



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 29, 2018 REPORT NO. HO-18-057

HEARING DATE: September 5, 2018

SUBJECT: Taylor / Meyerhoff Residence, Process Three Decision

PROJECT NUMBER: 594728

OWNER/APPLICANT: Thomas D. Taylor and Teresa Meyerhoff/ David Lombardi

SUMMARY

Issue: Should the Hearing Officer approve a whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space on a 0.03-acre site is located at 822 Queenstown Court within the Mission Beach Precise Plan area?

Staff Recommendation: Approve Coastal Development Permit, No. 2097774.

Community Planning Group Recommendation: On April 3, 2018, the Mission Beach Precise Planning Board voted 8/0/1 to recommend approval of the proposed project with conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 16, 2018 and the opportunity to appeal that determination ended May 31, 2018.

BACKGROUND

The project site is located at 822 Queenstown Court, east of Mission Boulevard (Attachment 1) in the Mission Beach Planned District (MBPD-R-N) Zone, Parking Impact Overlay (Coastal and Beach), Coastal Overlay (Appealable Area), Coastal Height Limit, and Transit Area Overlay Zones, as well as within the Mission Beach Precise Plan area. The Precise Plan's land use designation for the project site is Residential, 36 dwelling units per acre (Attachment 2). A single dwelling unit on the 0.03-acre site is consistent with the land use designation and the MBPD-R-N Zone. The surrounding properties are single and multiple residential development (Attachment 3).

The existing dwelling unit is not an individually designated historic resource and is not located within a designated historic district. A historical assessment was performed, and City staff has determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project, as currently proposed, requires the processing of a Coastal Development Permit per SDMC Section 126.0704(a)(2) (Process 3) for improvements to any structure that would result in an increase of 10 percent or more of interior floor area or an additional improvement of 10 percent or less where an improvement to the structure had previously been exempted or an increase in building height by more than 10 percent where the structure is located between the sea and first public roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is the greater distance.

DISCUSSION

The project proposes the whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space on a 0.03-acre site. The ground floor consists of garage, bathroom, kitchen and living room. There are no changes proposed for the ground floor. The second floor currently consists of two-bedrooms and one bathroom. The proposed second floor revision is the enclosure of 47 square feet of deck to habitable bedroom area. The third-floor currently consists of a 518-square-foot deck. The proposed project includes the conversion of 339 square feet of deck to a new bedroom and bathroom with a 67-square-foot deck on the north side.

The project site is located approximately 645 feet from the Pacific Ocean and 292 feet from Mission Bay. The site is within the first public roadway parallel to the sea. The property is not within a designated view shed or scenic overlook designated in the Precise Plan.

The Precise Plan's Residential Goals recommend the development of some housing units capable of housing larger families in order to encourage families with small children to locate in Mission Beach. The dwelling unit remodel and addition of a third bedroom will provide a greater opportunity for housing that can accommodate larger families and the potential for school aged children.

The Precise Plan Residential Element's goal calls for the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The property as designed will retain the existing structural footprint but revise the bulk, floor area ratio (FAR), façade articulation, and step backs above the first floor. The proposed building height of 28.83-feet is within the Coastal Height Limitation maximum of 30-feet. The proposed FAR is 1.075 (1,346-square-feet), less than the allowable 1.1 FAR (1,377-square-feet). The project's decrease in deck space will reduce the offset by two-feet, 11-inches, however will still allow a stepped façade on each level of the development on the south side facing Queenstown Court, and two planes of offset on the remaining sides and in conformance with the angled setbacks for interior yards. The residence is in harmony with other structures in the surrounding area. The project will be developed wholly within the private property and observe the prescribed development setbacks.

Conclusion:

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

ALTERNATIVES

1. Approve Coastal Development Permit No. 2097774 with modifications.
2. Deny Coastal Development Permit No. 2097774 if the findings required to approve the project cannot be affirmed.

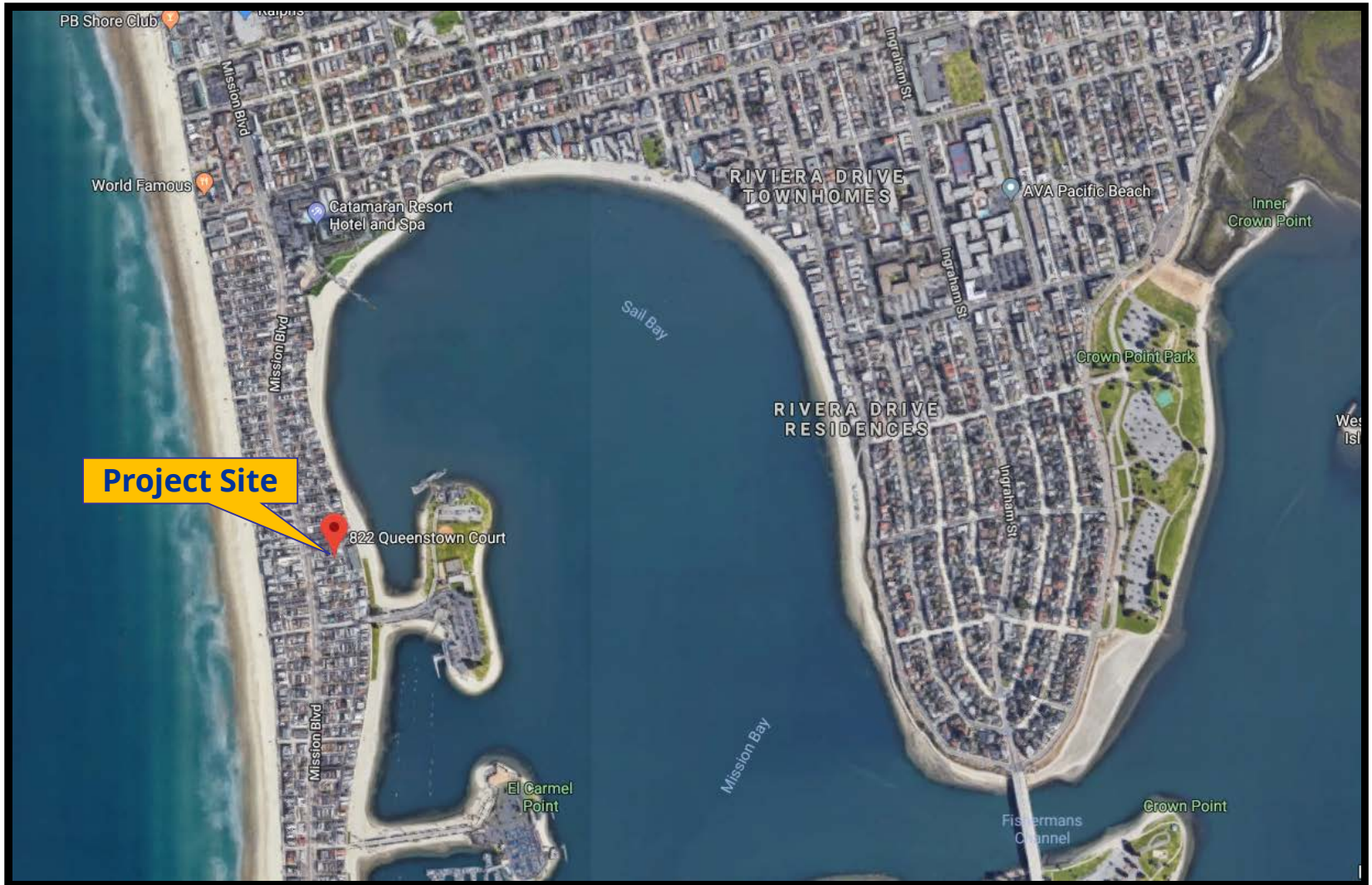
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Karen Bucey", is written over a horizontal line.

Karen Bucey, Development Project Manager

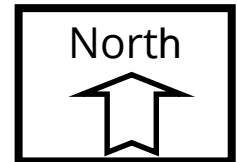
Attachments:

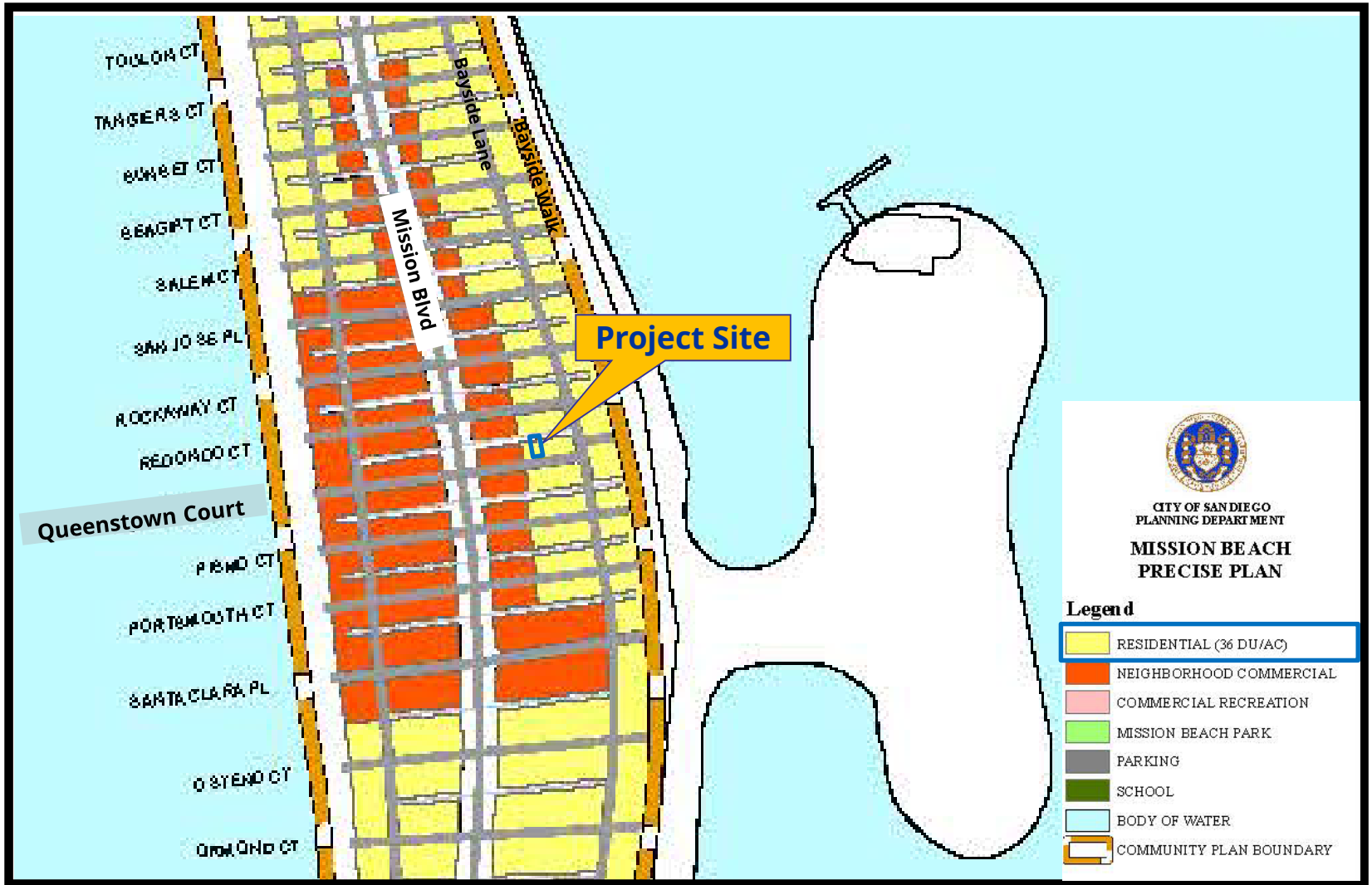
1. Project Location Map
2. Precise Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Precise Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans




Project Location Map

Taylor / Meyerhoff Residence; Project No. 594728
822 Queenstown Court






 CITY OF SAN DIEGO
 PLANNING DEPARTMENT
**MISSION BEACH
 PRECISE PLAN**

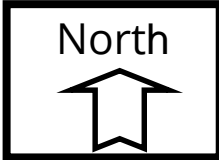
Legend

- RESIDENTIAL (36 DU/AC)
- NEIGHBORHOOD COMMERCIAL
- COMMERCIAL RECREATION
- MISSION BEACH PARK
- PARKING
- SCHOOL
- BODY OF WATER
- COMMUNITY PLAN BOUNDARY



Precise Plan Land Use Map

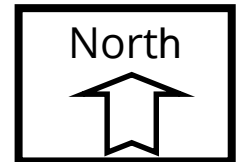
Taylor / Meyerhoff Residence; Project No. 594728
 822 Queenstown Court





Aerial Photo

Taylor / Meyerhoff Residence; Project No. 594728
822 Queenstown Court



HEARING OFFICER
RESOLUTION NO. HO-18-057
COASTAL DEVELOPMENT PERMIT NO. 2097774
TAYLOR / MEYERHOFF RESIDENCE PROJECT NO. 594728

WHEREAS, Thomas D. Taylor and Teresa Meyerhoff, Joint Owners/Permittees, filed an application with the City of San Diego to remodel existing 960-square-foot, three-story residence to include the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space. No change in the building footprint is proposed (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2097774), on portions of a 0.03-acre site;

WHEREAS, the project site is located at 822 Queenstown Court in the Mission Beach Planned District (MBPD-R-N) Zone, Parking Impact Overlay (Coastal and Beach), Coastal Overlay (Appealable Area), Coastal Height Limit, and Transit Area Overlay Zones, as well as within the Mission Beach Precise Plan area;

WHEREAS, the project site is legally described as Lot Min Block 187 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914;

WHEREAS, on May 16, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301(Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on September 5, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2097774 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 September 5, 2018.

A. COASTAL DEVELOPMENT PERMIT (SDMC 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 proposed project is a whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space. No change in the building footprint is proposed. The 0.03-acre site is located at 822 Queenstown Court approximately 645 feet from the Pacific Ocean and 292 feet from Mission Bay and is located between the sea and the first public roadway paralleling the sea.

Queenstown Court at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted Mission Beach Precise Plan and Local Coastal Program. The proposed height of 28.83-feet in conformance with the Coastal Height Limitation Overlay Zone maximum of thirty-feet. The second and third floor will contain stepped back deck and observe the angled setbacks for interior yards.

The project proposes no deviations or variances from the applicable policy documents and development standards in effect for this site. Therefore, the development as designed would not affect any existing or proposed public views or public accessway to the Pacific Ocean, or other scenic coastal areas as specified in the Local Coastal Program.

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

The proposed project is a whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space. The 0.03-acre site is located at 822 Queenstown Court.

No grading or changes to the building footprint is proposed. The property is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area and does not contain any other type of environmental sensitive lands, as defined in SDMC Section 113.0103. The project proposes no deviations or variances from the applicable regulations and development standards in effect for this site.

The Environmental Analysis Section conducted an environmental review of this site and determined that, in accordance with the California Environmental Quality Act Guidelines Section 15162(a), The proposed activity is exempt from CEQA pursuant to Section 15301 (Existing facilities) of the State CEQA Guidelines. The proposed activity is exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Therefore, it has been determined that the project does not contain environmentally sensitive lands and would 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 project is a whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space. No change in the building footprint is proposed. The 0.03-acre site is located at 822 Queenstown Court

approximately 645 feet from the Pacific Ocean and 292 feet from Mission Bay and is located between the sea and the first public roadway paralleling the sea.

Queenstown Court at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted Mission Beach Precise Plan and Local Coastal Program. The proposed height of 28.83-feet in conformance with the Coastal Height Limitation Overlay Zone maximum of thirty-feet. The second and third floor will contain stepped back deck and observe the angled setbacks for interior yards.

The Mission Beach Precise Plan land use designation for the site is Residential (36 dwelling units per acre). The 0.03-acre site can accommodate one dwelling unit based on the designation and the MBPD-R-N Zone.

The Mission Beach Precise Plan Residential Goals calls for the development of some housing units capable of housing larger families in order to encourage families with small children to locate in Mission Beach. The dwelling unit remodel and addition of a third bedroom will provide a greater opportunity for housing that can accommodate larger families and the potential for school aged children.

Further, the Precise Plan Residential Element's goal calls for the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The property as designed will retain the existing structural footprint but revise the bulk, floor area ratio (FAR), façade articulation, and step backs above the first floor. The proposed building height of 28.83-feet is within the Coastal Height Limitation maximum of 30-feet. The proposed FAR is 1.075 (1,346-square-feet), less than the allowable 1.1 FAR (1,377-square-feet). The project's decrease in deck space will reduce the offset by two-feet, 11-inches, however will still allow a stepped façade on each level of the development on the south side facing Queenstown Court, and two planes of offset on the remaining sides in conformance with the angled setbacks for interior yards.

The project is not requesting, nor does it require any deviations or variances from the applicable regulations and policy documents and is consistent with the recommended land use designation and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The proposed project is a whole dwelling remodel and the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space. No change in the building footprint is proposed. The 0.03-acre site is located at 822 Queenstown Court

approximately 645 feet from the Pacific Ocean and 292 feet from Mission Bay and is located between the sea and the first public roadway paralleling the sea.

Queenstown Court at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted Mission Beach Precise Plan and Local Coastal Program. The proposed height of 28.83-feet in conformance with the Coastal Height Limitation Overlay Zone maximum of thirty-feet. The second and third floor will contain stepped back deck and observe the angled setbacks for interior yards.

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

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2097774 is hereby GRANTED by the Hearing Officer to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No. 2097774, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: September 5, 2018

IO#: 24007703

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007703

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2097774
TAYLOR / MEYERHOFF RESIDENCE PROJECT NO. 594728
 HEARING OFFICER

This Coastal Development Permit No. 2097774 is granted by the Hearing Officer of the City of San Diego to Thomas D. Taylor and Teresa Meyerhoff, Joint Owners and Permittees, pursuant to San Diego Municipal Code (SDMC) Section 126.0701. The 0.03-acre site is located at 822 Queenstown Court in the Mission Beach Planned District (MBPD-R-N) Zone, Parking Impact Overlay (Coastal and Beach), Coastal Overlay (Appealable Area), Coastal Height Limit, and Transit Area Overlay Zones as well as within the Mission Beach Precise Plan area. The project site is legally described as Lot Min Block 187 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to remodel existing 960-square-foot, three-story residence to include the conversion of portions of the second and third floor deck spaces to 386 square feet of new habitable space on the approved exhibits (Exhibit "A") dated September 5, 2018, on file in the Development Services Department.

The project shall include:

- a. The existing single dwelling unit is a 960-square-foot, two-story dwelling unit with roof deck. The proposed addition will convert 47 square feet of second floor deck to enclosed living space and a 339-square-foot third floor deck to enclosed living space for a total of 1,346 square feet of dwelling space. The residence is proposed as a three-bedroom, three-bathroom dwelling unit with attached two-car garage and decks on the second and third floors;
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

(CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 19, 2021.
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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owners/Permittees shall secure all necessary construction permits. The Owners/Permittees is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

If any condition of this Permit, on a legal challenge by the Owners/Permittees 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 Owners/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permit the Owners/Permittees 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.

LANDSCAPE REQUIREMENTS:

14. All landscaping and hardscape in the front yard shall be maintained at three-foot height or lower.

PLANNING/DESIGN REQUIREMENTS:

15. Owners/Permittees 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.

16. 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 Owners/Permittees.

17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on July 18, 2018 and Resolution No. HO-XXXX.

Permit Type/PTS Approval No.: Coastal Development Permit No. 2097774
Date of Approval: September 5, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

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

THOMAS D. TAYLOR

By _____
Thomas D. Taylor
Joint Owner/Permittee

TERESA MEYERHOFF

By _____
Teresa Meyerhoff
Joint Owner/Permittee

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

NOTICE OF EXEMPTION

(Check one or both)

TO: X 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: Taylor / Meyerhoff CDP

Project No. / SCH No.: 594728 / N/A

Project Location-Specific: 822 Queenstown Court, San Diego CA, 92109

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

Description of nature and purpose of the Project:

COASTAL DEVELOPMENT PERMIT #1141828 for the remodel and addition to a 960 square foot, three-story residence with attached two-car garage. The remodel will include an addition of 47 square feet of living space on the second floor, and 339 square feet of living space on the third floor to total 1,346 square feet. The 0.029-acre site is located in the Mission Beach Planned District R-N Zone, Coastal Overlay (Appealable), Coastal Height Limitation Overlay Zone (CHLOZ), Parking Impact Overlay Zone (COASTAL), Residential Tandem Parking Overlay Zone (RTPOZ), Transit Area Overlay Zone (TAOZ), Mission Beach Community Plan area and Council District 2. (LEGAL DESCRIPTION: Lot M in Bock 187 of Mission Beach, Map 1809, in the City of San Diego, APN: 423-585-14-00)

Name of Public Agency Approving Project: City of San Diego

FILED Ernest J Dronenburg, Jr. Recorder County Clerk

Name of Person or Agency Carrying Out Project: David Lombardi
739 Yarmouth Court
San Diego CA, 92109
(858) 733-2989

JUN 22 2018
BY [Signature] DEPUTY

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))
(X) Categorical Exemption: 15301 (e), Existing Facilities
() Statutory Exemptions:

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on JUN 22 2018

Posted JUN 22 2018 Removed

Returned to agency on

Deputy C. De Jesus

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301 (e), Existing Facilities. This exemption allows additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project proposes an addition that is less than 50 percent of the floor area of the structure before the addition and therefore, can be determined exempt. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

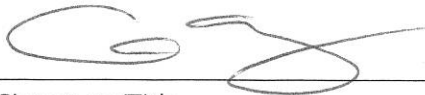
Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

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


CHRIS TRACY
SENIOR PLANNER

Signature/Title

6/1/18
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: 37-2018- 0566
STATE CLEARINGHOUSE NUMBER (If applicable) ---

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO	LEAD AGENCY EMAIL ---	DATE 6/22/2018
COUNTY/STATE AGENCY OF FILING San Diego County	DOCUMENT NUMBER *20180566*	

PROJECT TITLE
TAYLOR/MEYERHOFF CDP

PROJECT APPLICANT NAME DAVID LOMBARDI	PROJECT APPLICANT EMAIL ---	PHONE NUMBER 858-733-2989
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PROJECT APPLICANT ADDRESS 739 YARMOUTH COURT	CITY SAN DIEGO	STATE CA	ZIP CODE 92109
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PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|--|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,168.00 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,280.75 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,077.00 | \$ _____ |

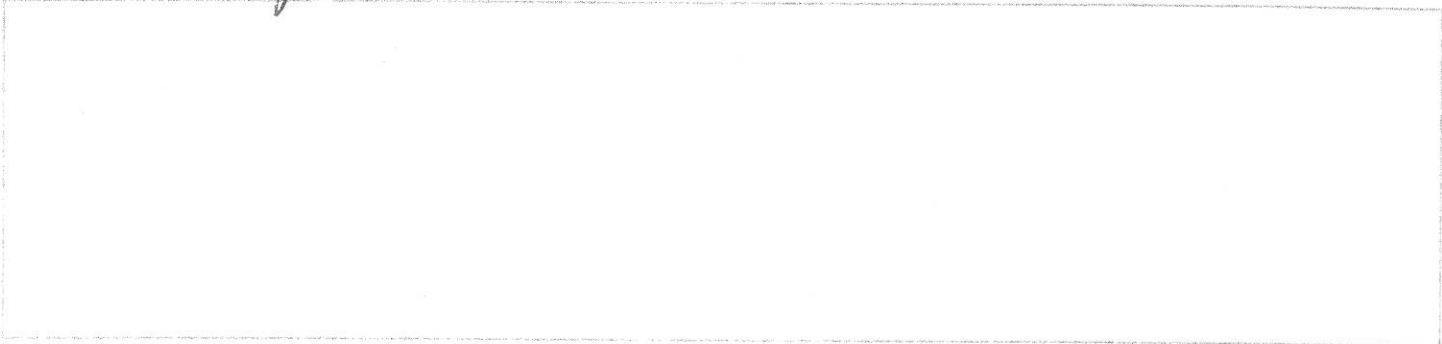
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | |
|---|----------|------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ _____ \$50.00 |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other CK#1446
 TOTAL RECEIVED
 \$ _____ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County CHELSEY-MAE DE JESUS , Deputy
-----------------------	--





San Diego County



Transaction #: 3200142
Receipt #: 2018278030

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 06/22/2018
Cashier Location: SD

Print Date: 06/22/2018 9:51 am

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT \$50.00

Total Payments \$50.00

Miscellaneous Item

FISH & WILDLIFE FEES

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 1

Project Name: Volen House CDP	Project Number: 594706	Distribution Date: 02/23/2018
---	----------------------------------	---

Project Scope/Location:
 PENNISULA (Process 2) Coastal Development Permit for new 6,589 square foot three-story single-family dwelling with a detached garage, a pool/spa, landscape/retaining walls, and other site improvements at 450 Tavera Place. The 0.30 acre site is in the RS-1-4 zone and the Coastal Non-Appealable Overlay Zone within the Peninsula Community Plan area in Council District 2.

Applicant Name: Christian Nevarez	Applicant Phone Number: (619) 757-5289
---	--

Project Manager: Karen Bucey	Phone Number: (619) 446-5049	Fax Number: (619) 446-5245	E-mail Address: KBucey@sandiego.gov
--	--	--------------------------------------	---

Project Issues (To be completed by Community Planning Committee for initial review):

This project was discussed at our MBPPB Meeting on March 20, 2018. The architect was present. The existing structure encroaches five feet into the ten foot required setback. The project is a remodel which allows the non-conformity to remain. The plans show the required three foot interior side yard setback with the required 45-degree setback beginning at 20 feet above grade. There are two dormers, one on each side of the roof line that are ten feet in width and setback five feet from the property line which meets our PDO requirements.

This project was approved by our board with three conditions:

1. The third story front setback shall not encroach into the required 45-degree setback. This applies to the deck floor and the surrounding railing.
2. The second story deck shall not encroach onto any portion of the existing non-conforming structure remaining in the required ten foot setback. Note that currently the majority of this non-conforming portion of the structure is being used as a deck. Perhaps a condition should be placed in the permit to prevent this from occurring in the future.
3. Landscape drawing be provided with plants and man-made objects less than 36-inches in height.

<p><i>Attach Additional Pages If Necessary.</i></p>	<p>Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>
---	--

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.



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

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Volen House CDP	Project Number: 594706	Distribution Date: 02/23/2018
---	----------------------------------	---

Project Scope/Location:
 PENNISULA (Process 2) Coastal Development Permit for new **6,589** square foot three-story single-family dwelling with a detached garage, a pool/spa, landscape/retaining walls, and other site improvements at **450** Tavera Place. The **0.30** acre site is in the RS-1-4 zone and the Coastal Non-Appealable Overlay Zone within the Peninsula Community Plan area in Council District 2.

Applicant Name: Christian Nevarez	Applicant Phone Number: (619) 757-5289
---	--

Project Manager: Karen Bucey	Phone Number: (619) 446-5049	Fax Number: (619) 446-5245	E-mail Address: KBucey@sandiego.gov
--	--	--------------------------------------	---

Committee Recommendations (To be completed for Initial Review):

0 Vote to Approve	Members Yes	Members No	Members Abstain
Vote to Approve With Conditions Listed Below	8	0	1
0 Vote to Approve With Non-Binding Recommendations Listed Below			
0 Vote to Deny			
0 No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			0 Continued


CONDITIONS:
 Three conditions listed in project issues discussion-part 1

NAME: Dennis Lynch	TITLE: Plan Reviewer
SIGNATURE:	DATE: April 3, 2018

<i>Attach Additional Pages If Necessary.</i>	Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
--	--

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Clear Form

SIGNATURE: 



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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: TAYLOR MEYERHOFF RESIDENCE **Project No. For City Use Only:** _____
Project Address: 822 QUEENSTOWN CT, S.D. CA 92109

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. 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.

Property Owner

Name of Individual: Thomas Taylor / Teresa Meyerhoff Owners Tenant/Lessee Successor Agency
Street Address: 822 QUEENSTOWN CT
City: SAN DIEGO State: CA Zip: 92109
Phone No.: _____ Fax No.: _____ Email: _____
Signature: T. Taylor Teresa Meyerhoff Date: 1-16-12
Additional pages Attached: Yes No

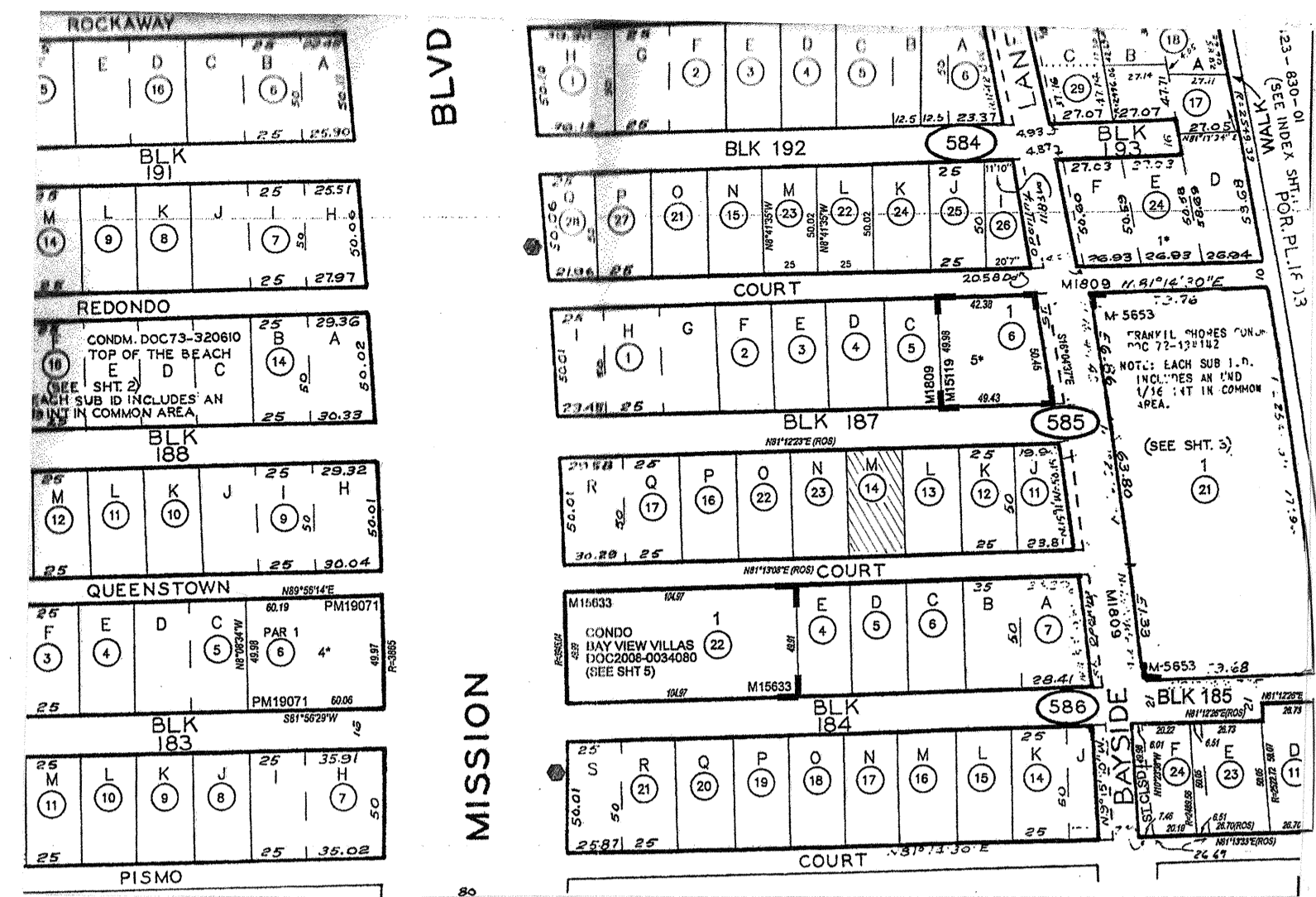
Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
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VICINITY MAP (A.T.S.)

▨ = SITE
● = HYDRANTS

Space Measurements Table	
Total Existing Living Space	960 sq. ft.
Existing Garage	342 sq. ft.
New Living Space:	
1st Floor	0 sq. ft.
2nd Floor	47 sq. ft.
3rd Floor	339 sq. ft.
Total New Living Space	386 sq. ft.
Total Resultant Living Space	1346 sq. ft.
Decks:	
1st Floor	0 sq. ft.
2nd Floor (E reduced)	(47) sq. ft.
3rd Floor (E reduced)	(181) sq. ft.
Deck remaining, (not new):	
1st Floor	0 sq. ft.
2nd Floor	161 sq. ft.
3rd Floor	187 sq. ft.

Taylor/Meyerhoff Project Team

Owners
Terri Meyerhoff & Thomas Taylor
822 Queenstown Court
San Diego, CA 92109
Terri: (858) 413-6783
Doug: (858) 337-8081

Draftsman
David Lombardi
739 Yarmouth Court
San Diego, CA 92109
(858) 733-2989 c
(858) 539-6900 f

Project Description:

The project proposes the remodel of an existing 960 sq. ft. three-story, single-family residence with 342 sq. ft. garage parking for two vehicles and 735 sq. ft. of decks. The remodeled three-story residence will add 47 sq. ft. of living space on the second floor and 339 sq. ft. of living space on the third floor to total 1346 sq. ft. single-family residence. The total decks will be reduced from 735 sq. ft. to 349 sq. ft.. The existing 342 sq. ft. garage 2-car parking will remain. A new bedroom, bathroom, and closets will be added on the third floor with a new stairway providing access. (The old spiral staircase will be removed). It is designed per the guidelines and limits of the Mission Beach PDO. A Coastal Development Permit is required.

Overlay Zones:

Coastal Height Limit, Coastal (City), Parking Impact, Residential Tandem Parking

Taylor/Meyerhoff Building Data Legend

822 Queenstown Court, San Diego, CA 92109

Residence originally built in 1924 but extensively remodeled in 2004.

Residential Plans prepared by David Lombardi, Architect/Builder, 739 Yarmouth Court, San Diego, CA 92109 (858) 539-6900 hm/of, (858) 733-2989 cell, david.lombardi@sbcglobal.net

Project Legal description: A.P.N.#423-585-14-00, Lot M, Block 187, Map 1809

Occupancy Group: R-1 Single-family residence.

Zone: MBPD-R-N

Type of Construction: V-N

Allowable FAR = 1.1, Lot size 1252 sq. ft. Allowable FAR is 1.1 or 1377 sq. ft. House total including 342 (New) sq. ft plus 960 (E) sq. ft. is 1346 sq. ft. for an actual FAR of 1.075, (below allowable of 1.1).

Lot coverage is not changing as all work will be within the existing footprint of the structure.

Geologic Hazard Zone: 52

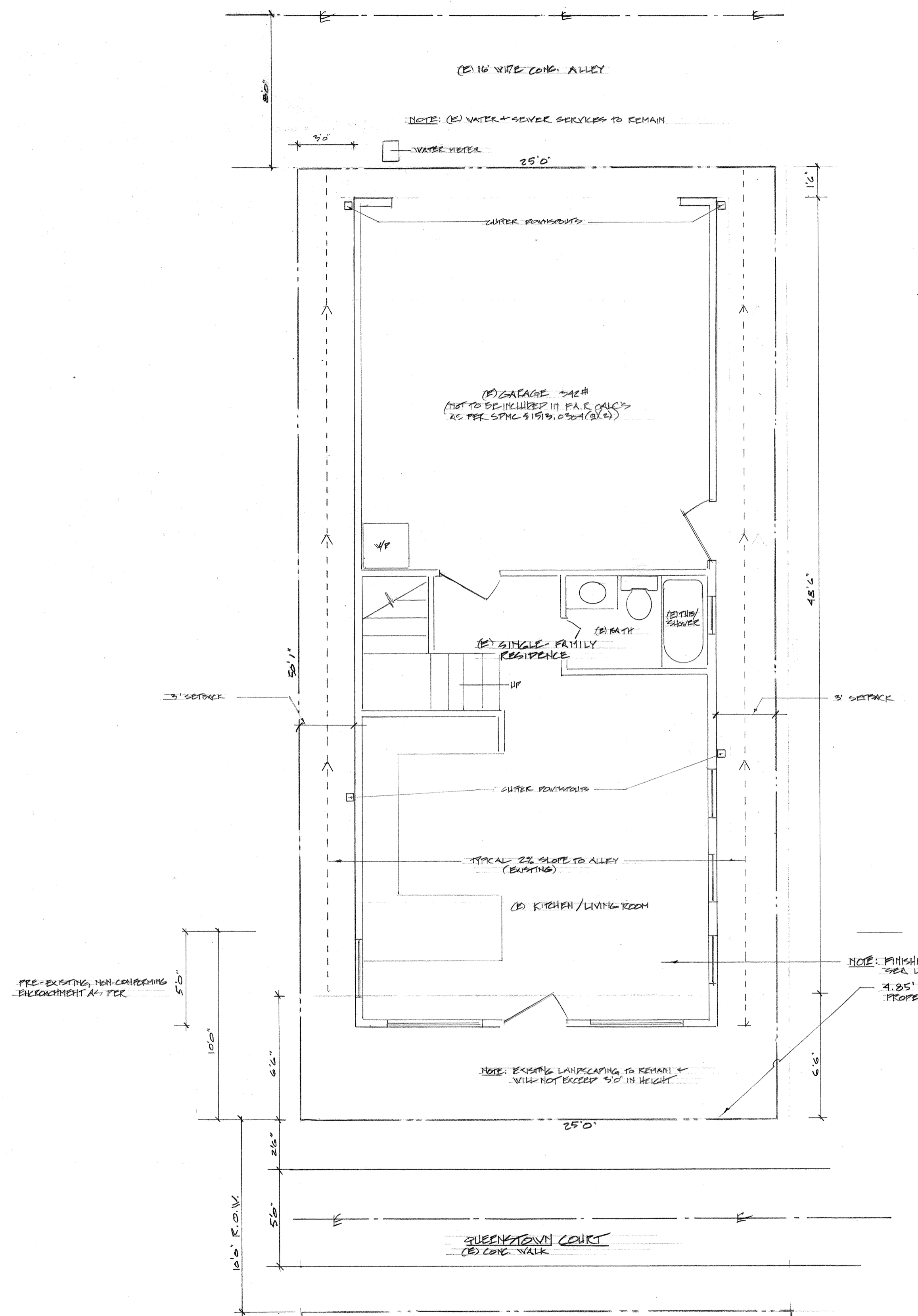
Setbacks: Front - 10'0", side - 3' then a 45 degree angle at 20' above grade
Rear - 0'0" Dormers are setback 5'0"
Note: Pre-existing first floor encroaches 5'0" into the front yard setback.

Landscaping: All existing landscaping to remain..

Plan Index:

1. Site & First Floor Plan, Vicinity Map, Existing landscaping
 2. Existing floor Plans
 3. Existing elevations
 4. New Floor Plans
 5. New elevations
 6. Storm Water BMP'S
- S0.1 Roof & Third floor Framing
S0.2 First & Second Floor Framing
- S-1 Structural Notes
S-2 Structural Notes (cont.), Holddown, Fastener & Header Schedules, Soils Report
S-3 to S-5 Structural Details
N-1 to N-3 Energy Calc's

These plans shall conform with 2016 CA Building Code, the 2016 CA Residential Code, the 2016 CA Electrical Code, The 2016 Plumbing Code, the 2016 CA Mechanical Code, the 2016 Green Building Code, and the 2016 CA Fire Code



(E) SITE + FIRST FLOOR PLAN

NOTE: NO NEW WORK/ADDED SPACE OR REMODELING ON FIRST FLOOR.

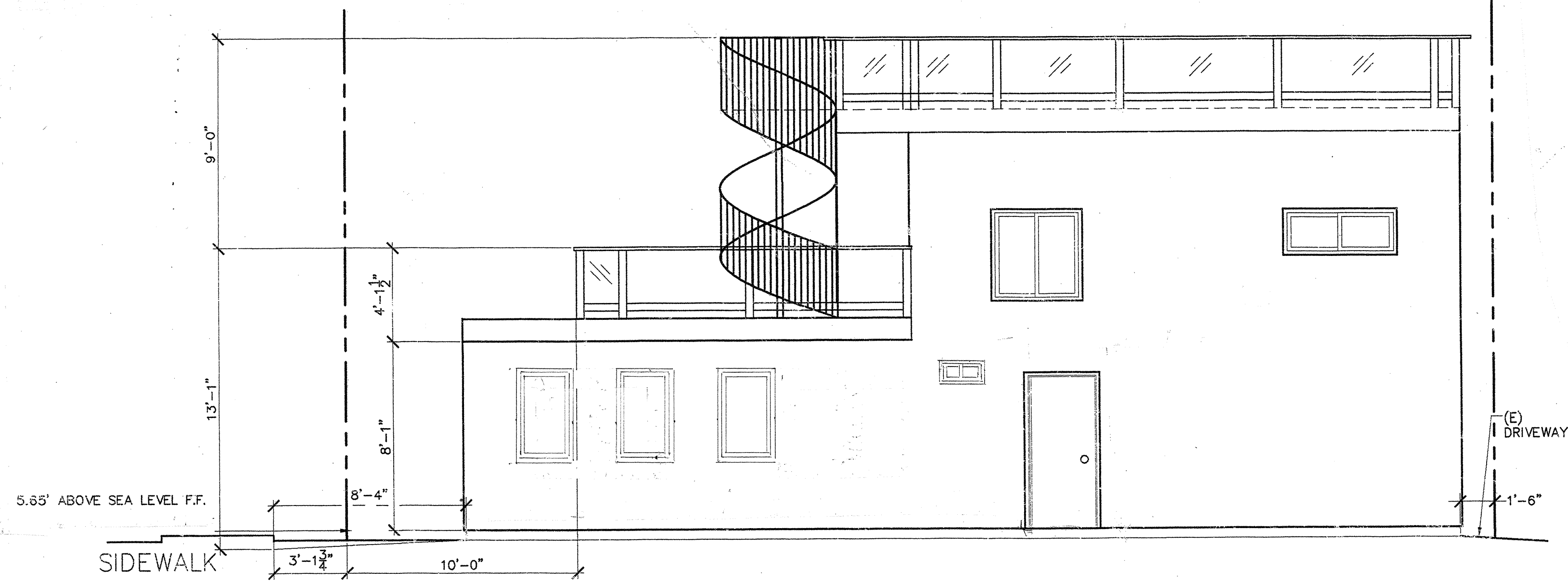
Prior to the issuance of any construction permit the Owner/permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

Taylor/Meyerhoff Residence

822 Queenstown Court, San Diego, CA 92109
A.P.N.#423-585-14, Map 1809, Lot M, Block 187
MBPD-R-N

DL DAVID LOMBARDI, Architect/Builder (858) 539-6900
CA Arch. Lic. #C-29931, CA Contr. Lic.#606620

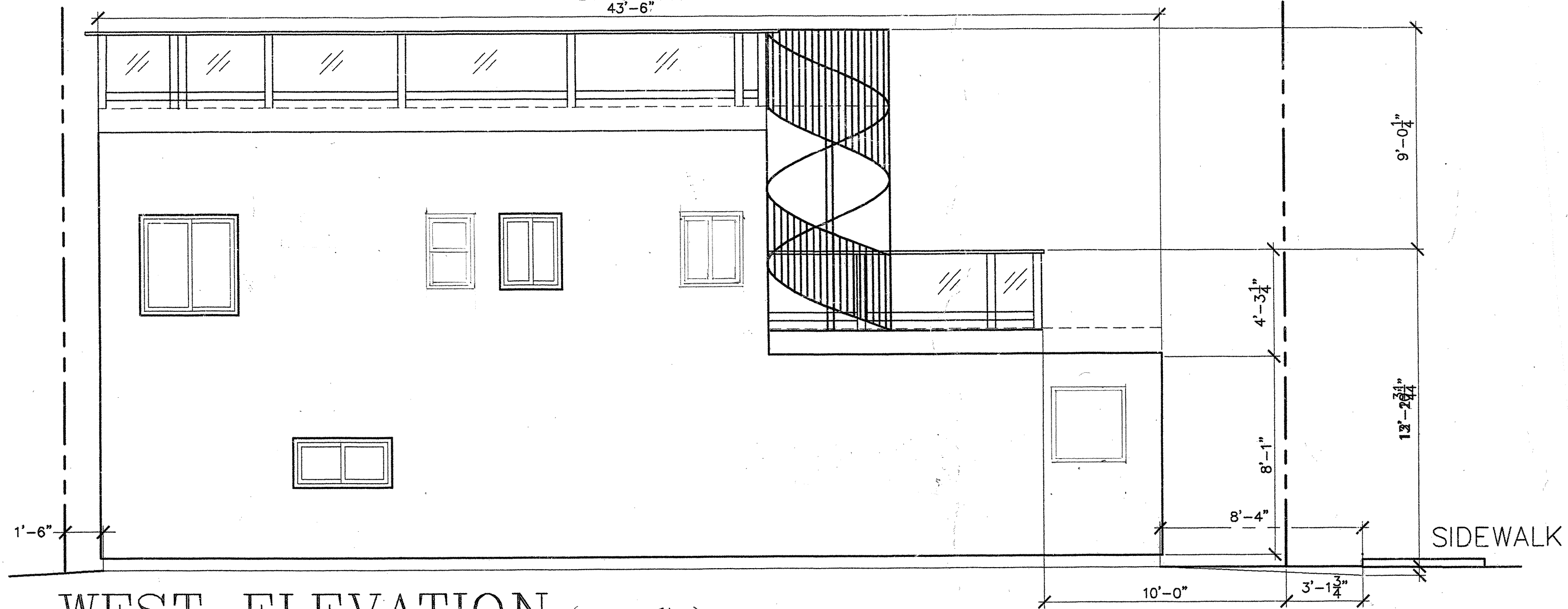
LIMIT OF WORK



EAST ELEVATION (EXISTING)

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

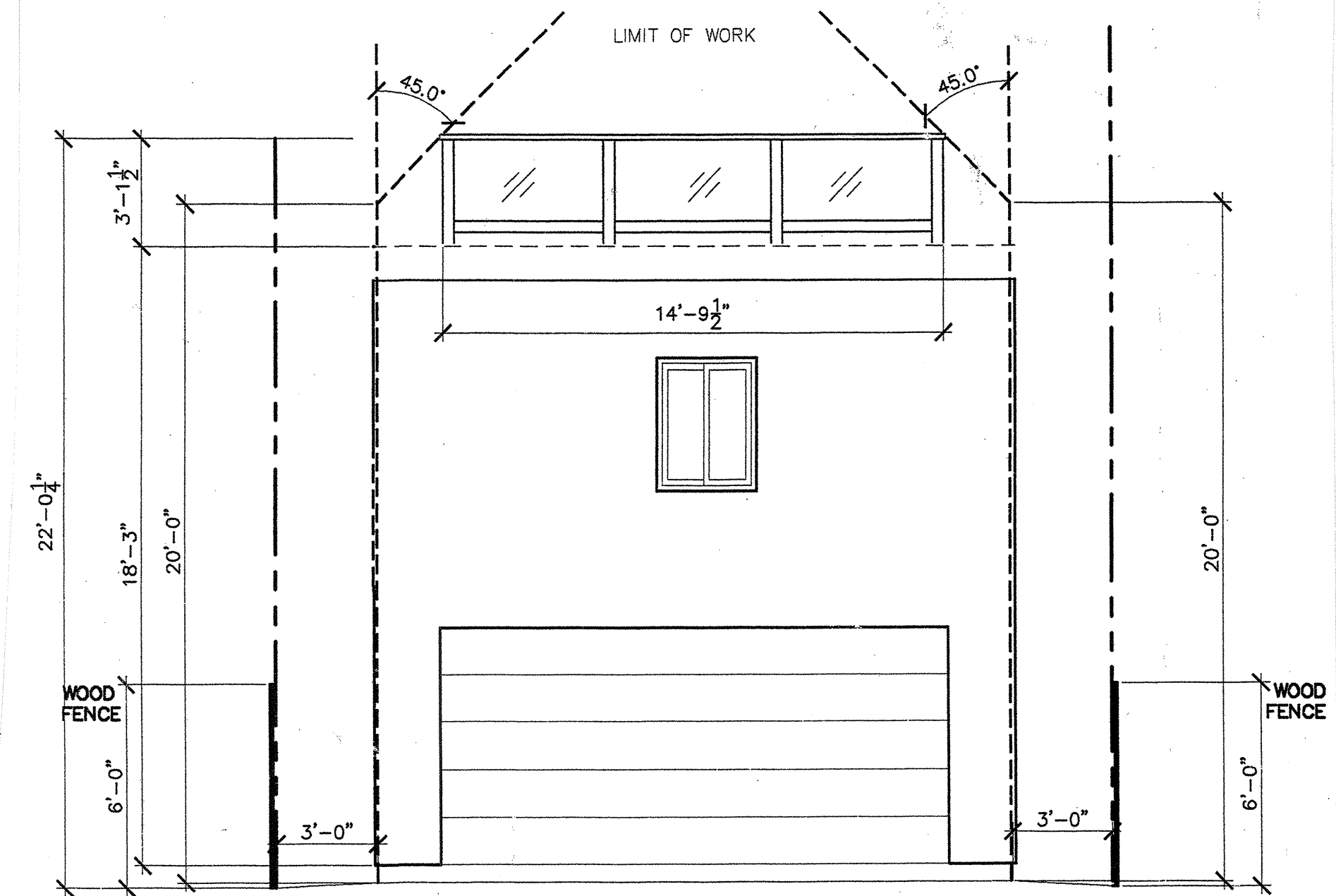
LIMIT OF WORK



WEST ELEVATION (EXISTING)

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

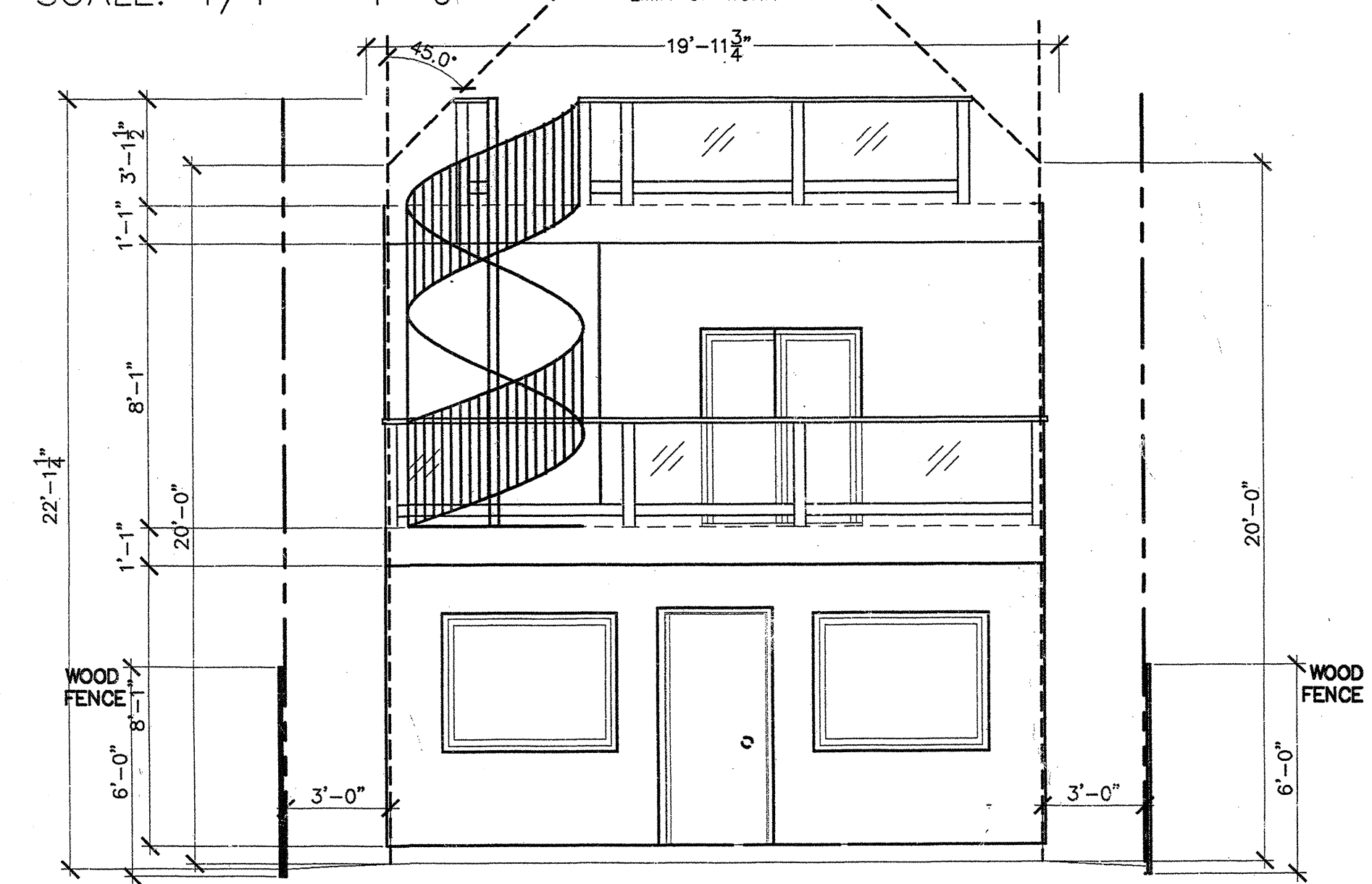
LIMIT OF WORK



NORTH ELEVATION (EXISTING)

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

LIMIT OF WORK

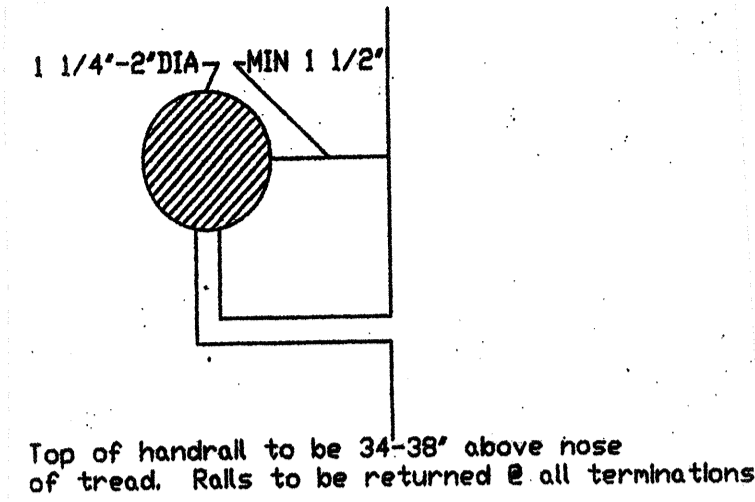


SOUTH ELEVATION (EXISTING)

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

Plan Notes:

- All Plumbing and Fittings will be water conserving and will comply with the 2016 CGBSC.
- Provide lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM).
- Provide kitchen faucets with a maximum flow of 1.8 gallons per minute (GPM) at 60psi.
- Provide shower heads with a maximum flow of 2.0 gallons per minute (GPM).
- Provide water closet with a maximum flow of 1.28 gallons per flush (GPF).
- Standard dishwashers will not exceed 4.25 gallons per cycle.
- Compact dishwashers will not exceed 3.5 gallons per cycle.
- Clothes washers will not exceed 6 gallons per cubic feet of drum capacity.
- Per 2016 CGBSC Sec.4.303.1.3.2 when a shower is served by more than one shower head the combined flow rate of all shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Handheld showers are considered shower heads.
- Permanent vacuum breakers shall be included with all new hose bibs.
- Per 2016 CGBSC Sec. 4.303.2, plumbing fixtures (water closets and urinals) and fittings (faucets and shower heads) shall be installed in accordance with the California Plumbing Code (CPC) and Table 1401.1 of the CPC.
- Per 2016 Green Code Sec. 4.506.1 Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
 - Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 - Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
- All ABS and PVC piping and fittings shall be enclosed within walls and floors with "type X gypsum board" or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved.
- An electronically signed and registered Certificate(s) of Field Verification and diagnostic Testing (CF3R) shall be posted at the building signed and registered Certificate of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a certified HERS rater. A registered CF3r will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R. Certificate of Occupancy will not be issued until the CF3R is reviewed and approved.
- The structure will be located entirely on native/undisturbed soil.
- Water meters for combined domestic and fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the Building Official.
- Buildings undergoing construction shall conform to CFC Chapter 33. Welding, cutting and other hot work shall be in conformance with CFC chapter 35.
- Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure.
- Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CBC Table 803.9 and shall meet flame propagation performance criteria of the California code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshall with appropriate documentation provided to the City of San Diego.
- The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.
- The person making or causing an excavation to be made shall provided written notice to the owners of adjoining buildings advising them that the excavation is to be made and that adjoining buildings should be protected, delivered not less than 10 days prior to the scheduled excavation start date.
- Plans for the deferred submittal items shall be submitted in a timely manner that allows a minimum of 30 working days for initial review. All comments related to deferred items must be addressed to the satisfaction of the Building Official prior to approval of the items.
- The submittal of residential fire sprinkler plans required by California Residential Code Section R313 has been deferred.
- To avoid delays in construction, plans for fire sprinklers shall be submitted not less than 30 calendar days prior to installation or prior to a foundation inspection when the submittal of fire sprinkler plans is deferred. A framing/rough inspection shall not be requested prior to approval of the fire sprinkler plans.
- The site will discharge all storm water run-off to the Public Right-of-Way.
- The existing water and sewer services will remain.
- No access gate shall swing into the Public Right-of-Way.
- All legal parking areas shall be surfaced with asphaltic concrete at least 2 inches in depth or its equivalent, satisfactory to the City Engineer.
- Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
- Prior to the issuance of any construction permit the Owner Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
- An automatic below-grade irrigation system shall be provided as required for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
- All required landscape areas shown on these plans shall be maintained by Terri Meyerhoff and Thomas Taylor, owners.
- All landscape and irrigation shall conform to the requirements of the Mission Beach Planned District Ordinance and Land Development Manual Landscape Standards.
- All plumbing fixtures and fittings will be water conserving and will comply with the 2016 CGBSC.
- Per 2016 CGBSC, Plumbing fixtures (water closets and urinals) and fittings (faucets and shower heads) shall be installed in accordance with the California Plumbing Code (CPC).
- Provide lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM)



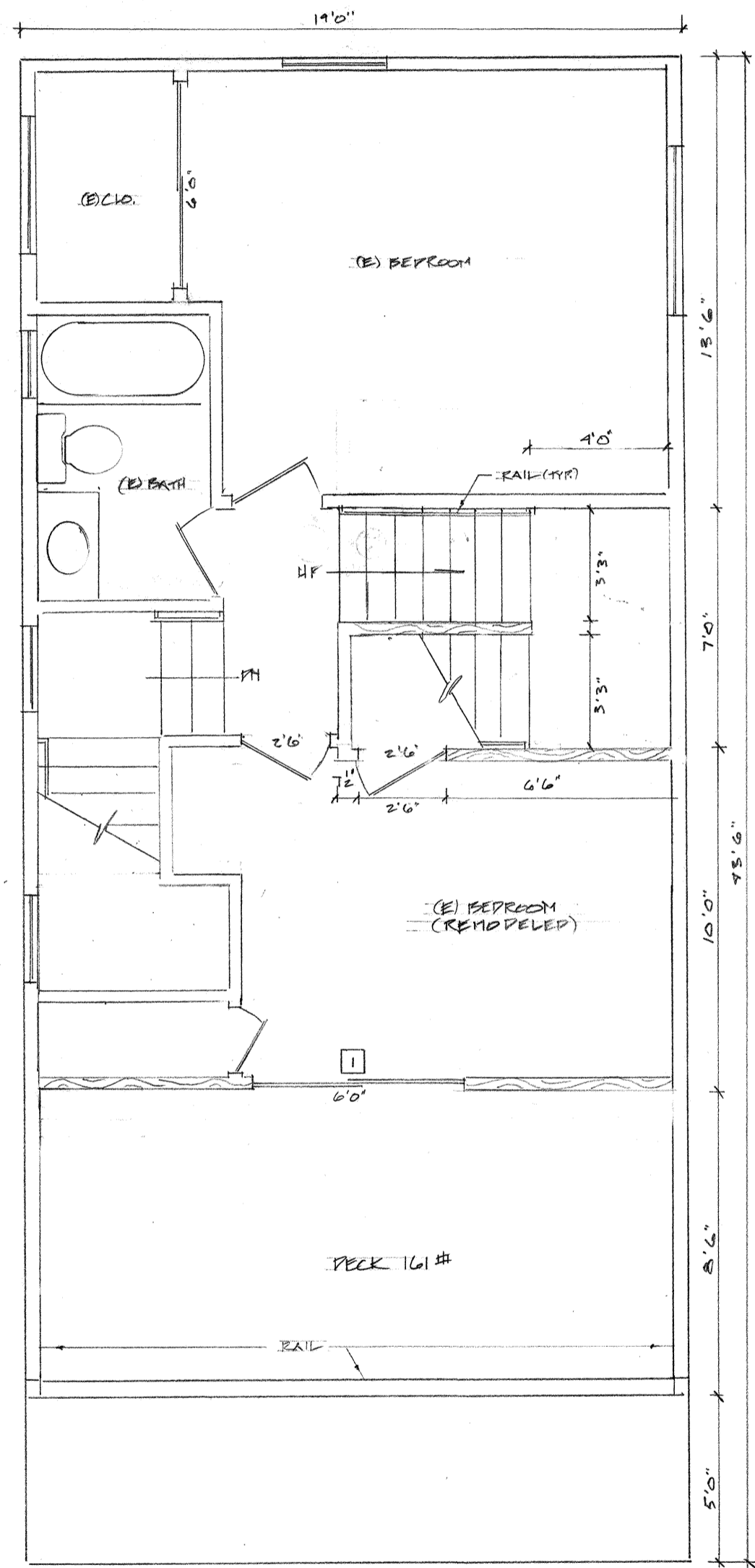
Top of handrail to be 34-38" above nose of tread. Rails to be returned @ all terminations

STAIR RAIL DETAIL

Door & Window Schedule

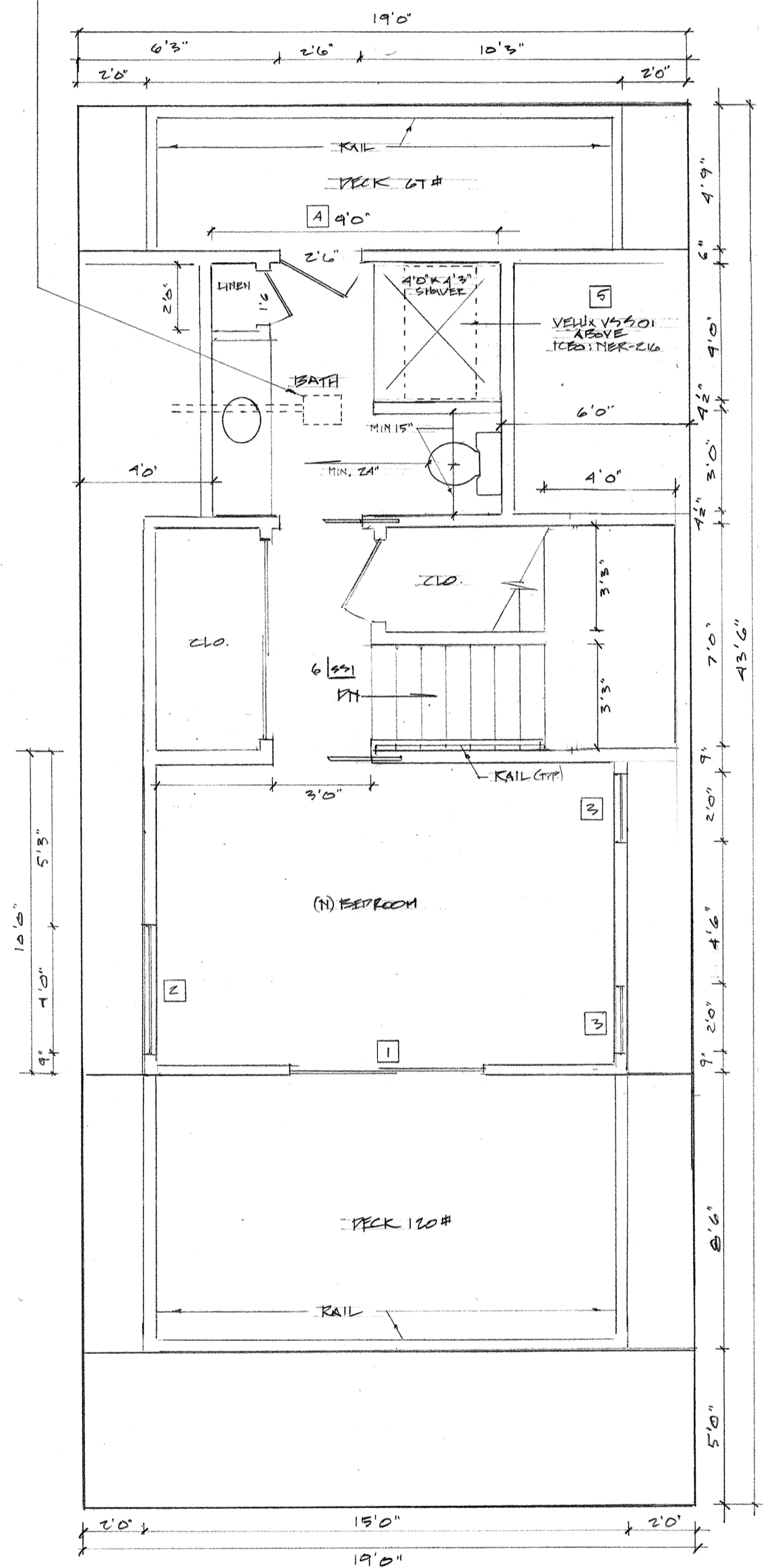
- 6068 Sliding door, dual-glazed, vinyl, temp.
- 4040 horiz. slider, dual-glazed, vinyl
- 2030 single-hung, dual-glazed, vinyl
- 2668 single-lite, French Door, dual-glazed, vinyl, temp.
- Velux VS S01 skylight, tempered

Panasonic Deluxe 80 CFM Humidity and Motion Sensor Ceiling Bathroom Exhaust Fan, Energy Star with Light Model# FV08VCL6



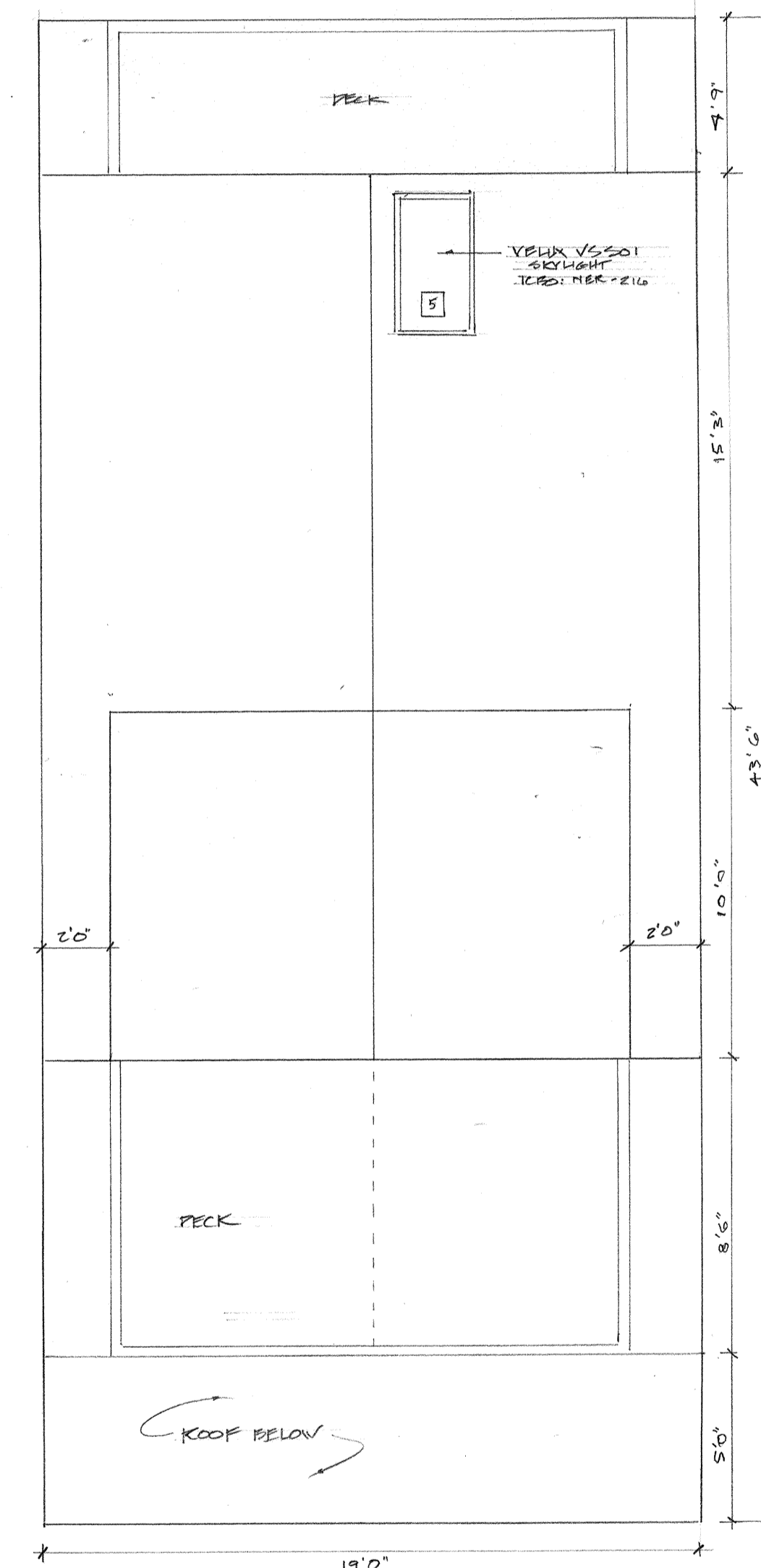
(N) SECOND FLOOR PLAN

Legend for Second Floor Plan:
 - NEW WALLS
 - 47# ADDED LIVING SPACE
 - 47# REPERCK PECK TO 161#



(N) THIRD FLOOR PLAN

Legend for Third Floor Plan:
 - NEW WALLS
 - 339# ADDED LIVING SPACE
 - 337# REPERCK PECK TO 161#



(N) ROOF PLAN

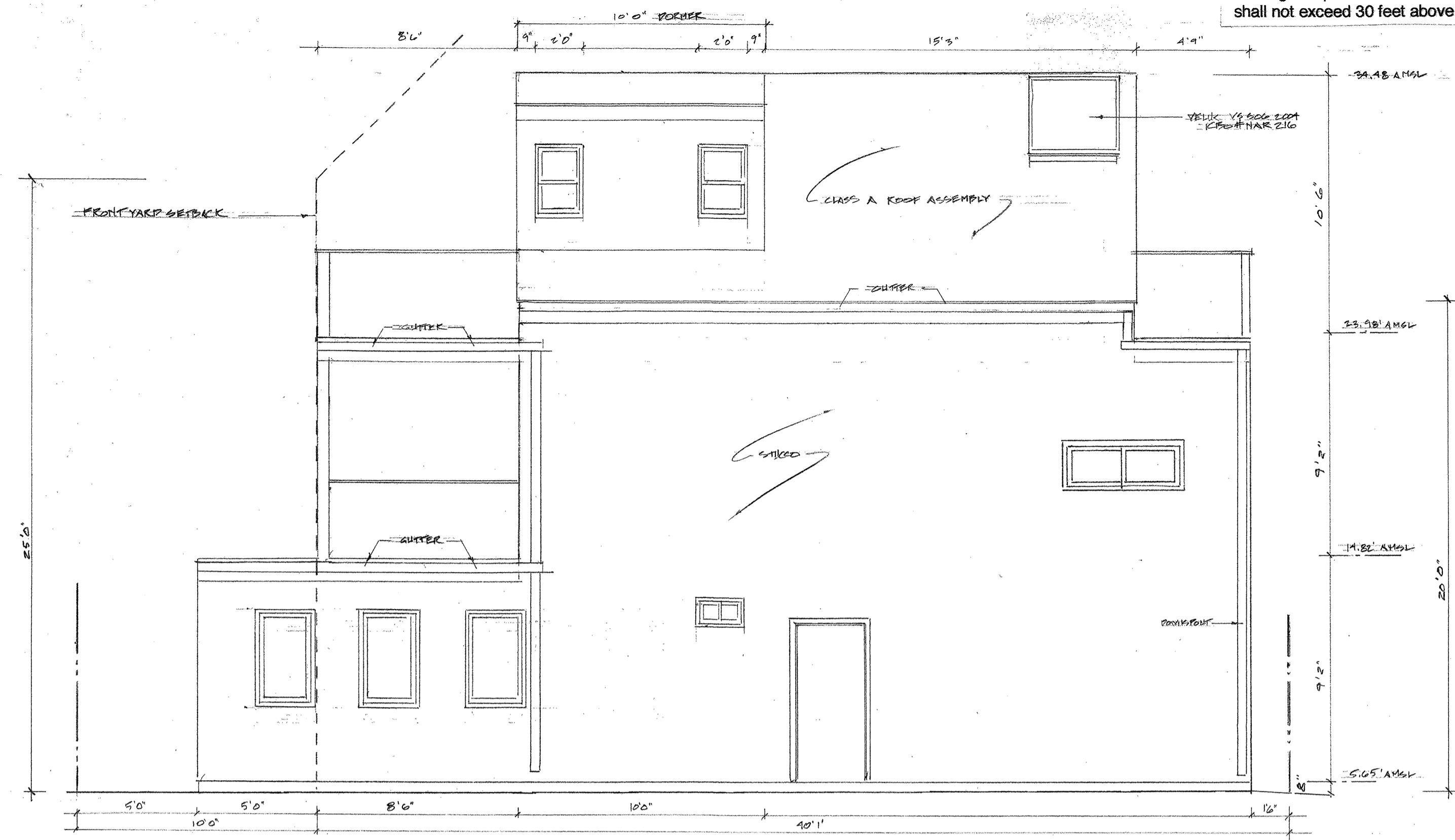
- A pre-construction inspection is required due to the height of the proposed structure being within one foot of the maximum height allowed in the Coastal Height Limit Overlay Zone (proposition D). The pre-construction inspections can be scheduled. Call (858) 581-7111 to schedule the pre-construction inspection. Contact the Inspection Services office at (858) 492-5070, if you have any questions pertaining to the pre-construction inspection.
- NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: By using this permitted construction drawings for construction/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 materials testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.
- NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER/BUILDER: By using this permitted construction drawings for construction/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 materials testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.
- The special inspector must be certified by the City of San Diego, Development Services, in the category of work to have special inspection.
- The special inspections identified on the plans are, in addition to, and not a substitute for, those inspections required to be performed by the City's building inspector.
- These plans shall conform with 2016 CA Building Code, the 2016 CA Residential Code, the 2016 CA Electrical Code, The 2016 Plumbing Code, the 2016 CA Mechanical Code, the 2016 Green Building Code, and the 2016 CA Fire Code

Taylor/Meyerhoff Residence

822 Queenstown Court, San Diego, CA 92109
 A.P.N.#423-585-14, Map 1809, Lot M, Block 187
 MBPD-R-N

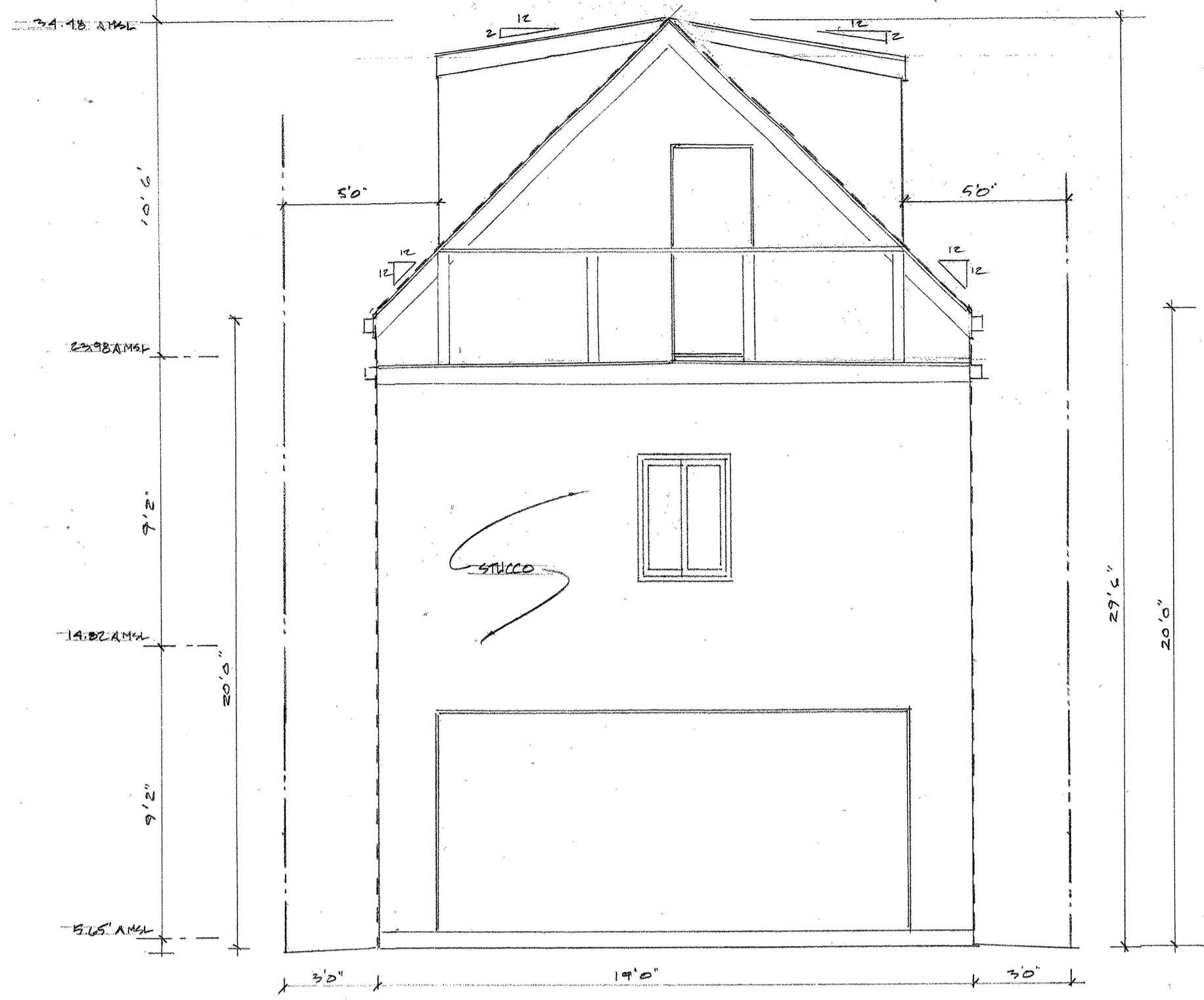
DL DAVID LOMBARDI, Architect/Builder (858) 539-6900
 CA Arch. Lic. #C-29931, CA Contr. Lic.#606620

The highest point of the roof, equipment, or any vent, pipe, antenna, or other projections shall not exceed 30 feet above grade.

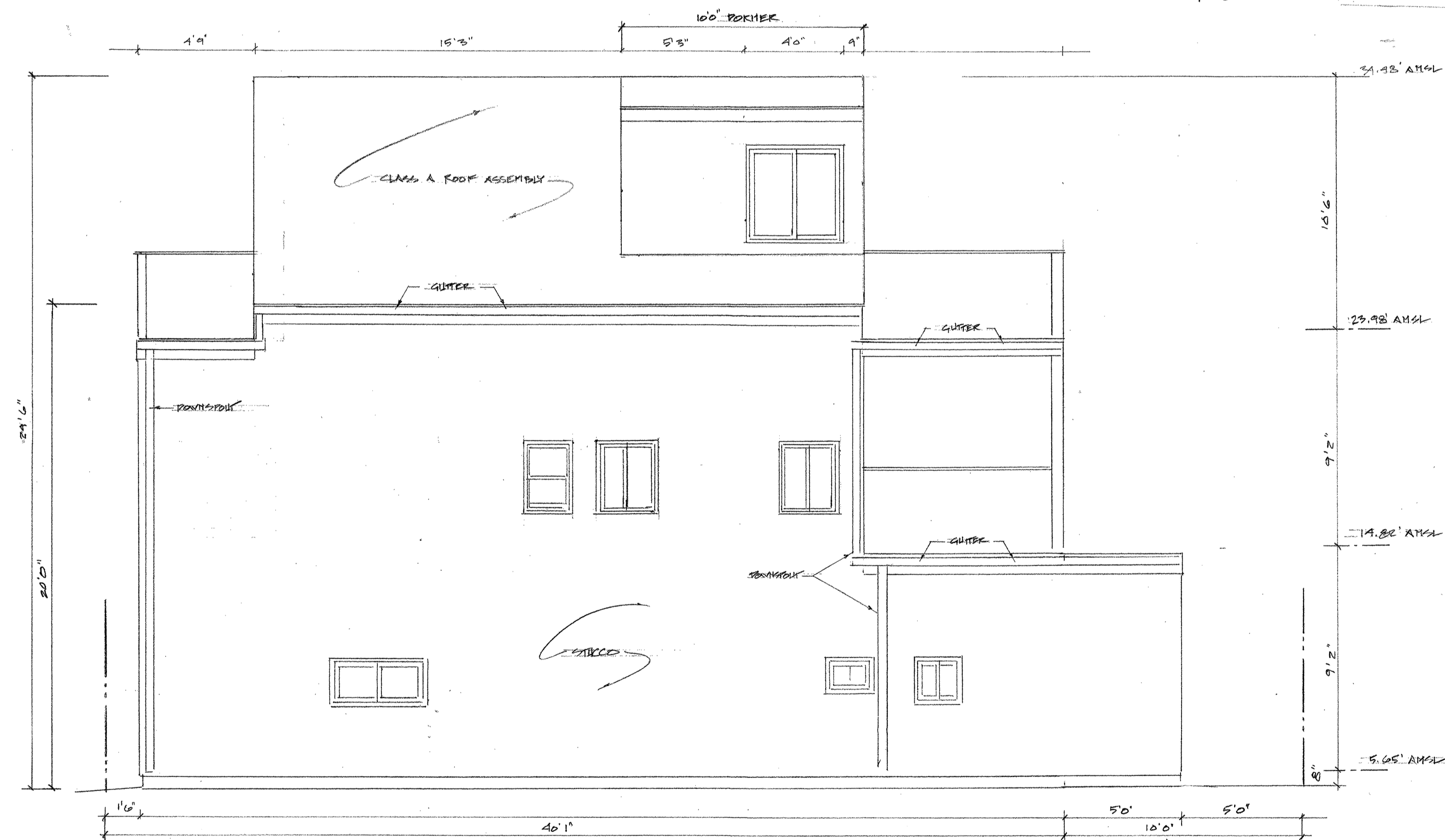


EAST ELEVATION
1/4"=1'0"

The highest point of the roof, equipment, or any vent, pipe, antenna, or other projections shall not exceed 30 feet above grade.



NORTH ELEVATION
1/4"=1'0"



WEST ELEVATION
1/4"=1'0"



SOUTH ELEVATION
1/4"=1'0"

Taylor/Meyerhoff Residence

822 Queenstown Court, San Diego, CA 92109
A.P.N.#423-585-14, Map 1809, Lot M, Block 187
MBPD-R-N

DL DAVID LOMBARDI, Architect/Builder (858) 539-6900
CA Arch. Lic. #C-29931, CA Contr. Lic.#606620

