



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 1, 2017 REPORT NO. HO-17-053

HEARING DATE: August 9, 2017

SUBJECT: White Residence. Process Three Decision

PROJECT NUMBER: [504822](#)

OWNER/APPLICANT: White Family Trust 8-04-99

SUMMARY

Issue: Should the Hearing Officer approve a whole house remodel, an increase in structure height from 19 feet to 23 feet, and the construction of an 841-square-foot addition to an existing single-story dwelling unit on a 1.09-acre site, located at 369 Silvergate Avenue in the RS-1-4 Zone of the Peninsula Community Plan and Local Coastal Program Land Use Plan area?

Staff Recommendation:

APPROVE Coastal Development Permit No. 1775448

Community Planning Group Recommendation: On February 16, 2017, the Peninsula Community Planning Board voted 13-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 30, 2017, and the opportunity to appeal that determination ended July 17, 2017.

BACKGROUND

The 1.09-acre project site is located at 369 Silvergate Avenue, south of Kellogg Street (Attachment 1) within the Peninsula Community Plan and Local Coastal Program Land Use Plan area. The land use designation for the project site is Single Family Residential at a density range of 0-4 dwelling units per acre (Attachment 2) and the site is zoned RS-1-4 (Attachment 3). Additionally, the site is within the First Public Roadway, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone,

and the Parking Impact (Coastal) Overlay Zone. The project site can accommodate one dwelling unit based on the density identified in the community plan and the single family zone. The surrounding properties to the north, east, and west of the site have been previously graded and developed with single dwelling units and the area to the south is Naval Base Point Loma, separated by a solid wall and an access gate (Attachment 4).

The existing single family dwelling unit was constructed in 1949 and includes subsequent additions and alterations. The property does not meet local designation criteria as individually significant under the adopted Historic Resources Board Criteria.

DISCUSSION

The proposed project is a whole house remodel, increase in structure height from 19 feet to 23 feet, and construction of an 841-square-foot addition to an existing 6,888-square foot single story dwelling unit. The remodel, reconfiguration, and expansion of the existing residence will result in 7,729-square-foot single story residence consisting of a total of five bedrooms, six full bathrooms, one half bathroom, study, den, living room, dining room, family room, kitchen, laundry room, and three-car attached garage with workshop.

The site is located at the southern terminus of Silvergate Avenue adjacent to the emergency egress gate for the Naval Station Point Loma and is located 2,617 feet from San Diego Bay to the east, 3,207 feet from the Pacific Ocean to the west. The site is within the first public roadway paralleling the sea (Attachment 5) but not within a designated view shed, scenic overlook, or active recreation area identified within the Peninsula Community Plan and Local Coastal Program Land Use Plan. The subject property is 354 feet above Mean Sea Level and is located above the 100-year floodplain. Further, the project proposes an increased structure height to a maximum of 23-feet, consistent with the height limit allowed by the Coastal Height Limitation Overlay Zone.

The site is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any Environmentally Sensitive Lands as defined in San Diego Municipal Code Section 113.0103.

The Peninsula Community Plan Residential Element objective calls to conserve the character of existing stable single-family neighborhoods throughout Peninsula including the very low-density character of certain neighborhoods. The proposed development will support the residential element objective through the preservation and restoration of the existing home, largely within the existing footprint and the current architectural style. The proposed development incorporates exterior white cement fiber beveled siding, grey and light brown stone veneer on the chimneys, porch pillar bases and as window accents, wood clad windows in dark grey or black, and the roof materials of either asphalt shingle or standing metal seam in a grey tone. The proposed structure includes offsetting planes on each side and multiple pitched roof levels to visually reduce the structure's bulk and scale. The architectural design provides continuity with the existing residential development and is consistent with the Peninsula Community Plan through consistency with the neighborhood development pattern and neighborhood character.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation,

and development standards in effect for this site. The proposed project requires the approval of a Process Three Coastal Development Permit for development in the Coastal Overlay Zone with an increase in building height by greater than ten percent and an increase in interior floor area by greater than ten percent, located on property between the sea and the first public roadway parallel to the sea per San Diego Municipal Code Sections 126.0702(a) and 126.0704(a)(2).

Conclusion:

The project is consistent with the recommended land use designation of the community plan and the regulations of the San Diego Municipal Code. Therefore, staff recommends the Hearing Officer to approve the project.

ALTERNATIVES

1. Approve Coastal Development Permit NO. 1775448, with modifications.
2. Deny Coastal Development Permit NO. 1775448, if the findings required to approve the project cannot be affirmed.

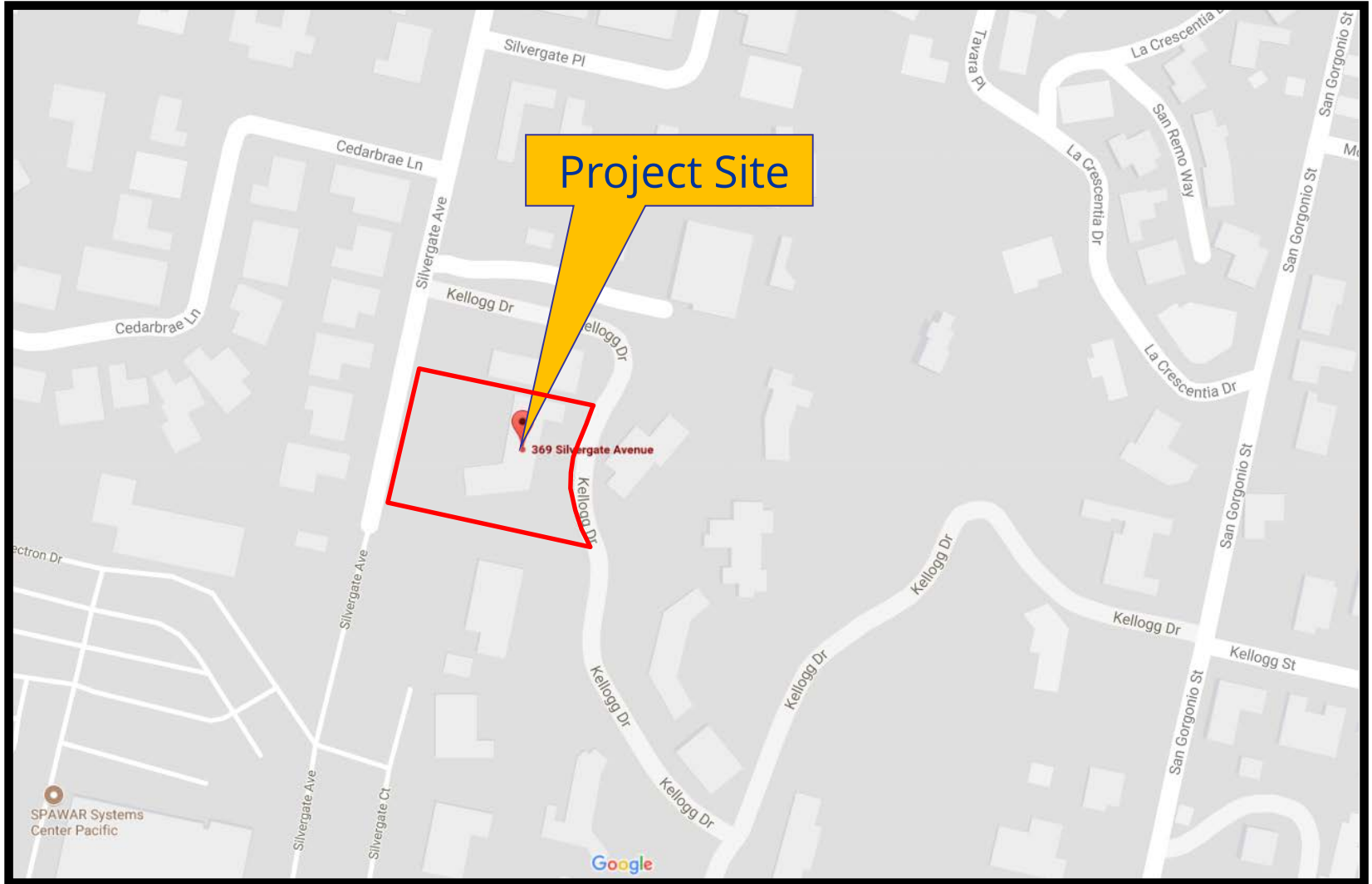
Respectfully submitted,



Karen Bucey, Development Project Manager

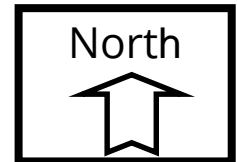
Attachments:

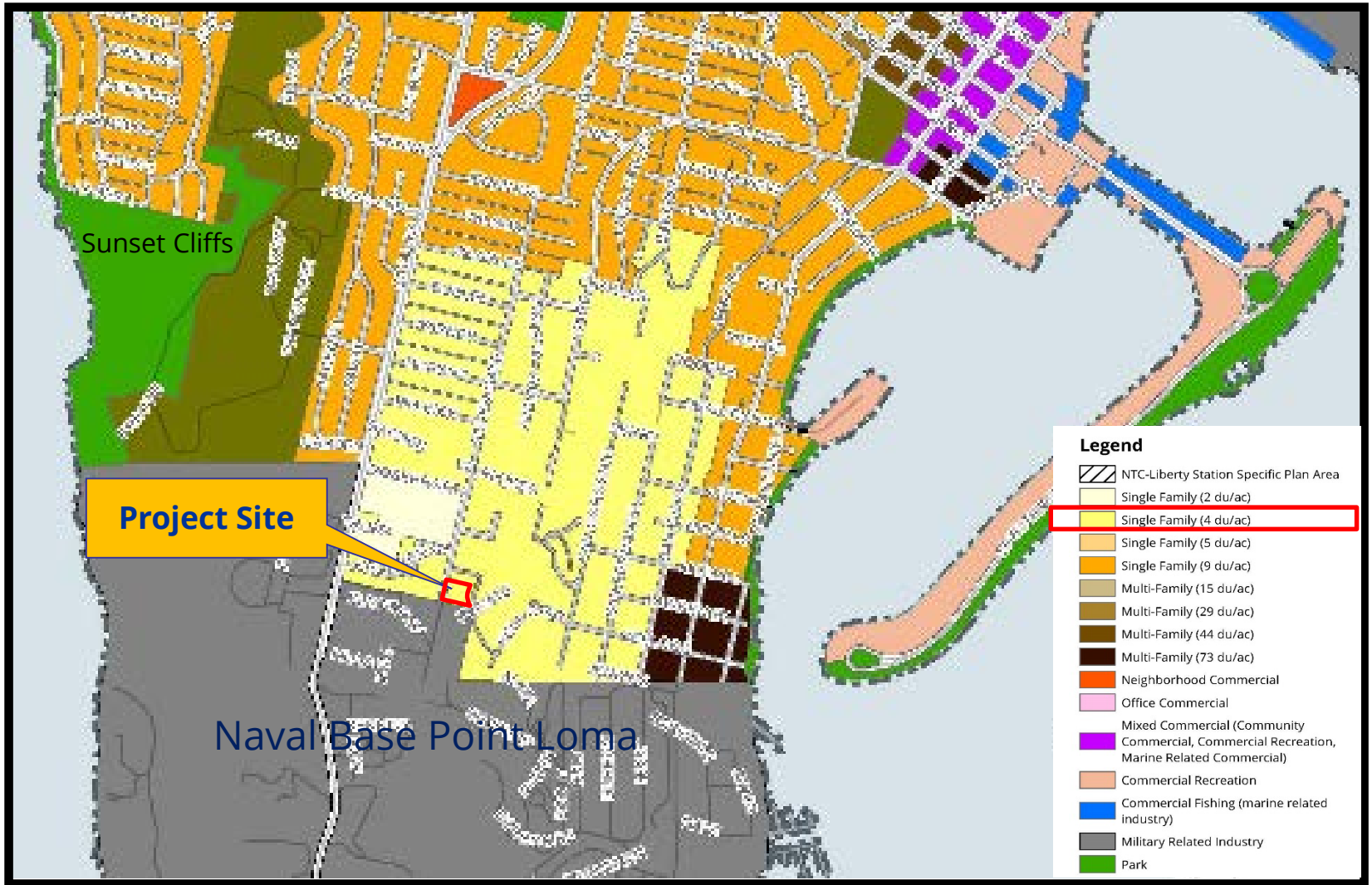
1. Project Location Map
2. Community Plan Land Use Map
3. Zoning Map
4. Aerial Photograph
5. First Public Roadway
6. Project Data Sheet
7. Draft Resolution with Findings
8. Draft Permit with Conditions
9. Environmental Exemption
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Plans



Location Map

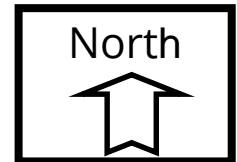
White Residence; Project No. 504822
369 Silvergate Avenue

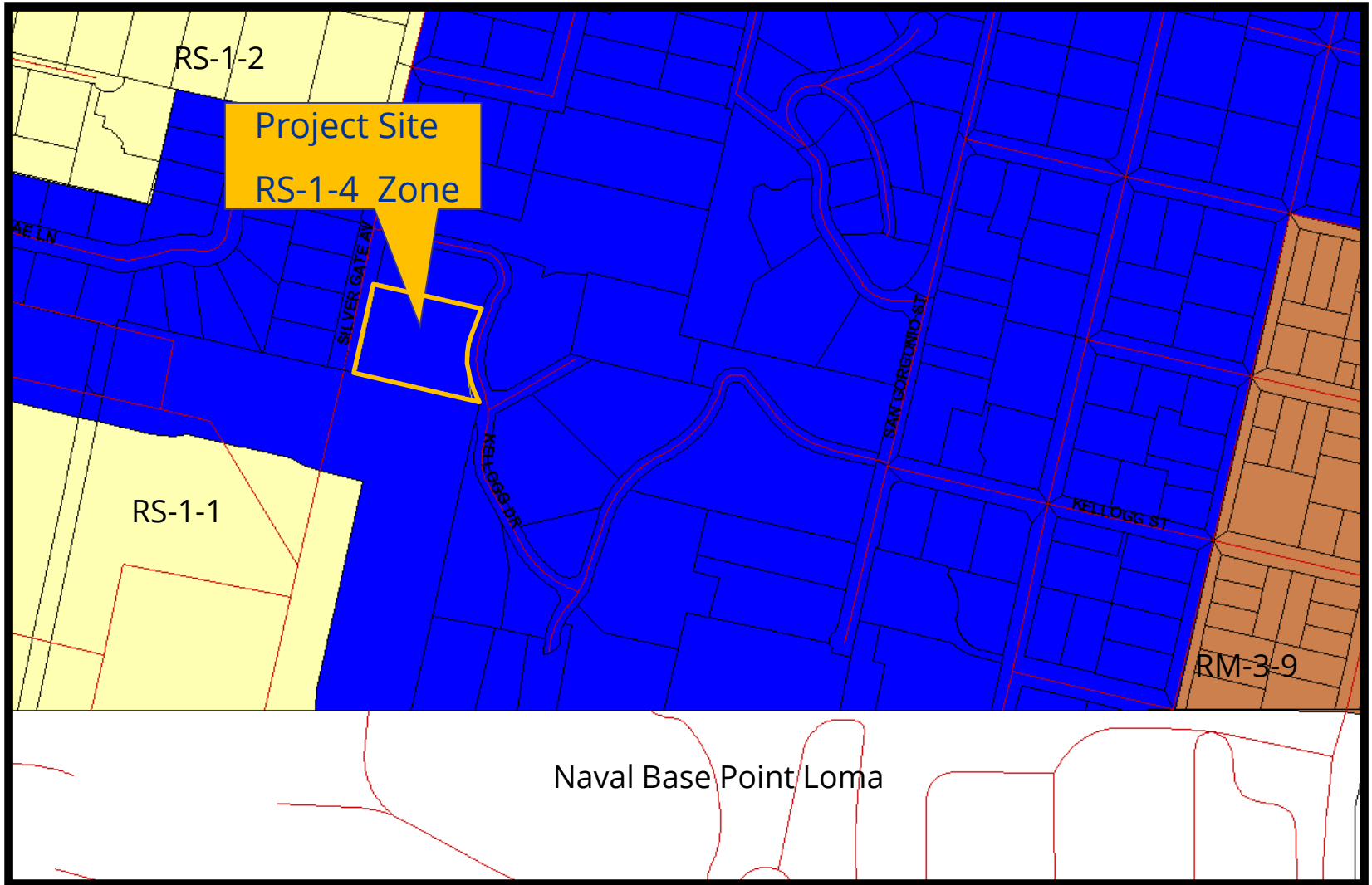




Peninsula Community Plan Land Use Map

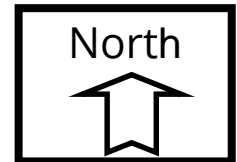
White Residence; Project No. 504822
369 Silvergate Avenue





Zoning Map

White Residence; Project No. 504822
369 Silvergate Avenue





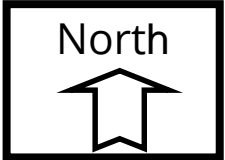
Project Site

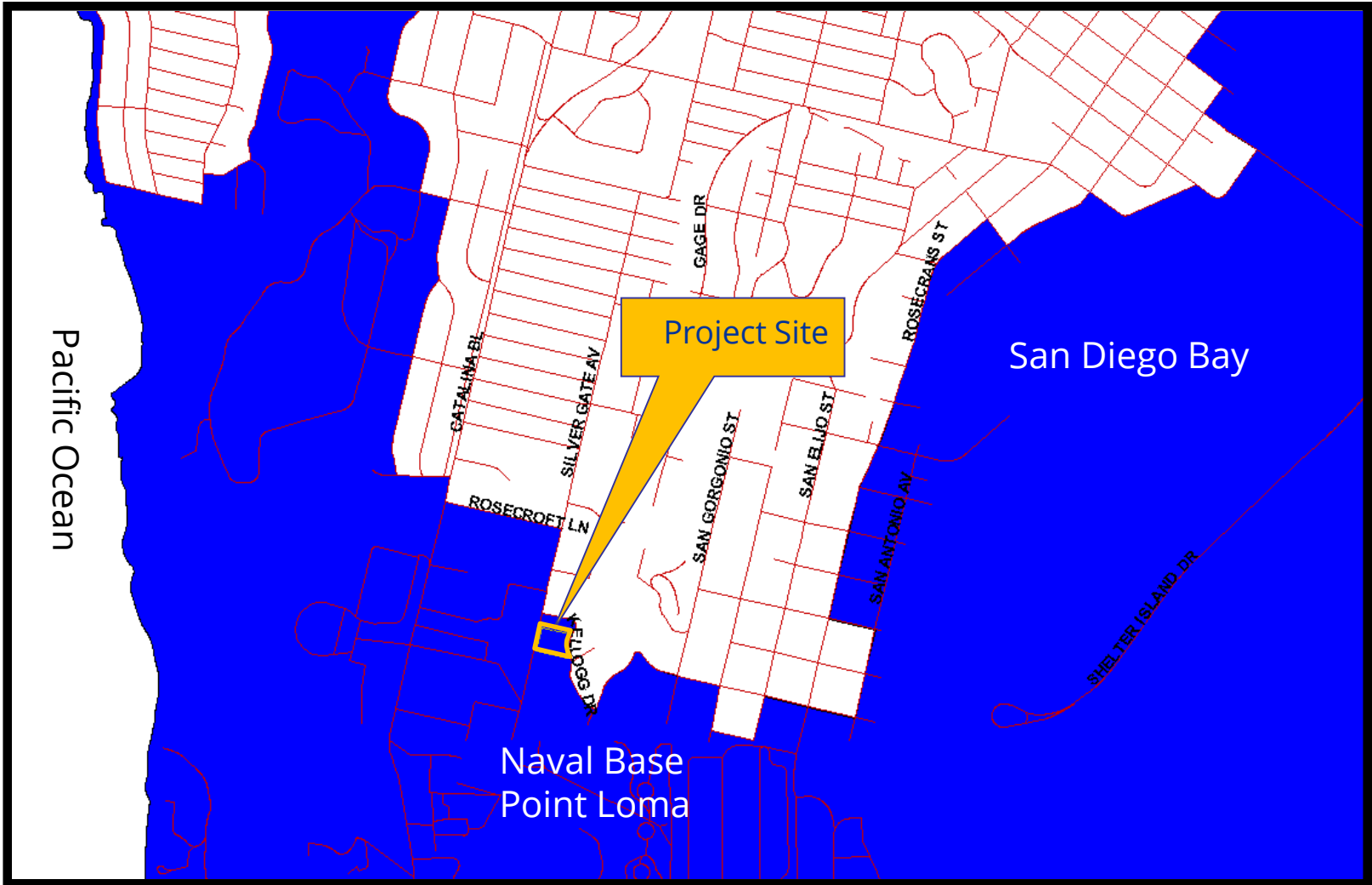
369 Silvergate Avenue



Aerial Photograph

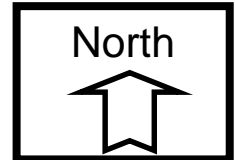
White Residence; Project No. 504822
369 Silvergate Avenue





First Public Roadway Map

White Residence - Project No. 504822
369 Silvergate Avenue



PROJECT DATA SHEET

PROJECT NAME:	504822 White Residence	
PROJECT DESCRIPTION:	The project proposes a whole house remodel, increase in structure height from the existing height of 19-feet to a proposed maximum structure height of 23-feet, and construction of an 841-square-foot addition to an existing single story dwelling unit. The remodel, reconfiguration, and expansion of the existing residence will result in 7,729-square foot single story residence consisting of a total of five bedrooms, six full bathrooms, one half bathroom, study, den, living room, dining room, family room, kitchen, laundry room, and three-car attached garage with workshop.	
COMMUNITY PLAN AREA:	Peninsula Community Plan and local Coastal Program	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Single-Family Residential (four dwelling units per acre)	
ZONING INFORMATION:		
ZONE:	Residential RS-1-4 zone	
HEIGHT LIMIT:	30-feet Coastal Height Limitation Overlay Zone	
LOT SIZE:	1.09-acres	
FLOOR AREA RATIO:	45 percent	
FRONT SETBACK:	20'-0"	
SIDE SETBACK:	10'-0 north side; 16'-5" south side	
STREETSIDE SETBACK:	N/A	
REAR SETBACK:	25'-5"	
PARKING:	2	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-Family Residential (four DU/AC); RS-1-4	Single Dwelling Unit Residential
SOUTH:	Military Related Industry	Naval Base Point Loma
EAST:	Single-Family Residential (four DU/AC); RS-1-4	Single Dwelling Unit Residential
WEST:	Single-Family Residential (four DU/AC); RS-1-4	Single Dwelling Unit Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 16, 2017, the Peninsula Community Planning Group voted 13-0-0 to recommend approval of the project without conditions.	

HEARING OFFICER
RESOLUTION NO. [REDACTED]
COASTAL DEVELOPMENT PERMIT NO. 1775448
WHITE RESIDENCE PROJECT NO. 504822

WHEREAS, the WHITE FAMILY TRUST 8-04-99, Owner/Permittee, filed an application with the City of San Diego for a whole house remodel, an increase in structure height from 19 feet to 23 feet, and the construction of an 841-square-foot addition to the single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1775448), on portions of a 1.09-acre site;

WHEREAS, the project site is located at 369 Silvergate Avenue in the Residential RS-1-4 zone of the Peninsula Community Plan and Local Coastal Program Land Use Plan area at a maximum density of four dwelling units per acre;

WHEREAS, the project site is legally described as Parcel A. Parcel 1 in the City of San Diego, County of San Diego, State of California, as shown on page 6225 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, August 1, 1977;

WHEREAS, on August 9, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit NO. 1775448 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 9, 2017 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW THEREFORE;

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

That the Hearing Officer adopts the following written Findings, dated August 9, 2017.

FINDINGS:

I. Coastal Development Permit - Land Development Code Section 126.0708(a)

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

The project proposes a whole house remodel, increase in structure height from 19 feet to 23 feet, and construction of an 841-square-foot addition to the single-story dwelling unit. The remodel, reconfiguration, and expansion of the existing residence will result in a 7,729-square foot single-story residence consisting of a total of five bedrooms, six bathrooms, one

half bathroom, study, den, living room, dining room, family room, kitchen, laundry room, and three-car attached garage with workshop on 1.09-acre site is located at 369 Silvergate Avenue.

The site is located at the southern terminus of Silvergate Avenue adjacent to the access gate for Naval Station Point Loma. The site does not include, nor is it adjacent to, a public accessway identified in a Local Coastal Program land use plan. Silvergate Avenue right-of-way is not designated as a view corridor and the site does not contain intermittent or partial vistas, view sheds or scenic overlooks within the adopted Peninsula Community Plan and Local Coastal Program Land Use Plan.

The project does not impact or encroach on any existing or proposed public accessway, vista, or view shed consistent with the goals and policies of the certified Local Coastal Program Land Use Plan.

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

The project proposes a whole house remodel, increase in structure height from 19 feet to 23 feet, and construction of an 841-square-foot addition to the single-story dwelling unit. The remodel, reconfiguration, and expansion of the existing residence will result in a 7,729-square foot single-story residence consisting of a total of five bedrooms, six bathrooms, one half bathroom, study, den, living room, dining room, family room, kitchen, laundry room, and three-car attached garage with workshop on 1.09-acre site is located at 369 Silvergate Avenue. The subject property is 2,617 feet from San Diego Bay to the east, 3,207 feet from the Pacific Ocean to the west, 354 feet above Mean Sea Level and is located above the 100-year floodplain. The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103. Therefore, the proposed coastal development will not adversely affect Environmental Sensitive Lands.

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

The project proposes a whole house remodel, increase in structure height from 19 feet to 23 feet, and construction of an 841-square-foot addition to the single-story dwelling unit. The remodel, reconfiguration, and expansion of the existing residence will result in a 7,729-square foot single-story residence consisting of a total of five bedrooms, six bathrooms, one half bathroom, study, den, living room, dining room, family room, kitchen, laundry room, and three-car attached garage with workshop on 1.09-acre site is located at 369 Silvergate Avenue. The site is within the First Public Roadway, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, and the Parking Impact (Coastal) Overlay Zones.

The Peninsula Community Plan and Local Coastal Program designates the site Single-Family Residential at a maximum density of four dwelling units per acre. The existing development of one dwelling unit is in conformance with the land use density and the residential RS-1-4 zone. The enlarged single dwelling unit will remain consistent with the land use density.

The project is not requesting, nor does it require, any deviations or variances from the applicable regulations of the Certified Implementation Program. Therefore the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

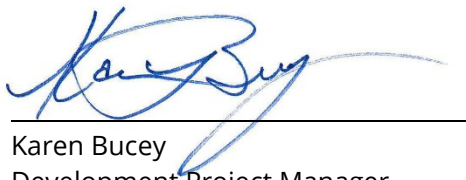
4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter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

The project proposes a whole house remodel, increase in structure height from 19 feet to 23 feet, and construction of an 841-square-foot addition to the single-story dwelling unit. The remodel, reconfiguration, and expansion of the existing residence will result in a 7,729-square foot single-story residence consisting of a total of five bedrooms, six bathrooms, one half bathroom, study, den, living room, dining room, family room, kitchen, laundry room, and three-car attached garage with workshop on 1.09-acre site is located at 369 Silvergate Avenue. The site is within the First Public Roadway, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, and the Parking Impact (Coastal) Overlay Zones.

The subject property is 2,617 feet from San Diego Bay to the east, 3,207 feet from the Pacific Ocean. The proposed development will not obstruct coastal or scenic views from any identified public vantage point or result in public views being blocked to or along the San Diego Bay or the Pacific Ocean. Further the project site is not a designated recreational area or adjacent to a recreational opportunity, nor does it contain public access.

The proposed project requests no deviations or variances and will comply with all applicable provisions of the community plan and municipal code regulations. Therefore, the proposed development is in conformity with the Certified Peninsula Community Plan and Local Coastal Program public access and public recreation policies.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit NO. 1775448 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1775448, a copy of which is attached hereto and made a part hereof.



Karen Bucey
Development Project Manager
Development Services

Adopted on: August 9, 2017

IO#: 24006895

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006895

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1775448

WHITE RESIDENCE PROJECT NO. 504822

HEARING OFFICER

This Coastal Development Permit NO. 1775448 is granted by the Hearing Officer of the City of San Diego to WHITE FAMILY TRUST 8-04-99, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 1.09-acre site is located at 369 Silvergate Avenue in the Residential RS-1-4 Z one of the Peninsula Community Plan and Local Coastal Program Land Use Plan area. Additionally, the site is in the First Public Roadway, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, and the Parking Impact (Coastal) Overlay Zone. The project site is legally described as: Parcel A. Parcel 1 in the City of San Diego, County of San Diego, State of California, as shown on page 6225 of Parcel Maps, filed in the Office of the County Recorder of San Diego County, August 1, 1977.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee for a whole house remodel, an increase in structure height from 19 feet to 23 feet, and construction of an 841-square-foot addition to an existing single dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 9, 2017, on file in the Development Services Department.

The project shall include:

- a. A whole house remodel, an increase in structure height from 19 feet to 23 feet, and construction of an 841-square-foot addition to an existing single-story dwelling unit. The remodel, reconfiguration, and expansion of the existing residence will result in 7,729-square-foot single-story residence consisting of a total of five bedrooms, six full bathrooms, one half bathroom, study, den, living room, dining room, family room, kitchen, laundry room, and three-car attached garage with workshop;
- b. Off-street parking;
- c. Pool, spa, pavilion, pathways. and patio hardscape area; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 23, 2020
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN:

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

13. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the non-standard driveway, red brick curb, rock curb, and landscaping in the Silvergate Avenue Right-of-Way.
15. Prior to obtaining final occupancy for any building permit, the Owner/Permittee shall obtain an Uncontrolled Embankment Maintenance Agreement for the uncontrolled embankment portion of the existing pool that falls outside of the limits of the new pool.
16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any Construction and Permanent Storm Water Best Management Practices necessary to comply with current City of San Diego Storm Water Standards Manual and with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

18. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
19. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

ATTACHMENT 8

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 9, 2017 and CM_____.

ATTACHMENT 8

Coastal Development Permit NO. 1775448
Date of Approval: August 9, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

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

WHITE FAMILY TRUST 8-04-99
Owner/Permittee

By _____
Jack R. White
Trustee

WHITE FAMILY TRUST 8-04-99
Owner/Permittee

By _____
Dorothy S. White
Trustee

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

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

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

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

Project Name: WHITE RESIDENCE CDP

Project No. / SCH No.: 504822

Project Location-Specific: 369 Silvergate Avenue, San Diego, CA 92106

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: COASTAL DEVELOPMENT PERMIT (CDP) to construct an 880 square foot addition to an existing single dwelling unit. The 0.98-acre site is located within the Coastal Overlay zone (Appealable) at 369 Silvergate Avenue in the RS-1-4 zone(s) of the Peninsula Community Plan area within Council District 2. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: William Smith, 2729 4th Ave., San Diego, CA 92103, 619-291-3101

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15301 (Existing facilities)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). The exemption is appropriate because 15301 allows for additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were indentified; no significant effects on the environment were indentified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

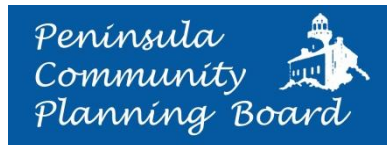
Lead Agency Contact Person: Courtney Holowach

Telephone: (619) 446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



MINUTES

Meeting Date: February 16, 2017

1. Approval of Agenda.
2. Approval of Minutes.
3. Secretary's Report. No report.
4. Treasurer's Report.
5. Chair's Report.
6. Non-Agenda Public Comment
7. Government Reports
8. New/Old Business Information Items

Action Items

1. **Sunshine on Voltaire CUP**
2. **White Residence CDP**, Project No. 504822, 369 Silvergate Avenue, Zone RS-1-4 for remodel and construction 880 SF addition to existing 6,888 SF home.
M/D. Sevrens, S/J. Holasek, to approve SDP
Approved: 13/0/0 (Chair not voting).
Yes: Clark, Dick, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb
No: None
Abstain: None
Absent: Coons
3. **Request for Letter Regarding City Use of NATCO Guidelines in Street Resurfacing Projects.**
4. **Formation of PCPB/OBPB Joint Ad Hoc Committee.**
5. **PCPB Business Cards**

Subcommittees



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title _____ **Project No. For City Use Only** _____

White Residence

Project Address:

369 Silvergate Ave. San Diego, CA 92106

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

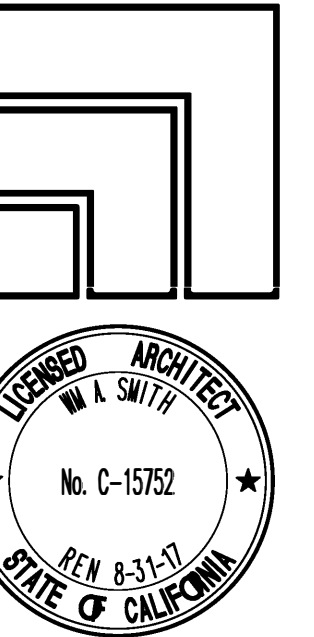
Additional pages attached Yes No

Name of Individual (type or print):
 White Family Trust 8-04-99 (Jack White, Trustee)
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 3635 Alcott St.
 City/State/Zip:
 San Diego, CA 92106
 Phone No: 619-226-4206 Fax No: dosnjack@cox.net
 Signature: *Jack White* Date: 7-28-16

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:



REMODEL OF THE WHITE RESIDENCE

369 SILVERGATE AVENUE SAN DIEGO, CALIFORNIA 92106

ABBREVIATIONS	
< / > / & / - / . / :	ANGLE NUMBER OR POUNDS AND PLUS OR MINUS ROUNDS / DIAMETER
A.B.	ANCHOR BOLT
A/C	AIR CONDITIONING
A.C.	ASPHALTIC CONCRETE
A.D.	AREA DRAIN
ADD.	ADDITIONAL
ADJ.	ADJUNCT / ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
BTM.	BOTTOM
CAB.	CABINET
CER.	CERAMIC
C.I.	CAST IRON
C.L.	CENTER LINE
CLG.	CAULKING
CLC.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONN.	CONNECTION
CONST.	CONSTRUCTION
CPT.	CARPET
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN / DOUGLAS FIR
DIAG.	DIAGONAL
DM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWN SPOUT
DRAINING.	DRAINING
D.W.	DISHWASHER
(E)	EXISTING
EA	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.	EACHWAY
EXH.	EXHAUST
EXP.	EXPANSION
EXST.	EXISTING
EXT.	EXTERIOR
FIX.	FIXED
F.A.	FIRE ALARM
F.C.O.	FLOOR CLEAN OUT
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FRESH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH
FNIT.	FIXTURE
FLASH.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
FND.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FRF.	FIRE RESISTANT
FURR.	FLOOR FINISH
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
G.B.	GRAB BAR
GALV.	GALVANIZED
GEN.	GENERATOR
GL.	GALVANIZED IRON
GLASS.	GLASS
G.L.B.	GULF-LAM BEAM
GYP.BD.	GYPSON BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HCP.	HANDICAPPED
HEMR.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
LAM.	LAMINATE
LAV.	LAVATORY
LBS.	POUNDS
LGT.	LIGHT
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.H.	MECHANICAL
MFR.	MANUFACTURER
MNL.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	MATERIAL
M.S.	MASONRY OPEN
MUL.	MULLION
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PERM.	PERMETER
P.L.	PROPERTY LINE
P.LAM.	PLYWOOD LAMINATE
PLYM.	PLYWOOD
PT.	PAINT (ED)
PROJ.	PROJECTION / PROJECT
P.V.C.	POLY-VINYL CHLORIDE
R / RAD.	RADIUS
R.A.	RETURN AIR
R.D.	ROOF DRAIN
R.D.	REQUIRED
R.O.	ROUGH OPENING
S.A.	SUPPLY AIR
SCHED.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FEET
SM.	SIMILAR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
SUSP.	SUSPENDED
T&G	TONGUE AND GROOVE
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.D.	TOP OF DECK
T.O.P.	TOP OF PARAPET / PLATE
T.O.PLY.	TOP OF PLYWOOD
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TR.	TREATMENT
TRANS.	TRANSFORMER
T.F.D.	TWO FOR DISPENSER
TYP.	TYPICAL
U/C	UNDERCUT
U.O.N.	UNDERCOUNTER
UNLESS OTHERWISE NOTED	
URNAL.	URNAL
VERT.	VERTICAL
VEST.	VESTIBULE
W /	WITH
W/C	WHEELCHAIR
W.C.	WATER CLOSET
W.G.	WIRE GLASS
WGT.	WEIGHT
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W.P.	WATERPROOF
W.R.	WATER RESISTANT
W/O	WITHOUT
W.M.F.	WELDED WIRE FABRIC
XFMR	TRANSFORMER

CAL. GREEN NOTES	
14.	A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESIDENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC., COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND IN THE CALIFORNIA GREEN BUILDING CODE.
15.	A SIGNED AFFIDAVIT FROM INSTALLER STATING METHOD USED FOR THE SELECTION OF HEATING AND AIR CONDITIONING EQUIPMENT AND THAT SUCH EQUIPMENT WAS INSTALLED IN ACCORDANCE TO THAT METHOD. THIS AFFIDAVIT SHALL BE PRESENTED TO THE BUILDING INSPECTOR BEFORE FINAL INSPECTION METHOD USED TO SIZE, DESIGN AND SELECT HEATING / AIR CONDITIONING EQUIPMENT IS INDICATED ON THE CALCULATIONS IN MANUAL 'J'.

CAL. GREEN NOTES	
1.	AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHERBASED CGBC 4.304.1
2.	JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CGBC 4.406.1
3.	A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBC SECTION 4.408.1 AND CITY ORDINANCE.
4.	BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL. CGBC 4.410.1 - A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEB SITE. THE MANUAL SHOULD INCLUDE IN ADDITION TO OTHER ASPECTS THE FOLLOWING: A. DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: 1. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER HEATING SYSTEMS, & OTHER MAJOR APPLIANCES AND EQUIPMENT. 2. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. 3. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS & AIR FILTERS 4. LANDSCAPE IRRIGATION SYSTEMS 5. WATER RE-USE SYSTEMS. C. INFORMATION FROM THE LOCAL UTILITY COMPANY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS. D. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA. E. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30%-60% AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY. F. INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER. G. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION. H. INFORMATION ON REQUIRED ROUTING MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC. I. INFORMATION ABOUT THE STATE SOLAR ENERGY INCENTIVE PROGRAMS AVAILABLE. J. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE. 5. A COPY OF A COMPLETE OPERATION & MAINTENANCE MANUAL AS OUTLINED IN THE NOTE ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION. 6. AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECEIVED TO THE BUILDING OWNER. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT. 7. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED DURING CONSTRUCTION. CGBC 4.504.1 8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. CGBC 4.404.2.3 9. DOCUMENTATION SHALL BE PROVIDED TO VERIFY VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND / OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. CGBC 4.504.2.4 10. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. 11. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING THE TEST, LOCATION AND RESULTS ISSUED BY THE FRAMER SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR. CGBC 4.505.3 12. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A TUB OR SHOWER, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE FAN VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 AND 80 PERCENT 13. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, ADHESIVES COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE. A COPY OF THE FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.

VICINITY MAP

STANDARD SINGLE FAMILY RESIDENTIAL PROJECT FOR POST CONSTRUCTION BMP'S

I / WE UNDERSTAND AS OWNER(S) OF THE PROPERTY DESCRIBED AS 369 SILVERGATE AVE. UNDERSTAND THAT IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE AND DEVELOPMENT MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO IDENTIFY POLLUTANTS FROM THE PROJECT AREA AND INCORPORATE 'SITE DESIGN' AND 'SOURCE CONTROL' BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

- SEDIMENTS
- NUTRIENTS
- TRASH AND DEBRIS
- OXYGEN DEMANDING SUBSTANCE
- OIL AND GREASE
- PESTICIDES

I / WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

- MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS
- MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES.
- CONSERVE NATURAL AREAS
- USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINE SWALES OR UNDERGROUND DRAINAGE SYSTEMS
- DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING INTO THE PUBLIC DRAINAGE SYSTEMS.
- PRESERVE EXISTING NATIVE TREES AND SHRUBS.
- PROTECT ALL SLOPES ON SITE FROM EROSION (IF EXISTING)

ADDITIONALLY I / WE WILL

- MINIMIZE THE USE OF PESTICIDES
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN - INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS IF NEW AUTOMATIC SPRINKLER SYSTEM IS PART OF THE PROJECT SCOPE

I / WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S IN PERPETUITY.

OWNER(S) _____ DATE: _____

STORM WATER QUALITY NOTES :

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION ORDER NO. 2001.01 NPDES CAS010875 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE

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

BMP = 'BEST MANAGEMENT PRACTICES' PROCEDURES

PROJECT INFO:

DEVELOPMENT INFORMATION

DESCRIPTION:
REMODEL AND ADDITION TO A SINGLE STORY WOOD FRAMED RESIDENCE

GENERAL :

JURISDICTION HAVING AUTHORITY _____ CITY OF SAN DIEGO
ZONING CLASSIFICATION _____ RS-1-4 SINGLE FAMILY
OVERLAY ZONES _____ CITY COASTAL
TYPE OF CONSTRUCTION _____ TYPE V-N
NUMBER OF FLOORS _____ ONE STORY
OCCUPANCY CLASSIFICATION _____ R-3 / U-1 (GARAGE)
GEOLOGIC CATEGORY _____ 51
MAX. HEIGHT ALLOWED _____ 24' TO 30'

SET BACK REQUIREMENTS
FRONT SETBACK _____ 20'-0"
INTERIOR SIDE SETBACK (LOT WIDTH 205'x .08) _____ 16'-5"
NORTH SIDEYARD SETBACK (EXISTING ESTABLISHED) _____ 10'-0"
SOUTH SIDEYARD SETBACK (32'10"-10') _____ 22'-10"
REAR SETBACK (10% OF 233' & 256') _____ 23.3' TO 25.6'

SITE AREA _____ 47,499 S.F. / 1.09 ACRES
MAX. FLOOR AREA RATIO ALLOWED _____ 45 %
(21,375 SF - GROSS FLOOR AREA ALLOWED)
OVERALL STRUCTURE HEIGHT (TO HIGHEST RIDGE) _____ 23'-0"

EXISTING FLOOR AREA
UNCONDITIONED FLOOR AREA (GARAGE) _____ 423 SQ.FT.
CONDITIONED FLOOR AREA _____ 6,465 SQ.FT.
TOTAL EXISTING GROSS FLOOR AREA _____ 6,888 SQ.FT.

NEW FLOOR AREA:
NEW UNCONDITIONED FLOOR AREA (GARAGE) _____ 916 SQ.FT.
CONDITIONED FLOOR AREA _____ 6,813 SQ.FT.
GROUND FLOOR _____
TOTAL NEW GROSS FLOOR AREA _____ 7,729 SQ.FT.
7,729 SQ.FT. PROPOSED < 21,375 SF ALLOWED BY F.A.R.)
ADDITIONAL BUILDING FOOT PRINT _____ 841 SQ.FT.

SITE AREAS (PATIOS, WALKS AND LANDSCAPE)
EXISTING SITE PAVED AREA REMOVED _____ 4,802 SQ.FT.
NEW SITE PAVED AREA REPLACED _____ 3,944 SQ.FT.
DECREASE IN SITE PAVED AREA _____ -858 SQ.FT.
EXISTING SITE LANDSCAPED AREA _____ 31,047 SQ.FT.
NEW SITE LANDSCAPED AREA (67%) _____ 31,905 SQ.FT.

APPROVALS:
• COASTAL DEVELOPMENT PERMIT
• BUILDING PERMIT

CONSULTANTS

STRUCTURAL :
SOWARDS AND BROWN ENGINEERING
2187 NEWCASTLE AVENUE, SUITE 103
CARDBY BY THE SEA, CA. 92007
(858) 436-8500 OFFICE (858) 436-8603 FAX.
CONTACT: BOB SOWARDS

CMV:
STUART ENGINEERING
7525 METROPOLITAN DR. STE 308
SAN DIEGO, CALIFORNIA 92108
(619) 504-5610 OFFICE (619) 296-9276 FAX.
CONTACT: NOLAN HUELSMAN, P.E.

LANDSCAPE:
TODD FRY LANDSCAPE ARCHIECTS
7920 PRINCESS ST.
LA JOLLA, CA. 92037
(858) 459-8005 OFFICE
CONTACT: JENNIFER PHELPS

TITLE 24 COMPLIANCE:
TODD FRY LANDSCAPE ARCHIECTS
P.O. BOX 711307
SAN DIEGO, CALIFORNIA 92171
(619) 504-5610 OFFICE (619) 393-4879 FAX.
CONTACT: DAVE SCHNEIDER

PUBLIC NOTICE PACKAGE:
TITLE PRO IS
13520 SCARSDALE WAY
SAN DIEGO, CALIFORNIA 92128
(760) 295-3951 OFFICE (760) 295-4038 FAX.
CONTACT: STEVE WILSON

OWNER

WHITE FAMILY TRUST 08-04-99
3635 ALCOTT ST.
SAN DIEGO, CALIFORNIA 92106
(619) 226 - 4206

LEGAL

LEGAL DESCRIPTION
PARCEL A, PARCEL 1, CITY & CITY OF SAN DIEGO
PAGE 6225 OF PARCEL MAP FILE, DATED 8/1/1977
CITY OF SAN DIEGO CALIFORNIA

ASSESSOR'S PARCEL NO.
532-410-35-00

STREET ADDRESS
369 SILVERGATE AVENUE 92106
SAN DIEGO, CALIFORNIA

ORIGINAL CONSTRUCTION
1950 AND REMODELED 1977

SCOPE :

THESE PLANS ARE FOR THE REMODEL AND ADDITION TO AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE

SCHEDULED WORK

- DEMOLITION OF PORTIONS OF THE EXISTING STRUCTURE TO ACCOMMODATE THE NEW WORK
- NEW WOOD FRAME CONSTRUCTION (SINGLE STORY)
- NEW WINDOWS, DOORS AND ROOFING
- STRUCTURAL MODIFICATIONS TO ACCOMMODATE THE NEW WORK
- NEW PLUMBING, MECHANICAL, POWER & LIGHTING TO ACCOMMODATE THE NEW WORK
- NEW SITE WORK TO INCLUDE MODIFICATIONS TO THE EXISTING PAVING AND LANDSCAPE MATERIAL
- NEW POOL (BY SEPERATE PERMIT)

NOTE:
NO GRADING AS DEFINED BY CITY OF SAN DIEGO ORDINANCE IS PROPOSED AS PART OF THIS WORK

INDEX

NO. SHEET TITLE:

1	TITLE SHEET - GENERAL PROJECT INFORMATION
2	SITE PLAN AND NOTES
3	SITE SECTIONS
4	DEMOLITION PLAN
5	FLOOR PLAN
6	EXTERIOR ELEVATIONS
7	ROOF PLAN
8	DRAINAGE PLAN

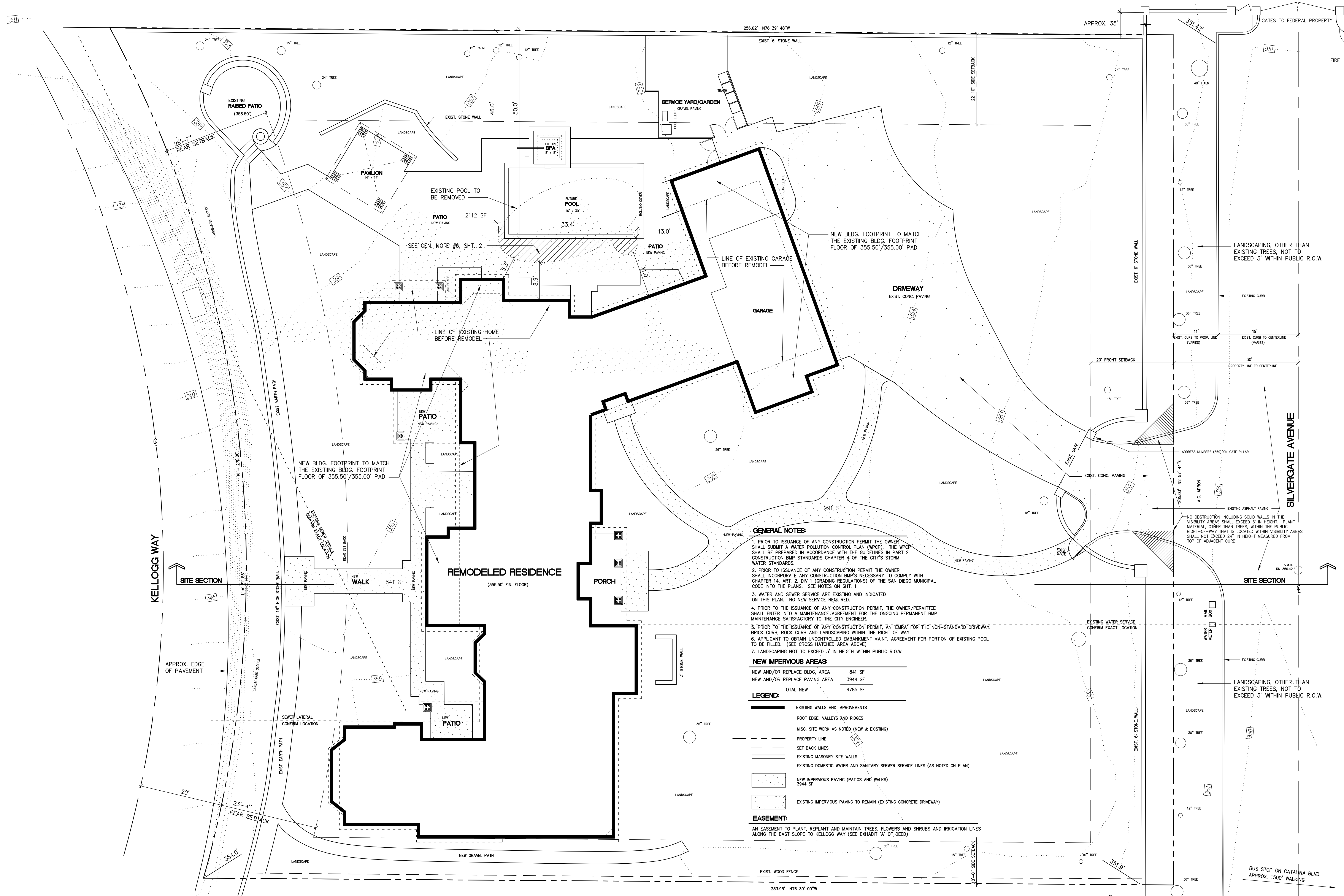
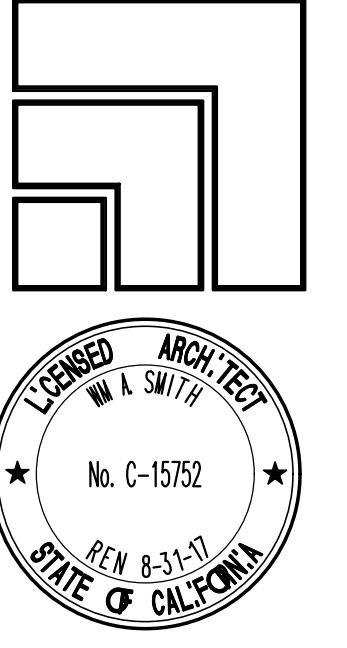
ALL IDEAS, DESIGNS AND DETAILS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE FOR USE IN CONNECTION WITH THIS SPECIFIC PROJECT. FOR ANY PURPOSES, REPRODUCTION OR REUSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WHITE RESIDENCE
TITLE SHEET \ GENERAL INFORMATION
1
1 OF 8

REMODEL OF THE WHITE RESIDENCE
369 SILVERGATE AVE., SAN DIEGO, CA 92106



C15752
DATE: 8-22-16
DRAWING: WHITE/TITLE
REVISIONS:
RESUBMIT 1-17-17
RESUBMIT 4-3-17
RESUBMIT 5-19-17



GENERAL NOTES:

1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCL). THE WPCL SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BMP'S NECESSARY TO COMPLY WITH CHAPTER 14, ART. 2, DIV 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE PLANS. SEE NOTES ON SHIT. 1
3. WATER AND SEWER SERVICE ARE EXISTING AND INDICATED ON THIS PLAN. NO NEW SERVICE REQUIRED.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, AN "EMRA" FOR THE NON-STANDARD DRIVEWAY, BRICK CURB, ROCK CURB AND LANDSCAPING WITHIN THE RIGHT OF WAY.
6. APPLICANT TO OBTAIN UNCONTROLLED EMBANKMENT MAINT. AGREEMENT FOR PORTION OF EXISTING POOL TO BE FILLED. (SEE CROSS HATCHED AREA ABOVE).
7. LANDSCAPING NOT TO EXCEED 3' IN HEIGHT WITHIN PUBLIC R.O.W.

NEW IMPERVIOUS AREAS

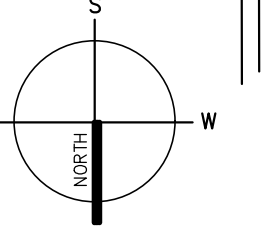
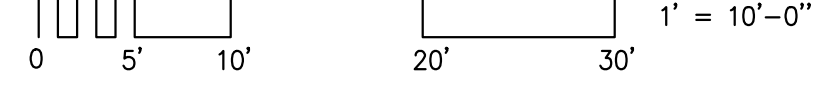
NEW AND/OR REPLACE BLDG. AREA	841 SF
NEW AND/OR REPLACE PAVING AREA	3944 SF
TOTAL NEW	4785 SF

- LEGEND:**
- EXISTING WALLS AND IMPROVEMENTS
 - ROOF EDGE, VALLEYS AND RIDGES
 - MISC. SITE WORK AS NOTED (NEW & EXISTING)
 - PROPERTY LINE
 - SET BACK LINES
 - EXISTING MASONRY SITE WALLS
 - EXISTING DOMESTIC WATER AND SANITARY SEWER SERVICE LINES (AS NOTED ON PLAN)
 - NEW IMPERVIOUS PAVING (PATIOS AND WALKS) 3944 SF
 - EXISTING IMPERVIOUS PAVING TO REMAIN (EXISTING CONCRETE DRIVEWAY)

EASEMENT:
AN EASEMENT TO PLANT, REPLANT AND MAINTAIN TREES, FLOWERS AND SHRUBS AND IRRIGATION LINES ALONG THE EAST SLOPE TO KELLOGG WAY (SEE EXHIBIT 'A' OF DEED)

BENCH MARK:
CITY OF SAN DIEGO BENCH MARK:
A BRASS PIN IN THE CURB AT THE INTERSECTION OF ROSECROFT LANE AND SILVERGATE AVE.
ELEV. 337.265 DATUM: MSL

**WHITE RESIDENCE
PROPOSED SITE PLAN**

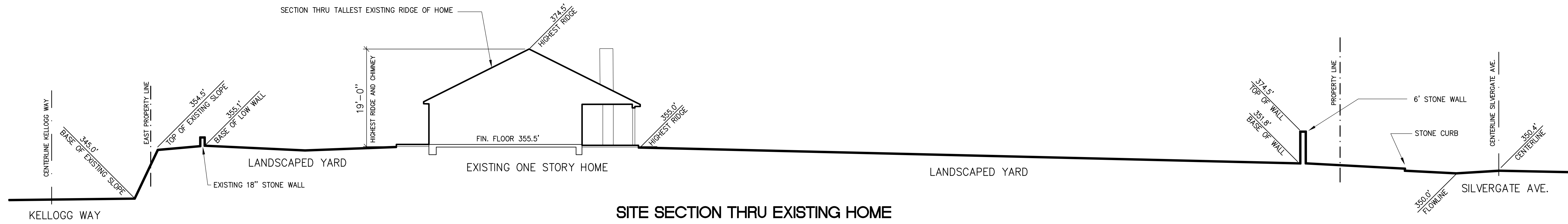
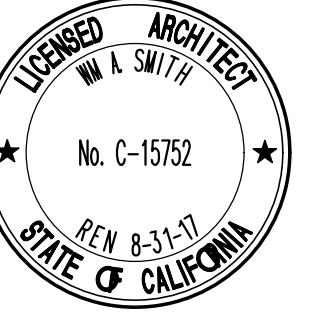
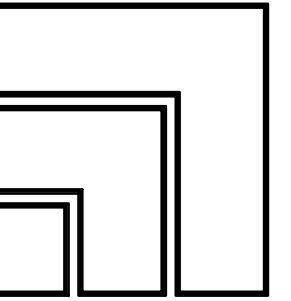


**REMODEL OF THE
WHITE RESIDENCE**
369 SILVERGATE AVE., SAN DIEGO, CA 92106

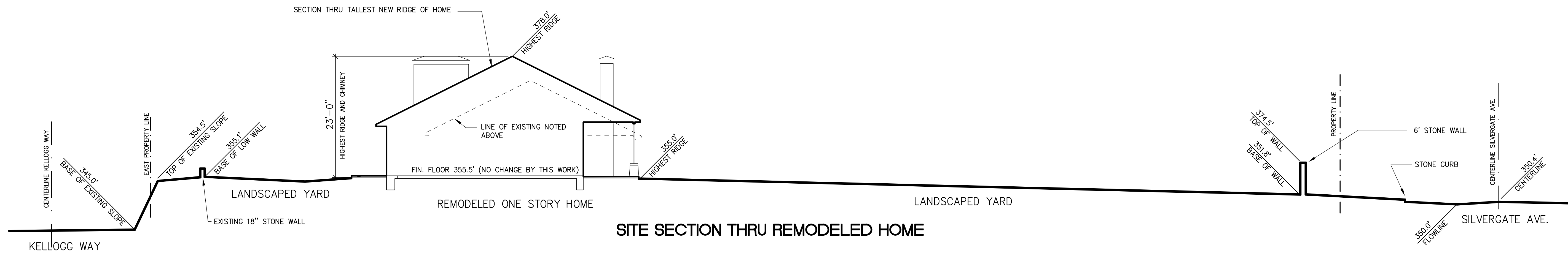
**WM
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2729 Fourth Avenue
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C15752
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SITE SECTION THRU EXISTING HOME



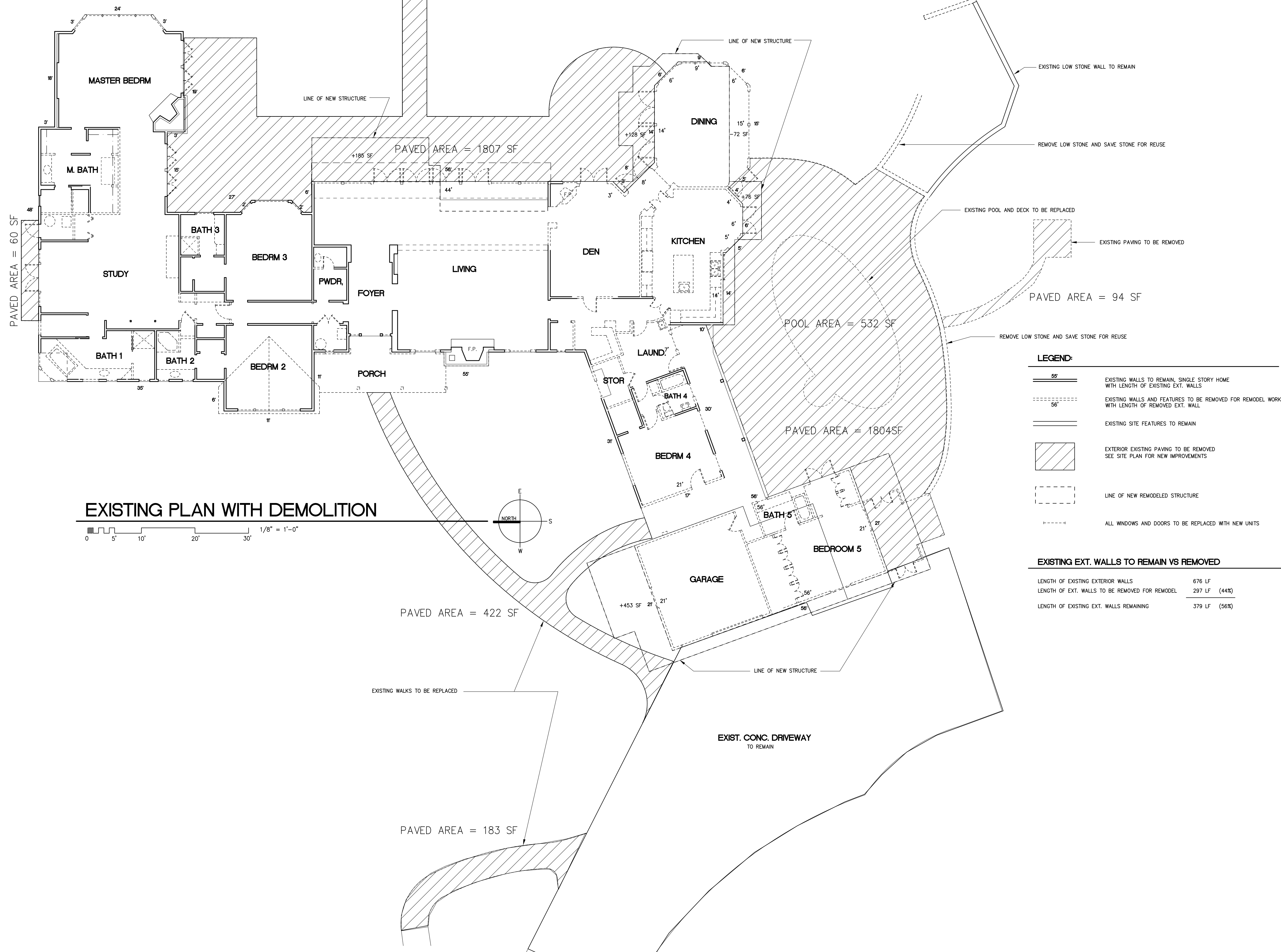
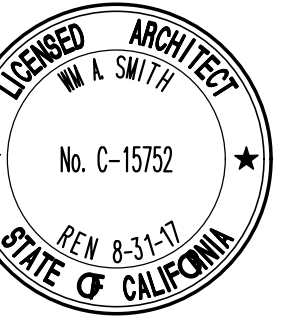
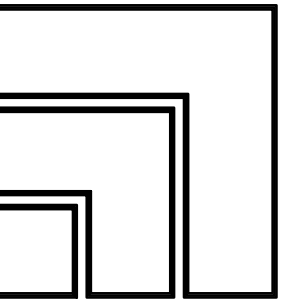
SITE SECTION THRU REMODELED HOME

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 369 SILVERGATE AVE., SAN DIEGO, CA 92106

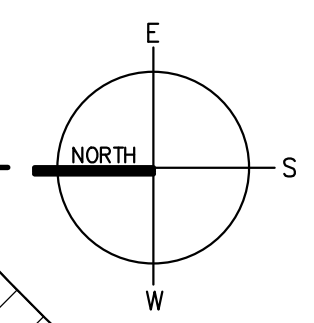
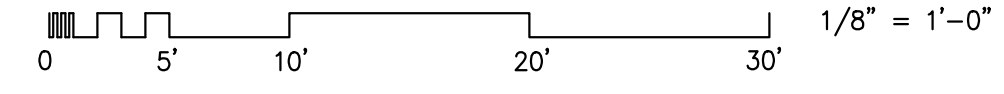
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EXISTING PLAN WITH DEMOLITION



- LEGEND:**
- 55' EXISTING WALLS TO REMAIN, SINGLE STORY HOME WITH LENGTH OF EXISTING EXT. WALLS
 - 56' EXISTING WALLS AND FEATURES TO BE REMOVED FOR REMODEL WORK WITH LENGTH OF REMOVED EXT. WALL
 - EXISTING SITE FEATURES TO REMAIN
 - EXTERIOR EXISTING PAVING TO BE REMOVED SEE SITE PLAN FOR NEW IMPROVEMENTS
 - LINE OF NEW REMODELED STRUCTURE
 - ALL WINDOWS AND DOORS TO BE REPLACED WITH NEW UNITS

EXISTING EXT. WALLS TO REMAIN VS REMOVED

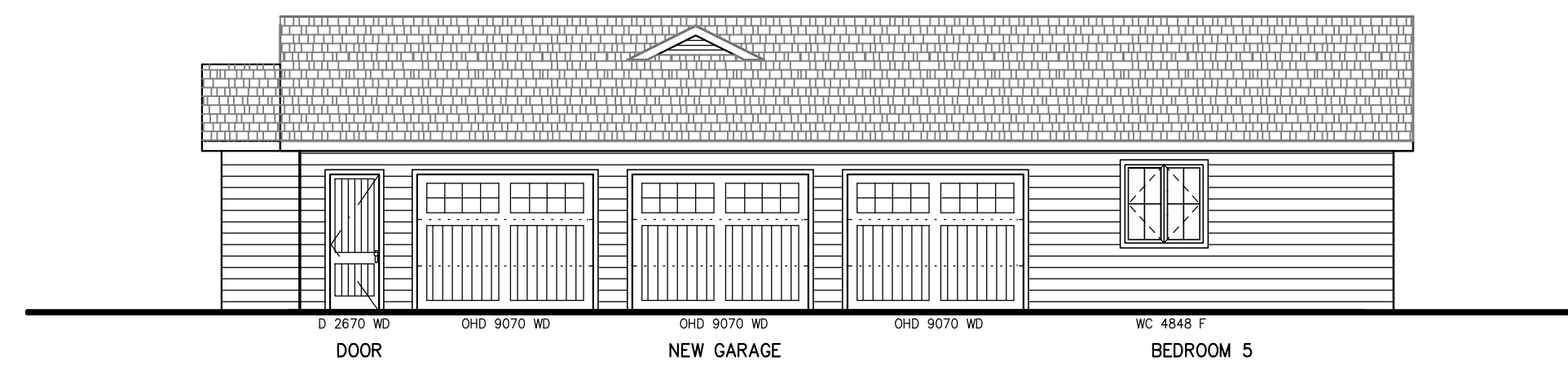
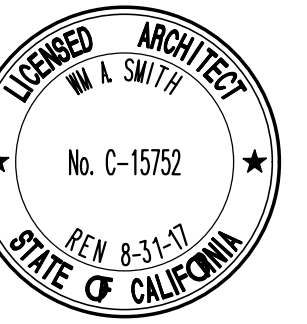
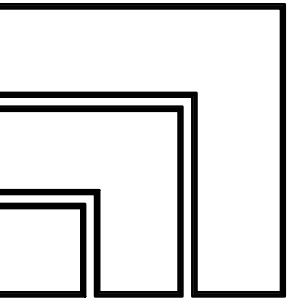
LENGTH OF EXISTING EXTERIOR WALLS	676 LF
LENGTH OF EXT. WALLS TO BE REMOVED FOR REMODEL	297 LF (44%)
LENGTH OF EXISTING EXT. WALLS REMAINING	379 LF (56%)

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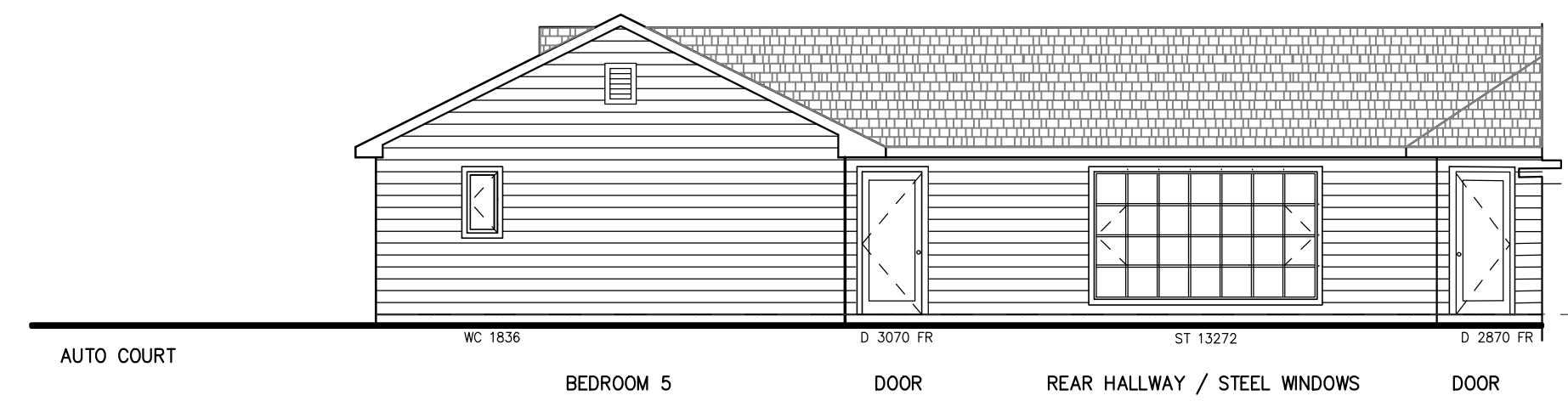
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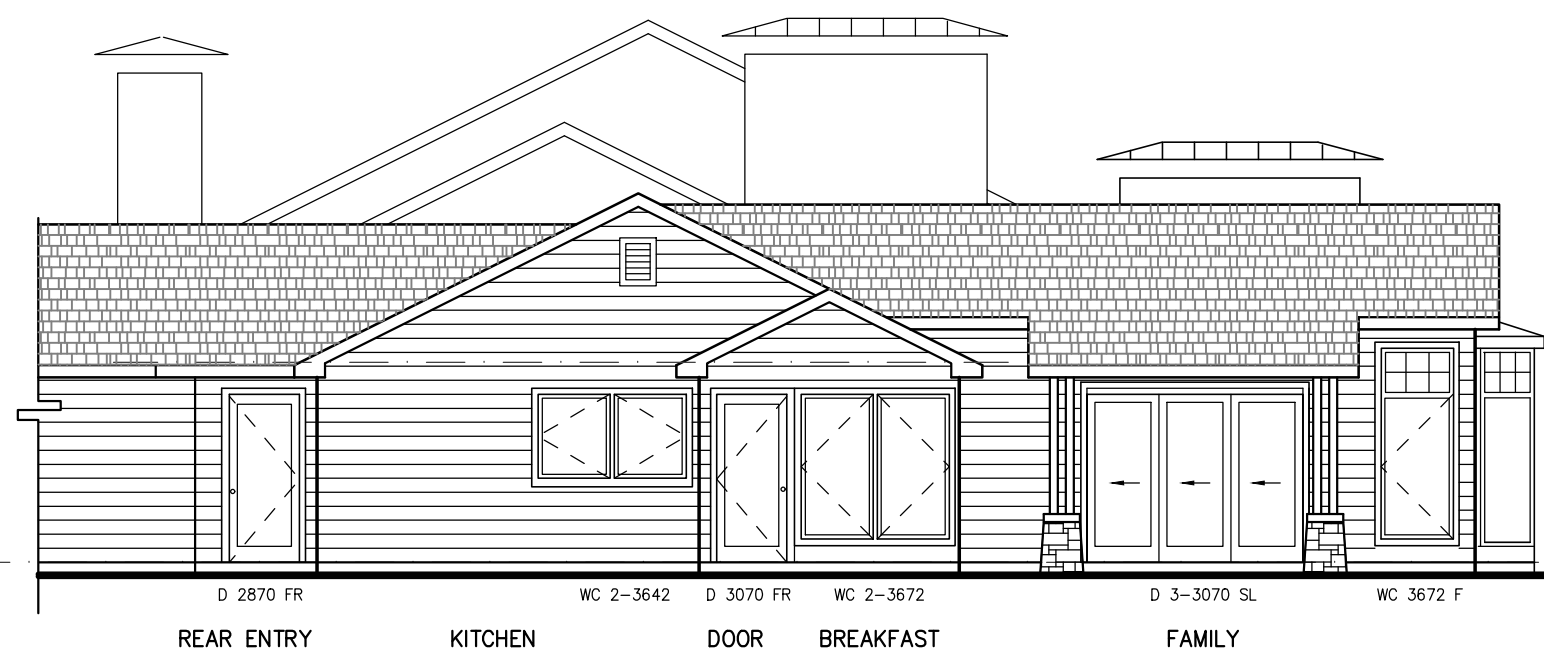
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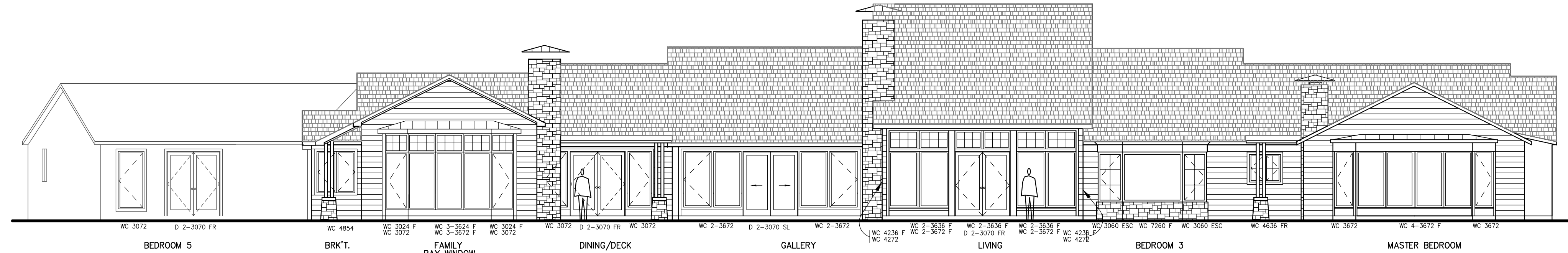
WEST ELEVATION, NEW GARAGE



SOUTH ELEVATION



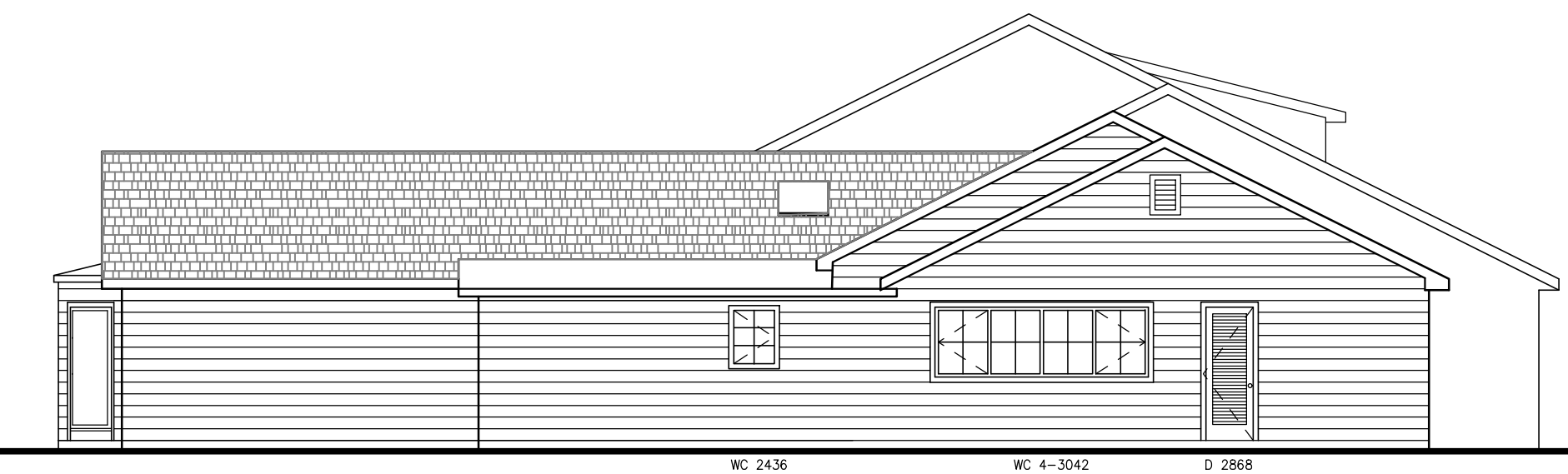
SOUTH ELEVATION



EAST ELEVATION

PRELIMINARY MATERIAL SELECTIONS:

MATERIAL	COLOR	NOTES:
SIDING: 7" EXPOSURE BEVEL SIDING	WHITE	CEMENT FIBER SIDING
ROOFING: ASPHALT SHINGLE	DARK GREY	ARCHITECTURAL GRADE, CLASS 'A'
WINDOWS: 16" STANDING SEAM METAL	MEDIUM GREY	POSSIBLE OPTIONAL ROOF MATERIAL
WOODS: WOOD CLAD	DARK GREY OR BLACK	WHITE COULD BE AN OPTION
STONE VENEER: RUBBLE TYPE WITH MORTAR JOINTS	GREY / LT. BROWNS	ELDORADO OR EQUAL

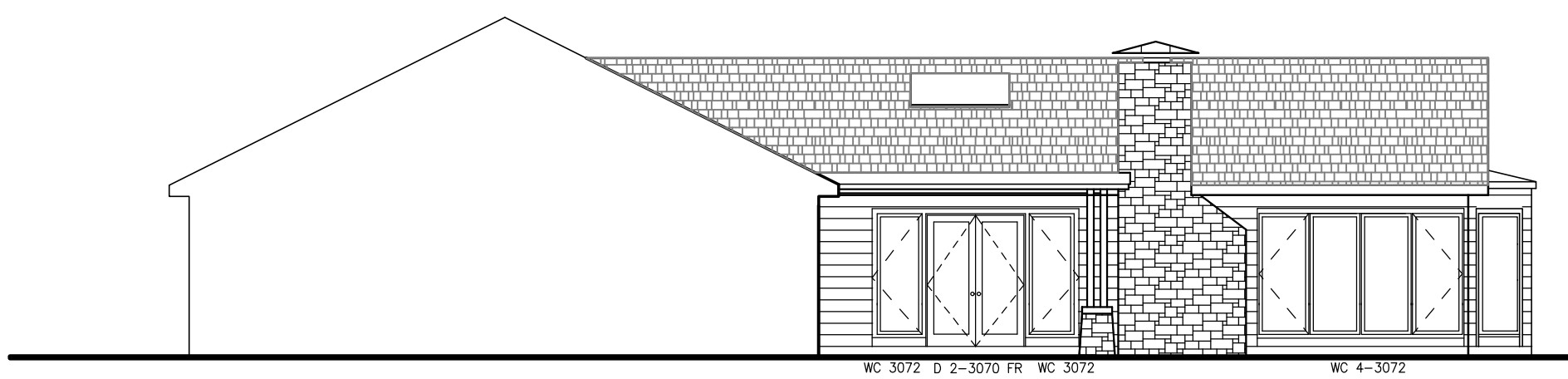


NORTH ELEVATION

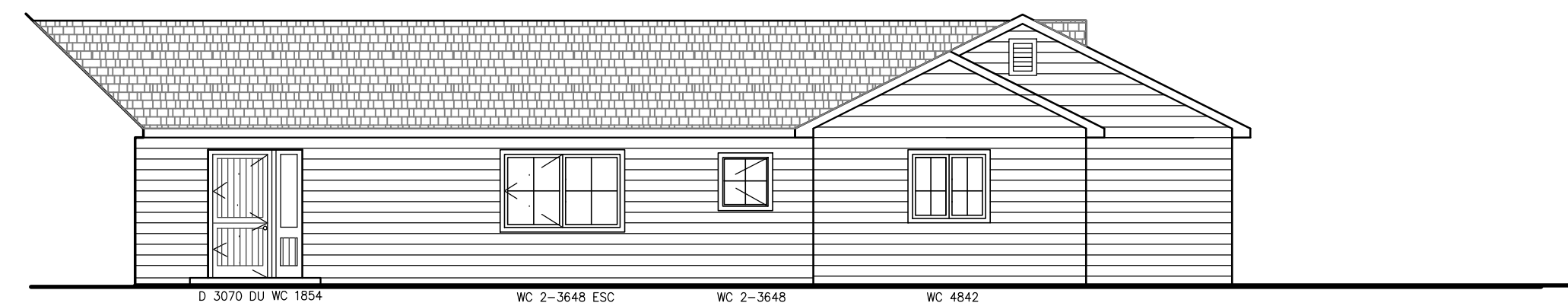


WEST ELEVATION

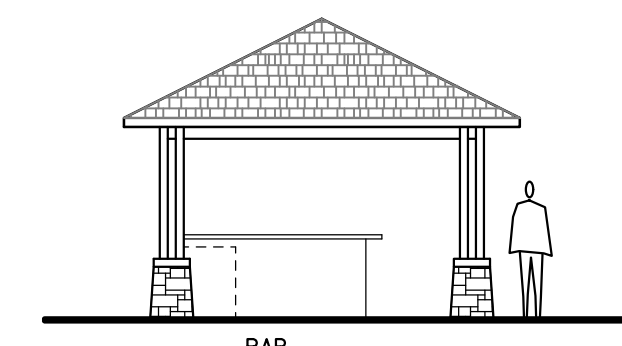
GARAGE OBLIQUE ELEVATION
SEE TRUE ELEVATION BELOW AND ABOVE



SOUTH ELEVATION (M. BEDROOM)

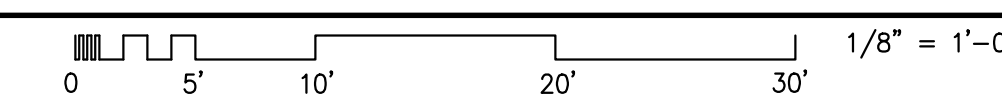


NORTH ELEVATION



PAVILION

WHITE RESIDENCE
EXTERIOR ELEVATIONS



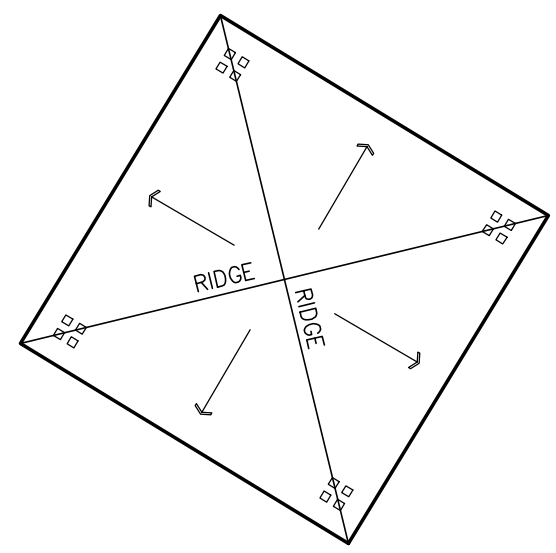
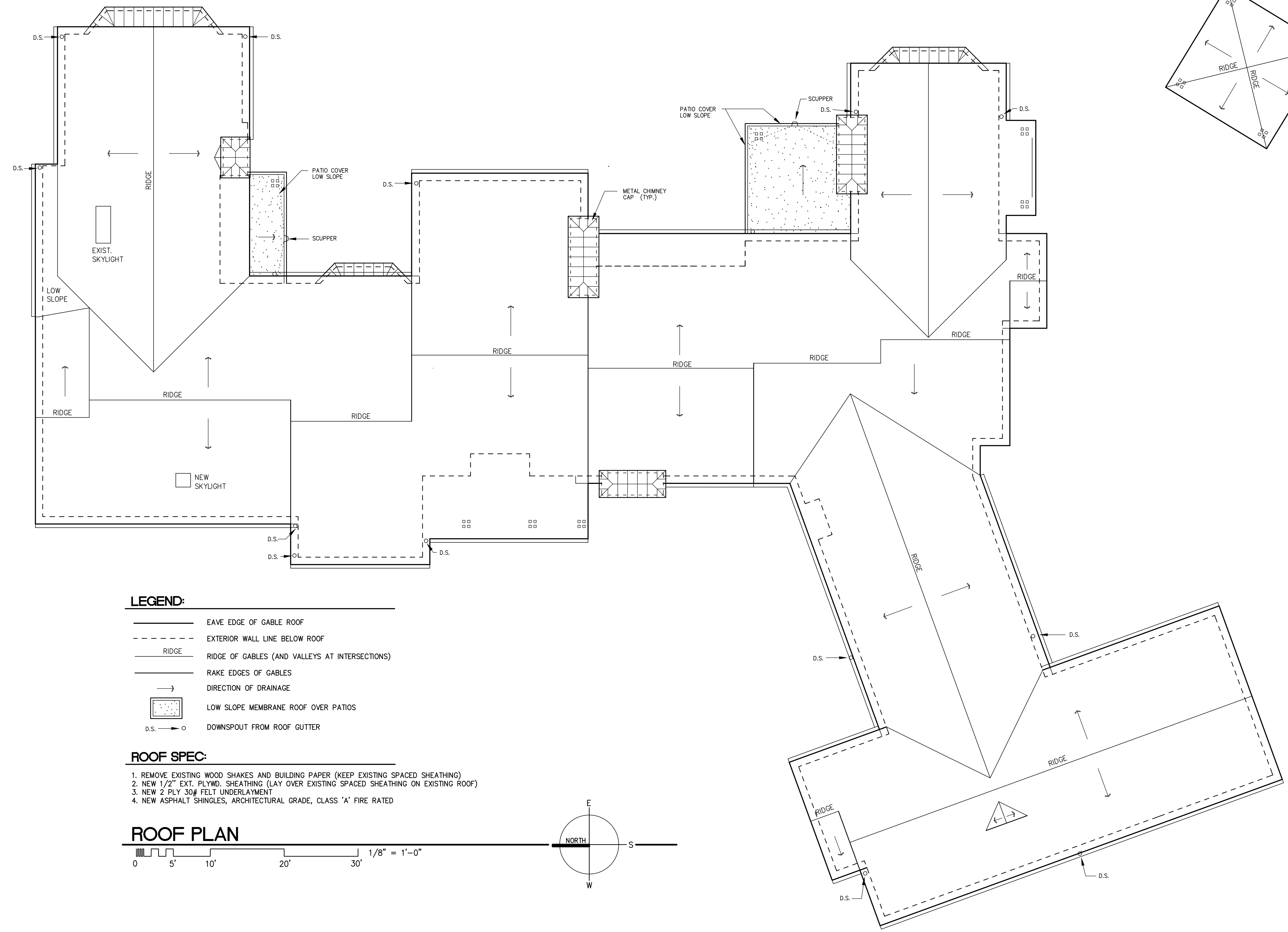
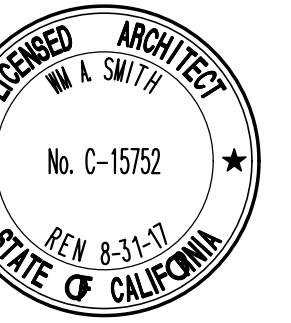
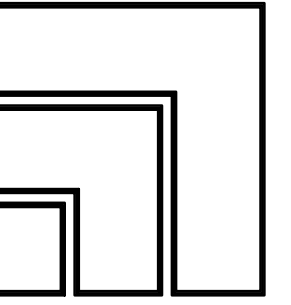
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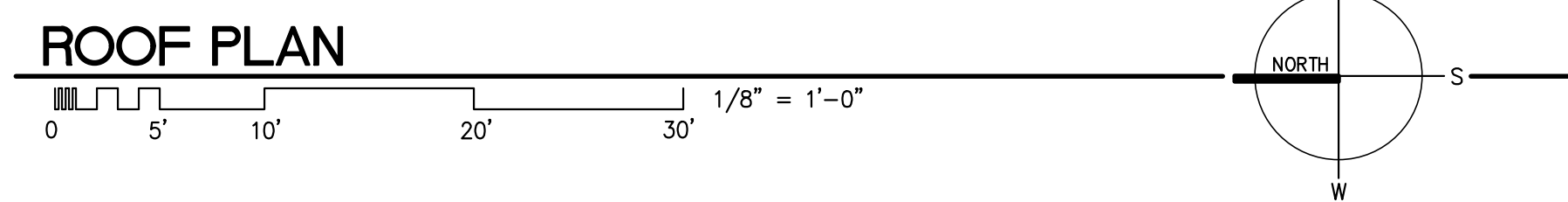
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WHITE RESIDENCE
EXTERIOR ELEVATIONS
6
6 OF 8



- LEGEND:**
- EAVE EDGE OF GABLE ROOF
 - - - EXTERIOR WALL LINE BELOW ROOF
 - RIDGE — RIDGE OF GABLES (AND VALLEYS AT INTERSECTIONS)
 - RAKE EDGES OF GABLES
 - DIRECTION OF DRAINAGE
 - ▨ LOW SLOPE MEMBRANE ROOF OVER PATIOS
 - D.S. → ○ DOWNSPOUT FROM ROOF GUTTER

- ROOF SPEC:**
1. REMOVE EXISTING WOOD SHAKES AND BUILDING PAPER (KEEP EXISTING SPACED SHEATHING)
 2. NEW 1/2" EXT. PLYWD. SHEATHING (LAY OVER EXISTING SPACED SHEATHING ON EXISTING ROOF)
 3. NEW 2 PLY 30# FELT UNDERLAYMENT
 4. NEW ASPHALT SHINGLES, ARCHITECTURAL GRADE, CLASS 'A' FIRE RATED



REMODEL OF THE WHITE RESIDENCE REMODEL
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STANDARD DEVELOPMENT PROJECT PERMANENT BEST MANAGEMENT PRACTICES

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-5	
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S SD-1 THROUGH SD-8. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST			
SITE DESIGN REQUIREMENT	APPLIED?		
① SD-1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
② SD-2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
③ SD-3 MINIMIZE IMPERVIOUS AREA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
④ SD-4 MINIMIZE SOIL COMPACTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
⑤ SD-5 IMPERVIOUS AREA DISPERSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
⑥ SD-6 RUNOFF COLLECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
⑦ SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
⑧ SD-8 HARVESTING AND USING PRECIPITATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-4	
SOURCE CONTROL REQUIREMENT	APPLIED?		
⑨ SC-1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
⑩ SC-2 STORM DRAIN STENCILING OR SIGNAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
⑪ SC-3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
⑫ SC-4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
⑬ SC-5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
⑭ SC-6 BMP'S BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ON-SITE STORM DRAIN INLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERIOR PARKING GARAGES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LANDSCAPE/OUTDOOR PESTICIDE USE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FOOD SERVICE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REFUSE AREAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INDUSTRIAL PROCESSES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FUEL DISPENSING AREA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LOADING DOCKS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FIRE SPRINKLER TEST WATER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MISCELLANEOUS DRAIN OR WASH WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLAZAS, SIDEWALKS, AND PARKING LOTS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
⑮ SC-6A: LARGE TRASH GENERATING FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
⑯ SC-6B: ANIMAL FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
⑰ SC-6C: PLANT NURSERIES AND GARDEN CENTERS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
⑱ SC-6D: AUTOMOTIVE-RELATED USES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:

STORM WATER APPLICABILITY CALCULATIONS

NEW/REPLACED BUILDING AREA: 841 SF
 NEW/REPLACED PAVING AREA: 3,944 SF
 TOTAL PROPOSED AMOUNT OF IMPERVIOUS AREA: 4,785* SF
 EXISTING AMOUNT OF IMPERVIOUS AREA: 11,690 SF
 *THIS IS A STANDARD PROJECT AS IT CREATES/REPLACES LESS THAN 5,000 SF OF IMPERVIOUS AREA.

LEGEND

- PROPERTY LINE
- CENTERLINE OF STREET
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- NEW/REPLACED BUILDING AREA
- NEW/REPLACED PAVING AREA
- SURFACE FLOW DIRECTION
- ROOF DRAINS

NOTE

TOPOGRAPHIC SURVEY PROVIDED BY SOWARDS & BROWN ENGINEERING DATED 4/18/16.

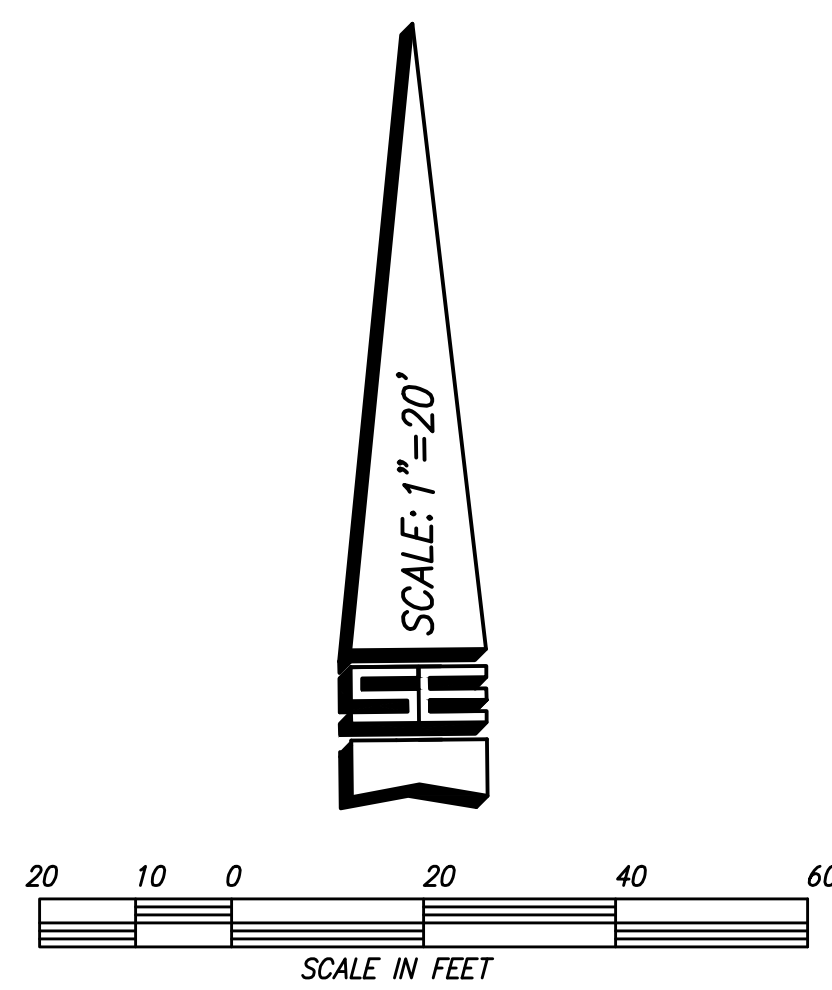
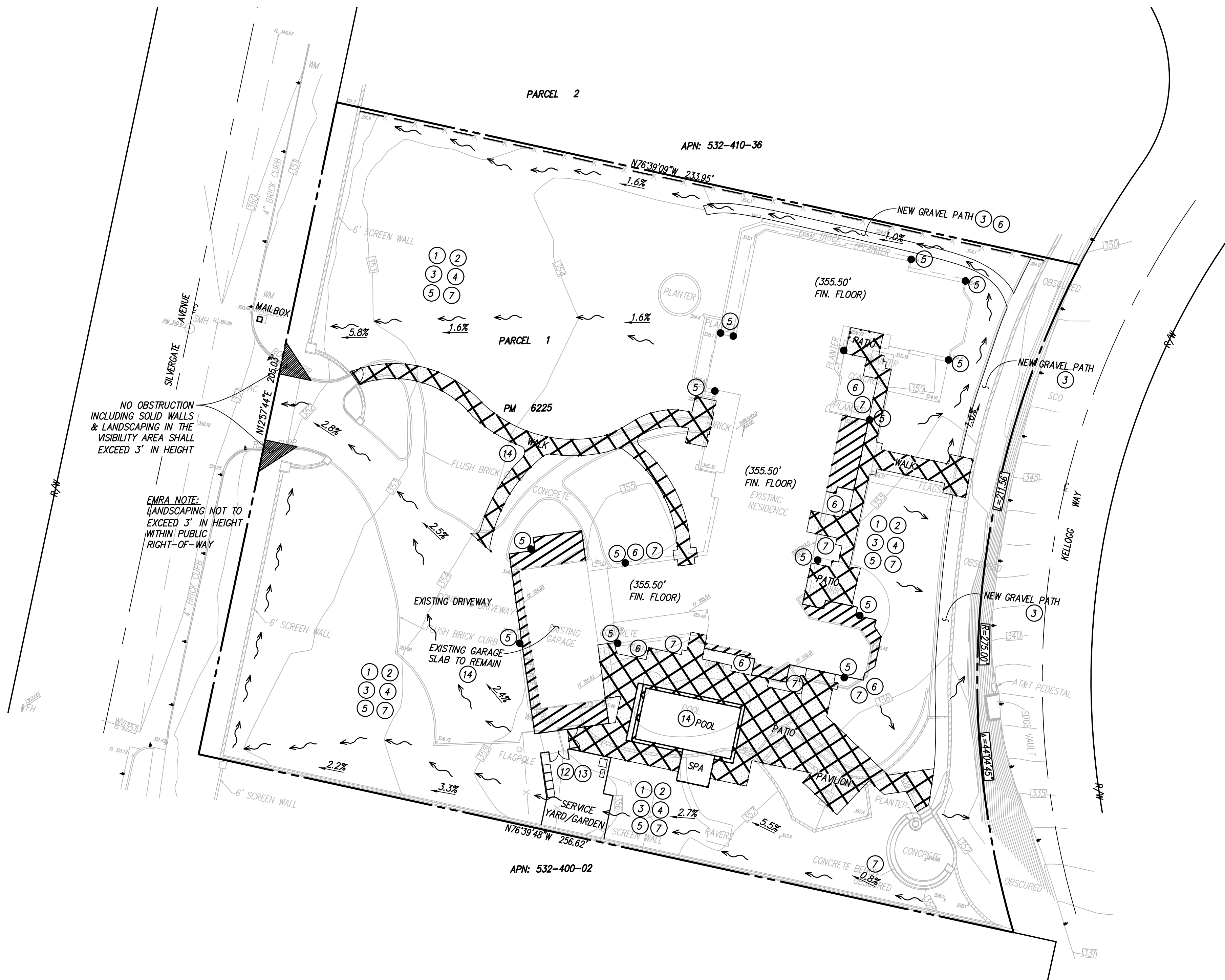
EMRA NOTE

THE PRIVATE IMPROVEMENTS, INCLUDING THE NON-STANDARD DRIVEWAY, BRICK CURB, ROCK CURB, AND LANDSCAPING WITHIN THE RIGHT-OF-WAY ON SILVERGATE AVENUE, WILL REQUIRE AN EMRA, WHICH WILL OCCUR PRIOR TO PERMIT ISSUANCE. LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY WILL NOT EXCEED 3' IN HEIGHT.

GRADING QUANTITIES

SITE CUT: 30 CY
 SITE FILL: 40 CY
 PROPOSED POOL EXCAVATION: 10 CY
 NET CUT/FILL: 0 CY
 MAX DEPTH OF CUT: 0.5 FT

*POOL EXCAVATION IS EXCLUDED FROM GRADING CUT PER SAN DIEGO MUNICIPAL CODE 129.0603 (A).



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STD. DEVELOPMENT \
 BMP SHEET

STUART ENGINEERING 7525 METROPOLITAN DRIVE STE. 308 SAN DIEGO, CA 92108 (619) 296-1010 FAX (619) 296-9276 EMAIL: SE@stuartengineering.com	DESIGNER:	N.H.
	DRAWN:	M.D.
	DATE:	1-12-2016
	JOB NO.:	1453-16-00

REVISED 05/19/2017
 REVISED 03/31/2017