



Planning Commission Minutes

Meeting of September 8, 2014

Planning Commission Meeting
City Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

These minutes have been abbreviated. Video recordings of the full proceedings are on file and available to the public.

Agenda Items

The meeting was called to order by Chairwoman Pruitt at 6:01 p.m.

Roll Call

Commissioners Present: Garcia, Baca, Bush, Pruitt, Alvarado, Flores, DeLaPaz

Staff Also Present: Deputy City Attorney Jennifer Knight, Executive Director Brad Raulston, Principal Planner Martin Reeder

Pledge of Allegiance Presented by Commissioner Dela Paz

Approval of Minutes

1. Approval of Minutes of the Meeting held on September 8, 2014.

Motion by Baca, 2nd by Alvarado, to approve the Minutes from the meeting of September 8, 2014.

Motion carried by the following vote:

Ayes: Garcia, Baca, Bush, Pruitt, Flores, Alvarado, Dela Paz

Approval of Agenda

2. Approval of Agenda for the Meeting of September 8, 2014.

Motion by Alvarado, 2nd by Bush for approval of the Agenda for the meeting of September 8, 2014.

Motion carried by the following vote:

Ayes: Garcia, Baca, Bush, Pruitt, Alvarado, Flores, Dela Paz

ORAL COMMUNICATION

Randy Williams and Shaun Schmidt representing the Park Lofts project requested a Special Planning Commission meeting to be held on September 22, 2014 to present their project before the Commission.

PRESENTATIONS:

None

OTHER BUSINESS

None

PUBLIC HEARINGS

3. Public hearing – Conditional Use Permit for beer and wine sales at Aunt Emma’s Restaurant located at 214 National City Blvd. (Case File No.: 2014-10 CUP)

Presented by Principal Planner Martin Reeder

Applicant: Nikos Gelastopoulous, answered questions from the Commissioners and acknowledged he had read, understood and agreed with the conditions of approval as presented.

One speaker opposed to item: Ethan McDonald. Issues with parking, traffic, and crime.

Motion by Baca, 2nd by Alvarado to close the Public Hearing and approve a Conditional Use Permit for beer and wine sales at Aunt Emma’s Restaurant located at 214 National City Blvd. (Case File No.: 2014-10 CUP)

Motion carried by the following vote:

Ayes: Garcia, Baca, Bush, Pruitt, Alvarado, Flores

Noes: Dela Paz

4. Resolution 18-2014 taking action on a Conditional Use Permit for beer and wine sales at Aunt Emma’s Restaurant located at 214 National City Blvd. (Case File No.: 2014-10 CUP)

Motion by Baca, 2nd by Alvarado to adopt Resolution 18-2014 approving a Conditional Use Permit for beer and wine sales at Aunt Emma’s Restaurant located at 214 National City Blvd. (Case File No.: 2014-10 CUP)

Motion carried by the following vote:

Ayes: Garcia, Baca, Bush, Pruitt, Alvarado, Flores

Noes:, Dela Paz

5. Public Hearing – Conditional Use Permit and Coastal Development Permit for a fiberglass manufacturing business (McCallum Surfboards) located at 3101 Hoover Avenue. (Case File No.: 2014-12 CUP, CDP).

Staff requests to continue this item off calendar and reissue Public Noticing to include additional information regarding the Coastal Development component and request the resolution to trail to a later date.

Motion by Baca, 2nd by Flores to continue this item off calendar.

Motion carried by the following vote:

Ayes: Garcia, Baca, Bush, Pruitt, Alvarado, Flores, Dela Paz

6. Resolution 19-2014 taking action on a Conditional Use Permit and Coastal Development Permit for a fiberglass manufacturing business (McCallum Surfboards) located at 3101 Hoover Avenue. (Case File No.: 2014-12 CUP, CDP).

Per item #5, this resolution will be presented at a later date.

STAFF REPORTS

Deputy City Attorney – No report

Executive Director – No report

Principal Planner – No report

Commissioners:

Garcia – No report. Requested to clarify the discussion regarding the Park Lofts request for a special meeting on September 22, 2014. Chair Pruitt will make the determination and advise staff to take direction.

Commissioner Garcia announced the United Way Community Campaign Kickoff Event at UCSD on September 25th and a Spirit of the Holidays Fundraiser on September 18th at Napoleons Pizza from 5:30 – 7:00 pm. Tickets are \$20.

Baca – No report

Bush – No report. Announced SANDAG's Board of Directors meeting on September 12th where they will present the Draft Regional Plan where they will be discussing moving forward the Purple Trolley Line from 2050 to 2035, which will run up Highland Corridor. Commissioner Bush requests staff to invite SANDAG representative to give presentation to the Planning Commission and explain how this will affect National City's General Plan. Commissioner Bush announced a Ribbon Cutting Ceremony at Sweetwater High School Wellness Center on September 10th from 4:00-6:00 pm.

Alvarado: No report. Questioned if the Trophy Lounge is permitted for live entertainment.

Flores – No Report. Request staff to invite Port Commissioner Valderrama to make a presentation to the Planning Commission. Suggested possibly at the same meeting as the trolley presentations.

Dela Paz – No report

Pruitt – No report. Requested staff to invite SANDAG to make a presentation regarding the proposed Euclid Trolley Line.

Adjournment at 6:52 p.m. to next Meeting scheduled for October 6, 2014 at 6:00 pm.

CHAIRPERSON



Planning Commission Agenda

Meeting of October 20, 2014
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

Welcome to the Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

Roll Call

Pledge of Allegiance by Alvarado

Approval of Minutes

1. Approval of Minutes of the Special Meeting held on September 22, 2014.

Approval of Agenda

2. Approval of Agenda for the Meeting on October 20 2014.

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

NOTE: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.



The Planning Commission requests that all Cell Phones and Pagers be turned off during the meeting.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the Planning Department at (619) 336-4310 to request a disability-related modification or accommodation. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PRESENTATIONS

3. Update on Regional Comprehensive Plan - "Transportation Choices" - by Philip Trom of SANDAG.
4. Unified Port of San Diego Update – by Robert (Dukie) Valderrama, Port Commissioner

OTHER BUSINESS

5. Code Amendment Initiation (Case File No. 2014-13 A).

PUBLIC HEARINGS

STAFF REPORTS

City Attorney

Executive Director

Principal Planner

Commissioners

Chairperson

ADJOURNMENT

Adjournment to next regularly scheduled meeting on November 3, 2014

Item 3

Planning Commission
October 20, 2014

Update on Regional Comprehensive Plan
“Transportation Choices”

PRESENTED BY

Philip Trom of SANDAG



**Port Update to the
National City
City Council
October 21, 2014**

PORT OF SAN DIEGO

Integrated Planning

A project of regional importance
A rare opportunity to think 50 years ahead
A legacy for the Port and the community



National City Aquatic Center



National City Aquatic Center

- Port CIP current approved funding
 - = \$3,910,000
- Port received letter from City requesting additional funding of \$500K
 - Request was reviewed by CIP staff committee
Oct 13, 2014

National City Aquatic Center

- **BPC will consider item at October 27, 2014 CIP workshop**
 - **Staff will be recommending authorization of \$500K in additional funding**
- **If approved by District Board, the existing MOU will need to be revised**
 - **MOU will be presented to City Council prior to BPC review / approval**

National City Way-finding Signage Project



- Port District contribution = \$250,000

Barrio Logan Gateway Sign and Roadway Improvements



Pond 20 Fence Replacement



North Embarcadero Visionary Plan Phase I



Positive Signs for the Cruise Business



Part of San Diego
50TH ANNIVERSARY

San Francisco
San Diego



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City Council
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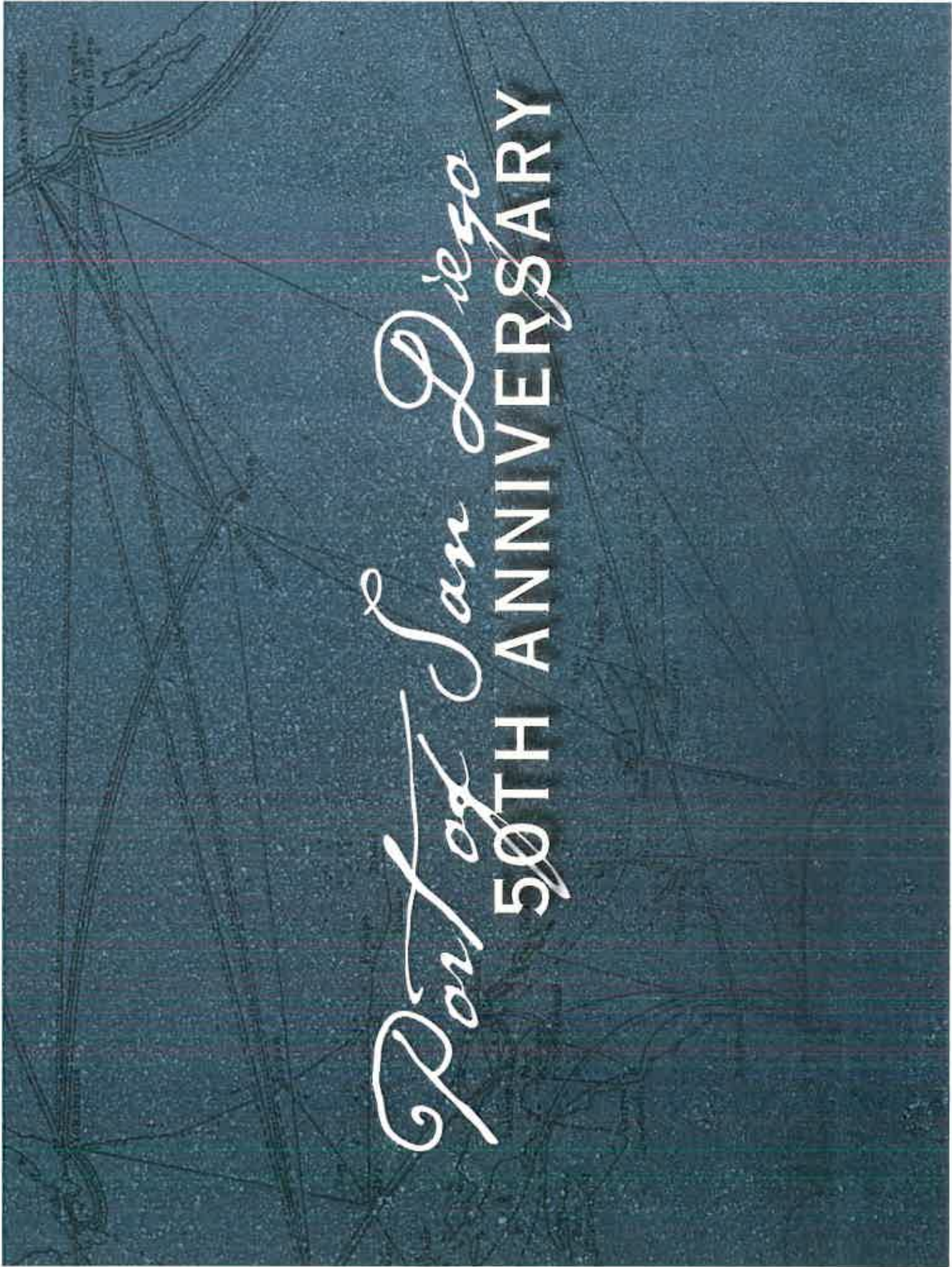


North Embarcadero Visionary Plan Phase I



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50TH ANNIVERSARY

San Diego
California
1917-1967



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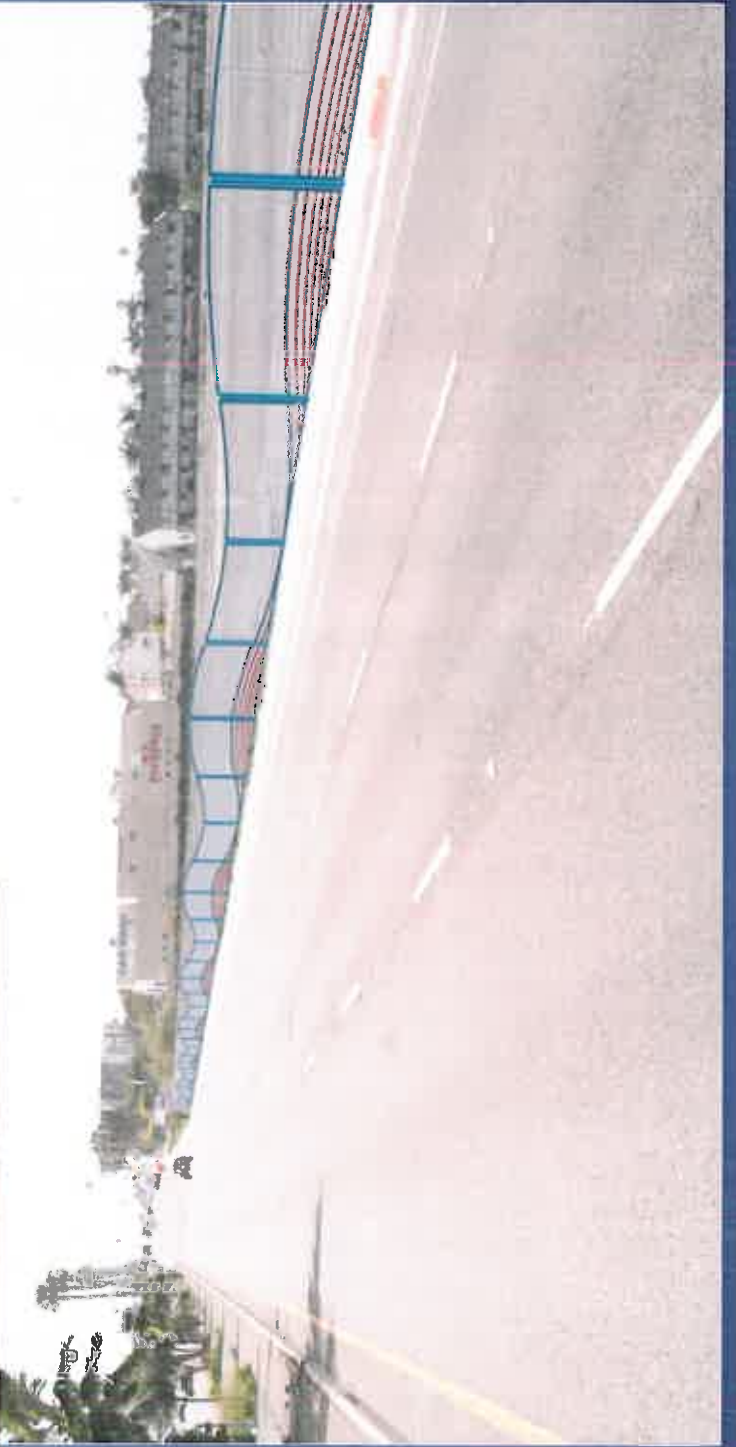


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City Council
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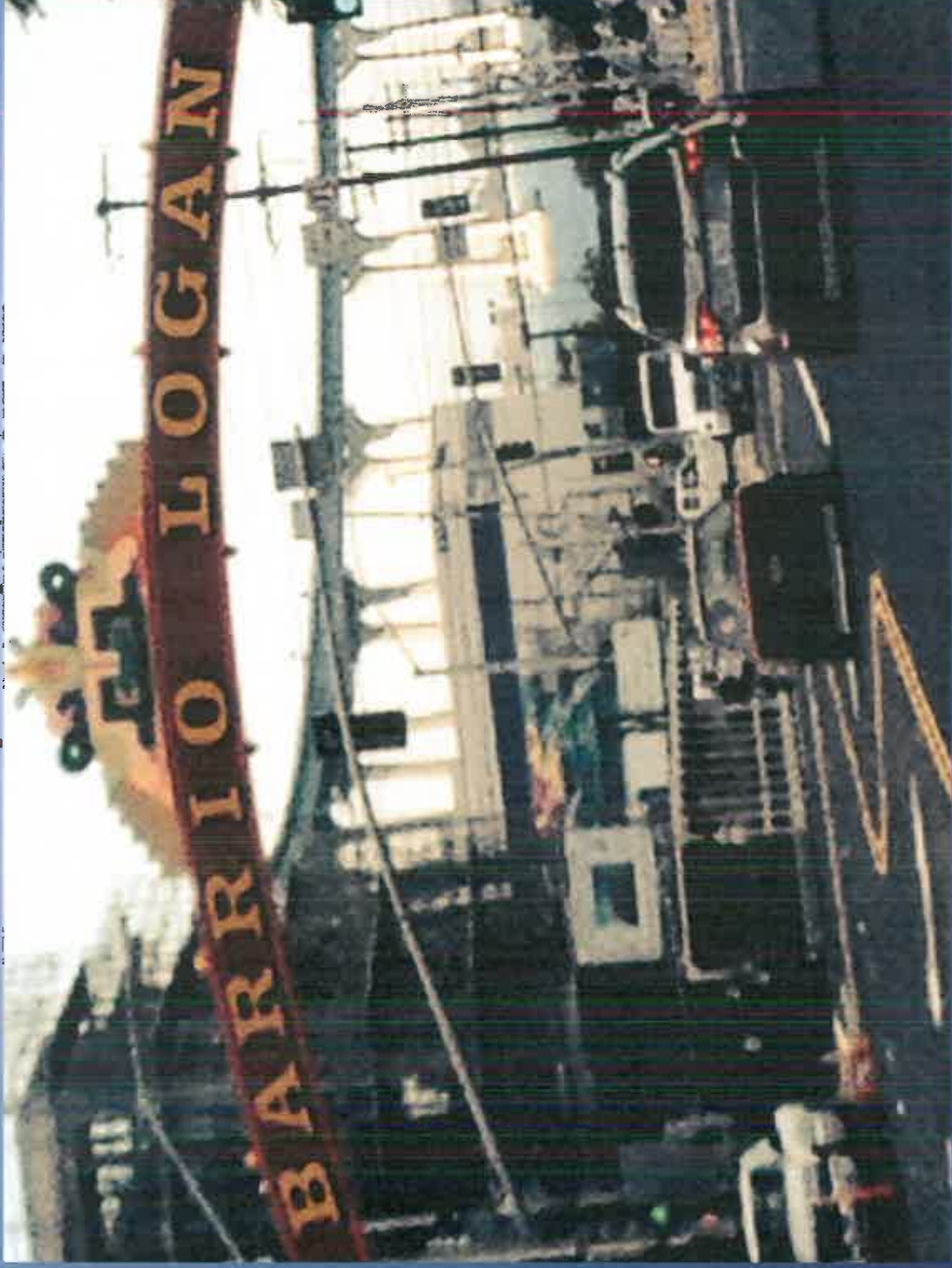
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North Embarcadero Visionary Plan Phase I



Positive Signs for the Cruise Business



New Francisco
The Assessor
San Diego

Part of San Diego
50TH ANNIVERSARY

Item 4

Planning Commission
October 20, 2014

Unified Port District Update

PRESENTED BY

Robert "Dukie" Valderama

Port Commissioner



CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: REQUEST TO INITIATE A CODE AMENDMENT AMENDING SECTION 18.42.020 (A)(2) RELATED TO PROJECTIONS INTO REQUIRED SETBACKS.

Case File No.: 2014-13 A

Assessor's Parcel No.: 558-270-20

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Gary L. Line

Land use designation: Low-Medium Density Residential

Zoning designation: Small Lot Residential (RS-2)

Project size: 0.14 acres

Adjacent land use/zoning:

- North: Single-family residential across 19th St. / MXC-1
- East: Single-family residential across Rachael Ave. / City of San Diego
- South: Single-family residential / RS-2
- West: Duplex residential / RS-2

Environmental review: Not project per CEQA

BACKGROUND

Site Characteristics

The applicant owns an approximately 6,100 square-foot residential property developed with a single-family residence. The property is on the west side of Rachael Avenue and south of East 19th Street in the Small Lot Residential (RS-2) Zone. The applicant recently remodeled the residence, constructing a 73 square-foot eave, 10 square-foot porch roof, and a 20 square-foot bay window. The construction was completed without building permits and a code case was opened. The eave and porch roof have since been approved. However, the Land Use Code does not allow for bay windows to project into a required setback. The bay window in this case projects approximately two feet into the front yard setback.

Proposal

The applicant wishes to amend Land Use Code Section 18.42.020 (A)(2), which currently reads as follows:

18.42.020 Projections into setbacks and courts.

- A. Requirements—General. Every required front, side, and rear setback shall be open and unobstructed from the ground to the sky, unless otherwise provided. In addition to permitted accessory buildings and structures, the following structures may be erected or projected into any required setback:
 2. Cornices, belt courses, sills, eaves, or other similar architectural features (other than bay windows or vertical projections) may project into a required interior side setback not more than two inches for each one foot of width of such side setback, and may project into any other required setback, passageway or other open space not more than thirty inches, provided the width of an exterior side setback is not reduced to less than three feet.

The applicant wishes to include bay windows as “architectural features” that may project into “any other required setback”, or the front yard in this case.

Analysis

The code allows for most architectural features to project into a required setback. In the front yard setback this projection may not be more than thirty inches. In this case the requested projection is approximately 24 inches.

Generally, the reason for specifically excluding bay windows and vertical projections from the allowance to project into the setback is related to floor area. One definition of bay window is “A projecting form containing windows that forms an extension to the interior floor space”. Most projections that are allowed are architectural in nature and do not add floor area. A bay window that does not add to floor area – a projection that does not start at ground level for example or that has a built-in storage or seating area – would likely not be as much of an issue.

Although the subject addition is only 20 square feet, there is nothing that says how big a bay window may be, and the issue of the addition of floor area outside of the buildable area is still an issue. If limited appropriately, it may be beneficial to allow bay windows to project into a required setback. This would be consistent with design guidelines in the Land Use Code related to variations in the wall planes in order to reduce the overall bulk of projects.

If this process is initiated, a full Land Use Code Amendment application will be brought back to Planning Commission for consideration at a public hearing. If approved, the process continues at the City Council level. If initiated, staff would consider design guidelines that would limit bay windows in size or style in order to ensure compliance with the intent of the Land Use Code. Any potential changes would be considered independently to the existing design of the applicant’s property.

Summary

The applicant’s property was remodeled without permits. Although the construction is attractive and adds to the architectural quality of the home, the bay window adds 20 square feet of floor area that is located outside of the buildable area and within the front yard setback. In order to legalize the addition, the Land Use Code would need to be changed to accommodate bay windows as permitted projections into required setbacks. While there are benefits to allowing additional wall plane variation and architectural relief through bay windows, additional research would have to be done to ensure that the intent of the Land Use Code was still being met.

RECOMMENDATION

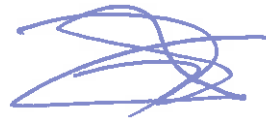
1. Initiate proceedings to amend Land Use Code Section 18.42.020 (A)(2) to include bay windows as architectural features that may project into a required setback; or
2. File the report and deny the request.

ATTACHMENTS

1. Overhead
2. Plans
3. Site Photo



MARTIN REEDER, AICP
Principal Planner



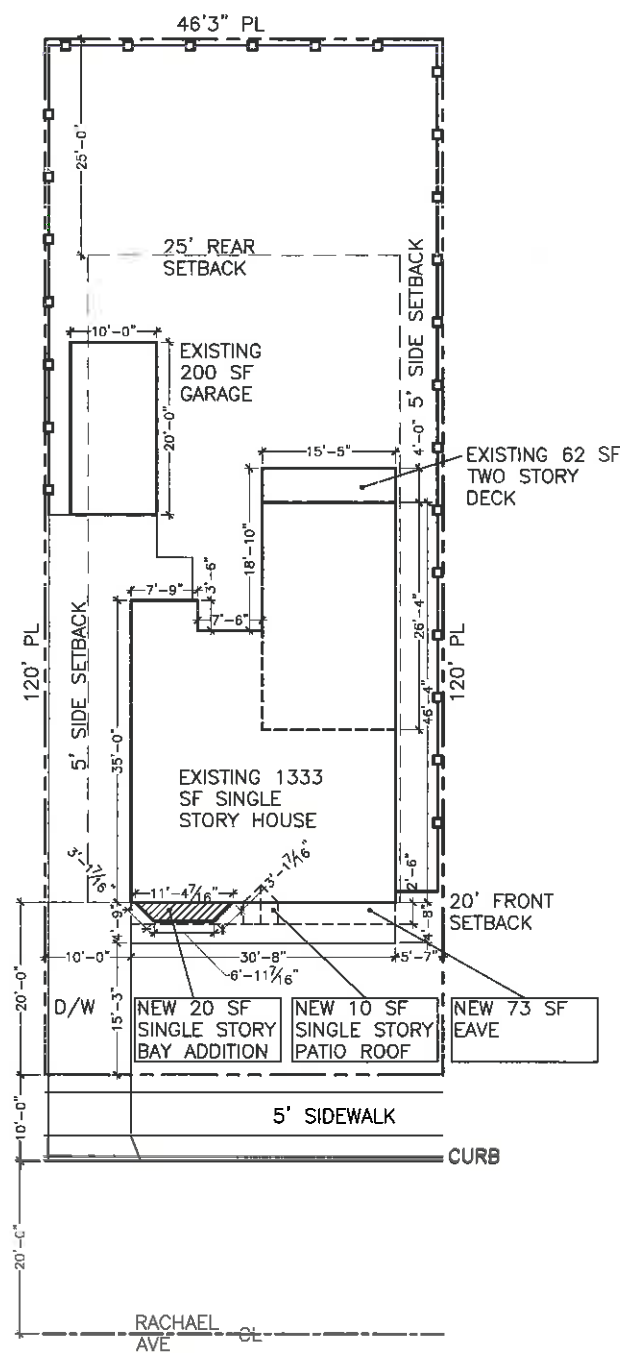
BRAD RAULSTON
Executive Director



BEFORE PURCHASING MATERIALS AND STARTING CONSTRUCTION OF THIS PROJECT, READ AND SIGN ALL NOTES ON THIS PAGE AND REMAINING PAGES.

BMP LEGEND																															
<p> </p>																															
SITE MAP N.T.S.																															
SCOPE OF WORK																															
<p>PROPOSED 20 SF BAY WINDOW ADDITION. NEW PATIO ROOF OVER FRONT DOOR.</p>																															
PROJECT OWNER																															
<p>OWNER: GARY LINE</p> <p>ADDRESS: 1910 RACHAEL AVE NATIONAL CITY, CA</p> <p>LEGAL: 348+349 MAP 1748 TR 1748</p> <p>APN: 558-270-02</p>																															
PROJECT DATA																															
<p>TYPE OF CONSTRUCTION: VB</p> <p>OCCUPANCY: R3/U</p> <p>ZONING: RS2</p> <p>SQUARE FOOT</p> <p>SITE AREA: 5550</p> <p>FLOOR AREA EXIST: 1333</p> <p>FLOOR AREA ADDITION: 20</p> <p>TOTAL AREA (NEW & EXIST): 1352</p> <p>GARAGE AREA EXIST: 200</p>																															
INDEX OF DRAWINGS																															
<table border="1"> <thead> <tr> <th>DWG. NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>T1</td><td>TITLE SHEET, SITE PLAN & SITE PLAN NOTES</td></tr> <tr><td>D1</td><td>DEMOLITION PLAN & BUILDING NOTES</td></tr> <tr><td>A1</td><td>FIRST FLOOR PLANS & ELECTRICAL</td></tr> <tr><td>A2</td><td>SECOND FLOOR PLAN (IF APPLICABLE)</td></tr> <tr><td>A3</td><td>SECTIONS & ELEVATIONS</td></tr> <tr><td>A4</td><td>TITLE 24, & NOTES</td></tr> <tr><td>S1</td><td>BUILDING NOTES & SUMMARY OF SPECIAL INSPECTION</td></tr> <tr><td>S2</td><td>FOUNDATION PLAN (IF APPLICABLE)</td></tr> <tr><td>S3</td><td>ROOF FRAMING PLANS, DETAILS & SCHEDULES</td></tr> <tr><td>S4</td><td>SECOND FLOOR FRAMING PLAN</td></tr> <tr><td>S5</td><td>FOUNDATION DETAILS</td></tr> <tr><td>S6</td><td>DETAILS, SHEAR SCHEDULE</td></tr> <tr><td>S7</td><td>FRAMING DETAILS</td></tr> <tr><td>S8</td><td>DETAILS</td></tr> </tbody> </table>		DWG. NO.	DESCRIPTION	T1	TITLE SHEET, SITE PLAN & SITE PLAN NOTES	D1	DEMOLITION PLAN & BUILDING NOTES	A1	FIRST FLOOR PLANS & ELECTRICAL	A2	SECOND FLOOR PLAN (IF APPLICABLE)	A3	SECTIONS & ELEVATIONS	A4	TITLE 24, & NOTES	S1	BUILDING NOTES & SUMMARY OF SPECIAL INSPECTION	S2	FOUNDATION PLAN (IF APPLICABLE)	S3	ROOF FRAMING PLANS, DETAILS & SCHEDULES	S4	SECOND FLOOR FRAMING PLAN	S5	FOUNDATION DETAILS	S6	DETAILS, SHEAR SCHEDULE	S7	FRAMING DETAILS	S8	DETAILS
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BMP'S																															
<p>STORM WATER QUALITY NOTES</p> <p>CONSTRUCTION BMP'S</p> <p>This project shall comply with all requirements of the Municipal Permit issued by San Diego Regional Water Quality Control Board (SDRWQCB) and Municipal Storm Water National Pollution Discharge Elimination System (NPOES) Permit on January 24, 2007 (http://docs.sandiego.gov/municipal/MuniCodeChapter4/Ch14/Ch14Art02Division02.pdf) & Storm Water Manual (http://www.sandiego.gov/development-services/cdf/news/stormwatermanual.pdf)</p> <p>Notes below represent key minimum requirements for construction BMP's.</p> <ol style="list-style-type: none"> The contractor shall be responsible for cleanup of all silt & mud on adjacent street(s), due to construction vehicles or any other construction activity, at the end of each work day, or after a storm event that causes a breach in installed construction BMP's which may compromise Storm Water Quality within any street (s). A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street. All stockpiles of soil &/or building materials that are intended to be left for a period greater than 7 calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when 5 day rain probability forecast exceeds 40%. A concrete washout shall be provided on all projects which propose the construction of any concrete improvements which are to be poured in place on site. The contractor shall restore all erosion/sediment control devices to working order after each run-off producing rainfall or after any material breach in effectiveness. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment' updated 04/04/2013 																															
CONTRACTOR AND OWNER																															
<p>*1) PRIOR TO BUILDING THIS PROJECT, FULLY READ AND REVIEW ALL DRAWINGS, DETAILS AND NOTES. IF THERE ARE ANY DISCREPANCIES OR LACK OF UNDERSTANDING CONCERNING ANY OF THE ABOVE MENTIONED, CONTACT THE DESIGNER PRIOR TO OBTAINING PERMITS, BUILDING OR ORDERING MATERIALS.</p> <p>*2) THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE INSPECTOR SUSPECTS FULL EXPOSURE OF SOILS OR ANY SIGNIFICANT INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.</p> <p>*3) ALL BOUNDARY AND SETBACK INFORMATION SHOWN ON THESE DRAWINGS WAS COMPILED OF ASSESSOR'S OFFICE DATA AND GENERAL FIELD MEASUREMENTS TO EXISTING FENCES AND STREET IMPROVEMENTS. HOWEVER, THIS IS NOT A SURVEY OF THE PROPERTY - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY PROPERTY LINE LOCATIONS. IF YOU CANNOT VERIFY PROPERTY LINES FOR WHATEVER REASON, HIRE A STATE LICENSED LAND SURVEYOR.</p> <p>*4) I HAVE VERIFIED THE SUBMITTAL PROPERTY'S GRANT DEED AND THE TITLE REPORT, AND HAVE NO EXCEPTIONS IN THE AREA OF CONSTRUCTION. I ACKNOWLEDGE THAT I AM RESPONSIBLE AND ACCOUNTABLE FOR CONSTRUCTING ANY IMPROVEMENTS IN ANY CASEMENTS.</p> <p>*5) ALL SURFACE WATER TO DRAIN AWAY FROM BUILDING AND PROPERTY LINE TO ALLY OR STREET.</p> <p>*6) VERIFY ALL UTILITY LOCATIONS (EXISTING OR NEW) PRIOR TO START OF CONSTRUCTION.</p> <p>*7) THE HOSE BIBBS AND LAWN SPRINKLER'S SYSTEM SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES. UPC SECTION 1003.</p> <p>*8) (Erosion Control / Erosion Control)</p> <p>FIELD VARY PRIOR TO ORDERING TRUSSES OR FRAMING ROOF.</p> <p>CAO DRAFTSMAN IS NOT RESPONSIBLE FOR VARIATIONS OF SLOPE AFTER EXISTING ROOFING IS REMOVED PRIOR TO FRAMING.</p> <p>THIS SLOPE IS A BEST GUESS BY CAO DRAFTSMAN AND IT IS THE FULL RESPONSIBILITY OF THE FRAMER TO VERIFY EXISTING SLOPE, HED. HEIGHT OF EXISTING ROOF FRAMING AT THE TOP PLATE AND TRUSS WIDTHS OF THE ROOF BEFORE HE OR SHE FRAMES ROOF OR ORDERS TRUSSES.</p> <p>*9) (Window / Casement / Eave)</p> <p>FIELD VARY PRIOR TO ORDERING WINDOW AND DOOR OPENINGS SIZES:</p> <p>*SIGNATURE OF OWNER: _____ PRINT NAME: _____ DATE: _____</p> <p>*SIGNATURE OF CONTRACTOR / FRAMER: _____ PRINT NAME: _____ DATE: _____</p>																															
BUILDING CODE																															
<p>2013 California Building Code Building Standards adopted by the Commission for the 2013 California Building Code (Part 2 of Title 24), based on the 2012 International Building Code.</p> <p>2013 California Residential Code Building Standards adopted by the Commission for the 2013 California Residential Code (Part 2.5 of Title 24), based on the 2012 International Residential Code.</p> <p>2013 California Electrical Code Building Standards adopted by the Commission for the 2013 California Electrical Code (Part 3 of Title 24), based on the 2011 National Electrical Code.</p> <p>2013 California Mechanical Code Building Standards adopted by the Commission for the 2013 California Mechanical Code (Part 4 of Title 24), based on the 2012 Uniform Mechanical Code.</p> <p>2013 California Plumbing Code Building Standards adopted by the Commission for the 2013 California Plumbing Code (Part 5 of Title 24), based on the 2012 Uniform Plumbing Code.</p> <p>2013 California Energy Code* Building Standards adopted by the Commission for the 2013 California Energy Code (Part 6 of Title 24). *Implementation delayed until July 1, 2014.</p> <p>2013 California Green Building Standards Code** Building Standards adopted by the Commission for the 2013 California Green Building Standards Code (Part 11 of Title 24). **Implementation for affected energy provisions only delayed until July 1, 2014.</p> <p>All County of San Diego Amendments</p>																															
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<p>OWNER: GARY LINE</p> <p>ADDRESS: 1910 RACHAEL AVE NATIONAL CITY, CA</p> <p>LEGAL: 348+349 MAP 1748 TR 1748</p> <p>APN: 558-270-02</p>																															
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<table border="1"> <thead> <tr> <th>DWG. NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>T1</td><td>TITLE SHEET, SITE PLAN & SITE PLAN NOTES</td></tr> <tr><td>D1</td><td>DEMOLITION PLAN & BUILDING NOTES</td></tr> <tr><td>A1</td><td>FIRST FLOOR PLANS & ELECTRICAL</td></tr> <tr><td>A2</td><td>SECOND FLOOR PLAN (IF APPLICABLE)</td></tr> <tr><td>A3</td><td>SECTIONS & ELEVATIONS</td></tr> <tr><td>A4</td><td>TITLE 24, & NOTES</td></tr> <tr><td>S1</td><td>BUILDING NOTES & SUMMARY OF SPECIAL INSPECTION</td></tr> <tr><td>S2</td><td>FOUNDATION PLAN (IF APPLICABLE)</td></tr> <tr><td>S3</td><td>ROOF FRAMING PLANS, DETAILS & SCHEDULES</td></tr> <tr><td>S4</td><td>SECOND FLOOR FRAMING PLAN</td></tr> <tr><td>S5</td><td>FOUNDATION DETAILS</td></tr> <tr><td>S6</td><td>DETAILS, SHEAR SCHEDULE</td></tr> <tr><td>S7</td><td>FRAMING DETAILS</td></tr> <tr><td>S8</td><td>DETAILS</td></tr> </tbody> </table>		DWG. NO.	DESCRIPTION	T1	TITLE SHEET, SITE PLAN & SITE PLAN NOTES	D1	DEMOLITION PLAN & BUILDING NOTES	A1	FIRST FLOOR PLANS & ELECTRICAL	A2	SECOND FLOOR PLAN (IF APPLICABLE)	A3	SECTIONS & ELEVATIONS	A4	TITLE 24, & NOTES	S1	BUILDING NOTES & SUMMARY OF SPECIAL INSPECTION	S2	FOUNDATION PLAN (IF APPLICABLE)	S3	ROOF FRAMING PLANS, DETAILS & SCHEDULES	S4	SECOND FLOOR FRAMING PLAN	S5	FOUNDATION DETAILS	S6	DETAILS, SHEAR SCHEDULE	S7	FRAMING DETAILS	S8	DETAILS
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SITE PLAN

SCALE: 1" = 10'-0"

GARY LINE
1910 RACHAEL AVE
NATIONAL CITY, CA

TITLE SHEET, SITE PLAN AND PLAN NOTES

MUST READ!

No.	Revision / Issue	Date

Designer's Name and Address:

TIM KOHL

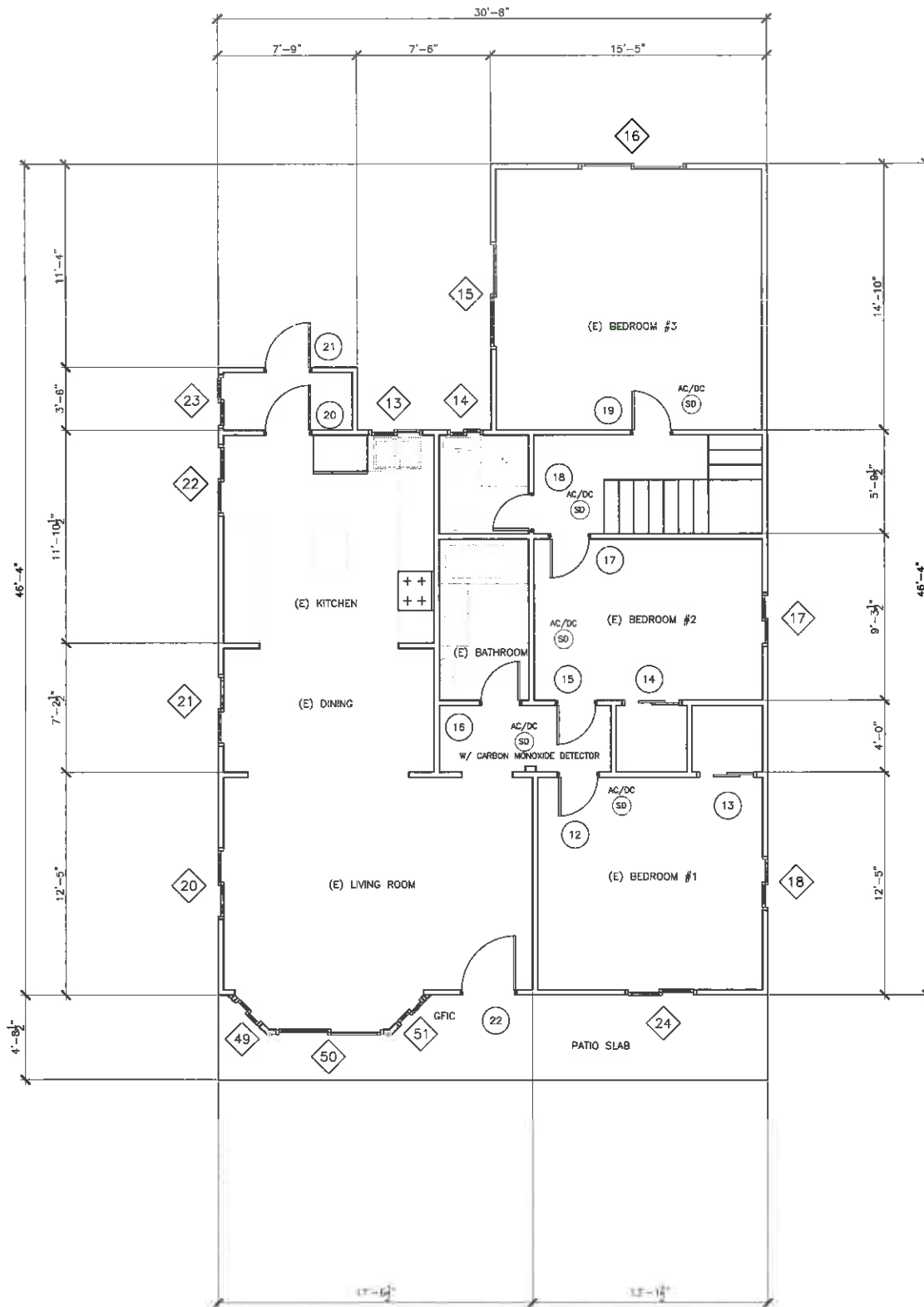
A ASSOCIATED DESIGN GROUP OF SAN DIEGO

2203 EUCLYPTUS AVE
ESCONDIDO, CALIFORNIA 92029
PHONE (619) 208-9998
FAX (619) 225-0773
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www.tkohl@planspermits.com

Consultant's Name and Address

Contractor's Name and Address

Project	Sheet
Date JULY 23, 2014	T1
Scale PER PLAN	



DOOR AND FRAME SCHEDULE

MARK	SIZE		Remarks
	WD	HGT	
12	2'-2"	6'-8"	---
13	3'-0"	6'-8"	---
14	3'-0"	6'-8"	---
15	2'-2"	6'-8"	---
16	2'-2"	6'-8"	---
17	2'-2"	6'-8"	---
18	2'-0"	6'-8"	---
19	2'-2"	6'-8"	---
20	2'-6"	6'-8"	---
21	2'-6"	6'-8"	---
22	3'-0"	6'-8"	Existing

WINDOW SCHEDULE

MARK	SIZE		Style	Remarks
	WIDTH	HEIGHT		
13	3'-0"	3'-0"	GLIDER	---
14	2'-0"	3'-0"	GLIDER	---
15	6'-0"	3'-0"	GLIDER	---
16	6'-0"	3'-0"	GLIDER	---
17	3'-0"	5'-0"	GLIDER	---
18	3'-0"	4'-0"	GLIDER	---
20	4'-0"	5'-0"	GLIDER	---
21	4'-0"	5'-0"	GLIDER	---
22	4'-0"	4'-0"	GLIDER	---
23	3'-0"	4'-0"	GLIDER	---
24	4'-0"	4'-0"	GLIDER	New Tempered
49	2'-0"	4'-0"	GLIDER	---
50	8'-0"	4'-0"	GLIDER	---
51	2'-0"	4'-0"	GLIDER	---

VINYL FRAMES SHALL HAVE WELDED CORNERS & METAL REINFORCEMENT IN INTERLOCK AREA

SYMBOL LEGEND

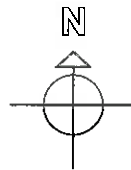
WALLS TO BE REMOVED	//////
NEW WALLS	----
EXISTING WALLS	----
(SD)	NEW
(SD)	EXISTING
(SD)	RELOCATED
(SD)	REMOVE/REPLACE WITH NEW
(SD)	REMOVE

ELECTRICAL LEGEND

○	GAN LT
+	HANGING CEILING LT
○	110 WALL OUTLET
○	CEILING FAN
○	WALL MOUNT LT
○	CAD B
○	SMOKE DETECTOR AC/DC
○	FAN 5 AIR CHANGES PER HOUR
○	FLOOR LIT
○	HEAT/VENT/FAN

INDEX OF DRAWINGS

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S7	FRAMING DETAILS
S8	DETAILS



TYPICAL PLAN CHECK NOTES

- These plans and all work shall comply with the California Building Standards Code found in State of California Title 24 CCR as amended and adopted by the County of San Diego.
- The inspector will check for expansive soils and/or grading requirements at the first foundation inspection.
- If applicable: Fireplaces with gas log lighters are required to have the flue damper permanently fixed in the open position and fireplaces with LPG log lighters are to have no "pit" or "sump" configurations. A conspicuous note: "No gas fixture to be used in fireplace." (U.M.C. Sec.901.1 and Sec. 304.5)
- Water heaters require a minimum of 2 straps to resist horizontal displacement. Specify a minimum of 3/4" x 24 gauge straps with 1/4" x 3" lag bolts attached directly to the framing (U.P.C. Sec 510.5)
- If applicable: Provide a minimum 18" high platform (from source of ignition) for water heater, heating or cooling equipment capable of igniting flammable vapors (U.P.C. 510.1)
- If applicable: A certificate of conformance is required prior to framing inspection for all glue laminated wood members.
- Combustion air for fuel burning water heaters will be provided in accordance with UPC Section 507 and Table 5-1.
- Permanent vacuum breakers shall be included with all new hose bibbs.
- Provide ultra low flush toilets, and maximum 2.0 GPM flow on faucets.
- Shower heads to have maximum 2.0 GPM flow.
- State Health & Safety Code Sec. 17921.9 bans the use of chlorinated polyvinyl chloride (CPVC) & crosslinked Polyethylene (PEX) for interior water supply piping.
- Paper faced insulation is not permitted in attics or other ventilated spaces.
- DWELLING UNITS AND SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY EXIT WHICH OPENS DIRECTLY ONTO THE STREET OR ALLEY, YARD OR EXTERIOR COURT. SILL HEIGHT NOT 44" ABOVE FLOOR, 3.7 SF. OF OPENING AREA 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH (SEC. 310.4)
- A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
- ADDITIONAL SMOKE ALARMS SHALL BE PROVIDED AT THE TOP OF EACH STAIRWAY LANDING AND SHALL BE PROVIDED IN ALL HABITABLE SPACES EXCEPT KITCHENS.
- IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION SECTION 907.2.10.2
- WHERE ONE OR MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SEC907.2.10.3
- USE TEMPERATURE LIMITING DEVICE FOR SHOWERS, TUBS, AND COMBINATIONS AND WHIRL POOL TUBS TO A MAXIMUM OF 120 DEGREES F. THE THERMOSTAT OF THE WATER HEATER IS NOT CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
- CARBON MONOXIDE DETECTORS:
 - CO DETECTORS ARE REQUIRED WITHIN DWELLING UNITS THAT HAVE FUEL BURNING APPLIANCES, AND IN DWELLING UNITS WITH ATTACHED GARAGES.
 - PROVIDE CO DETECTORS OUTSIDE EACH SEPARATE SLEEPING AREA, AND ON EACH LEVEL OF A DWELLING UNIT, INCLUDING A BASEMENT.
 - WHERE MORE THAN ONE CO DETECTOR IS REQUIRED, THEY SHALL BE INTERCONNECTED PER CRC R315.1.2.
 - CO DETECTORS SHALL COMPLY WITH UL2034, UL2075 AND/OR NFPA 720
 - IN NEW CONSTRUCTION CO DETECTORS SHALL BE HARD WIRED WITH A BATTERY BACKUP.
 - IN CEILING CONSTRUCTION, BATTERY OPERATED CO DETECTORS ARE ALLOWED WHERE CEILING AND WALL FINISHES TO BE REQUIRED TO INSTALL ELECTRICAL WIRING.
- ALL NEW GLAZING PENETRATIONS WILL BE INSTALLED WITH CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
- KITCHENS: AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
- ALL OTHER ROOMS: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SF. ARE EXEMPT FROM THESE REQUIREMENTS.
- OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN PHOTOCONTROL/MOTION SENSOR COMBINATION.
- Provide lavatory faucets with a maximum flow of 1.5 gallons per minute (GPM).
- Provide kitchen faucets with a maximum flow of 1.8 gallons per minute (GPM).
- All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with "type X" gypsum board" or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.

GARY LINE
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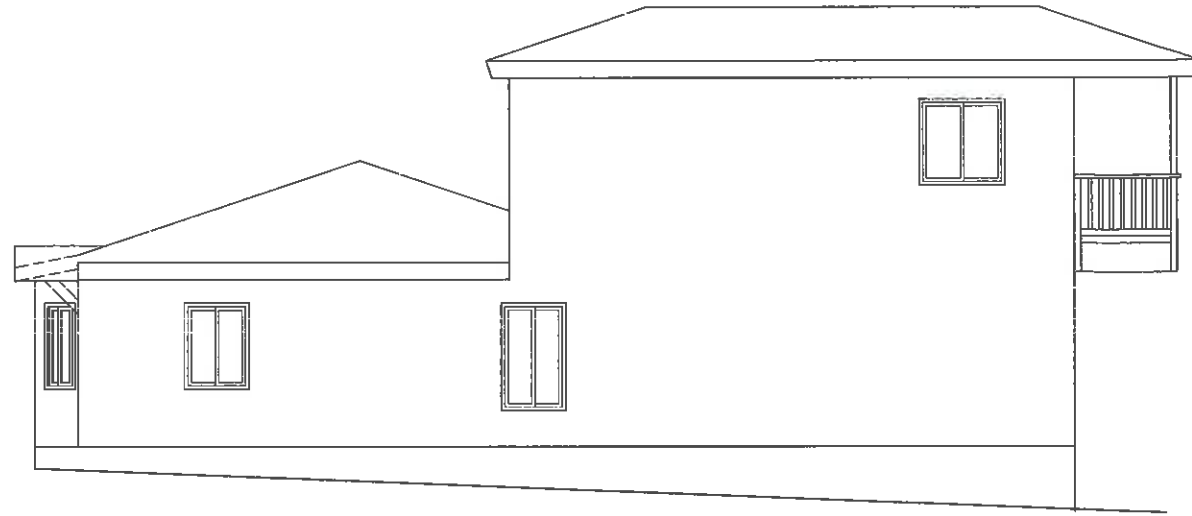
FIRST FLOOR PLAN

No.	Revision / Issue	Date
Designer's Name and Address: TIM KOHL A ASSOCIATED DESIGN GROUP OF SAN DIEGO 2203 EUCALYPTUS AVE ESCONDIDO, CALIFORNIA 92029 PHONE (619) 208-9898 FAX (619) 225-0773 WWW.PLANSPERMITS.COM www.tkohl@planspermits.com		
Consultant's Name and Address:		
Contractor's Name and Address:		
Project	Sheet	
Date JULY 23, 2014	A1	
Scale PER PLAN		

NEW FIRST AND EXISTING FLOOR PLAN

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

C:\Documents and Settings\Timothy Kohl\My Documents\LA PROJECTS May 20_2014\Line Gary, 1910 Rachael Ave, National City, Ca\NATH.dwg, A3, 7/25/2014 3:16:28 PM, Bluebeam PDFB Printer Highlights.pcl, ARCL_D_(24.00_x_36.00_inches), 11



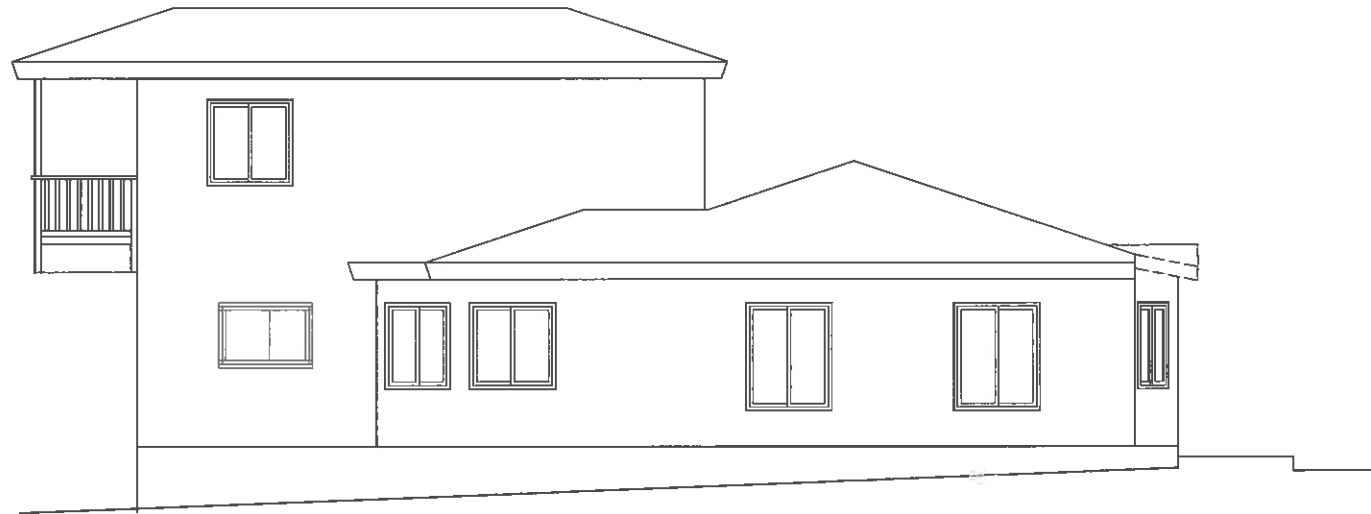
NORTH ELEVATION

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



EAST ELEVATION

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



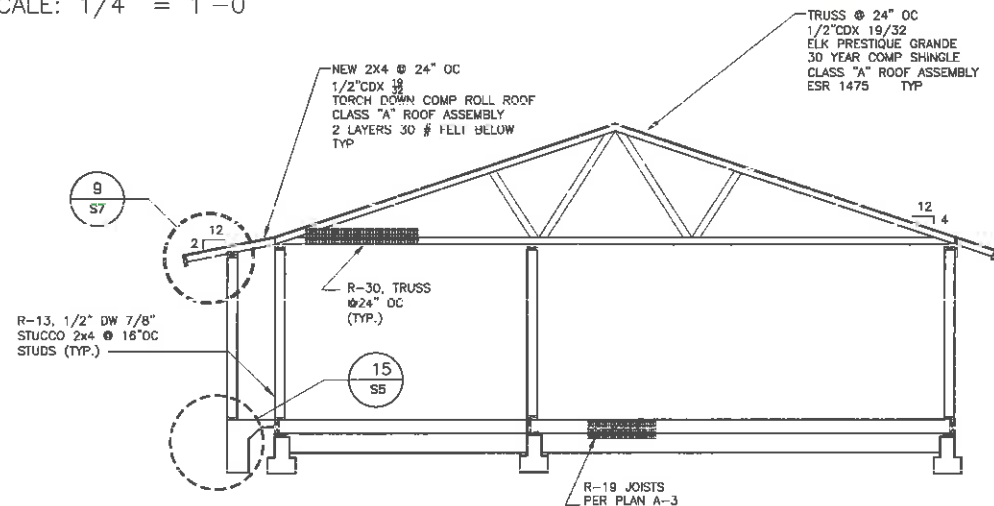
SOUTH ELEVATION

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



WEST ELEVATION

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

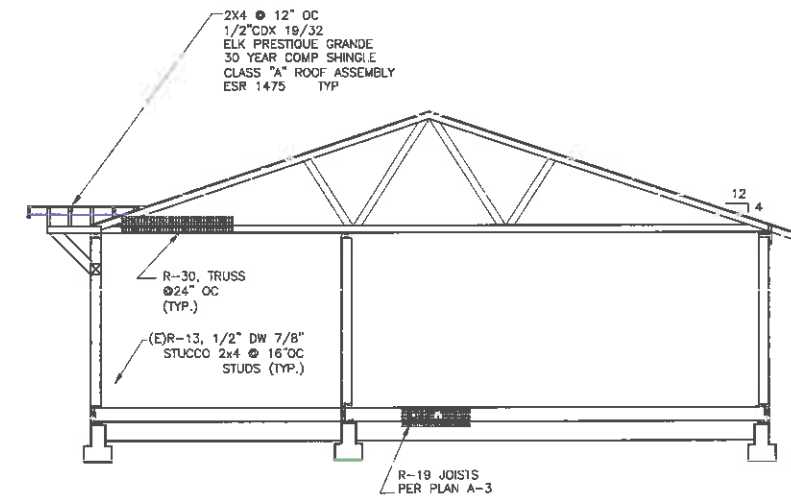


SECTION 1

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

NOTE: ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ECT) MUST BE LOUVERED AND COVERED W/ 1" NONCOMBUSTIBLE, CORROSION-RESISTANT METAL MESH. TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.

EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1-3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF LESS THAN 20 MINUTES.



SECTION 2

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

GARY LINE
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NATIONAL CITY, CA

SECTIONS & ELEVATIONS

No.	Revision / Issue	Date
Designer's Name and Address: TIM KOHL A ASSOCIATED DESIGN GROUP OF SAN DIEGO 2203 EUCALYPTUS AVE ESCONDIDO, CALIFORNIA 92029 PHONE (619) 206-9896 FAX (858) 225-0773 WWW.PLANSPERMITS.COM www.Usah@planspermits.com		
Consultant's Name and Address:		
Contractor's Name and Address:		
Project	Sheet	
Date JULY 23, 2014	A3	
Scale PER PLAN		



1910