



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 6, 2022 REPORT NO. HO-22-018

HEARING DATE: April 20, 2022

SUBJECT: PAVELONIS RESIDENCE, Process Three Decision

PROJECT NUMBER: [677523](#)

OWNER/APPLICANT: Joel and Teresa Pavelonis/Golba Architecture

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit for the construction of a new single-dwelling unit at 817 Vanitie Court in the Mission Beach Community Planning area?

Staff Recommendation: APPROVE Coastal Development Permit No. 2486852.

Community Planning Group Recommendation: On January 18, 2022, the Mission Beach Precise Planning Board (MBPPB) voted to recommend approval. A second hearing was conducted on February 15, 2022, the MBPPB, due to modifications to the plan which the board voted unanimously 12-0-0 to recommend project approval with no conditions (Attachment 6).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301 (Existing Facilities involving negligible or no expansion of existing or former use and demolition of one single family residence) and 15303 (New Construction of one single family residence). There is no pending appeal of the environmental determination. The environmental exemption determination for this project was made on March 18, 2022, and the opportunity to appeal that determination ends April 4, 2022.

BACKGROUND

The project site is located at 817 Vanitie Court in the MBPD-R-N zone of the Mission Beach Planned District, the Coastal Zone (Appealable), the Coastal Height Limitation Overlay Zone, the Transit Area and Transit Priority Area Overlay Zones, and the Parking Impact Overlay Zone within the [Mission Beach Precise Plan and Local Coastal Program](#) (MBPP).

The MBPP designates the site Residential at up to 36 dwelling units per acre. Surrounding properties are within the same zoning and land use designation as the project site. The immediate area is residential, with commercial access to the north and south a short distance along Mission Boulevard. Mission Bay is located approximately 210 feet to the east, and the Pacific Ocean approximately 620 feet to the west.

DISCUSSION

The project proposes the demolition of an existing single dwelling unit (SDU) and the construction of a new, three-story, 1,520-square-foot SDU with a 330-square-foot garage on an existing lot. The proposed unit will consist of a variety of finish materials, colors, and offsetting planes to create visual interest. The project also proposes a 48.7 percent lot coverage which is less than the allowable 65 percent coverage. At 29 feet, 5 inches tall, the project meets the requirements of the zone and the 30-foot Coastal height limit. The project also meets the Floor Area Ratio (FAR) requirement of the MBPD-R-N zone (1.1 where 1.1 is allowed), as well as front setback (ten feet) and interior side setback (five feet) requirements, and parking requirements (two spaces required, two provided).

City-wide, a residential development in a residential base zone does not generally require a discretionary permit. However, Coastal Development in the Appealable area of the Coastal Zone requires a Process Three Hearing Officer Decision per SDMC section [126.0707\(b\)](#).

Community Plan:

The MBPP designates the project site for medium-density residential development with a limit of 36 dwelling units per acre (Page 17). The R-N zone implements the designated use and density. The proposal of one dwelling unit is consistent with current density and is also consistent with the prescribed use and density of the MBPP. The proposal of one dwelling on a 0.03-acre lot results of a density of 33 dwelling units per acre, which is within the limit of 36 dwelling units per acres.

The project meets MBPP goals and policies, including:

1. The continuation of the existing medium-density character of Mission Beach, exemplified by the overall low profile and random mix of housing types and styles. (MBPP pp. 13, 17)

Project architecture has colors, materials, and shapes that vary from of adjacent buildings but remains within the development regulations and maintains the residential density of the existing development.

2. The enhancement of the overall quality of the physical environment in Mission Beach. (MBPP p. 13)

The project enhances the quality of the neighborhood by removing a non-historic building constructed in 1935, replacing it with contemporary architecture. The property was reviewed in conformance with SDMC Section 143.0212 and was determined by staff not to be historically significant.

3. The insurance of necessary environmental amenities such as the provision of open space, landscaping and vegetation. (MBPP p. 17)

Project landscaping includes shrubs and ground cover that do not currently exist at the site, which is essentially non-landscaped except for trailing vines that provide sparse cover. This enhances the physical environment compared to existing conditions.

4. For property on the south side of Courts, there is an additional problem of shadow control that will necessitate further setbacks for development over two stories. (MBPP p.18)

The project is stepped back further on the third story to negate issues with shadow control.

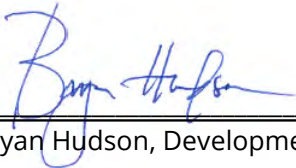
CONCLUSION

Staff review did not identify any conflicts with the Land Development Code or the Community Plan. Findings in the affirmative have been prepared as Attachment 4 to this report, and staff recommends approval of Coastal Development Permit No. 2486852.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2486852 with modifications.
2. Deny Coastal Development Permit No. 2486852 if the findings required to approve the project cannot be affirmed.

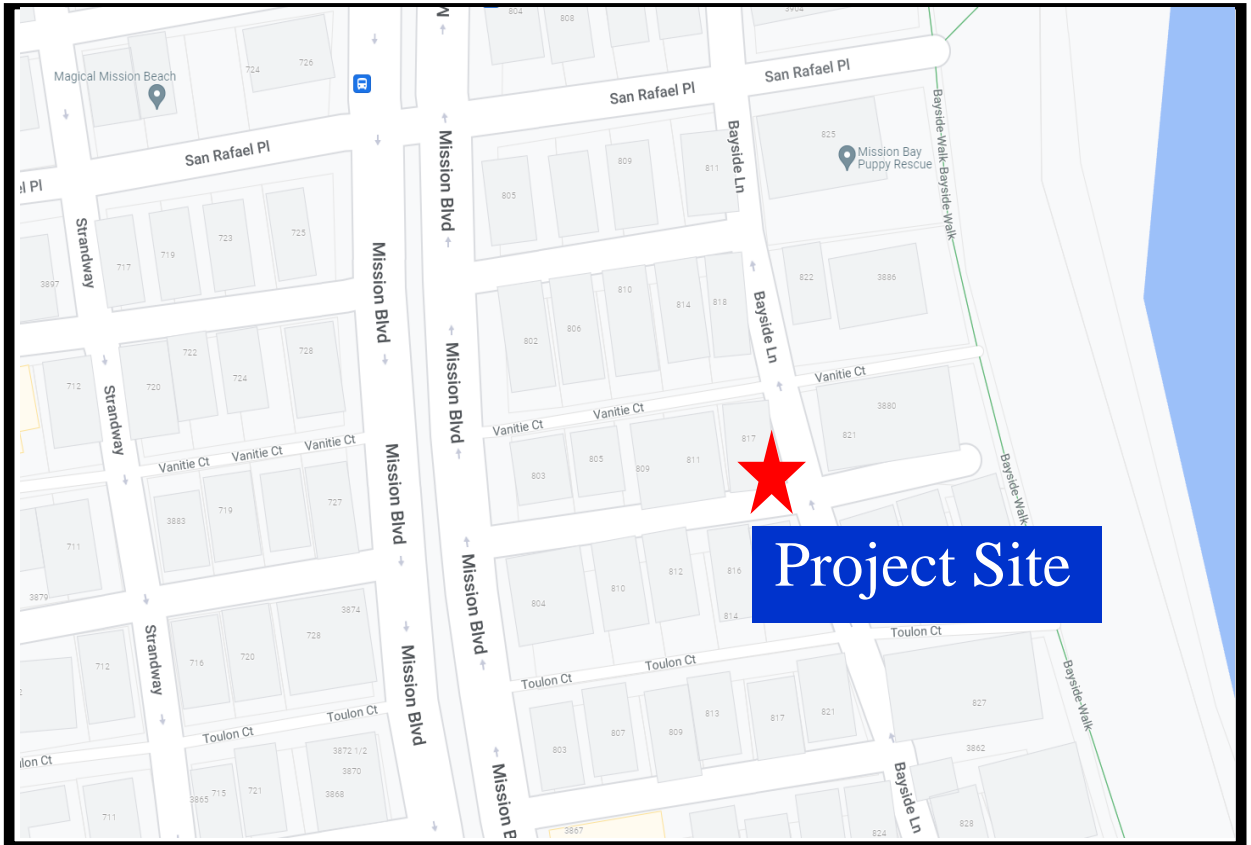
Respectfully submitted,



Bryan Hudson, Development Project Manager

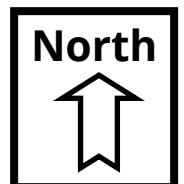
Attachments:

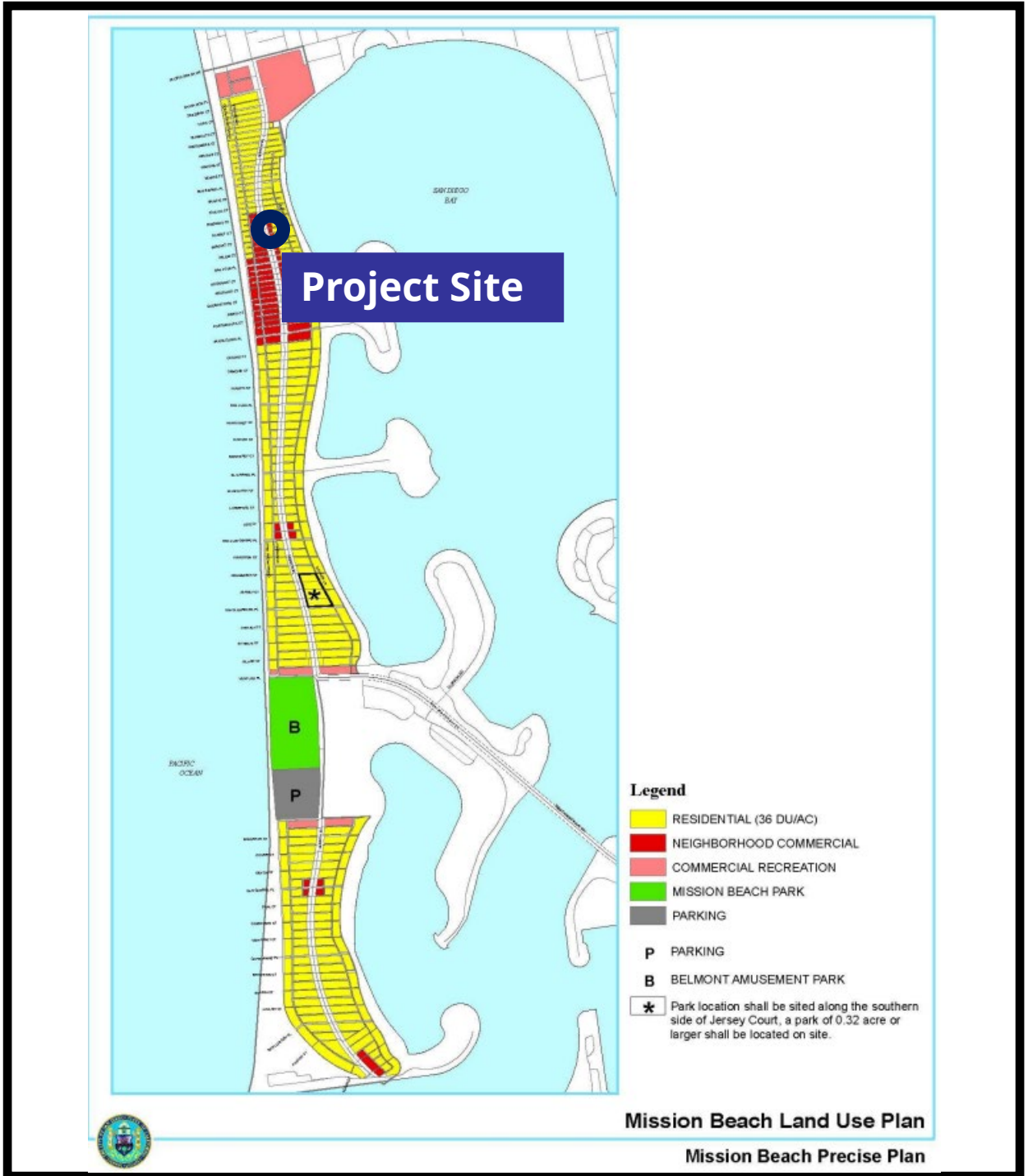
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Group Recommendation
7. Ownership Disclosure
8. Project Plans



Location Map

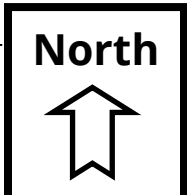
Pavelonis Residence, Project No. 677523
817 Vanitie Court





Land Use Map - Mission Beach Community Plan

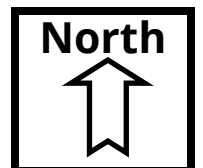
Pavelonis Residence, Project No. 677523
817 Vanitie Court





Aerial Photo

Pavelonis Residence, Project No. 677523
817 Vanitie Court



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2486852
PAVELONIS RESIDENCE - PROJECT NO. 677523

WHEREAS, JOEL AND TERESA PAVELONIS, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish one single family residence and construct one new, three level, single family residence on a single parcel (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2486852), on portions of a 0.03-acre site.

WHEREAS, the project site is located at 817 Vanitie Court in the MBPD-R-N zone of the Mission Beach Community Plan Area;

WHEREAS, the project site is legally described as Lot "A" in Block 219 of Mission Beach, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 1651, filed in the office of the County Recorder of San Diego County, December 14, 1914;

WHEREAS, on March 18, 2022 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 Section 15303 (new construction) 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 April 20, 2022, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2486852 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. 2486852:

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 project site is located at 817 Vanitie Court in the MBPD-R-N zone of the Mission Beach Planned District, within the Mission Beach Precise Plan (MBPP) and Local Coastal Program. All adjacent public rights of way provide access to Mission Bay and the Pacific Ocean. The MBPP does not identify specific public views across the site. However, the public right of way could be considered a public area, and the MBPP Addendum Visual Resource section page 14 recommends that views to, and along the shoreline from public areas shall be protected from blockage by development and/or vegetation. The project complies with this recommendation. All project development is located within the lot boundaries, observes setback and height requirements, limits the height of landscaping, and proposes no encroachments into the public right of way that would impede access or block views. The MBPP at page 20 discusses building height limits. The Mission Beach Planned District limits building height to 30 feet (SDMC §1513.0304(h)). The project height is 29 feet, 5 inches and complies with MBPP and SDMC height limits.

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 project is not located within or adjacent to Environmentally Sensitive Lands; however, it is near both the Pacific Ocean and Mission Bay, and runoff from the site may reach one or both bodies of water. Construction and operation of the proposed development will follow all applicable standards related to emissions, drainage/water quality/stormwater, refuse and recycling, and other standards related to preserving the public health, safety, and welfare. Construction documents will be required to prepare a Water Pollution Control Plan (WPCP) as shown on Exhibit A. This will ensure that water quality standards appropriate to the project location are met. Therefore, the proposed coastal 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 proposes the demolition of an existing single dwelling unit (SDU) and the construction of a new, three-story, 1,520-square-foot SDU with a 330-square-foot garage on an existing lot. The proposed SDU will consist of a variety of finish materials, colors, and offsetting planes to create visual interest. The project also proposes a 48.7 percent lot coverage which is less than the allowable 65 percent coverage. At 29 feet, 5 inches tall, the project meets the requirements of the MBPD-R-N zone (SDMC Section 1513.0304(h)) and the 30-foot Coastal Zone height limit (SDMC Section 132.0505). The project also meets the Floor Area Ratio (FAR) requirement of the MBPD-R-N zone (1.1 where 1.1 is allowed), as well as front setback (ten feet) and interior side setback (five feet) requirements, and parking requirements (two spaces required, two provided) (SDMC Sections 1513.0304, 1513.0403).

The MBPP designates the project site for medium-density residential development with a limit of 36 dwelling units per acre (p. 17). The R-N zone implements the designated use and density (SDMC Section 1513.0302). The proposal of one dwelling unit is consistent with current density and is also consistent with the prescribed use and density of the MBPP. The proposal of one dwelling on a 0.03-acre lot results in a density of 33 dwelling units per acre, which is within the zone limit of 36 dwelling units per acre.

The project meets MBPP goals and policies, including:

1. The continuation of the existing medium-density character of Mission Beach, exemplified by the overall low profile and random mix of housing types and styles. (MBPP pp. 13, 17.)

Project architecture has colors, materials, and shapes that vary from of adjacent buildings but remains within the development regulations and maintains the residential density of the existing development.

2. The enhancement of the overall quality of the physical environment in Mission Beach. (MBPP p. 13.)

The project enhances the quality of the neighborhood by removing a non-historic building constructed in 1935, replacing it with contemporary architecture that will create visual interest.

3. The insurance of necessary environmental amenities such as the provision of open space, landscaping and vegetation. (MBPP p. 17.)

Project landscaping includes shrubs and ground cover that do not currently exist at the site, which is essentially non-landscaped except for trailing vines that provide sparse cover. This enhances the physical environment compared to existing conditions.

4. For property on the south side of Courts, there is an additional problem of shadow control that will necessitate further setbacks for development over two stories. (MBPP p.18)

The project is stepped back further on the third story to negate issues with shadow control.

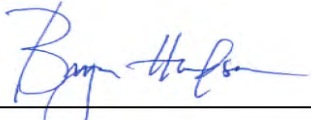
Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- 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 project site is located approximately 210 feet west of Mission Bay and approximately 620 feet from the Pacific Ocean. Although it is in proximity to both bodies of water, is not between the nearest public road and the sea or shoreline on either side. The project is fully within an existing developed, private lot and will not encroach upon or impede any public access or recreation areas or uses. Therefore, the project conforms with the public access and 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. 2486852 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2486852, a copy of which is attached hereto and made a part hereof.



Bryan Hudson
Development Project Manager
Development Services

Adopted on: April 20, 2022

IO#: 24008742

DRAFT

677523
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: 24008742

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2486852
PAVELONIS RESIDENCE PROJECT NO. 677523
 HEARING OFFICER

This Coastal Development Permit No. 2486852 is granted by the Hearing Officer of the City of San Diego to Joel and Teresa Pavelonis as Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.03-acre site is located at 817 Vanitie Court in the MBPD-R-N zone of the Mission Beach Community Plan Area. The project site is legally described as: Lot "A" in Block 219 of Mission Beach, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 1651, filed in the office of the County Recorder of San Diego County, December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Joel and Teresa Pavelonis as Owners/Permittees to demolish one single family residence and to construct one new, three-level single family residence on a single parcel and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 20, 2022, on file in the Development Services Department.

The project shall include:

- a. Demolition of one single family residence and construction of one new, three-level, single family residence on a single parcel;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. 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 precise 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 May 4, 2025.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a Right of Way permit for any proposed work within the Vanitie Court public right of way.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for proposed private improvements within the Vanitie Court public right of way.
15. The project proposes to export 60 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2018 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
18. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
20. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
21. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on

file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy [Final Inspection].

24. The Owner/Permittee shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in §132.0403(e) of the Land Development Code, Coastal Overlay Zone Regulations.

PLANNING/DESIGN REQUIREMENTS:

25. 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 by the appropriate City decision maker in accordance with the SDMC.

26. 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.

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

INFORMATION ONLY:

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

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

APPROVED by the Hearing Officer of the City of San Diego on April 20, 2022 and Resolution Number XX.

DRAFT

Permit Type/PTS Approval No.: Coastal Development Permit No. 2486852
Date of Approval: April 20, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Bryan Hudson
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.

Joel and Teresa Pavelonis
Owner/Permittee

By _____
Joel and Teresa Pavelonis
Owner

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

Page 3		City of San Diego · Information Bulletin 620		May 2020
	City of San Diego Development Services	<h2 style="text-align: right;">Community Planning Committee Distribution Form</h2>		
Project Name: Pavelonis Residence		Project Number: 677523		
Community: Mission Beach				
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
12	0	0		
Conditions or Recommendations: The MBPPB first reviewed this project on 1/18/22 and recommended a 2nd Review on 2/15/22 to which the Architect agreed. The Board unanimously APPROVED the project at its 2/15/22 Meeting via Zoom.				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Debbie Watkins				
TITLE: Chair			DATE: February 16, 2022	
Attach additional pages if necessary (maximum 3 attachments).				

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: Pavelonis Residence **Project No. For City Use Only:** _____

Project Address: 817 Vanitie Court, San Diego CA 92109

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

Corporation Limited Liability -or- General - What State? California 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: Joel & Teresa Pavelonis Owner Tenant/Lessee Successor Agency
 Street Address: 3830 N 54th Court
 City: Phoenix State: AZ Zip: 85018
 Phone No.: 602 628 9526 Fax No.: 602 687 7526 Email: tpav642cox.net
 Signature: J. Pavelonis Teresa Pavelonis Date: 10-19-20
 Additional pages Attached: Yes No

Applicant

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

Other Financially Interested Persons

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

PAVELONIS RESIDENCE

817 VANITIE COURT
SAN DIEGO, CA 92109

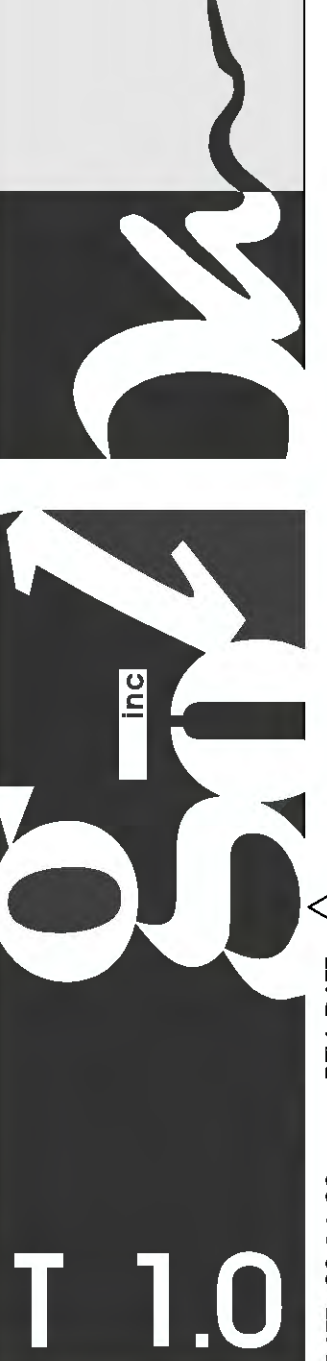
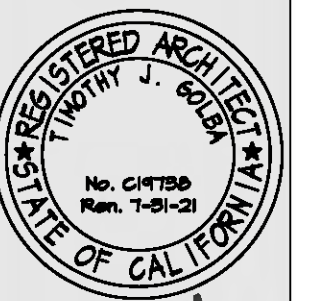


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COASTAL PERMIT RESUBMITTAL SET

MARCH 16, 2022

PAVELONIS RESIDENCE
817 VANITIE COURT
SAN DIEGO, CA 92109



GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

SYMBOLS

SHEET NUMBER
A1.5

SHEET NUMBER
 CATEGORY NUMBER
 DISCIPLINE LETTER

DOOR SYMBOL
 DOOR SCHEDULE
 REFERENCE NUMBER

WINDOW SYMBOL
 WINDOW SCHEDULE
 REFERENCE NUMBER

BATT INSULATION

ELEVATION MARKS
 17'-6" F.F.
 X' @ F.F.

BUILDING SECTION MARKS
 SECTION DESIGNATION
 SHEET NUMBER

WALL SECTION MARKS
 SHEET NUMBER
 DETAIL DESIGNATION

DETAIL TARGETS
 SHEET NUMBER
 DETAIL DESIGNATION

PLAN BLOW-UP DETAILS
 SHEET NUMBER
 DETAIL DESIGNATION

PLAN NOTE TARGET
 NOTE NUMBER

CENTER LINE

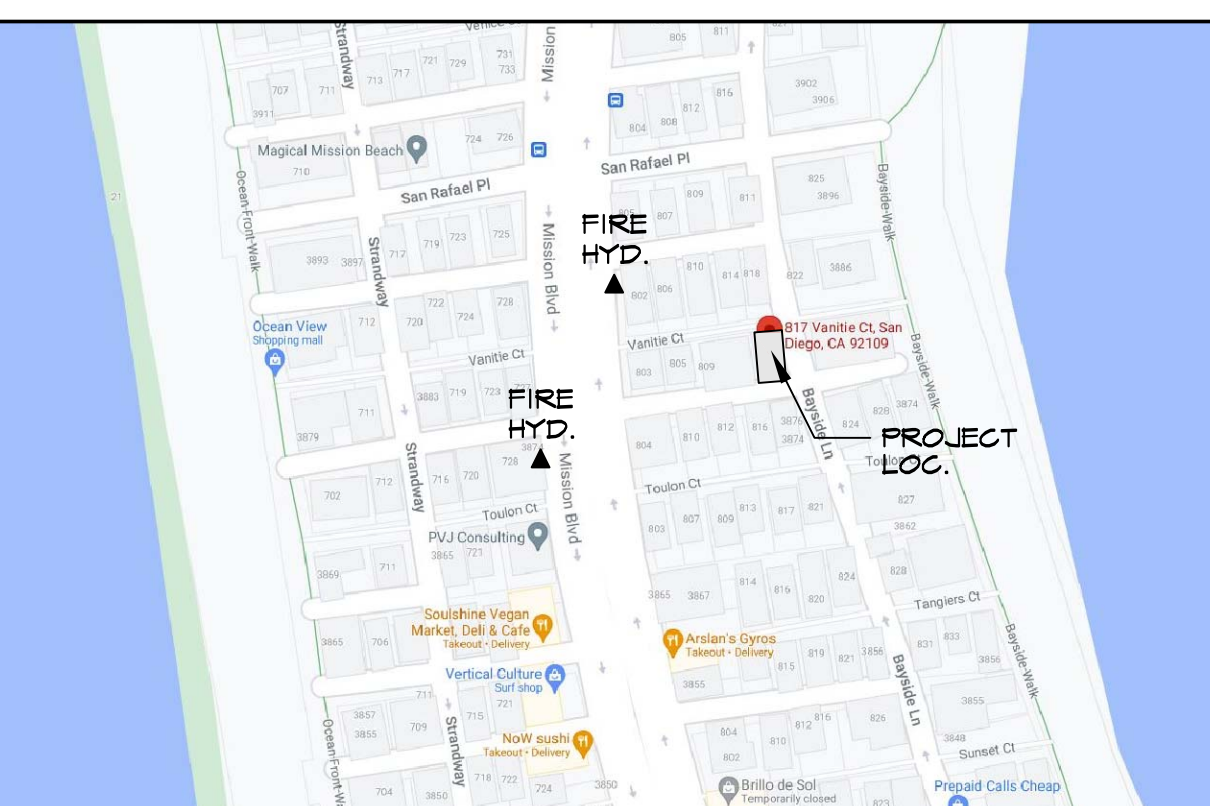
ELEVATION TARGETS
 SHEET NUMBER
 DETAIL DESIGNATION

INTERIOR ELEVATION TARGETS
 SHEET NUMBER
 ORIENTATION (SHOWN SHADED)

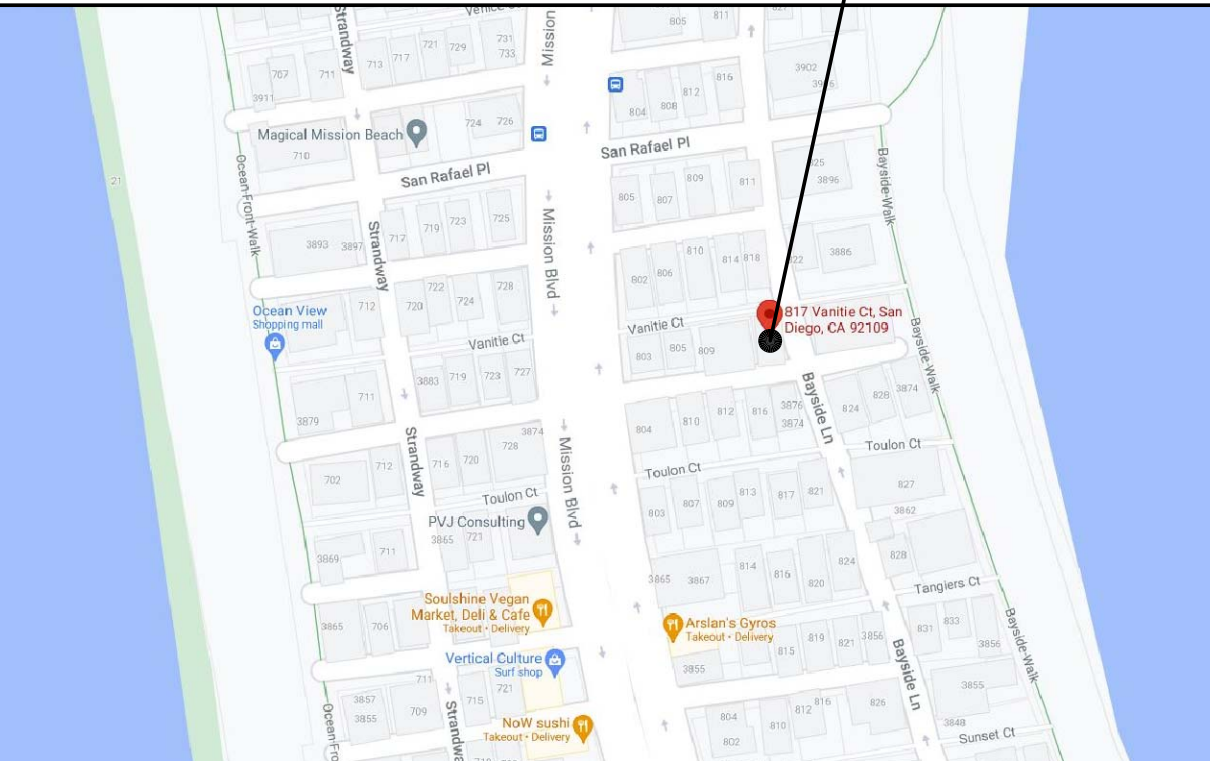
ABBREVIATIONS

ACOUS. A.C.T. AD.J. A.F.F. AGG. ALUM. ALT. A.P. APPROX. ARCH. ASPH. ASST. AUTO.	ACOUSTICAL ADJUSTABLE. AT FINISHED FLOOR. AGGREGATE ALUMINUM ALTERNATE ACCESS PANEL APPROXIMATE ARCHITECTURAL ASPHALT ASSISTANT AUTOMATIC	MATL. MAX. MECH. MEMB. MEZZ. MFR. MIN. MISC. MOV. MTD. MTL. MUL.	MATERIAL MAXIMUM MECHANICAL MEMBRANE MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS MOVABLE MOUNTED METAL MULLION
BD. BLDG. BOT. B.U.R.	BOARD BUILDING BOTTOM BUILT UP ROOFING	N. N.I.C. NO. NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
CAB. CIRC. C.L. CLR. CLO. C.M.U. COL. CONC. CONF. CONN. CONSTR. CONT. CONTR. COORD. CORR. CRT. C.-J. C.T. CTR. C.W.	CABINET CIRCULATION CENTER LINE CLEAR CEILING CLOSET CONCRETE MASONRY UNIT COLUMN CONCRETE CONFERENCE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COORDINATE CORRIDOR CARRIAGE CONTROL JOINT CERAMIC TILE CENTER COLD WATER	OA. O.C. O.D. O.F.D. OFF. OH. OPNG. OPF.	OVERALL ON CENTER OUTSIDE DIAMETER OVERFLOW DRAIN OFFICE OFFICE OVERHEAD OPENING OPPOSITE
DBL. DEMO. DEPT. DIA. DIAS. DIFF. DIM. DIV. DN. D.P. DR. DTL.	DOUBLE DEMOLITION DEPARTMENT DIAMETER DIAGONAL DIFFUSER DIMENSION DIVISION DOWN DAMPPROOFING DOOR DETAIL	PAV. F.C. PL. P.LAM. PLAS. PLBS. PLWD. PNT. PNL. POL. PROP. P.S.F. P.S.I. PTD. PTN. PT. QTY.	PAVING PRE-CAST PLATE PLASTIC LAMINATE PLASTER PLUMBING FLYWOOD PAINT PANEL POLISHED PROPERTY POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINTED PARTITION POINT QUANTITY
E. EA. EL. ELAS. ELEV. EMER. ENCL. ENGR. ENT. E.J. E.PNL. EQ. EQUIP. E.W.C. EXH. EXST. EXP. EXT.	EAST EACH ELEVATION ELASTOMERIC ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ENGINEER ENTRANCE EXPANSION JOINT ELECTRICAL PANEL EQUAL EQUIPMENT ELECTRIC WATER COOLER EXHAUST EXISTING EXPANSION EXTERIOR	R. RECP. REINF. R.O.W. RAD. R.B. R.C.P. R.D. REC. REF. REFR. REINF. REQD. RESL. REV. RFS. RM. R.O.	RUBBER RECEPTION REINFORCING RIGHT OF WAY RADIUS RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN RECESSED REFERENCE REFRIGERATOR REINFORCED REQUIRED RESULTANT REVISION ROOFING ROOM ROUGH OPENING
F.D. FDN. F.E. F.F. F.H.C. FIN. FL. FLEX. FLOUR. FT. FRUN. FURR. FUT.	FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISH FLOOR FIRE HOSE CABINET FINISH FLOOR FLEXIBLE FLOURESCENT FOOT FURNITURE FURRING FUTURE	S. SAN. SCHED. SECT. SECUR. SF. SHR. SHT. SIM. SL. S.P. SPEC. SPKR. SQ. S.ST. STA. STD. STL. STOR. STRUC. SUSP. SYM.	SOUTH SANITARY SCHEDULE SECTION SECURITY SQUARE FOOT SHOWER SHEET SIMILAR SLOPE STANDPIPE SPECIFICATION SPEAKER SQUARE STAINLESS STEEL STATION STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
GA. GALV. GEN. GL. GND. GR. GYP. BD.	GAUGE GALVANIZED GENERAL GLASS GROUND GRADE GYPSUM BOARD	T. T.O. T.4B. T.4G. TEL. TEMP. TER. THK. TL.T. TOPO. T.V. TYP.	TREAD TOP OF TOP AND BOTTOM TONGUE AND GROOVE TELEPHONE TEMPERED TERRAZZO THICK TOILET TOPOGRAPHY TELEVISION TYPICAL
H.C. HDWD. H.M. HORZ. HR. HT. HTG. H.V.A.C. H.W.	HARD CORE HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING HEATING, VENTILATION HOT WATER	UNEXC. UNF. UN.O. UTL.	UNEXCAVATED UNFINISHED UNLESS OTHERWISE NOTED UTILITY
IN. INCAND. INCL. INSUL. INT. INTERM.	INCH(ES) INCANDESCENT INCLUDED INSULATED INTERIOR INTERMEDIATE	VAC. V.C.T. VENT. VERT. VEST. V.I.F. VOL. V.T.	VACUUM VINYL COMPOSITION TILE VENTILATION VERTICAL VESTIBULE VERIFY IN FIELD VOLUME VINYL TILE
JAN. JT. KIT. LAM. LAUN. LAV. LB(S) L.F. LT. MACH. MAINT. MAS.	JANITOR JOINT KITCHEN LAMINATE LAUNDRY LAVATORY POUNDS LINEAR FOOT LIGHT MACHINE MAINTENANCE MASONRY	W. W.C. W.F. W.H. W.M. W.T.F. W. W.W.F.	WATER WATER CLOSET WOOD WIDE FLANGE WATER HEATER WINDOW WIRE MESH WATERPROOFING WATER WELDED WIRE MESH
		YD.	YARD

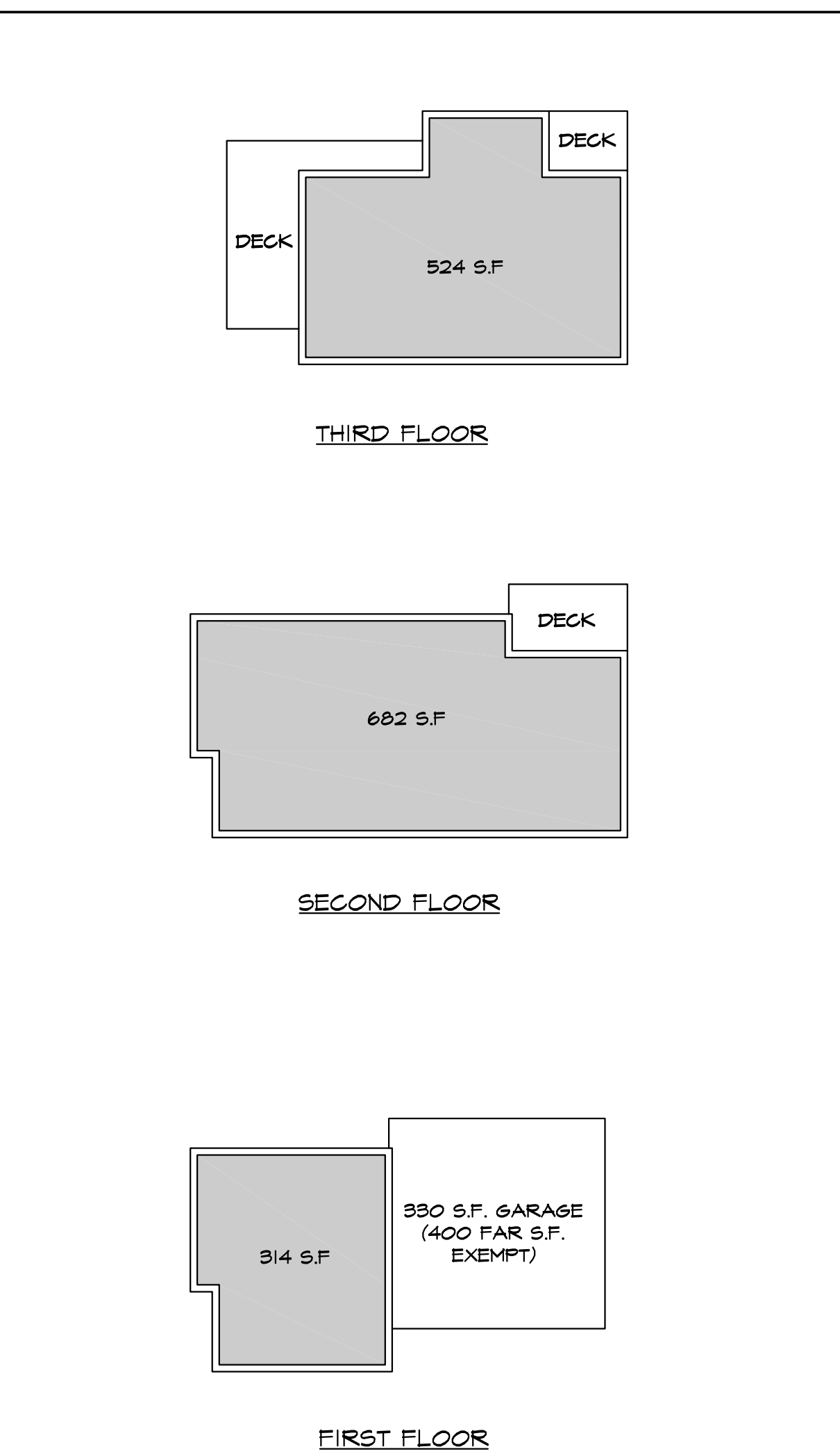
FIRE HYDRANT MAP NO SCALE



VICINITY MAP NO SCALE



GROSS FLR AREA DIAGRAM



PROJECT DATA

PROJECT DESCRIPTION: THE PROJECT SEEKS A PROCESS 3 CITY OF SAN DIEGO COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF ONE NEW 3-LEVEL SINGLE FAMILY RESIDENCES ON LOT A IN BLOCK 219. EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISHED.

SITE ADDRESS: 817 VANITIE COURT SAN DIEGO, CA 92104

ASSESSORS PARCEL NUMBER: 423-558-06-00

LEGAL DESCRIPTION: LOT "A" IN BLOCK 219 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

EXISTING DISCRETIONARY PERMITS: N/A

YEAR EXISTING STRUCTURE WAS BUILT: 1936

EXISTING SOIL CONDITIONS: DISTURBED

GEOLOGIC HAZARD CATEGORY: 53

LOT USE: EXISTING: SINGLE-FAMILY RESIDENTIAL PROPOSED: SINGLE FAMILY RESIDENTIAL

LOT ZONING: RM-1-I

OVERLAY ZONE DESIGNATION: COASTAL COASTAL HEIGHT LIMIT, RESIDENTIAL TANDEM PARKING, TRANSIT AREA, TRANSIT PRIORITY

LOT ZONING: MBPD-R-N

OVERLAY ZONE DESIGNATION: COASTAL, COASTAL HEIGHT LIMIT

LOT SIZE: 1,383 S.F.

ALLOWABLE LOT COVERAGE: 65%

PROPOSED LOT COVERAGE: 48.7%

OCCUPANCY: R-3

BUILDING CODE: 2016 CA. BLDG. CODE, 2016 CA. RES. CODE, 2016 CA. ELECT. CODE, 2016 CA. MECH. CODE, 2016 CA. PLUMB. CODE, 2016 CA. GRN. BLDG. CODE, 2016 CA. BLDG. ENERGY EFF. STAND.

CONSTRUCTION TYPE: TYPE VB, SPRINKLERED IN ACCORDANCE WITH RESD-3-1 (TYPE: NFPA 13D, TO BE DEFERRED)

NUMBER OF STORIES: EXISTING: ONE LEVELS PROPOSED: THREE LEVELS

BUILDING HEIGHT: EXISTING: 14'-0" PROPOSED: 21'-5"

ALLOWABLE FAR

ALLOWABLE FAR: 1.1 X 1383 S.F. = 1521.3 S.F. ALLOWED

FIRST FLOOR PLAN	314 S.F.
SECOND FLOOR PLAN	682 S.F.
THIRD FLOOR PLAN	524 S.F.
TOTAL HABITABLE:	1520 S.F.

NON-HABITABLE: 330 S.F. (THIS FOOTAGE IS EXEMPT PER S.D.M.C. 1513.0304 (g)(2))

TOTAL FLOOR AREA: 1520 S.F. > 1521.3 SF ALLOWED

DECKS:	
SECOND FLOOR DECKS:	56 S.F.
THIRD FLOOR:	154 S.F.

PROJECT DIRECTORY

GENERAL

T1.0 COVER SHEET
 T1.1 LEGEND AND PROJECT DATA
 T1.2 STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST

CIVIL

C-0 TOPOGRAPHY SURVEY
 ARCHITECTURAL
 AO.0 EXISTING SITE PLAN
 AO.1 PROPOSED SITE PLAN
 AI.0 PROPOSED FLOOR PLANS
 A2.0 PROPOSED ELEVATIONS
 A3.0 PROPOSED SECTIONS
LANDSCAPE
 L-1 LANDSCAPE PLAN

CONSULTANT DIRECTORY

OWNER: JOEL AND TERESA PAVELONIS
 1940 GARNET AVENUE SUITE 100
 SAN DIEGO, CA 92104

ARCHITECT: GOLBA ARCHITECTURE, INC.
 1940 GARNET AVENUE, SUITE 100
 SAN DIEGO, CA 92104
 TEL. (619) 231-4905
 CONTACT: ISABELA GUZMAN

SURVEY: SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9665 GHESEAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CA 92123
 TEL. (658) 565-8362
 CONTACT: ROBERT J. BATEMAN

SELF-CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: TIMOTHY GOLBA

SIGNATURE: *[Signature]* DATE: 07-22-21

SPECIAL INSPECTIONS:

- GENERAL REQUIREMENTS:**
- THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER DS-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
 - TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
 - "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
 - "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
 - "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

GOLBA ARCHITECTURE inc
 Architecture ■ Space Planning ■ Interior Design
 1940 Garnet Ave. #100 San Diego California 92109
 Phone: (619) 231-9905 Fax: (658) 750-3471

REGISTERED ARCHITECT
 TIMOTHY J. GOLBA
 No. C4730
 Exp. 7-31-21
 STATE OF CALIFORNIA

PAVELONIS RESIDENCE
 817 VANITIE COURT
 SAN DIEGO, CA 92109

T1.1

REV. DATE: 10-12-21

PROPRIETARY DESIGN: THE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIC PROJECT. THEY ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONTRACT, OR MANUFACTURE DRAWINGS, PRINTS, APPROPRIATE PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING FROM GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

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

Storm Water Requirements Applicability Checklist FORM DS-560 November 2018

Project Address: 817 Vanitie Court, San Diego CA 92109 Project Number:

SECTION 1. Construction Storm Water BMP Requirements:
All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Regional Water Quality Control Board.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
 Yes; SWPPP required, skip questions 2-4 No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water?
 Yes; WPCP required, skip questions 3-4 No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
 Yes; WPCP required, skip question 4 No; next question

4. Does the project only include the following Permit types listed below?

- Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
- Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
- Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.

 Yes; no document required

Check one of the boxes below, and continue to PART B:

If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B

If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.

If you checked "No" for all questions 1-3, and checked "Yes" for question 4 PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/stormwater/regulations/index.shtml

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

DS-560 (11-18) **Clear Page 1**

Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

PART B: Determine Construction Site Priority
This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continued to Section 2

1. ASBS
a. Projects located in the ASBS watershed.

2. High Priority
a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed.
b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.

3. Medium Priority
a. Projects that are not located in an ASBS watershed or designated as a High priority site.
b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed.
c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.

4. Low Priority
a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

SECTION 2. Permanent Storm Water BMP Requirements.
Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.
Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? Yes No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? Yes No

3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). Yes No

Clear Page 2

Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

7. **New development or redevelopment discharging directly to an Environmentally Sensitive Area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). Yes No

8. **New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No

9. **New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. Yes No

10. **Other Pollutant Generating Project.** The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. Yes No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management

Isabela Guzman Agent
Name of Owner or Agent (Please Print) Title
Isabela Guzman 10/19/2020
Signature Date

Clear Page 4
Clear Form

Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

PART D: PDP Exempt Requirements.
PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."

If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:

- Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
- Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
- Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?

 Yes; PDP exempt requirements apply No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
 Yes; PDP exempt requirements apply No; project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).
Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".

If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. **New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No

2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No

3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface. Yes No

4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No

5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** Yes No

6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

Clear Page 3

GOLBA ARCHITECTURE
 Architecture ■ Space Planning ■ Interior Design
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 Phone: (619) 231-9905 Fax: (619) 750-3471

PAVELONIS RESIDENCE
 817 VANITIE COURT
 SAN DIEGO, CA 92109

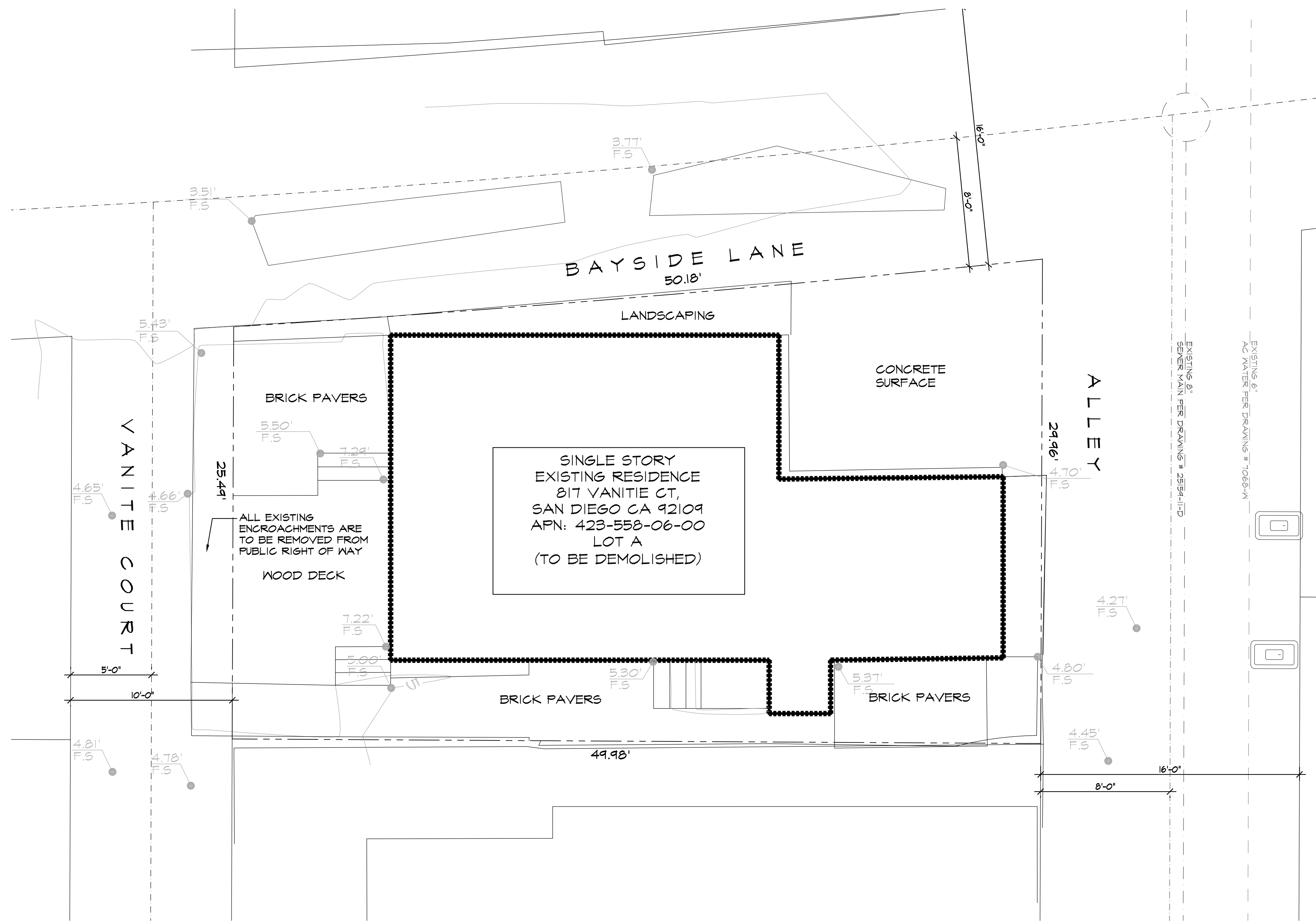
REGISTERED ARCHITECT
 TIMOTHY J. GOLBA
 No. C14780
 Exp. 7-31-21
 STATE OF CALIFORNIA

Golba INC.

T 1.2

DATE: 10-12-21 REV. DATE:

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SPECIAL NOTE #1:
THE PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES

SPECIAL NOTE #2:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN.

GENERAL NOTES:

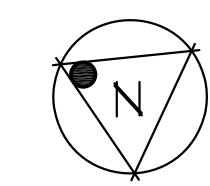
1. NO EASEMENTS ARE KNOWN TO EXIST OR ARE PROPOSED FOR THE SITE.
2. NO BUS STOPS EXIST OR ARE PROPOSED FOR THE SITE.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
3'-0" MAX. HEIGHT SOLID FENCING
6'-0" MAX. HEIGHT SOLID FENCING

EARTHWORK QUANTITIES:
CUT QUANTITIES: 60 [CYD]
FILL QUANTITIES: 0 [CYD]
EXCAVATED FROM FOUNDATIONS: 60 [CYD]
EXPORT QUANTITIES: 60 [CYD] EXPORT
MAX. CUT DEPTH: 1'
MAX. FILL DEPTH: 1'

LEGEND

- INDICATES PROPERTY LINE
- - - INDICATES SETBACK LINE
- CENTER OF STREET
- EXISTING FAMILY RESIDENCE

EXISTING SITE PLAN
SCALE: 1/4"=1'-0"



GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

PAVELONIS RESIDENCE
817 VANITIE COURT
SAN DIEGO, CA 92109



GOLBA
INC.
A 0.0

DATE: 10-12-21 REV. DATE: △

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 817 VANITIE COURT
 SAN DIEGO, CA 92109

GOLBA
 INC
 REGISTERED ARCHITECT
 TIMOTHY J. GOLBA
 No. C4738
 Exp. 7-31-21
 STATE OF CALIFORNIA
 DATE: 03-16-22 REV. DATE:

SITE PLAN NOTES:

- ① LOW WALL @ 3'-0" MAX HGT. WITHIN THE 10'-0" FRONT SETBACK.
- ② ENTRY GATE @ 3'-0" MAX. HGT.
- ③ FENCE @ 6'-0" MAX. HEIGHT PAST 10'-0" SETBACK.
- ④ REAR ENTRY GATE @ 6'-0" MAX. HGT.
- ⑤ CONCRETE SURFACE.
- ⑥ LANDSCAPED AREA.
- ⑦ ELECTIC METER.
- ⑧ GAS METER.
- ⑨ EXISTING 1" WATER METER TO REMAIN.
- ⑩ NEW REDUCED PRESSURE BACKFLOW PREVENTOR DEVICE 1" ZURN MODEL 9T5XL2.
- ⑪ PROPOSED LOW PLANTING IN RIGHT OF WAY PER FUTURE RIGHT OF WAY PERMIT.
- ⑫ EXISTING SEWER LINE TO REMAIN.

SPECIAL NOTE #1:
 THE PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES

SPECIAL NOTE #2:
 PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN.

SPECIAL NOTE #3:
 THE PROJECT IS WITHIN ZONE A OF FEMA MAP AND MUST COMPLY WITH FEMA REQUIREMENTS INCLUDING BUILDING PAD TO BE +2.0 ABOVE FBE (FLOOD BASE ELEVATION) ONCE FBE IS ESTABLISHED.

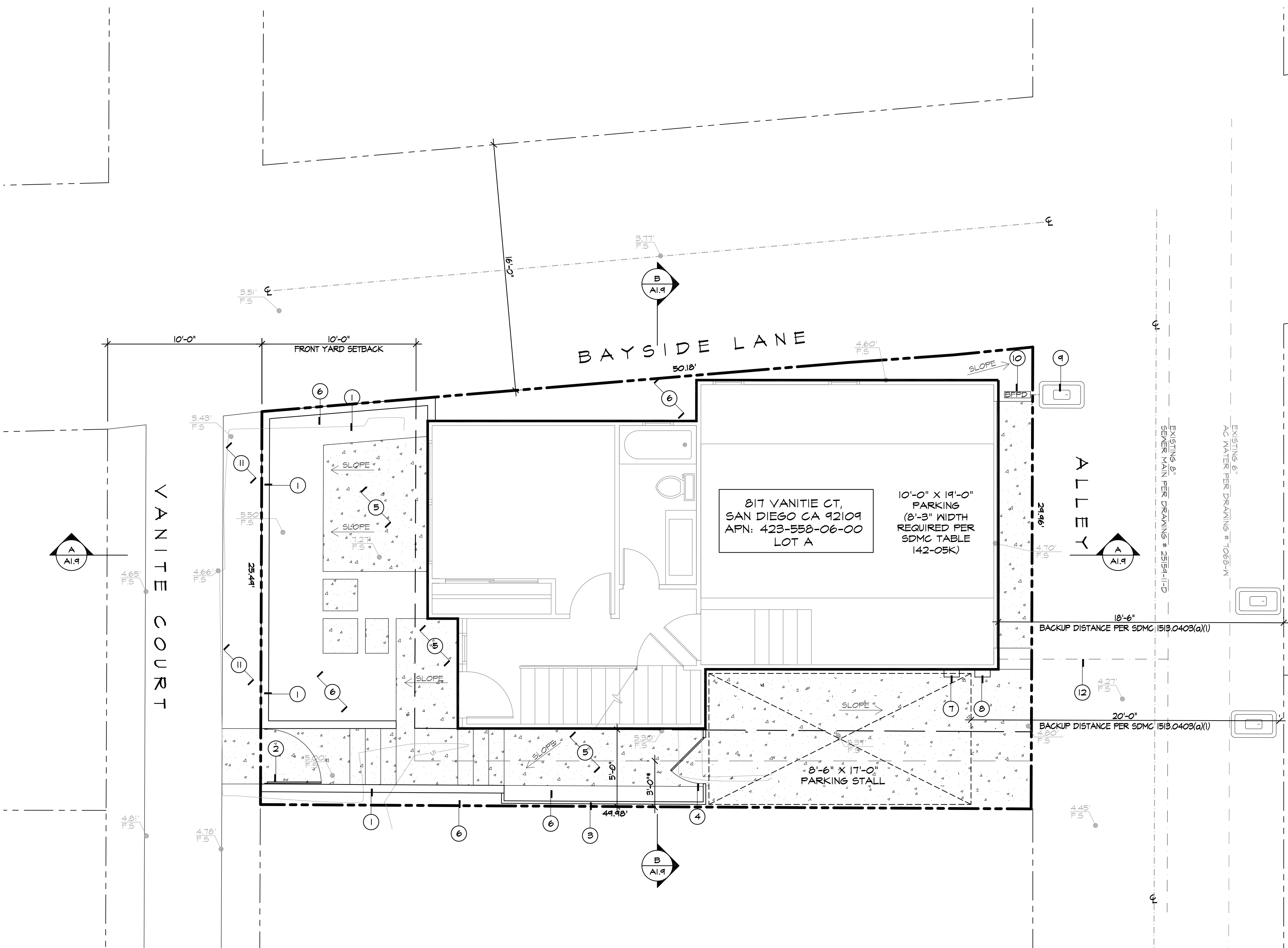
GENERAL NOTES:

1. NO EASEMENTS ARE KNOWN TO EXIST OR ARE PROPOSED FOR THE SITE.
2. NO BUS STOPS EXIST OR ARE PROPOSED FOR THE SITE.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
 3'-0" MAX. HEIGHT SOLID FENCING
 6'-0" MAX. HEIGHT SOLID FENCING

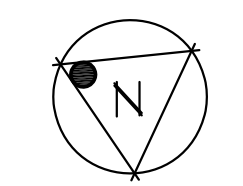
EARTHWORK QUANTITIES:
 CUT QUANTITIES: 60 [CYD]
 FILL QUANTITIES: 0 [CYD]
 EXCAVATED FROM FOUNDATIONS: 60 [CYD]
 EXPORT QUANTITIES: 60 [CYD] EXPORT
 MAX. CUT DEPTH: 1'
 MAX. FILL DEPTH: 1'

LEGEND

	INDICATES PROPERTY LINE
	INDICATES SETBACK LINE
	CENTER OF STREET
	NEW SINGLE FAMILY RESIDENCE

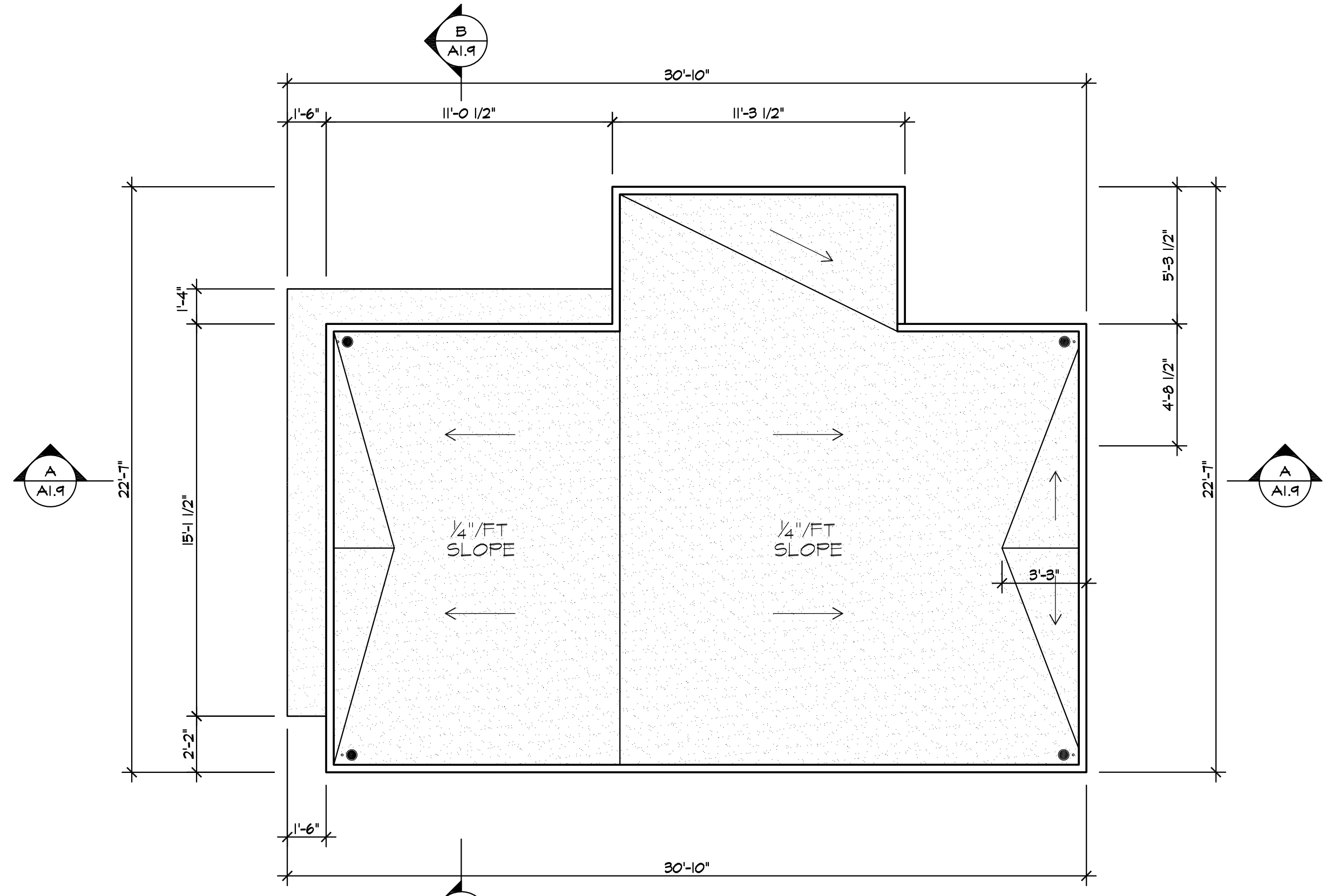


PROPOSED SITE PLAN
 SCALE: 1/4"=1'-0"

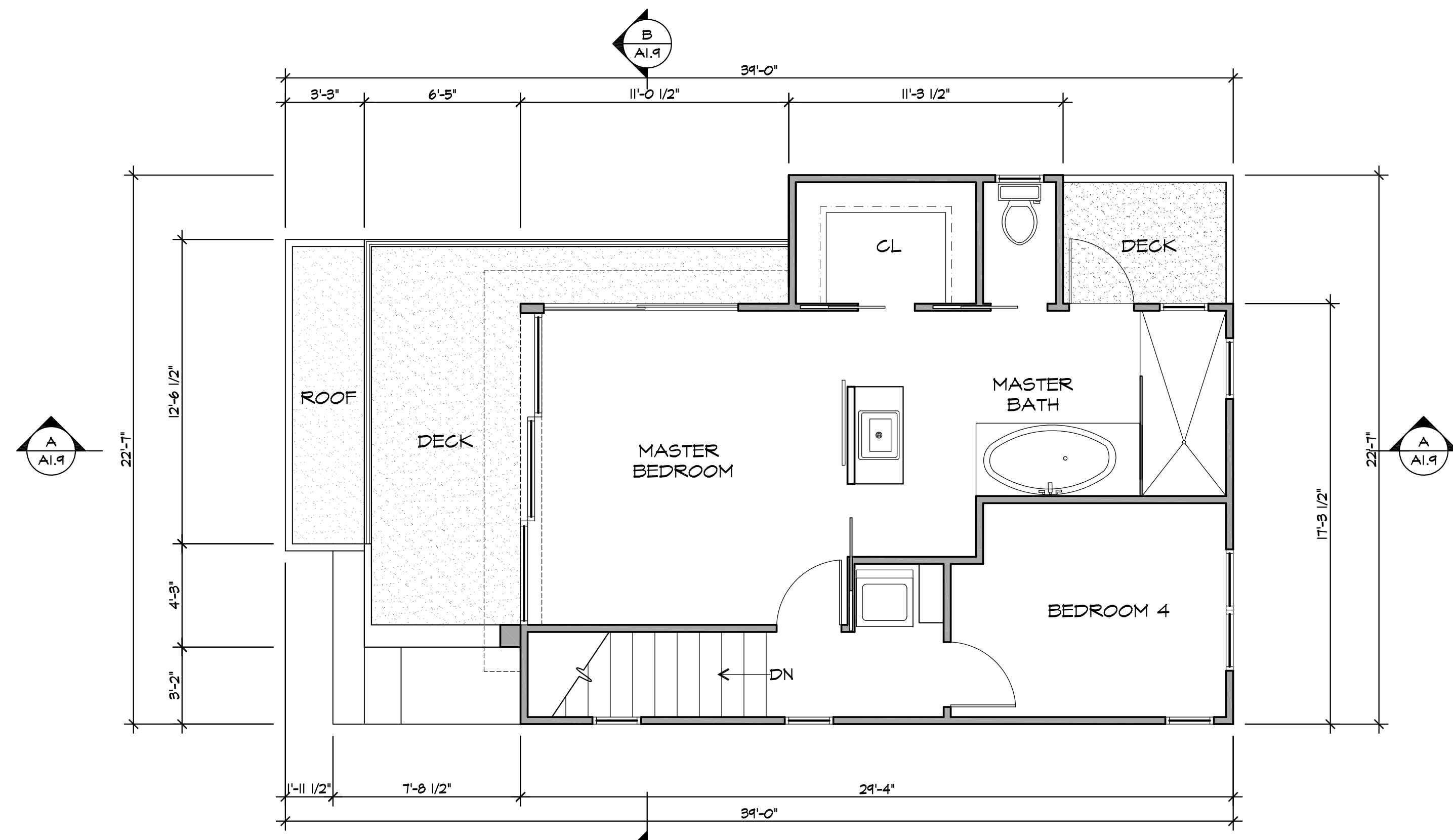


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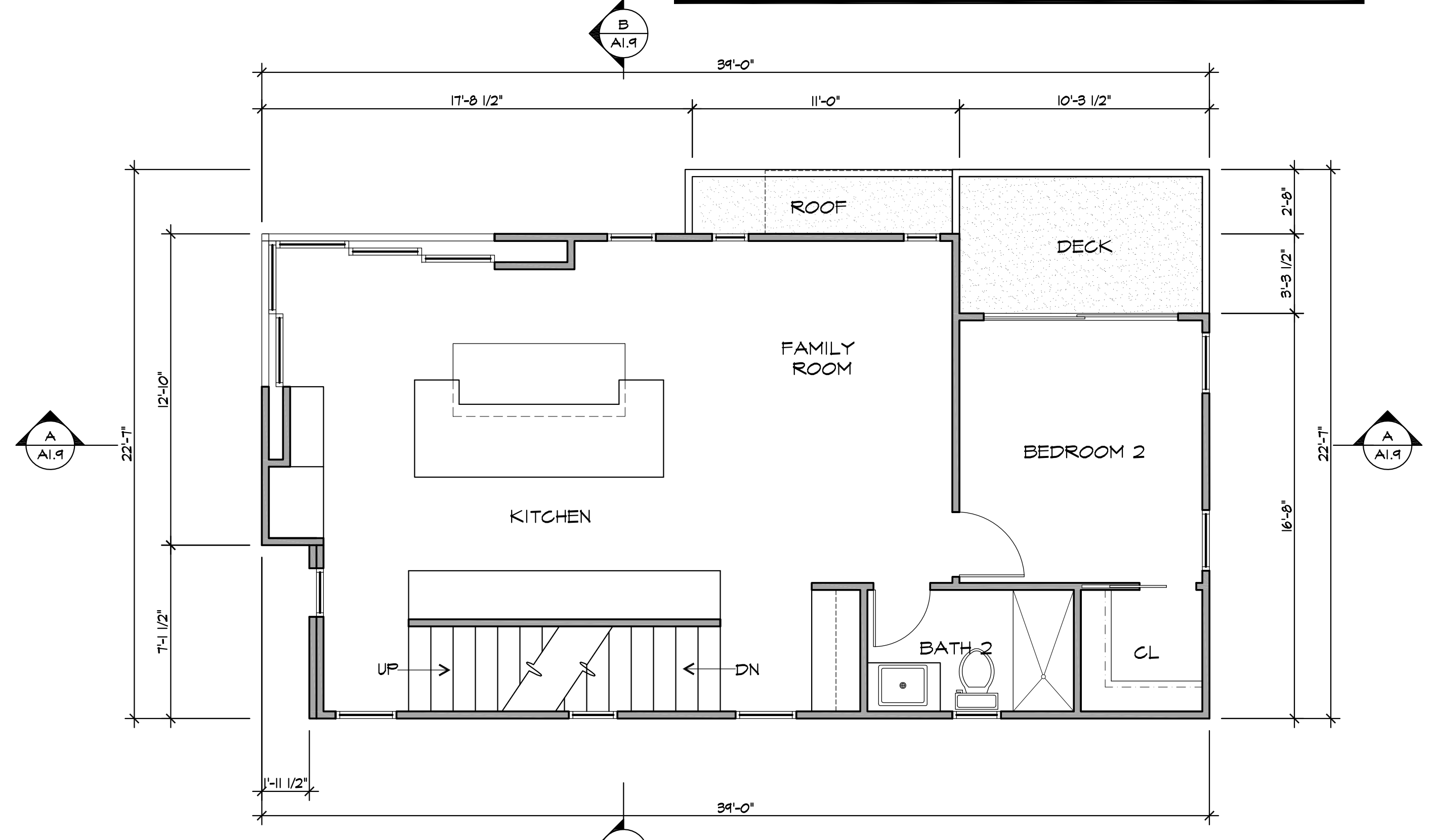
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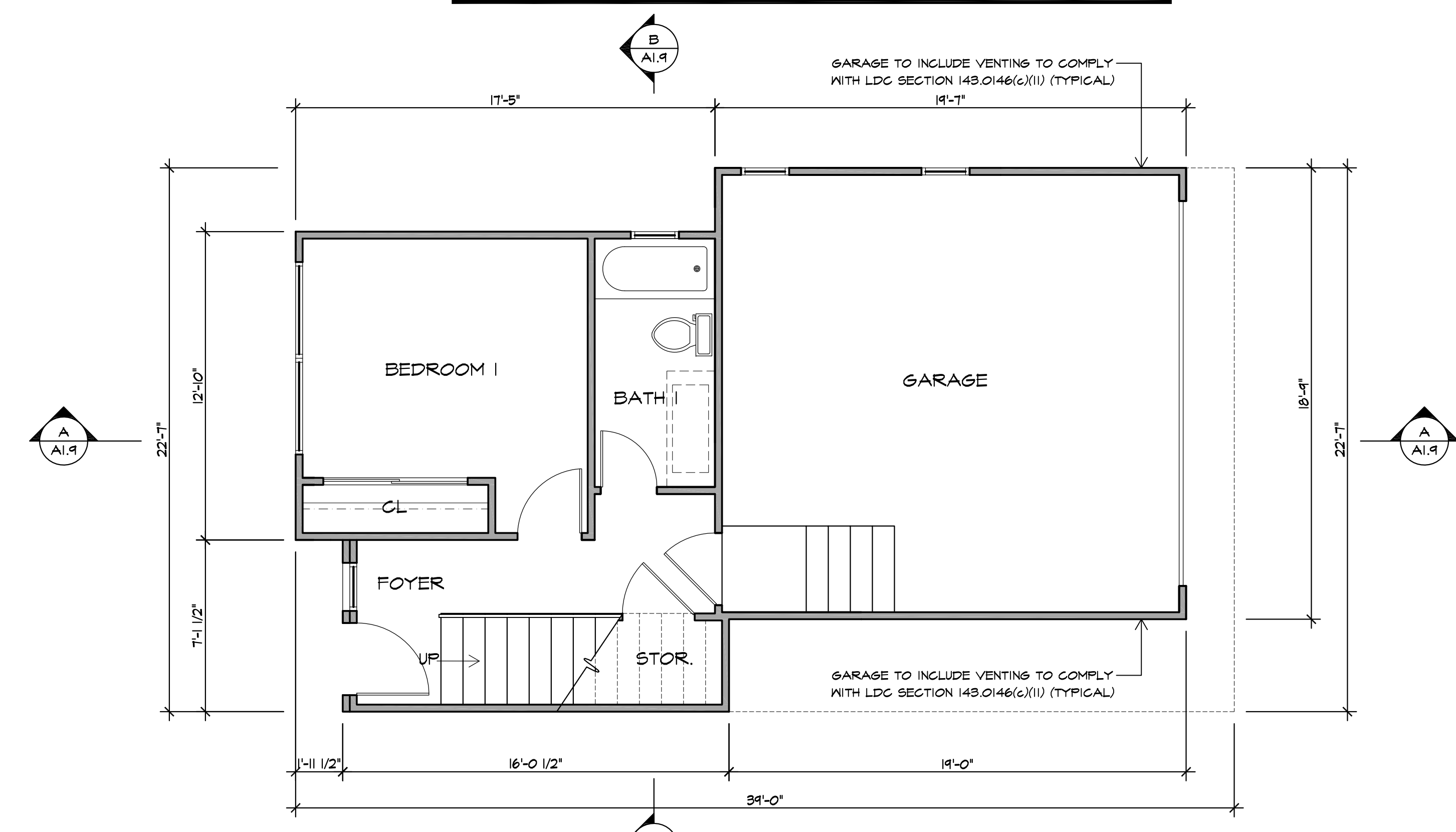
ROOF PLAN



THIRD FLOOR PLAN

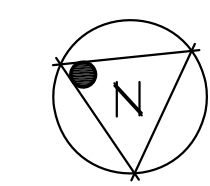


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED FLOOR PLANS
SCALE: 1/4"=1'-0"



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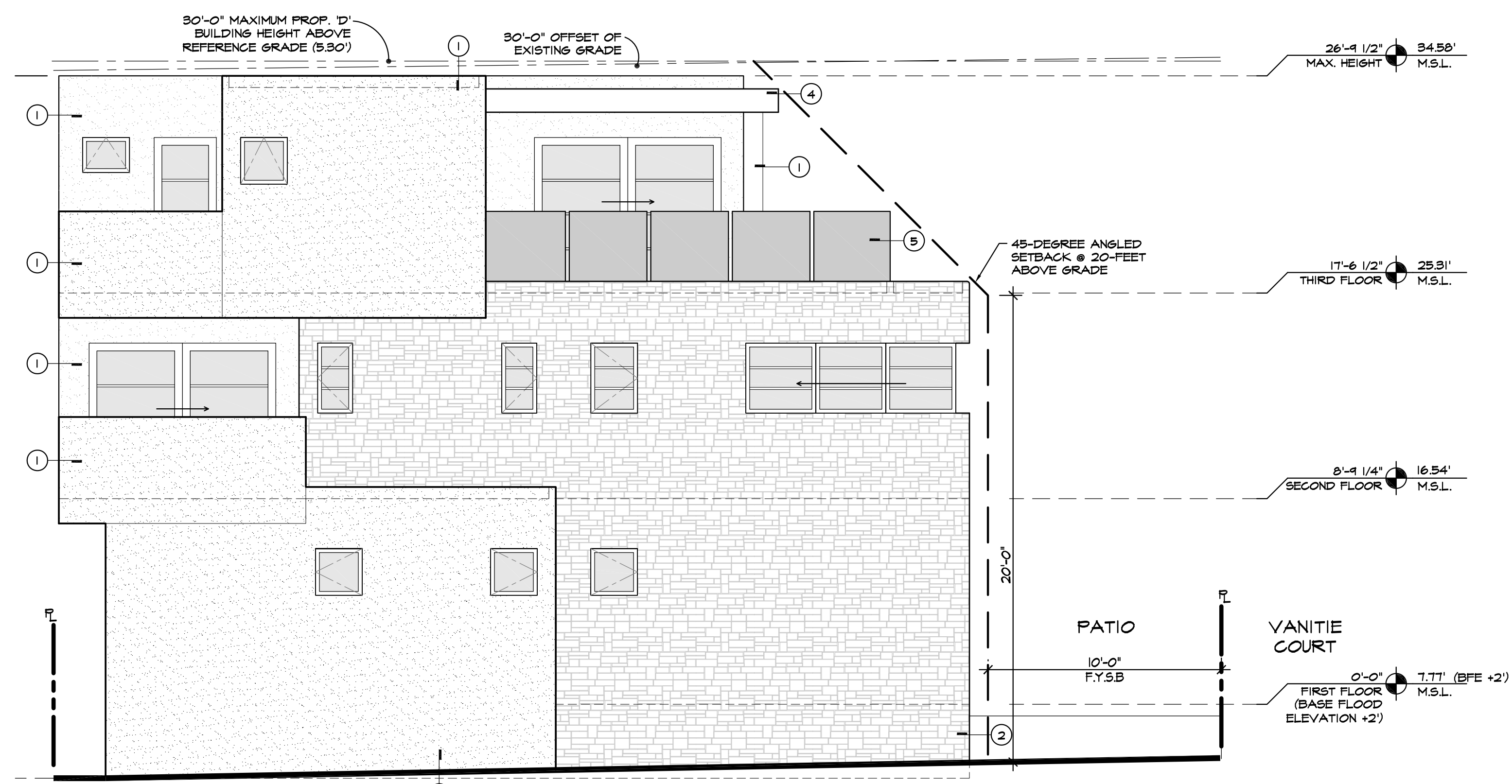


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INC

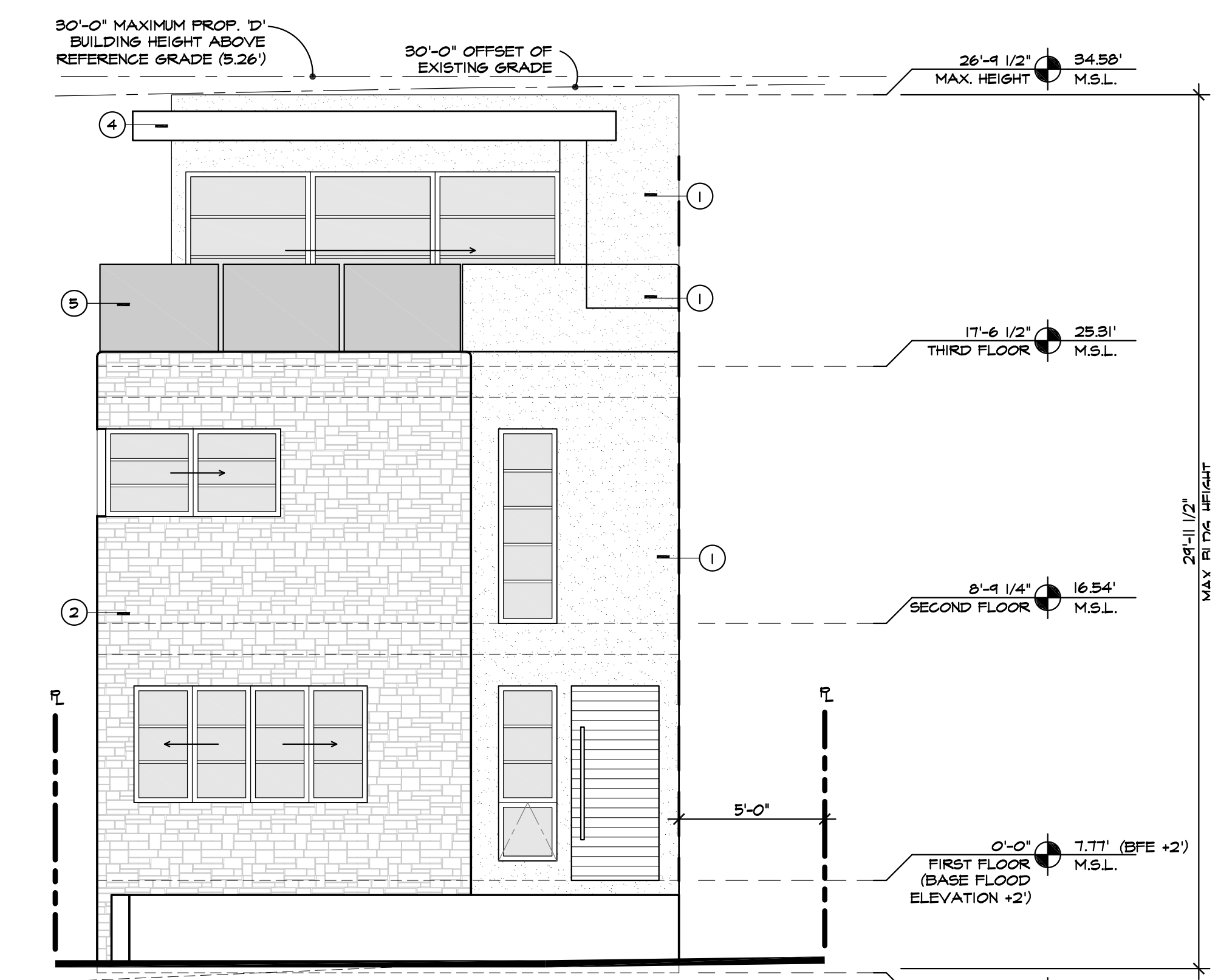
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DATE: 10-21-21 REV. DATE: △

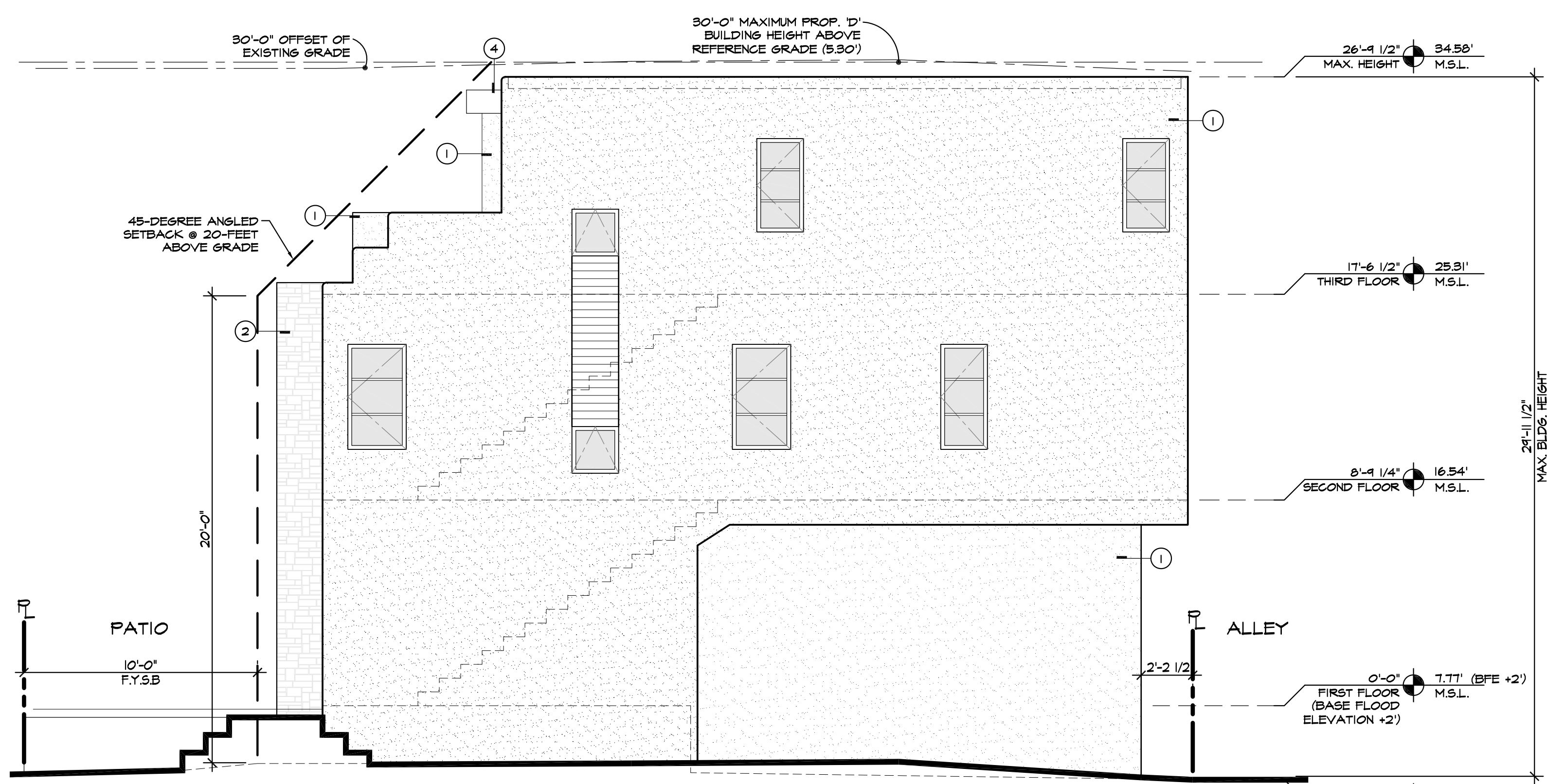
PROFESSIONAL DESIGN: THE DRAWING, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONTRACT, OR MANUFACTURE DRAWINGS, PRINTS, APPROPRIATE PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.



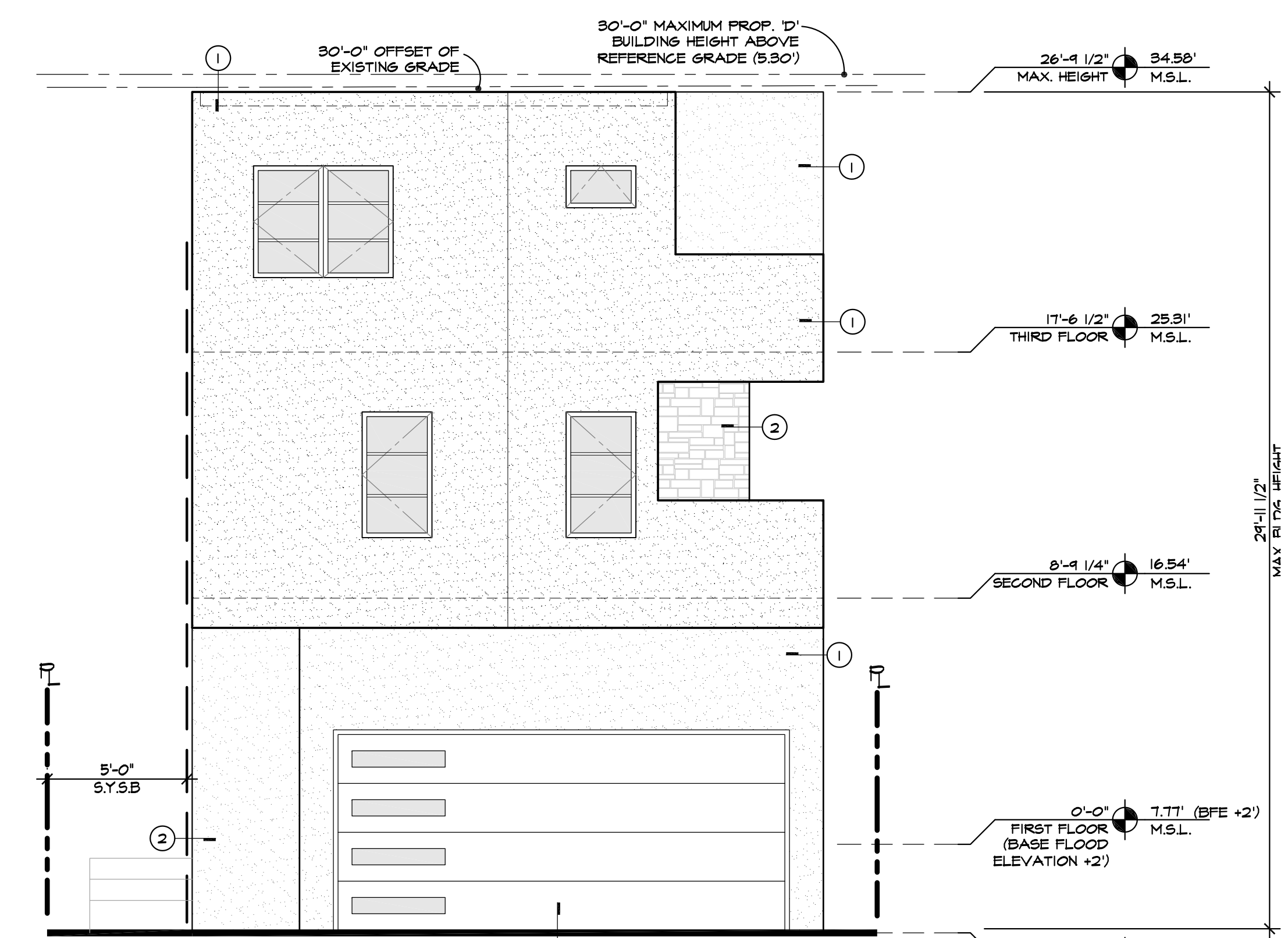
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

- ELEVATION KEY NOTES:**
- ① 1/2" EXTERIOR CEMENT STUCCO W/ENERGY ACRYLIC STUCCO FINISH COATING. COLOR: WHITE.
 - ② LIMESTONE VENEER OVER SCRATCH AND BROWN COAT OF STUCCO, TYP.
 - ③ DECK RAILING W/TEMP. GLASS PANEL @ 42" HT.
 - ④ STAINLESS STEEL, TYPICAL.
 - ⑤ ROLL-UP GARAGE DOOR. INSTALL PER MANUF. SPECS.

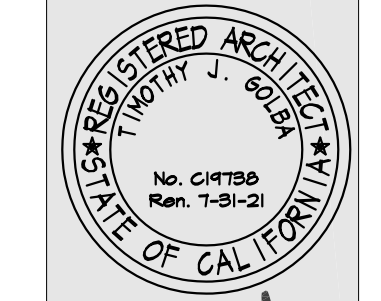
NOTE: THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMG 182.0505(a))

BUILDING ELEVATIONS

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

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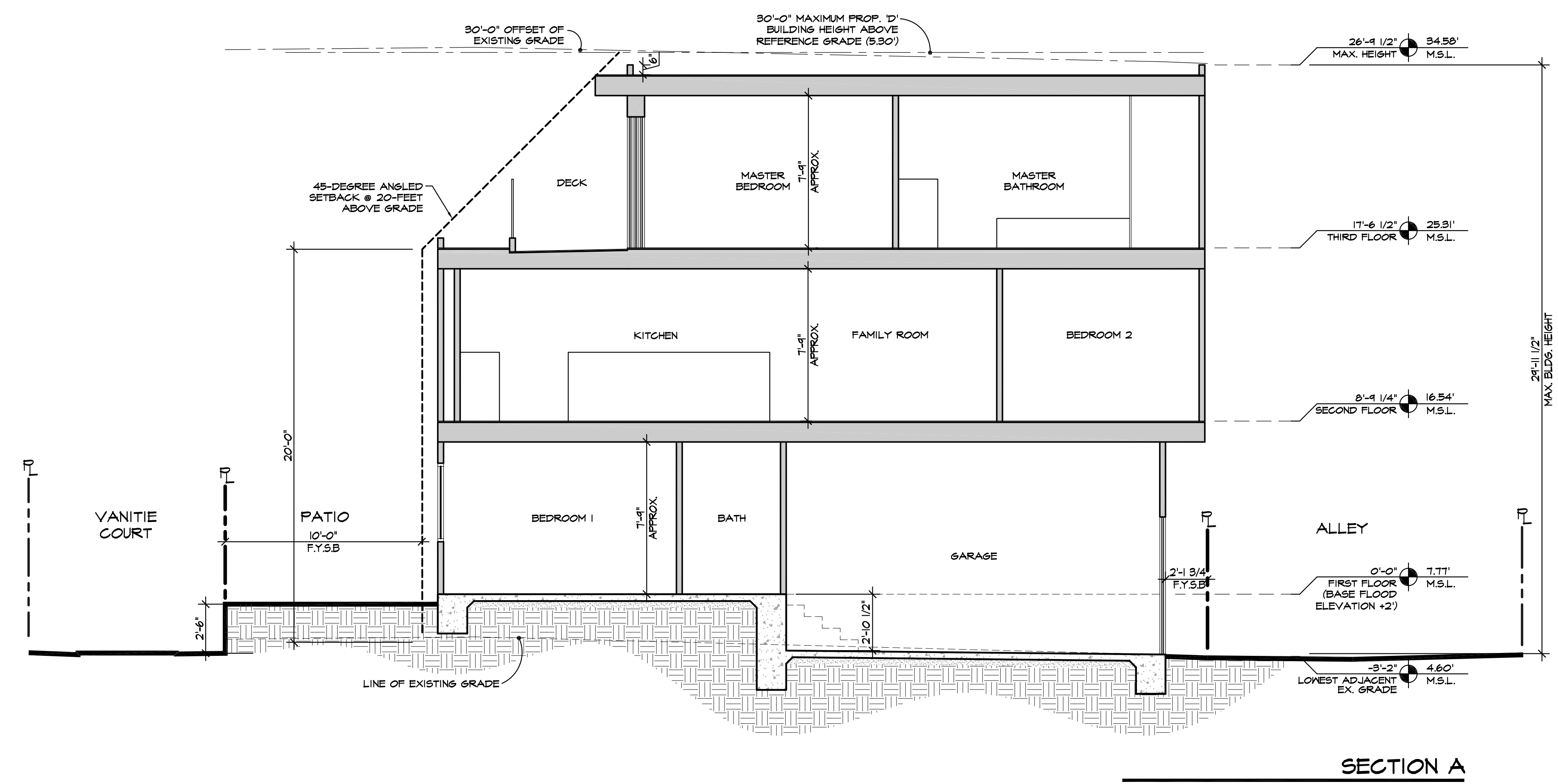
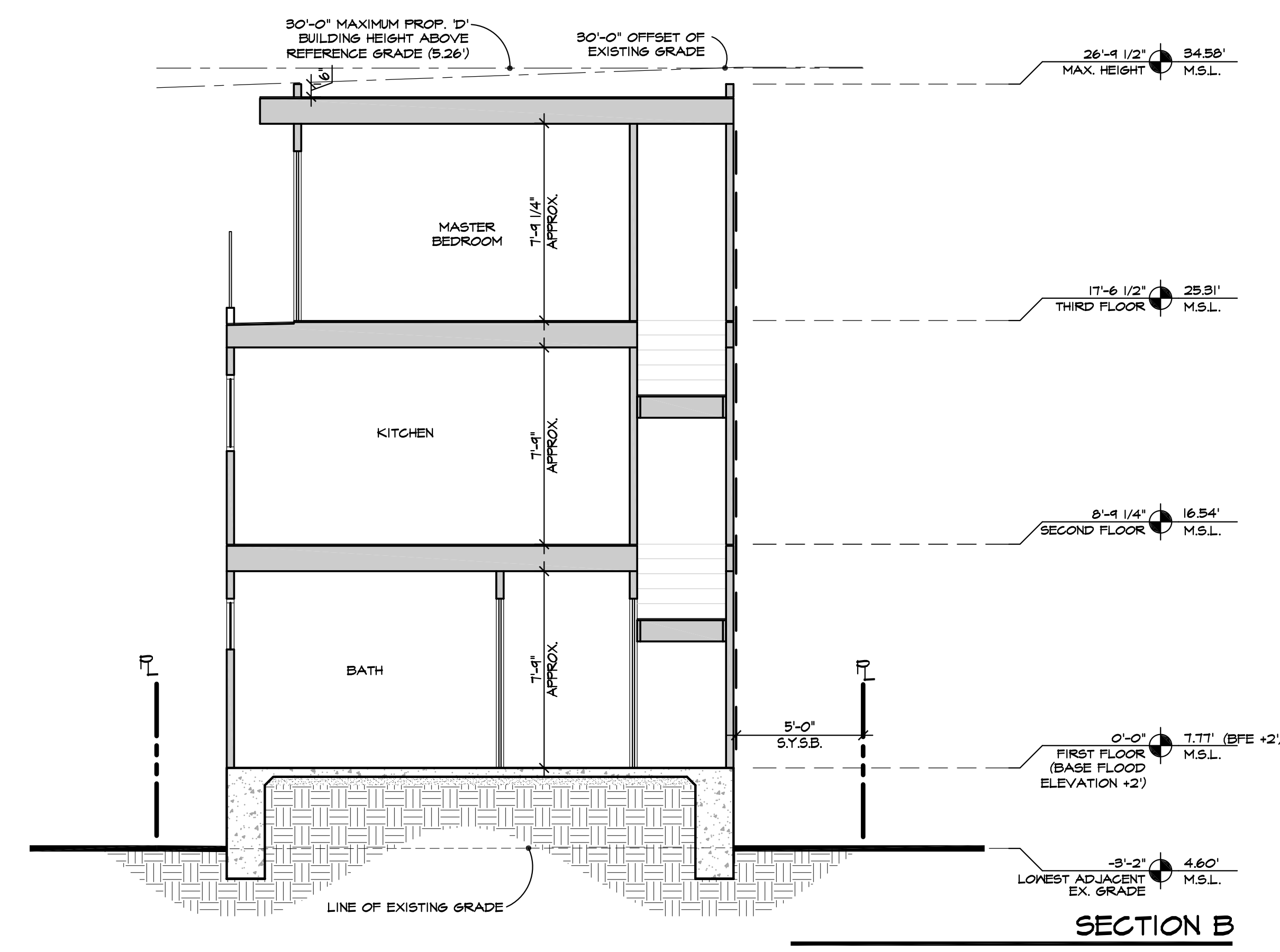


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DATE: 10-21-21 REV. DATE:

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BUILDING SECTIONS

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

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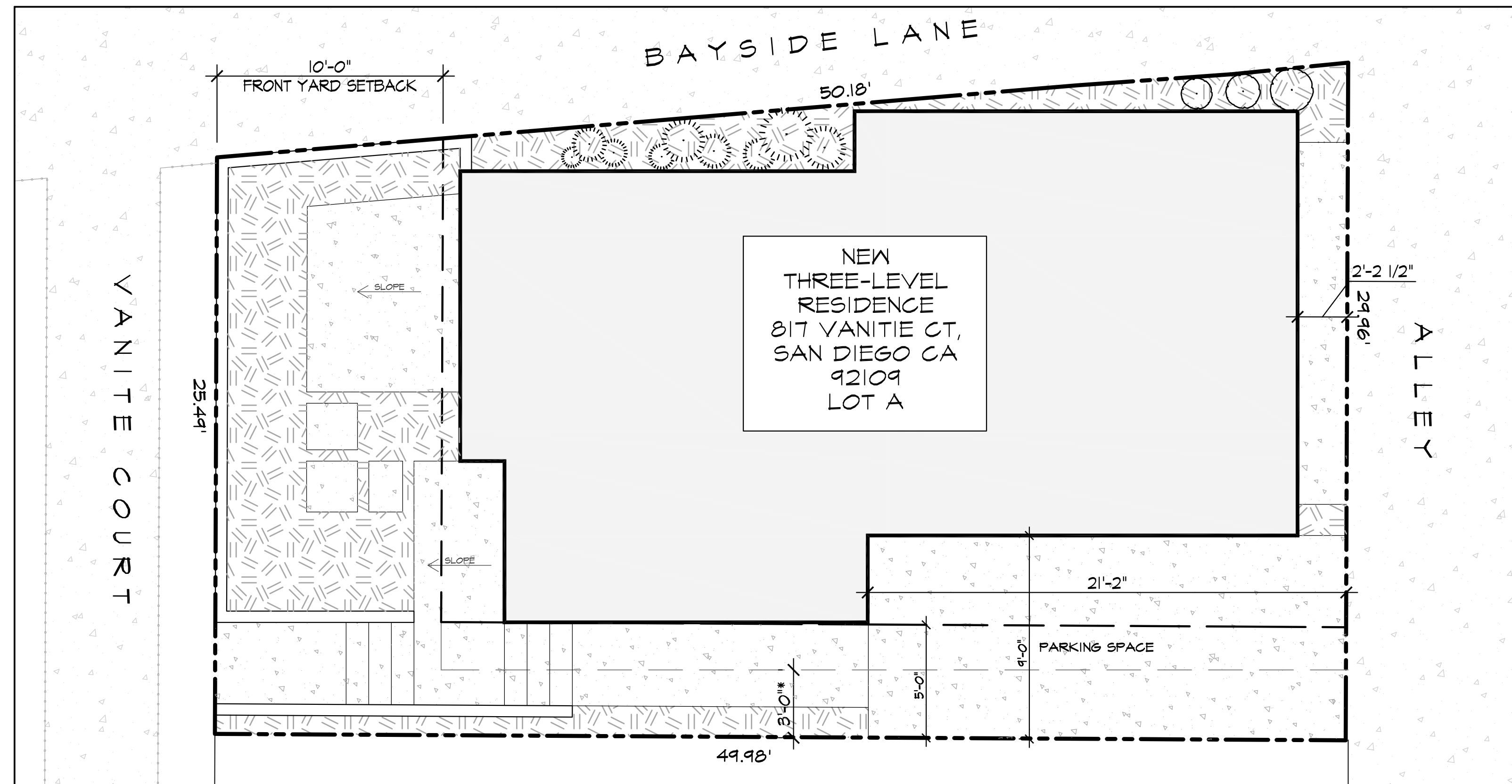


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LANDSCAPE NOTES:

1. ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; THE MISSION BEACH PLANNED DISTRICT; & ALL OTHER CITY & REGIONAL STANDARDS.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM (SPRAY) SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, & MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE (SDMG 142.0403).
3. LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS & PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCROACH OR OVERHANG INTO THE COURTS AND PLACES RIGHT-OF-WAY BELOW MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC-RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL (LDC 1513.0402(a)(2)).
4. MAINTENANCE: AS REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS & LITTER CONDITION & ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF PERMIT.
5. ALL LANDSCAPING & IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
6. ALL PLANTERS WITHIN PROPERTY NOT TO EXCEED 3'-0" IN HEIGHT.
7. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMG 142.0418(a)).
8. 100% OF ALL REQUIRED YARDS EXCEPT INTERIOR AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS, AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3'-0" IN HEIGHT AND PAVED AREAS (LDC 1513.0402(a)(1)).

SITE NOTES:

1. THIS PROJECT SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 152.0505(a).
2. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
3. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
4. PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW & EXISTING STRUCTURES VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4) MIN. SIZE OF NUMBERS SHALL BE 12".
5. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.

LANDSCAPING LEGEND *

SHRUBS:



FORM: VERTICAL SHRUB
FUNCTION: SCREENING
DIANELLA VARIEGATA
'TASMAN FLAX-LILY'
5 GAL. MIN.
EVERGREEN PERENNIAL
COLOR

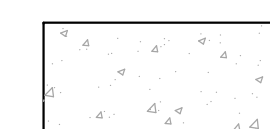


FORM: VERTICAL SHRUB
FUNCTION: SCREENING
CALLISTEMON
'BETTER JOHN'
5 GAL. MIN.
PERIMETER HEDGE

OPTIONAL ALTERNATIVE FOR SHRUBS:

LAVANDULA ANGUSTIFOLIA
ENGLISH LAVENDER - BROADLEAF
EVERGREEN

HARDSCAPE:



CONCRETE

GROUND COVER:



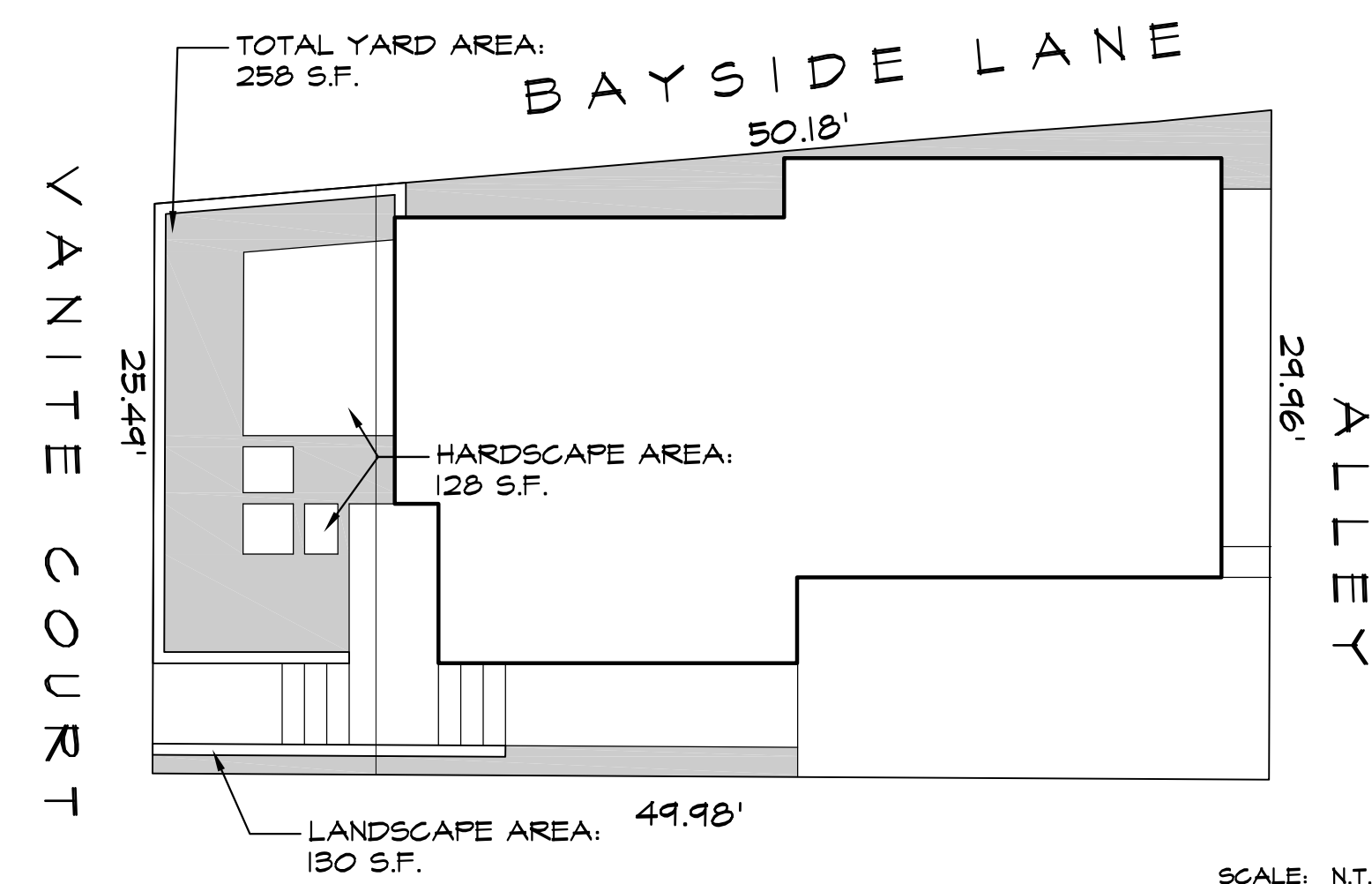
FORM: HORIZONTAL SHRUB
FUNCTION: GROUND COVER
MEYER ZOYSIA
PELAGONIUM PELTATUM
IVY GERANIUM
FLATS
ANNUAL COLOR

OPTIONAL ALTERNATIVES FOR GROUND COVER:

CYNODON DACTYLON
BERMUDAGRASS
FESTUCA ARUNDINACEA
TALL FESCUE

* NO PLANT SPECIES LISTED AS INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLAN COUNCIL, OR IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE. NO PLANT SPECIES LISTED AS 'NOXIOUS WEED' BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY.

LANDSCAPE REQUIREMENTS



ALL REQUIRED YARDS EXCEPT INTERIOR YARDS AND REAR YARDS SHALL BE LANDSCAPED WITH MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3 FEET IN HEIGHT AND PAVED AREAS.

LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS, WALKS, AND PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCROACH OR OVERHANG INTO THE COURTS, WALKS, AND PLACES RIGHT-OF-WAY BELOW A HEIGHT OF 8 FEET ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

LANDSCAPE CALCULATIONS:

TOTAL FRONT REQUIRED YARD AREA: 258 S.F.
TOTAL FRONT REQUIRED LANDSCAPED AREA: 130 S.F.
TOTAL FRONT REQUIRED HARDSCAPE AREA: 128 S.F.
50% TOTAL WALK YARD AREA (258 S.F.) = 129 S.F. (REQUIRED LANDSCAPE)
TOTAL LANDSCAPED WALK AREA (130 S.F.) > 129 S.F. REQ'D

SITE KEY

- INDICATES PROPERTY LINE
- INDICATES PROPERTY LINE

NOTE:
ALL PROPOSED LANDSCAPING IN REG. YARD AREAS SHALL BE MAINTAINED AT A HEIGHT OF 3' OR LOWER. ALL FRONT YARD WALLS TO BE NO GREATER THAN 3' IN HEIGHT.

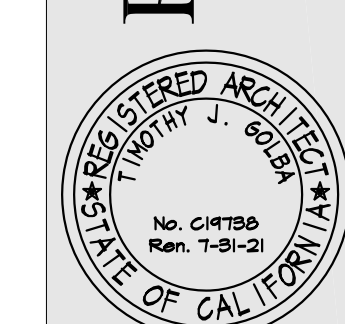
PROPOSED FLOOR PLANS

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



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