



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: November 20, 2013                      REPORT NO. HO 13-098

ATTENTION:                      Hearing Officer

SUBJECT:                      MASON RESIDENCE  
PTS PROJECT NUMBER: 306085

LOCATION:                      320 San Fernando Street

APPLICANT:                      Paul V. Mason and Lauren N. Mason

### SUMMARY

Issue: Should the Hearing Officer approve the construction of an addition to a one-story, single dwelling unit located at 320 San Fernando Street within the Peninsula Community Plan Area?

Staff Recommendation: APPROVE an application for Coastal Development Permit (CDP) No. 1078520.

Community Planning Group Recommendation – On March 21, 2013 the Peninsula Community Planning Board voted 7-0-0 to recommend approval of the proposed project with no conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 15301(e)(2) (Existing Facilities, additions to existing structures and where the exceptions listed in CEQA section 15300.2 would not apply). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made October 11, 2013 and the opportunity to appeal that determination ended October 25, 2013.

### BACKGROUND

The project is located at 320 San Fernando Street within the Peninsula Community Planning Area and in the RS-1-4 zone. The site is designated for single-family residential development and is located near the southern end of San Fernando Street. The site is located in a built-out, single family residential neighborhood, is within the First Public Roadway and is within the appealable area of the Coastal Overlay Zone.

The maximum height permitted in the Coastal Zone is 30 feet and the project would not exceed 16 feet.

## DISCUSSION

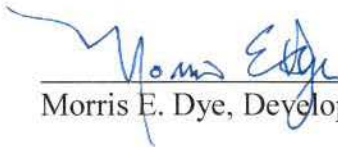
The project is a single-story addition of 1,098 square feet to a single-story, residence. The proposal requires a Coastal Development Permit due to its location within the Coastal Overlay Zone. The proposed single-family residence would be consistent with the single-family land use designation within the Peninsula Community Plan.

A Peninsula Community Plan objective is to conserve the character of existing stable single-family neighborhoods. The project blends with the mix of single-family detached, one- and two-story units found in the area. The character of the neighborhood along San Fernando Street within the vicinity of the subject site is predominantly 1950's-60's construction described as modest Ranch and Mission style residences of similar bulk and scale. The proposal would add approximately 600 square feet on the north end of the home, connecting the garage and the residence, and approximately 500 square feet to the southern end of the residence. The architectural design of the addition is comprised of differentiation for the proposed windows and siding such that the design is consistent with U.S. Secretary of Interior's Standards. This would preserve any future eligibility of the structure for historic designation.

## ALTERNATIVES

1. Approve Coastal Development Permit No. 1078520, PTS No. 321843, with modifications.
2. Deny Coastal Development Permit No. 1078520, PTS No. 321843, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



\_\_\_\_\_  
Morris E. Dye, Development Project Manager

## Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map

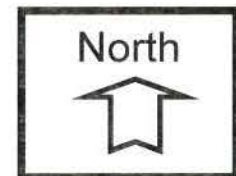
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans





## Location Aerial Photo

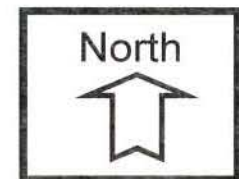
Mason Residence– 320 San Fernando Street  
PROJECT NO. 306085



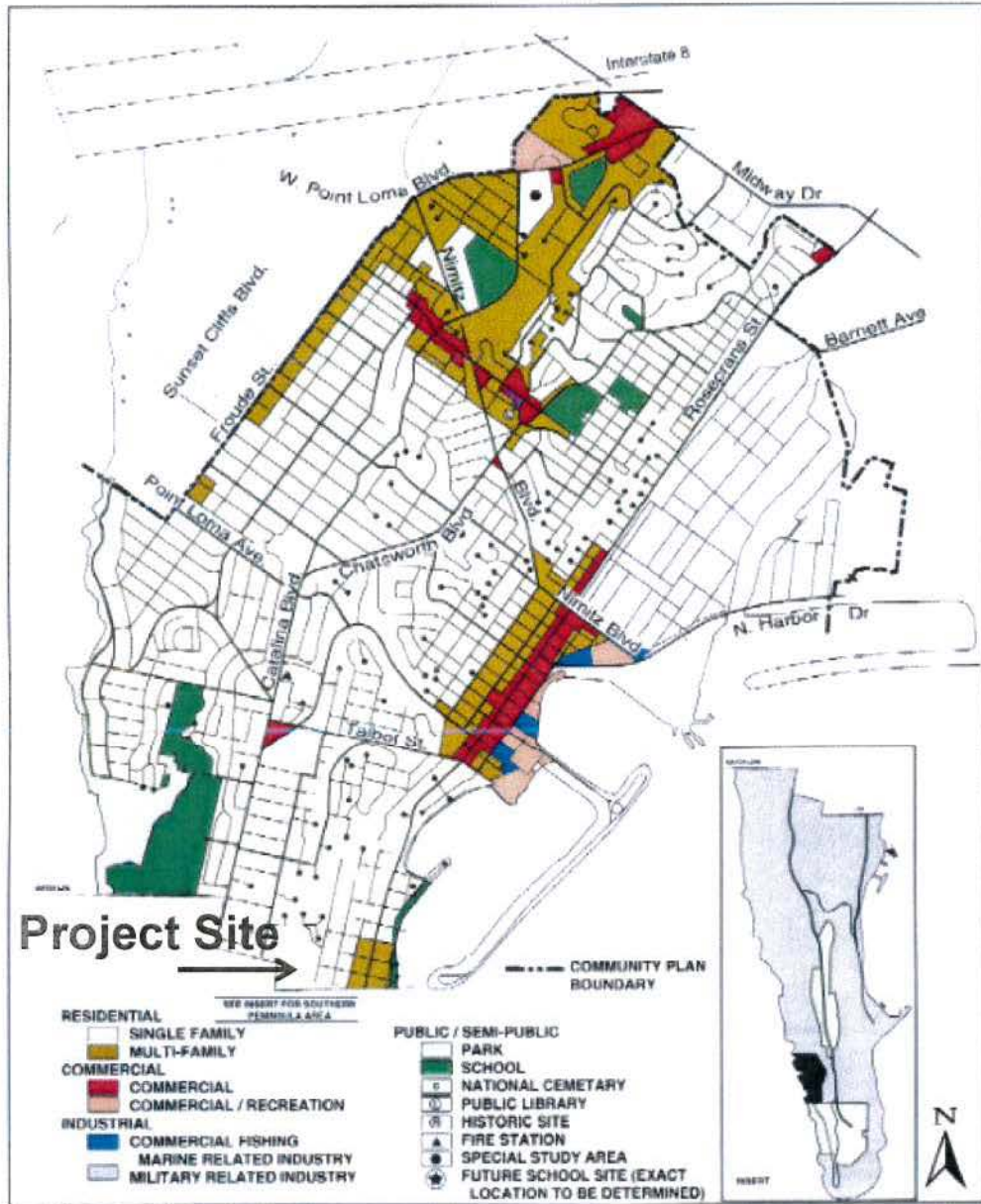


## Project Location Map

Mason Residence – 320 San Fernando Street  
PROJECT NO. 306085







**Peninsula Community Plan**  
CITY OF SAN DIEGO • PLANNING DEPARTMENT



# Land Use Map

Mason Residence- 320 San Fernando Street  
PROJECT NO. 306085



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Mason CDP	
<b>PROJECT DESCRIPTION:</b>	Addition of 1,098 square feet to an existing 2,545 square foot, one-story, single family residence, located at 320 San Fernando Street.	
<b>COMMUNITY PLAN AREA:</b>	Peninsula	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit (Process 3)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single-Family Residential (Allows residential development up to four dwelling units per acre).	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RS-1-4: (Single-Family Residential <b>HEIGHT LIMIT:</b> 30-foot maximum height limit <b>LOT SIZE:</b> 10,000 square-foot minimum lot size <b>FLOOR AREA RATIO:</b> 0.48 maximum <b>FRONT SETBACK:</b> 20 feet <b>SIDE SETBACK:</b> 12 feet <b>STREETSIDE SETBACK:</b> not applicable <b>REAR SETBACK:</b> 20 feet <b>PARKING:</b> 2 parking spaces required		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single-Family Residential; RS-1-4	Single-Family Residence
<b>SOUTH:</b>	Single-Family Residential; RS-1-4	Single-Family Residence
<b>EAST:</b>	Single-Family Residential; RS-1-4	Single-Family Residence
<b>WEST:</b>	Single-Family Residential; RS-1-4	Single-Family Residence
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 21, 2013 the Peninsula Community Planning Board voted 7-0-0 to recommend approval of the project with no conditions.	

HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 1078520  
**MASON RESIDENCE PROJECT NO. 306085**

WHEREAS, Paul V. Mason and Lauren N. Mason, Owners/Permittees, filed an application with the City of San Diego for a permit for a 1,098 square-foot addition to a 2,545 square-foot, one-story, single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1078520) on portions of a 0.37-acre lot.

WHEREAS, the project site is located at 320 San Fernando Street in the RS-1-4 zone and within the Peninsula Community Plan Area.

WHEREAS, the project site is legally described as that portion of Lot 4, Block 118 of La Playa and a portion of Jenkins Street closed to public use.

WHEREAS, on November 20, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1078520 pursuant to the Land Development Code of the City of San Diego.

WHEREAS, on October 11, 2013 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 Sections 15301(c)(2) - Existing Facilities, additions to existing structures and where the exceptions listed in CEQA section 15300.2 would not apply, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated November 20, 2013.

FINDINGS:

**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 would add 1,098 square feet to a 2,545 square-foot, single-story, single dwelling unit on a 0.37-acre lot located at 320 San Fernando Street in the RS-1-4 zone and within the Peninsula Community Plan Area.



The site does not contain a public physical accessway nor is it designated as having a proposed accessway or a public view corridor within the Peninsula Community Plan and Local Coastal Program. The nearest physical accessway is near the easterly end of Kellogg Street, four blocks to the east of the project site at San Diego Bay. The nearest views to the coastal area is also along San Diego Bay four blocks to the east. As the project will not be located in any public view corridor or public vista, the project will protect public views. Therefore, 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.

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

The project would add 1,098 square feet to a 2,545 square-foot, single-story, single dwelling unit on a 0.37-acre lot located at 320 San Fernando Street in the RS-1-4 zone and within the Peninsula Community Plan Area.

The property does not contain nor is it adjacent to environmentally sensitive lands. Therefore, the proposed coastal development 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 project would add 1,098 square feet to a 2,545 square-foot, single-story, single dwelling unit on a 0.37-acre lot located at 320 San Fernando Street in the RS-1-4 zone and within the Peninsula Community Plan Area.

The site is designated for residential development within the Peninsula Community Plan. The project is an addition to a single-family dwelling and would comply with all of the development regulations of the underlying RS-1-4 Zone. No deviations have been requested for the development. The Peninsula Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway nor as having a proposed accessway or a public view corridor. The site is not recommended for zoning change in the Implementation section of the Peninsula Local Coastal Program (Page 159). Therefore, 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.

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

The project would add 1,098 square feet to a 2,545 square-foot, single-story, single dwelling unit on a 0.37-acre lot located at 320 San Fernando Street in the RS-1-4 zone and within the Peninsula Community Plan Area.

For private developments, Chapter 3 of the California Coastal Act addresses the requirement for new developments to not impede public access to Coastal amenities. The site is not located on or adjacent to any existing physical accessway. The residence would be constructed entirely within private property and would observe all required setbacks, building height requirements, and floor area ratio. Therefore, the project would not impede public access to the nearby Coastal amenity. The Peninsula Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway nor as having a proposed accessway or a public view corridor. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1078520 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1078520, a copy of which is attached hereto and made a part hereof.

---

Morris E. Dye  
Development Project Manager  
Development Services

Adopted on: November 20, 2013

Job Order No. 24003449

**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**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003449

**COASTAL DEVELOPMENT PERMIT NO. 1078520**  
**MASON RESIDENCE PROJECT NO. 306085**  
**HEARING OFFICER**

This Coastal Development Permit No. 1078520 is granted by the Hearing Officer of the City of San Diego to Paul V. Mason and Lauren N. Mason, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.37-acre site is located at 320 San Fernando Street in the RS-1-4 zone of the Peninsula Community Plan Area. The project site is legally described as that portion of Lot 4, Block 118 of La Playa and a portion of Jenkins Street closed to public use.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to construct a 1,098 square-foot addition to a 2,545 square-foot, one-story, single dwelling unit (as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2013) on file in the Development Services Department.

The project shall include:

- a. Construct a 1,098 square-foot, single-story addition.
- b. Off-street parking;
- 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 December 5, 2016.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.



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

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

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

#### **ENGINEERING REQUIREMENTS:**

12. The project proposes to export 25 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

14. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that

the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the San Fernando Street Right-of-Way.

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

17. 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.

18. 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 Appendix E of the City's Storm Water Standards.

19. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

#### **PLANNING/DESIGN REQUIREMENTS:**

20. Owner/Permittee shall maintain a minimum of two (2) 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.

21. 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.

#### **INFORMATION ONLY:**

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

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

APPROVED by the Hearing Officer of the City of San Diego on November 20, 2013 and Resolution No. \_\_\_\_\_.

Coastal Development Permit No. 1078520  
November 20, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

---

Morris E. Dye  
Development Project Manager

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

---

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

Paul V. Mason  
Owner/Permittee

By \_\_\_\_\_  
Paul V. Mason

Lauren N. Mason  
Owner/Permittee

By \_\_\_\_\_  
Lauren N. Mason

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



## NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT NO.: 306085

PROJECT TITLE: Mason CDP

PROJECT LOCATION-SPECIFIC: 320 San Fernando Street, San Diego CA 92106 (Portion of Lot 4 Block 118 of La Playa)

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit for an addition of 1,098 square feet to an existing 2,545-square-foot, one-story, single dwelling unit. The site is located at 320 San Fernando Street in the RS-1-4 zone, Coastal Overlay Appealable Area, First Public Roadway and Parking Impact zone within the Peninsula Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Omar Paraiso  
 2400 Kettner Boulevard  
 San Diego, CA, 92106  
 619-269-3630

## 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: Section 15301 (e)(2) - Existing Facilities, additions to existing structures  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT This project is exempt because minimal grading is proposed, the project is located in a developed neighborhood and not sensitive resources exist on or adjacent to the project site. In addition the project is exempt because it meets the criteria set forth in CEQA section 15301(e)(2) - Existing Facilities, additions to existing structures and where the exceptions listed in CEQA section 15300.2 would not apply.

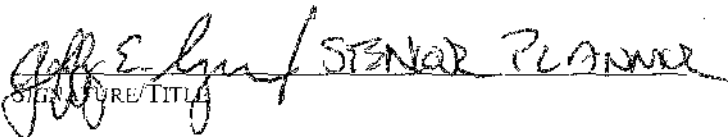
LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 446-5159

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

  
 SIGNATURE/TITLE: SENIOR PLANNER

10/10/13  
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

**Peninsula Community Planning Board Minutes  
March 21, 2013  
Meeting Room, Pt. Loma – Hervey Library**

**I. Parliamentary Items:**

Meeting called to order by Julia Quinn at approximately 6:30 p.m.

(Note: MSP = moved, seconded and passed; MSF = moved, seconded and failed)

- A. **Approval of Agenda** – The March 21, 2013 agenda was approved.
- B. **Approval of Minutes** – Minutes for January 2013 were approved.
- C. **Secretary's Report** – Nothing to report.
- D. **Treasurer's Report** – Nothing to report.
- E. **Attendance** – Board Members present: J. Ross, J. Shumaker, P. Nystrom, N. Allenby, P. Webb, D. Carnevale, B. Coons, P. Clark, and J. Quinn. R. Possanza and M. Ryan were overseeing the Board elections. Community Attendance – see sign-in sheet posted on PCPB website.
- F. **Chair's Report** – Nothing to report.
- G. **Non Agenda Public Comment** – 1) Mr. Jim Gilhooly brought the board up to date on the fuel facility with repair of the fuel pipeline to follow inspection and identification of need to repair. Construction probably will not be until 2015. The lighting system will be shielded. An issue relating to property lines and fuel tank layout is to be checked.  
2) Don Murphy spoke to the joint use agreement of the Dana ball field, but discussion was deferred to the action items on the agenda.  
3) Roberto Alcatraz, State Senator Marty Block's office, introduced himself to the community and advised that new offices are to be opened soon at 701 B St 18<sup>th</sup> floor.
- H. **Government Reports** -- Michael Patton, Councilman Kevin Faulconer's office reported on the recent activities including: 1) The City Land Use and Housing Committee will consider neighborhood parking protection ordinance to limit on- street parking of mobile homes and other large vehicles between 2:00 a.m. to 6:00 a.m. on 3/27/13 at 2 pm; if implemented, this will require 8 additional parking control officers to patrol the community;  
2) State of the District address scheduled on 4/10/13 at Paradise Point;  
3) homeless shelter being looked at for permanent placement in the area;  
4) the Councilman is in receipt of the PCPB letter regarding Bldg 271 at Liberty Station; Patton indicated that the City does not have legal ability to require renovation of this building, but Board members noted that the DDA with McMillian requires this.

- I. New/Old Business** – 1) City Water Group Job 926 was presented by Paula Roberts, Eugene Gay (Orion Construction) and Sarah Chavez. 2) Martha Phillips sought a letter of support for the upcoming Point Loma Summer Concerts. On motion of Jarvis Ross, seconded by Paul Webb, letter of support for the concert series was unanimously approved by the board.
- J. Action Items** 1) Nicole Burgess presented a proposal for a Caltrans Community Based Planning Grant for the Nimitz Bike Facilities project to identify type of facility to improve bicycle access between Mission Bay Park and Harbor Drive, about a 2.5 mile segment. The City of San Diego will be the grant applicant. On motion of J. Shumaker, seconded by P. Webb, the Board approved writing a letter of support for the grant application. Motion approved 7/0/1, with P. Nystrom abstaining due to need for more information, and not wanting any project that would restrict vehicular traffic along Nimitz Blvd. 2) Simon Borger, Kenn Anderson, Julie Anderson, and Don Severin presented the problem of stop signs, unauthorized stop signs and general confusion of what was appropriate for the intersection. On motion of P. Webb, seconded by J. Shumaker, the matter was tabled pending resolution of the issue by agreement among the neighbors (Vote was 8/0/0). 3) Jarvis Ross presented a resolution that (1) the City of San Diego City Council, Mayor and City Attorney refrain from revising the Municipal Code in order to facilitate the legal approval of Plaza de Panama Project, and that (2) the City of San Diego City Council, Mayor and City Attorney rescind the July 2012 Plaza de Panama Project Plan Amendments to the 1989 Balboa Park Master and Precise Plans and reinstate those 1989 plans. Motion by J. Ross, seconded by J. Shumaker, to adopt resolution and forward to City of San Diego passed 8/0/0. 4) Dana Middle School Joint Use agreement was presented by Robin Shifflet, representing the City of San Diego Parks and Recreation Department. The City entered into a 25 year joint use agreement with the San Diego Unified School District (SDUSD) to utilize a portion of the school grounds to meet park requirements in the community and wishes to continue the current agreement. Byron Wear, Scott Van Arsdale, and Ken Stauderman, representing the Point Loma High School Baseball Boosters, presented a proposal to terminate the existing joint agreement with City Parks and Rec and placing the property under the control of SDUSD in order to obtain funding from David Wells for ball field renovations. Motion by J. Shumaker, seconded by P. Nystrom, to support Point Loma High School Baseball Boosters proposal to place the baseball field under the San Diego Unified School District passed 8/0/0. 5) Correia Junior High Retaining Wall, Landscaping and Burn Ash Capping, Project No. 286168 presented for consideration. On motion by J. Shumaker, seconded by P. Webb, Board unanimously approved by 8/0/0 vote. 6) Mason Residence, project No. 306085, for approval of an 1100 sf addition at home at 320 San Fernando, was presented for consideration. On motion of J. Shumaker, seconded by P. Nystrom, project approved as presented by 7/0/0 vote (J. Ross absent for vote). 7) Poe Residence, Project No. 292095, for approval of addition at home at 4564 Del Monte was presented for consideration. On motion of J. Shumaker, seconded by P. Nystrom, project approved 8/0/0. 8) Prichett Residence Project No. 310627, for approval of replacement residence at 932 Cordova was presented for approval. Elena Bennett, neighbor, had concerns about the height, size, and scale of the proposed structure and future privacy at her property at 940 Cordova. Motion by J. Ross, seconded by B. Coons, to refer project back to Project Review Committee so the neighbors can discuss fencing issues approved 8/0/0. 9) Paul Webb reported on the EIR Notice of Preparation for the Airport Land Use Compatibility Plan and Safety Zone proposal brought forth by the Airport Authority. A draft of a letter was

presented, but Mr. Webb needed more time to review the document and its ramifications for Point Loma, particularly those who live under the flight path. Motion by J. Shumaker, seconded by P. Nystrom, to request time extension from the Airport Authority to complete review and submit written comments, and if time extension not granted, authorize P. Webb to send preliminary comments to Airport Authority approved 8/0/0. Mr. Webb will be attending the NOP scoping meeting at the Airport Authority offices on March 27, 2013 representing the board.

**K. Subcommittees:** (Note: NTR= Nothing to report)

1. Form Base (Long Range Planning) – Jay Shumaker: NTR
2. Parks and Rec – Mike Ryan: NTR
3. Project Review – Jay Shumaker: NTR
4. Airport Authority - Paul Webb: NTR.
5. Traffic and Transportation - Peter Nystrom: NTR
6. Environment/Water – Norm Allenby: Requested and was granted authority to contact the Mayor's office regarding erosion issues at Sunset Cliffs Natural Park Council.
7. North Bay Community Planning Group – Jarvis Ross: NTR
8. Liberty Station – Dominic Carnevale: NTR

**V. Government Reports / Public Communications:** NTR

**VI. Adjournment:** A motion to adjourn was seconded and passed unanimously around 10:15 p.m.

Next PCPB monthly meeting 3701 Voltaire St., April 18, at 6:30 p.m., Pt. Loma-Hervey Library.

**Airport Noise Compliance 619-400-2799**  
**Neighborhood Code Compliance 619-236-5500**

Prepared by: Norm Allenby  
 April 5, 2013





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

# Ownership Disclosure Statement

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

Project Title: **MASON RESIDENCE** Project No. For City Use Only: **306085**

Project Address:  
**320 SAN FERNANDO ST.**

**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):  
**PAUL MASON**  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: **320 SAN FERNANDO ST.**  
 City/State/Zip: **SAN DIEGO CA 92106**  
 Phone No: **619 222 0245** Fax No:  
 Signature: *[Signature]* Date: **12/10/12**

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:  
 \_\_\_\_\_

# MASON RESIDENCE

### DEVELOPMENT SUMMARY

**OWNER:** PAUL & LAUREN MASON  
520 SAN FERNANDO STREET  
SAN DIEGO, CA 92106

**SITE ADDRESS:** 520 SAN FERNANDO STREET  
SAN DIEGO, CA 92106

**A.P.N.:** 592-48-0400

**LOT AREA:** 15266 SF

**LEGAL DESCRIPTION:** PORTION OF LOT 4, BLOCK 16 OF LA PLAYA I, A TRACT OF 60 ACRES, STREET CLOSED TO PUBLIC USE

**BASE ZONE:** RS-14

**SETBACKS:** FRONT: 20'-0"  
REAR: 20'-0"  
SIDE 1: 15'-0"  
SIDE 2: 15'-0"

**HISTORIC DISTRICT:** NA

**A REPORTS:** YES

**REQUIRED PERMIT:** COASTAL DEVELOPMENT PERMIT  
CONSTRUCTION PERMIT  
OVERLAY ZONE

**COASTAL HEIGHT LIMIT:** COASTAL CITY FIRST PUBLIC ROADWAY

**ENVIRONMENTALLY SENSITIVE LANDS:** NONE

**NO. OF STORIES:** ONE STORY BUILDING EXISTING

**BUILDING HEIGHT:** MAXIMUM 20'-0" HT. L.V.M.

**YEAR BUILT:** 1930

**GEOLOGIC ZONE:** 57

**USAGE: (EXISTING & PROPOSED):** RESIDENTIAL

**SCHOOL DISTRICT:** SAN DIEGO

**PLANNED DISTRICT:** NA

### GROSS BUILDING AREA:

**F.A.R.:** 0.48 x 16266 sq. ft. = 7808.28 sq. ft. ALLOWABLE

**DEMOLITION:** SEE SHEETS 001 & 002

**BUILDING AREA:**

MAX. LOT	10750 SQ. FT.
(1) AVAILABLE TO HABITABLE	10750 SQ. FT.
TOTAL HABITABLE	10750 SQ. FT.
(2) GARAGE	170 SQ. FT.
TOTAL FLOOR AREA	10920 SQ. FT.
(3) COVERED PORCH	230 SQ. FT.
ACTUAL F.A.R.	0.70

### SCOPE OF WORK

COASTAL DEVELOPMENT PERMIT FOR INTERIOR RENOVATION AND ADDITION TO A ONE STORY SINGLE FAMILY RESIDENCE ASSOCIATED SITE AND RETAINING WALLS, HARDSCAPE

### FAA PART 77 NOTIFICATION

PER SECTION 77.15 OF TITLE 49 OF THE CODE OF FEDERAL REGULATIONS (CFR) PART 77, NO PERSON IS REQUIRED TO NOTIFY THE ADMINISTRATOR FOR ANY OBJECT THAT WOULD BE SHIELDED BY EXISTING STRUCTURES OF A PERMANENT AND SUBSTANTIAL CHARACTER OR BY NATURAL TERRAIN OR TOPOGRAPHIC FEATURES OF EQUAL OR GREATER HEIGHT, AND SHOULD BE LOCATED IN THE CONGESTED AREA OF A CITY, TOWN, OR SETTLEMENT WHERE IT IS EVIDENT BEYOND ALL REASONABLE DOUBT THAT THE STRUCTURE SO SHIELDED WILL NOT ADVERSELY AFFECT SAFETY IN AIR NAVIGATION.

I, **PHILIP MANT**, DO HEREBY CERTIFY THAT THE STRUCTURE(S) ON YOUR GATION IS/ARE EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (4) OF TITLE 49 OF THE CODE OF FEDERAL REGULATIONS (CFR) PART 77, NOTIFICATION IS NOT REQUIRED.

### APPLICABLE CODES

TYPE OF CONSTRUCTION: RESIDENTIAL

APPLICABLE CODES:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

CALIFORNIA MECHANICAL CODE, 1995 EDITION (BASED ON 1991 IBC)

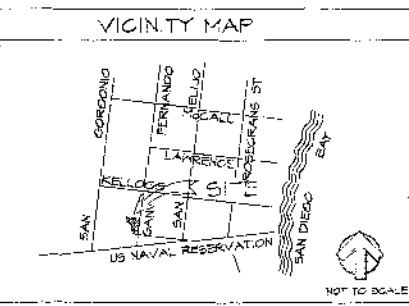
CALIFORNIA ELECTRICAL CODE, 1995 EDITION (BASED ON 1991 IBC)

CALIFORNIA PLUMBING CODE, 1995 EDITION (BASED ON 1991 IBC)

CALIFORNIA FIRE ALARMS CODE, 1995 EDITION (BASED ON 1991 IBC)

CALIFORNIA GREEN BUILDING CODE, 1995 EDITION

CALIFORNIA GREEN BUILDING CODE, 2005 EDITION (BASED ON 1991 IBC)



### CONSULTANTS

**ARCHITECT:**  
KIM GRANT DESIGN INC.  
KIM GRANT ARCHITECT  
2400 KETTNER BLVD, SUITE 201  
SAN DIEGO, CA 92101  
PH: (619) 261-8500

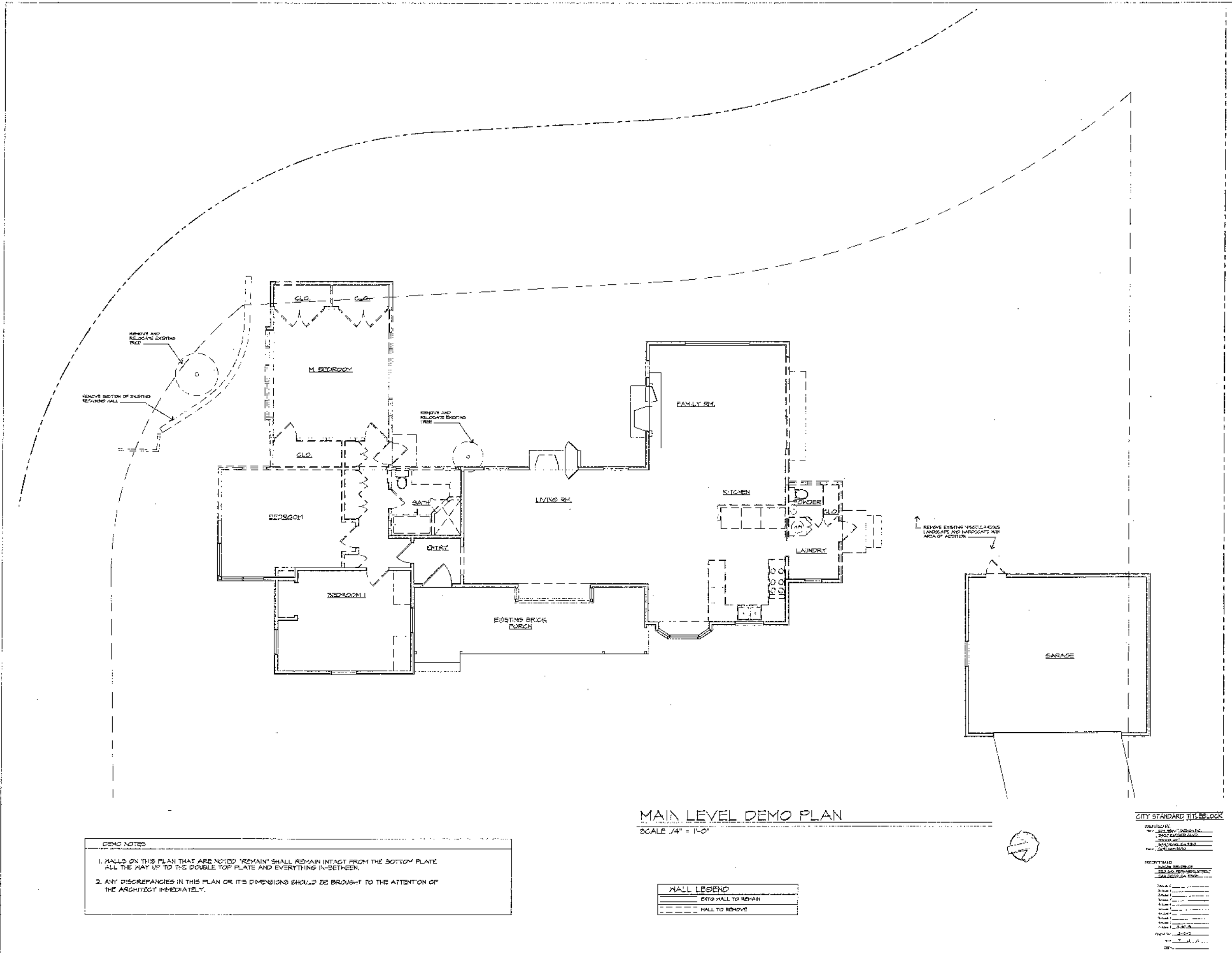
### ABBREVIATIONS

AC	ACROBATIC	CONCRETE MASONRY UNIT
AD	ANGLE	CONCRETE ONLY
AF	APERTURE	CONCRETE
AG	AGGREGATE	CONCRETE
AI	ALUMINUM	CONCRETE
AK	ALUMINUM	CONCRETE
AL	ALUMINUM	CONCRETE
AM	ALUMINUM	CONCRETE
AN	ALUMINUM	CONCRETE
AO	ALUMINUM	CONCRETE
AP	ALUMINUM	CONCRETE
AQ	ALUMINUM	CONCRETE
AR	ALUMINUM	CONCRETE
AS	ALUMINUM	CONCRETE
AT	ALUMINUM	CONCRETE
AV	ALUMINUM	CONCRETE
AW	ALUMINUM	CONCRETE
AX	ALUMINUM	CONCRETE
AY	ALUMINUM	CONCRETE
AZ	ALUMINUM	CONCRETE
BA	ALUMINUM	CONCRETE
BB	ALUMINUM	CONCRETE
BC	ALUMINUM	CONCRETE
BD	ALUMINUM	CONCRETE
BE	ALUMINUM	CONCRETE
BF	ALUMINUM	CONCRETE
BG	ALUMINUM	CONCRETE
BH	ALUMINUM	CONCRETE
BI	ALUMINUM	CONCRETE
BJ	ALUMINUM	CONCRETE
BK	ALUMINUM	CONCRETE
BL	ALUMINUM	CONCRETE
BM	ALUMINUM	CONCRETE
BN	ALUMINUM	CONCRETE
BO	ALUMINUM	CONCRETE
BP	ALUMINUM	CONCRETE
BQ	ALUMINUM	CONCRETE
BR	ALUMINUM	CONCRETE
BS	ALUMINUM	CONCRETE
BT	ALUMINUM	CONCRETE
BV	ALUMINUM	CONCRETE
BW	ALUMINUM	CONCRETE
BX	ALUMINUM	CONCRETE
BY	ALUMINUM	CONCRETE
BZ	ALUMINUM	CONCRETE
CA	ALUMINUM	CONCRETE
CB	ALUMINUM	CONCRETE
CC	ALUMINUM	CONCRETE
CD	ALUMINUM	CONCRETE
CE	ALUMINUM	CONCRETE
CF	ALUMINUM	CONCRETE
CG	ALUMINUM	CONCRETE
CH	ALUMINUM	CONCRETE
CI	ALUMINUM	CONCRETE
CJ	ALUMINUM	CONCRETE
CK	ALUMINUM	CONCRETE
CL	ALUMINUM	CONCRETE
CM	ALUMINUM	CONCRETE
CN	ALUMINUM	CONCRETE
CO	ALUMINUM	CONCRETE
CP	ALUMINUM	CONCRETE
CQ	ALUMINUM	CONCRETE
CR	ALUMINUM	CONCRETE
CS	ALUMINUM	CONCRETE
CT	ALUMINUM	CONCRETE
CU	ALUMINUM	CONCRETE
CV	ALUMINUM	CONCRETE
CW	ALUMINUM	CONCRETE
CX	ALUMINUM	CONCRETE
CY	ALUMINUM	CONCRETE
CZ	ALUMINUM	CONCRETE
DA	ALUMINUM	CONCRETE
DB	ALUMINUM	CONCRETE
DC	ALUMINUM	CONCRETE
DD	ALUMINUM	CONCRETE
DE	ALUMINUM	CONCRETE
DF	ALUMINUM	CONCRETE
DG	ALUMINUM	CONCRETE
DH	ALUMINUM	CONCRETE
DI	ALUMINUM	CONCRETE
DJ	ALUMINUM	CONCRETE
DK	ALUMINUM	CONCRETE
DL	ALUMINUM	CONCRETE
DM	ALUMINUM	CONCRETE
DN	ALUMINUM	CONCRETE
DO	ALUMINUM	CONCRETE
DP	ALUMINUM	CONCRETE
DQ	ALUMINUM	CONCRETE
DR	ALUMINUM	CONCRETE
DS	ALUMINUM	CONCRETE
DT	ALUMINUM	CONCRETE
DU	ALUMINUM	CONCRETE
DV	ALUMINUM	CONCRETE
DW	ALUMINUM	CONCRETE
DX	ALUMINUM	CONCRETE
DY	ALUMINUM	CONCRETE
DZ	ALUMINUM	CONCRETE
EA	ALUMINUM	CONCRETE
EB	ALUMINUM	CONCRETE
EC	ALUMINUM	CONCRETE
ED	ALUMINUM	CONCRETE
EE	ALUMINUM	CONCRETE
EF	ALUMINUM	CONCRETE
EG	ALUMINUM	CONCRETE
EH	ALUMINUM	CONCRETE
EI	ALUMINUM	CONCRETE
EJ	ALUMINUM	CONCRETE
EK	ALUMINUM	CONCRETE
EL	ALUMINUM	CONCRETE
EM	ALUMINUM	CONCRETE
EN	ALUMINUM	CONCRETE
EO	ALUMINUM	CONCRETE
EP	ALUMINUM	CONCRETE
EQ	ALUMINUM	CONCRETE
ER	ALUMINUM	CONCRETE
ES	ALUMINUM	CONCRETE
ET	ALUMINUM	CONCRETE
EU	ALUMINUM	CONCRETE
EV	ALUMINUM	CONCRETE
EW	ALUMINUM	CONCRETE
EX	ALUMINUM	CONCRETE
EY	ALUMINUM	CONCRETE
EZ	ALUMINUM	CONCRETE
FA	ALUMINUM	CONCRETE
FB	ALUMINUM	CONCRETE
FC	ALUMINUM	CONCRETE
FD	ALUMINUM	CONCRETE
FE	ALUMINUM	CONCRETE
FF	ALUMINUM	CONCRETE
FG	ALUMINUM	CONCRETE
FH	ALUMINUM	CONCRETE
FI	ALUMINUM	CONCRETE
FJ	ALUMINUM	CONCRETE
FK	ALUMINUM	CONCRETE
FL	ALUMINUM	CONCRETE
FM	ALUMINUM	CONCRETE
FN	ALUMINUM	CONCRETE
FO	ALUMINUM	CONCRETE
FP	ALUMINUM	CONCRETE
FQ	ALUMINUM	CONCRETE
FR	ALUMINUM	CONCRETE
FS	ALUMINUM	CONCRETE
FT	ALUMINUM	CONCRETE
FU	ALUMINUM	CONCRETE
FV	ALUMINUM	CONCRETE
FW	ALUMINUM	CONCRETE
FX	ALUMINUM	CONCRETE
FY	ALUMINUM	CONCRETE
FZ	ALUMINUM	CONCRETE
GA	ALUMINUM	CONCRETE
GB	ALUMINUM	CONCRETE
GC	ALUMINUM	CONCRETE
GD	ALUMINUM	CONCRETE
GE	ALUMINUM	CONCRETE
GF	ALUMINUM	CONCRETE
GG	ALUMINUM	CONCRETE
GH	ALUMINUM	CONCRETE
GI	ALUMINUM	CONCRETE
GJ	ALUMINUM	CONCRETE
GK	ALUMINUM	CONCRETE
GL	ALUMINUM	CONCRETE
GM	ALUMINUM	CONCRETE
GN	ALUMINUM	CONCRETE
GO	ALUMINUM	CONCRETE
GP	ALUMINUM	CONCRETE
GQ	ALUMINUM	CONCRETE
GR	ALUMINUM	CONCRETE
GS	ALUMINUM	CONCRETE
GT	ALUMINUM	CONCRETE
GU	ALUMINUM	CONCRETE
GV	ALUMINUM	CONCRETE
GW	ALUMINUM	CONCRETE
GX	ALUMINUM	CONCRETE
GY	ALUMINUM	CONCRETE
GZ	ALUMINUM	CONCRETE
HA	ALUMINUM	CONCRETE
HB	ALUMINUM	CONCRETE
HC	ALUMINUM	CONCRETE
HD	ALUMINUM	CONCRETE
HE	ALUMINUM	CONCRETE
HF	ALUMINUM	CONCRETE
HG	ALUMINUM	CONCRETE
HH	ALUMINUM	CONCRETE
HI	ALUMINUM	CONCRETE
HJ	ALUMINUM	CONCRETE
HK	ALUMINUM	CONCRETE
HL	ALUMINUM	CONCRETE
HM	ALUMINUM	CONCRETE
HN	ALUMINUM	CONCRETE
HO	ALUMINUM	CONCRETE
HP	ALUMINUM	CONCRETE
HQ	ALUMINUM	CONCRETE
HR	ALUMINUM	CONCRETE
HS	ALUMINUM	CONCRETE
HT	ALUMINUM	CONCRETE
HU	ALUMINUM	CONCRETE
HV	ALUMINUM	CONCRETE
HW	ALUMINUM	CONCRETE
HX	ALUMINUM	CONCRETE
HY	ALUMINUM	CONCRETE
HZ	ALUMINUM	CONCRETE
IA	ALUMINUM	CONCRETE
IB	ALUMINUM	CONCRETE
IC	ALUMINUM	CONCRETE
ID	ALUMINUM	CONCRETE
IE	ALUMINUM	CONCRETE
IF	ALUMINUM	CONCRETE
IG	ALUMINUM	CONCRETE
IH	ALUMINUM	CONCRETE
II	ALUMINUM	CONCRETE
IJ	ALUMINUM	CONCRETE
IK	ALUMINUM	CONCRETE
IL	ALUMINUM	CONCRETE
IM	ALUMINUM	CONCRETE
IN	ALUMINUM	CONCRETE
IO	ALUMINUM	CONCRETE
IP	ALUMINUM	CONCRETE
IQ	ALUMINUM	CONCRETE
IR	ALUMINUM	CONCRETE
IS	ALUMINUM	CONCRETE
IT	ALUMINUM	CONCRETE
IU	ALUMINUM	CONCRETE
IV	ALUMINUM	CONCRETE
IW	ALUMINUM	CONCRETE
IX	ALUMINUM	CONCRETE
IY	ALUMINUM	CONCRETE
IZ	ALUMINUM	CONCRETE
JA	ALUMINUM	CONCRETE
JB	ALUMINUM	CONCRETE
JC	ALUMINUM	CONCRETE
JD	ALUMINUM	CONCRETE
JE	ALUMINUM	CONCRETE
JF	ALUMINUM	CONCRETE
JG	ALUMINUM	CONCRETE
JH	ALUMINUM	CONCRETE
JI	ALUMINUM	CONCRETE
JJ	ALUMINUM	CONCRETE
JK	ALUMINUM	CONCRETE
JL	ALUMINUM	CONCRETE
JM	ALUMINUM	CONCRETE
JN	ALUMINUM	CONCRETE
JO	ALUMINUM	CONCRETE
JP	ALUMINUM	CONCRETE
JQ	ALUMINUM	CONCRETE
JR	ALUMINUM	CONCRETE
JS	ALUMINUM	CONCRETE
JT	ALUMINUM	CONCRETE
JU	ALUMINUM	CONCRETE
JV	ALUMINUM	CONCRETE
JW	ALUMINUM	CONCRETE
JX	ALUMINUM	CONCRETE
JY	ALUMINUM	CONCRETE
JZ	ALUMINUM	CONCRETE
KA	ALUMINUM	CONCRETE
KB	ALUMINUM	CONCRETE
KC	ALUMINUM	CONCRETE
KD	ALUMINUM	CONCRETE
KE	ALUMINUM	CONCRETE
KF	ALUMINUM	CONCRETE
KG	ALUMINUM	CONCRETE
KH	ALUMINUM	CONCRETE
KI	ALUMINUM	CONCRETE
KJ	ALUMINUM	CONCRETE
KK	ALUMINUM	CONCRETE
KL	ALUMINUM	CONCRETE
KM	ALUMINUM	CONCRETE
KN	ALUMINUM	CONCRETE
KO	ALUMINUM	CONCRETE
KP	ALUMINUM	CONCRETE
KQ	ALUMINUM	CONCRETE
KR	ALUMINUM	CONCRETE
KS	ALUMINUM	CONCRETE
KT	ALUMINUM	CONCRETE
KU	ALUMINUM	CONCRETE
KV	ALUMINUM	CONCRETE
KW	ALUMINUM	CONCRETE
KX	ALUMINUM	CONCRETE
KY	ALUMINUM	CONCRETE
KZ	ALUMINUM	CONCRETE
LA	ALUMINUM	CONCRETE
LB	ALUMINUM	CONCRETE
LC	ALUMINUM	CONCRETE
LD	ALUMINUM	CONCRETE
LE	ALUMINUM	CONCRETE
LF	ALUMINUM	CONCRETE
LG	ALUMINUM	CONCRETE
LH	ALUMINUM	CONCRETE
LI	ALUMINUM	CONCRETE
LJ	ALUMINUM	CONCRETE
LK	ALUMINUM	CONCRETE
LL	ALUMINUM	CONCRETE
LM	ALUMINUM	CONCRETE
LN	ALUMINUM	CONCRETE
LO	ALUMINUM	CONCRETE
LP	ALUMINUM	CONCRETE
LQ	ALUMINUM	CONCRETE
LR	ALUMINUM	CONCRETE
LS	ALUMINUM	CONCRETE
LT	ALUMINUM	CONCRETE
LU	ALUMINUM	CONCRETE
LV	ALUMINUM	CONCRETE
LW	ALUMINUM	CONCRETE
LX	ALUMINUM	CONCRETE
LY	ALUMINUM	CONCRETE
LZ	ALUMINUM	CONCRETE
MA	ALUMINUM	CONCRETE
MB	ALUMINUM	CONCRETE
MC	ALUMINUM	CONCRETE
MD	ALUMINUM	CONCRETE
ME	ALUMINUM	CONCRETE
MF	ALUMINUM	CONCRETE
MG	ALUMINUM	CONCRETE
MH	ALUMINUM	CONCRETE
MI	ALUMINUM	CONCRETE
MJ	ALUMINUM	CONCRETE
MK	ALUMINUM	CONCRETE
ML	ALUMINUM	CONCRETE
MM	ALUMINUM	CONCRETE
MN	ALUMINUM	CONCRETE
MO	ALUMINUM	CONCRETE
MP	ALUMINUM	CONCRETE
MQ	ALUMINUM	CONCRETE
MR	ALUMINUM	CONCRETE
MS	ALUMINUM	CONCRETE
MT	ALUMINUM	CONCRETE
MU	ALUMINUM	CONCRETE
MV	ALUMINUM	CONCRETE
MW	ALUMINUM	CONCRETE
MX	ALUMINUM	CONCRETE
MY	ALUMINUM	CONCRETE
MZ	ALUMINUM	CONCRETE
NA	ALUMINUM	CONCRETE
NB	ALUMINUM	CONCRETE
NC	ALUMINUM	CONCRETE
ND	ALUMINUM	CONCRETE
NE	ALUMINUM	CONCRETE
NF	ALUMINUM	CONCRETE
NG	ALUMINUM	CONCRETE
NH	ALUMINUM	CONCRETE
NI	ALUMINUM	CONCRETE
NJ	ALUMINUM	CONCRETE
NK	ALUMINUM	CONCRETE
NL	ALUMINUM	CONCRETE
NM	ALUMINUM	CONCRETE
NN	ALUMINUM	CONCRETE
NO	ALUMINUM	CONCRETE
NP	ALUMINUM	CONCRETE
NQ	ALUMINUM	CONCRETE
NR	ALUMINUM	CONCRETE
NS	ALUMINUM	CONCRETE
NT	ALUMINUM	CONCRETE
NU	ALUMINUM	CONCRETE
NV	ALUMINUM	CONCRETE
NW	ALUMINUM	CONCRETE
NX	ALUMINUM	CONCRETE
NY	ALUMINUM	CONCRETE
NZ	ALUMINUM	CONCRETE
OA	ALUMINUM	CONCRETE
OB	ALUMINUM	CONCRETE
OC	ALUMINUM	CONCRETE
OD	ALUMINUM	CONCRETE
OE	ALUMINUM	CONCRETE
OF	ALUMINUM	CONCRETE
OG	ALUMINUM	CONCRETE
OH	ALUMINUM	CONCRETE
OI	ALUMINUM	CONCRETE
OJ	ALUMINUM	CONCRETE
OK	ALUMINUM	CONCRETE
OL	ALUMINUM	CONCRETE
OM	ALUMINUM	CONCRETE









**GENC NOTES**

1. HALLS ON THIS PLAN THAT ARE NOTED "REMAIN" SHALL REMAIN INTACT FROM THE BOTTOM PLATE ALL THE WAY UP TO THE DOUBLE TOP PLATE AND EVERYTHING IN-BETWEEN.
2. ANY DISCREPANCIES IN THIS PLAN OR ITS DIMENSIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

**MAIN LEVEL DEMO PLAN**  
SCALE 1/4" = 1'-0"

**HALL LEGEND**

(Solid line)	EXISTING HALL TO REMAIN
(Dashed line)	HALL TO REMOVE

**CITY STANDARD TITLE BLOCK**

PROJECT NO.	DATE
DESCRIPTION	SCALE
DESIGNED BY	CHECKED BY
DRAWN BY	DATE
PROJECT LOCATION	
CLIENT	
ARCHITECT	
PROJECT NO.	
DATE	
SCALE	
DESIGNED BY	
DRAWN BY	
PROJECT LOCATION	
CLIENT	
ARCHITECT	

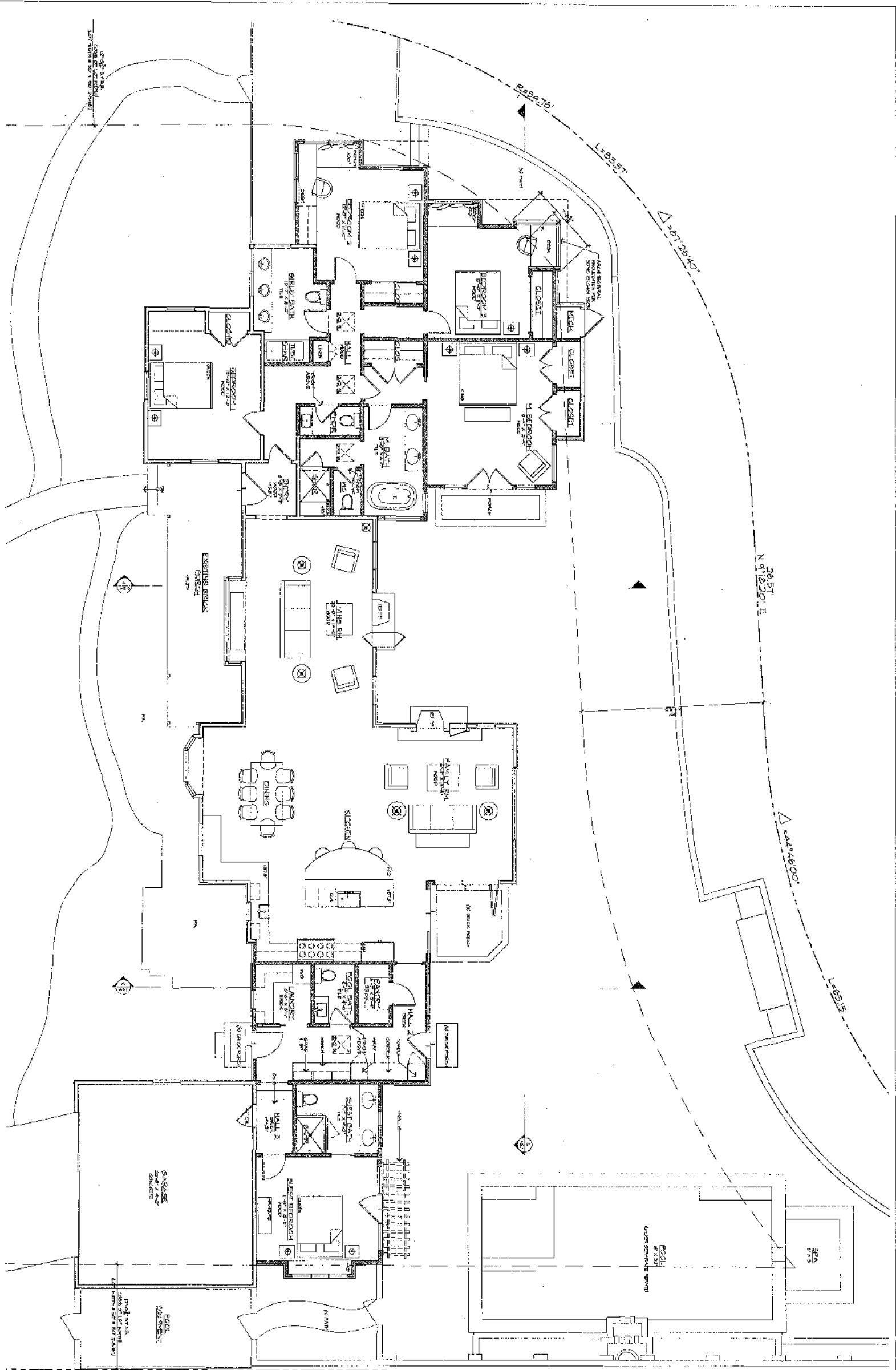


**MASON RESIDENCE**  
320 SAN FERNANDO STREET SAN DIEGO, CA. 92106

DATE: 11/11/13  
BY: [Signature]

**DE.1**

MAIN LEVEL DEMO PLAN  
5-30-13



NOTED MAIN LEVEL FLOOR PLAN  
SCALE 1/4" = 1'-0"  
NEW HABITABLE CHG SF

HALL: EXISTING	NEW HALL
(Symbol)	(Symbol)

DATE: 11/11/10  
BY: [Signature]

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

# MASON RESIDENCE

320 SAN FERNANDO STREET SAN DIEGO, CA. 92106

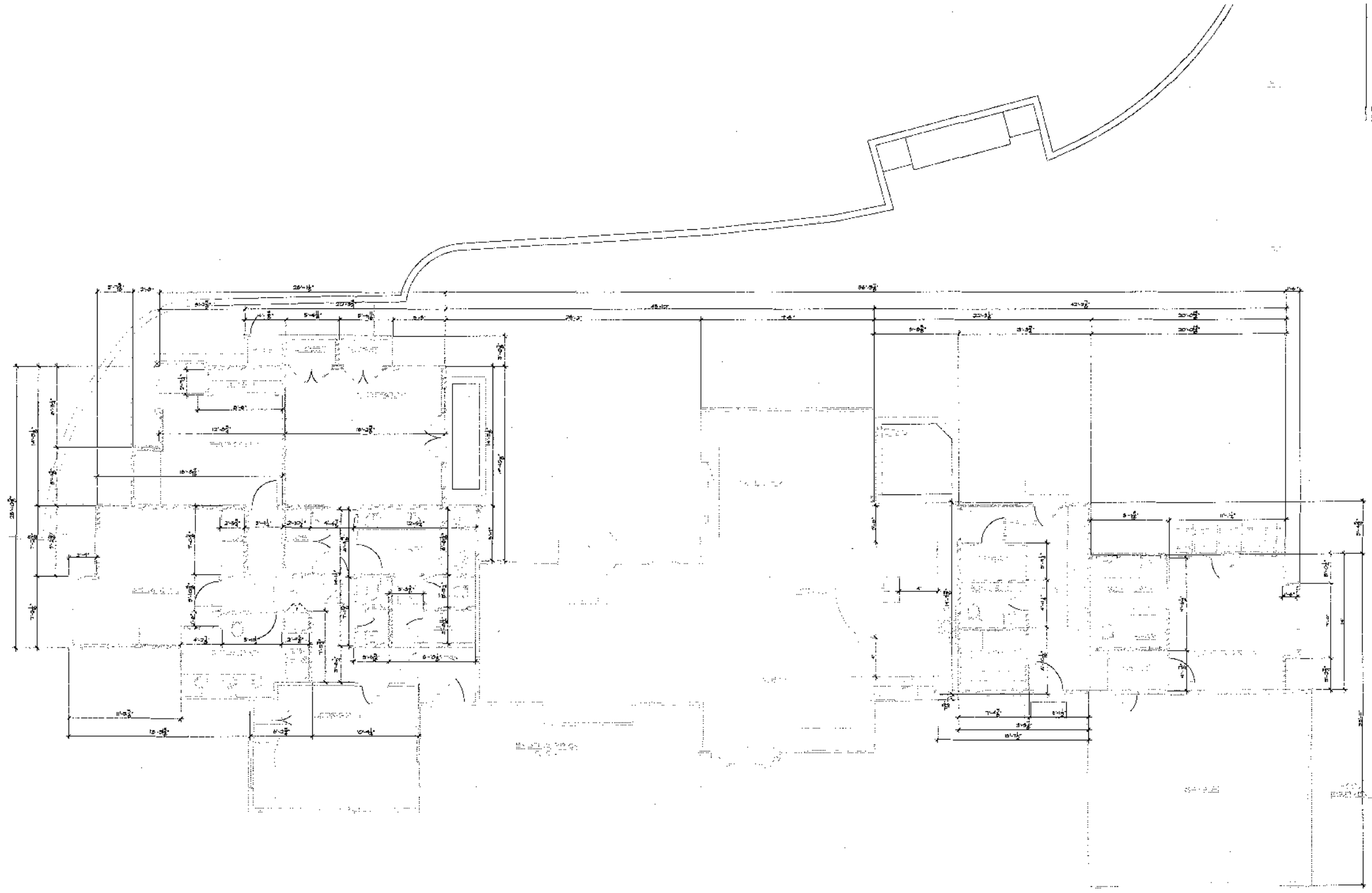


A2.1

5-50-13



DESIGN DEVELOPER, STUDIO BY  
LARRY BEATTY ARCHITECT  
TDB 01-11-18



**DIMENSIONED MAIN LEVEL FLOOR PLAN**

SCALE 1/4" = 1'-0"

- 1. ALL OTHER DIMENSIONS ARE TO FRAMING OR CENTER LINE OF WALL, UNLESS NOTED.
- 2. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.



**CITY STANDARD TITLEBLOCK**

PROJECT NO.	2020-00000000
DATE	05/30/18
SCALE	1/4" = 1'-0"
PROJECT NAME	MASON RESIDENCE
PROJECT ADDRESS	520 SAN FERNANDO STREET
CITY	SAN DIEGO, CA 92106
ARCHITECT	TOM BEATTY ARCHITECT
ARCHITECT NO.	12879
STATE	CALIFORNIA
DATE	05/30/18
SCALE	1/4" = 1'-0"
PROJECT NAME	MASON RESIDENCE
PROJECT ADDRESS	520 SAN FERNANDO STREET
CITY	SAN DIEGO, CA 92106
ARCHITECT	TOM BEATTY ARCHITECT
ARCHITECT NO.	12879
STATE	CALIFORNIA
DATE	05/30/18
SCALE	1/4" = 1'-0"
PROJECT NAME	MASON RESIDENCE
PROJECT ADDRESS	520 SAN FERNANDO STREET
CITY	SAN DIEGO, CA 92106
ARCHITECT	TOM BEATTY ARCHITECT
ARCHITECT NO.	12879
STATE	CALIFORNIA
DATE	05/30/18
SCALE	1/4" = 1'-0"

**MASON RESIDENCE**  
520 SAN FERNANDO STREET SAN DIEGO, CA 92106

**A2.1a**

DIMENSIONED MAIN LEVEL FLOOR PLAN

5-30-18





1007 FETTER ST. STE 101  
SAN DIEGO, CA 92106  
TEL: 619 594 1511



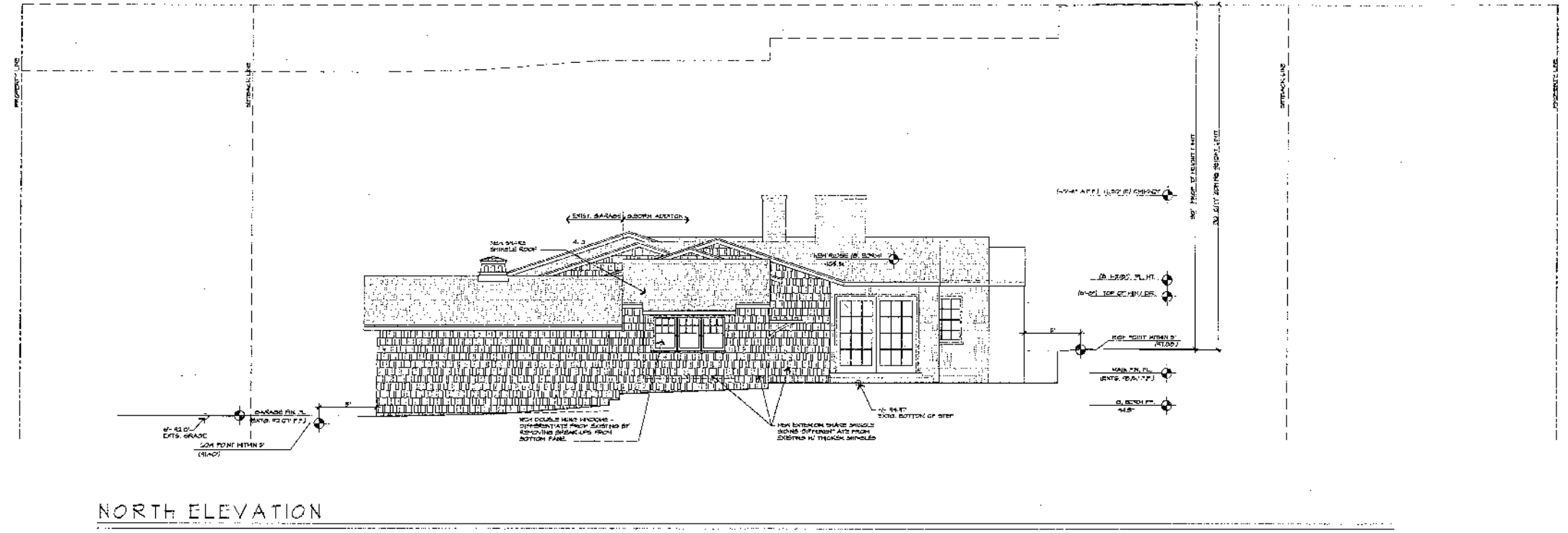
MASON RESIDENCE  
320 SAN FERNANDO STREET  
SAN DIEGO, CA 92106

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

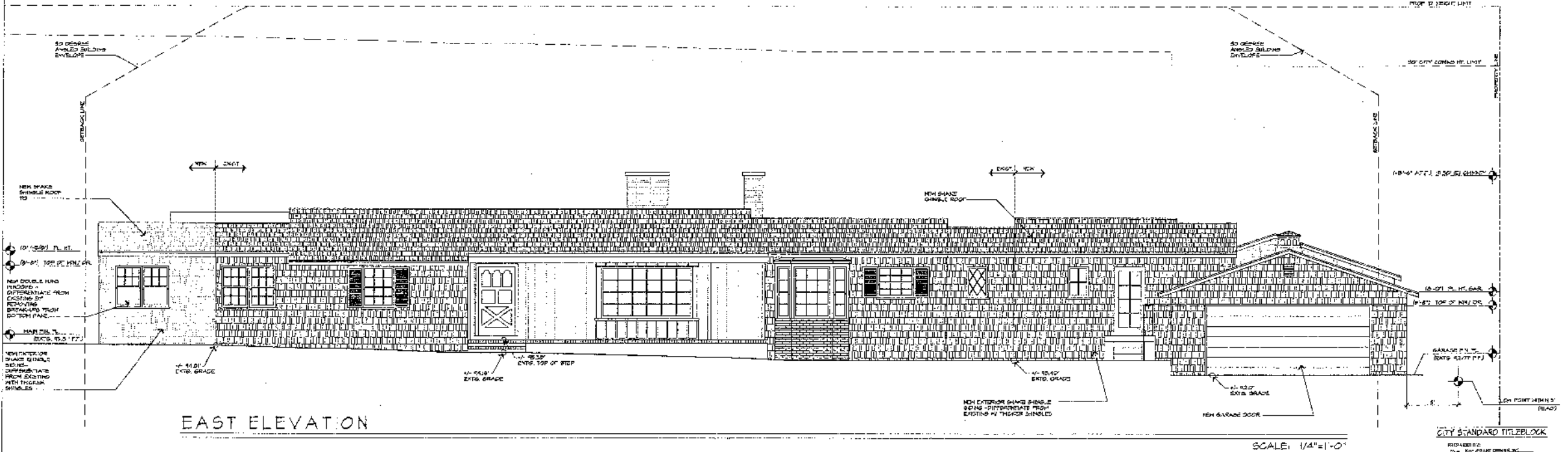
A4.1

BUILDING ELEVATIONS

5-30-13



NORTH ELEVATION



EAST ELEVATION

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

CITY STANDARD TILEBLOCK

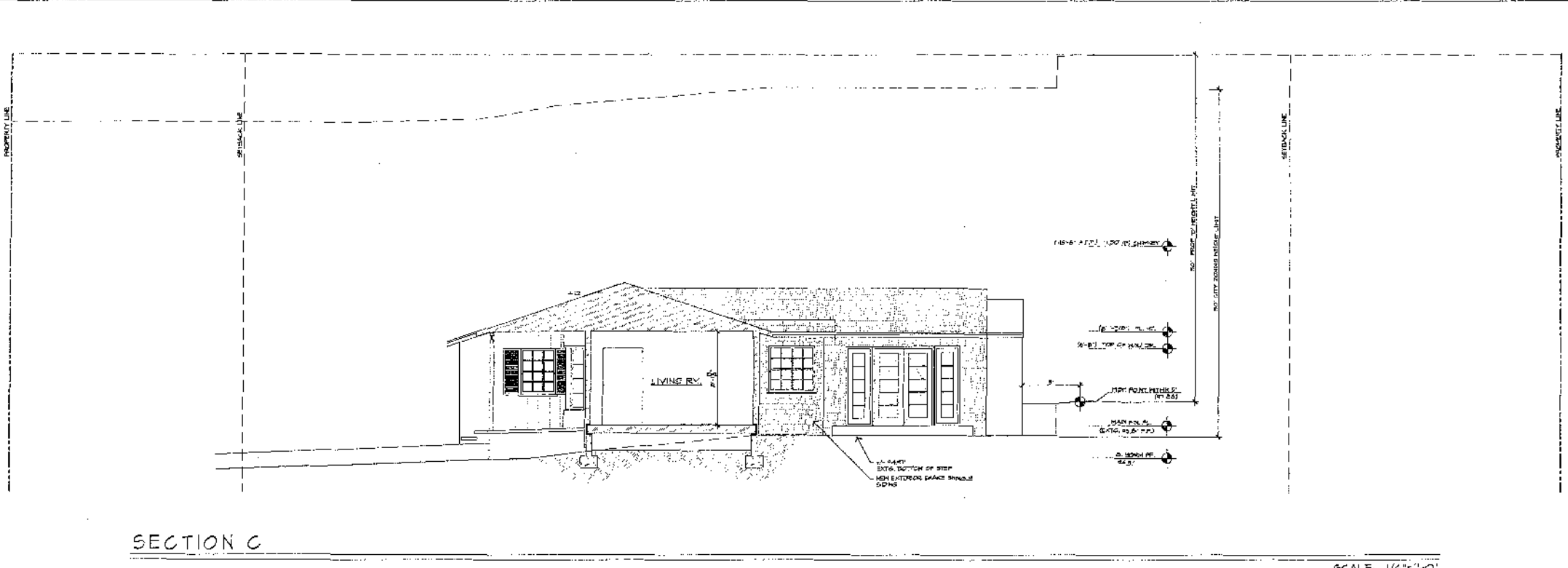
REVISIONS TO:  
DATE: 05/30/13  
BY: [Signature]

NO.	DATE	DESCRIPTION
1	05/30/13	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		









SECTION C

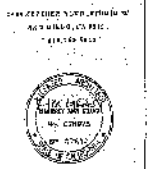
SCALE: 1/4"=1'-0"

CITY STANDARD TILE BLOCK

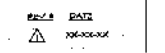
PREPARED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 STATE: \_\_\_\_\_  
 ZIP: \_\_\_\_\_

DATE: \_\_\_\_\_



**MASON RESIDENCE**  
 320 SAN FERNANDO STREET  
 SAN DIEGO, CA. 92106



**A5.2**