



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 14, 2018 REPORT NO. HO-18-010

HEARING DATE: February 21, 2018

SUBJECT: PERRY STREET RESIDENCE CDP/NDP/VAR, Process Three Decision

PROJECT NUMBER: [529457](#)

OWNER/APPLICANT: Gary and Sue Weisman Trust, Owner/Bruce Peeling, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve the demolition of a dwelling unit and construction of a two-story, single dwelling unit with an attached three-car garage located at 2826 Perry Street in the Peninsula Community Planning area?

Staff Recommendation:

1. APPROVE Coastal Development Permit No. 1911580; and
2. APPROVE Neighborhood Development Permit No. 1911579; and
3. APPROVE Variance No. 1911581.

Community Planning Group Recommendation: On July 20, 2017, the Peninsula Community Planning Board voted 14-0-0 to recommend approval of the project with no conditions. (Attachment 8).

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 November 24, 2017, and the opportunity to appeal that determination ended December 12, 2017.

BACKGROUND

The project site is currently developed with a residential dwelling unit, built in 1948, located on the north side and eastern terminus of Perry Street directly adjacent to the San Diego Bay at 2826 Perry

Street (Attachment 1). The surrounding properties are fully developed and form a well-established, single dwelling unit residential neighborhood (Attachment 3). The existing structure is greater than 45 years old. Therefore, the building was evaluated for historical significance. Based on the materials submitted, staff concluded that the existing building is not historically significant, and not eligible for historic designation under local, state or federal criteria.

The 0.22-acre project site is located in the RS-1-7 Zone (Single Family Zone), Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, within the First Public Roadway (Rosecrans Street) and within the Peninsula Community Planning area. A Coastal Development Permit is required by San Diego Municipal Code (SDMC) Section 126.0702 for the proposed demolition and construction on a property within the Coastal Overlay Zone. A Neighborhood Development Permit is required by SDMC Section 143.0110 for development on a premises containing Environmentally Sensitive Lands (ESL) in the form of "Special Flood Hazard Area." The applicant is requesting a Variance pursuant to San Diego Municipal Code (SDMC) Section 126.0805, to reduce the rear yard setback from the required 13 feet to five feet. The existing residence currently observes a five foot rear yard setback in conformance with Variance No. 3041, approved by the Zoning Committee of the City of San Diego on April 7, 1948 (Attachment 11).

DISCUSSION

The project proposes demolition of the existing residence and construction of a 5,159-square-foot, two-story, single-family dwelling unit and deck on the 0.22-acre property. The project includes a three-car garage with access taken from Perry Street. The project site is a low lying area with the highest elevation being approximately seven feet above sea level in the western portion of the site. The site gradually drops in elevation easterly across the site to sea level at San Diego Bay along the far eastern side of the project site. The developable portion of the project site has been fully disturbed by previous development; however the site contains ESL in the form of a Special Flood Hazard Area along the eastern portion of the site. This Special Flood Hazard Area is within the 100 year flood plain as shown on Federal Insurance Rate Map (FIRM) and has a Base Flood Elevation of eight feet above mean sea level. Pursuant to the San Diego Municipal Code Section 143.0146(c)(6), the finished floor elevation of the proposed structure is required to be built 2.0 feet above the Base Flood Elevation. The proposed single-family dwelling unit will be located in the general footprint of the existing dwelling unit, with a finished first floor elevation two feet above the Base Flood Elevation to comply with the code requirement. The project maintains a setback of 23 feet, 9 inches from the eastern property line, at the Special Flood Hazard Area, similar to the existing home.

VARIANCE

The project is requesting a variance to the required 13-foot rear yard setback to allow a five foot rear yard setback. The current one-story dwelling unit observes a rear yard setback variance of 5 feet. The property was granted this variance in 1948, pursuant to Variance No. 4031 (Attachment 11). The current variance request will allow reasonable use of the land while avoiding the Special Flood Hazard Area on the east and south east portion of the site.

Low lying topography that is subject to flood hazards remains at the eastern property line. A 23-foot, 9-inch setback is observed and locates the structure away from the flood hazard area. If the flood hazard did not exist, the minimum required setback along the eastern side of the project would only

be 16 feet, 9 inches, which would allow the building to be placed closer to the eastern property line. The proposed project will maintain the same rear yard setback development pattern in the neighborhood. Many of the surrounding residences have a similar five foot rear yard setback (Attachment 3). Due to the Flood Hazard Area, the proposed residence needs to be sited in the western portion of the property with the higher ground elevation to avoid this flood hazard. As part of this permit review process, the project is required pursuant to San Diego Municipal Code Section 143.0141, to place the Flood Hazard Area/Environmentally Sensitive Lands area located along the project's east side into a covenant of easement to protect that portion of the property and prevent structure(s) from being located there. The covenant of easement will total approximately 1,240 square feet of area, or approximately 13 percent of the total lot area. Also, a four-foot-wide view easement along the rear yard and a 10-foot-wide view easement along the front yard must be recorded prior to construction pursuant to San Diego Municipal Code Section 132.0403. The view easement along the rear yard setback is only four feet wide as oppose to five feet to allow for a one foot eave overhang on the structure. These view easements total approximately 1,736 square feet in area or approximately 18 percent of the site. The existing topography, potential flood hazards and new easement requirements significantly restrict or limit where the new home can be placed on this property. For those reasons, staff can support the requested variance to reduce the rear yard setback to five feet.

SITE INFORMATION

Site drainage for the western portion of the site currently drains toward the public street and the proposed project accommodates this design. Drainage on the eastern portion of the project site, containing mostly landscaped areas and beach, will continue to sheet flow to San Diego Bay. The drainage design has been reviewed and accepted by Development Services Department's Engineering Section. A driveway is proposed at 12 feet in width to maximize on-street parking and to comply with the Coastal Parking Impact Overlay Zone regulations, San Diego Municipal Code Section 142.0560(j), which restricts the maximum driveway width to 12 feet.

The homes in the neighborhood vary in building height and structural massing. In general, older homes in the area tend to be smaller than newer homes in both height and mass. The newer homes tend to be two stories, at or near the 30 foot height limit and have greater massing. The proposed residence is similar in height and massing to the newer homes in the neighborhood. Surrounding the project site there are two-story single family homes to the north, west and south. The proposed residence will present a contemporary style of architecture, with metal clade fascia, light neutral stucco exterior walls, dark bronze colored windows, door and corner break metal trim with a flat roof. The project proposes zero cubic yards of cut, and 120 cubic yards of fill and import grading. The proposed residence will be approximately 24 feet in height, in compliance with the maximum 30-foot height limit and the angle building envelope plane requirement of 24 feet.

The project site is located within the First Public Roadway (Rosecrans Street) and the San Diego Bay, directly adjacent to the coastline with an identified public view down the center line of the Perry Street public right of way and an intermittent view down the rear yard setback area, as identified within the Peninsula Community Plan and Local Coastal Land Use Plan. As a permit condition, the project will record view easements through each setback area to preserve these public views in accordance with San Diego Municipal Code Section 132.0403. The view easement along Perry Street frontage will be 10 feet wide and the rear yard view easement will be four feet wide. This re-

development of the property will place the new dwelling unit eight feet further back from Perry Street, (front yard setback) than the existing dwelling unit, which will enhance the designated public view corridor looking eastward down Perry Street. The applicant has designed the project to conform to all the applicable regulations of the RS-1-7 Zone, Coastal Overlay Zone and Environmentally Sensitive Lands Regulations, except for the proposed variance to the rear yard setback.

CONCLUSION:

Staff is recommending that the Hearing Officer Approve Coastal Development Permit No. 1911580, Neighborhood Development Permit No. 1911579, and Variance No. 1911581, as all the permit findings can be made in the affirmative and aside from the requested Variance, the project meets all applicable development regulations and policies.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1911580, Neighborhood Development Permit No. 1911579 and Variance No. 1911581, with modifications.
2. Deny Coastal Development Permit No. 1911580, Neighborhood Development Permit No. 1911579 and Variance No. 1911581, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn Gargas, Development Project Manager

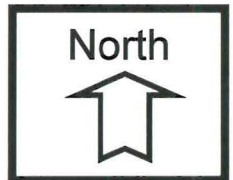
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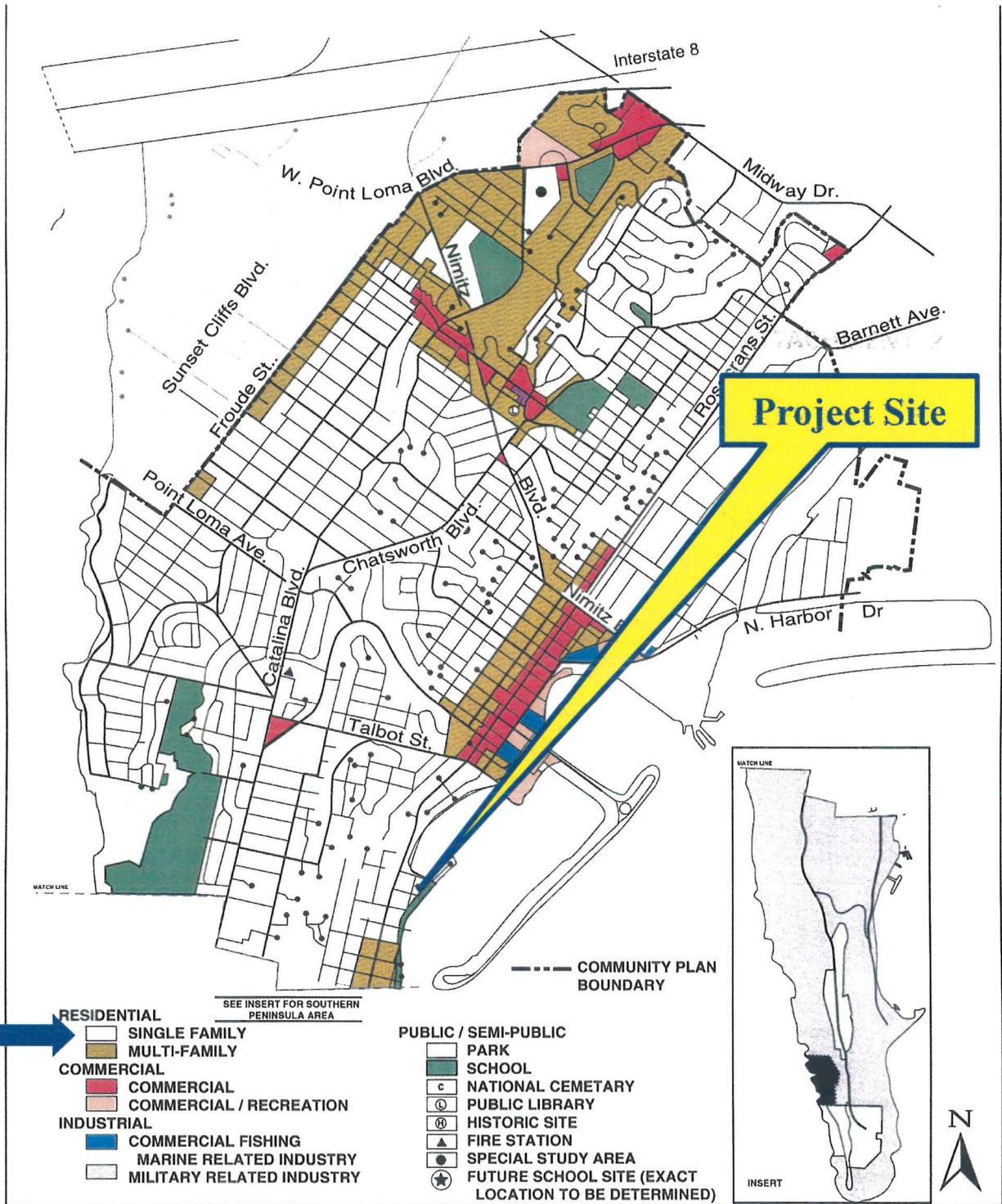
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans
11. Approved Variance No. 4031



Project Location Map

**PERRY STREET RESIDENCE CDP/NDP & VAR - 2826 PERRY STREET
PROJECT NO. 529457**





Land Use Map

**PERRY STREET RESIDENCE CDP/NDP & VAR - 2826 PERRY STREET
PROJECT NO. 529457 Peninsula**





Aerial Photo

**PERRY STREET RESIDENCE CDP/NDP & VAR – 2826 PERRY STREET
PROJECT NO. 529457**





Aerial Photo

**PERRY STREET RESIDENCE CDP/NDP & VAR – 2826 PERRY STREET
PROJECT NO. 529457**



ATTACHMENT 3



ATTACHMENT 3

PROJECT DATA SHEET

PROJECT NAME:	Perry Street Residence CDP/NDP & VAR – Project No. 529457
PROJECT DESCRIPTION:	CDP/NDP & VAR for demolition of an existing dwelling unit and construction of a 5,159-square-foot, two-story, single-family dwelling unit with an attached three-car garage on a 0.22-acre property.
COMMUNITY PLAN AREA:	Peninsula
DISCRETIONARY ACTIONS:	Coastal Development Permit, Neighborhood Development Permit & Variance
COMMUNITY PLAN LAND USE DESIGNATION:	Single Family Residential

ZONING INFORMATION:

ZONE: RS-1-7 Zone

HEIGHT LIMIT: 30/24-Foot maximum height limit.* 24 feet proposed

LOT SIZE: 7,000 square-foot minimum lot size – existing lot
9,730 sq. ft.

FLOOR AREA RATIO: 0.55 maximum - 0.53 proposed

FRONT SETBACK: 15 foot minimum – 15 feet proposed

SIDE SETBACK: 4 feet (west) & 16 feet 9 inches (east) minimum - 4 feet (west) & 23 feet 9 inches (east) proposed

STREETSIDE SETBACK: 10 foot min. – NA

REAR SETBACK: 13 foot minimum - 5 feet proposed (Variance Request)

PARKING: 2 parking spaces required – 3 proposed.

* Required Angle Building Envelope Plane of 24 feet.

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family Residential; RS-1-7 Zone	Single Family Residence
SOUTH:	Single Family Residential; RS-1-7 Zone	Single Family Residence
EAST:	Open Space	Pacific Ocean/San Diego Bay

ATTACHMENT 4

WEST:	Single Family Residential; RS-1-7 Zone	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	Request to reduce the rear setback from 13 feet to 5 feet.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Peninsula Community Planning Board voted 14-0-0 to recommended approval of the project at their July 20, 2017 meeting.	

HEARING OFFICER RESOLUTION NO. ____
COASTAL DEVELOPMENT PERMIT NO. 1911580/NEIGHBORHOOD DEVELOPMENT PERMIT NO.
1911579 AND VARIANCE NO. 1911581
PERRY STREET RESIDENCE - PROJECT NO. 529457

WHEREAS, Gary and Sue Weisman Trust, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family residence with a detached garage, and construct a two-story single-family residence with attached garage and deck (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1911580, 1911579 and 1911581), on portions of a 0.22-acre property;

WHEREAS, the project site is located at 2826 Perry Street, in the RS-1-7 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (appealable), First Public Roadway, Parking Impact Overlay Zone (Coastal-Impact), Airport Influence Areas Overlay Zone (SD International Airport - Review Area 2), the FAA Part 77 Noticing Area Overlay Zone (SD International Airport threshold at 140 feet MSL & North Island NAS threshold at 81 feet MSL), and is within the Peninsula Local Coastal Program and Peninsula Community Plan area;

WHEREAS, the project site is legally described as: Lots 7 and 8 and the easterly 25 feet of Lot 1, in Lot 164 of the Pueblo Lands of San Diego, according to Map thereof made by Charles M. Poole in 1856, a copy of which said Map was filed in the Office of County Recorder of San Diego County on November 14, 1921 and is known as Miscellaneous Map No. 35;

WHEREAS, on November 24, 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 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;

WHEREAS, on February 21, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1911580, Neighborhood Development Permit No. 1911579 and Variance No. 1911581 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 February 21, 2018.

Coastal Development Permit - Section 126.0708

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

The project site is currently developed with a one-story dwelling unit. This project proposes to demolish the residence and construct a new two-story, single-family dwelling unit. The new residence will be situated in approximately the same footprint as the existing residence. The project site is located directly adjacent to the San Diego Bay coastline. The proposed project is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coastline. The project site is located within the First Public Roadway (Rosecrans Street) and San Diego Bay, directly adjacent to the coastline with an identified public view looking easterly down Perry Street public right of way and an intermittent view down the rear yard setback area, as identified within the Peninsula Community Plan and Local Coastal Land Use Plan. As required by a permit condition, the project will record view easements through each setback area to preserve these public views in accordance with San Diego Municipal Code Section 132.0403. The view easement along Perry Street frontage will be 10 feet wide and the rear yard view easement will be four feet wide. However, project development will be fully contained within the existing legal lot area. The proposed project meets all of the development standards, such as building setbacks and floor area ratio required by the underlying zone, except for the requested Variance to reduce the rear yard setback. Thus, the proposed residential dwelling unit development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Peninsula Local Coastal Program land use plan; and the proposed redevelopment will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Peninsula Community Plan and Local Coastal Program Land Use Plan.

2. The proposed coastal development will not adversely affect Environmentally Sensitive Lands.

The project site has been fully graded and developed with a single family dwelling unit built in 1948. The site contains environmentally sensitive resources in the form of Special Flood Hazard Area on the project's east side. The project proposes to demolish the existing residence and construct a new two-story, residential dwelling unit with an attached, three-car garage in approximately the same footprint on the lot as the existing residence. The eastern portion of the site contains the Special Flood Hazard Area, which will remain and be protected with the recording of a covenant of easement as a condition of the permit. The site currently drains toward the public street for all of the proposed impervious surface areas and the non-impervious areas of the western half of the project site. The eastern side of the project site, containing mostly landscaped areas and beach will sheet flow to San Diego Bay. The drainage design has been reviewed and accepted by the Development Services Department's Engineering Section. Environmental review determined that the project would not have a significant environmental effect and found it categorically exempt under the California Environmental Quality Act (CEQA). The project was previously graded and redevelopment of this site proposes zero cubic yards of cut, and 120 cubic yards of fill, for a total import of 120 cubic yards. Based on the above, this proposed redevelopment of a new single-family dwelling unit will not adversely affect Environmentally Sensitive Lands.

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

The proposed development to demolish an existing residence and construct a new two-story single dwelling unit with attached garage is located in an area identified as Single-Family Residential, up to 9 Dwelling Units (DU) per acre within the Peninsula Community Plan (PCP). The residential use of the property is consistent with the land use designation at 5 DU/acre. The project is designed to conform to all of the applicable development regulations of the RS-1-7 Zone, the Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, Parking Impact (Coastal) Overlay Zone, First Public Roadway, Airport Influence Area and the Sensitive Coastal Overlay Zone. Geotechnical Investigation Reports were prepared and reviewed that analyze existing and potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate with a factor of safety over 1.5 and, overall, the site was found to be suitable for the proposed development with a recommendation that the foundation be designed as a deep foundation with concrete caissons or piles, that the proposed development will not be subject to later spread or flow slide potential. The proposed residence will be approximately 24 feet in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 15 feet, the required side setbacks of 4 and 16 feet, 9 inches. However, a variance is requested to reduce the rear setback from 13 feet to 5 feet. The project proposes a floor area ratio of 0.53 and which conforms to the maximum floor area ratio of 0.56.

The project site is located directly adjacent to the coastline with an identified easterly public view down the Perry Street public right of way and an intermittent view down the rear yard setback area, as identified within the Peninsula Community Plan and Local Coastal Land Use Plan. As a permit condition, the project will record view easements through each setback area to preserve these public views in accordance with San Diego Municipal Code Section 132.0403. The view easement along Perry Street frontage will be 10 feet wide and the rear yard view easement will be four feet wide. Project development will be fully contained within the existing legal lot area. Public access to the coastline will remain as it currently exist at the terminus of Perry Street, which will remain open. Therefore, the proposed project has been determined to be 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 0.22-acre site, currently developed with an existing residence, is located within a well-developed residential neighborhood directly adjacent to the San Diego Bay coastline. The project site is located on privately owned property within the first public road (Rosecrans Street) and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The project site is located directly adjacent to the coastline with an identified easterly

public view down the Perry Street public right of way and an intermittent view down the rear yard setback area, as identified within the Peninsula Community Plan and Local Coastal Land Use Plan. As a permit condition, the project will record view easements through each setback area to preserve these public views in accordance with San Diego Municipal Code Section 132.0403. The view easement along Perry Street frontage will be 10 feet wide and the rear yard view easement will be 4 feet wide. Project development will be fully contained within the existing legal lot area. Public access to the coastline will remain as it currently exist at the terminus of Perry Street, which will remain open. The proposed redevelopment of the property will maintain the existing public walkway within the public right-of-way. Due to these factors the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Neighborhood Development Permit - Section 126.0404

A. General Findings

1. The proposed development will not adversely affect the applicable land use plan;

The project proposes to demolish an existing residence and construction of a 5,159-square-foot, two-story, residential dwelling unit with an attached three-car garage. The proposed project is located in an area identified as Single-Family Residential (up to 9 DU/acre) within the Peninsula Community Plan (PCP). The residential use of the property is consistent with the land use designation at 5 DU/acre. The proposed development has been found consistent with the identified public access and identified public views of the Peninsula Community Plan and Local Coastal Land Use Plan, and the RS-1-7 Zone development regulations, allowed density and design recommendations, except for the Variance request to reduce the rear yard setback. Thus, this residential dwelling unit redevelopment will not adversely affect the Peninsula Community Plan and Local Coastal Land Use Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

The proposed demolition of an existing residence and construction of a new 5,159-square-foot, two-story, residential dwelling unit with an attached three-car garage has been designed to comply with all of the applicable development regulations, including those of the RS-1-7 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal) Overlay Zone and the Sensitive Coastal Overlay Zone, except for the Variance request to reduce the rear yard setback. The project site contains Environmentally Sensitive Lands (ESL) in the form of a Special Flood Hazard Area along the eastern portion of the site. This Special Flood Hazard Area is within the 100 year flood plain as shown on Federal Insurance Rate Map (FIRM) and has a Base Flood Elevation of eight feet above mean sea level. Pursuant to the San Diego Municipal Code Section 143.0146(c)(6), the finished floor elevation of the proposed structure is required to be built 2.0 feet above the Base Flood Elevation. The proposed single-family dwelling unit will be located in the general footprint of the existing dwelling unit, with the finished first floor two feet above the Base Flood Elevation to comply with the code requirement. The project includes three off-street parking spaces, which exceeds the minimum of two required off-street parking spaces. Also, the

project includes a 12-foot wide driveway to maximize on-street parking and to comply with the Coastal Parking Impact Overlay Zone regulations, San Diego Municipal Code Section 142.0560(j), which restricts the maximum driveway width to 12 feet. Environmental review determined that the project would not have a significant environmental effect and found it categorically exempt under the California Environmental Quality Act (CEQA). The project will not have any impact on the provision of essential public services. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The proposed demolition of an existing residence and construction of a new 5,159-square-foot, two-story, single dwelling unit with an attached three-car garage, will comply with the development regulations of the RS-1-7 Zone, Coastal Overlay Zone, Sensitive Coastal Overlay Zone and Local Coastal Program for the La Jolla Community Plan area, except for the Variance request to reduce the rear yard setback. The submitted Geotechnical Investigation Reports were prepared and reviewed to analyze existing and potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate with a factor of safety over 1.5 and, overall, the site was found to be suitable for the proposed development with a recommendation that the foundation be designed as a deep foundation with concrete caissons or piles, that the proposed development will not be subject to later spread or flow slide potential. The proposed residence will be approximately 24 feet in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 15 feet, the required side setbacks of 4 and 16 feet, 9 inches. However, a variance is requested to reduce the rear setback from 13 feet to 5 feet. The project proposes a floor area ratio of 0.53 and which conforms to the maximum floor area ratio of 0.56. Aside from the requested Variance to reduce the rear yard there are no other proposed variances or deviations to the development regulations of the Land Development Code. The other building setbacks, drainage, lot coverage, building mass, building height, public views, public access and driveway width and will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, except for the requested Variance to the rear yard setback.

B. Supplemental Findings--Environmentally Sensitive Lands**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

The project site contains Environmentally Sensitive Lands in the form of Special Flood Hazard Area. The proposed new residence will be located in approximately the same location of the existing residence, with a proposed 23-foot, 9 inch setback along the east side or San Diego Bay side. Based on staff's review of the proposed grading plans, landscape plans and the project's geologic reports it was determined that the proposed site has adequate geologic stability, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent Special Flood Hazard Area (Environmentally Sensitive Lands). Site drainage currently exists and is designed to drain toward the public street for the impervious surface areas and the western half of the project site. The eastern side of the project site will sheet flow to San Diego Bay. The drainage design has been reviewed and accepted by the City's Engineering Section. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse effects to those persons or other properties in the vicinity. The project site is relatively flat and grading operations would entail approximately zero cubic yards of cut, 120 cubic yards of fill and 120 cubic yards of import to the site. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

The grading plans, landscape plans and geologic reports determined that the proposed site has adequate geologic stability, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent Special Flood Hazard Area (Environmentally Sensitive Lands). To avoid erosional forces to the site, the drainage plan is designed to drain toward the public street for the impervious surface areas and the western half of the project site. The eastern side of the project site will sheet flow to San Diego Bay. The drainage design has been reviewed and accepted by the City's Engineering Section. The adjacent Special Flood Hazard Area is within the 100 year flood plain as shown on Federal Insurance Rate Map (FIRM) and has a Base Flood Elevation of eight feet above mean sea level. Pursuant to the San Diego Municipal Code Section 143.0146(c)(6), the finished floor elevation of the proposed structure is required to be built 2.0 feet above the Base Flood Elevation. The proposed single-family dwelling unit will be located in the general footprint of the existing dwelling unit, with the finished first floor elevation two feet above the Base Flood Elevation to comply with the code requirement. Compliance with the geology and

engineering permit conditions will ensure that new structure would be built to reduce the potential for geologic impacts from regional hazards. The project site is relatively flat and grading operations would entail approximately zero cubic yards of cut, 120 cubic yards of fill and 120 cubic yards of import to the site. The project is not within a fire hazard area. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The project site contains Environmentally Sensitive Lands in the form of Special Flood Hazard Area. The proposed development will take place entirely within private property and the new residence will be located in approximately the same location of the existing residence, with a proposed 23-foot, 9 inch setback along the east side of San Diego Bay, not encroach on any Environmentally Sensitive Lands. As a permit condition, the project is required to place the Flood Hazard Area/Environmentally Sensitive Lands area located along the project's east side into a covenant of easement to protect that portion of the property and prevent structure(s) from being located there. The proposed grading plans, landscape plans and the project's geologic reports demonstrate that the proposed site has adequate geologic stability, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the Special Flood Hazard Area (Environmentally Sensitive Lands). The project site is relatively flat and grading operations would entail approximately zero cubic yards of cut, 120 cubic yards of fill and 120 cubic yards of import to the site. The site currently drains toward the public street for all of the proposed impervious surface areas and the non-impervious areas of the western half of the project site. The eastern side of the project site, containing mostly landscaped areas and beach will sheet flow to San Diego Bay. The drainage design has been reviewed and accepted by the Development Services Department's Engineering Section. Environmental review determined that the project would not have a significant environmental effect and found it categorically exempt under the California Environmental Quality Act (CEQA).

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse effects to those persons or other properties in the vicinity. The project is adding Best Management Practices filters to collect all run off and avoid any potential drainage from spilling on to the public areas from private improvements. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The project proposes to demolition of an existing residence and construction of a new 5,159-square-foot, two-story, single family residence with an attached three-car garage. The site is located at 2826 Perry Street, RS-1-7 zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal) Overlay Zone, First Public Roadway and within the Peninsula Community Planning area.

The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA). Therefore, the subject finding does not apply to this project.

Variance - Section 126.0805

1. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

The project site is currently developed with a one-story dwelling unit that observes a five-foot rear yard setback. This project proposes to demolish the residence and construct a new two-story, single-family dwelling unit. The property was granted the variance in 1948 allowing a five-foot rear yard setback, where 13 feet is required. This variance was granted to locate the structure toward the west, on the higher elevation area of the property and away from the low lying eastern portion of the site adjacent to the San Diego Bay that is subject to periodic flooding.

This same flood prone area still exists today. The project site is a low lying area with the highest elevation being approximately seven feet above sea level in the western portion of the site, with a gradual drop in elevation heading easterly across the site to the San Diego Bay at sea level along the far east side of the project site. This eastern portion of the site contains and is identified as a Special Flood Hazard Area. This Special Flood Hazard Area is within the 100 year flood plain as shown on Federal Insurance Rate Map (FIRM) and has a Base Flood Elevation of eight feet above mean sea level. Pursuant to the San Diego Municipal Code Section 143.0146(c)(6), the finished floor elevation of the proposed structure is required to be built 2.0 feet above the Base Flood Elevation. The proposed single-family dwelling unit will be located in the general footprint of the existing dwelling unit, with a finished first floor elevation two feet above the Base Flood Elevation to comply with the code requirement. A proposed permit condition to place the Flood Hazard Area/Environmentally Sensitive Lands area located along the project's east side into a recorded covenant of easement to protect and prohibit development on that portion of the property. The covenant of easement will total approximately 1,240 square-feet of area, or approximately 13 percent of the lot. Also, a four foot wide view easement along the rear yard and a 10 foot wide view easement along the front yard are being required to be recorded. These view easements total approximately 1,736 square feet in area or approximately 18 percent. These

requirements significant restrict or limit where the new home can be placed on this property and necessitates the need for the requested variance.

These special circumstances as stated here do not apply generally to the land or premises in the neighborhood, and these stated topographic conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

The eastern portion of the property is a low lying area adjacent to the San Diego Bay in a Special Flood Hazard Area subject to period flooding. The granting of the variance would allow the proposed residence to be placed in an area of higher elevation, further away from the flood prone area and into the western portion of the property, allowing reasonable use of the land. The applicant is requesting the same rear yard setback as approved in 1948. The property still has the same low lying topography that is subject to flood hazards. The project's proposed design will locate the residence in approximately the same footprint as the existing structure, with a 23 foot 9 inch setback from the eastern property line to locate the structure away from the flood hazard area. If the flood hazard did not exist, the minimum required setback along the eastern side of the project would only be 16 feet, 9 inches. As part of this permit review process, the project is required to place the Flood Hazard Area/Environmentally Sensitive Lands area located along the project's east side into a covenant of easement to protect that portion of the property and prevent structure(s) from being located there. The covenant of easement will total approximately 1,240 square-foot of area, or approximately 13 percent of the total lot area. Also, a four-foot-wide view easement along the rear yard and a 10-foot-wide view easement along the front yard are being required to be recorded. These view easements total approximately 1,736-square-foot in area or approximately 18 percent. The existing topography, potential flood hazards and new easement requirements significantly restrict or limit where the new home can be placed on this property. Without the requested variance the applicant would have significantly restricted area to place the proposed residence and would deprive the applicant reasonable use of the land and the granting of this proposed variance is the minimum variance that will permit reasonable use of the land.

3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

Granting the renewal of the five-foot-rear-yard setback variance would be consistent with the intent of the Land Development Code, and bring the proposed development into harmony with the general purpose of the regulations. The setback placement of the proposed structures will have a similar rear yard setback and pattern of development when compared to the neighboring properties. The project site contains Environmentally Sensitive Lands (ESL) in the form of a Special Flood Hazard Area along the eastern portion of the site. This Special Flood Hazard Area is within the 100 year flood plain as shown on Federal

Insurance Rate Map (FIRM) and has a Base Flood Elevation of eight feet above mean sea level. Pursuant to the San Diego Municipal Code Section 143.0146(c)(6), the finished floor elevation of the proposed structure is required to be built 2.0 feet above the Base Flood Elevation. The proposed single-family dwelling unit will be located in the general footprint of the existing dwelling unit, two feet above the Base Flood Elevation to comply with the code requirement, which is a related health and safety regulation. Thus the granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to public health, safety or welfare.

4. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.

The project site is currently developed with a one-story dwelling unit. This project proposes to demolish the residence and construct a new two-story, single-family dwelling unit. The property was granted a variance in 1948 allowing a five-foot rear yard setback, where 13 feet is required. This variance was granted primarily due to the low lying eastern portion of the site adjacent to the San Diego Bay that is subject to periodic flooding.

Granting the same five-foot rear yard setback variance that was granted to this property in 1948 would be consistent with the intent of the Land Development Code and will bring the proposed development into harmony with the general purpose of the regulation. The setback placement of the proposed structures will have a similar rear yard setback and pattern of development when compared to the neighboring properties. The proposed development to demolish an existing residence and construct a new two-story single dwelling unit with attached garage is located in an area identified as Single-Family Residential, up to 9 Dwelling Units (DU) per acre within the Peninsula Community Plan (PCP). The residential use of the property is consistent with the land use designation at 5 DU/acre. The proposed single-family dwelling unit with an attached garage will be placed in approximately the same footprint as the existing structures built in 1948. The proposed designed project will recorded public view easements as a condition of approval, which will also conform to and enhance identified public views of the Peninsula Community Plan and local Coastal Program Plan. Granting of this proposed variance will not adversely affect the Peninsula Community Plan.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1911580, Neighborhood Development Permit No. 1911579 and Variance No. 1911581 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1911580, 1911579 and 1911581 a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

ATTACHED

BE IT FURTHER RESOLVED that based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1911580, Neighborhood Development Permit No. 1911579 and Variance No. 1911581 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1911580, 1911579 and 1911581 a copy of which is attached hereto and made a part hereof.

Adopted on: February 21, 2018

IO#: 24007139

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

WHEN RECORDED MAIL TO
WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007139

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1911580, NEIGHBORHOOD DEVELOPMENT PERMIT NO.
1911579 AND VARIANCE NO. 1911581

PERRY STREET RESIDENCE - PROJECT NO. 529457

HEARING OFFICER

This Coastal Development Permit No. 1911580/Neighborhood Development Permit No. 1911579 and Variance No. 1911581 is granted by the Hearing Officer of the City of San Diego to Gary Weisman and Sue Weisman Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702, 126.0402(b), 143.0145 and 143.0146. The 0.22-acre site is located at 2826 Perry Street, in the RS-1-7 Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (appealable), First Public Roadway, Parking Impact Overlay Zone (Coastal-Impact), Airport Influence Areas Overlay Zone (SD International Airport - Review Area 2), the FAA Part 77 Noticing Area Overlay Zone (SD International Airport threshold at 140 feet MSL & North Island NAS threshold at 81 feet MSL), and is within the Peninsula Local Coastal Program and Community Plan area. The project site is legally described as: Lots 7 and 8 and the easterly 25 feet of Lot 1, in Lot 164 of the Pueblo Lands of San Diego, according to Map thereof made by Charles M. Poole in 1856, a copy of which said Map was filed in the Office of County Recorder of San Diego County on November 14, 1921 and is known as Miscellaneous Map No. 35.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single family residence and detached garage, and construct a two-story single-family residence with attached garage and deck described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 21, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing residence, detached garage and construction of a 5,159-square foot, two-story, single-family dwelling unit with an attached three-car garage and deck on a 0.22-acre property;
- b. Variance – to reduce the minimum rear yard setback from 13 feet to five feet;
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking;
- e. Fences, planters, deck and existing concrete wall; and
- f. 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 March __, 2021 (pending California Coastal Commission Appeal Period).
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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

9. 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.

10. 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.

11. 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.

12. 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 REQUIREMENTS:

13. 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.

AIRPORT REQUIREMENTS:

14. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

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

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot-wide driveway per current City Standards, adjacent to the site on Perry Street.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new curb and gutter, adjacent to the site on Perry Street

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

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

PLANNING/DESIGN REQUIREMENTS:

21. 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.

22. 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.

23. Prior to the issuance of any construction permits, the Owner/Permittee shall record a four-foot wide View Corridor Easement along the northern property rear yard setback areas and a 10-foot wide View Corridor Easement along the Southern property front yard setback area as shown on Exhibit "A," in accordance with SDMC section 132.0403.

24. Open fencing and landscaping may be permitted within the View Corridor Easement, provided such improvements and landscaping do not significantly obstruct public views of the ocean. Landscape within the front and rear yard view corridors shall be planted and maintained to preserve and enhance public views to the ocean.

25. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Special Flood Hazard Areas, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

26. 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.

GEOLOGY REQUIREMENT:

27. Prior to the issuance of any construction permits (either grading or building), the Owner/Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for

adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

28. Prior to the issuance of any Permit to work in the Public ROW, all proposed "PRIVATE" water and sewer pipelines within the public ROW must be located and labeled on an approved Construction Record Drawing so as to clearly convey the following: the sewer line's identity as "PRIVATE", the diameter, the type of material, its approximate location relative to the nearest property line, and the approved EMRA.

ATTACHMENT 6

29. Prior to the issuance of any Certificate of Occupancy, the Owner/Permittee must both abandon the existing, and construct the proposed, water and sewer service lines within the public ROW to the satisfaction of the City Engineer and Public Utilities Director.

INFORMATION ONLY: DEPARTMENT REQUIREMENTS:

28. • The issuance of this discretionary permit alone does not allow the immediate commencement and/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.

29. • 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 February 21, 2018, by Resolution No. _____.

Permit Type/PTS Approval No.: CDP No. 1911580, NDP No. 1911579 & VAR No. 1911581
Date of Approval: February 21, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
Development Project Manager

ATTACHMENT 6

Permit Type/PTS Approval No.: CDP No. 1911580, NDP No. 1911579 & VAR No. 1911581
Date of Approval: February 21, 2018

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

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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.

Permit Type/PTS Approval No.: CDP No. 1911580, NDP No. 1911579 & VAR No. 1911581
Date of Approval: February 21, 2018

Gary Weisman and Sue Weisman Trust
Owner/Permittee

Permit Type/PTS Approval No.: CDP No. 1911580, NDP No. 1911579 & VAR No. 1911581
Date of Approval: February 21, 2018

By _____
Gary J. Weisman, Trustee

Permit Type/PTS Approval No.: CDP No. 1911580, NDP No. 1911579 & VAR No. 1911581
Date of Approval: February 21, 2018

Gary Weisman and Sue Weisman Trust
Owner/Permittee

By _____
Sue Weisman, Trustee

Permit Type/PTS Approval No.: CDP No. 1911580, NDP No. 1911579 & VAR No. 1911581
Date of Approval: February 21, 2018

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

NOTICE OF EXEMPTION

ATTACHMENT 7

(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: Perry Street Residence

Project No. 529457/SCH No.: N/A

Project Location-Specific: 2826 Perry Street, San Diego, CA 92106

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

Description of nature and purpose of the Project: COASTAL DEVELOPMENT PERMIT (CDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for ENVIRONMENTALLY SENSITIVE LANDS (ESL), and VARIANCE to demolish an existing single family residence and detached garage, and to allow the construction of a two story single-family residence with attached garage and deck, totaling approximately 5,159 square feet, on a 0.22 acre site. A Variance is requested to reduce rear yard setback to 5 feet. The 0.22-acre site is located within the RS-1-7 zone of the Peninsula Community Plan, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact), 1st Public Roadway, Airport Influence Area (Review Area 2), and the Federal Aviation Administration Part 77 Noticing area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Bruce Peeling, Bruce Peeling Architect (Firm), 3538 Inez Street, San Diego, CA 92106, (619) 517-7400

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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15302, which consists of replacement or reconstruction of existing structures and facilities, where the new structure will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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

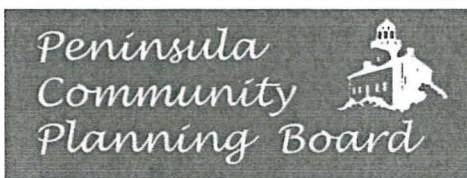
Annex M AICP, Senior Planner
Signature/Title

December 8, 2017
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



MEETING MINUTES

July 20, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board was held on Thursday, July 20, 2017 at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego California 92106.

The meeting was called to order by Chair Jon Linney at 6:32 p.m.

PRESENT (13): Patricia Clark, Bruce Coons, David Dick, Robert Goldyn, Jim Hare, Brad Herrin, Joe Holasek, Fred Kosmo, Mark Krencik, Jon Linney, Jerry Lohla, Laura Miller, Julia Quinn, Don Sevrens, Margaret Virissimo

ABSENT (0):

Parliamentary Items

Meeting Minutes: Approval of **June** PCPB meeting minutes by Jerry Lohla second by Laura Miller.

June minutes were approved 14-1-0

Yes: Clark, Coons, Dick, Goldyn, Hare, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Quinn, Sevrens, Virissimo

Abstaining: Linney

Absent:

Secretary's Report: Margaret Virissimo

No Report

Treasurer's Report: Patricia Clark

Reported that our PCPB bank account balance is currently \$552.92

Chair's Report: Jon Linney

Jon Linney spoke about the Canon Street Pocket Park workshop to be held at the Portuguese hall in Point Loma, July 26 @ 6:30pm. He encouraged that all board members attend this meeting.

Julia Quinn requested that the flyer for workshop be posted onto PCPB social media Facebook page.



2. **2826 Perry Street Residence CDP and VAR – Applicant: Bruce Peeling**

Speaker made a presentation and asked for a CDP and VAR, city is being tough needs the PCPB board to support this request. No concerns from the community, audience members. Mark Krencik stated he does not see no major issues, project review committee voted in favor of project.

Motion by Don Sevens Second by Margaret Virissimo

Motion: Move to approve CDP & Variance request for property 2826 Perry Street

Yes: Clark, Coons, Dick, Goldyn, Hare, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Quinn, Sevens, Virissimo

No: none

Abstention: Linney

(14-0-1) Motion Passed to Approve

3. **Companion Unit Regulations – Robert Goldyn**

City staff has proposed an amendment to the City's municipal code and local coastal program to modify the companion unit regulations. Planning Commission Report explains several senate and assembly bills that have been passed, and provides recommendations on these bills from the Technical Advisory Committee, Technical Monitoring Team, and the Community Planners Committee.

Motion by Jim Hare Second by Margaret Virissimo

Motion: Approve staff recommendation for companion units with additions per the CPC code monitor team and the tech advisory team.

Yes: Coons, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Virissimo

No: Clark, Sevens

Abstention: Linney, Kosmo, Quinn

Absent: Dick (left early)

(9-2-3-1) Motion Passed to Approve

Ownership Disclosure Statement



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

THE CITY OF SAN DIEGO

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
PERRY STREET RESIDENCE

Project No. For City Use Only

Project Address:
2826 PERRY STREET 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):
GARY J AND SUE WEISMAN TRUST DATED MAR 2 1988
 Owner Tenant/Lessee Redevelopment Agency
3229 HARBOR VIEW DR
 Street Address:
SAN DIEGO, CA 92106
 City/State/Zip:
619-743-7431
 Phone No: _____ Fax No: _____
 Signature: *[Signature]* Date: **20 DEC 2016**

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: _____



DEVELOPMENT SUMMARY

SITE ADDRESS
2826 PERRY STREET
SAN DIEGO, CALIFORNIA 92106

OWNERS
GARY AND SUE WEISMAN
1229 HARBOR VIEW DRIVE
SAN DIEGO, CA. 92106

PERRY STREET RESIDENCE

1518 INEZ STREET
SAN DIEGO, CALIFORNIA 92106
619-224-8575

ARCHITECT
BRUCE PEELING, A.I.A.
1518 INEZ STREET
SAN DIEGO, CALIFORNIA 92106
619-224-8575

SURVEY:
COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVE. SUITE 210
SAN DIEGO, CALIFORNIA 92131
858-831-0111

BENCHMARK
SWBP AT CORNER OF ROSECRANS STREET AND
OWEN STREET. ELEV = 54.771 MSL, NGVD 29

LEGAL DESCRIPTION
LOTS 7 AND 8 AND THE EASTERLY 25' OF LOT 1
PUEBLO LANDS BLOCK 164 OF LA PLAYA
MAP 35

APN:
532-344-07

CLASSIFICATION TYPE OCCUPANCY GROUP
TYPE V-B SPRINKLERED R-3, U-1

ZONE:
RS-1-7

COASTAL HEIGHT LIMITATION, COASTAL OVERLAY, MSCP,
PARKING IMPACT, AIRPORT INFLUENCE, FLOOD ZONE AE

MAX ALLOWABLE F.A.R.:
0.55

LOT SIZE:
9,730 S.F.

PROJECT HEIGHT:
24' (SEE NORTH ELEVATION SHEET 3)

GOVERNING CODES
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA FIRE CODE

EXISTING AND PROPOSED USE
SINGLE FAMILY RESIDENCE

CONSTRUCTION RECORD
ORIGINAL BUILDING COMPLETED IN 1948

GEOLOGIC CATEGORY
53

EXISTING IMPERVIOUS AREA AREA
6,085 S.F.

PROPOSED IMPERVIOUS AREA AREA
5,552 S.F.

REQUIRED PERMITS / APPROVALS
(CDP) COASTAL APPEALABLE, COASTAL HEIGHT
AIRPORT INFLUENCE AREA-SAN DIEGO INT. AIRPORT
FIRST PUBLIC ROADWAY OVERLAY
(NDP) NEIGHBORHOOD DEVELOPMENT PERMIT

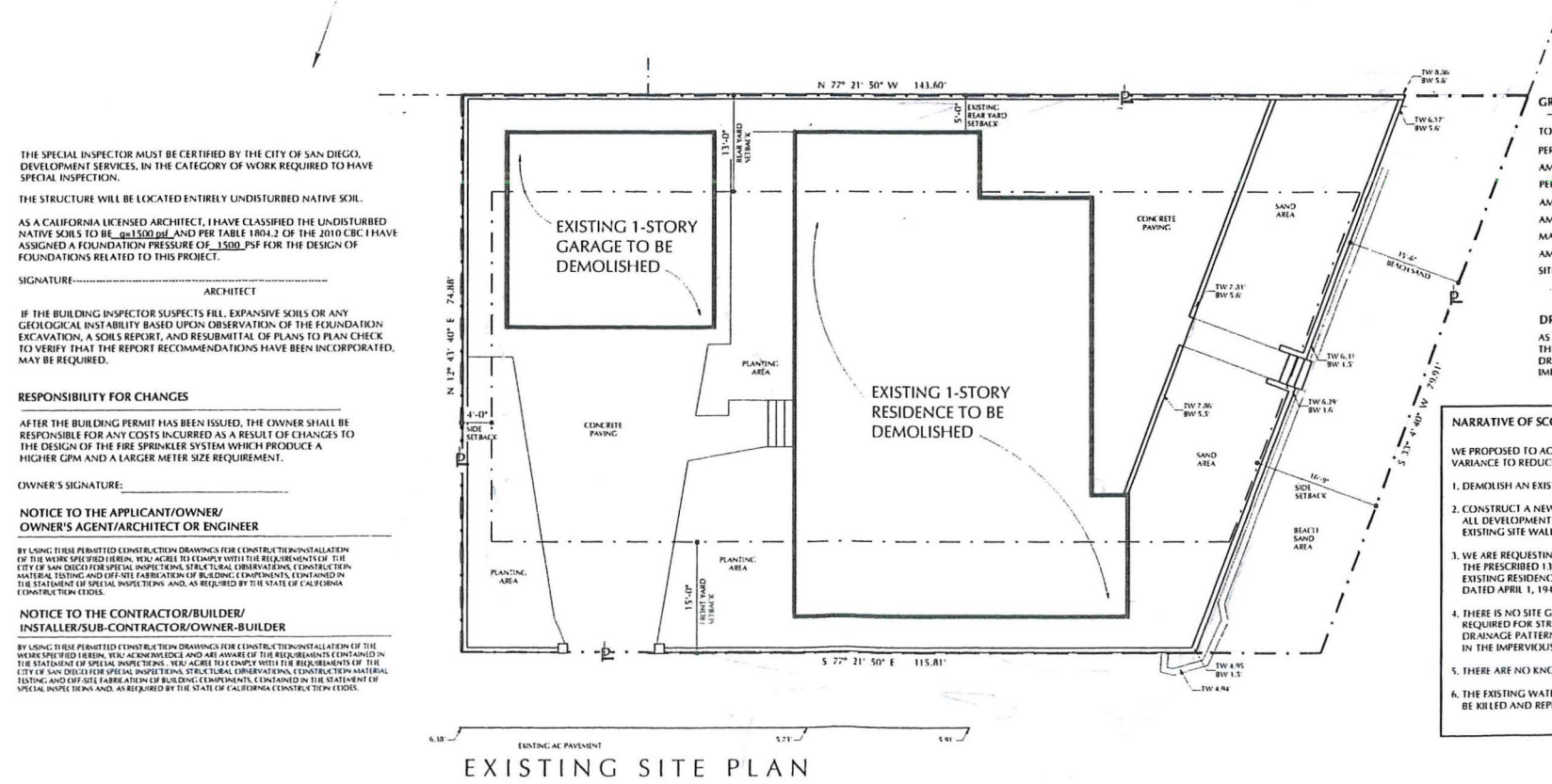
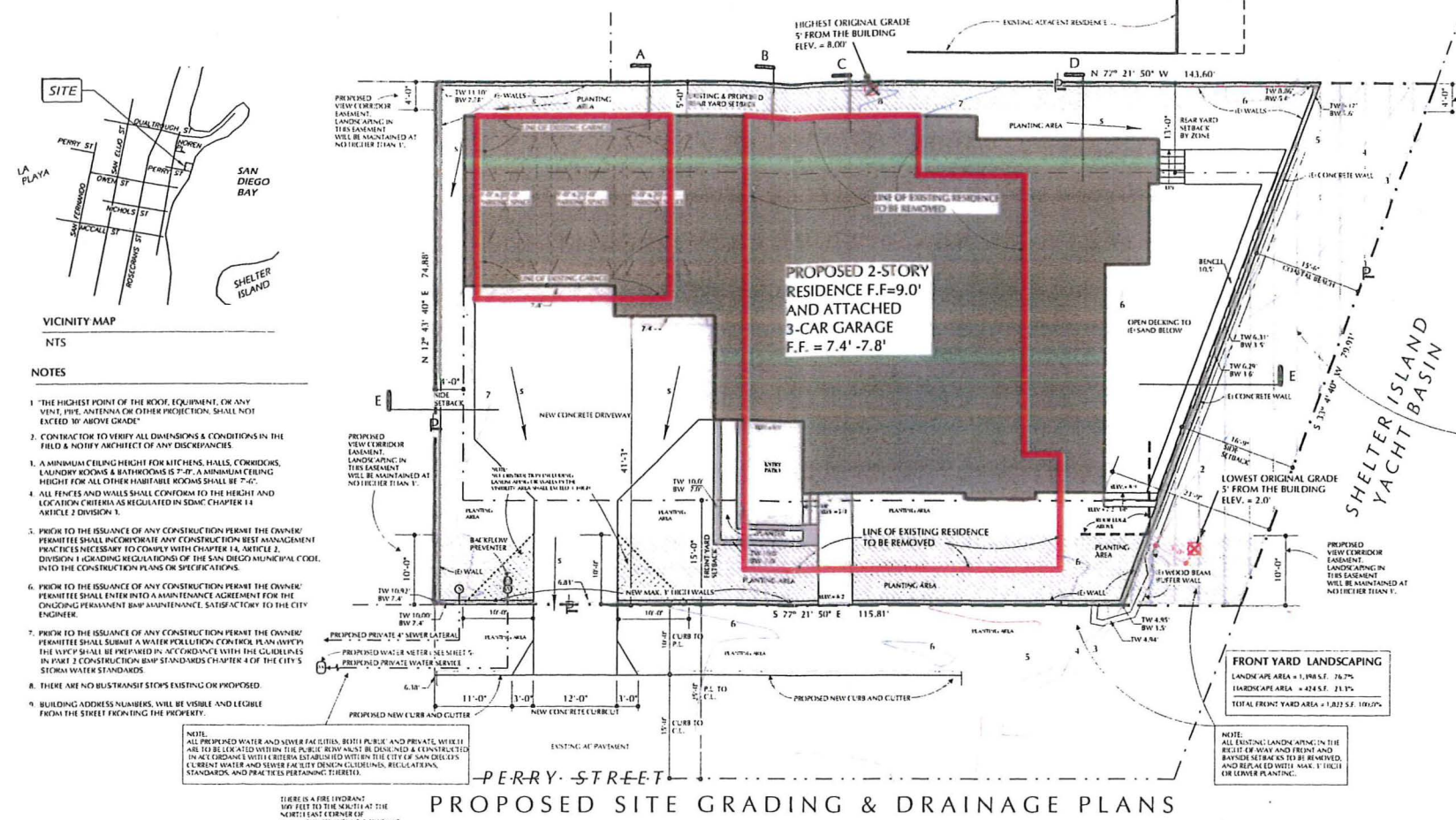
SHEET INDEX
1. SITE, DRAINAGE AND GRADING PLAN
2. FLOOR AND ROOF PLANS
3. ELEVATIONS AND SECTIONS
4. LANDSCAPE AREA STUDY
5. GRADING PLAN
6. TOPOGRAPHIC SURVEY

Prepared By:
Name: BRUCE PEELING, ARCHITECT, A.I.A.
Address: 1518 INEZ STREET
SAN DIEGO, CA. 92106
Phone #: 619-224-8575
Fax #: 619-224-8718
email: hpat@cox.net

Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: SEPTEMBER 14, 2017
Revision 3: AUGUST 1, 2017
Revision 2: JUNE 6, 2017
Revision 1: JANUARY 30, 2017

Project Address
2826 PERRY STREET
SAN DIEGO, CA 92106
Project Name:
PERRY RESIDENCE

Original Date: DECEMBER 20, 2016
Sheet 1 OF 6
DEP # _____



EXISTING SITE PLAN

THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO. DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.

THE STRUCTURE WILL BE LOCATED ENTIRELY UNDISTURBED NATIVE SOIL.

AS A CALIFORNIA LICENSED ARCHITECT, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE qs1500 psf AND PER TABLE 1804.2 OF THE 2010 CBC I HAVE ASSIGNED A FOUNDATION PRESSURE OF 1500 psf FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.

SIGNATURE: _____
ARCHITECT

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGICAL INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

RESPONSIBILITY FOR CHANGES
 AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT.

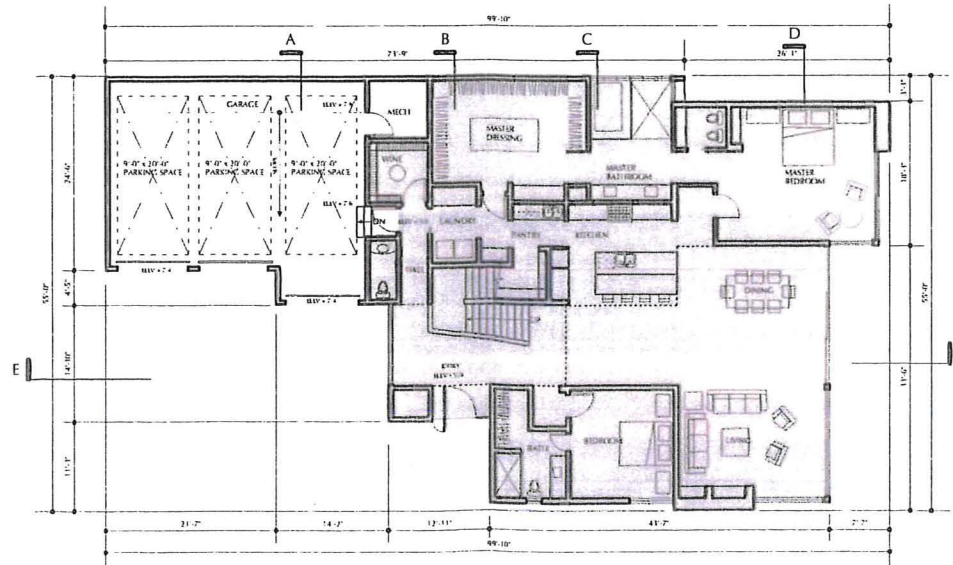
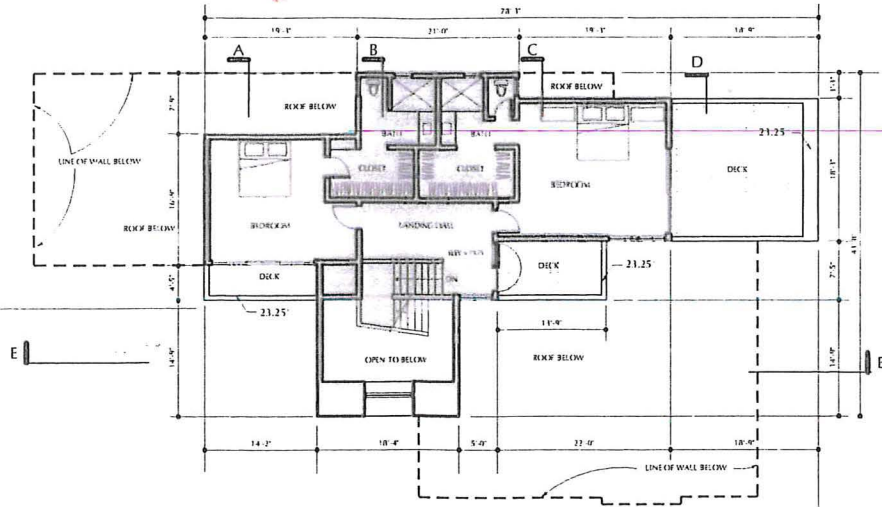
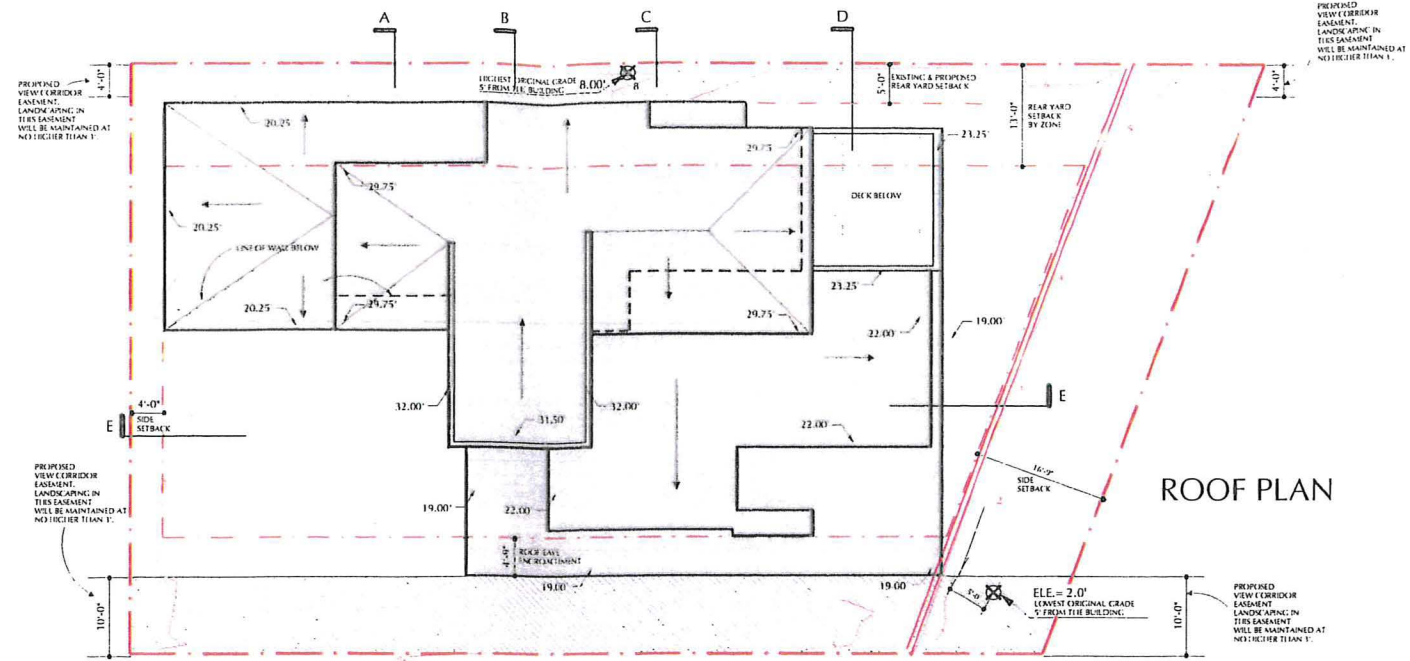
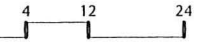
OWNER'S SIGNATURE: _____

NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT OR ENGINEER
 BY USING THESE PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION AND INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE STATE OF CALIFORNIA CONSTRUCTION CODES.

NOTICE TO THE CONTRACTOR/BUILDER/ INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER
 BY USING THESE PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION AND INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE STATE OF CALIFORNIA CONSTRUCTION CODES.



PERRY STREET RESIDENCE



1	2	3
4	5	6

Prepared By: _____
 Name: BRUCE PEELING, ARCHITECT, A.I.A.
 Address: 1538 INEZ STREET, SAN DIEGO, CA, 92106
 Phone #: 619-224-8575
 Fax #: 619-224-8718
 email: bp22@covx.net

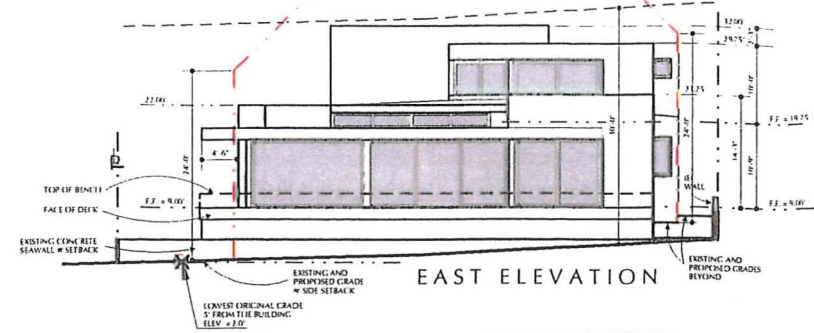
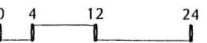
Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: AUGUST 1, 2017
 Revision 2: JUNE 6, 2017
 Revision 1: JANUARY 30, 2017
 Original Date: DECEMBER 20, 2016

Project Address: 2826 PERRY STREET, SAN DIEGO, CA 92106
 Project Name: PERRY RESIDENCE

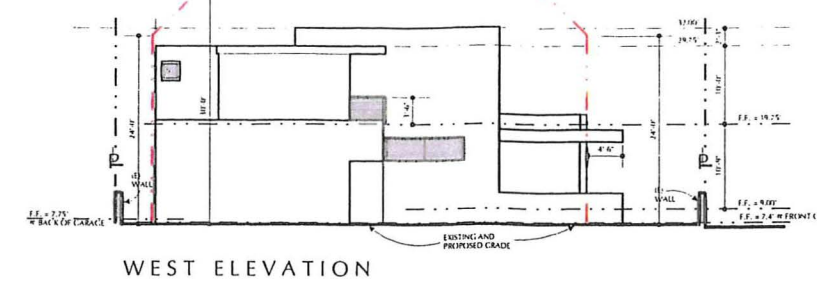
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 Sheet: 2 OF 6
 DEP: _____



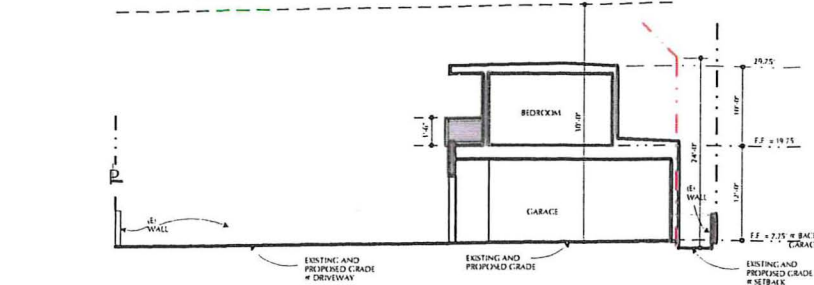
PERRY STREET RESIDENCE



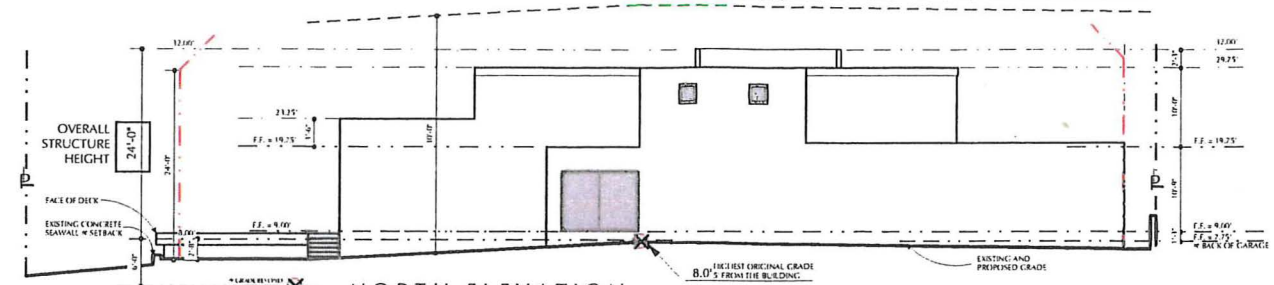
EAST ELEVATION



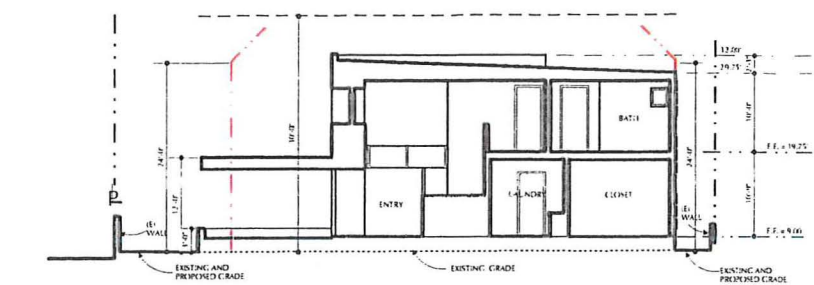
WEST ELEVATION



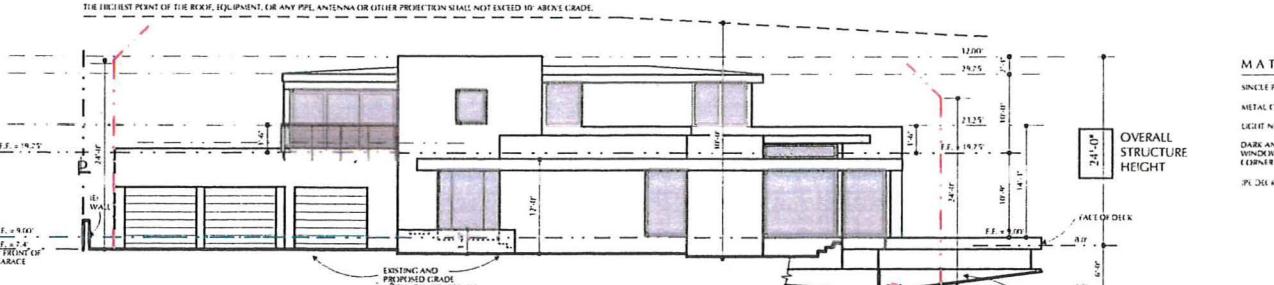
SECTION A - A



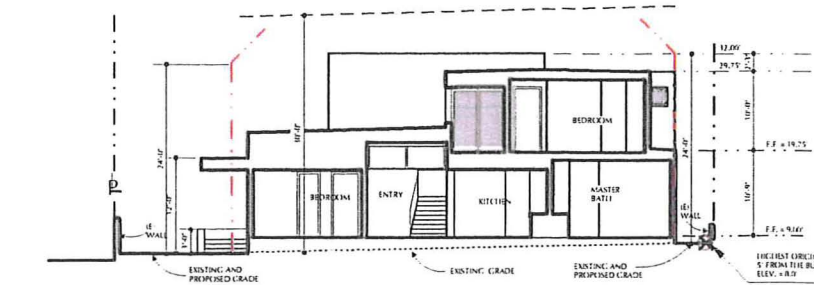
NORTH ELEVATION



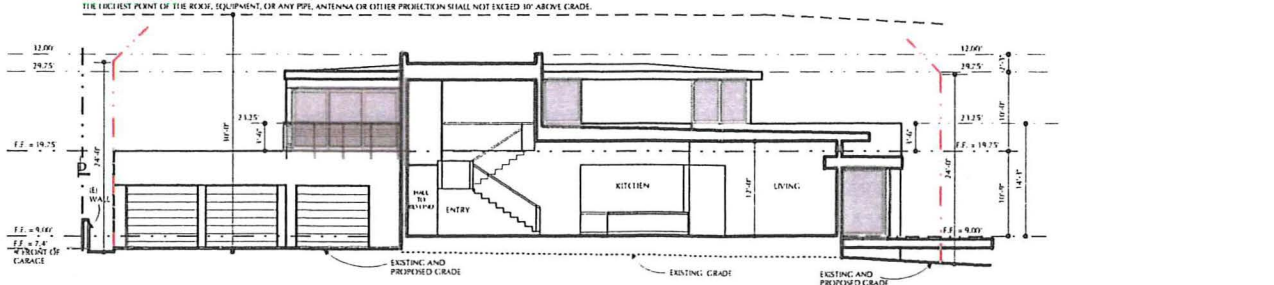
SECTION B - B



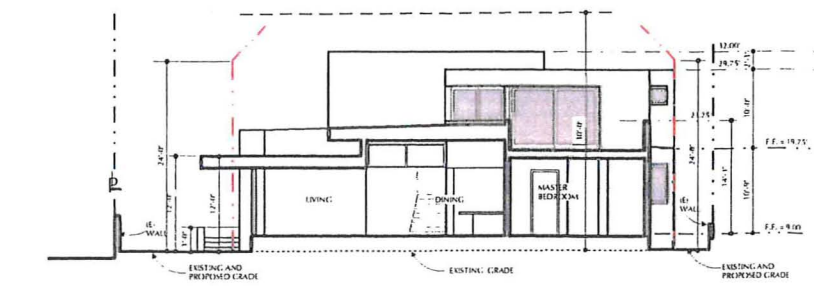
SOUTH ELEVATION



SECTION C - C



SECTION E - E



SECTION D - D

- MATERIALS LIST**
- SINGLE PLY ROOFING
 - METAL CEILING
 - LIGHT NEUTRAL STAINLESS STEEL WALLS
 - DARK ANODIZED BRONZE WINDOW, DOOR AND CORNER BREAK VERTICAL TRIM
 - 3% SOLID ANGLE

1	2	3
4	5	6

Prepared By: BRUCE PEELING, ARCHITECT, A.L.A.
 Name: BRUCE PEELING, ARCHITECT, A.L.A.
 Address: 1518 INEZ STREET, SAN DIEGO, CA 92106
 Phone #: 619-224-8575
 Fax #: 619-224-8718
 email: hpala@ccv.net

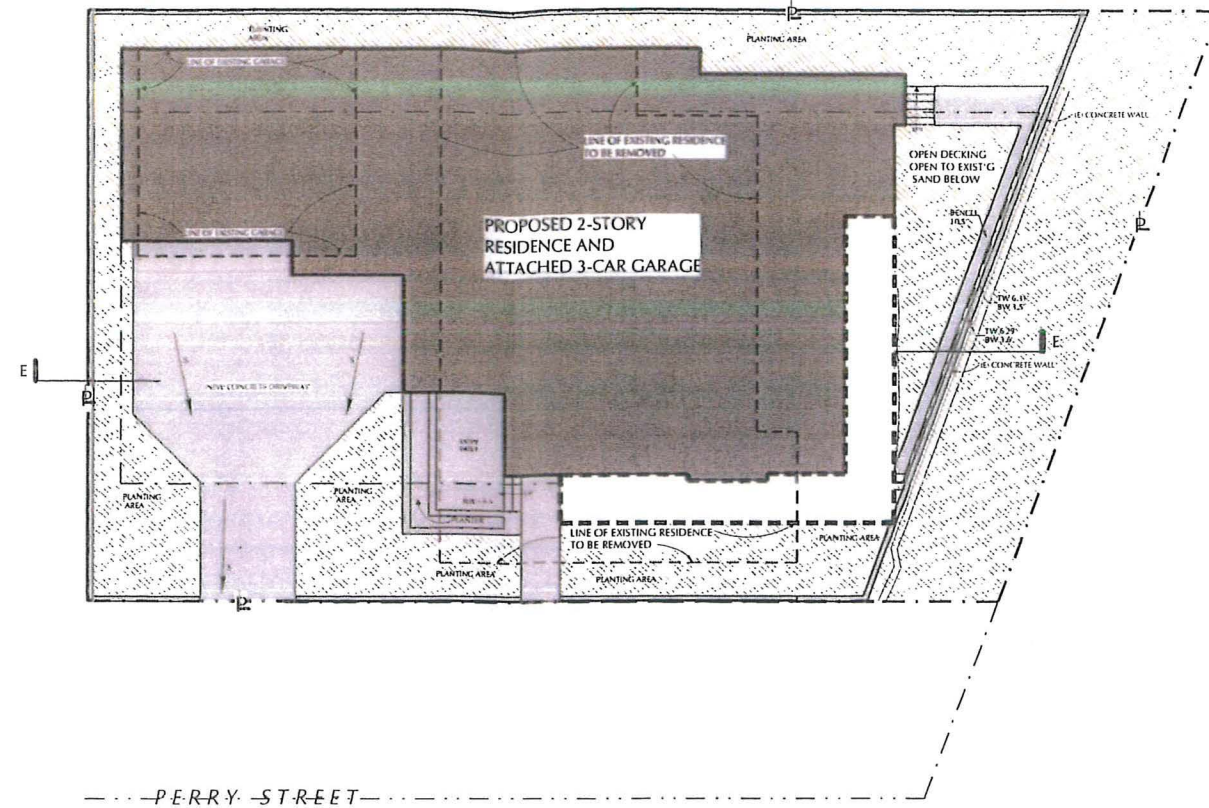
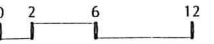
Project Address: 2826 PERRY STREET, SAN DIEGO, CA 92106
 Project Name: PERRY RESIDENCE

Sheet Title: ELEVATIONS, SECTIONS

Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: AUGUST 1, 2017
 Revision 2: JUNE 6, 2017
 Revision 1: JANUARY 30, 2017
 Original Date: DECEMBER 20, 2016
 Sheet: 3 OF 6
 DEP: _____

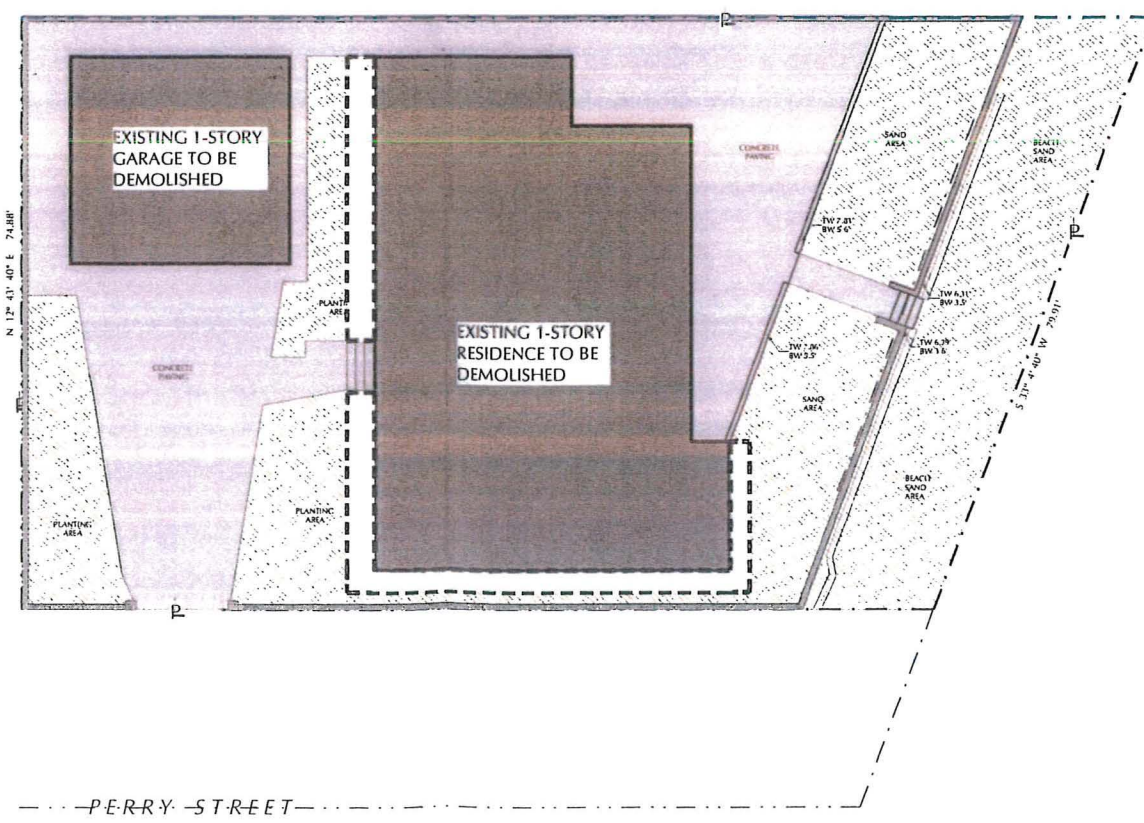


PERRY STREET RESIDENCE



PROPOSED PERMEABLE AREA

	3,916 S.F.	PROPOSED NEW BUILDING AREA
	1,510 S.F.	PROPOSED PAVING AREAS
	126 S.F.	(E) SITE WALLS
	576 S.F.	ROOF OVERHANG
<hr/>		
	6,128 S.F.	TOTAL NONPERMEABLE AREA
	3,602 S.F.	PLANTING AND PERMEABLE AREA
<hr/>		
	9,730 S.F.	TOTAL SITE AREA



EXISTING PERMEABLE AREA

	3,916 S.F.	EXISTING BUILDING AREA
	2,041 S.F.	EXISTING PAVING AREAS
	126 S.F.	(E) SITE WALLS
	384 S.F.	ROOF OVERHANG
<hr/>		
	6,469 S.F.	TOTAL NONPERMEABLE AREA
	3,261 S.F.	PLANTING AND PERMEABLE AREA
<hr/>		
	9,730 S.F.	TOTAL SITE AREA

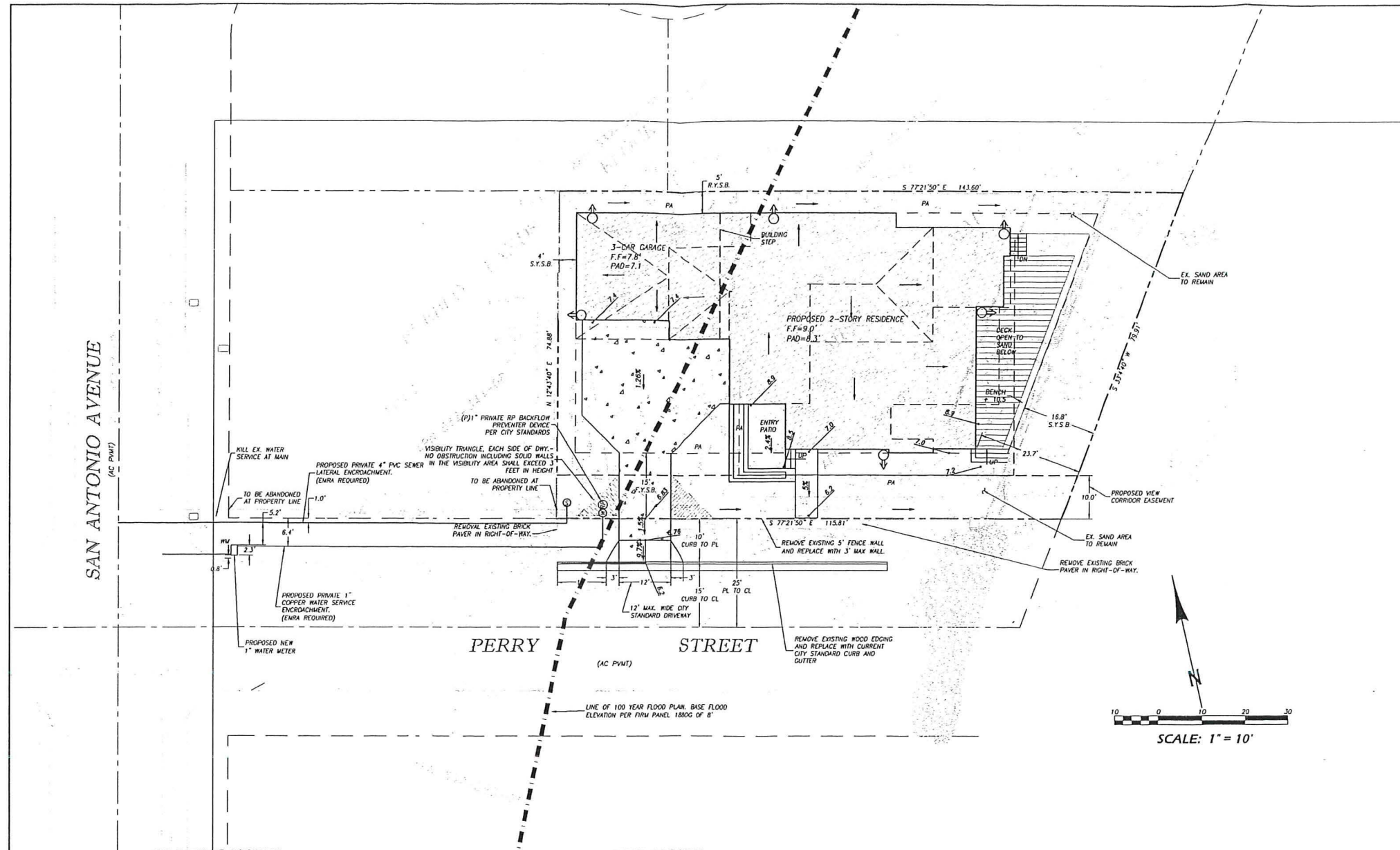
Prepared By:
 Name: BRUCE PEELING, ARCHITECT, A.I.A.
 Address: 3518 INEZ STREET
 SAN DIEGO, CA. 92106
 Phone #: 619-224-8575
 Fax #: 619-224-8718
 email: hpala@cox.net

Project Address:
 2826 PERRY STREET
 SAN DIEGO, CA. 92106
 Project Name:
 PERRY RESIDENCE

Sheet Title:
 LANDSCAPE AREA STUDY

1	2	3
4	5	6

Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	AUGUST 1, 2017
Revision 2:	JUNE 6, 2017
Revision 1:	JANUARY 30, 2017
Original Date:	DECEMBER 20, 2016
Sheet	4 OF 6
DFP #	_____



LEGEND

DESCRIPTION	STD. DWG.	SYMBOL
PROPERTY LINE		---
STREET CENTERLINE		---
(C) CONTOUR		---
(E) SPOT ELEVATION		---
(F) FENCE TO REMAIN		---
(G) WATER LINE		---
(H) SEWER LINE		---
(I) WATER SERVICE		---
(J) SEWER SERVICE		---
(K) FIRE HYDRANT		---
(L) EXISTING PALM		---
(M) BLOCK WALL		---
PVT CONTOUR		---
PVT SPOT ELEVATION		---
PVT DRAINAGE SWALE OR DIRECTION OF FLOW		---
PVT PVC DRAIN LINE		---
PVT LANDSCAPE DRAIN		---
PVT 12" CATCH BASIN		---
ROOF DOWNSPOUTS		---
PVT CMU STEPMALL		---
PVT FREESTANDING WALL		---
PVT BUILDING FOOTPRINT		---
PVT FENCE (MAY PER ARCHITECT)		---
PVT CONCRETE PAVEMENT		---
DRIVEWAY PER CITY STANDARDS		---
BUILDING FOOTPRINT		---
BUILDING STEP (ELEVATION CHANGE)		---
BUILDING OVERHEAD		---

LEGAL DESCRIPTION

LOTS 7 AND 8 AND THE EASTERN 25' OF LOT 1 IN PNEIRO LANDS BLOCK 164 OF LA PLATA MISCELLANEOUS MAP 35, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921.
 APN: 532-344-07-00

BENCHMARK

SBMP AT CORNER OF ROSECRANS STREET AND OHENS STREET.
 ELEV = 54.771 MSL, NGVD 29. CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	RSP	RISER
ACP	ASBESTOS CEMENT PIPE	SD	STORM DRAIN
AVG	AVERAGE	SDGE	SAN DIEGO GAS & ELECTRIC
BLRD	BOLLARD	SS	SANITARY SEWER
DW	DRIVEWAY	ST	STREET
EL	ELEVATION	TELE	TELEPHONE
ESMT	EASEMENT	TRNSFMTR	TRANSFORMER
E	EXISTING	TV	TELEVISION
FF	FINISH FLOOR	VC	VITRIFIED CLAY
HT	HEIGHT	VT	VAULT
LF	LIGHT	W	WITH
MH	MANHOLE	W/O	WITHOUT
P	PROPOSED	WM	WATER METER

GRADING NOTES

- ALL DRAINAGE FROM THE IMPROVEMENTS ON THE PREMISES SHALL BE DIRECTED AWAY FROM ANY COASTAL BLUFF AND TOWARD THE STREET.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE COASTAL BLUFF.

DRAINAGE NOTES

- ALL MAIN DRAIN LINES SHOWN TO BE 6" PVC @ 1% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN LEADS TO BE 4" PVC @ 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- HARDSCAPE GRADES TO BE 1% MINIMUM TO DRAINS AND AWAY FROM STRUCTURE.
- SOFTSCAPE GRADES TO BE 2% MINIMUM TO DRAINS (1% WHERE FLOW IS CONCENTRATED) AND 2% MINIMUM AWAY FROM STRUCTURE.
- SOIL COVER ABOVE DRAIN LINES SHALL BE 12" MINIMUM UNLESS OTHERWISE NOTED.
- NOTIFY CIVIL ENGINEER IF ANY NON-DRAINING SLUMP CONDITIONS BECOME APPARENT DURING CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.

FLOW HAZARD GRADING NOTES

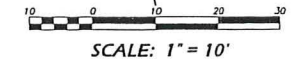
- FILL PLACED IN THE SPECIAL FLOOD HAZARD AREA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.
- THIS TOPOG WAS BASED ON NGVD 29, PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. THE FEDERAL INSURANCE RATE MAP (FIRM) IS BASED ON NAVD83. NAVD83 ELEVATIONS ARE 2.229 FEET HIGHER THAN NGVD29.

BMP NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GROWING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE.

UTILITY NOTES

- THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.
- ALL PROPOSED WATER AND SEWER FACILITIES, BOTH PUBLIC AND PRIVATE, WHICH ARE TO BE LOCATED WITHIN THE PUBLIC ROW MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THEREIN.



1	2	3
4	5	6

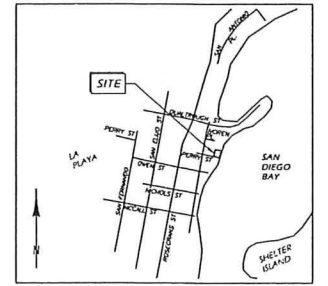
Prepared By: _____
 Name: BRUCE PEELING, ARCHITECT.
 Address: 1518 INEZ STREET, SAN DIEGO, CA 92106
 Phone #: 619-224-8575
 Fax #: 619-224-8218
 email: hpala@cox.net

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

Project Address: 2826 PERRY STREET, SAN DIEGO, CA 92106
 Project Name: PERRY RESIDENCE

Sheet: 5 OF 6
 DEP: _____

Original Date: JUNE 6, 2017
 Date: JULY 18, 2017



VICINITY MAP
 THOMAS BROS MAP 1288-B3
 NO SCALE

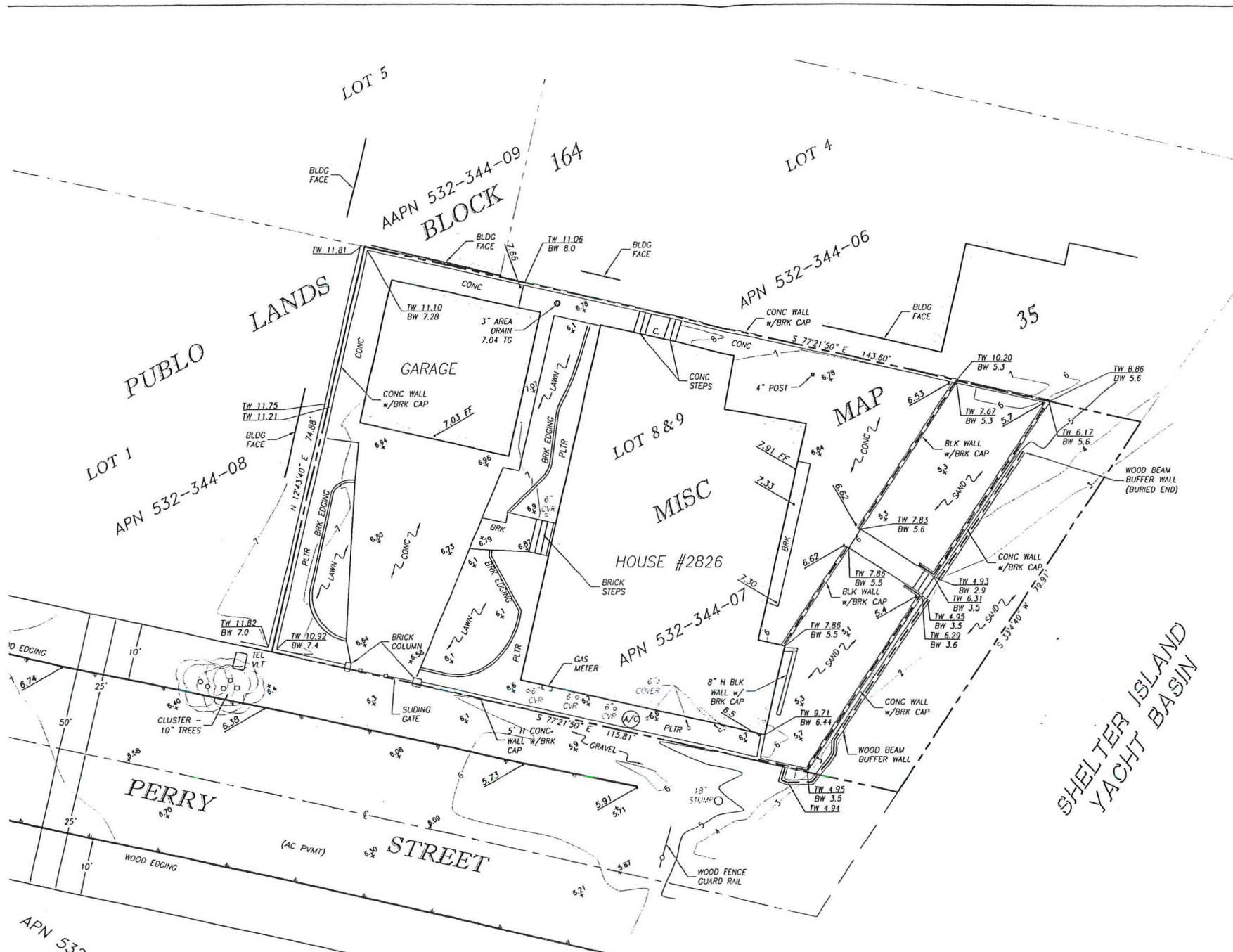


CITY OF SAN DIEGO, CALIFORNIA	
COASTAL DEVELOPMENT PERMIT/ SDP	
WEISMAN RESIDENCE	ORIGINAL 07/14/17
2826 PERRY STREET SAN DIEGO, CALIFORNIA 92106	
GRADING PLAN	C.1
DRAWN BY: GC	SHEET 1 OF 1
CHECKED BY: JC	

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED:	7,400 S.F.	% OF TOTAL SITE:	72%
AMOUNT OF CUT:	0 CUBIC YARDS	MAXIMUM DEPTH OF CUT:	0 FEET
AMOUNT OF FILL:	120 CUBIC YARDS	MAXIMUM DEPTH OF FILL:	1.5 FEET
MAXIMUM HEIGHT OF CUT SLOPE(S):	0 FEET	SLOPE RATIO:	N/A
AMOUNT OF IMPORT/EXPORT SOIL:	120 CUBIC YARDS	MAXIMUM HEIGHT:	1.5 FEET
RETAINING/ CURB WALLS:	LENGTH 0 FEET		

COFFEY ENGINEERING, INC.
 1000 12TH STREET, SUITE 210, SAN DIEGO, CA 92101 PH: 619-593-0111 FAX: 619-593-0174



LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		---
STREET CENTERLINE		---
CONTOUR		90
EDGE OF PAVING		---
SPOT ELEVATION		100.00 +100.00
BUILDING FOOTPRINT		[Symbol]
IRON FENCE		[Symbol]
FREE STANDING WALL		[Symbol]
RETAINING WALL		[Symbol]
TREE; PLANT; PALM		[Symbol]

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	E; FL	FLOW LINE
A/C	AIR CONDITIONING UNIT	PLTR	PLANTER
BLDG	BUILDING	PVMT	PAVEMENT
BLK	BLOCK	TEL	TELEPHONE
BRK	BRICK	TW	ELEVATION AT TOP OF WALL
BW	GRADE AT BOTTOM OF WALL	TYP	TYPICAL
C	CENTER LINE	VLT	VAULT
C; CONC	CONCRETE		

LEGAL DESCRIPTION

LOTS 7 AND 8 AND THE EASTERLY 25' OF LOT 1 IN PUEBLO LANDS BLOCK 164 OF LA PLAYA MISCELLANEOUS MAP 35, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921.

APN: 532-344-07-00

BENCHMARK

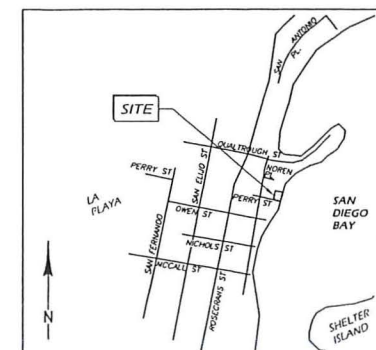
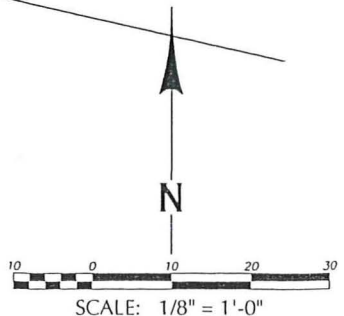
SWBP AT CORNER OF ROSECRANS STREET AND OWENS STREET.
ELEV = 54.771 MSL, NGVD 29. CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK.

EASEMENTS

WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER EASEMENTS MAY BE ON THE SUBJECT PROPERTY.

NOTES

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
2. THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
3. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.



VICINITY MAP
THOMAS BROS. MAP 1288-B3
NO SCALE

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Project Address:
2826 PERRY STREET
SAN DIEGO, CA. 92106
Project Name:
PERRY RESIDENCE

Sheet Title:
TOPOGRAPHIC SURVEY

1	2	3
4	5	6

Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: AUGUST 1, 2017
Original Date: JUNE 6, 2017
Sheet: 6 OF 6
DWP: _____

COFFEY ENGINEERING, INC.
1648 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92121
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WEISMAN RESIDENCE
2826 Perry Street
San Diego, CA 92106

RESOLUTION NO. 3041, amending Resolution No. 2987

Letter dated April 1, 1948

WHEREAS, ~~XXXXXXXXXXXX~~ Application No. _____ has been considered by the Zoning Committee of the City of San Diego, California, and the evidence presented has shown (see Section 15 of Ordinance No. 8924, as amended):

1. That there are _____ special circumstances or conditions applicable to the property involved, or to the use intended, which do not apply generally to other property in the same zone and vicinity.
2. That strict application of the regulations would _____ work unnecessary hardship, and that the granting of the application is _____ necessary for the preservation and enjoyment of substantial property rights of the petitioner, possessed by other property owners in the same zone and vicinity.
3. That the granting of the application will not materially affect the health or safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood.
4. That the granting of the variance will not adversely affect the Master Plan of the City of San Diego.

THEREFORE, BE IT RESOLVED, By the Zoning Committee of the City of San Diego, California, as follows:

That Resolution No. 2987, dated March 24, 1948, be amended to read as follows:

Permission is hereby granted to Wilbur R. Coahran to construct a residence and a garage with a 5 ft. rear yard, a 20 ft. sideyard to be maintained on the East side, Easterly 25 ft. of Lot 1, all of Lots 8 and 9, Block 164, La Playa, Perry Street, East of San Antonio Street.

A variance to the provisions of Ordinance No. 32, New Series, and No. 8924, Section 8a, be, and is hereby granted as to the particulars stated above, insofar as they relate to the property mentioned above.

Any permission granted by this resolution shall be null and void, and shall be revoked automatically, six months after its effective date, unless the use and/or construction permitted is commenced before said time expires.

The permission granted by this Resolution shall become effective and final on the sixth day after it is filed in the office of the City Clerk, unless a written appeal is filed within five days after such filing in the office of the City Clerk.

ZONING COMMITTEE
CITY OF SAN DIEGO, CALIFORNIA

Dated April 7, 1948

By _____
Zoning Engineer