



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 8, 2017 REPORT NO. HO-17-077

HEARING DATE: November 15, 2017

SUBJECT: 831 SALEM COURT - Process Three Decision

PROJECT NUMBER: [541692](#)

OWNER/APPLICANT: Sean Morgan, Owner and Golba Architecture, Inc., Architect/Applicant

SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing single dwelling unit and construction of a single dwelling unit at 831 Salem Court within the Mission Beach Planned District of the Mission Beach Community Planning area and Local Coastal Program?

Staff Recommendation: Approve Coastal Development Permit No. 1905095.

Community Planning Group Recommendation: On June 20, 2017, the Mission Beach Precise Planning Board voted 7-0-1 to recommend approval of the proposed project without conditions or recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 29, 2017 and the opportunity to appeal that determination ended October 13, 2017.

BACKGROUND

The 0.036-acre project site is located at 831 Salem Court, within the MBPD-R-N zone of the Mission Beach Planned District, Coastal Overlay Zone (Appealable), First Public Roadway, Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area overlay zones within the Mission Beach Precise Plan and Local Coastal Program.

The project site is currently developed with a single dwelling unit, on the relatively flat lot, with frontage along Salem Court and alley access from the rear of the property. Bayside Lane is located on the west side of the site. The site is located approximately 550 feet east of the Pacific Ocean and approximately 90 feet west of Mission Bay. The project is located within a fully developed residential

neighborhood and is between the nearest public roadway and the shoreline of a body of water located within the Coastal Overlay Zone. Specifically, the project is located between Bayside Land and Mission Bay.

DISCUSSION

The project proposes the demolition of an existing, 640-square-foot, single residential dwelling unit and the construction of a new, 1,728 square-foot, three-story, single dwelling unit with attached, 425-square-foot, two-car garage and a roof deck. New hardscape and landscape is also proposed. The project complies with all development regulations, including lot size, setbacks, parking, and height on a site developed with all public utilities in place to serve the residence. The project is not requesting, nor does it require, any deviations or variances from the applicable regulations.

The Mission Beach Precise Plan land use designation for the site is Residential (36 dwelling units per acre), and the existing and proposed one dwelling unit on the 0.036-acre site is within the allowable density and consistent with the land use designation. The project requires a Process 3 Coastal Development Permit for development within the Coastal Overlay Zone (Appealable area) pursuant to SDMC Section 126.0702.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1905095, with modifications.
2. Deny Coastal Development Permit No. 1905095, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

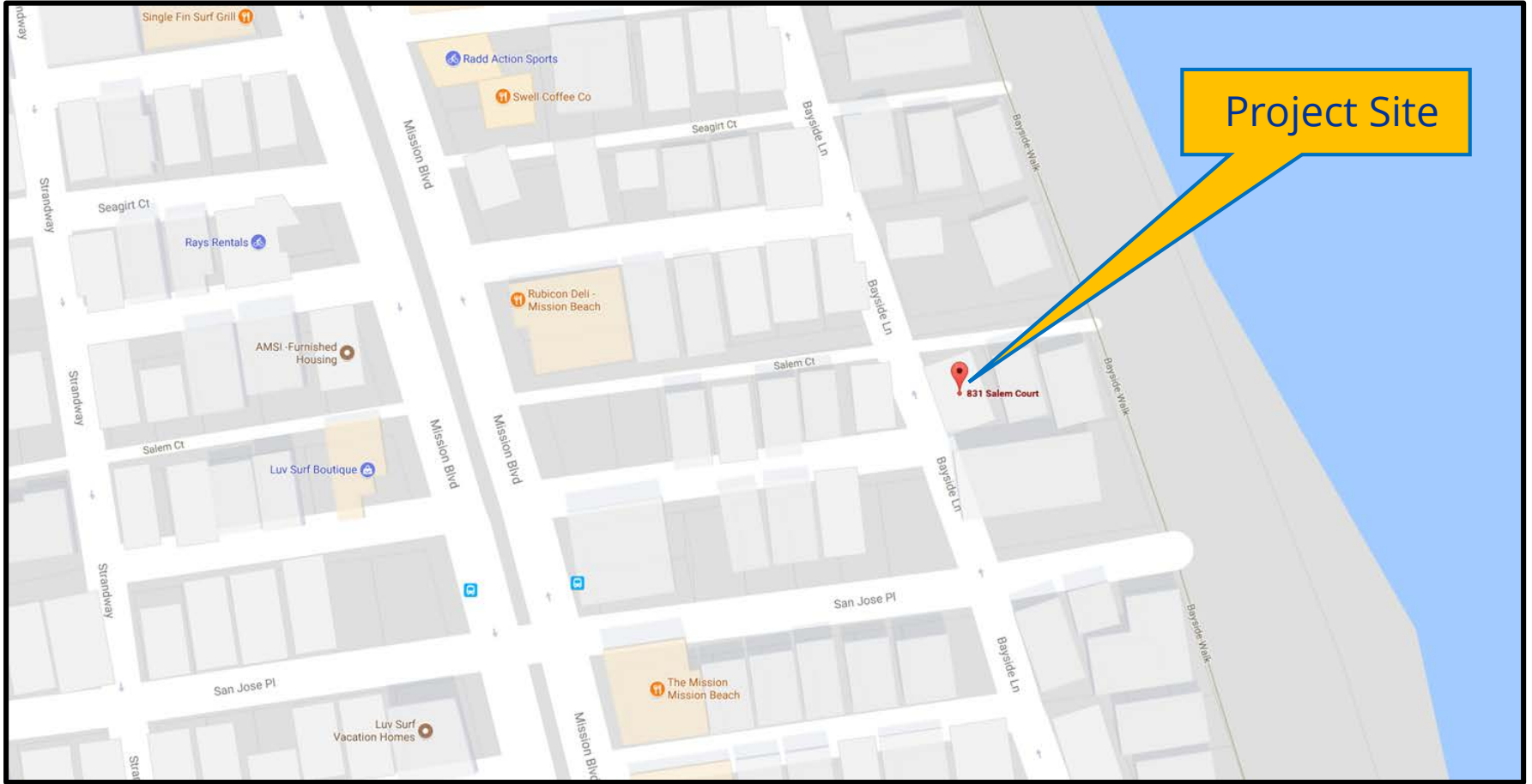
Martha Blake

Martha Blake, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions

6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



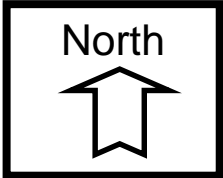
Project Site

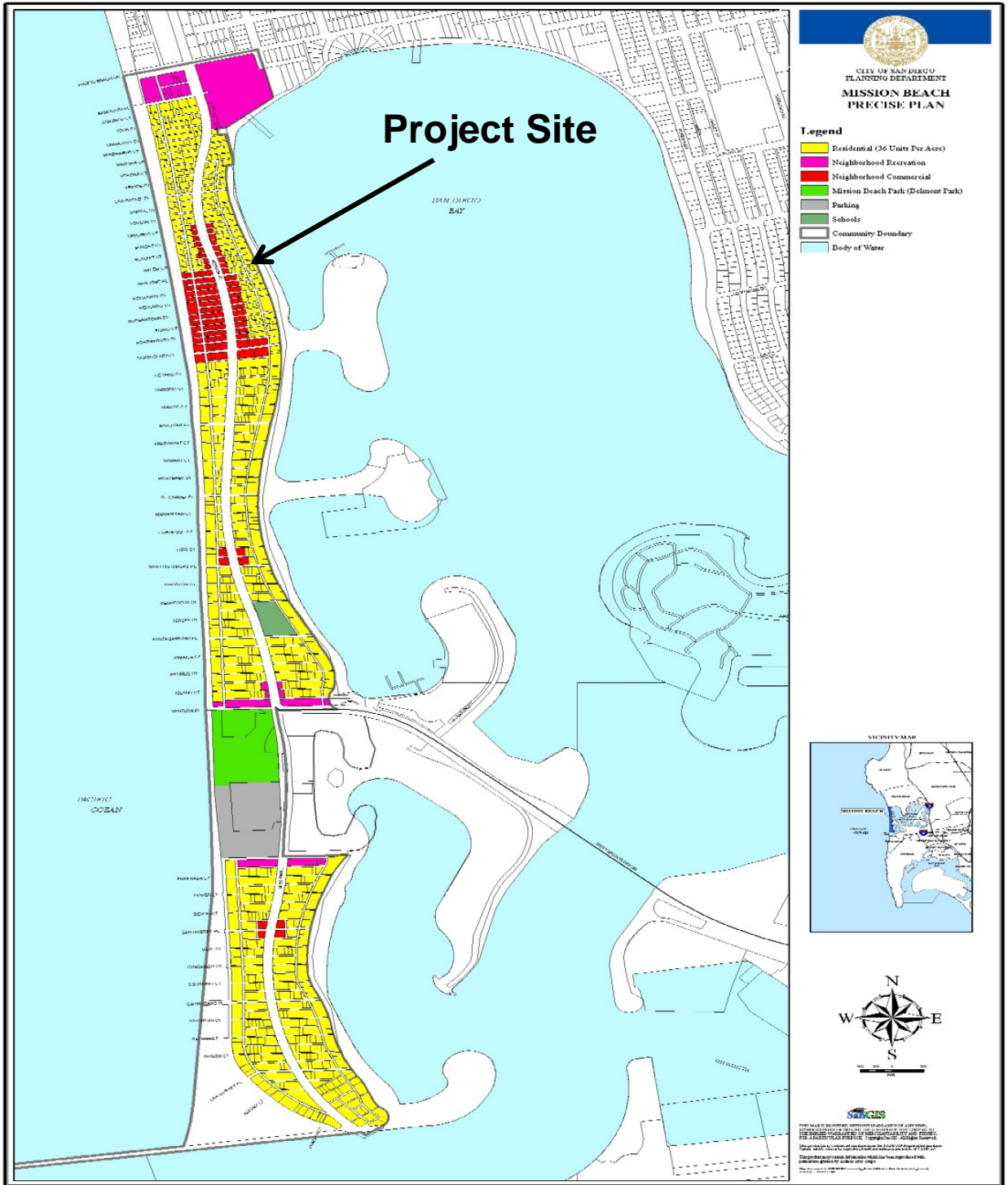
831 Salem Court



Project Location Map

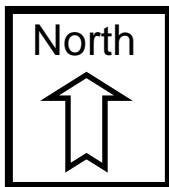
831 Salem Ct. CDP / 831 Salem Court
PROJECT NO. 541692

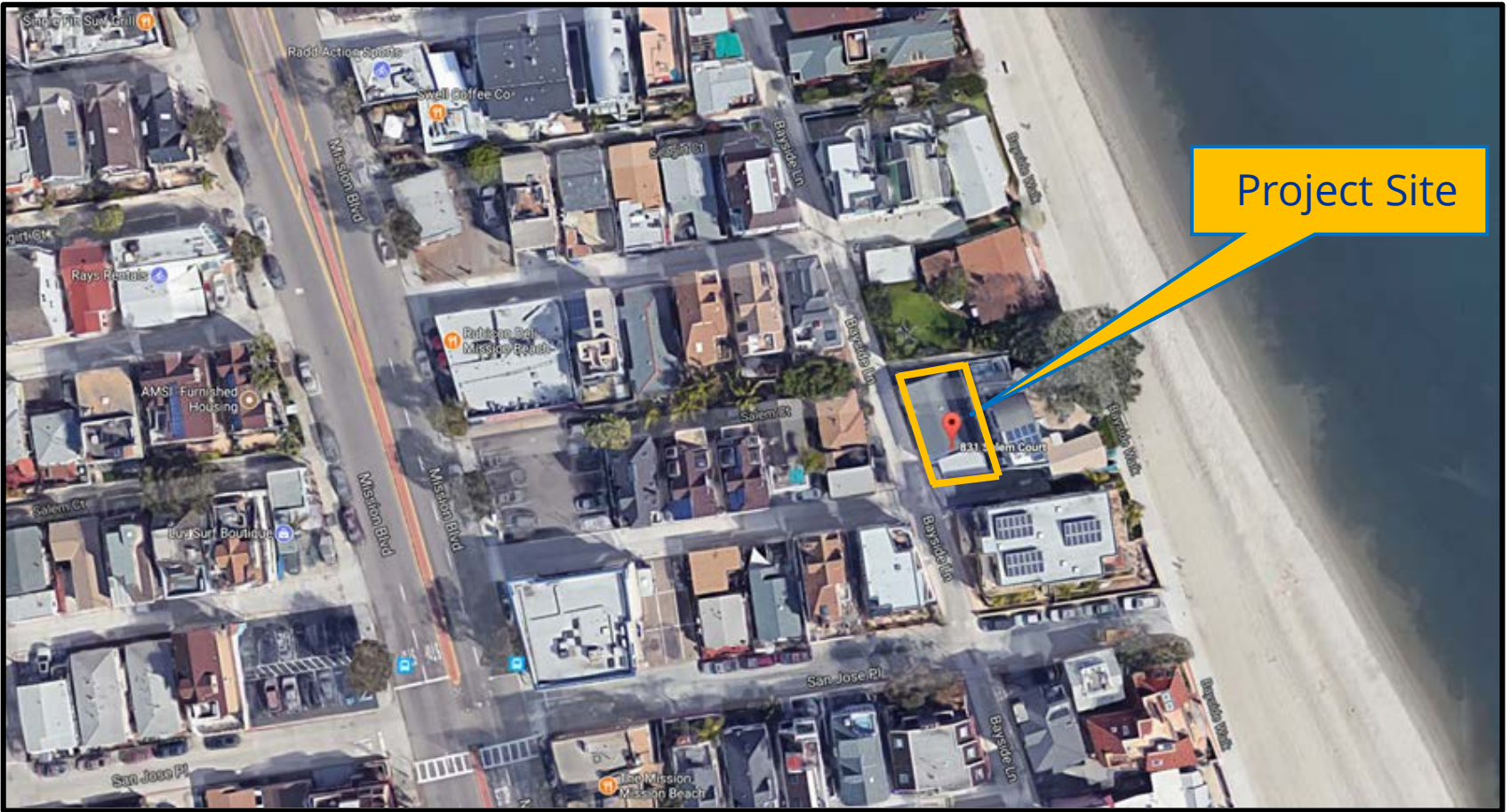




Land Use Map

831 Salem Ct. CDP / 831 Salem Court
PROJECT NO. 541692





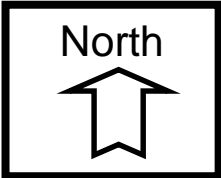
Project Site



Aerial Photo

831 Salem Ct. CDP / 831 Salem Court

PROJECT NO. 541692



HEARING OFFICER
RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. 1905095
831 SALEM COURT - PROJECT NO. 541692

WHEREAS, Sean Morgan and Golba Architecture, Inc., Owner/Permittee, filed an application with the City of San Diego for the demolition of an existing single, residential dwelling unit and the construction of a new, three-story single dwelling unit with roof deck. The 0.036-acre project site is located at 831 Salem Court in the Mission Beach Planned District (MBPD) R-N zone, the First Public Roadway, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Appealable Area), the Parking Impact Overlay zone (Beach Impact Area), the Residential Tandem Parking Overlay zone and the Transit Area Overlay zone within the Mission Precise Plan and Local Coastal Program. The property is legally described as Lot "C", Block 201 of Mission Beach, Map No. 1809; and

WHEREAS, on September 29, 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 Guidelines Section 15302 (replacement or reconstruction); and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on November 15, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1905095 pursuant to the Land Development Code of the City of San Diego;

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 November 15, 2017.

Findings for Coastal Development Permit San Diego Municipal Code Section 126.0708

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

The subject site is located at 831 Salem Court in Mission Beach. The site is currently developed with an existing single-family residence. The development proposes to demolish the existing structure and garage and construct a new three story residence with roof deck in this existing fully developed residential neighborhood. It 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. The proposed development will enhance and protect public views by keeping all development within the 30-foot coastal height limit as well as keeping all landscaping within the Salem Court required yard at 3'-0" in height or less. The proposed development meets the applicable development regulations required by the Land Development Code.

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

The project site has been previously graded and is currently developed. The site is located within a fully developed neighborhood that does not contain, nor is adjacent to any environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands and no impacts to environmentally sensitive lands would occur with this project.

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

The Mission Beach Precise Plan and Local Coastal Program designates the site as residential with a density of 36 dwelling units per acre. Therefore, the project is consistent with the policies, goals, and objectives of the applicable land use plans and complies with all regulations of the certified Implementation Program.

One of the goals of the Mission Beach Precise Plan and Local Coastal Program is "the continuation of the existing medium-density character of Mission Beach exemplified by the overall low profile and random mix of housing types and styles". The proposal implements this goal with the prescribed density of one residential unit that will meet the height regulations and is of a varying style from the surrounding structures.

Another goal of the Mission Beach Precise Plan and Local Coastal Program is “the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general”. The proposed dwelling unit does not require deviations for building height or any other development standards. The project implements the regulations and guidelines of the Mission Beach Community Plan.

The proposed residence will not encroach upon, negatively alter or reduce the existing physical access corridor or public view corridor and is contained within the legal lot area. The project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 1,576 square-foot site, currently developed with an existing single family residence, is proposed to be demolished and the new three story single family of 1,728 square feet will be built in its place and as such is part of an established residential single family residence neighborhood. The project site is located between the first public road and the sea or coastline. However, the proposed development of the project will be fully within the private property and will not negatively impact or encroach on these stated resources. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1905095 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. 1905095, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: November 15, 2017

ATTACHMENT: Coastal Development Permit Conditions
IO#: 24007213

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: 24007213

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1905095
831 SALEM COURT - PROJECT NO. 541692
HEARING OFFICER

This Coastal Development Permit No. 1905095 is granted by the Hearing Officer of the City of San Diego to Sean Morgan Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0702. The 0.036-acre site is located at 831 Salem Court in the Mission Beach Planned District (MBPD) R-N zone, the First Public Roadway, the Coastal Height Limitation Overlay zone, the Coastal Overlay zone (Appealable Area), the Parking Impact Overlay zone (Beach Impact Area), the Residential Tandem Parking Overlay zone and the Transit Area Overlay zone within the Mission Precise Plan and Local Coastal Program. The property is legally described as Lot "C", Block 201 of Mission Beach, Map No. 1809.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing residential dwelling unit and construct a new three-story, single dwelling unit with attached garage and roof deck, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated November 15, 2017, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single dwelling unit and construction of a three-story, 1,728-square-foot, single dwelling unit with attached, 425-square-foot, two-car garage and roof deck on a 0.036-acre single lot;
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 30, 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.

ENGINEERING REQUIREMENTS:

12. The project proposes to export 50 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

16. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

17. A topographical survey conforming to the provisions of the SDMC may be required if it is determined by the City, 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.

18. 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.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction permits, landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Landscape Development Plan of this permit.

20. All proposed landscaping in the required yard areas for Courts, Places, or Walks shall be maintained at a height of three feet or lower (including raised planters) to preserve public views.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 15 2017 and Resolution No. HO-XXXX.

COASTAL DEVELOPMENT PERMIT NO. 1905095
831 SALEM COURT - PROJECT NO. 541692
Date of Approval: November 15, 2017

AUTHENTICATED BY THE **CITY OF SAN DIEGO** DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 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.

Sean Morgan
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

NOTICE OF EXEMPTION

ATTACHMENT 6

(Check one or both)

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

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

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

Project No.: 541692

Project Title: Salem Court SDP

PROJECT LOCATION-SPECIFIC: The project site is located at 831 Salem Court, San Diego CA 92109 within the Mission Beach Community Planning Area.

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

Description of nature and Purpose of the Project: Coastal Development Permit to demolish an existing 640 square foot residence and construct a new 1,698 square foot residence. The new three story residence would include an attached garage and a roof deck. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with the public utilities in place to serve the facility. The 0.36-acre site is located within the Coastal Overlay zone (Appealable) in the MBPD-R-N zone of the Mission Beach Planned District.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Golba Architects Inc., Contact: Rebecca Marquez , 1940 Garnet Avenue, Suite 100, San Diego CA 92109 (858) 750-3471

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: 15302 (Replacement or Reconstruction)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). The exemption allows for the replacement of existing structures with new ones and where the structures would be located on the same site and would have substantially the same purpose and capacity. Since the project would replace one duplex with another duplex the project qualifies to be categorical exempt from CEQA. Additionally, the site is located in an area where public services exist, is devoid of sensitive resources, and the exceptions listed in CEQA Section 15300.2 do not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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

Jeffrey Szymanski / SENIOR PLANNER
SIGNATURE/TITLE

11/6/2017
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

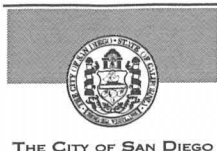


THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 1

Project Name: 831 Salem Court - CDP	Project Number: 541692	Distribution Date: 3/13/2017
Project Scope/Location: MISSION BEACH - (PROCESS 3) Coastal Development Permit to demolish an existing single family residence and to construct a new three story single family residence with a two car garage attached and roof deck. The 0.36-acre site is within the Coastal Overlay zone (Appealable) and located at 831 Salem Court in the MBPD-R-N zone of the Mission Beach Planned District within the Mission Beach Community Plan and Council District 2.		
Applicant Name: Rebecca Marquez (Tim Galba)		Applicant Phone Number: 619 231 9905
Project Manager: Morris Dye TP Daly	Phone Number: 5356 (619) 446-6204	Fax Number: 446-5245 (619) 221-3200 E-mail Address: MDye@sandiego.gov
Project Issues (To be completed by Community Planning Committee for initial review): TP Daly @ san-diego.gov		
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.		



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

Community Planning Committee Distribution Form Part 2

Project Name: 831 Salem Court - CDP	Project Number: 541692	Distribution Date: 3/13/2017
Project Scope/Location: MISSION BEACH - (PROCESS 3) Coastal Development Permit to demolish an existing single family residence and to construct a new three story single family residence with a two car garage attached and roof deck. The 0.36-acre site is within the Coastal Overlay zone (Appealable) and located at 831 Salem Court in the MBPD-R-N zone of the Mission Beach Planned District within the Mission Beach Community Plan and Council District 2.		
Applicant Name: Rebecca Marquez (Tim Galpa)		Applicant Phone Number: 619 231 9905
Project Manager: Morris Dye T.P. Oaly	Phone Number: (619) 446-5204 5356	Fax Number: (619) 321-3200 446-5245
		E-mail Address: MDye@sandiego.gov TPOaly
Committee Recommendations (To be completed for Initial Review):		
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 7	Members No 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Deny	Members Yes	Members No
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS:		
NAME: MIKE MEYER		TITLE:
SIGNATURE: Mike Meyer		DATE: 6-22-17
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.		



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**
 831 SALEM CT.

Project Address:
 831 SALEM CT. SAN DIEGO, CA 92109

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): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____
 5034 windsor dr

City/State/Zip: _____
 san diego ca 92109

Phone No: _____ Fax No: _____
 (858) 349-1959

Signature : _____ Date: _____
 03/06/2017

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: _____



SEE L.I.O FOR LANDSCAPE SITE DEVELOPMENT

EARTHWORK QUANTITIES:
 CUT QUANTITIES: 0 [CYD]
 FILL QUANTITIES: 0 [CYD]
 EXCAVATED FROM FOUNDATIONS: 60 [CYD]
 IMPORT/EXPORT QUANTITIES: 50 [CYD] EXPORT
 MAX. CUT DEPTH: 1'
 MAX. FILL DEPTH: 1'

SITE NOTES:
 THERE ARE NO KNOWN EXISTING OR PROPOSED EASEMENTS.
 THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
 PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW AND EXISTING STRUCTURES VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4). MIN. SIZE OF NUMBERS SHALL BE 12".
 METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.
 THERE IS NO PROPOSED GRADING EXCEPT FOR MINOR SLOPES TO DRAIN.
 IRRIGATION CONNECTED TO DOMESTIC WATER SERVICE.

NOTE #1:
 THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMG, SEC. 132.0505).

NOTE #2:
 EXISTING WATER SERVICE AND LATERAL TO REMAIN. EXISTING SEWER SERVICE AND LATERAL TO REMAIN.

SITE KEY	
	AREA OF PROPOSED RESIDENCE
	AREA OF EXPOSED AGGREGATE CONCRETE
	INDICATES PROPERTY LINE
	INDICATES SETBACK LINE
	SPOT ELEVATION

- NOTES:**
- NO EASEMENTS ARE KNOWN TO EXIST OR ARE PROPOSED FOR THE SITE.
 - NO BUS STOPS EXIST OR ARE PROPOSED FOR THE SITE.
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).

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- Revision 7:
- Revision 6:
- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2:
- Revision 1:

Project Addresses:
 831 SALEM COURT
 SAN DIEGO, CA 92109

Original Date: 03/09/17

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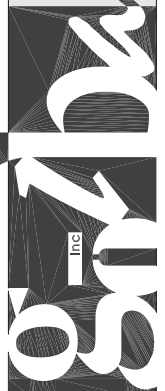
PROPOSED SITE PLAN
 SCALE: 1/4"=1'-0"



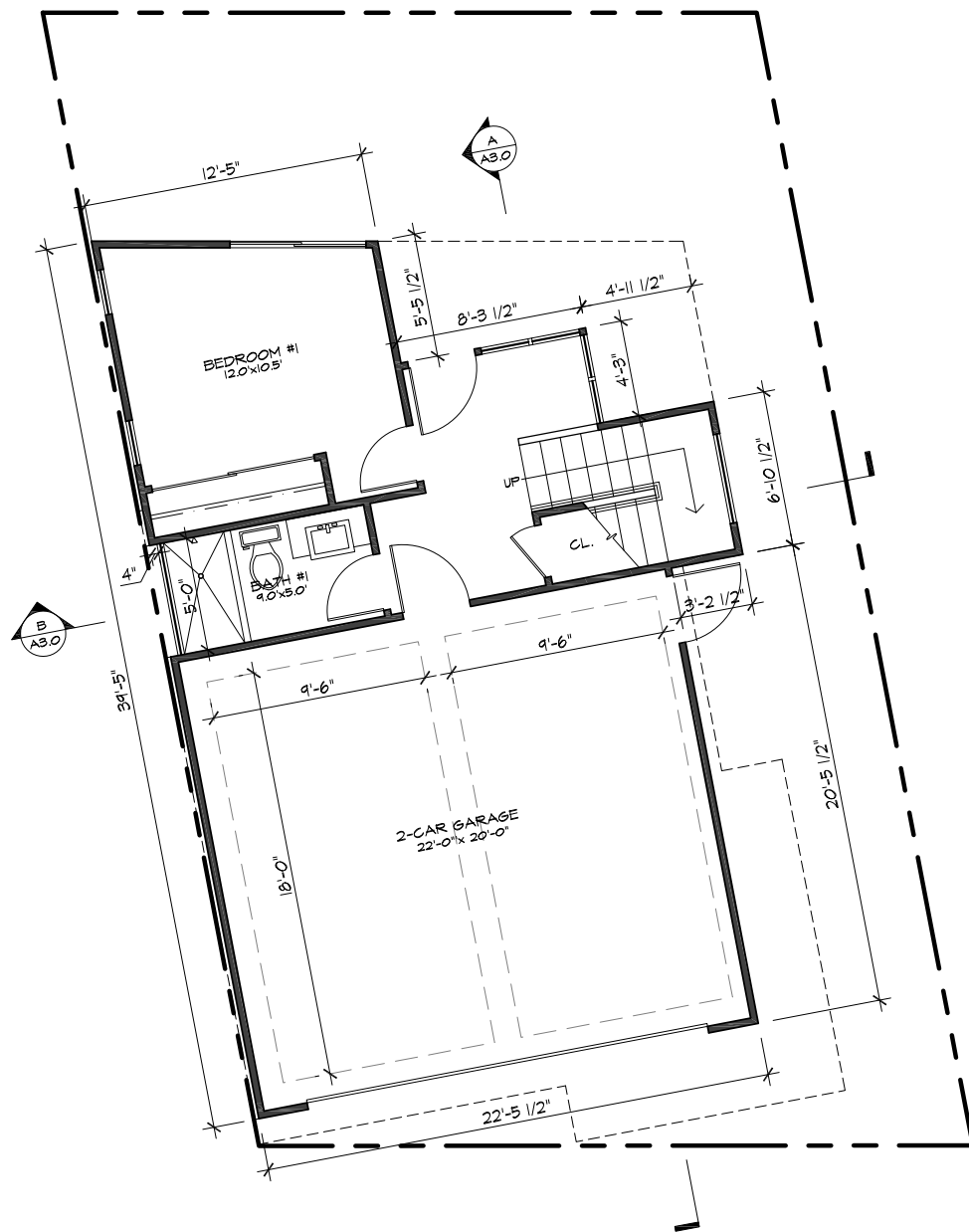
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 SITE PLAN

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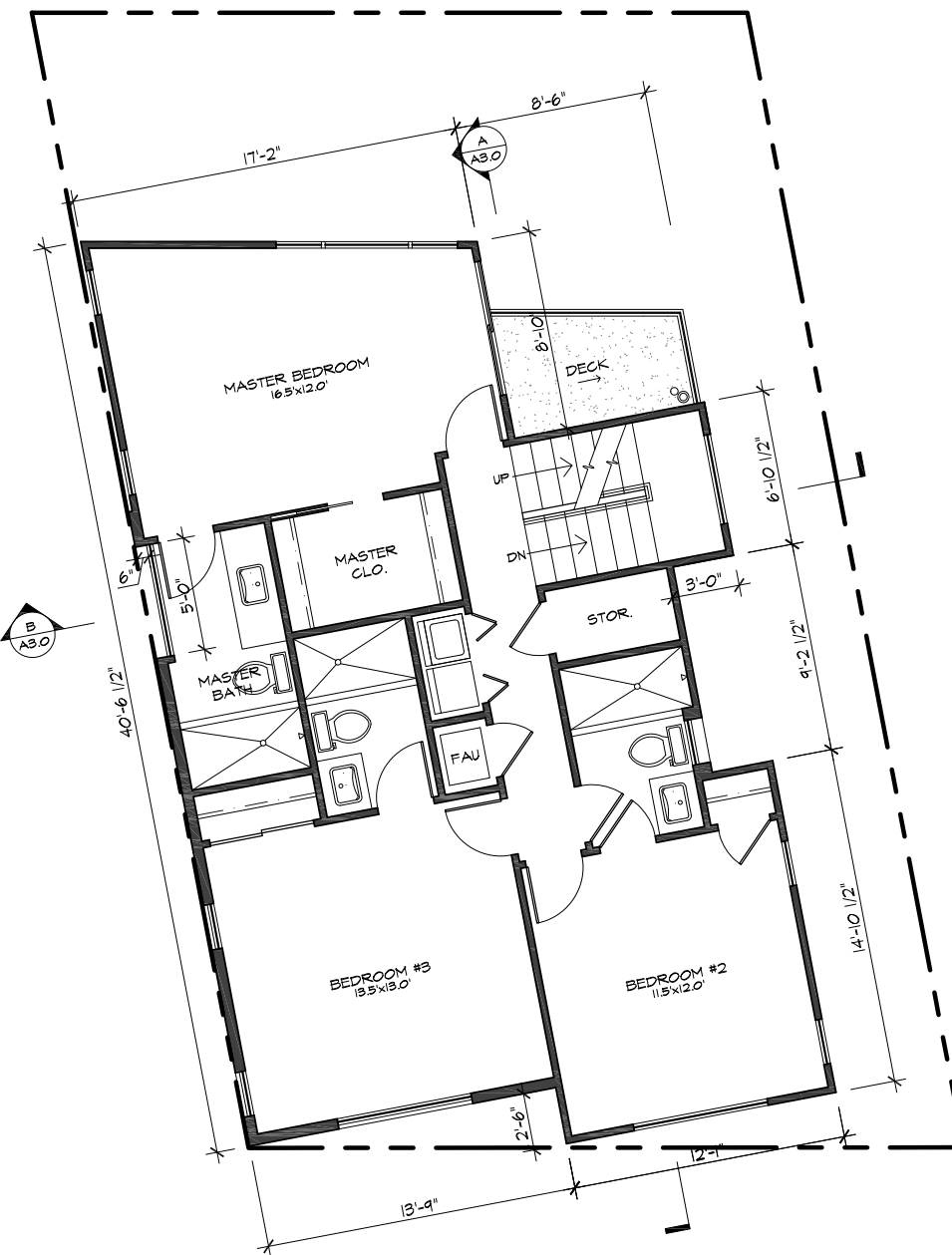


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PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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



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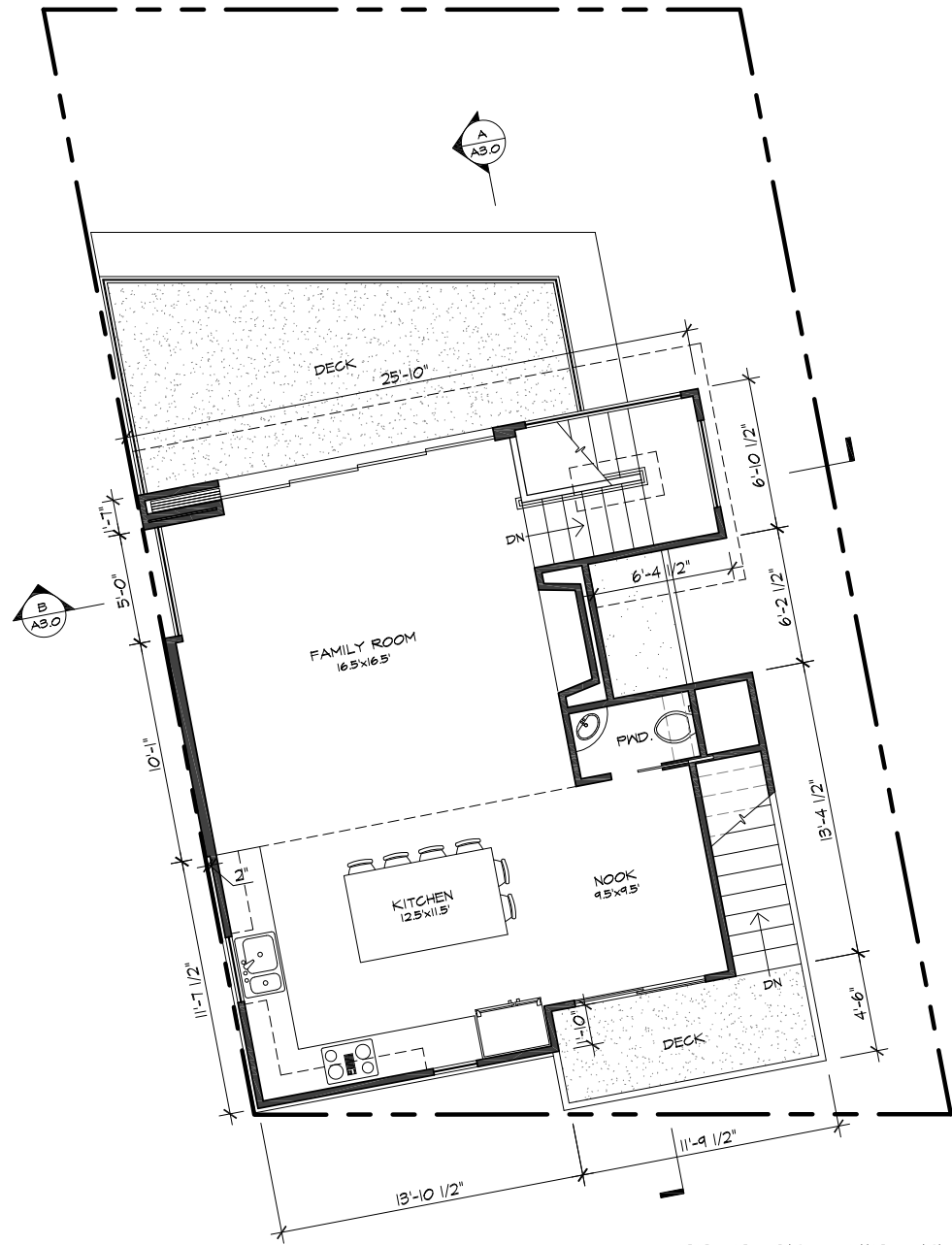
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FLOOR PLANS

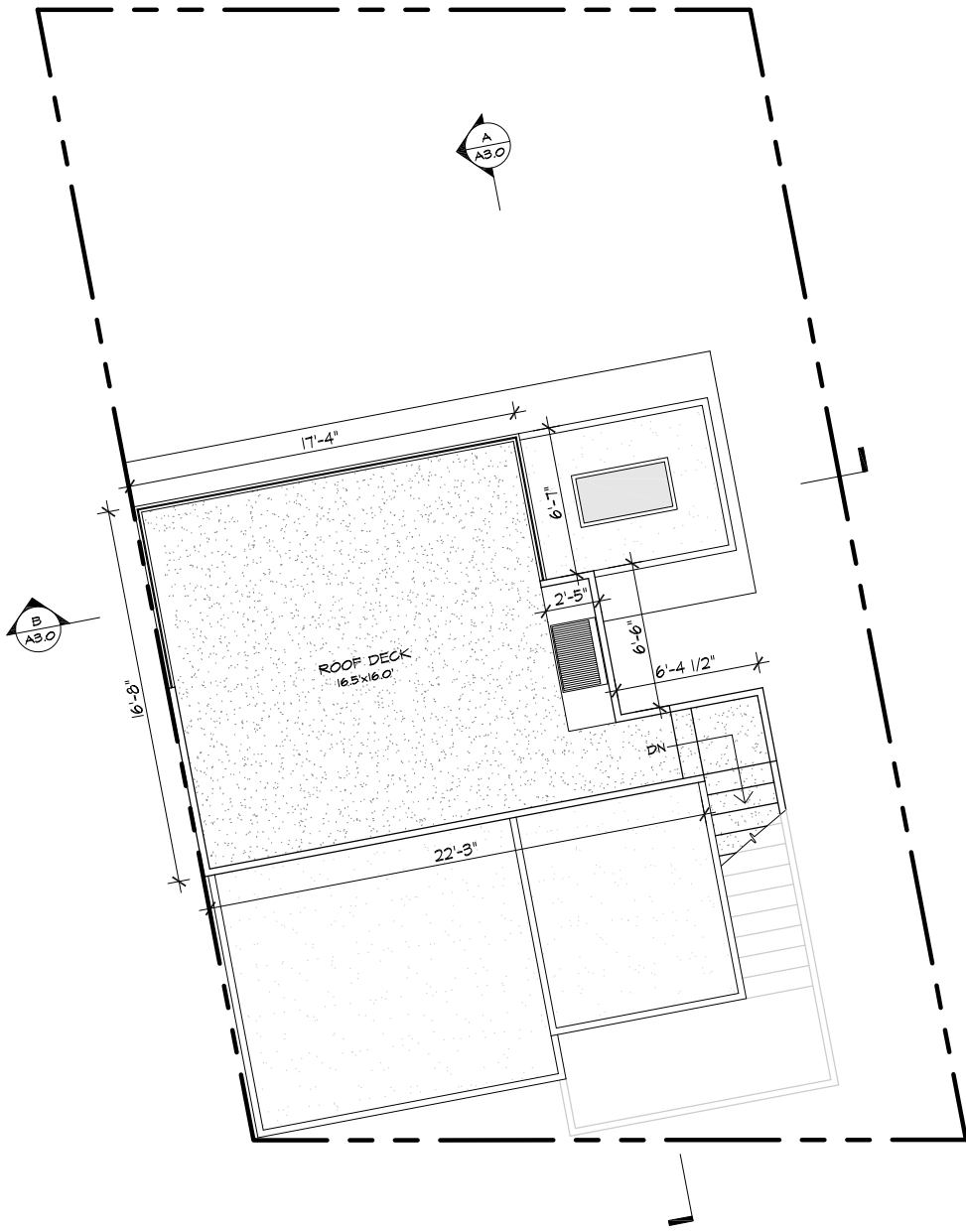
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PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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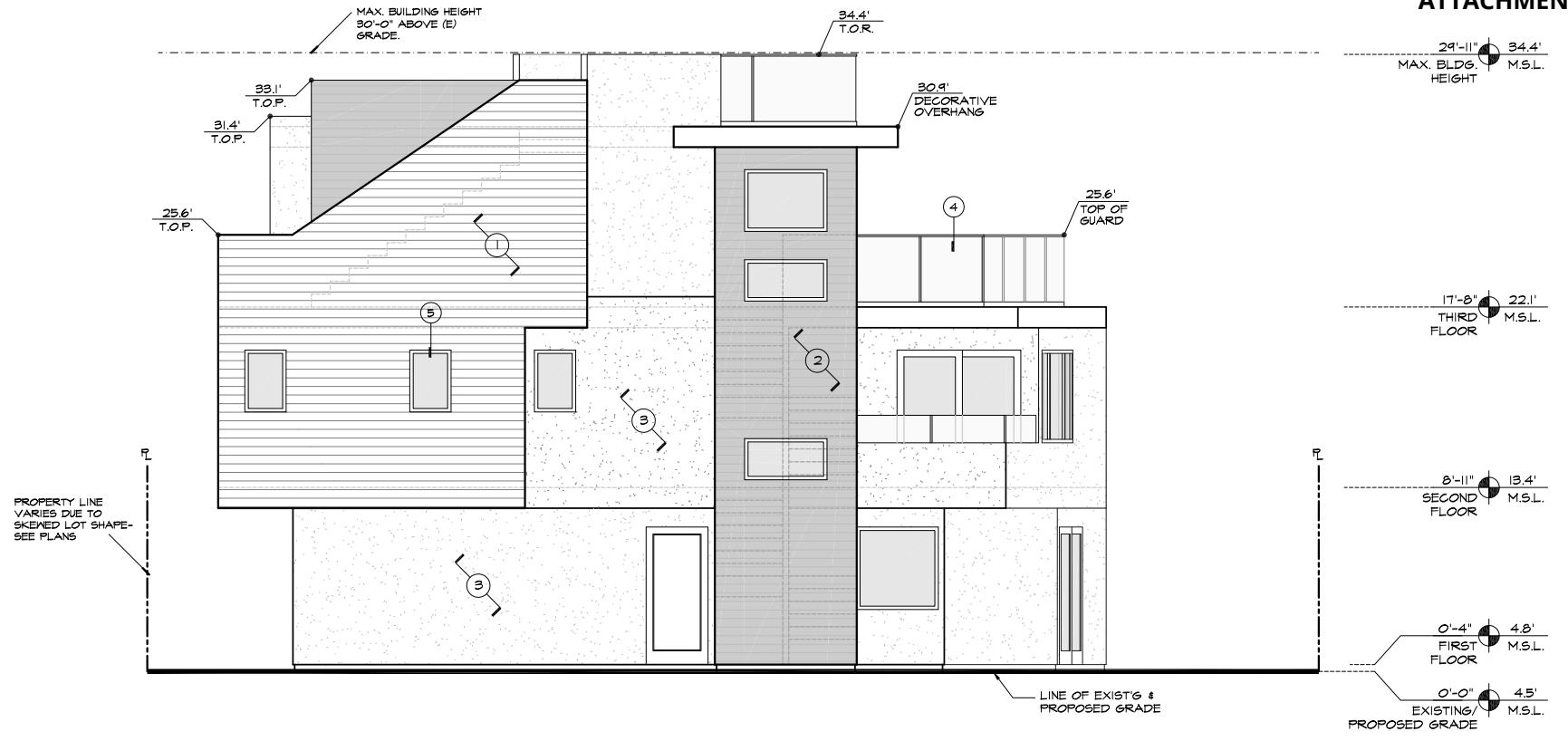
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FLOOR PLANS

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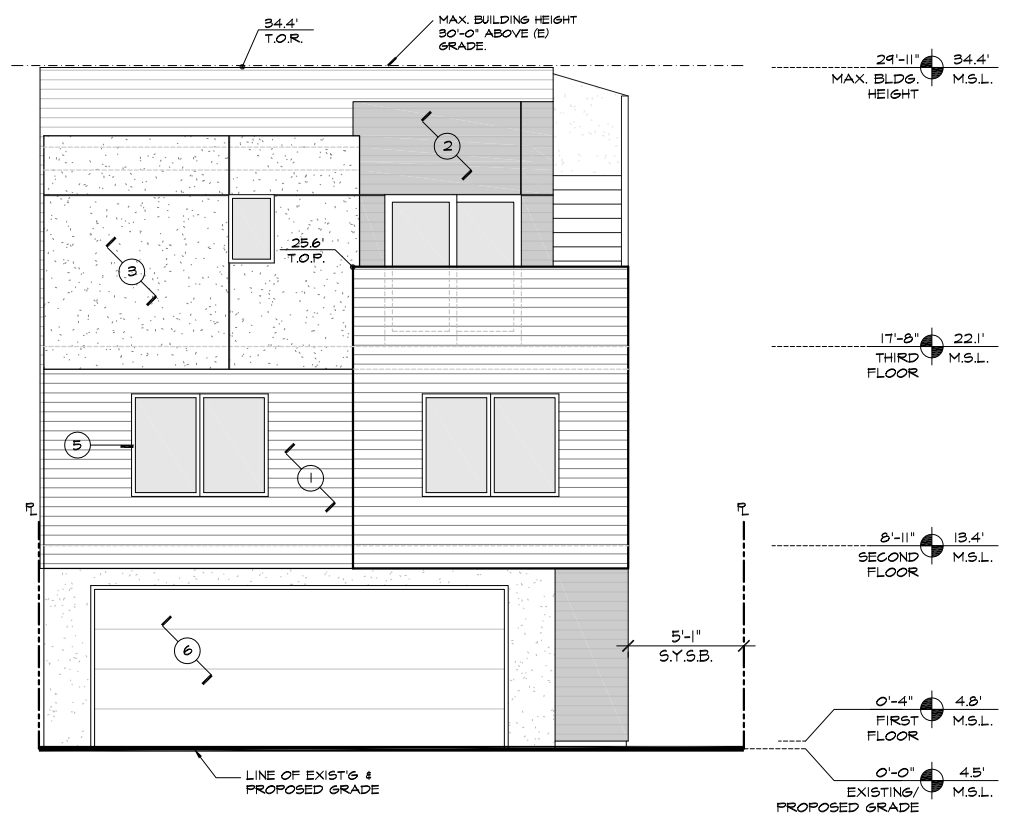
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EAST ELEVATION

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



SOUTH ELEVATION

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

KEY NOTES:

- ① 6" EXPOSURE JAMES HARDIE 'HARDIPLANK' LAP SIDING, RUSTIC CEDAR FINISH, INSTALL PER MANUF. SPECS. TYP. - COLOR #1 PER ARCHITECT APPROVAL, TYP.
- ② 6" EXPOSURE JAMES HARDIE 'HARDIPLANK' LAP SIDING, RUSTIC CEDAR FINISH, INSTALL PER MANUF. SPECS. TYP. - COLOR #2 PER ARCHITECT APPROVAL, TYP.
- ③ 7/8" EXT. CEMENT STUCCO W/ 'ENERGY' ACRYLIC FINISH COATING. COLOR PER OWNER/ ARCHITECT APPROVAL, (TYP.)
- ④ TEMPERED GLASS RAILING PER OWNER APPROVAL, 42" A.F.F., TYP.
- ⑤ VINYL WINDOWS, TYP.
- ⑥ GARAGE DOOR PER ARCHITECT APPROVAL

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Revision 7:

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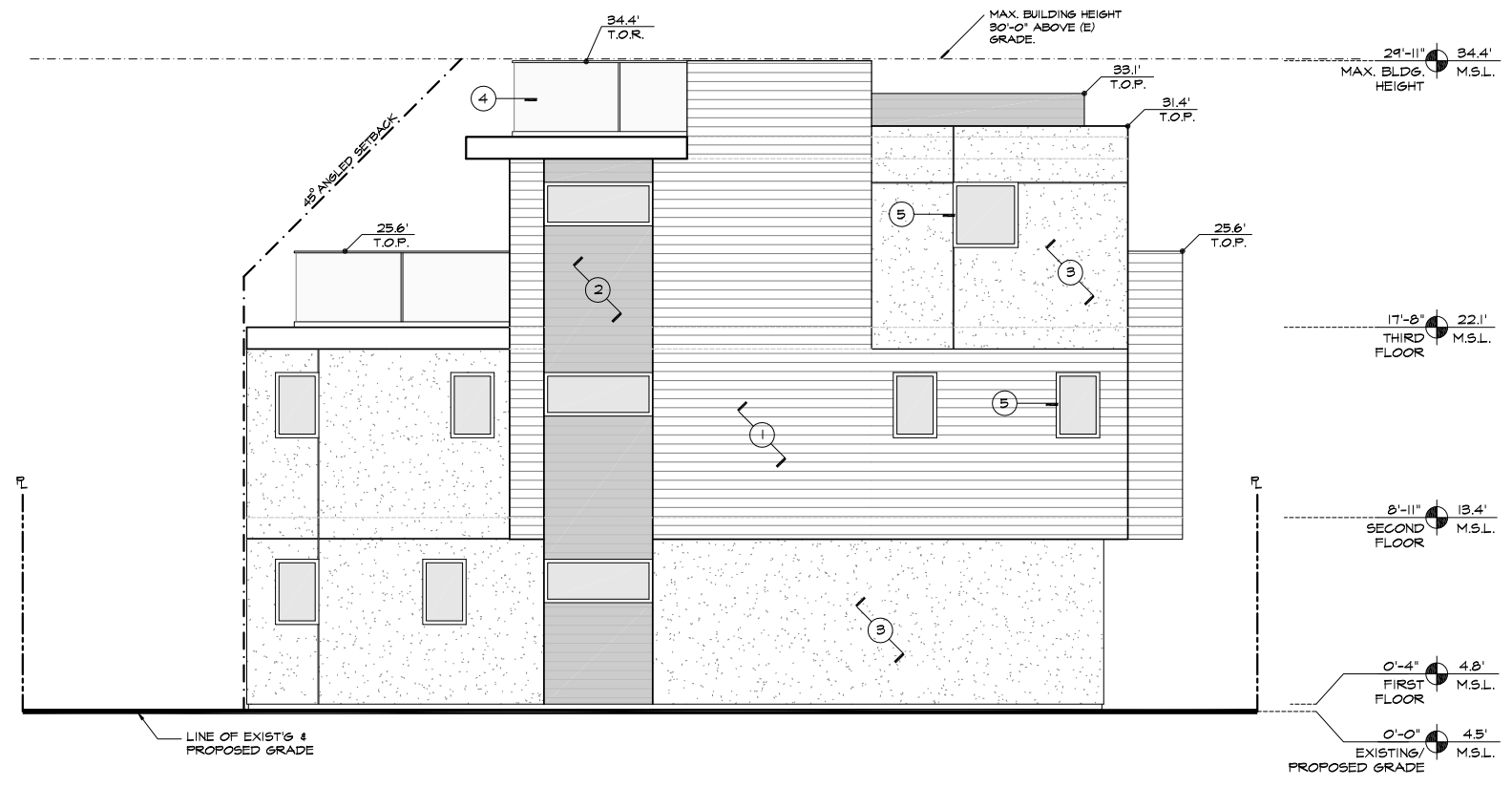
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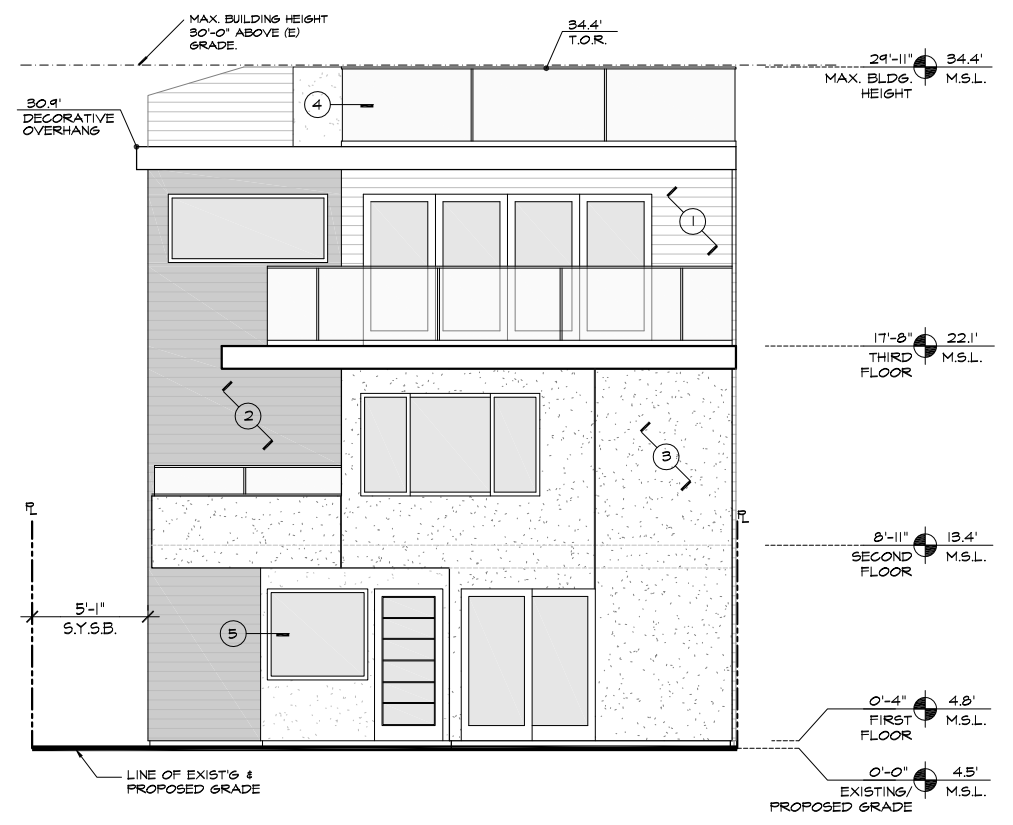
Sheet Title:
ELEVATIONS





WEST ELEVATION

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



NORTH ELEVATION

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

KEY NOTES:

- ① 6" EXPOSURE JAMES HARDIE 'HARDIPLANK' LAP SIDING, RUSTIC CEDAR FINISH. INSTALL PER MANUF. SPECS. TYP. - COLOR #1 PER ARCHITECT APPROVAL, TYP.
- ② 6" EXPOSURE JAMES HARDIE 'HARDIPLANK' LAP SIDING, RUSTIC CEDAR FINISH. INSTALL PER MANUF. SPECS. TYP. - COLOR #2 PER ARCHITECT APPROVAL, TYP.
- ③ 7/8" EXT. CEMENT STUCCO W/ 'ENERGY' ACRYLIC FINISH COATING. COLOR PER OWNER/ ARCHITECT APPROVAL, (TYP.)
- ④ TEMPERED GLASS RAILING PER OWNER APPROVAL, 42" A.F.F., TYP.
- ⑤ VINYL WINDOWS, TYP.
- ⑥ GARAGE DOOR PER ARCHITECT APPROVAL

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