3

2451596	Structural - Final(3)	Unavailable
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Job Information

Job: Do Not Use.	Street Address: 151 W KALMIA ST Unit Unit 6	Thomas Brothers: 1289-A1
APN: 533-181-0100	Parcel Owner:	

Approval Information

Approval Nbr: 13 53033	Approval Status: Created	Permit Holder:
Approval Type: Building Permit	Owner occupied: <input type="checkbox"/>	Overridden: <input type="checkbox"/>
Issue:	By:	
Cancel Reason:	Extension Quantity:	0
Precancel Status:	Closed:	By:
Scope: Work includes. Adding walls and doors to create a laundry and closet.		

Inspection Group: 1471817 Inspection Tier 1

Inspection Group: 1471818 Inspection Tier 2

2484760	Structural - Foundation	Unavailable
2484761	Structural - Frame	Unavailable
2484762	Structural - Insulation	Unavailable
2484763	Structural - Lath & Drywall	Unavailable
2484764	Structural - Suspended Ceiling	Unavailable
2484765	Structural - Prefinal (2)	Unavailable

Inspection Group: 1471819 Inspection Tier 3

2484766	Structural - Final(3)	Unavailable
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Inspection Plan



Attachment 11

12/12/14 7:50 am

Page 4 of 4

L64A-021

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

Inspection Group: 1471819 Inspection Tier 3



Status: Paid

Payment: On: 10/13/2014 01:16 PM To: Beavers, Jack

Issued: 9/23/2014 01:35 PM Sylvester, John

Payment Method Document Refundable To P#

Voided:

Credit Card 8635 Rominder Pujji \$

Customer: Harris, Ian

Attachment 11

Firm: Barbara Harris Permitting

Development: 240274 Devel Num 240274

Project: 380483 Kalmia St Apartment Remodel

Project Manager: Kozachenko, Justy

Job: 743363 Project

Approval: 13 29449 PRJ Project Approval

Fee Description	Quantity	Units	Fee Amount
Fee Collected-Other Agcy/Dept	1.00	Each	\$9.00
General Plan Maintenance	1.00	Each	(\$275.00)
General Plan Maintenance	1.00	Each	\$275.00
Hrly-DSD Rvw Combined Proj	0.50	Hours	\$62.50
Hrly-DSD Rvw Electrical Proj	0.50	Hours	(\$74.00)
Hrly-DSD Rvw Electrical Proj	0.50	Hours	\$74.00
Hrly-DSD Rvw Mechanical Proj	0.50	Hours	\$74.00
Hrly-DSD Rvw Planning	0.50	Hours	(\$76.00)
Hrly-DSD Rvw Planning	0.50	Hours	\$76.00
Hrly-DSD Rvw Structural Proj	0.50	Hours	(\$74.00)
Hrly-DSD Rvw Structural Proj	1.00	Hours	\$148.00
Mapping	1.00	Each	(\$10.00)
Mapping	1.00	Each	\$10.00
Approval Total:			\$219.50
Job Total:			\$219.50

Job: 743364 Do Not Use .

Approval: 13 29453 B Building Permit

Fee Description	Quantity	Units	Fee Amount
Res-MDU Remodel (NR) PC	0.00	Square Feet (New)	\$0.00
Approval Total:			\$0.00
Job Total:			\$0.00

Job: 743373 Do Not Use .

Approval: 13 29467 B Building Permit

Fee Description	Quantity	Units	Fee Amount
Res-MDU Remodel (NR) PC	0.00	Square Feet (New)	\$0.00
Approval Total:			\$0.00
Job Total:			\$0.00

Job: 743374 151 W. Kalmia St Unit #1 thru #6

Approval: 13 29469 B Building Permit

Fee Description	Quantity	Units	Fee Amount
BuildgStand Surcharge SB1473	3,500.00	Valuation -CBC	\$1.00
Hrly-DSD Insp Structural	1.50	Hours	\$190.50
Issuance-With Plans	1.00	Each	\$137.00
LeadHaz Prevention & Control	1.00	Each	\$31.00
Records-Com/MDU(No Calcs &S	1.00	Each	\$60.00
Res-MDU Remodel (NR) PC	0.00	Square Feet (New)	\$0.00
Seismic Fee (Bldg Permit)	3,500.00	Valuation -CBC	\$0.92
Approval Total:			\$420.42



Status: Paid

Payment: On: 10/13/2014 01:16 PM To: Beavers, Jack

Issued: 9/23/2014 01:35 PM Sylvester, John

Payment Method Document Refundable To Pz

Voided:

Credit Card 8635 Rominder Pujji \$

Customer: Harris, Ian

Firm: Barbara Harris Permitting

Development: 240274 Devel Num 240274

Project: 380483 Kalmia St Apartment Remodel

Project Manager: Kozachenko, Justy

Job: 743374 151 W. Kalmia St Unit #1 thru #6

Approval: 13 29470 E Electrical Permit

Fee Description	Quantity	Units	Fee Amount
Circuits 15-45 Amps	6.00	Each	\$171.00
Issuance NoPlans/Other	0.00	Each	\$0.00
Records-No Plan Permits/Other	0.00	Each	\$0.00
Travel-Doc-Replac/Remod/Add	1.00	Floors	\$50.00
Approval Total:			\$221.00
Job Total:			\$641.42

Job: 743375 Do Not Use

Approval: 13 29471 B Building Permit

Fee Description	Quantity	Units	Fee Amount
Res-MDU Remodel (NR) PC	0.00	Square Feet (New)	\$0.00
Approval Total:			\$0.00
Job Total:			\$0.00

Job: 743376 Do Not Use..

Approval: 13 29473 B Building Permit

Fee Description	Quantity	Units	Fee Amount
Res-MDU Remodel (NR) PC	0.00	Square Feet (New)	\$0.00
Approval Total:			\$0.00
Job Total:			\$0.00

Job: 755919 Do Not Use.

Approval: 13 53033 B Building Permit

Fee Description	Quantity	Units	Fee Amount
Res-MDU Remodel (NR) PC	0.00	Square Feet (New)	\$0.00
Approval Total:			\$0.00
Job Total:			\$0.00
Project Total:			\$860.92
Invoice Total:			\$860.92

COUNTY ASSESSOR - RESIDENTIAL BUILDING RECORD

SAN DIEGO CO. CALIFORNIA

ADDRESS 2365 - FRONT

 PARCEL 4-1-1-1
 SHEET 533-181-1 OF 2 SHEET

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL									
D8+8		Light		X	Frame	X	Stacks on	Flat	APHCH	WIRING		X	Heating	Cooling	ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINISH	
		Sub-Standard						X	Gable	14 H	N.Y.	Conduit	Forced	Clean's		B	T	E	Material	Grade		Rolls	Ceilings
ARCHITECTURE		Standard			Sheeting		Sliding "s"	X	Hip	14 H	D.K.	Cable	Gravelly	Humid.	All		X		HWA	G	H		
2 Stories		X	Above-Standard		Concrete Block				Shed	X		Fixtures		Wall Unit			X						
TYPE		Special			B&B		T&G	X	Cut Up		Few	Cheap	1	Exc. Work	Ent. Hall								No Part
Use	Design	FOUNDATION			Brick		Shingle		Dormers		X	Avg.	X	Med.	Floor Unit	Living		1	1				By B.M.S.
Single		X	Concrete	X	Floor Joists		A&B		T&G	X	Roof "s"		Many	X	Special	Zona Unit	Dining		1			HWA P. +	By B.M.S.
Double			Reinforced		1st "s"			X	By EAV		PLUMBING		X	Central	Bed		1		WYCARA	A		PA	
X Duplex	X	Brick			2nd "s"		Brick		Shingle		Per X Br.	Spec		X	Steam	Bed		2					
Apartment		Wood	X	Sub-Floor			Stone		Shake					Oil Burner	Pantr	X		2	CONC	A		CONC	11x12
Flat-Court		Piers			Concrete Floor	WINDOWS			Tile		X	Sink (2 F1)											
Model						X	D.M. X	Comment	Tile Trim		X	Laundry		100M-B.T.H.	Pantry		1		LINO T.	G		4T. +	
					Insulated Ceilings		Metal Sash		Campa.		X	Water Hlt. Auto	X	Fireproof 2-3rd	Kitchen		1	1	LINO T.	G			
V.P. (2) Units		Light	Heavy		Insulated Walls	X	Screens	X	Compo. Shingle			Water-Softner			Drain Bd.	Material	T		Lghts		Flt. Splash		

2 3

CONSTRUCTION RECORD

EFFECT. APPR. NORMAL % GOOD

RATING (E, G, A, F, P)

BATH DETAIL

Permit		Amount	Date	YEAR	YEAR	Age	Remaining Life	Tb/M	%	Cond.	Arch. Attr.	Plumb. Plan	Con- form	Storage Space	Work- shop	Fl. No.	FINISH		FIXTURES				SHOWER		
No.	For																Floors	Walls	No.	To	Type	Grade	St.	Drain	Finish
-	1		1910	1916	1960	42	23	11-60	57	A	A	A	G	A	A	1	Ti	P	1	1	Mod	G-E	1	1	GT
1588	PERM	2300	4/50	1916	1965	49	14	RS	34	G	A	A	A	A	A	2	Ti	P	1	1	Mod	G	1		Ti
000372	FOR 1940	2000	11-28-91		1970	54	11	RS	30	G	A		A	-	-	1	1/2 CONC	P	1	1	Mod	G			
00362199	FOR 1940	2000	7/11/06		1974					G	A	-	A	-	-	1	1/2 CONC	P	1	1	Mod	G			
	REPAIR				1978					A	A														
																		SPECIAL FEATURES							
																X	Book Cases	-		Built in Refrig.		Venetian Blinds			
																X	Shutters			" " Over Photo	X	Electric			
																	Vent Fan			" " Dishwasher					

COMPUTATION

Appraiser & Date	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
FL1	1963	10.50	20611	10.50	20611	10.50	20611	10.50	20611	10.50	20611	10.50	20611	10.50	20611	10.50	20611	10.50
FL2	1963	8.50	16685	10.50	20611	10.50	20611	10.50	20611	10.50	20611	10.50	20611	10.50	20611	10.50	20611	10.50
AC			840			1000			1000									
FP			1150			1000			1000									
ELEVATOR			2600			2600			2600									
G	326	450	1512			1512			1512									
P.M.T	326	210	685	2.10	685	685			685									
T.C.P	324	230	745	2.00	648	648			648									
CONC UP & Gnd	758	120	1364	1.50	1364	1364			1364									
FLAT	1120	30	336	1.30	336	45	504		504									
TOTAL			46623			48950			56186									
NORMAL % GOOD			52			32			30									
R.C.L.N.D			24244			16643			16856									

A-11 8-50

A 5-54

α

 56186
 3890
 10076
 16856
 2334
 19190

LV. UNIT #

MODEL

ADDRESS 151 W Kalmia St

PARCEL

533-181-16-00

Attachment 13

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR		ROOF		HEATING		RATING (E,G,A,F,P)		ROOMS	FLOORS			FLOOR FINISH		INTERIOR FINISH													
D7.0		Light	Frame	Stucco		Flat	1/4	Forced		Wiring		B	1	2	3	Material	Grade	Walls	Ceiling												
		Sub-Standard	Box			Gable	1/4	Wall		Elect. Fix.		All																			
		Standard	Conc. Blk	Siding "X"		Hip	1/4	Floor		Plumbing		Ent.Hall																			
		Above-Standard	Metal / Steel	Ply. & Gatta		Shed	1/4	Elect. Rad		KITCH. DETAILS		Living	1	2	2	1															
4	Stories	Special	Adobe	Routed Ply.		End. Eaves		Thermo.		Wood Cabs		Dining																			
TYPE			Brick	Shingle		Dormers		Stove		Laminate Cabs		Family																			
USE	DESIGN	FOUNDATION	Slump Blk	Shake		Raft. "X"				Oven & Plate		Bed		3	3	1															
Single	X	Concrete	Floor Joist	B & B	T & G	Gutters		Fireplace		Dishwasher		Bed																			
Double		Conc. Blk.		Brick	Stone	Sm.Rk	Lg.Rk			Microwave																					
Duplex		Brick				Shingle		COOLING		Break. Bar																					
X	Apartment	Wood		WINDOWS		Shake		Refrig.	Ton	Lumin.Ceil.		Off/Stdy																			
	Flat-Court	Piers	Concrete Floor	V.S.	French	Tile	Tl. Trim	Wall Unit		Ieland		Laundry																			
				D.H.	Casem't					Pantry		Nook																			
			Insulated Ceil'gs	M.S.	Lvr.	Compo.		Heat Pump		REFRIG-BUILT IN		Kitchen	1	2	2	1															
6	Units	Light	Heavy	Insulated Walls	Slid. Gl. Door	Compo. Shingle						Drain Bd	Material:		Lgth:		Ft. Splash:														
CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)						BATH DETAIL															
Builder						Age	Rem Life	Tol	%	Cond	Arch Attr.	Func. Plan	Con-form	Storage Sp. Cup'd	Work-mnshp	Ent. Dwel	Fl. No.	FINISH				FIXTURES				SHOWER					
Per. No.	For	Amount	Date														B	1	Floor	Walls	Wc	La	Tub	Type	Grade	St	QT	GD	Finish		
																	1	3/4			1	1	1				X	X			
																	1	2			2	2	2					X			
																	2	3/4			2	2					X				
																	2	2			2	2	2					X			
																	3	1			1	1	1					X			
				Intercom	Wet Bar	Central Vac.	Walk-In Clost	Excess Glass	Dressing Area					PULLMANS	NO.	LGTH.		FIN.													
				Security Sys	Fire Sprk.	6	Lnch Clost																								
DATE OF COMPLETION																															
Appraiser & Date																															
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
11/15	4871		INFO																												
			INFO																												
			see next sheets																												
TOTAL																															
NORMAL % GOOD																															
R.C.N.L.D.																															

SAN DIEGO COUNTY ASSESSOR SKETCH

Parcel No 533-181-16-00

Property Address 181 W Kalmia St

City

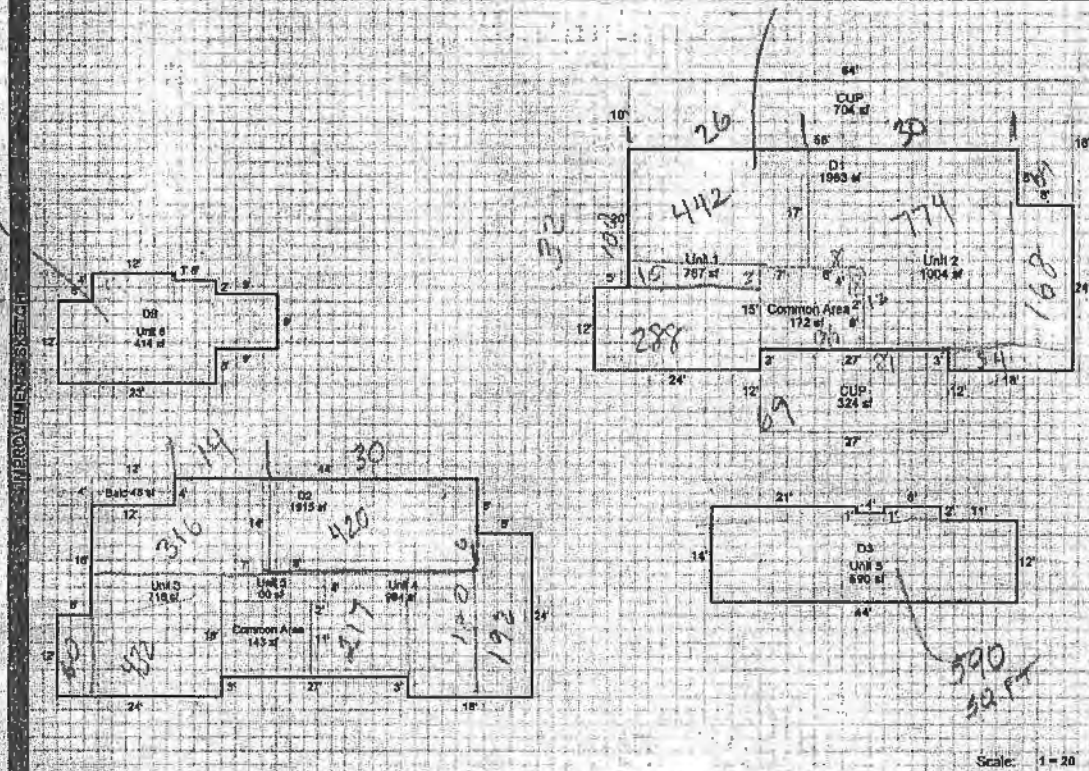
State

Zip

Owner

Client

Appraiser Name



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	D1	1.00	1963	208	1963
GLA2	D2	1.00	1915	208	1915
GLA3	D3	1.00	590	118	590
GLA4	DB	1.00	414	96	414
P/P	CUP	1.00	324	78	
	CUP	1.00	704	184	
	Balc	1.00	48	32	1076
TOTAL LIVABLE (rounded)					4882

Comment Table 1	
Comment Table 2	Comment Table 3

USE 48711 P.D. P.D.S.

See scanned plans and attached APEX drawing

[illegible]

