



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 8, 2019 REPORT NO. HO-19-043

HEARING DATE: May 15, 2019

SUBJECT: Vitale Residence Process Three Decision

PROJECT NUMBER: [583807](#)

OWNER/APPLICANT: Vitale Family Living Trust

SUMMARY

Issue: Should the Hearing Officer approve a remodel including the addition of a second and third story adding a total of 772 square feet to an existing 2,316-square-foot residence at 850 Isthmus Court in the Mission Beach Community Planning area?

Staff Recommendation: Approve Coastal Development Permit No. 2108562.

Community Planning Group Recommendation: On July 17, 2018, the Mission Beach Precise Planning Board voted 10-0-1 to recommend denial of the proposed project with recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301(e) (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 7, 2019, and the opportunity to appeal that determination ended February 22, 2019.

BACKGROUND

The project site is located at 850 Isthmus Court, east of Mission Bay Drive (Attachment 1) in the Mission Beach Planned District Residential South (MBPD-R-S) Zone, Coastal (Appealable Area), Coastal Height Limit, First Public Roadway, Parking (Beach) Impact, Residential Tandem Parking, and Transit Area, Transit Priority Area Overlay Zones of the Mission Beach Precise Plan and Local Coastal Program Addendum (Community Plan) area.

The project, as currently proposed, requires the processing of a Coastal Development Permit per SDMC Section 126.0704(a)(2) (Process 3) for improvements that would result in an increase of 10 percent or more of interior floor area or an increase in building height by more than 10 percent

where the structure is located between the sea and first public roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is the greater distance.

DISCUSSION

The project proposes a remodel including the addition of a second and third story adding a total of 772 square feet to an existing 2,316-square-foot residence on a 0.04-acre site. The proposed ground floor would include the living room, dining room, kitchen, half bathroom and garage. No change to the footprint of the first floor is proposed. The second floor expands over the first-floor roof by 84 square feet and consists of a bedroom, bathroom, and laundry. The third floor is new and consists of two-bedrooms, one-bathroom and wrap around terrace.

The Community Plan's land use designation for the project site is Residential (36 dwelling units per acre) (Attachment 2) and is zoned Mission Beach Planned District Residential South (MBPD-R-S). The project site can accommodate one dwelling unit based on the Community Plan land use designation and the residential zone.

The existing single dwelling unit was constructed in 1926. A historical assessment was performed, and City staff determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project site is surrounded by two and three-story single and multiple dwelling unit development (Attachment 3). The project site is located approximately 186-feet from Mission Bay and 998-feet from the Pacific Ocean and is located between the sea and the first public roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line. Isthmus Court at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted Mission Beach Precise Plan and Local Coastal Program.

The site is zero (0.0) feet above Mean Sea Level (MSL) but is not located within the 100-year floodplain. The proposed structure height of 29.67-feet is below the 30-foot height limit allowed by the Coastal Height Limitation Overlay Zone. The project as proposed will observe a front yard setback of 15 feet, street side setback of 0.66 feet, side yard setback of 10 feet, and rear yard setback of 6.5 feet.

The Community Plan's Residential Goals recommend the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The project will retain the existing structural footprint, observe the required setbacks, and the third story will step back observing the angled setbacks for interior yards as well as reducing bulk of the structure.

The building materials include stucco exterior, pitch clay tile roof above the first story and flat roof on the third story, wood doors and windows, vinyl guardrails. The project as proposed incorporates decks at the second and third levels as well as horizontal and vertical off setting planes and stepped back third story. The residence is harmonious with other two and three-story structures in the surrounding area.

Mission Beach Precise Planning Board reviewed the project at the July 17, 2018, meeting and recommend denial of the project based on five concerns:

1. Interior side yard step back (45-degree angled building plane)
2. Landscape tree placement
3. Fence height in the front yard
4. Floor Area Ratio, and
5. Lot coverage

LDR Planning has reviewed the concerns and found that the project is in conformance with the interior side yard step back, landscape placement, floor area ratio, and lot coverage. The existing fence structure will be conditioned in the permit to conform to the fence regulations.

Conclusion:

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

ALTERNATIVES

1. Approve Coastal Development Permit No. 2108562, with modifications.
2. Deny Coastal Development Permit No. 2108562, if the findings required to approve the project cannot be affirmed.

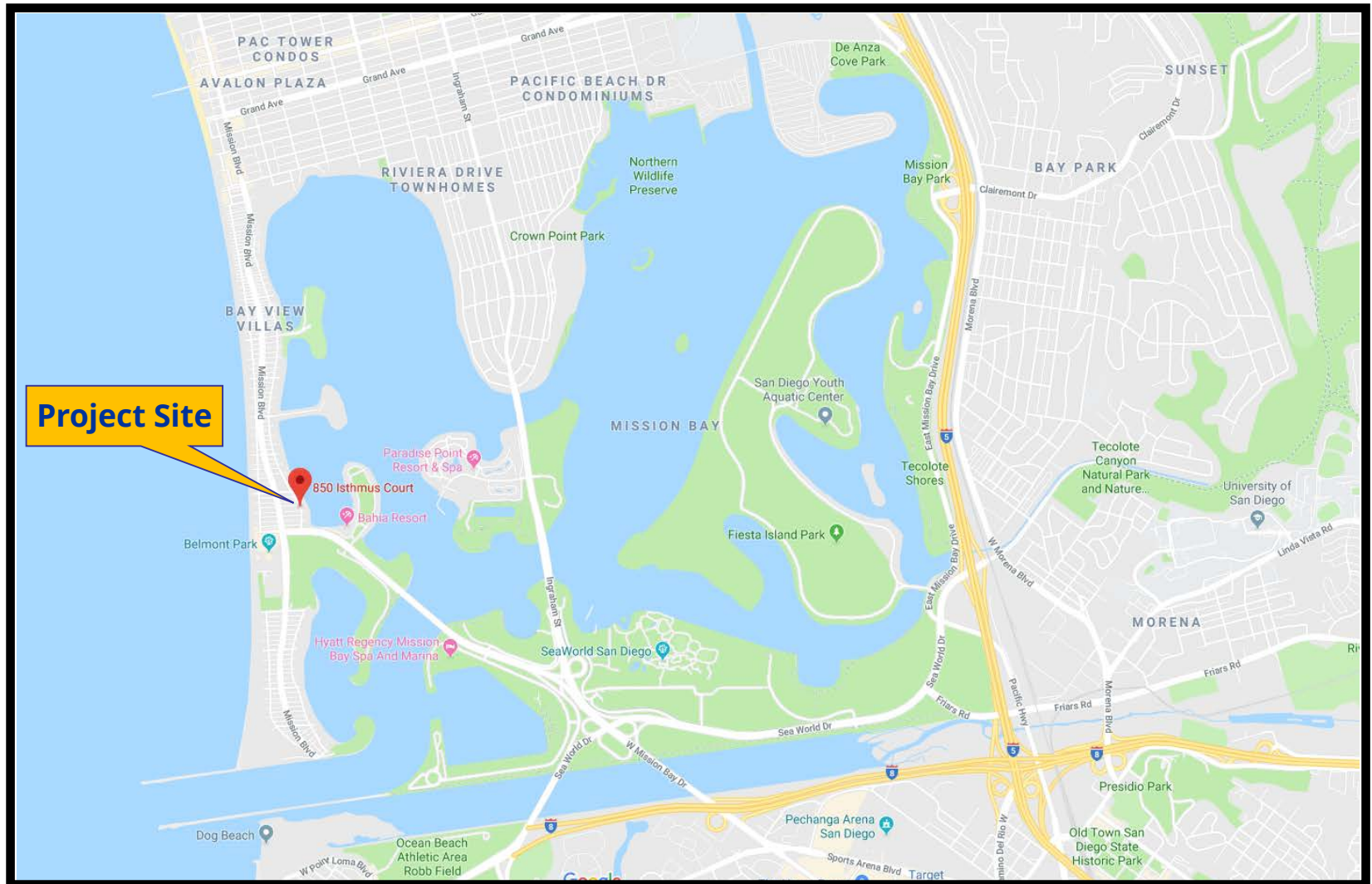
Respectfully submitted,

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

Karen Bucey, Development Project Manager

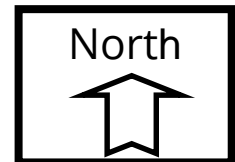
Attachments:

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



Project Location Map

Vitale Residence; Project No. 583807
850 Isthmus Court

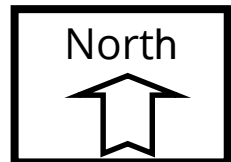






Aerial Photo

Vitale Residence; Project No. 583807
850 Isthmus Court



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2108562
VITALE RESIDENCE PROJECT NO. 583807

WHEREAS, James Vitale and Jodi L. Vitale, Trustees of the VITALE FAMILY LIVING TRUST dated February 21, 2003, Owner/Permittee, filed an application with the City of San Diego for a remodel of an existing dwelling unit, including the addition of a second and third story, adding a total of 772 square feet to the existing 2,316-square-foot residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2108562), on portions of a 0.04-acre site;

WHEREAS, the site is located at 850 Isthmus Court in the Mission Beach Planned District, Residential (MBPD-RS) Zone, Coastal (Appealable Area), Coastal Height Limit, First Public Roadway, Parking (Beach) Impact, Residential Tandem Parking, Transit Area, Transit Priority Area Overlay Zones of the Mission Beach Precise Plan and Local Coastal Program Addendum (MBPP) Area;

WHEREAS, the site is legally described as Parcel 2 of parcel Map No. 18584, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the Office of the County Recorder of San Diego County, November 17, 2000;

WHEREAS, on February 22, 2019 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301(e);

WHEREAS, on May 15, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2108562 pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated May 15, 2019:

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 proposed project is a whole dwelling remodel, including second and third story additions, totaling 772 square feet to an existing 2,316-square-foot residence. No change in the building footprint is proposed. The 0.04-acre site is located at 850 Isthmus Court, approximately 186-feet from Mission Bay and 998-feet from the Pacific Ocean and is located between the sea and the first public roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line.

Isthmus Court at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted Mission Beach Precise Plan and Local Coastal Program. The proposed structure height of 29.67-feet is in conformance with the Coastal Height Limitation Overlay Zone maximum of thirty-feet. The project footprint will remain unchanged and observes a front yard setback of 15 feet, street side setback of 0.66 feet, side yard setback of 10 feet, and rear yard setback of 6.5 feet. The third story will observe the angled setbacks for interior yards.

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

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

The 0.04-acre site located at 850 Isthmus Court is fully developed, is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area and does not contain any other type of environmental sensitive lands, as defined in SDMC Section 113.0103. The Environmental Analysis Section conducted an environmental review of this site and determined that, in accordance with the California Environmental Quality Act Guidelines Section 15162(a), The proposed activity is exempt from CEQA pursuant to Section 15301(e) (Existing facilities) of the State CEQA Guidelines. Therefore, it has been determined that the project does not

contain environmentally sensitive lands and would not adversely affect environmentally sensitive lands.

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 proposed project is a whole dwelling remodel and second and third story additions totaling 772 square feet to an existing 2,316-square-foot residence. No change in the building footprint is proposed. The 0.04-acre site is located at 850 Isthmus Court, approximately 186-feet from Mission Bay and 998-feet from the Pacific Ocean and is located between the sea and the first public roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line.

Isthmus Court at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted Mission Beach Precise Plan and Local Coastal Program. The project will retain the existing structural footprint, observe the required setbacks, and the third story will step back observing the angled setbacks for interior yards as well as reducing bulk of the structure.

The Mission Beach Precise Plan land use designation for the site is Residential (36 dwelling units per acre) and is zoned Mission Beach Planned District Residential South (MBPD-R-S). The single dwelling unit on the 0.04-acre site is consistent with the land use designation and implementing zone.

The Mission Beach Precise Plan Residential Goals calls for permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The property as designed will retain the structural footprint. The structure will step back the new third floor in conformance with the angled setbacks and add a terrace to break up the massing, provide façade articulation, and add visual interest. The proposed building height of 29.67-feet is within the Coastal Height Limitation maximum of 30-feet. The proposed Floor Area Ratio is 1.1, taking into account a 200-square-foot garage allowance, and is consistent with the zone.

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

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 proposed project is a whole dwelling remodel with second and third story additions totaling 772 square feet to an existing 2,316-square-foot residence. The 0.04-acre site is located at 850 Isthmus Court, approximately 186-feet from Mission Bay and 998-feet from the Pacific Ocean and is located between the sea and the first public roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line.

Public access to Mission Beach is provided 186-feet eastward of the site and public access to the Pacific Ocean is provided 998-feet westward of the site from Isthmus Court pedestrian pathway. Additional public accessways are available from east and west running courts and places in the community. East and westward oriented pedestrian accessways terminate in either Bayside Walk at Mission Bay or Ocean View Walk at the Pacific Ocean. The walks allow unobstructed public access and views to and along the beach and ocean. The project site is surrounded by two and three-story single and multiple dwelling unit development. The project will be maintained in the existing footprint and there is no existing physical access used by the public or any public access identified in the MBPP on, or through, the site. As such, the project will not encroach upon any existing or proposed physical access way legally utilized by the public. Therefore, the development is in conformity 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 the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2108562 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. 2108562 a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: May 15, 2019
IO#: 24007529

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: 24007529

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2108562
VITALE RESIDENCE PROJECT NO. 583807
DEVELOPMENT SERVICES DEPARTMENT

This Coastal Development Permit No. 2108562 is granted by the Hearing Officer of the City of San Diego to James Vitale and Jodi L. Vitale, Trustees of the VITALE FAMILY LIVING TRUST dated February 21, 2003, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.04-acre site is located at 850 Isthmus Court in the Mission Beach Planned District Residential South (MBPD-R-S) Zone, Coastal (Appealable Area), Coastal Height Limit, First Public Roadway, Parking (Beach) Impact, Residential Tandem Parking, Transit Area, and Transit Priority Area Overlay Zones of the Mission Beach Community Plan Area. The project site is legally described as Parcel 2 of parcel Map No. 18584, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the Office of the County Recorder of San Diego County, November 17, 2000.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a remodel including the addition of a second and third story adding a total of 772-square feet to an existing 2,316-square-foot residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 15, 2019, on file in the Development Services Department.

The project shall include:

- a. The remodel of an existing 2,316 square foot residence and the addition of two floors totaling 772 square feet. Project also includes wrap around balconies/terraces; and
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 11, 2022.
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 construction permits. The Owner/Permittee is informed that to secure these permits, substantial construction 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.

AIRPORT REQUIREMENTS:

13. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the construction plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No

Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

14. The project proposes to export 10-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"), per current edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The Owner/Permittee shall construct a curb ramp at the west intersection of Isthmus Court and Bayside Lane, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes.

16. 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.

GEOTECHNICAL REQUIREMENTS:

17. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report that includes a liquefaction evaluation prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit 'A,' the Mission Beach Planned District Ordinance, the Mission Beach Community Plan, and the Land Development Manual - Landscape Standards.

19. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

21. 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. Landscaping materials shall not encroach or overhang into the Courts and Places right-of-way below a height of 8-ft. above the finish surface or finish grade, as measured at the trunk [§1513.0402(a)(2)].

PLANNING/DESIGN REQUIREMENTS:

22. The entire premises shall be brought into, and maintain, compliance with fence regulations of the SDMC Section 1513.0401.

23. Prior to the issuance of construction permits, the owner/permittee shall record a Deed Restriction preserving a visual corridor of a minimum of 13'-6" wide along the setback on Isthmus Court, in accordance the requirements of SDMC Section 132.0403(b).

24. The project shall be compliance with the underlying zone unless a deviation or variance to a specific regulation is approved or granted as a condition of this approval of this permit. Where there is a conflict between a condition of the permit (including exhibits) and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation of variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

25. The height of the building shall not exceed the 3-foot Coastal Height Limitation and the exhibits or the maximum permitted building height of the underlying zone, whichever is lower.

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 under construction and the and the permitted height allowed by this permit or the underlying zone and/or regulations.

27. Any future development shall be reviewed for conformance with this permit and the underlying zone.

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 May 15, 2019 and [Approved Resolution Number].

DRAFT

Permit Type/PTS Approval No.: Coastal Development Permit No. 2108562
Date of Approval: May 15, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
Development Project Manager

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

The undersigned 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.

**JAMES VITALE, TRUSTEE OF THE VITALE FAMILY
LIVING TRUST DATED FEBRUARY 21, 2003**

Owner/Permittee

By _____
James Vitale
Trustee

**JODI L. VITALE, TRUSTEE OF THE VITALE FAMILY
LIVING TRUST DATED FEBRUARY 21, 2003**

Owner/Permittee

By _____
Jodi L. Vitale
Trustee

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

NOTICE OF EXEMPTION

Attachment 6

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

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

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

FILED
Ernest J Dronenburg, Jr. Recorder County Clerk

PROJECT NO.: 583807

PROJECT TITLE: Vitale Residence CDP

MAR 06 2019

PROJECT LOCATION-SPECIFIC: 850 Isthmus Court, San Diego, CA 92109

BY 
DEPUTY

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A COASTAL DEVELOPMENT PERMIT (CDP) for a first, second and third story addition totaling 772 square feet to an existing two-story 1,144 square-foot single family residence with attached garage. The 0.04-acre site is located in the Mission Beach Planned District Residential Southern Subdistrict (MBPD-R-S) in the Coastal Overlay Zone (Appealable), within the Mission Beach Community Plan and Council District 2.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Jim and Jodi Vitale, 1795 Lotus Lane, El Cajon,
CA 92021; 619-447-1700.

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL
☐ DECLARED EMERGENCY
☐ EMERGENCY PROJECT
☒ CATEGORICAL EXEMPTION: SECTION 15301(E): EXISTING FACILITIES

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Section 15301(e) of CEQA Guidelines. Section 15301(e) applies to additions to existing structures provided the addition will not result in an increase of more than 50% of the structure before the addition or 2,500 square feet, whichever is less. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Brunette

TELEPHONE: (619) 446-5379

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA


MARK BRUNETTE, SENIOR PLANNER

FEBRUARY 25, 2019
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on MAR 06 2019

Posted MAR 06 2019 Removed

Returned to agency on

Deputy 

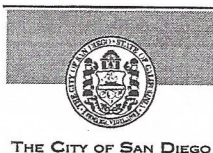


City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 1

Project Name: Vitale Residence - CDP		Project Number: 583807		Distribution Date: 2/22/2018	
Project Scope/Location: MISSION BEACH: (Process 3) Coastal Development Permit for an existing two story single family residence to remodel the first and second floor and construct a new third floor for a total square footage of 2,116-square-feet located at 850 Isthmus Court. The 0.04-acre site is in the MBPD-R-S zone of the Mission Beach Planned District area, located the Coastal (Appealable) overlay zone within the Mission Beach Community Plan. Council District 2.					
Applicant Name: Spencer, Scott			Applicant Phone Number: 858-717-0668		
Project Manager: Bucey, Karen		Phone Number: (619) 446-5049	Fax Number: (619) 321-3200	E-mail Address: KBucey@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): <div style="text-align: center; font-size: 1.5em; color: blue;">See attachment</div>					
<i>Attach Additional Pages If Necessary.</i>			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



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

Community Planning Committee Distribution Form Part 2

Project Name: Vitale Residence - CDP		Project Number: 583807	Distribution Date: 2/22/2018
Project Scope/Location: MISSION BEACH: (Process 3) Coastal Development Permit for an existing two story single family residence to remodel the first and second floor and construct a new third floor for a total square footage of 2,116-square-feet located at 850 Isthmus Court. The 0.04-acre site is in the MBPD-R-S zone of the Mission Beach Planned District area, located the Coastal (Appealable) overlay zone within the Mission Beach Community Plan. Council District 2.			
Applicant Name: Spencer, Scott		Applicant Phone Number: 858-717-0668	
Project Manager: Bucey, Karen	Phone Number: (619) 446-5049	Fax Number: (619) 321-3200	E-mail Address: KBucey@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Deny	Members Yes 10	Members No 0	Members Abstain 1
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Mike Meyer		TITLE: Plan Reviewer	
SIGNATURE: MIKE MEYER		DATE: 7-21-18	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
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.			

Vitale Residence 583807

1. Interior Side yard existing structure on this property is zero on west side. Existing two story structure has no setback.

Proposed is to build on third floor interior side yard (not the alley interior side yard).

Sun, light area are the reason for interior side yard setback. The railing along the west side observes no setback and continue to be built on zero lot line. Total violation. Plus the structure five foot rule needs to followed for the whole building down to the ground for new construction. The proposed to build the five foot setback on the third floor.

1513.0304 (c) (3) (A) and (B)

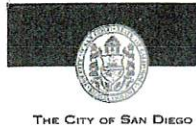
The interior side yard setback applies to the whole building. Since the building has zero lot line. The board has voted that the structure should observe the (B) (I). Since this is more restrictive that a five foot using the three foot and above 20 feet must observe 45 degrees.. Thus the structure should observe a 45 degree setback after 20 feet, three feet from the property line. (for sun, light and air, compared to a straight up as proposed from five feet from property line.

2. Landscaping- Trees need to be moved to 4-5 from building. 1513.0402 (a) (2)

3. Fences. Fence in the front yard is four feet high plus metal railing on top another foot. Fence need to not exceed three foot in height. 1513.0401 (a) and (b). Needs to be lowered.

4. Square footage of building. Building plans indicated that the building uses all the maximum square feet allowed for this property. $1742 \text{ lot size} \times 1.1 = 1916$
But the front page of building indicate that he is counting 200 feet for garage. The garage is 19 times 9 feet. So the garage is 171. Building is 29 square feet over the 1.1 FAR. 1513.0304 (g) (1) and (2) Floor area ratio.

5. Lot coverage- The has zero lot line one side. Plus it has a over hang on third floor on the new construction on the alley side. Over hangs count in lot coverage. Would like the city to re-calculate the lot coverage again using the 65% maximum. 1513.0304 (f) Lot coverage.



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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

THE VITALE RESIDENCE

Project Address:

850 ISTHMUS COURT, SAN DIEGO, CA 92021

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). **A signature is required of at least one of the property owners.** Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

Jodi Vitale

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

1795 Lotus Lane

City/State/Zip:

El Cajon, CA

Phone No:

619-447-1700

Fax No:

Signature:

Jodi Vitale

Date:

5/11/17

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

JAMES Vitale

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

1795 Lotus Ln.

City/State/Zip:

EL Cajon CA.

Phone No:

619 447-1700

Fax No:

Signature:

James Vitale

Date:

5/11/17

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

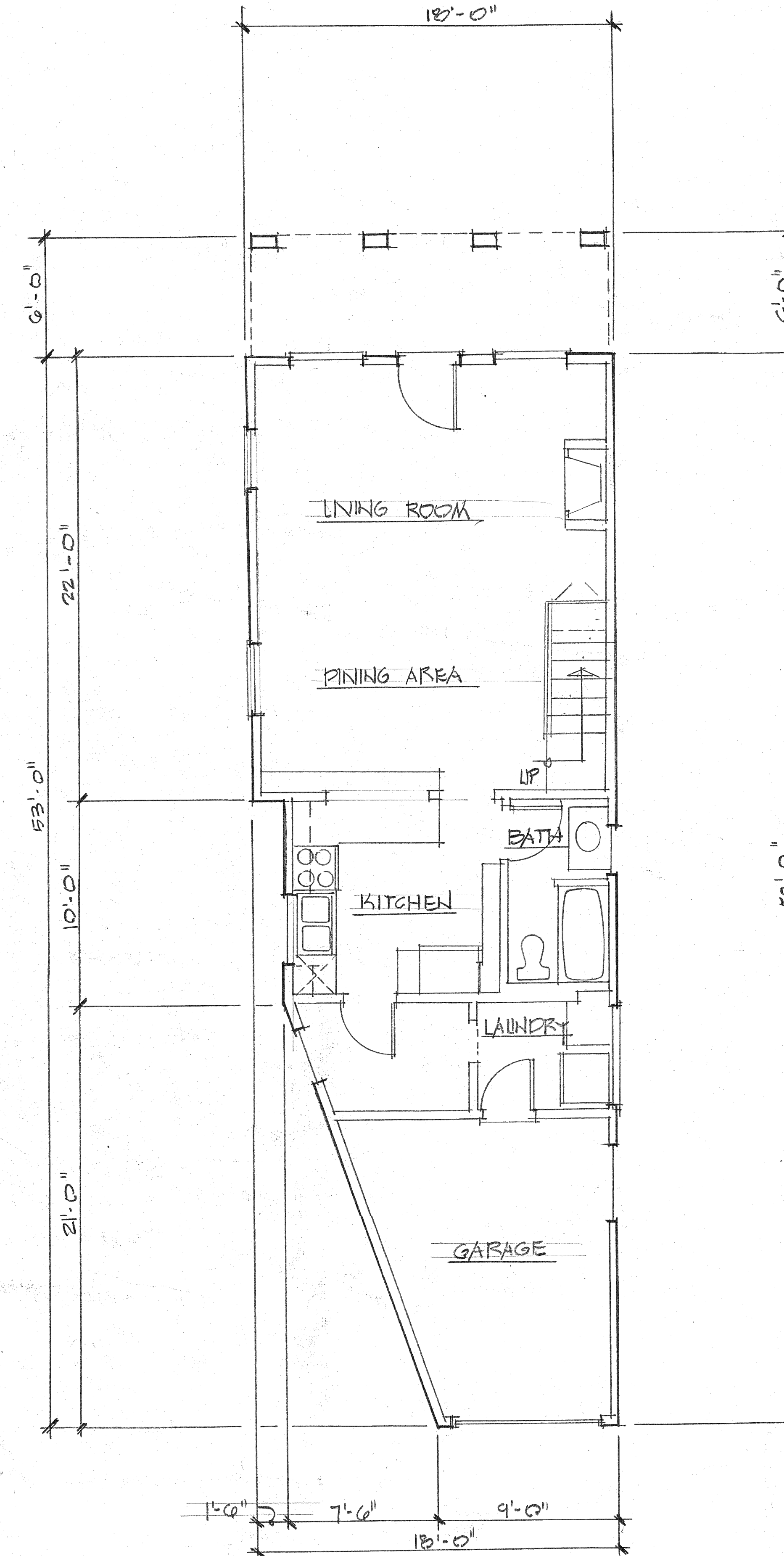
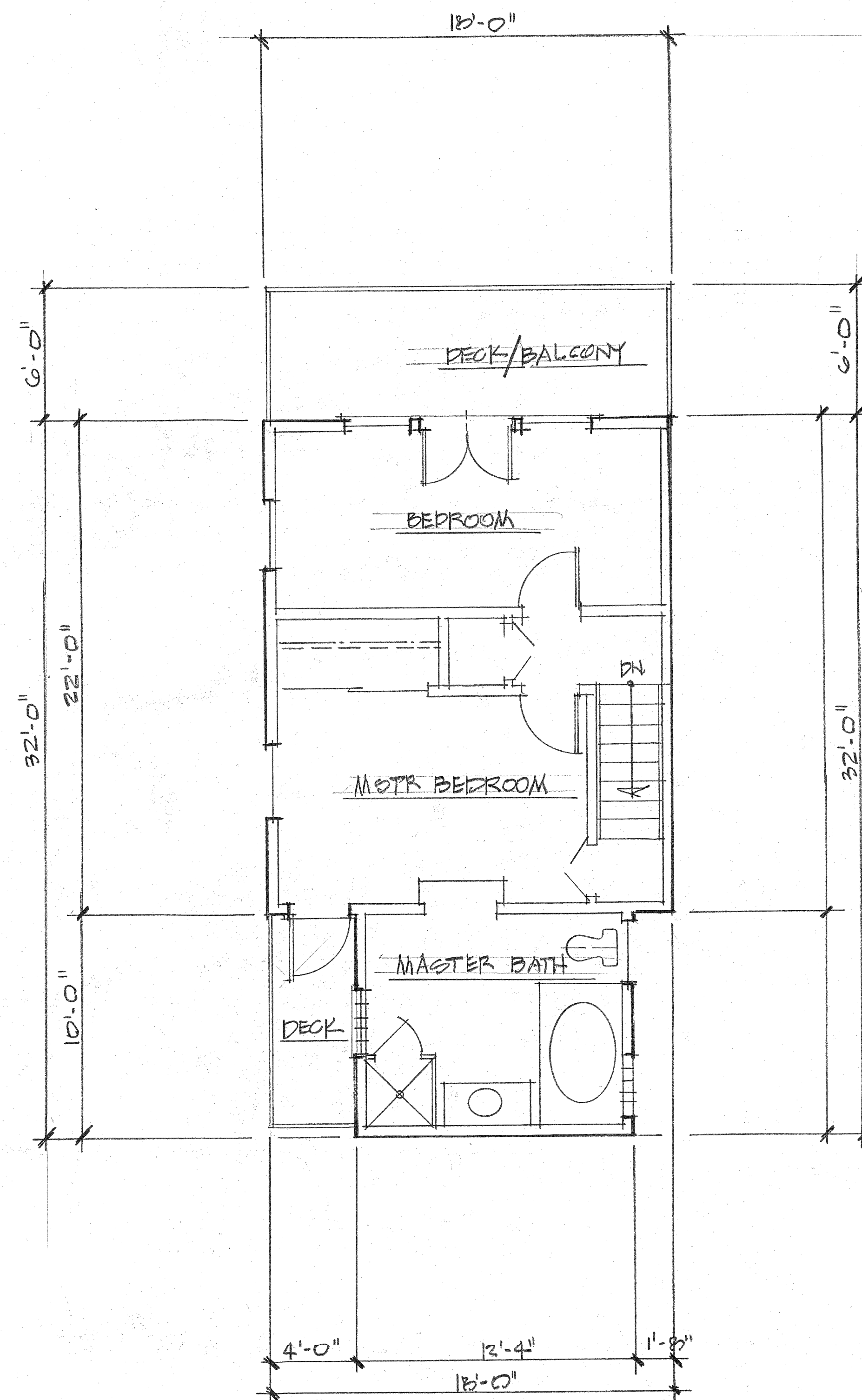
City/State/Zip:

Phone No:

Fax No:

Signature:

Date:



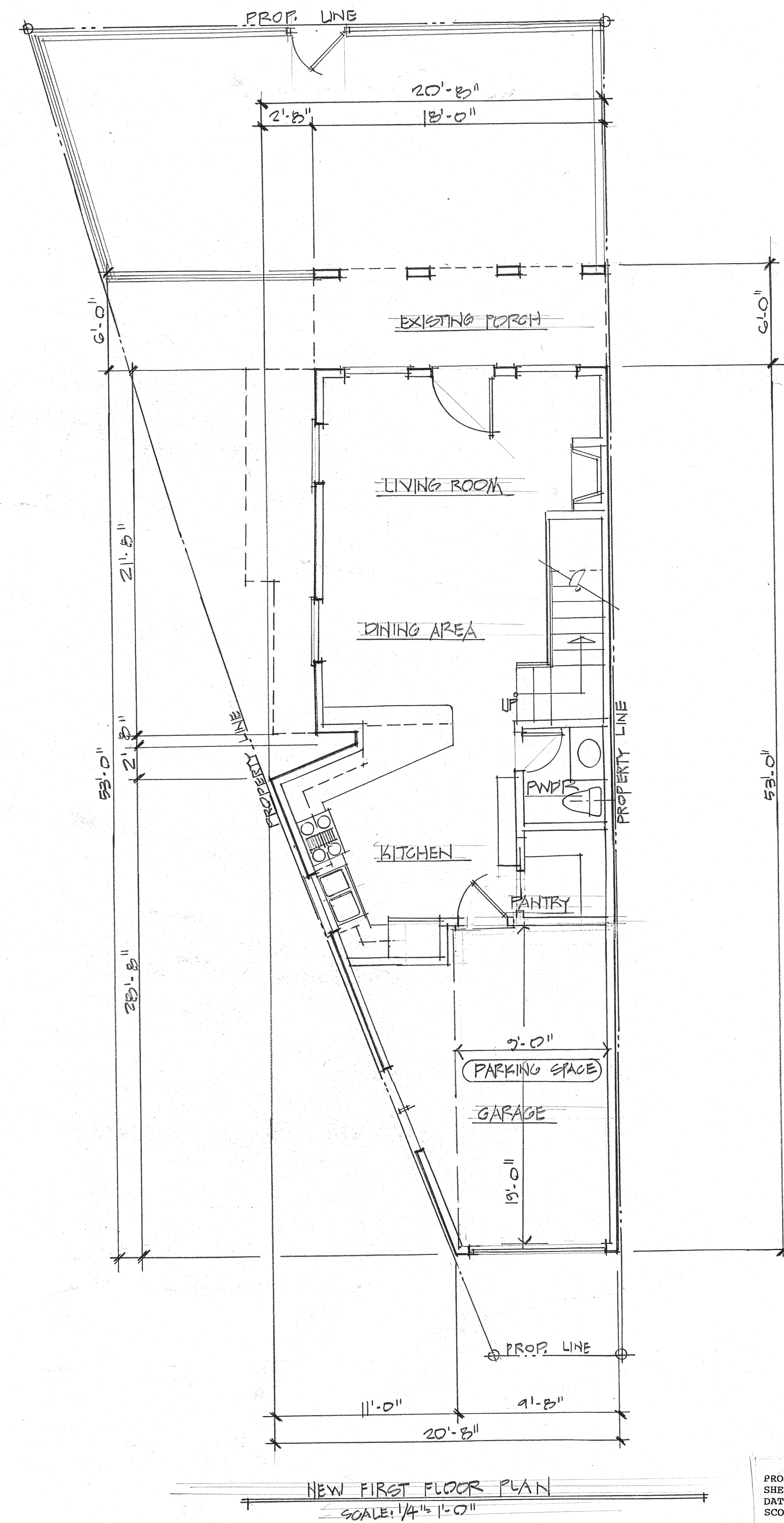
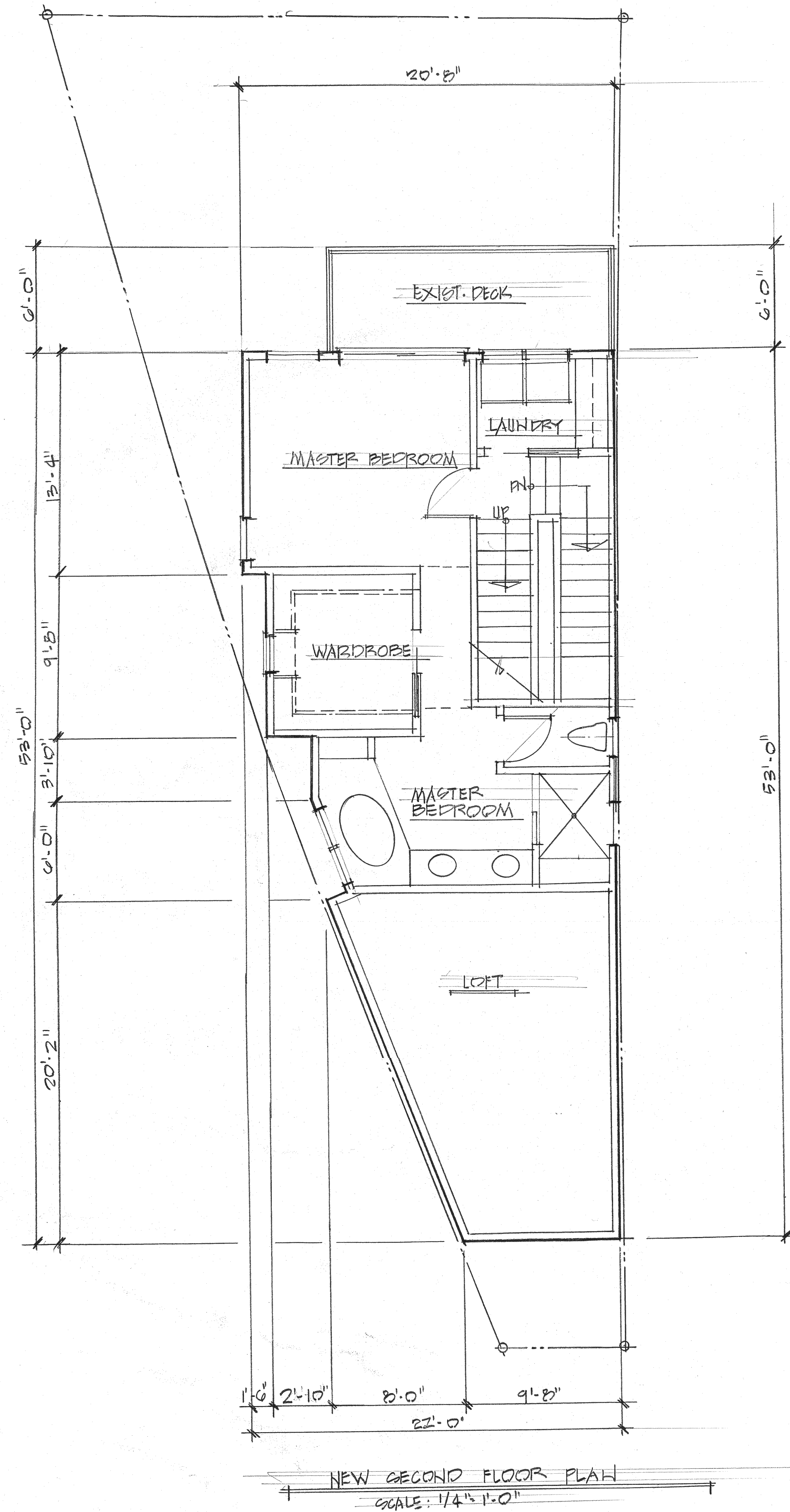
TITLE BLOCK INFO
 PROJECT: THE VITALE RESIDENCE
 SHEET TITLE: EXISTING PLANS
 DATE: NOV. 15, 2017
 SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

ARCHITECT: SCOTT A. SPENCER
 PH: 858-459-8898
 CIVIL ENGINEER:
 LANDSCAPE ARCHITECT
 GEOLOGIC HAZARD CATEGORY 31
 APN: 423-671-35
 OWNERS: JIM & JODI VITALE
 TYPE OF CONSTR: V-B OCCUPANCY: R-3/ U ZONE MBPD-RS
 SITE AREA: 1742 SF.
 EXIST. USE: SFR. PROPOSED USE: SFR.

SHT. NO: 3
 SET OF 7
 REVISIONS:
 1. 5.15.2018
 2. 12.21.2018

Scott A. Spencer & Associates

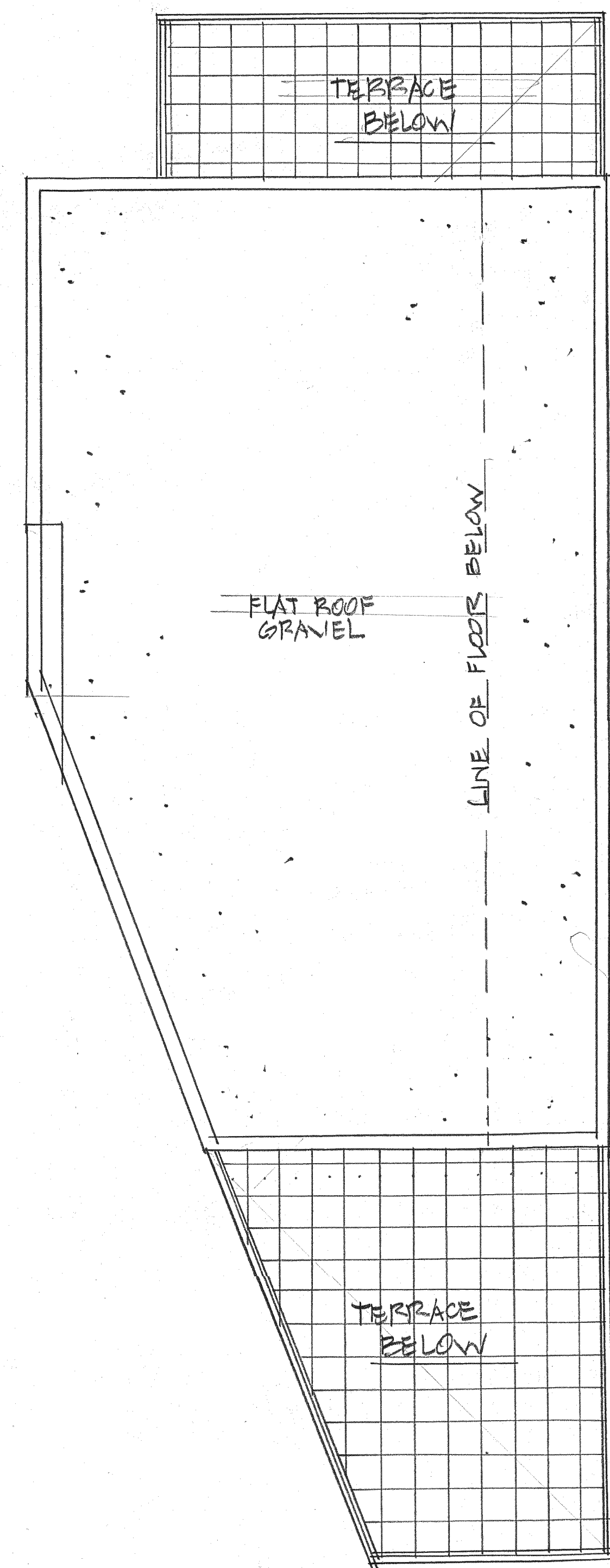
1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037
 (858) 459-8896 (Fax) 459-8896



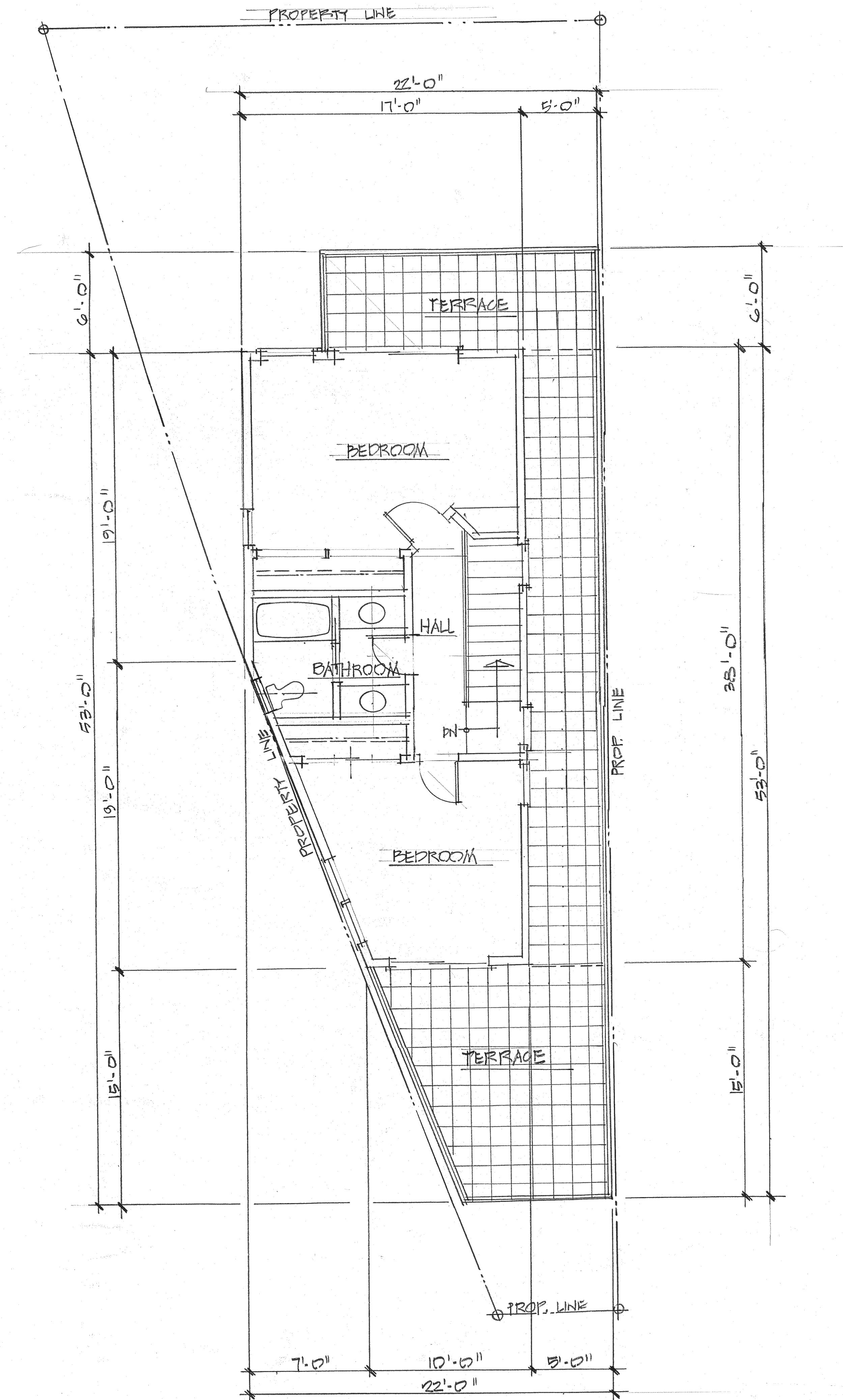
TITLE BLOCK INFO		SHT. NO. 3
PROJECT: THE VITALE RESIDENCE	PH: 858-459-8898	SHT. 3 OF 7
SHEET TITLE: FLOOR PLANS - NEW	DATE: NOV. 1, 2017	REVISIONS: 7
LEGAL: PARCEL 2 - Map # 248526	APN: 423-671-35	
OWNERS: JIM & JODI VITALE	TYPE OF CONSTR: V-B	OCCUPANCY: R-3/ U
SITE AREA: 1742 SF.	EXIST. USE: SFR.	PROPOSED USE: SFR.
ARCHITECT: SCOTT A. SPENCER	CIVIL ENGINEER:	LANDSCAPE ARCHITECT
GEOLOGIC HAZARD CATALOGY	31	
5-15-2018	12-21-2018	

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037
(858) 459-8898 (Fax) 459-8901



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



NEW THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

TITLE BLOCK INFO
PROJECT: THE VITALE RESIDENCE
SHEET TITLE: FLOOR & ROOF PLAN
DATE: NOV. 1, 2017
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

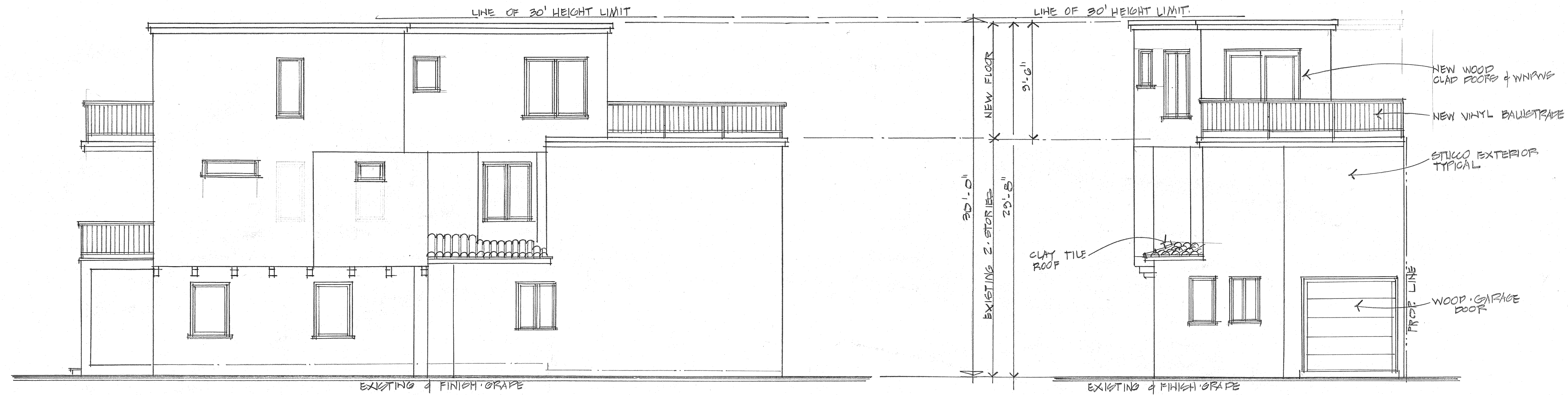
ARCHITECT: SCOTT A. SPENCER
PH: 858-459-8898
CIVIL ENGINEER:
LANDSCAPE ARCHITECT
GEOLOGIC HAZARD CATEGORY 31
LEGAL: PARCEL 2- Map # 248526
APN: 423-671-35
OWNERS: JIM & JODI VITALE
TYPE OF CONSTR: V-B OCCUPANCY: R-3/ U ZONE MBPD-RS
SITE AREA: 1742 SF.
EXIST. USE: SFR. PROPOSED USE: SFR.

SHT. NO: 4
SHT. 1 OF 7
REVISIONS: 7

5-15-2018
12-21-2018

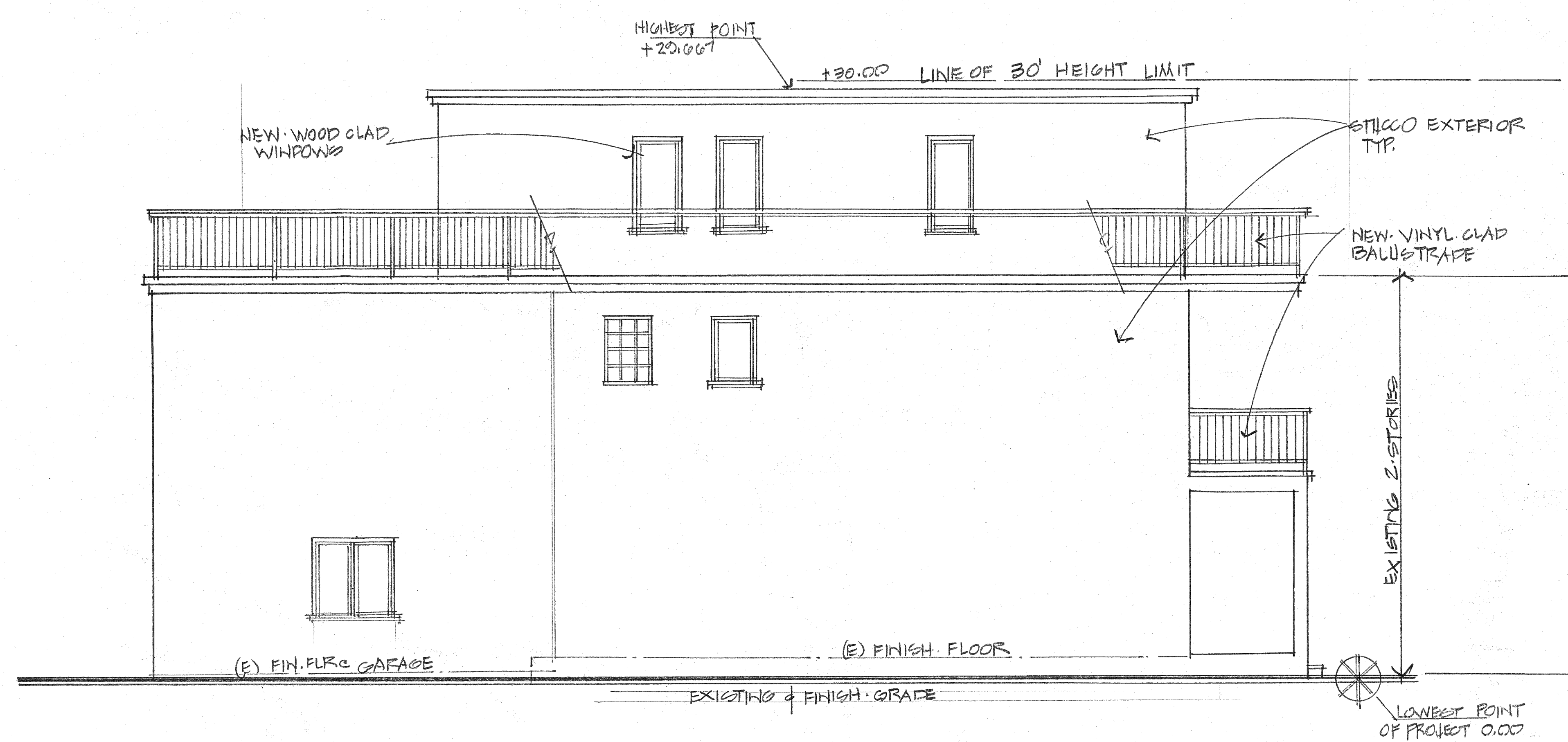
Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037
(858) 459-8898 (Fax) 459-8901

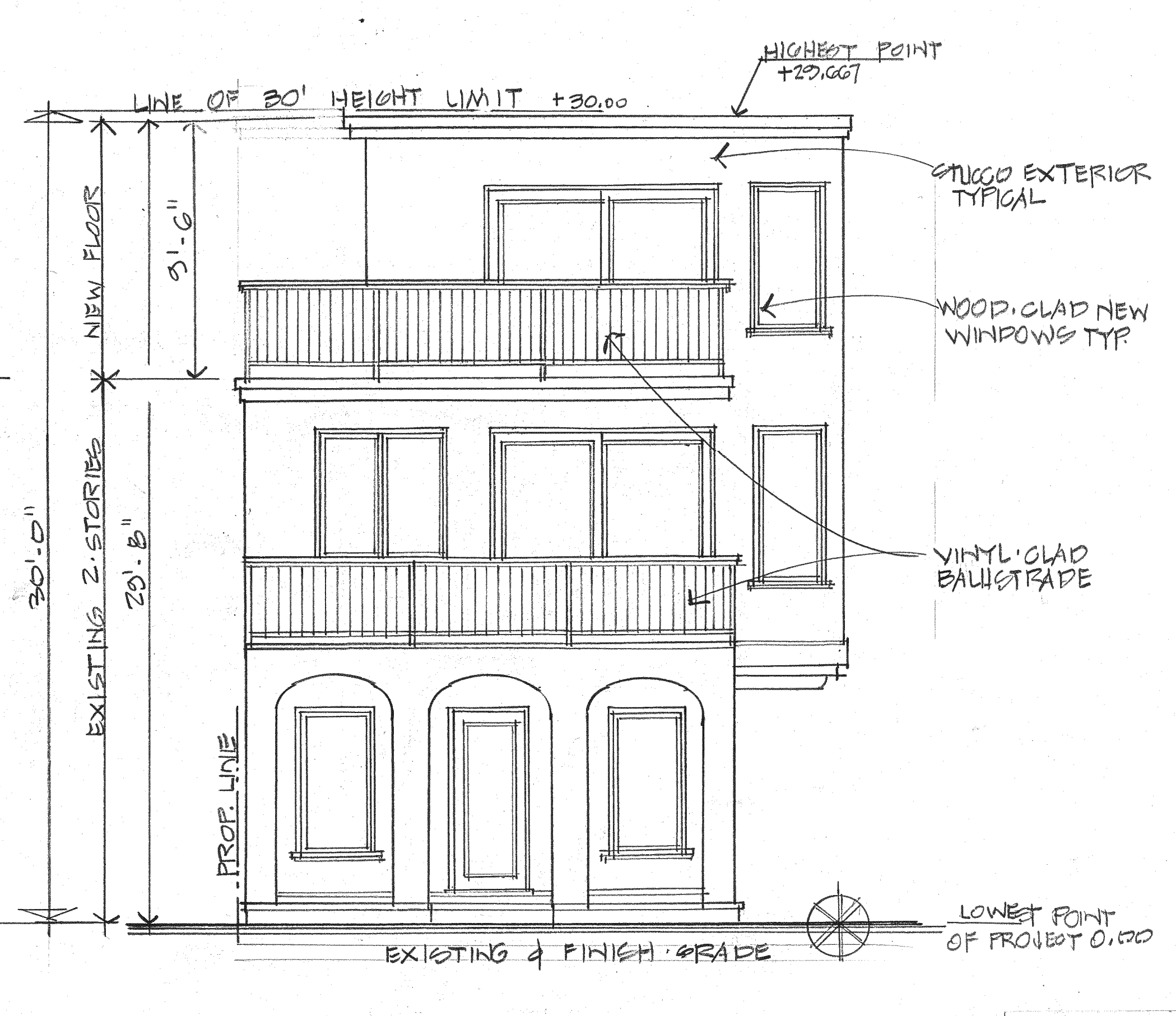


SIDE - EAST ELEVATION
SCALE: 1/4" = 1'-0"

REAR - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SIDE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



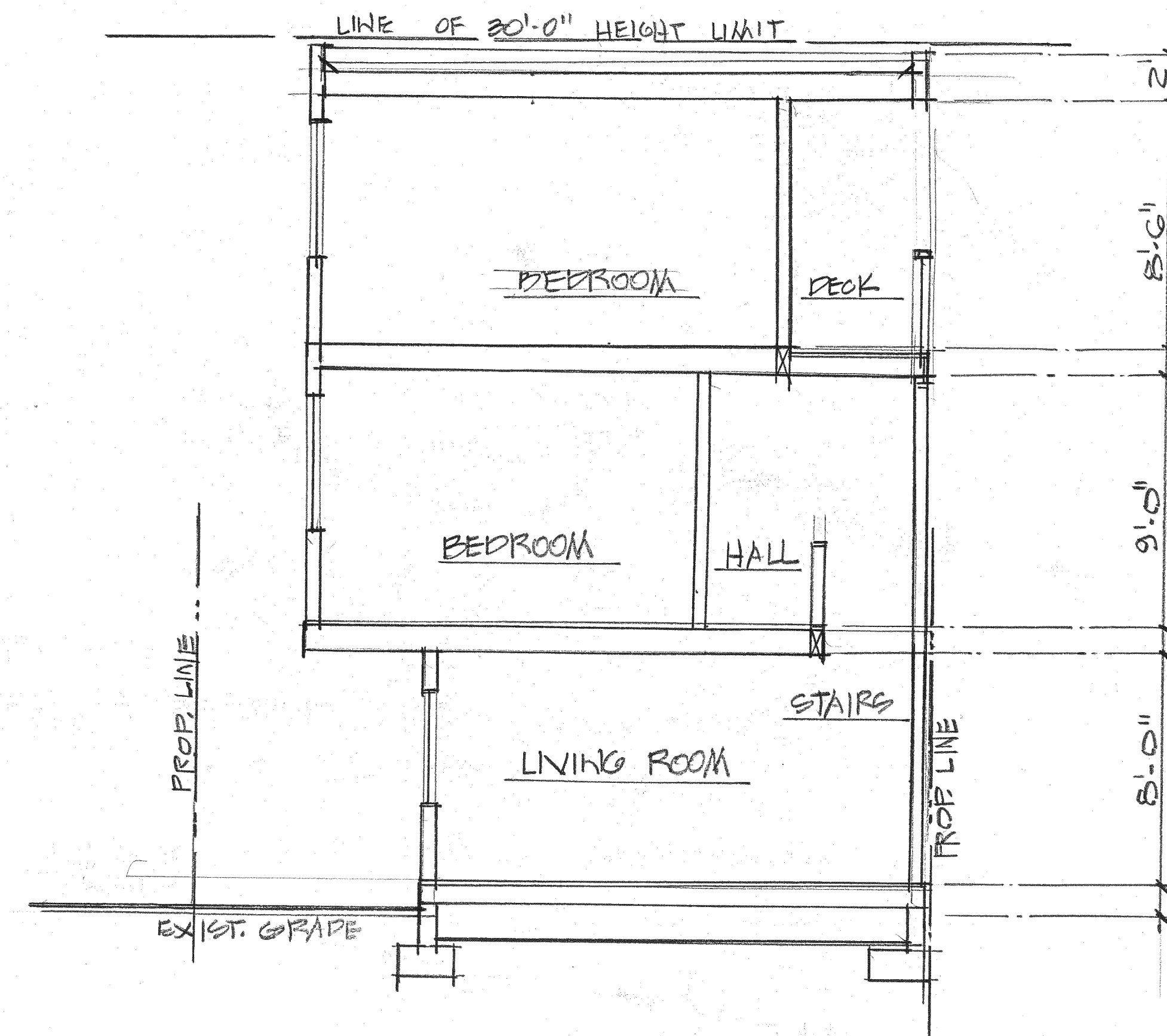
FRONT - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

TITLE BLOCK INFO
PROJECT: THE VITALE RESIDENCE
SHEET TITLE: EXTERIOR ELEVATIONS
DATE: NOV. 1, 2017
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT
ARCHITECT: SCOTT A. SPENCER
CIVIL ENGINEER:
LANDSCAPE ARCHITECT
GEOLOGIC HAZARD CATEGORY 31
LEGAL: PARCEL 2- Map # 248526
APN: 423-671-35
OWNERS: JIM & JODI VITALE
TYPE OF CONSTR: V-B OCCUPANCY: R-3/ U ZONE MBPD-RS
SITE AREA: 1742 SF.
EXIST. USE: SFR. PROPOSED USE: SFR.

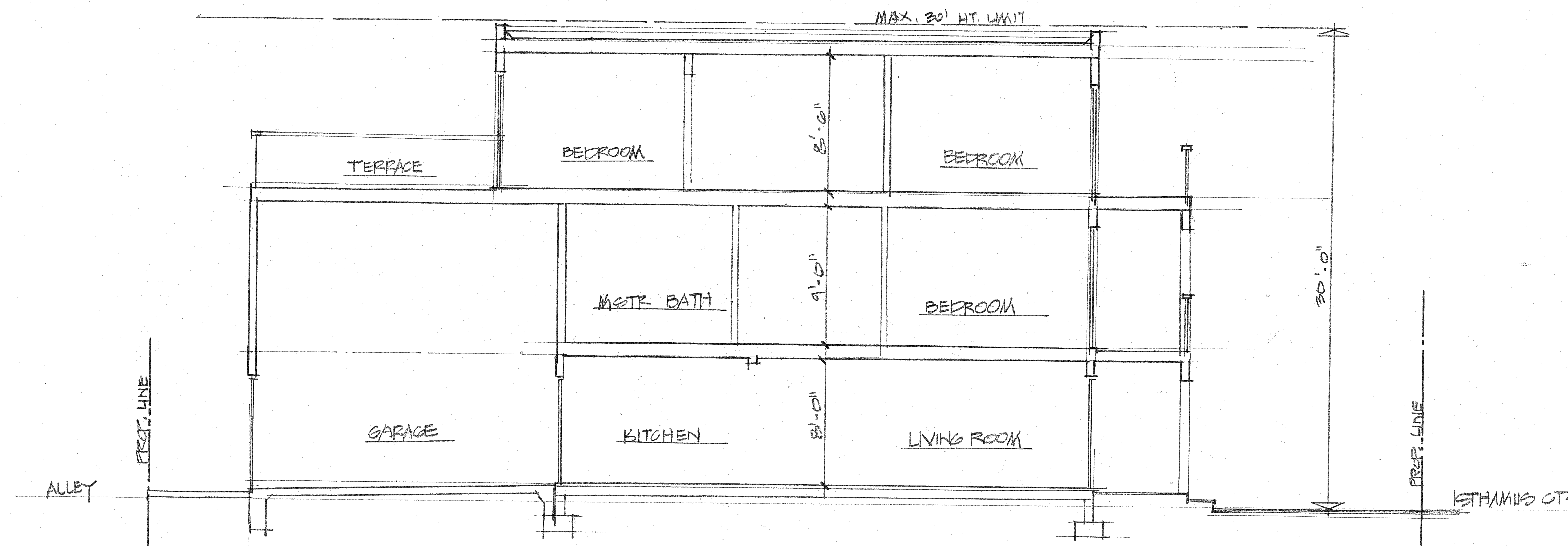
SHT. NO: 5
SHEET 5 OF 7
REVISIONS:
5.15.2018
12.21.2018

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037
(858) 459-8898 (Fax) 459-8801



SITE SECTION A-A
SCALE: 1/4" = 1'-0"



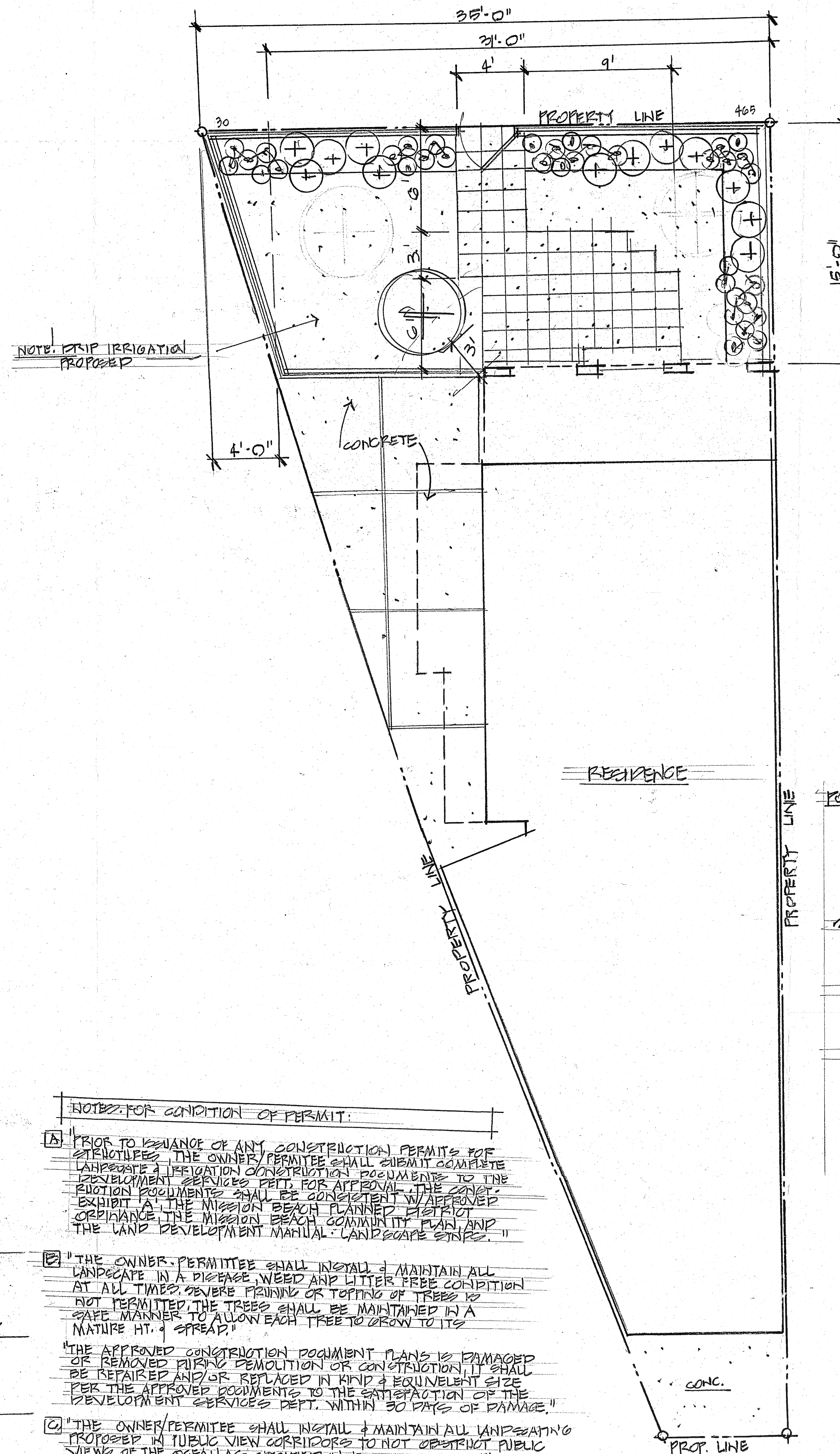
SITE SECTION B-B
SCALE: 1/4" = 1'-0"

TITLE BLOCK INFO	
PROJECT: THE VITALE RESIDENCE	SHT. NO. 1
SHEET TITLE: SITE SECTIONS	SHT. 11 OF 11
DATE: NOV. 7, 2017	REVISIONS:
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT	
ARCHITECT: SCOTT A. SPENCER	
PH: 858-459-8898	
CIVIL ENGINEER:	
LANDSCAPE ARCHITECT	
GEOLOGIC HAZARD CATEGORY 31	
LEGAL: PARCEL 2 - Map # 248526	
APN: 423-071-35	
OWNERS: JIM & JODI VITALE	
TYPE OF CONSTR: V-B OCCUPANCY: R-3/ U ZONE MDPD-RS	
SITE AREA: 1742 SF.	
EXIST. USE: SFR. PROPOSED USE: SFR.	

GENERAL NOTES

- ① "IRRIGATION: AN AUTOMATIC ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED."
- ② "MAINTENANCE: ALL REQUIRED AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITION OF THE PERMIT."
- ③ "IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING REMOVAL OF CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE."
- ④ "MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER BEVC 142.041."

LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



NOTES FOR CONDITION OF PERMIT:

- A) PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR LANDSCAPE & IRRIGATION CONSTRUCTION, DOCUMENTS TO THE DEVELOPMENT SERVICES DEPT. FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE CONSISTENT WITH THE CONSTRUCTION DOCUMENTS FOR THE MISSION BEACH PLANNED DISTRICT ORDINANCE, THE MISSION BEACH COMMUNITY PLAN, AND THE LAND DEVELOPMENT MANUAL: LANDSCAPE STANDARDS."
- B) "THE OWNER/PERMITEE SHALL INSTALL & MAINTAIN ALL LANDSCAPE IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR TOPPING OF TREES IS NOT PERMITTED. THE TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HT. & SPREAD."
- C) "THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING REMOVAL OF CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND & EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPT. WITHIN 30 DAYS OF DAMAGE."
- D) "THE OWNER/PERMITEE SHALL INSTALL & MAINTAIN ALL LANDSCAPING PROPOSED IN PUBLIC VIEW CORRIDORS TO NOT OBSTRUCT PUBLIC VIEWS OF THE OCEAN AS SPECIFIED IN 152.0403 (e) OF THE LAND DEVELOPMENT CODE, COASTAL OVERLAY ZONE REGULATIONS, LANDSCAPING MATERIALS SHALL NOT ENROACH OR OVERHANG INTO THE CURB & PLACES RIGHT OF WAY BELOW A HEIGHT OF 8 FT. ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. [1512.0402 (a)(2)]."

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

TOTAL FRONT YARD AREA:	495 SQ. FT.
TOTAL PROVIDED LANDSCAPED AREA:	355 SQ. FT.
	71.7% OF FRONT YARD LANDSCAPED
PLANTING POINTS	
A) TREES	20
B) 5 GAL. SHRUBS	24
C) 1 GAL. SHRUBS	30
TOTAL PROVIDED	80 POINTS
NOTE: MIN. OF 60 POINTS REQUIRED	

POINTS	LEGEND
	GRASS TURF FLATS POA PRATENSIS
20	PURPLE PLUM TREE 24" BOX PRUNUS CERCASIFERA HT. 20' - SPREAD 12'
2	AGAPANTHUS LILY OF THE Nile 5 GAL. AGAPANTHUS AFRICANUS HT. 4' - SPREAD 3'
3	BLUE SAGE 1 GAL. SALVIA PO 20' BLUE SAGE HT. 2' - SPREAD 2'
	ACID WASH CONCRETE TYP.

PROJECT: TITLE BLOCK INFO
SHEET TITLE: LANDSCAPE PLAN
DATE: NOV 7, 2014
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

ARCHITECT: SCOTT A. SPENCER
CIVIL ENGINEER: PH: 858-459-8898
LANDSCAPE ARCHITECT
GEOLOGIC HAZARD CATEGORY 31
LEGAL: PARCEL 2 Map # 248526
APN: 423-071-35
OWNERS: JIM & JODI VITALE
TYPE OF CONSTR: V-B OCCUPANCY: R-3/ U ZONE MBPD-RS
SITE AREA: 1742 SF
EXIST. USE: SFR. PROPOSED USE: SFR.

REV. NO. 7
REV. 1 OF 7
REV. 2 OF 7
REV. 3 OF 7
REV. 4 OF 7
REV. 5 OF 7
REV. 6 OF 7
REV. 7 OF 7

5-16-2018
12-21-2018
1-9-2019

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037
(858) 459-8898 (Fax) 459-8901

7