



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 14, 2024 REPORT NO. HO-24-031
HEARING DATE: August 21, 2024
SUBJECT: 873 San Antonio Place, Process 3
PROJECT NUMBER: [PRJ-1071329](#)
OWNER/APPLICANT: Joshua A. Volen, Valerie R. Volen, Owners/Bruce Peeling, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit for an addition and remodel to an existing single-dwelling unit located at 873 San Antonio Place within the Peninsula Community Plan area?

Staff Recommendation:

1. APPROVE Coastal Development Permit No PMT-3180308

Fiscal Considerations: None. The applicant funds a deposit account that recovers all costs associated with processing the application.

Code Enforcement Impact: There are no open code enforcement actions on this site.

Community Planning Group Recommendation: On May 18, 2023, the Peninsula Community Planning Board voted 10-0-0 to recommend approval of the project.

Environmental Impact: The project site was determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. The project is not pending an appeal of the environmental determination. The environmental determination for this project was made on April 12, 2024, and the opportunity to appeal the determination ended on April 26, 2024.

BACKGROUND

The 0.21-acre site is a rectangular lot at 873 San Antonio Place. The existing single-dwelling unit was first developed in 1946. A historic resources review determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical

Resources Board Criteria. The site is in the La Playa neighborhood within the Peninsula Community Plan and Local Coastal Program Land Use Plan (PCP), which designates the site for residential uses up to nine dwelling units per acre in a “Protected Single-Family Neighborhood”. There are existing houses to the east, west and north of the project site along San Antonio Place, with San Diego Bay to the south. The site is within the following overlay zones: the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for San Diego International Airport (SDIA) and Naval Air Station North Island (NASNI), Airport Land Use Compatibility Plan (ALUCP) Review Area 2 for SDIA and NASNI, the Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA and NASNI), the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, and a Transit Priority Area.

DISCUSSION

Project Description:

The project proposes an 887-square-foot addition to an existing two-story, 4,257-square-foot house with a basement for a new total of 5,144 square feet. The project adds 118 square feet to the first floor and 769 square feet to the second floor.

Permits Required:

A Process Three Coastal Development Permit (CDP) per SDMC Section [126.0704\(a\)\(5\)](#), with the Hearing Officer as the decision maker, is required for development on a property that is within the appealable area of the Coastal Overlay Zone. This decision is appealable to the Planning Commission.

Zoning:

The project complies with RS-1-7 zone requirements for setbacks and height requirements in Table 131-04D of [SDMC Section 131.0431](#) by providing a 15-foot front setback where 15 feet is required, a 25-foot, two-inch rear setback where 13 feet is required, a five-foot east side yard setback and a seven-foot west side yard setback where a combined 12 feet is required, and a height of 25 feet, two inches where no more than 30 feet is permitted. The project’s east and west side setbacks also meet the California Coastal Commission’s recommendation to maintain both setbacks as view corridor easements. In addition, the project proposes a maximum floor area ratio (FAR) of 0.55, which meets the maximum permitted FAR of 0.55 within the RS-1-7 Zone as noted in Table 131-04J of [SDMC 131.0446](#).

Community Plan:

The proposed project is within the La Playa Area of the PCP (Figure 3, pg. 8). This area is located generally south of Talbot Street, between Gage Road and the San Diego Bay. La Playa is characterized by large single-family homes of various ages and architectural styles, including colonial, Spanish and contemporary designs. The existing home contains elements of the Spanish Colonial style, including light-colored stucco walls and red clay roof tiles.

The PCP designates the site for residential uses up to nine dwelling units per acre in a “Protected Single-Family Neighborhood”. The project meets this requirement by maintaining the existing single dwelling unit. The PCP identifies coastal views across this site (PCP pages 106 & 107, Figure 27 & 28), which the project preserves by observing all setbacks and height limits and dedicating views easements along side setbacks, allowing unrestricted views to the bay. The PCP does not identify existing or proposed physical access to the bay across the project site (PCP pages 72-77), therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Peninsula Community Plan and Local Coastal Program Land Use Plan.

The project meets PCP policies and recommendations for residential land use and urban design, including (but not limited to):

Conserve character of existing stable single-family neighborhoods throughout Peninsula including the very low-density character of certain neighborhoods (Page 22).

The project is a small addition to an existing house which does not change the neighborhood’s character.

Maintain and complement the existing scale and character of the residential areas of Peninsula (Page 105).

The project is a small addition to an existing house which does not change the neighborhood’s existing scale or character.

View corridors, by utilizing side yard setbacks, should be encouraged along the ocean and bay shoreline and bluff-top areas in order to avoid a continuous walled effect along the shoreline. Narrow corridors create visual interest and allow for sea breezes (Page 105).

The project provides setbacks that are dedicated as view easements.

Setbacks and view corridors should be kept clear of obstacles which may interfere with visual access (Page 105).

The project provides setbacks that are dedicated as view easements.

Conclusion:

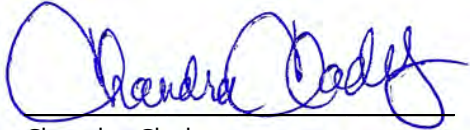
City staff has determined that the project is consistent with the PCP and regulations of the Land Development Code and has provided draft findings and conditions to support approval of the project (Attachments 4 and 5). Staff recommends that the Hearing Officer approve Coastal Development Permit No. [PMT-3180308](#).

ALTERNATIVES

1. Approve Coastal Development Permit No. [PMT-3180308](#) with modifications.

2. Deny Coastal Development Permit No. [PMT-3180308](#) if the findings required to approve the project cannot be affirmed.

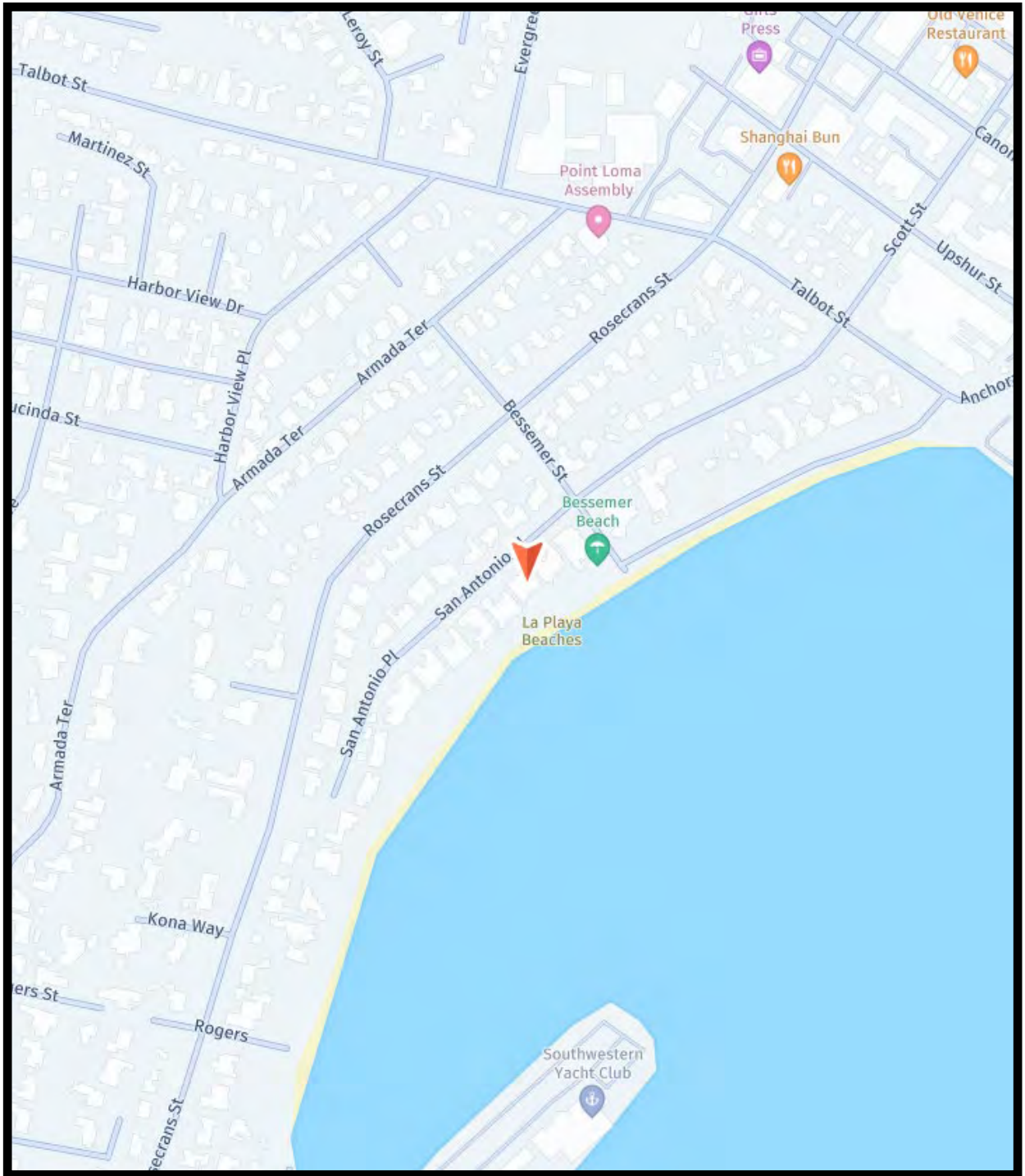
Respectfully submitted,



Chandra Clady
Development Project Manager
Development Services Department

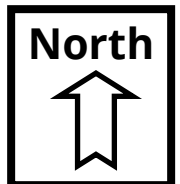
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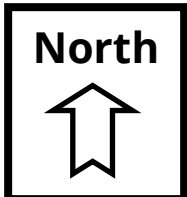
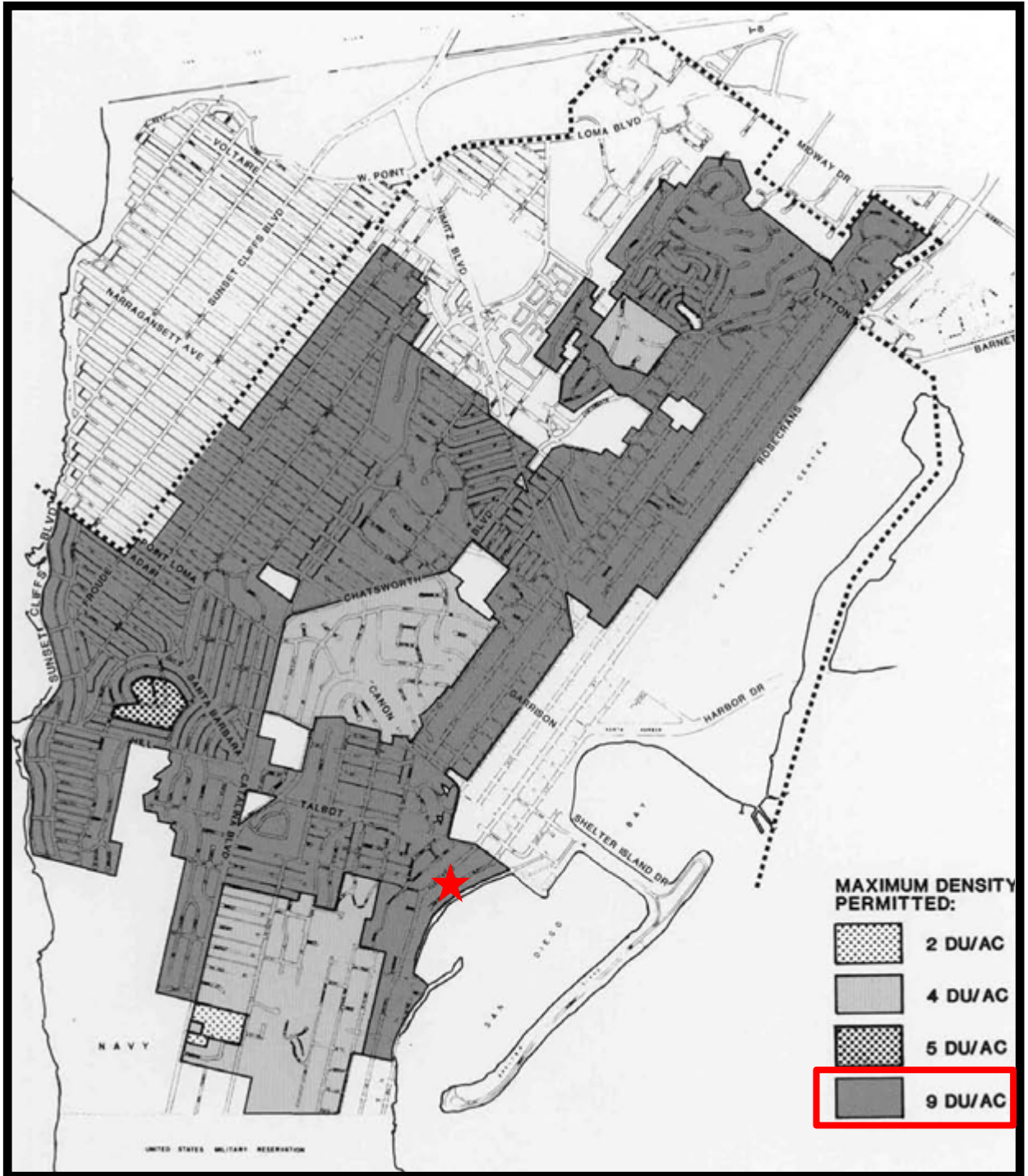
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Group Recommendation
7. NORA
8. Ownership Disclosure Statement
9. Project Site Development Plans

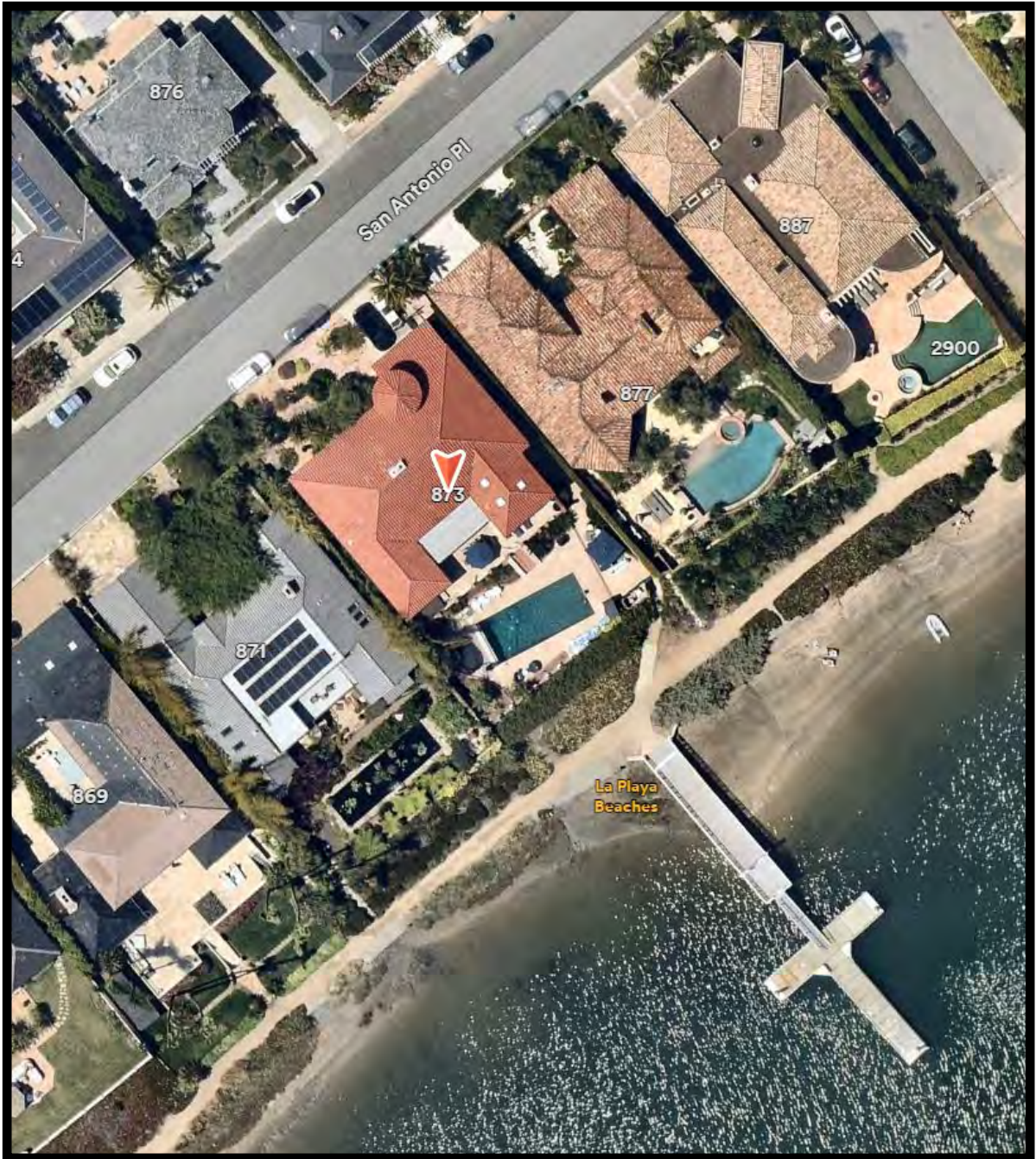


Project Location

873 San Antonio Place
Project No. PRJ-1071329

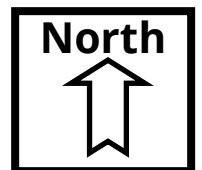






Aerial Photo

873 San Antonio Place
Project No. PRJ-1071329



HEARING OFFICER RESOLUTION NO. HO-
COASTAL DEVELOPMENT PERMIT NO. 3180308
873 SAN ANTONIO PLACE - PROJECT NO. 1071329

WHEREAS, JOSHUA A. VOLEN AND VALERIE R. VOLEN, TRUSTEES OF THE VOLEN FAMILY TRUST DATED SEPTEMBER 3, 2015, Owners/Permittees, filed an application with the City of San Diego for a permit to construct an addition and remodel of an existing 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. 3180308) on portions of a 0.21-acre site;

WHEREAS, the project site is located at 873 San Antonio Place in the RS-1-7 (Residential-Single Unit) zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for San Diego International Airport (SDIA) and Naval Air Station North Island (NASNI), Airport Land Use Compatibility Plan (ALUCP) Review Area 2 for SDIA and NASNI, the Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA and NASNI), the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, and a Transit Priority Area within the Peninsula Community Plan and Local Coastal Program (Community Plan).

WHEREAS, the project site is legally described as "LOT 3 OF YACHT CLUB TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2224, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, FEBRUARY 2, 1938. EXCEPTING THEREFROM THAT PORTION HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE BAY OF SAN DIEGO".

WHEREAS, on April 26, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code

Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 21, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 3183808, 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, that it adopts the following findings with respect to Coastal Development Permit No. 3180308:

A. Coastal Development Permit [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. 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 0.21-acre site is located at 873 San Antonio Place in the RS-1-7 (Residential-Single Unit) zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for San Diego International Airport (SDIA) and Naval Air Station North Island (NASNI), Airport Land Use Compatibility Plan (ALUCP) Review Area 2 for SDIA and NASNI, the Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA and NASNI), the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, and a Transit Priority Area within the Peninsula Community Plan Area and Local Coastal Program (PCP).

The project site is located approximately 200 feet from the shoreline of the San Diego Bay. At time of application, the project contained encroachments including a patio area, wall and walkway beyond its rear property line. These encroachments will be removed as conditions of the project.

The PCP identifies coastal views across this site (PCP pages 106 & 107, Figure 27 & 28). It also contains a policy that states "View corridors, by utilizing side yard setbacks, should be encouraged along the ocean and bay shoreline and bluff-top areas in order to avoid a continuous walled effect along the shoreline. Narrow corridors create visual interest and allow for sea breezes (Page 105)". The PCP does not identify existing or proposed physical access to the bay across the project site (PCP pages 72-77).

The project complies with RS-1-7 zone requirements for setbacks and height requirements in Table 131-04D of [SDMC Section 131.0431](#) by providing a 15-foot front setback where 15 feet is required, a 25-foot, two-inch rear setback where 13 feet is required, a five-foot east side yard setback and a seven-foot west side yard setback where a combined 12 feet is required, and a height of 25 feet, two inches where no more than 30 feet is required. The project's east and west side setbacks also meet the PCP's and the California Coastal Commission's recommendations to maintain both setbacks as view corridor easements. In addition, the project proposes a maximum floor area ratio (FAR) of 0.55, which meets the maximum permitted FAR of 0.55 within the RS-1-7 Zone as noted in Table 131-04J of [SDMC 131.0446](#).

- The project will enhance the view corridor easements by providing a five-foot setback along the property's eastside, and a seven-foot setback along the property's westside.
- The project will provide landscaping to be planted and maintained at no higher than three feet along the full length of both side setbacks, from the front property line to rear property line, to preserve public views.

The project meets PCP policies and recommendations for public views, including (but not limited to):

View corridors, by utilizing side yard setbacks, should be encouraged along the ocean and bay shoreline and bluff-top areas in order to avoid a continuous walled effect along the shoreline. Narrow corridors create visual interest and allow for sea breezes (Page 105).

The project provides setbacks that are dedicated as view easements.

Setbacks and view corridors should be kept clear of obstacles which may interfere with visual access (Page 105).

The project provides setbacks that are dedicated as view easements.

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.

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

The existing single-dwelling unit was first developed in 1946 and is located within an established urban residential neighborhood. A historic resources review determined that the property does not meet local designation criteria as an individually

significant resource under any adopted Historical Resources Board Criteria. This site is not identified as containing or being within environmentally sensitive lands. The site does not contain sensitive biological resources nor is it within or adjacent to the City's Multi-Habitat Planning Area (MHPA). The project was determined to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301(Existing Facilities) and therefore falls within the classes of projects determined not to have a significant effect on the environment.

The project will increase the existing permeable area by 6%

Therefore, based on the above, the proposed development will not adversely affect environmentally sensitive lands.

c. 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 is within the La Playa Area of the PCP (Figure 3, pg. 8). This area is located generally south of Talbot Street, between Gage Road and the bay. La Playa is characterized by large single-family homes of various ages and architectural styles, including colonial, Spanish and contemporary designs. The existing home contains elements of the Spanish Colonial style, including light-colored stucco walls and red clay roof tiles.

The project complies with RS-1-7 zone requirements for setbacks and height requirements in Table 131-04D of [SDMC Section 131.0431](#) by providing a 15-foot front setback where 15 feet is required, a 25-foot, two-inch rear setback where 13 feet is required, a five-foot east side yard setback and a seven-foot west side yard setback where a combined 12 feet is required, and a height of 25 feet, two inches where no more than 30 feet is required. The project's east and west side setbacks also meet the California Coastal Commission's recommendation to maintain both setbacks as view corridor easements. In addition, the project proposes a maximum floor area ratio (FAR) of 0.55, which meets the maximum permitted FAR of 0.55 within the RS-1-7 Zone as noted in Table 131-04J of [SDMC 131.0446](#).

The PCP designates the site for residential uses up to nine dwelling units per acre in a "Protected Single-Family Neighborhood". The project meets this requirement by maintaining the existing single dwelling unit. The PCP identifies coastal views across this site (PCP pages 106 & 107, Figure 27 & 28), which the project preserves by observing all setbacks and height limits and dedicating views easements along side setbacks, allowing unrestricted views to the bay. The PCP does not identify existing or proposed physical access to the bay across the project site (PCP pages 72-77), therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Peninsula Community Plan and Local Coastal Program Land Use Plan.

The project meets PCP policies and recommendations for residential land use and urban design, including (but not limited to):

Conserve character of existing stable single-family neighborhoods throughout Peninsula including the very low-density character of certain neighborhoods (Page 22).

The project is a small addition to an existing house which does not change the neighborhood's character.

Maintain and complement the existing scale and character of the residential areas of Peninsula (Page 105).

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View corridors, by utilizing side yard setbacks, should be encouraged along the ocean and bay shoreline and bluff-top areas in order to avoid a continuous walled effect along the shoreline. Narrow corridors create visual interest and allow for sea breezes (Page 105).

The project provides setbacks that are dedicated as view easements.

Setbacks and view corridors should be kept clear of obstacles which may interfere with visual access (Page 105).

The project provides setbacks that are dedicated as view easements.

The project does not request nor require any deviations or variances from the applicable regulations of the land use plan. 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.

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

The 0.21-acre site is located at 873 San Antonio Place which is approximately 200 feet from the bay shoreline of the San Diego Bay, between the first public roadway (San Antonio Place) and the shoreline of the bay.

Chapter 3, Article 2 of the California Coastal Act contains policies designed to provide, maintain, and enhance public access to the coast "consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse". Development shall not interfere with the public's right of access to the sea (Section 30211). The Coastal Act requires that public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where adequate access exists nearby per Section 30212(a)(2). The project does not inhibit existing public access to

the coast, and adequate access exists approximately 300 feet away at the foot of Bessamer Street.

Chapter 3, Article 3 of the California Coastal Act contains policies designed to protect recreational opportunities along the coast. This article is designed to facilitate recreational use of existing oceanfront and upland areas for coastal recreational uses. The subject site is not designated for such uses in the PCP and the proposed project will be developed entirely within the private property. The project site does not contain any existing public access way or any public recreation areas identified in the PCP. The project will enhance and protect public views to San Diego Bay by providing a five-foot wide view easement and a seven-foot-wide view easement along the full length of both east and west setbacks of the property which is consistent with Urban Design Guidelines of the PCP's recommendations to preserve and enhance view corridors along the ocean and bay shorelines.

The proposed development will not impact public access to coastal areas in that the project site does not provide and is not required to provide physical access to the coast. Therefore, it will not impact public recreation policies of Chapter 3 of the California Coastal Act.

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 these findings adopted by the Hearing Officer, Coastal Development Permit No. 3180308 and is hereby GRANTED by the Hearing Officer to the referenced Owners/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3180308 a copy of which is attached hereto and made a part hereof.



Chandra Clady
Development Project Manager
Development Services

Adopted on: August 21, 2024

IO#: 24009391

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: 24009288

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3180308
873 SAN ANTONIO - PROJECT NO. PRJ-1071329
HEARING OFFICER

This Site Development Permit No. PMT-3180308 is granted by the Hearing Officer of the City of San Diego to JOSHUA A. VOLEN AND VALERIE R. VOLEN, TRUSTEES OF THE VOLEN FAMILY TRUST DATED SEPTEMBER 3, 2015, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0704. The 0.21-acre project site is located at 873 San Antonio Place in the RS-1-7 (Residential-Single Unit) zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for San Diego International Airport (SDIA) and Naval Air Station North Island (NASNI), Airport Land Use Compatibility Plan (ALUCP) Review Area 2 for SDIA and NASNI, the Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA and NASNI), the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, and a Transit Priority Area within the Peninsula Community Plan and Local Coastal Program. The project site is legally described as: LOT 3 OF YACHT CLUB TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2224, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, FEBRUARY 2, 1938. EXCEPTING THEREFROM THAT PORTION HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE BAY OF SAN DIEGO.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel an existing single dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 21, 2024, on file in the Development Services Department.

The project shall include:

- a. An 887-square-foot addition to an existing two-story, 4,257-square-foot house with a basement for a new total of 5,144 square feet. The project adds 118 square feet to the first floor and 769 square feet to the second floor;
- b. The demolition of 50% of the existing exterior walls of the first floor/basement level and 100% of the existing exterior walls of the second floor.

- c. Landscape improvements to include planting, irrigation, and landscape-related improvements;
- d. Associated fencing and lighting;
- e. Off-street parking; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 5, 2027.
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. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.

8. 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.

9. 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.

10. 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.

PLANNING REQUIREMENTS

12. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

13. 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.

14. Prior to issuance of any building permit, the project shall dedicate the east side setback (seven feet wide) and the west side setback (five feet wide), running the full depth of the premises, as visual corridor easements, a deed restriction to be recorded against the property per SDMC Section 132.0403(b), to the satisfaction of the Development Service Department per Exhibit 'A'. Nothing in these easements shall be permitted to exceed three feet in height.

15. Prior to issuance of any construction permit, all encroachments beyond the rear property line must be removed to the satisfaction of the Development Service Department per Exhibit 'A'. This includes, but is not limited to the patio areas, walls, and walkways. Development in this area is prohibited.

16. 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.

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) from the City Engineer for private improvements, such as landscaping and irrigation, within the San Antonio Place right-of-way.

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 Part 2 Construction Best Management Practice (BMP) Standards Chapter 4 of the City's Storm Water Standards.

19. Prior the issuance of any building permit, as required per SDMC Section 142.0610 (a), all public improvements (including curb, gutter, sidewalk, curb ramps, driveway, etc.) and dedications must be up to current City Standard.

20. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate up to an additional 6 feet along San Antonio Place for a 12-ft wide parkway, satisfactory to the City Engineer.

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

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

23. 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.

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 August 21, 2024, and [Approved Resolution Number].

DRAFT

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Chandra Clady
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.

JOSHUA A. VOLEN
Owner/Permittee

By _____
Trustee of the Volen Family Trust
dated September 3, 2015

VALERIE R. VOLEN
Owner/Permittee

By _____
Trustee of the Volen Family Trust
dated September 3, 2015

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

Page 3	City of San Diego · Information Bulletin 620	August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Community Planning Committee Distribution Form
	Project Name: 873 San Antonio Place	Project Number: PRJ 1071329
Community: Peninsula		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: May 18, 2023
# of Members Yes 10	# of Members No 0	# of Members Abstain 0
Conditions or Recommendations:		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Joe Holasek		
TITLE: Project Review Chair		DATE: May 20, 2023
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>		

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



**Peninsula Community Planning Board
May 18th, 2023 Minutes**

PCPB meeting
PL Hervey Library
May 18th, 2023
6 PM

General

The meeting was called to order by Fred Kosmo at 6:00 pm.

Board Present: Fred Kosmo, Margaret Virissimo, Mandy Havlik, Brad Herrin, Sam Laub, Angela Vedder, Korla Eaquinta, Eric Law, Andrew Hollingworth, Jack Fernandes, Robert Tripp Jackson.

Board Absent: Tina Compton Javier Saunders, Matt Schalles, Joe Holasek.
Student Liaison Addison Bullard is present.

Public Present: Larry Gustafson, Max Apodaca, Margaret Baird, Christy England, Laura Buckley, Beverly Raimondo, Raquel Hall, Matt Smith, Joe Guilmet, Tracy DeZenko

Margaret Virissimo makes a motion to approve the agenda. Angela Vedder seconds the motion. The motion passed unanimously, 10 to 0.

Mandy Havlik makes a motion to approve the minutes. Korla Eaquinta seconds the motion. The motion passed unanimously, 10-0.

Fred Kosmo asks the new board to introduce themselves to the audience in attendance.

BOARD-OFFICER REPORTS

Fred Kosmo (Chair), Margaret Virissimo (1st Vice Chair), and Angela Vedder (2nd Vice Chair) welcomed the public.

Treasurer: Korla Eaquinta reported that the bank account balance is \$1192.81 (no change). She requested authorization for checks to be issued for \$428.00 to Paul Grimes for web services and for \$71.94 to Zoom. Mandy Havlik made a motion to approve the disbursements and Angela seconded the motion. Approved 10-0.

Secretary: Eric Law reported that he would forward in e-mail City correspondence to the public that impacts the board.

NON-AGENDA PUBLIC COMMENT

Andy Hollingworth noted that the Airport Authority was going to request public comment on an upcoming study.

Matt Smith is a firefighter who informed the board that cell phone antennas were being installed on Fire Station 22 sleeping quarters without public notice. Station 22 is zoned residential and nearest existing cell antennas are only 75' away. The project did not go through the permitting process. Mr. Smith noted that the last study on the effects of cell phone EM radiation was conducted in 1996. Brad Herrin suggested that we seek expert testimony on the topic. Mr. Smith wanted to agendize the issue and was asked to submit a request that the topic be placed on next month's board agenda.

GOVERNMENT AND COMMUNITY REPORTS

City Council District 2 (Dr. Campbell): Randy Reyes did not submit a report.

County Supervisor District 3 (Supervisor Terra Lawson-Remer): Rebecca Smith submitted her report via e-mail.

- The new draft County Budget has been released. You can make e-comments on budget items until June 21st at 5pm. Please visit <https://www.SanDiegoCounty.Gov/CommunityBudget> for more details on how to participate.

State Assembly District 33 (Assemblymember Tasha Boerner): Margaret Doyle submitted her report via e-mail.

- SB 411 (Portantino) would authorize neighborhood councils to use alternative teleconferencing provisions related to notice, agenda, and public comment, if City Council has adopted an authorizing resolution and 2/3 of an eligible legislative body voted yes. Measure has passed the Senate and is pending referral in the Assembly.
- Also, Governor's May Revise budget was released last week.

State Senate District 39: (Representative Toni G. Atkins): Cole Reed submitted his report via e-mail.

- On Wednesday, April 26, the California State Senate unveiled the "Protect Our Progress" budget plan, which centers on responsible investments and actions. Highlights from the proposal include:
 - Makes no ongoing cuts to core programs and preserves the Rainy Day Fund for future years, where multi-billion dollar shortfalls remain under the Governor's economic forecast.
 - Rejects proposed cuts and delays to key infrastructure investments, such as broadband, transit, student housing, climate package investments, libraries, and more.
 - Accelerates previously budgeted Transit Infrastructure funds and provides local flexibility to enable the funds to be used for operations as a bridge until a permanent operations fix can be established.
 - Invests \$1.6 billion for affordable housing.

Navy Liaison: position vacant.

OB Town Council/Planning Board: Tracy DeZenzo reports:

- OBPB is going to discuss Abbott St affordable housing.
- OBTC will host an OB Pier workshop on May 24th at 7PM
- The OB “Java with Jen” meeting will be 10-12 AM on May 20th at OB Beans.
- OBTC/OB Main St Assoc has a joint Downtown OB Ambassador program that asks locals to be present on/around Newport to help guide visitors to OB locations throughout the summer
- SD Arts and Culture: Working on City Arts and Culture plan. Deciding on how to implement across the city.

APPLICANT-INITIATED ACTION ITEMS

1. 873 San Antonio Place. Project number PRJ-1071329.

The project proposes to remodel an existing basement and main level of an existing single-family residence and add 118 SF to the main level area, and an additional 796 SF to a 132 SF upper level. (Approved 6-0) Applicant: Bruce Peeling (Joe Holasek).

Discussion: No view issues. No neighbor comments. Architecture fits area.

Sam Laub makes a motion to approve the project. Korla Eaquinta seconds the motion.

The motion passed 10 to 0. Unanimous.

INFORMATIONAL ITEMS

1. Discuss upcoming CPC items and provide guidance to our CPC representative, including guidance on the proposed revisions to 600-24. (Korla Eaquinta)

New CPC agenda out. We are waiting for the city to post the new COW training for indemnification (likely after 6/1).

2. Update on Canon St. Pocket Park and Voltaire Street Bridge. (Mandy Havlik)
Don Sevrens is waiting to see if there are bids.

3. Update on City Planning Board Certification process. (Eric Law)

According to Marlon Pangilinan, the City will post additional information and guidance on the recertification process on/after 6/1. PCPB Applied Governance Committee will produce draft Bylaws in a month. The new Council Policy 600-24 requires us to produce Ethics guidelines, a Community engagement plan, and report community and board demographics to the city.

4. Discuss PCPB FY24 budget requests to Jennifer Campbell's office. (Andrew Hollingworth)

Campbell's office examining PCPB-submitted list of budget items tied to community interests to see where they align with the draft budget or if they have already been addressed. City Council is currently going over budget for the May revise; we should expect feedback after the May revise memo goes out next week. The May revise is expected to include a \$25M budget augmentation, although not much is coming to District 2.

5. Discuss HAP 2.0 and the community response. (Andrew Hollingworth)

Inclusion of optional SB10 language and extension of Sustainable Development Areas (SDAs) to one mile from transit impacts virtually all of Point Loma. Draft city Housing ordinance would allow up to 10 units per single family zoned lot in SDAs. HAP 2.0 city hearing is June 1 at 9 AM in Council Chambers, 12th Floor, City Administration Building,

202 C Street. Zoom link: <https://sandiego.zoomgov.com/s/1612210047> or call 1-833-568-8864 (Webinar ID: 161 221 0047).

BOARD-INITIATED ACTION ITEMS

1. Appointment of Committee Chairs, Committee Board Members and Committee public members. (Fred Kosmo)

Brad Herrin made a motion to add Max Apodaca to the Long-Range Planning Committee as a community member. Margaret Virissimo seconded the motion. Approved 10-0. Unanimous.

2. Letter rescinding request to install a stop sign along Voltaire at Bolinas or Soto or Guizot and request traffic calming measures, traffic study and more enforcement and to expedite the installation of the approved and funded flashing pedestrian beacon and flashing speed indicator signs. (Mandy Havlik)

Mandy Havlik reviewed the community interactions that indicate that the board should send a letter rescinding its request for a Voltaire stop sign and instead accelerate the installation of the funded/approved flashing light and speed indicator. The letter should request a second speed indicator for other direction of traffic and the application of other, additional traffic calming measures, including reducing the speed limit from 30 to 25. A civil engineer and resident, Nick, commented on the negative effect of slowed/stopped traffic that the stop sign would create in a residential neighborhood.

Mandy Havlik read the draft letter aloud and made a motion to accept and send the letter. Angela Vedder seconded the motion. Motion passed 10-0. Unanimous.

3. Consider approval of letter objecting to the cell tower at the Rock Church. (Margaret Virissimo)

Joe Guilmet spoke on community concerns about antenna radiation and their children at Rock Academy. He passed out copies of the writ package their group has filed to halt the installation and use of the antennas.

Laura Buckley recapped the situation. She said the cell antennas were installed in secret behind a tarp. The parents of the children at Rock Academy were given any notice of the installation. Also, the PCPB did not review the installation as required; apparently the installation was mistakenly handled as a level 1 (ministerial) review. However, level 2 review is required because the antennas are within 100 ft of school. There are six schools within 100 ft of the Rock Academy/Church.

Matt Smith: The antennas are 35' from the children. Upon a review of DSD files, there are no permits for the installation, only a zoning use certificate for 9 RRUs (antennas).

Additionally, the address is wrong, and the Rock Church building is mistakenly listed as a government building, not a church or school. According to IB 600-43, the antennas should be required to be a conditional use permit and – based on the Spectrum Act – must go to secondary review.

Tracy DeZenko commented that OBPB denied cell antennas on the lifeguard tower because it was a worker concern issue.

Mandy Havlik made a motion to send letter to city requesting they pause the installation and review the permits and process used. Margaret Virissimo seconded with friendly amendment to respond back to board. Amendment accepted. Motion passes 10-0.

Unanimous.

Meeting adjourned by Fred Kosmo at 8:35 pm.



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 12, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009383

PROJECT NAME / NUMBER: 873 San Antonio Place / PRJ-1071329

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 873 San Antonio Pl San Diego, CA 92106

PROJECT DESCRIPTION: The project proposes a COASTAL DEVELOPMENT PERMIT for the remodeling and construction of additions to an existing 4,257 square-foot (sf) single-family residence located at 873 San Antonio Place. The project consists of the remodeling of the existing basement and main level and additions to the main level and the upper level, resulting in a 5,144-sf residence. The 0.21-acre site is in the RS-1-7 zone, Coastal (Appealable) Overlay Zone, and Coastal Height Limit Overlay Zone and is designated for single-family development, up to 9 dwelling units per acre, within the Peninsula Community Plan. **LEGAL DESCRIPTION:** Lot 3, Map 2224 of Yacht Club Terrace.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The project fits under the example under Section 15301(e)(1), which includes 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 the remodeling and construction of additions to the existing single-family residence and would 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. As such, this exemption was deemed appropriate. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

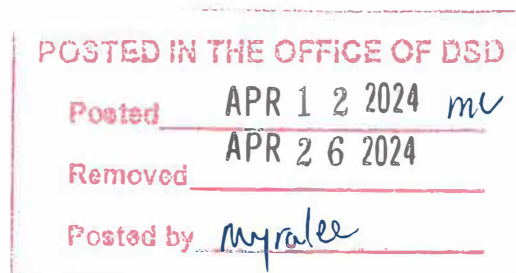
DEVELOPMENT PROJECT MANAGER: Chandra Y. Clady
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5286 / CClady@sandiego.gov

On April 12, 2024 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (April 26, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.





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

Ownership Disclosure Statement

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 _____

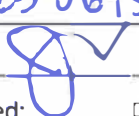
Project Title: VOLEN RESIDENCE **Project No. For City Use Only:** _____
Project Address: 873 SAN ANTONIO PLACE, SAN DIEGO, CA 92106

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: JOSHUA VOLEN Owner Tenant/Lessee Successor Agency
 Street Address: 873 SAN ANTONIO PLACE
 City: SAN DIEGO State: CA Zip: 92106
 Phone No.: 916 225 0693 Fax No.: — Email: JOSHUA.VOLEN@GMAIL.COM
 Signature:  Date: 8/31/2022
 Additional pages Attached: Yes No

Applicant

Name of Individual: BRUCE PEELING, ARCHITECT Owner Tenant/Lessee Successor Agency
 Street Address: 3538 INEZ STREET
 City: SAN DIEGO State: CA Zip: 92106
 Phone No.: 619-517-7400 Fax No.: — Email: bpaia@cox.net
 Signature:  Date: 10/3/22
 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

NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE!
2. THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
3. BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
4. ALL PUBLIC IMPROVEMENTS (INCLUDING CURB, GUTTER, SIDEWALK, CURB RAMPS, DRIVEWAY, ETC) AND DEDICATIONS MUST BE UP TO CURRENT CITY STANDARD PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT AS REQUIRED PER SDMC 142.0610 (a).

RESPONSIBILITY FOR CHANGES

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

OWNER'S SIGNATURE: _____

**NOTICE TO THE APPLICANT/OWNER/
OWNER'S AGENT/ARCHITECT OR ENGINEER**

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

**NOTICE TO THE CONTRACTOR/BUILDER/
INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER**

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

CLIMATE ACTION PLAN NOTES

STRATEGY 1. ENERGY AND WATER EFFICIENT BUILDINGS
COOL/GREEN ROOFS:

1. THE PROJECT WILL HAVE A ROOF SLOPE LESS THAN 2:12. WILL USE ROOFING MATERIALS WITH A MINIMUM 3-YEAR AGED SOLAR REFLECTANCE OF 0.55 HAVE A THERMAL EMITTANCE OF 0.75 SOLAR REFLECTION INDEX 64

PLUMBING FIXTURES AND FITTINGS:

2. THE KITCHEN IS EXISTING, NO NEW KITCHEN APPLIANCES OR FIXTURES.
CLOTHES WASHERS: WATER FACTOR OF 6 GALLONS PER CUBIC FEET OF DRUM CAPACITY.

CLIMATE ACTION PLAN FEATURES REQUIRED TO BE IMPLEMENTED.

THE PROJECT WILL HAVE A ROOF SLOPE LESS THAN 2:12 AND INCLUDE ROOFING MATERIALS FEATURING: # A MINIMUM OF: MINIMUM 3-YEAR AGED SOLAR REFLECTANCE 0.55 THERMAL EMITTANCE 0.75 SOLAR REFLECTIVE INDEX 64

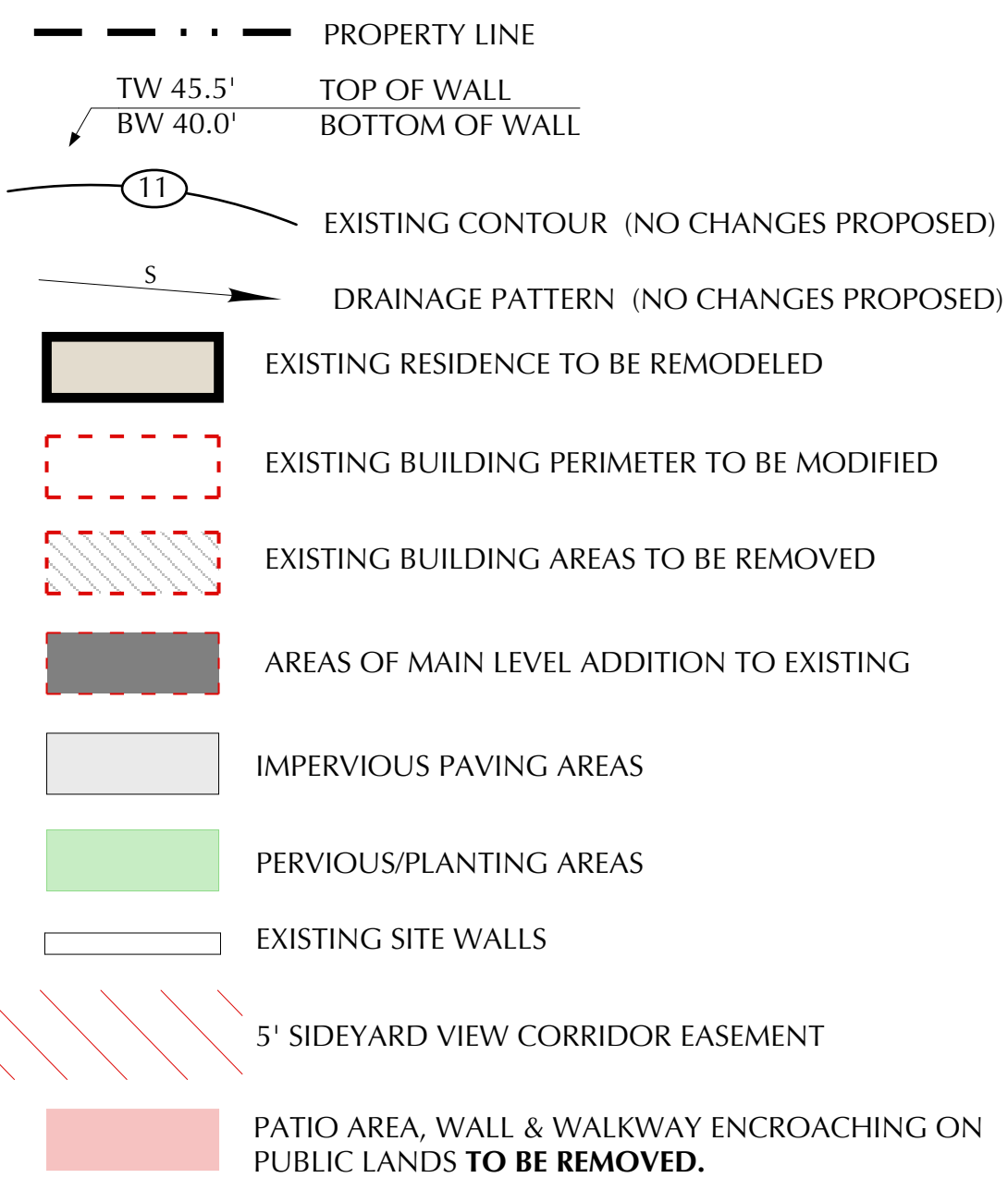
KITCHEN FAUCETS:
MAXIMUM FLOW RATE NOT TO EXCEED 1.5 GALLONS PER MINUTE @ 60 PSI.
STANDARD DISHWASHERS:
4.25 GALLONS PER CYCLE.
COMPACT DISHWASHERS:
3.5 GALLONS PER CYCLE.
CLOTHES WASHERS:
WATER FACTOR OF 6 GALLONS PER CUBIC FEET OF DRUM CAPACITY.



VICINITY MAP

NTS

SYMBOLS LEGEND



SUMMARY TABLE

SETBACKS:	MIN:	PROPOSED
FRONT	15'-0"	15'-0"
SOUTH SIDE	5'-0"	5'-0" (75'-0" LOT WIDTH)
NORTH SIDE	7'-0"	7'-0" x .08 EA. = 12'0"
REAR	13'-0"	27'-2"
FAR:	MAX:	PROPOSED
	0.55	0.55
HEIGHT:	MAX:	PROPOSED
	30'-0"	25'-2"
PARKING:	MIN:	PROPOSED
	2	2

BUILDING AREAS	EXISTING	PROPOSED	DECKS
UPPER LEVEL RESIDENCE	132	901	186
MAIN LEVEL RESIDENCE	2,765	2,844	645
BASEMENT RESIDENCE (EXISTING)	866	866	
TOTAL HABITABLE AREA	3,763	4,611	
MAIN LEVEL GARAGE & STORAGE	494	533	
TOTAL AREA	4,257	5,144	

∴ 9,363 S.F. LOT AREA
= .55 F.A.R.
(MAX. .55 F.A.R. = 5,150 S.F.ALLOWABLE)

GRADING DATA

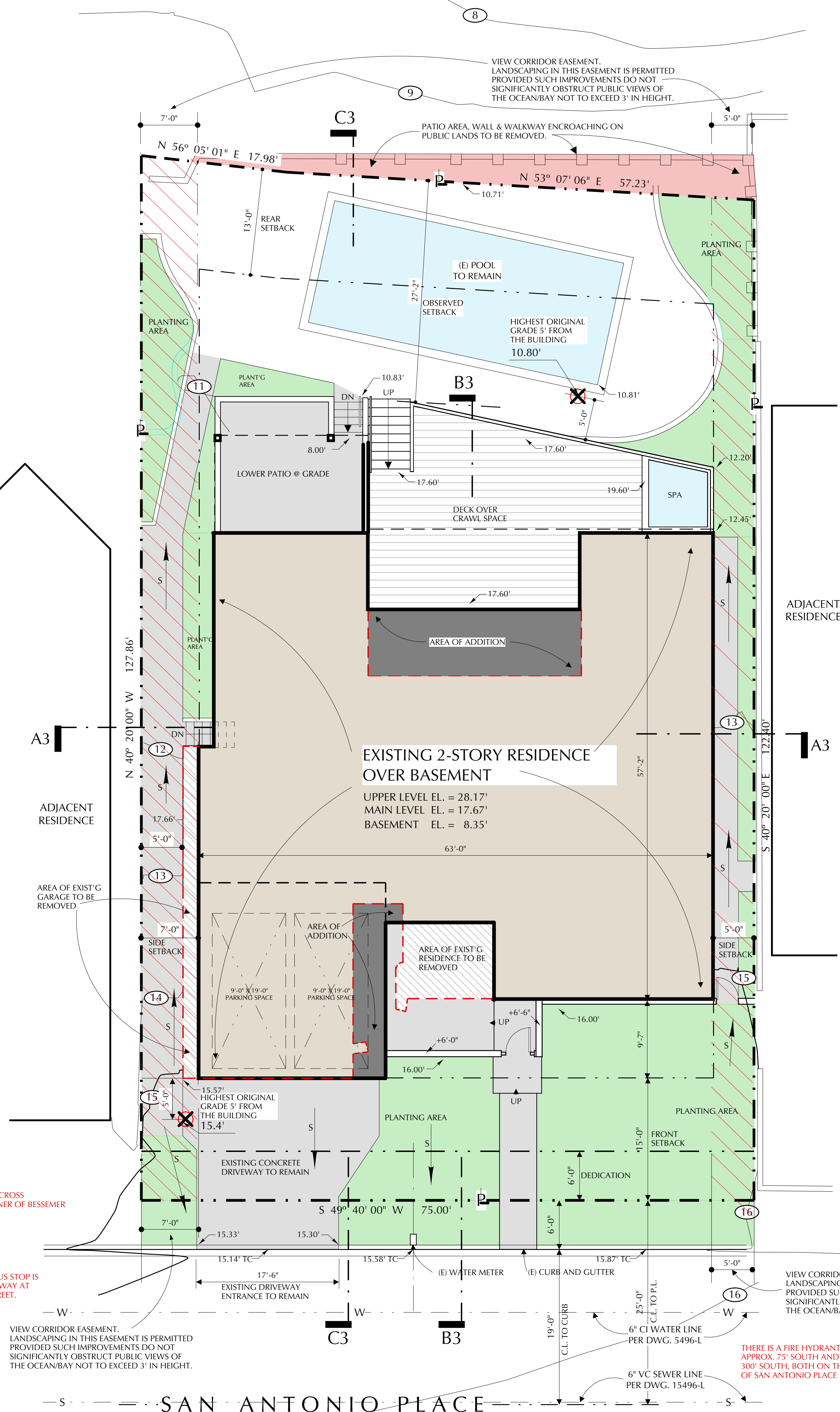
TOTAL AMOUNT OF SITE TO BE GRADED: 0.003 ACRES
PERCENT OF TOTAL SITE GRADED: 3%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 0 S.F.
PERCENT OF SITE WITH 25% SLOPES OR GREATER: 0%
AMOUNT OF CUT: 53 CY
AMOUNT OF FILL: 8 CY
MAXIMUM DEPTH OF FILL: 1'
AMOUNT OF EXPORT SOIL: 45 CY
SITE RETAINING WALLS: 0'
MAX. CUT DEPTH UNDER BUILDING FOOTPRINT: 0'
MAX. CUT DEPTH OUTSIDE BUILDING FOOTPRINT: 2.5'
MAX FILL DEPTH UNDER BUILDING FOOTPRINT: 0'
MAX FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 1.0'

DRAINAGE NOTES

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO ADJACENT LAND
DRAINAGE PATTERNS WILL NOT BE MODIFIED, AND PERMEABLE AREA WILL BE INCREASED BY 6%. ALL RUNOFF WILL BE DIRECTED EITHER TO THE R.O.W @ SAN ANTONIO PLACE TO THE WEST, OR EAST TO THE PUBLIC WALK PATH.

PERMEABLE AREA

PROPOSED	1,709 S.F. (18.2%)
EXISTING	1,612 S.F. (17.2%)
INCREASE	97 S.F. (6.0%)



SAN ANTONIO PLACE
SITE, GRADING & DRAINAGE PLAN

NARRATIVE

WE PROPOSE TO ACQUIRE A COASTAL DEVELOPMENT PERMIT TO: REMODEL AN EXISTING BASEMENT AND MAIN LEVEL OF AN EXISTING SINGLE FAMILY RESIDENCE, ADD 118 S.F. TO THE MAIN LEVEL AREA. (A COMBINATION OF REMOVING 181 S.F. AND ADDING 299 S.F.) AND ADD AN ADDITIONAL 769 S.F. TO A 132 S.F. UPPER LEVEL.

THERE IS NO WORK PROPOSED IN THE RIGHT OF WAY. THERE IS NO CHANGE PROPOSED TO THE DRAINAGE PATTERNS. PERMEABLE AREA WILL BE IMPROVED BY 6%. GRADING IS LIMITED TO EXCAVATING AN EXISTING RAISED PATIO AREA EAST OF THE KITCHEN. AND POTENTIAL FOR SUPPLEMENTAL FOOTINGS UNDER THE BUILDING.

**DEVELOPMENT
SUMMARY**

SITE ADDRESS
873 SAN ANTONIO PLACE
SAN DIEGO, CALIFORNIA 92106
**OWNERS/
FINANCIALLY RESPONSIBLE PARTY**
JOSHUA AND VALERIE VOLEN
873 SAN ANTONIO PLACE
SAN DIEGO, CALIFORNIA 92106

ARCHITECT
BRUCE PEELING, ARCHITECT
3538 INEZ STREET
SAN DIEGO, CALIFORNIA 92106
619-517-7400

SURVEY:
SAN DIEGO LAND SURVEYING
7028 CONVOY CT.
SAN DIEGO, CA. 92111 858-565-8362

BENCHMARK:
CITY OF SAN DIEGO BENCHMARK: NORTH BRASS PLUG
ROSECRANS AND BESSEMER STREET INTERSECTION
ELEVATION = 33.681 M.S.L.

LEGAL DESCRIPTION:
LOTS 3 , MAP 2224 OF YACHT CLUB TERRACE
CITY OF SAN DIEGO
PENINSULA COMM. PLANNING AREA

APN:
531-670-03-00

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

ZONE: RS-1-7
COASTAL OVERLAY ZONE (COZ), COASTAL HEIGHT LIMIT (CHLOZ)
COASTAL OVERLAY ZONE FIRST PUBLIC ROADWAY (COZFPR)
COMPLETE COMMUNITIES MOBILITY CHOICES (CCMC)
AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ)
ALUCP AIRPORT INFLUENCE AREA (AIA), FAA PART 77 NOTICING AREA
PARKING IMPACT (PIOZ) , TRANSIT PRIORITY AREA (TPA)
AFFORDABLE HOUSING PARKING DEMAND
PALEONTOLOGICAL SENSITIVITY AREA

GROSS SITE AREA: 9,363 S.F.
MAX.F.A.R.: 0.55
PROPOSED.F.A.R.: 0.55

MAX. HEIGHT: 30'-0"
PROJECT HEIGHT: 25'-2"

GOVERNING CODES
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

EXISTING AND PROPOSED USE
SINGLE FAMILY RESIDENCE
CONSTRUCTION RECORD
1946

GEOLOGIC CATEGORY
53

EXISTING IMPERVIOUS AREA
1,612 S.F.
PROPOSED IMPERVIOUS AREA
1,709 S.F.

REQUIRED PERMITS / APPROVALS
COASTAL DEVELOPMENT PERMIT (CDP)
COMBINATION BUILDING PERMIT

SHEET INDEX

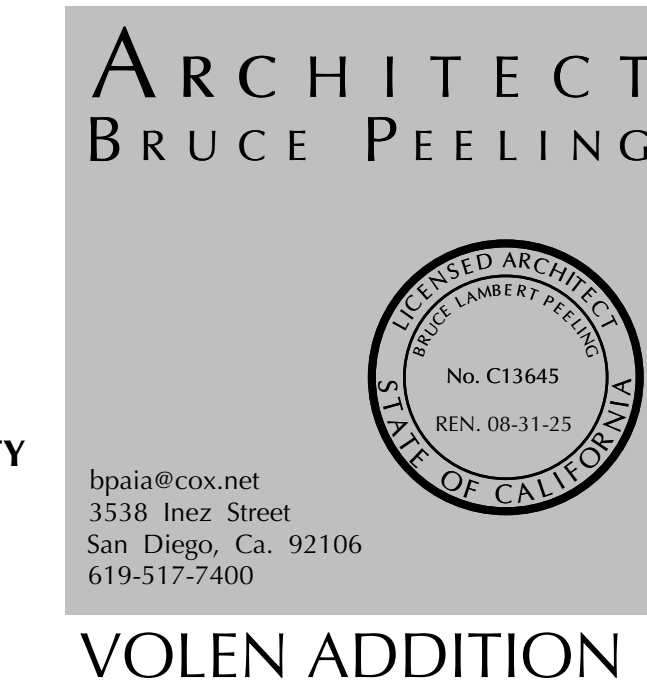
- A-1. SITE PLAN, SITE SECTION, NOTES
- A-2. FLOOR PLANS & ROOF PLAN
- A-3. ELEVATIONS, SECTIONS
- A-4. EXISTING FLOOR PLANS
- A-5. TOPOGRAPHIC SURVEY

1	2	3
4	5	

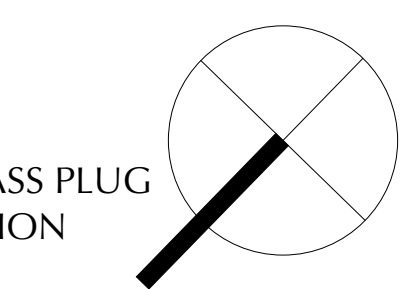
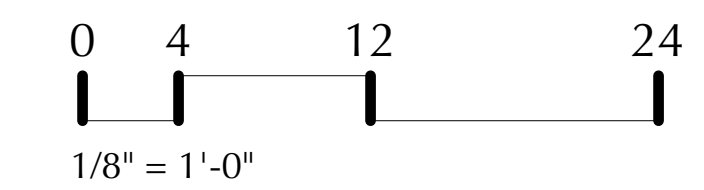
Prepared By: _____ Revision 7: _____
Name: BRUCE PEELING, ARCHITECT Revision 6: _____
Address: 3538 INEZ STREET Revision 5: _____
SAN DIEGO, CA. 91206
Phone #: 619-517-7400 Revision 4: _____
email: bpaia@cox.net Revision 3: 2-06-2024

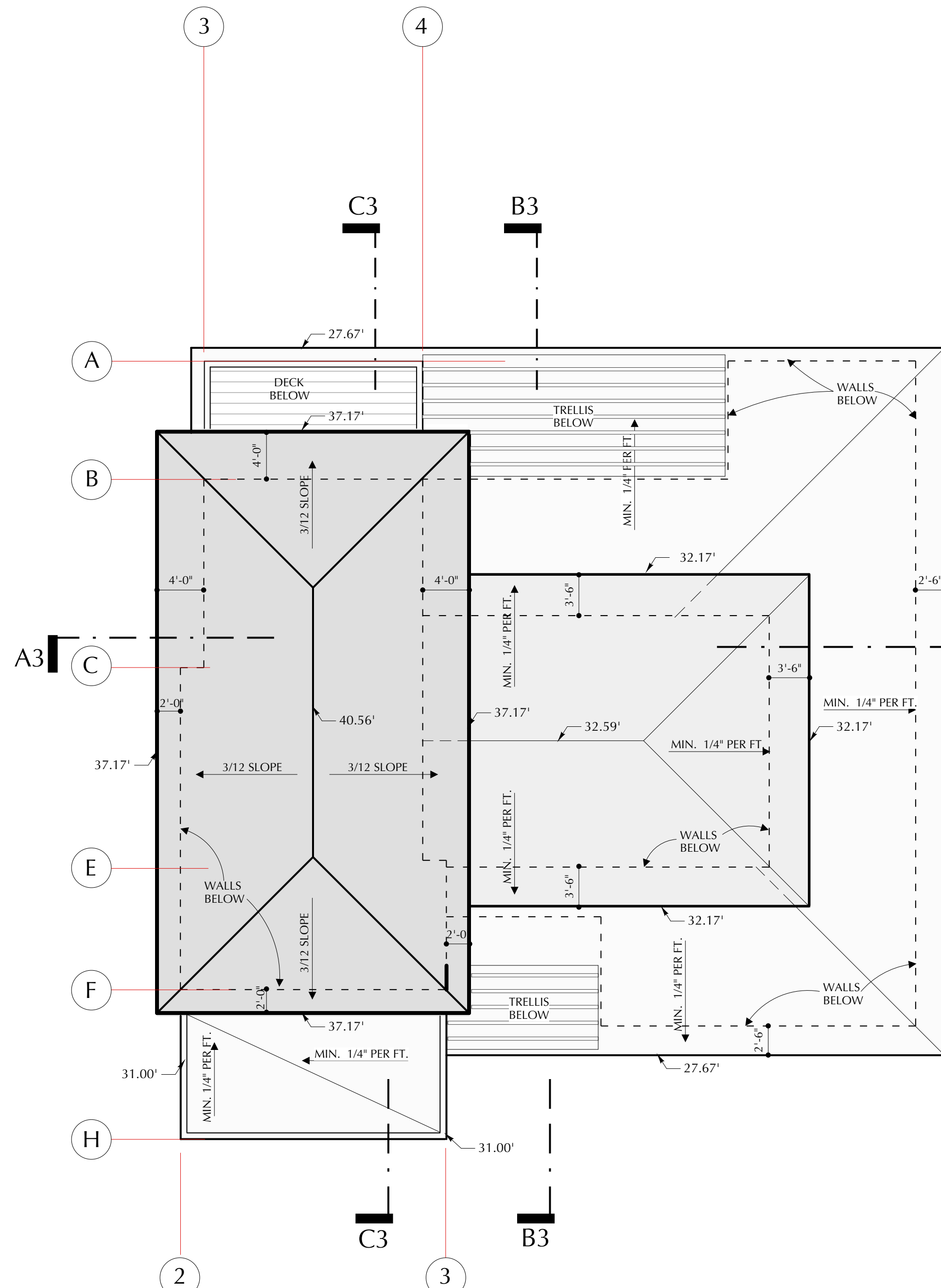
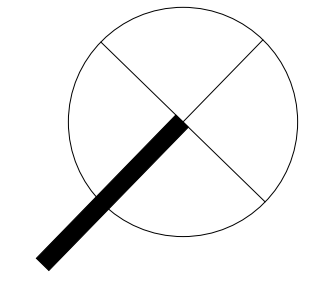
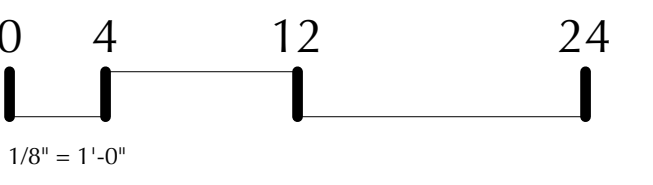
Project Address: 873 SAN ANTONIO PLACE
SAN DIEGO, CALIFORNIA 92106
Project Name: VOLEN RESIDENCE
Revision 2: 9-25-2023
Revision 1: 7-12-2023
Original Date: 9-12-2022

Sheet Title: SITE, DAINAGE & GRADING PLAN, NOTES
Sheet: 1 of 5
DEP # _____

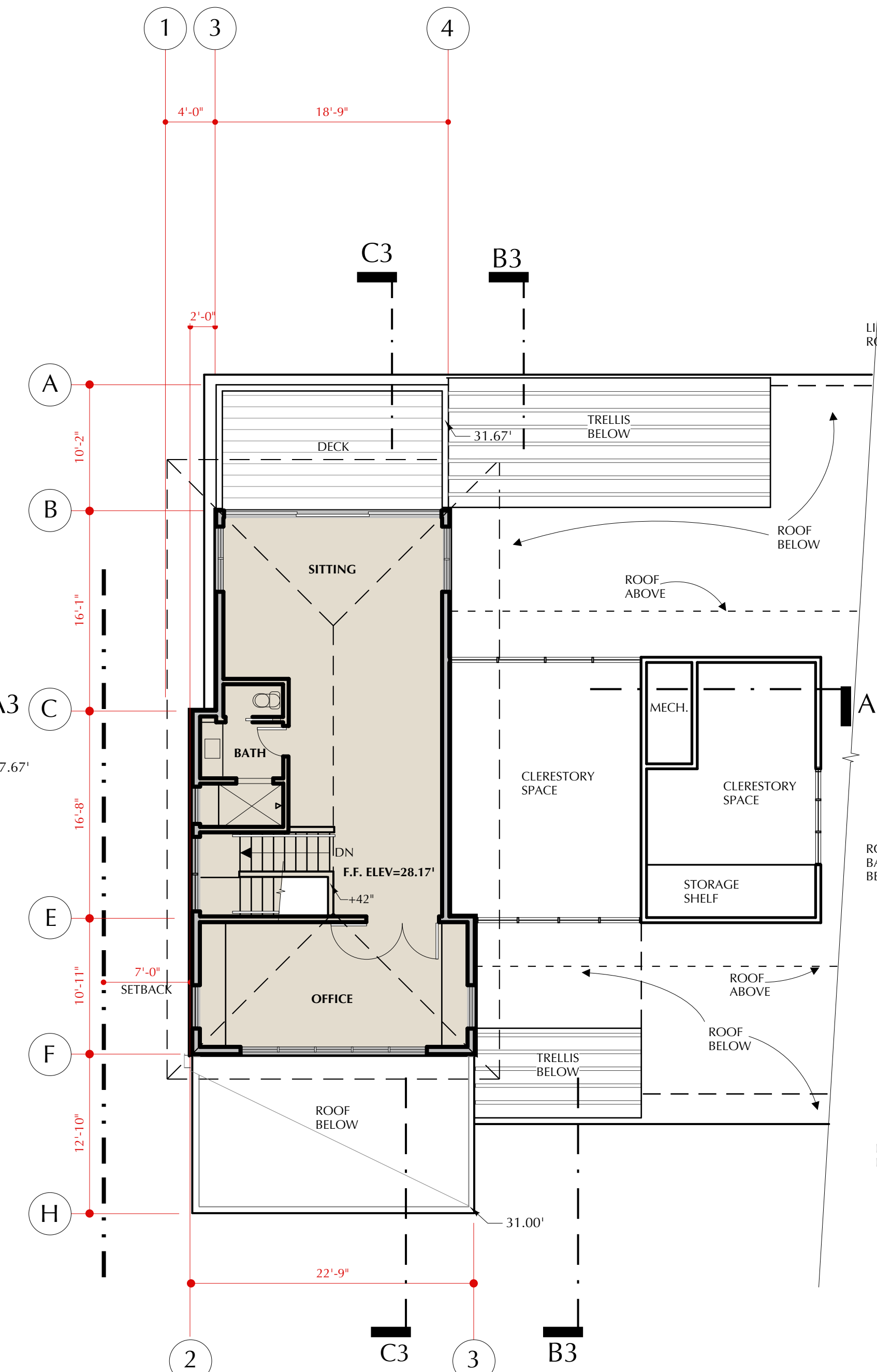


VOLEN ADDITION

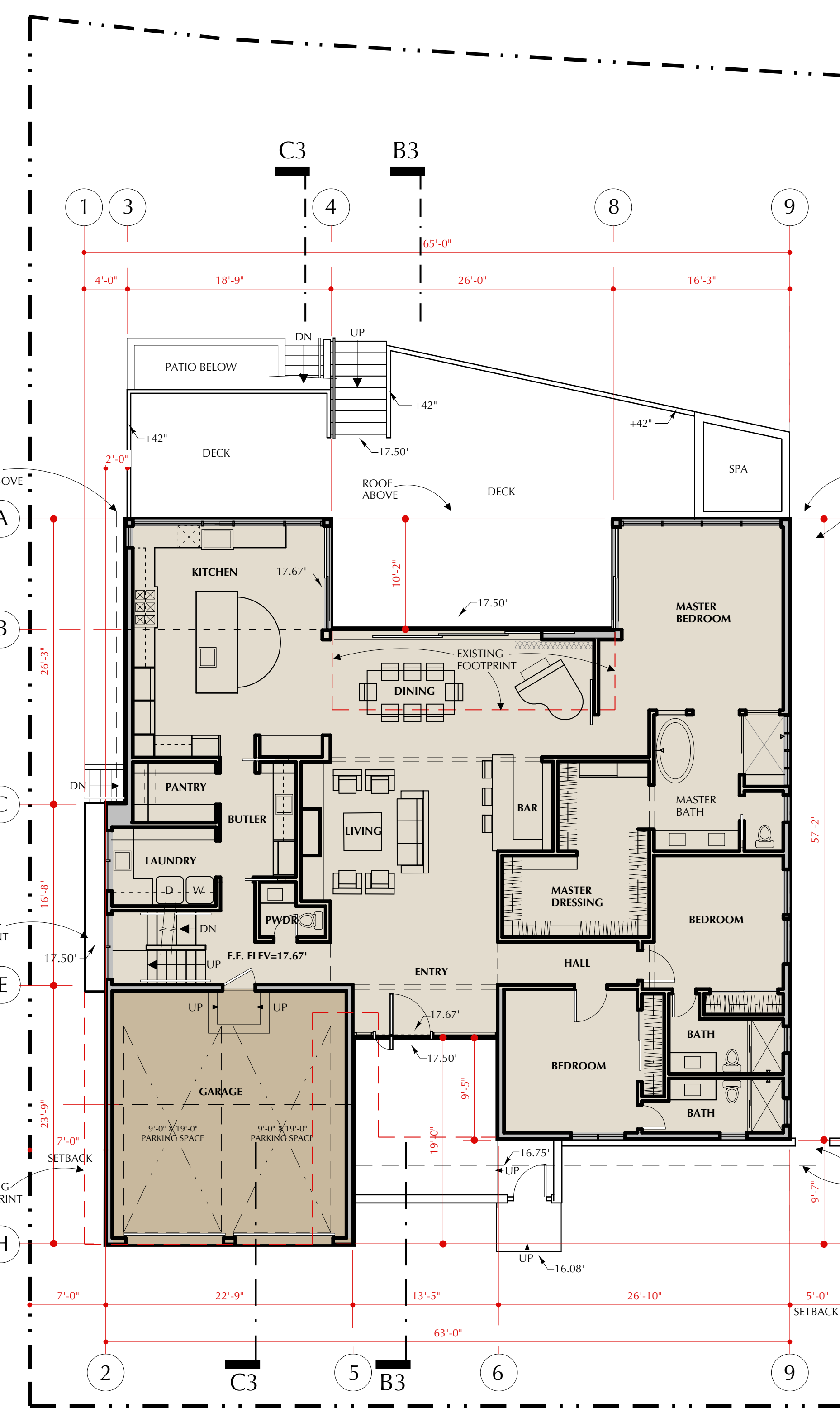




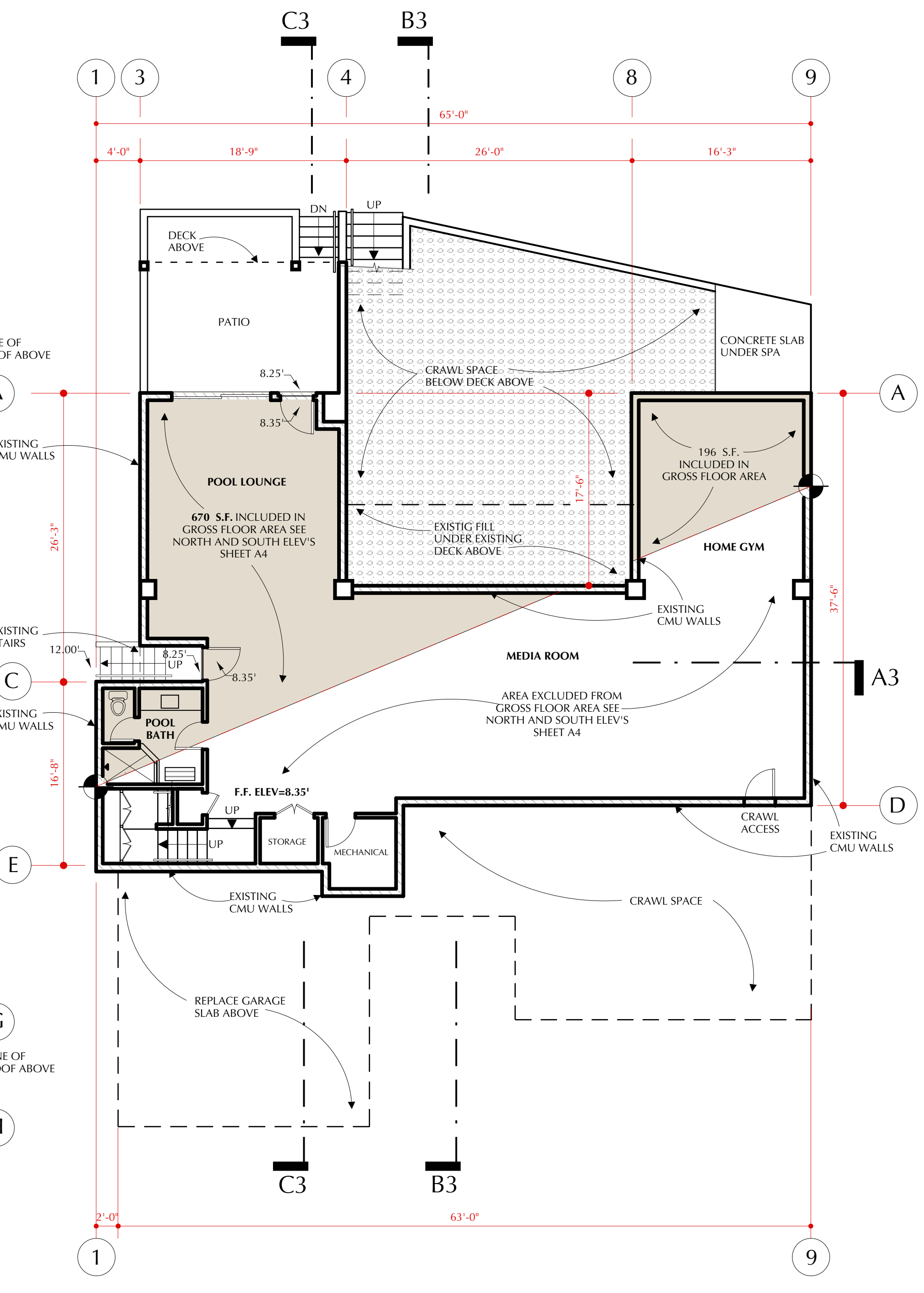
PROPOSED ROOF PLAN



PROPOSED UPPER LEVEL PLAN
901 S.F. (132 S.F. EXISTING)



PROPOSED MAIN LEVEL PLAN
3,377 S.F. (3,259 EXISTING)



PROPOSED BASEMENT PLAN
866 S.F. (ALL EXISTING)

SYMBOLS LEGEND

- PROPERTY LINE
- BUILDING AREAS
- EXISTING PERIMETER TO BE MODIFIED
- SITE WALLS

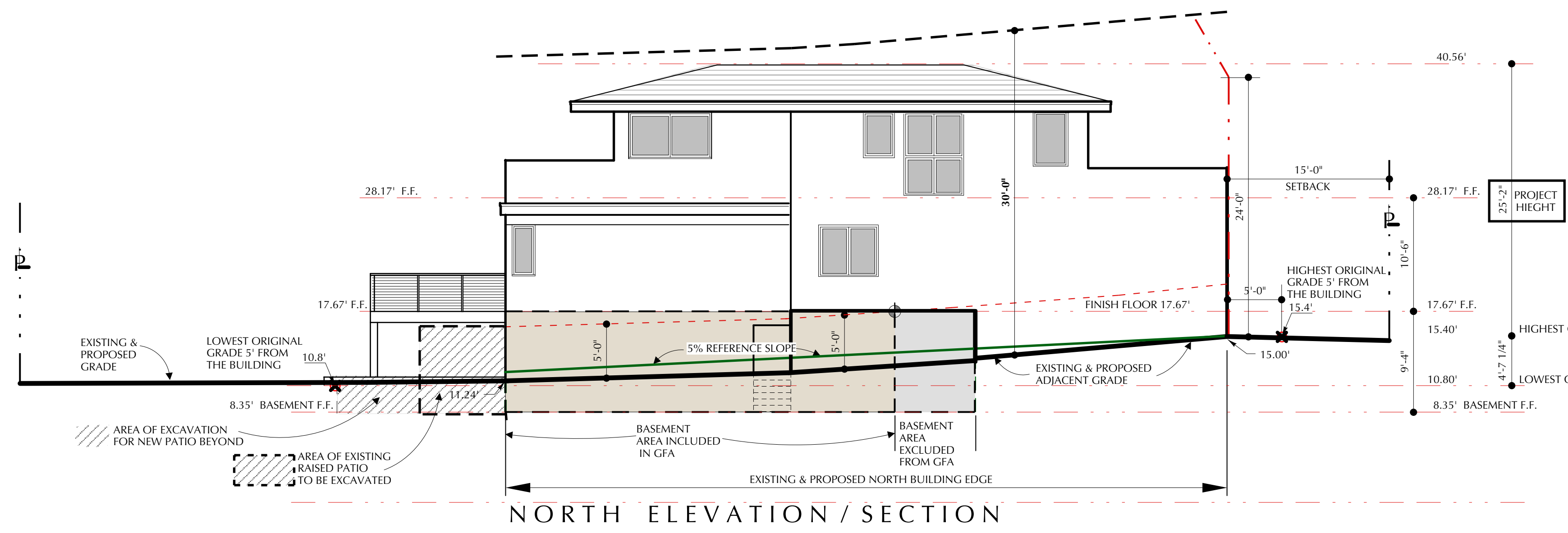
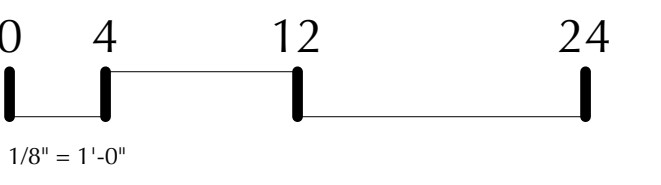
1	2	3
4	5	

Prepared By:	BRUCE PEELING, ARCHITECT	Revision 7:	_____
Name:	BRUCE PEELING, ARCHITECT	Revision 6:	_____
Address:	3538 INEZ STREET SAN DIEGO, CA. 91206	Revision 5:	_____
Phone #:	619-517-7400	Revision 4:	_____
email:	bpaia@cox.net	Revision 3:	2-06-2024
		Revision 2:	9-25-2023
		Revision 1:	7-12-2023
Project Address:	873 SAN ANTONIO PLACE SAN DIEGO, CALIFORNIA 92106	Original Date:	9-12-2022
Project Name:	VOLEN RESIDENCE	Sheet	2 of 5
Sheet Title:	FLOOR AND ROOF PLANS	DEP #	_____

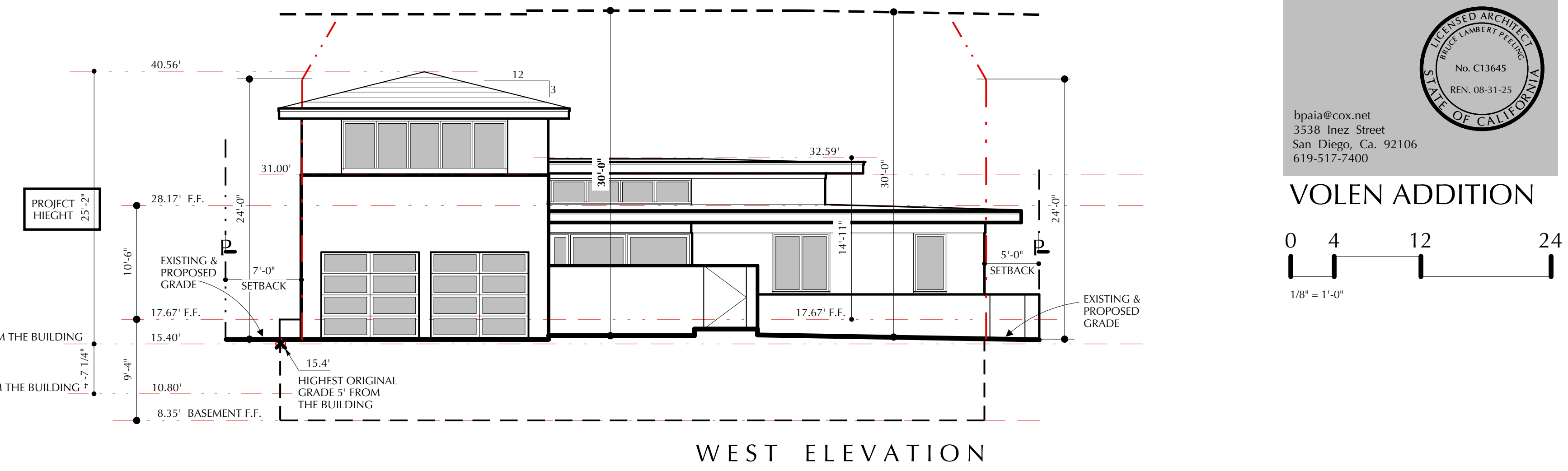


bpaia@cox.net
3538 Inez Street
San Diego, Ca. 92106
619-517-7400

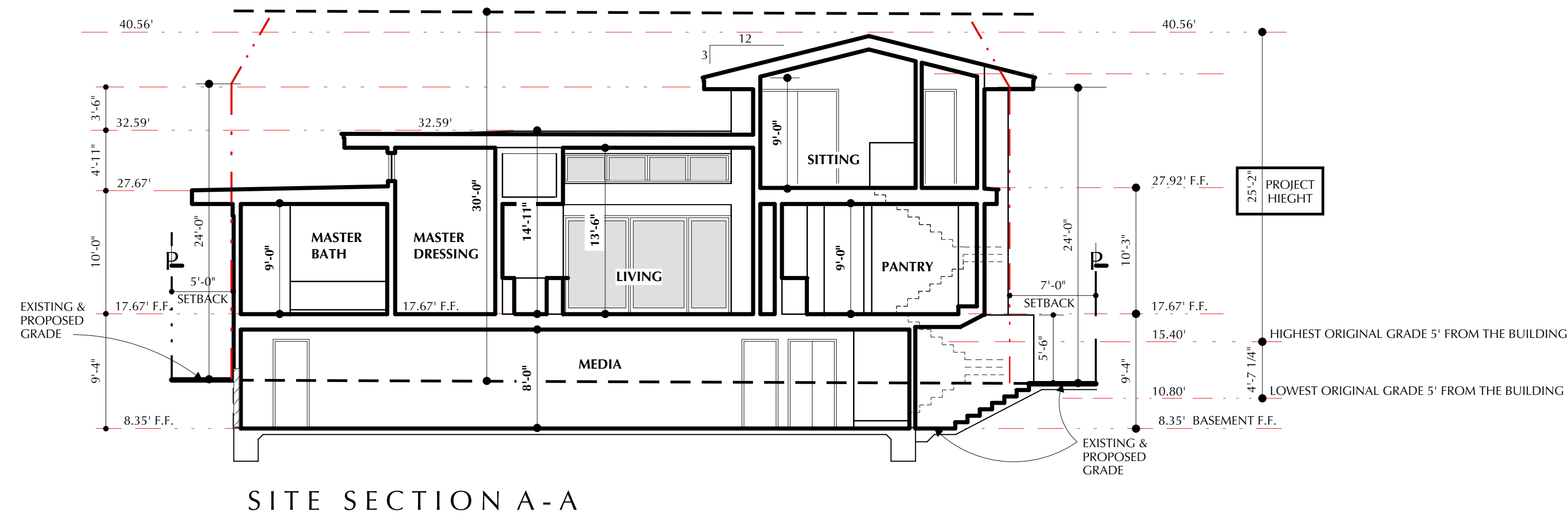
VOLEN ADDITION



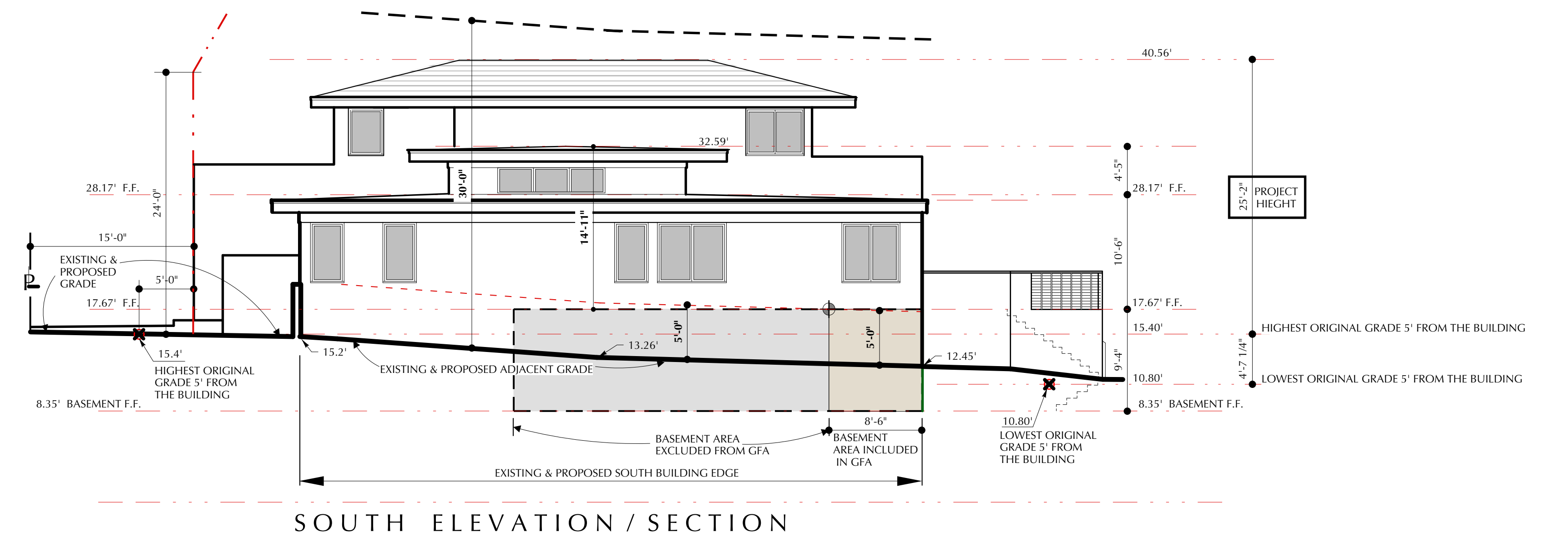
NORTH ELEVATION / SECTION



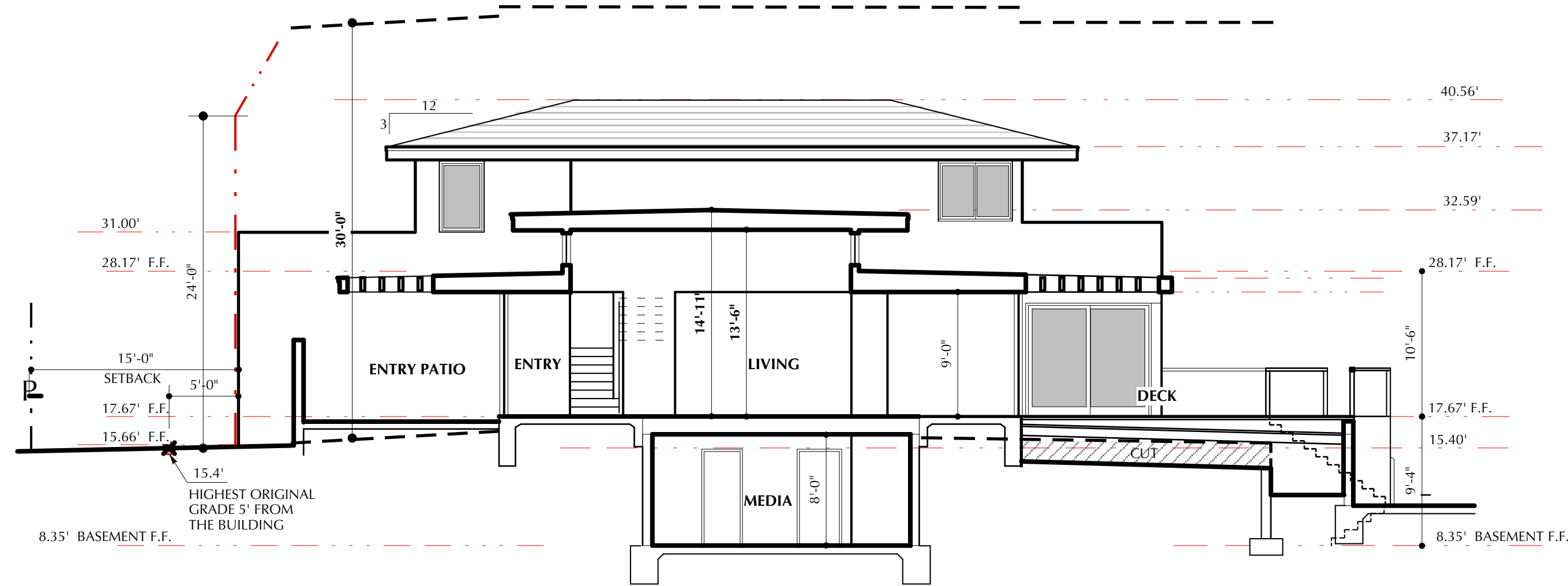
WEST ELEVATION



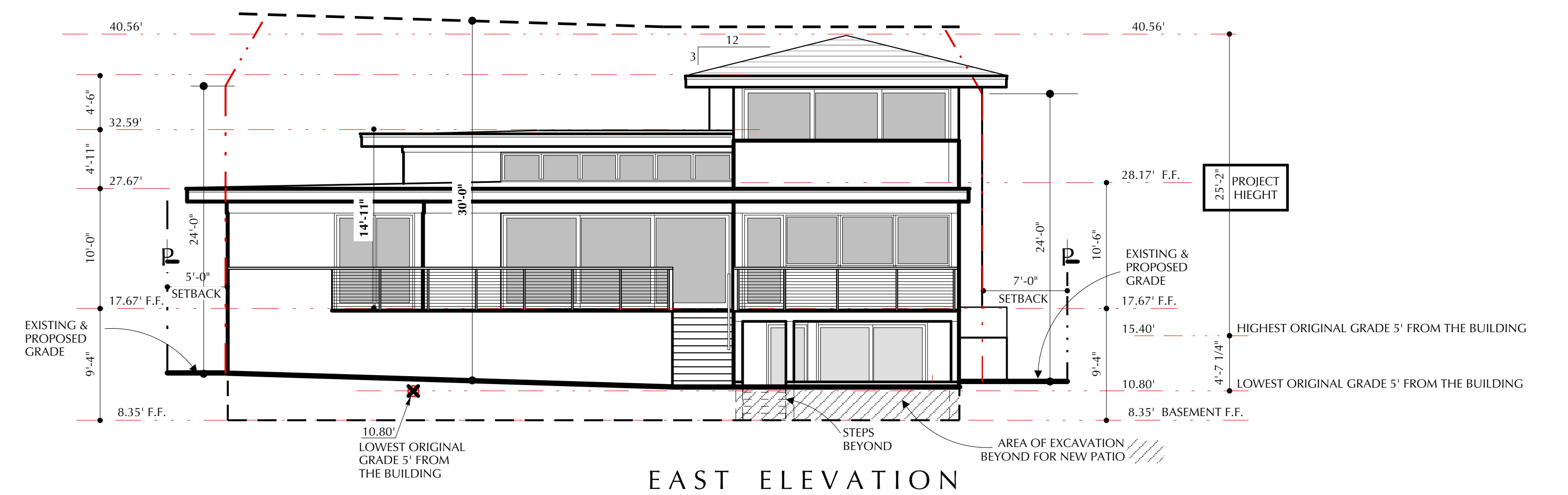
SITE SECTION A-A



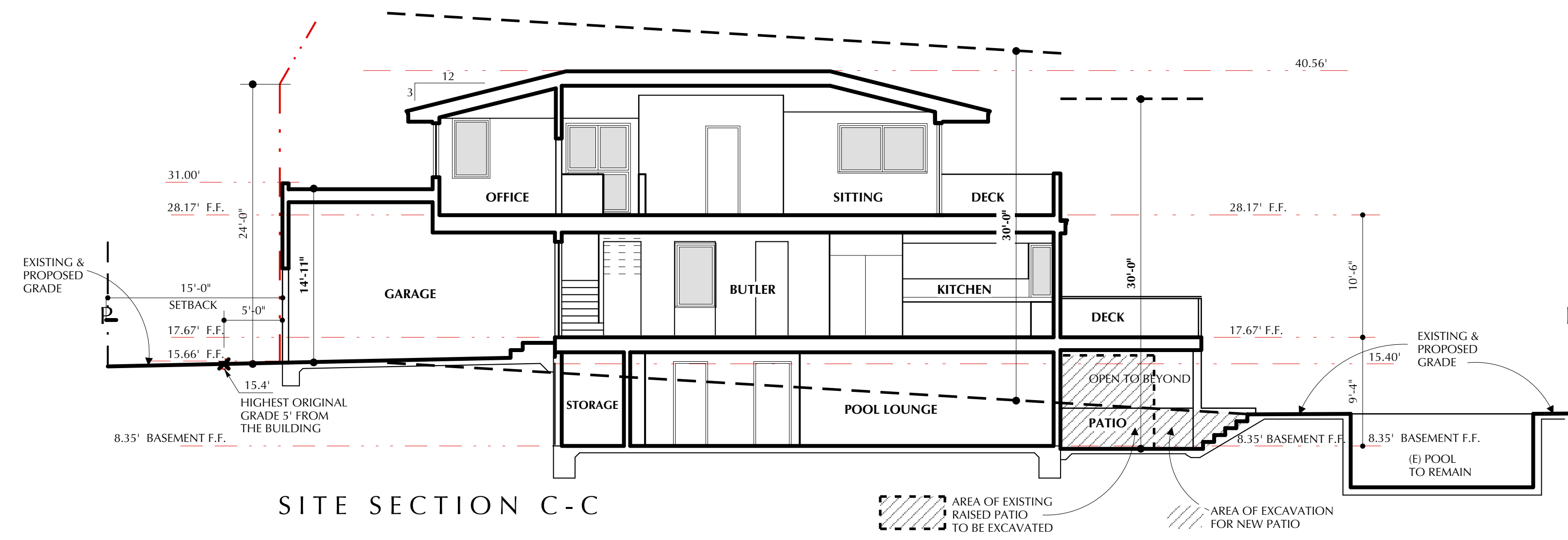
SOUTH ELEVATION / SECTION



SECTION B-B



EAST ELEVATION



SITE SECTION C-C

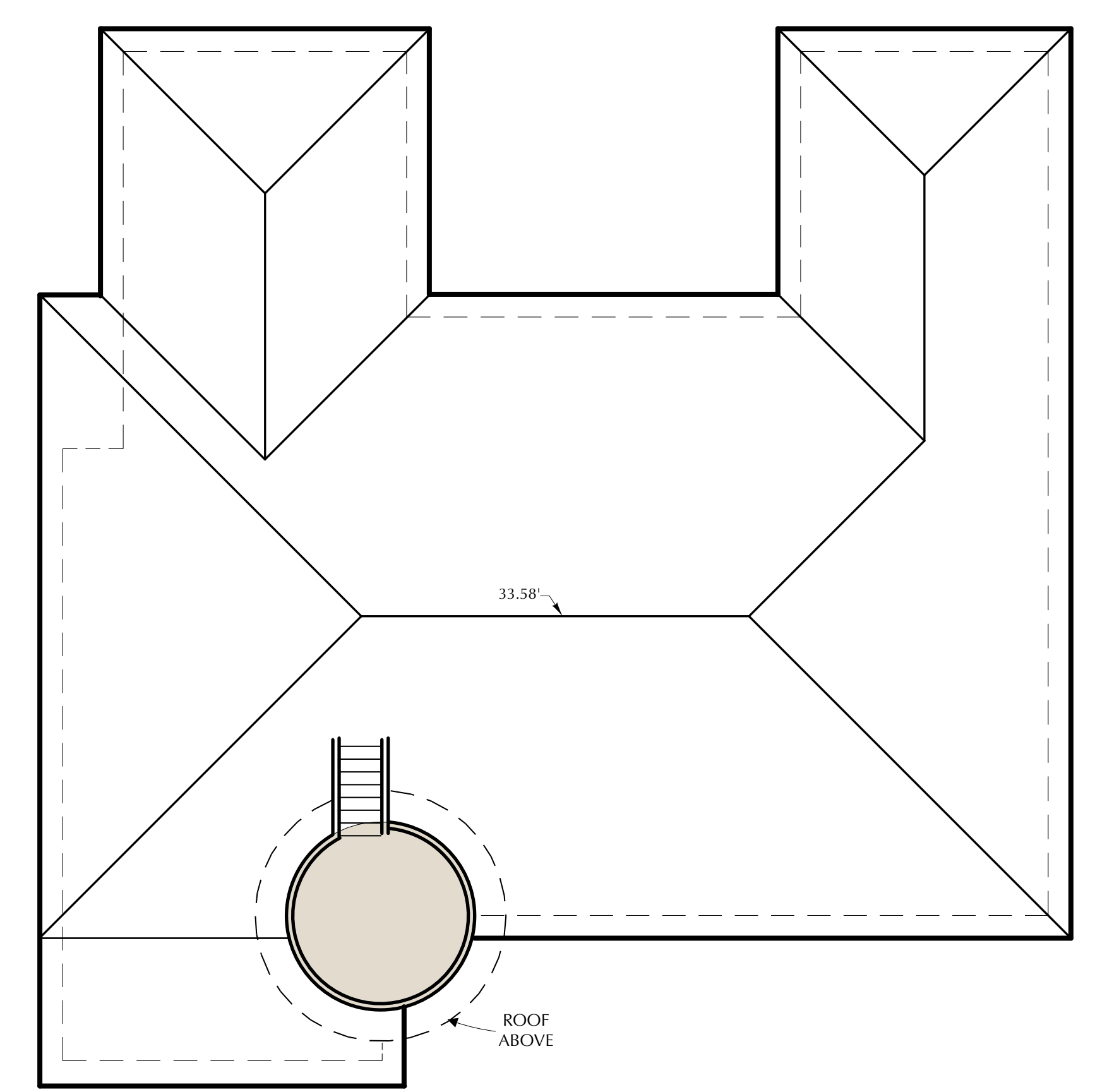
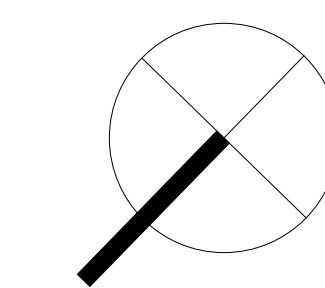
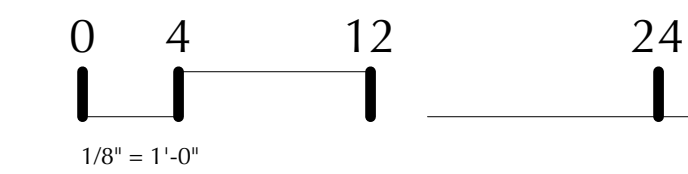
1	2	3
4	5	

Prepared By: _____ Revision 7: _____
 Name: BRUCE PEELING, ARCHITECT Revision 6: _____
 Address: 3538 INEZ STREET Revision 5: _____
 SAN DIEGO, CA. 91206 Revision 4: _____
 Phone #: 619-517-7400 Revision 3: 2-06-2024
 email: bpaia@cox.net Revision 2: 9-25-2023
 Project Address: 873 SAN ANTONIO PLACE Revision 1: 7-12-2023
 SAN DIEGO, CALIFORNIA 92106
 Project Name: VOLEN RESIDENCE Original Date: 9-12-2022
 Sheet Title: _____ Sheet 3 of 5
 ELEVATIONS / SECTIONS DEP # _____

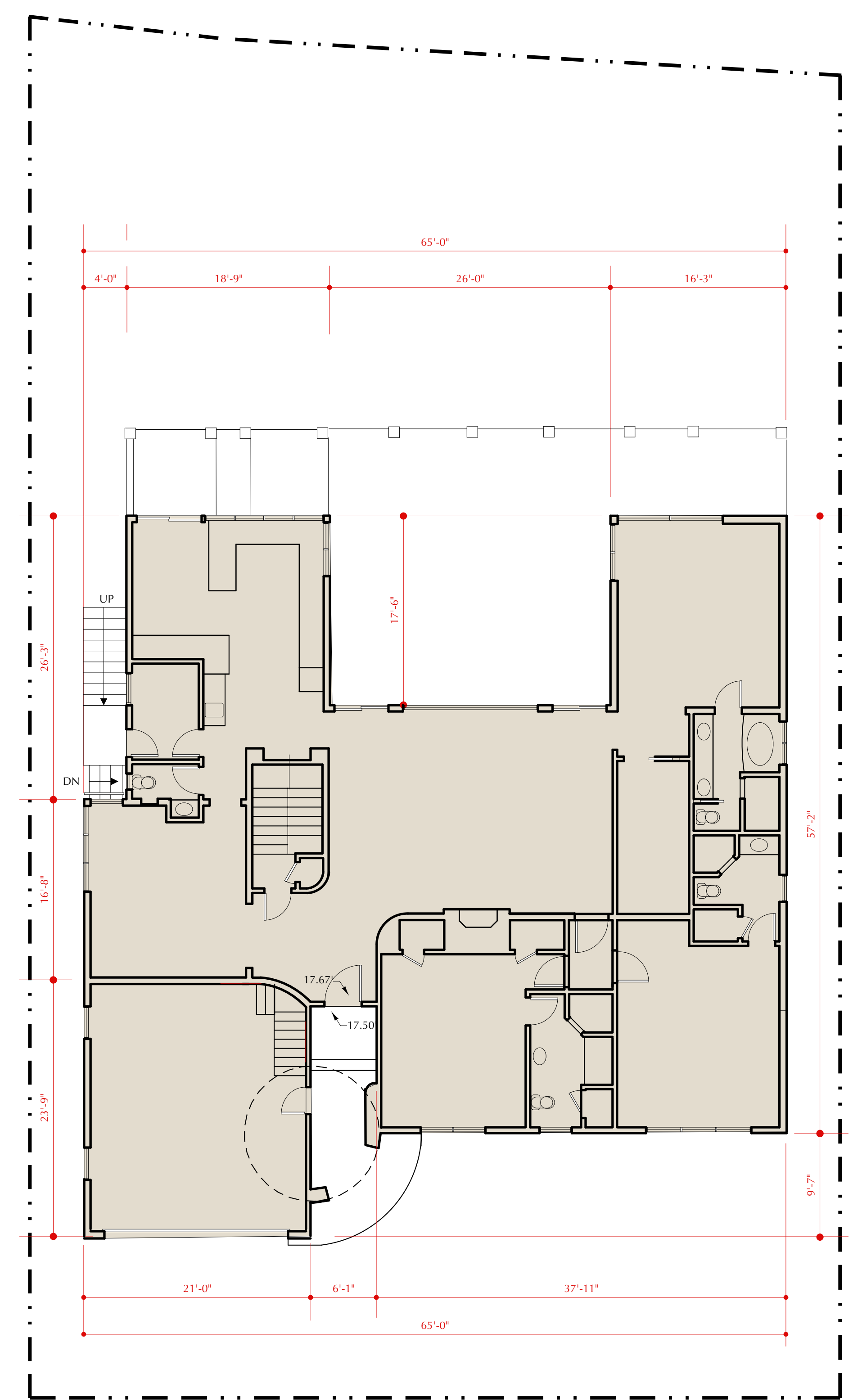


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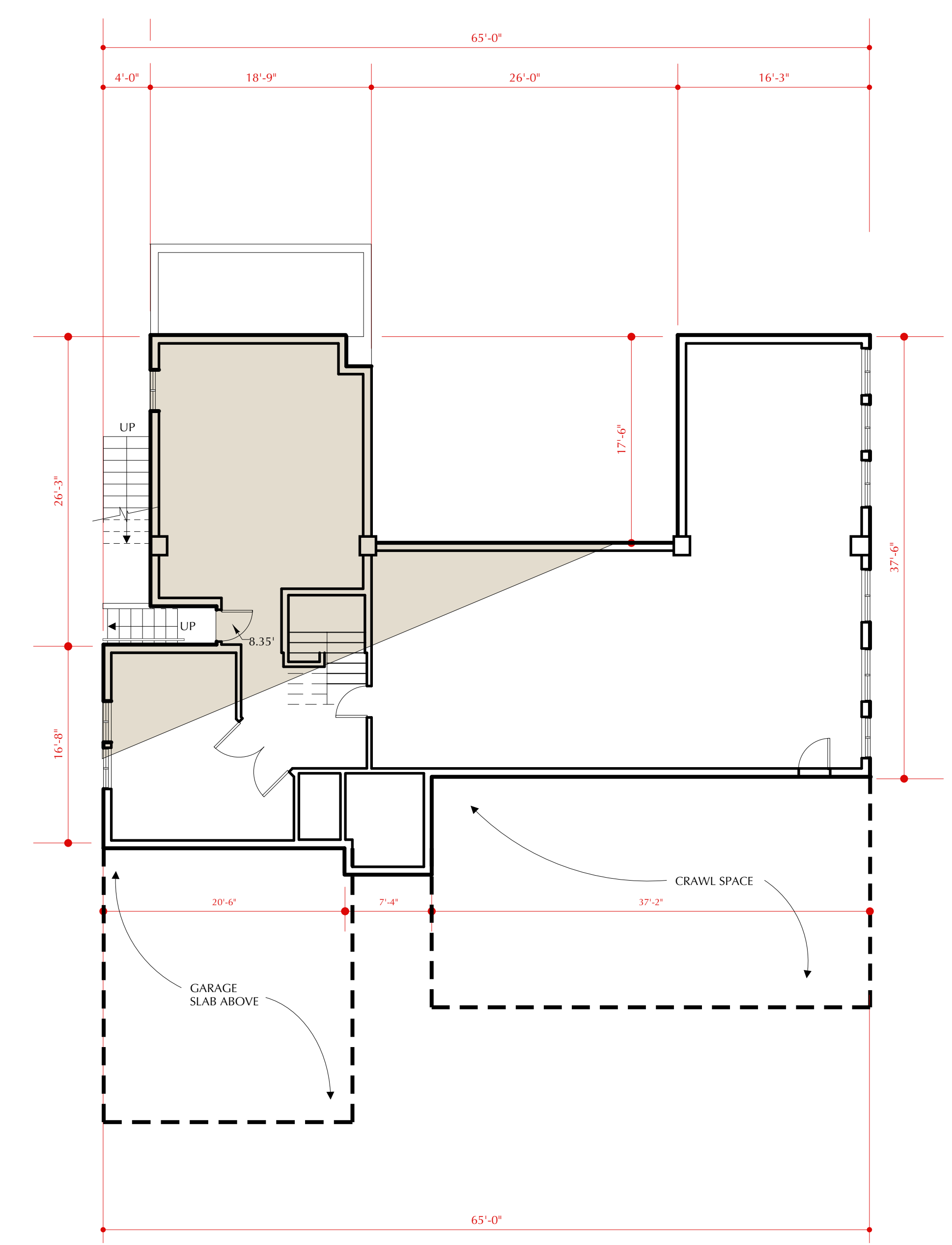
VOLEN ADDITION



EXISTING UPPER LEVEL PLAN & ROOF PLAN
132 S.F.



EXISTING MAIN LEVEL PLAN
3,259 S.F.



EXISTING BASEMENT PLAN
866 S.F. INCLUDED

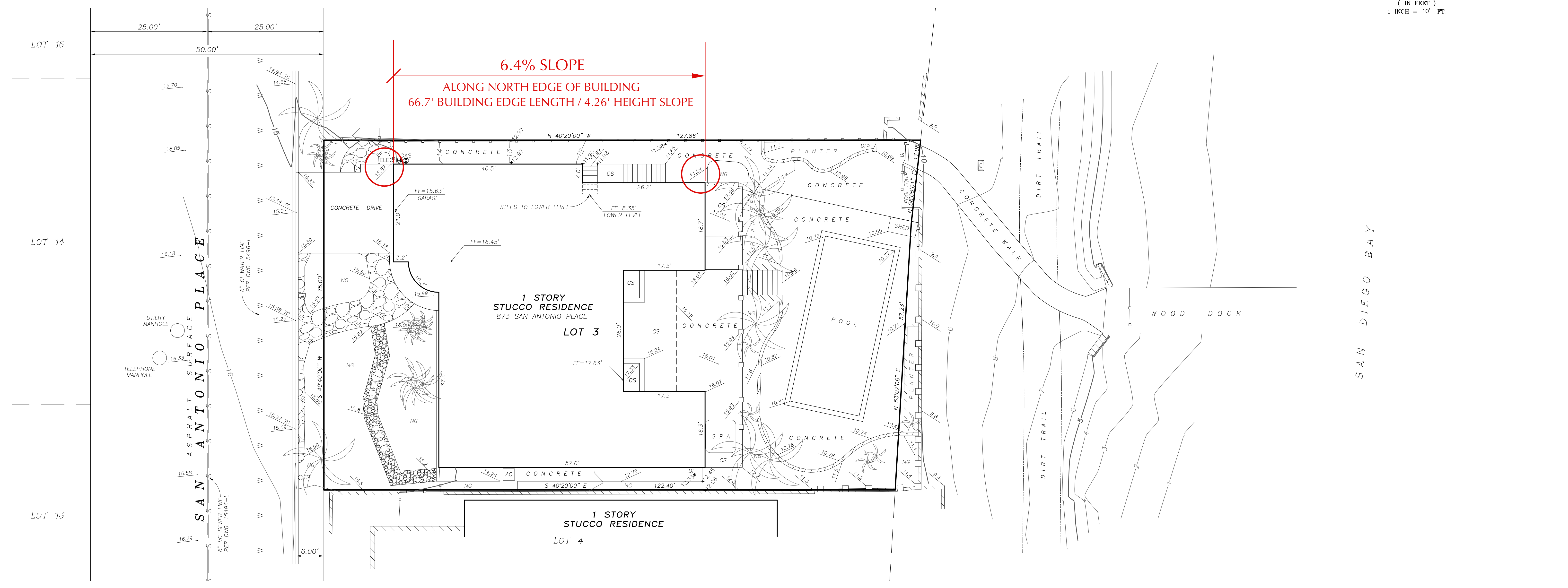
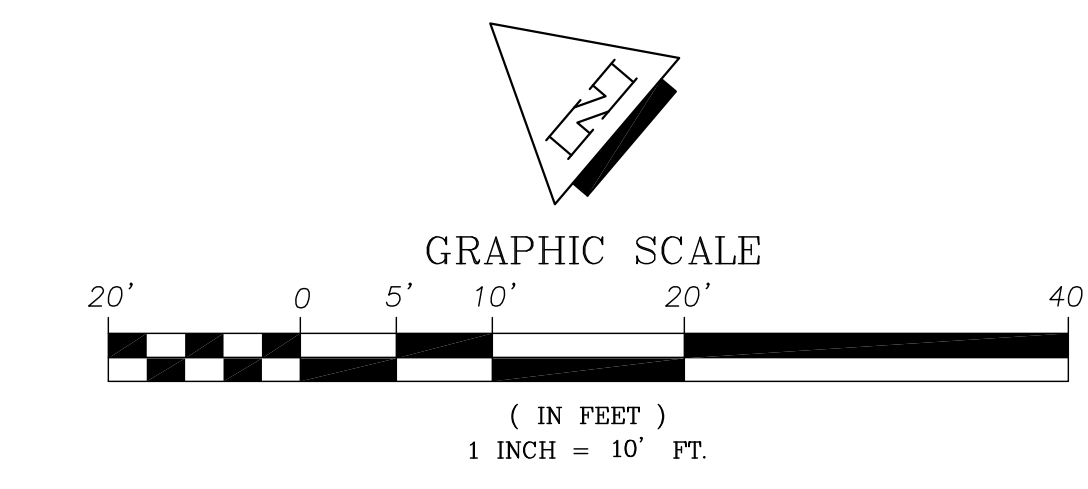
1	2	3
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 Project Address: 873 SAN ANTONIO PLACE
 SAN DIEGO, CALIFORNIA 92106 Revision 1: 7-12-2023
 Project Name: VOLEN RESIDENCE Original Date: 9-12-2022
 Sheet Title: _____ Sheet 4 of 5
 EXISTING FLOOR PLANS DEP # _____



bpaia@cox.net
3538 Inez Street
San Diego, Ca. 92106
619-517-7400

VOLEN ADDITION



- LEGEND:**
- ⊕ GAS INDICATES GAS METER/VALVE
 - ⊕ ELEC INDICATES ELECTRIC METER
 - ⊕ WATER INDICATES WATER METER
 - TR INDICATES TELECOMMUNICATIONS RISER
 - AC INDICATES AIR CONDITIONING UNIT
 - CR INDICATES COMMUNICATIONS RISER
 - DI INDICATES DRAIN INLET
 - FF INDICATES FINISH FLOOR
 - TC INDICATES TOP OF CURB
 - FL INDICATES FLOW LINE
 - CS INDICATES CONCRETE SURFACE
 - NG INDICATES NATURAL GROUND
 - INDICATES PROPERTY LINE
 - INDICATES WOOD FENCE
 - INDICATES OVERHANG
 - ⊞ INDICATES STONE SURFACE
 - INDICATES WALL
 - W — INDICATES WATER LINE
 - S — INDICATES SEWER LINE

LEGAL DESCRIPTION:
LOT 3 OF YACHT CLUB TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2224, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1938.
EXCEPTING THEREFROM THAT PORTION HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE BAY OF SAN DIEGO.

BASIS OF ELEVATION:
CITY OF SAN DIEGO BENCHMARK:
NORTH BRASS PLUG
LOCATED AT THE INTERSECTION OF ROSECRANS ST. AND BESSEMER ST.
ELEVATION = 33.681 M.S.L.



Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHY SURVEY		
For the exclusive use of: JOSHUA & VALERIE VOLEN 873 SAN ANTONIO PLACE SAN DIEGO, CALIFORNIA 92106		
San Diego Land Surveying & Engineering, Inc.		
7028 Convey Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 05-16-2022	Revised: 06-17-2022	Revised:
Scale: 1"=10'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet
Drawing: San Antonio Pl 873 Topo		A.P.N. 531-670-03

1	2	3
4	5	

Prepared By: _____ Revision 7: _____

Name: BRUCE PEELING, ARCHITECT _____ Revision 6: _____

Address: 3538 INEZ STREET _____ Revision 5: _____
SAN DIEGO, CA. 91206

Phone #: 619-517-7400 _____ Revision 4: _____

email: bpaia@cox.net _____ Revision 3: 2-06-2024

_____ Revision 2: 9-25-2023

Project Address: 873 SAN ANTONIO PLACE _____ Revision 1: 7-12-2023
SAN DIEGO, CALIFORNIA 92106

Project Name: VOLEN RESIDENCE _____ Original Date: 9-09-2022

Sheet Title: _____ Sheet 5 of 5

TOPOGRAPHIC SURVEY _____ DEP # _____