



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 12, 2019 REPORT NO. HO-19-057

HEARING DATE: June 19, 2019

SUBJECT: BRUZZESE CDP - PROCESS THREE DECISION

PROJECT NUMBER: [611846](#)

OWNER/APPLICANT: Kathy Bruzzese

### SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing single-story dwelling unit and construction of a three-story, two-dwelling-unit residential building at 730 Ensenada Court within the Mission Beach Planned District of the Mission Beach Precise Plan and Local Coastal Program?

Staff Recommendation: Approve Coastal Development Permit No. 2173195

Community Planning Group Recommendation: On April 16, 2019, the Mission Beach Precise Planning Board voted 8-0-0 to recommend approval of the proposed project with the conditions that the dormer not exceed 10 feet and roof deck in the dormer area must observe setbacks in conformance with SDMC 1513.0301(d)(4)(c).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 16, 2019 and the opportunity to appeal that determination ended May 30, 2019.

### BACKGROUND

The 0.06-acre project site is located at 730 Ensenada Court, within the MBPD-R-S zone of the Mission Beach Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limit, Beach and Coastal Parking Impact, Residential Tandem Parking, and Transit Priority Area overlay zones

within the Mission Beach Precise Plan and Local Coastal Program.

The project site is currently developed with a single-story dwelling unit, on the relatively flat lot, with frontage along Ensenada Court at the south and alley access from the rear (north) of the property. The site is located approximately 250 feet east of the Pacific Ocean. The project is located within a fully developed residential neighborhood, south of San Fernando Place, west of Mission Boulevard, and east of Strandway.

#### DISCUSSION

The applicant is requesting a Process 3 Coastal Development Permit for development within the Coastal Overlay Zone (Appealable area) pursuant to SDMC Section 126.0702. The project proposes the demolition of a single-story, single dwelling unit and the construction a new, three-story, two-unit residential building totaling 3,000 square feet, including a 2-car garage, plus balcony and roof decks. Two surface tandem parking spaces would also be provided for a total of four parking spaces. New hardscape and landscape also proposed. A fence that is currently in the Ensenada Court public right-of-way would be removed and a new fence would be built within the private property.

The project complies with all development regulations, including lot size, setbacks, parking, and height on a site developed with all public utilities in place to serve the residence. The project is not requesting, nor does it require, any deviations or variances from the applicable regulations.

The Mission Beach Precise Plan land use designation for the site is Residential (maximum 36 dwelling units per acre (du/ac)), and the proposed two dwelling units on the 0.06-acre site would have a density of 33.3 du/ac, which is within the allowable density and therefore consistent with the land use designation.

#### CONCLUSION:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with applicable regulations of the San Diego Municipal Code. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5). Staff recommends the Hearing Officer approve the project as proposed.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 2173195 with modifications.
2. Deny Coastal Development Permit No. 2173195 if the findings required to approve the project cannot be affirmed.

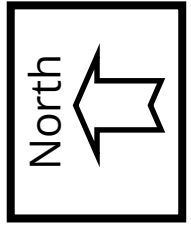
Respectfully submitted,



Martha Blake, Development Project Manager

Attachments:

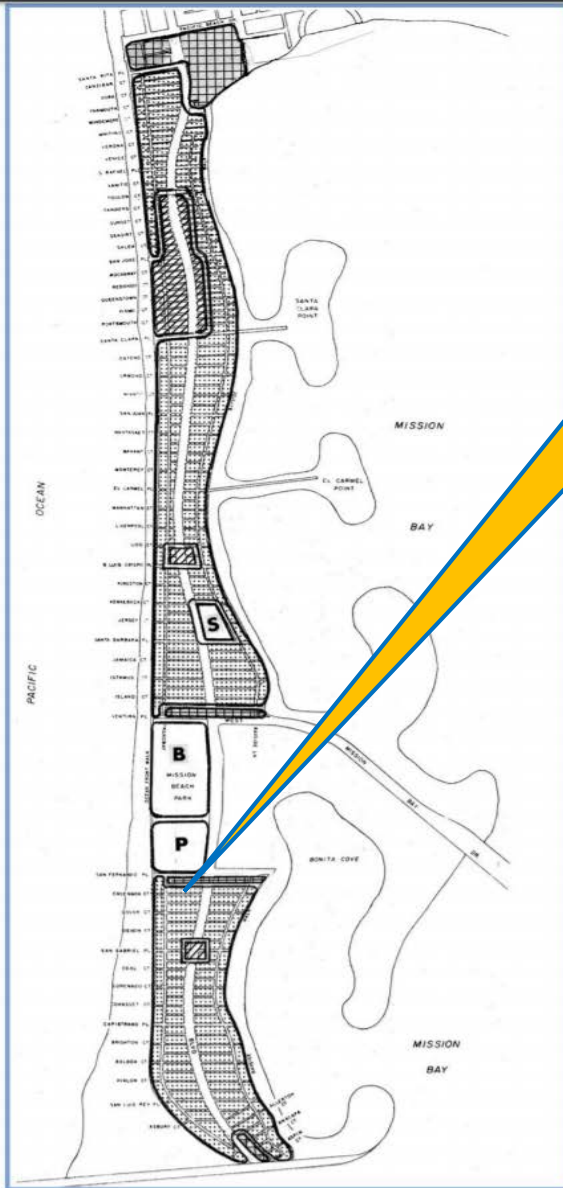
1. Aerial Photographs
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



**Aerial Photo**  
Bruzzese CDP  
 PROJECT NO. 611846









Project Site



Project Site

### legend

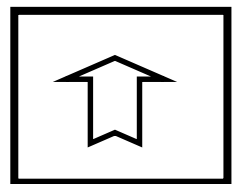
-  residential (36 units per acre)
-  neighborhood commercial
-  commercial recreation
- public facilities
-  parking
-  belmont amusement park
-  school

### Mission Beach Land Use Plan Mission Beach Precise Plan



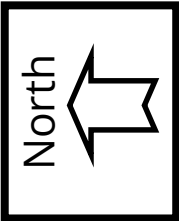
## Land Use Map

Bruzzese CDP  
PROJECT NO. 611846



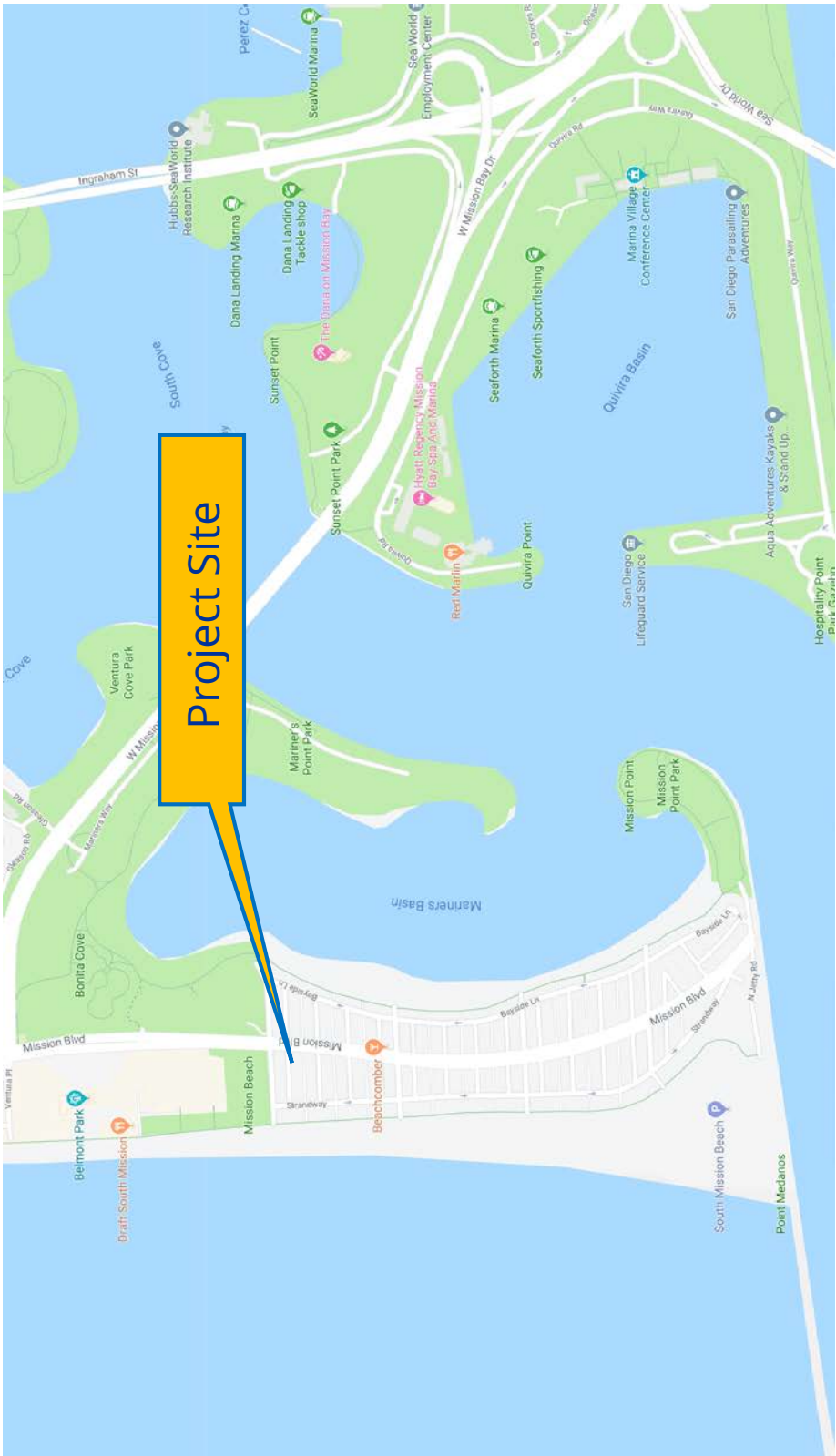
North





**Project Location Map**

Bruzzese CDP  
PROJECT NO. 611846



HEARING OFFICER  
RESOLUTION NO. XX-XXXX  
COASTAL DEVELOPMENT PERMIT NO. 2173195  
**BRUZZESE PROJECT NO. 611846**

WHEREAS, Kathy J. Bruzzese, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-story residential building and construct a new, three-story, two-dwelling-unit building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2173195), on a 0.06-acre site;

WHEREAS, the project site is located at 730 Ensenada Court within the Mission Beach Planned District Residential-Southern (MBPD-R-S), Coastal Overlay (Appealable Area), Beach and Coastal Impact Area of the Parking Impact Overlay, Residential Tandem Parking Overlay, and Transit Priority Overlay zone(s) of the Mission Beach Community Plan area;

WHEREAS, the project site is legally described as Lot "P" on Block 60 of Mission Beach Unit in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 001809, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on May 16, 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, Existing Facilities, and Section 15303, New Construction or Conversion of Small Structures, 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 June 19, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2173195 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. 2173195:

**Findings for Coastal Development Permits [San Diego Municipal Code (SDMC) Section 126.0708]:**

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 0.06-acre project site, located at 730 Ensenada Court, contains one existing single-story residential building. The project includes the demolition of the existing building and construction of a new three-story, two-dwelling-unit building totaling 3,000 square feet.

The new units will not encroach upon any existing physical accessway that is legally used by the public or proposed public access way identified in a local coastal program land use plan. The proposed development will enhance and protect public views by keeping all development within the 30-foot coastal height limit, and by removing an existing wooden fence that encroaches into Ensenada Court and replacing that with a new, three-foot fence located within the property line and set back a minimum of five feet from the center line of Ensenada Court. Any landscaping is not allowed to encroach or overhang into Ensenada Court or other public rights-of-way below a height of 8 feet above the finish surface or finish grade to ensure any public views will be maintained. The proposed residence meets the applicable development regulations required by the Land Development Code.

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

The 0.06-acre project site, located at 730 Ensenada Court, contains one existing single-story residential building. The project includes the demolition of the existing building and construction of a new three-story, two-dwelling-unit building totaling 3,000 square feet.

The subject site does not contain nor is it adjacent to any environmentally sensitive lands. Furthermore, both the subject and adjacent sites are all developed with residential development. Therefore, the proposed development will not adversely affect environmentally sensitive lands.

- 3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The 0.06-acre project site, located at 730 Ensenada Court, contains one existing single-story residential building. The project includes the demolition of the existing building and construction of a new three-story, two-dwelling-unit building totaling 3,000 square feet.



The proposed residence will not encroach upon, negatively alter or reduce any existing physical access corridor or public view corridor, and the proposed developed is contained within the legal lot area. An existing fence that encroaches into Ensenada Court will be removed, and new fencing will be built within the private property at least five feet setback from the center line of Ensenada Court. The project is consistent with the Mission Beach Precise Plan goal of the continuation of the existing medium-density character of Mission Beach with a mix of housing types and styles. The project is consistent with the height limits and parking requirements. The project is in conformity with the certified Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 0.06-acre project site, located at 730 Ensenada Court, contains one existing single-story residential building. The project includes the demolition of the existing building and construction of a new three-story, two-dwelling-unit building totaling 3,000 square feet.

The project site is not located between the first public road and the sea or coastline. Therefore, the proposed project 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. 2173195 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. 2173195, a copy of which is attached hereto and made a part hereof.

Martha Blake  
Development Project Manager  
Development Services

Adopted on: June 19, 2019

IO#: 24007936

DRAFT

**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: 24007936

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2173195  
**BRUZZESE PROJECT NO. 611846**  
HEARING OFFICER

This Coastal Development Permit 2173195 is granted by the Hearing Officer of the City of San Diego to Kathy J. Bruzzese, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.06-acre site is located at 730 Ensenada Court in the Mission Beach Planned District Residential-Southern (MBPD-R-S), Coastal Overlay (Appealable Area), Beach and Coastal Impact Areas of the Parking Impact Overlay, Residential Tandem Parking Overlay, and Transit Priority Overlay zone(s) of the Mission Beach Community Plan area. The project site is legally described as: Lot "P" on Block 60 of Mission Beach Unit in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 001809, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and/or Permittee to demolish an existing one-story residential building and construct a new, three-story residential building with two dwelling units, for a total of 3,000 square feet, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 19, 2019, on file in the Development Services Department.

The project shall include:

- a. A three-story, two-unit residential building, totaling 3,000 square feet, including one, two-car garage; and balconies and roof decks for each unit;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- 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 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 July 15, 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 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.

**INCLUSIONARY AFFORDABLE HOUSING REQUIREMENTS:**

13. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the provisions of the Inclusionary Affordable Housing Regulations in San Diego Municipal Code (SDMC) Sections 142.1301 by making a payment to the City of San Diego for the full Inclusionary Affordable Housing Fee set forth in the Inclusionary Affordable Housing Regulations.

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

16. Prior to the issuance of any construction permits, the Owner/Permittee shall record a Hold The City Harmless Agreement for any portion of the storm water runoff proposed to be discharged onto the property, satisfactory to the City Engineer.

17. 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.

18. Prior to the issuance of any construction permit the Owner/Permittee shall remove the existing fence from Ensenada Court right-of-way.

**LANDSCAPE REQUIREMENTS:**

19. 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.

20. The Owner/Permittee shall maintain all landscape in a disease, weed, and litter free condition. 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.

21. 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.

22. 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:**

23. 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.

24. 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.

**TRANSPORTATION REQUIREMENTS:**

25. A minimum of four automobile spaces are required by the Land Development Code as shown on the project's Exhibit "A". 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.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

26. Prior to the issuance of any construction permits, the Owner/Permittee shall provide CC&Rs for the operation and maintenance of all private water and sewer maintenance of all private water and sewer facilities, to the satisfaction of the City Engineer in a manner satisfactory to the Public Utilities Director and the City Engineer.

27. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

28. Prior to the issuance of any construction permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

29. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

30. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and within five feet of any water facilities.

31. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

**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 June 19, 2019 and Resolution No. HO-XXXX.

Permit Type/PTS Approval No.: Coastal Development Permit 1973708  
Date of Approval: October 17, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Martha Blake  
Development Project Manager

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

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**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.

By \_\_\_\_\_  
Kathy J. Bruzzese  
Owner

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



THE CITY OF SAN DIEGO

Date of Notice May 16, 2019

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007936

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**PROJECT NAME/NUMBER:** Bruzzese CDP /615024

**COMMUNITY PLAN AREA:** Mission Beach Community Planning Area

**COUNCIL DISTRICTS:** 2

**LOCATION:** 730 Ensenada Court, San Diego, CA 92109

**PROJECT DESCRIPTION:** Coastal Development Permit (CDP) to demolish an existing single-family residence and to construct two, 3-story single dwelling units and one attached garage totaling 2,937 square feet. The 0.06-acre site is in the MBPD-R-S zone, Coastal (Appealable) overlay zone within the Mission Beach Community Plan area, Council District 2. The site is currently developed and lacks sensitive resources. The proposed project complies with all height and bulk regulations and can accommodate the public utilities to serve the new structure.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Hearing Officer

**ENVIRONMENTAL DETERMINATION:** 15301 (Existing Facilities) and Section 15303 (New Construction)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Sections 15301 (Existing Facilities) and 15303 (New Construction). Section 15303 applies to projects that consist of the construction of a limited number of new small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the of the structure. In addition, CEQA Section 15301 allows for the demolition of single-family residences and other small structures. Since the project would Therefore, both of these exemptions applies to the project. the construction of the two units would be covered by the New Construction exemption. Since the project would construct one single dwelling unit with a garage on a previously developed site lacking sensitive

resources it was determined that the CEQA exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:**

Martha Blake

**MAILING ADDRESS:**

1222 First Avenue, MS 501, San Diego, CA 92101-4153

**PHONE NUMBER/EMAIL:**

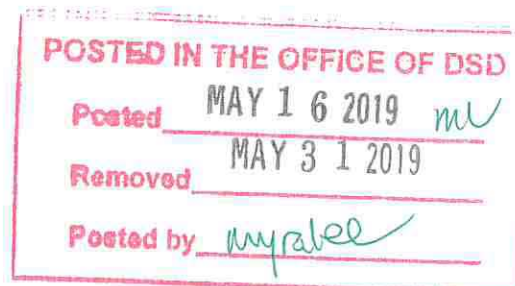
(619) 446-5375/ mblake@sandiego.gov

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On May 16, 2019 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal would end on May 30, 2019. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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





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

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Bruzzese - CDP		<b>Project Number:</b> 611846		<b>Distribution Date:</b> 8/29/2018	
<b>Project Scope/Location:</b> MISSION BEACH (Process 3) Coastal Development Permit to demolish existing detached 1-story single dwelling unit and construct two, 3-story single dwelling units and one attached garage totaling 2,937 sq ft at 730 Ensenada Ct. The 0.06-acre site is in the MBPD-R-S zone, Coastal (Appealable) overlay zone within the Mission Beach Community Plan area. Council District 2.					
<b>Applicant Name:</b> Terry Montello <i>Scott Frontis</i>			<b>Applicant Phone Number:</b> <del>649-994-5557</del> <i>858-837-2078</i>		
<b>Project Manager:</b> Martha Blake		<b>Phone Number:</b> (619) 446-5375	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> MBlake@sandiego.gov	
<b>Committee Recommendations (To be completed for Initial Review):</b>					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		8	0	-	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below					
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
<b>CONDITIONS:</b> <i>See attachment</i>					
<b>NAME:</b> <i>MIKE MEYER</i>			<b>TITLE:</b> <i>PLAN REVIEWER</i>		
<b>SIGNATURE:</b> <i>Mike Meyer</i>			<b>DATE:</b> <i>4-17-19</i>		
<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 <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.					



Bruzzese-CDF 6/18/46

730 Ensenada Ct.


- ① Dormer is 18"11' -  
Violation of Dormer definition cannot exceed 10 feet,  
Location of definition is in PDD under definition

Applicant/architect agreed to reduce dormer to 10 feet.

Roof deck above dormer:

- ② Roof deck in dormer area is not allowed above  
45° sloping roof. Roof deck must observe setback  
1513. ~~30~~0304(d)(4)(C)  
page 15-13-3-12

Applicant/architect agreed to place deck only allowed  
above 10' dormer only. Deck will not be  
above 45° area.

	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>Ownership Disclosure Statement</b>	<b>FORM</b> <b>DS-318</b> October 2017

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

**Project Title:** ENSENADA RESIDENCES **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 730 ENSENADA CT. 92109

**Specify Form of Ownership/Legal Status (please check):**  
☐ Corporation ☐ Limited Liability or ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

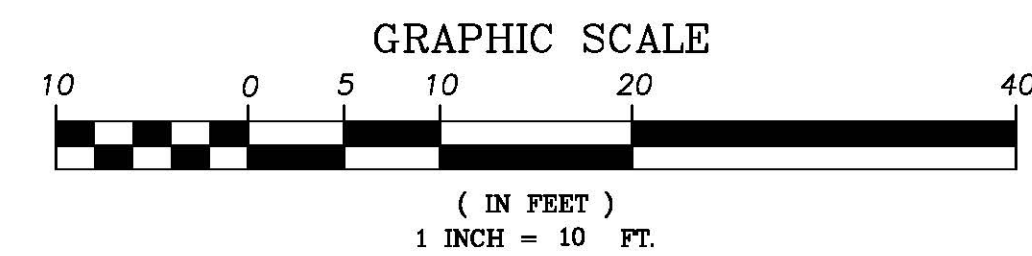
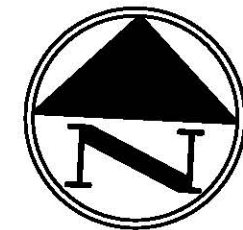
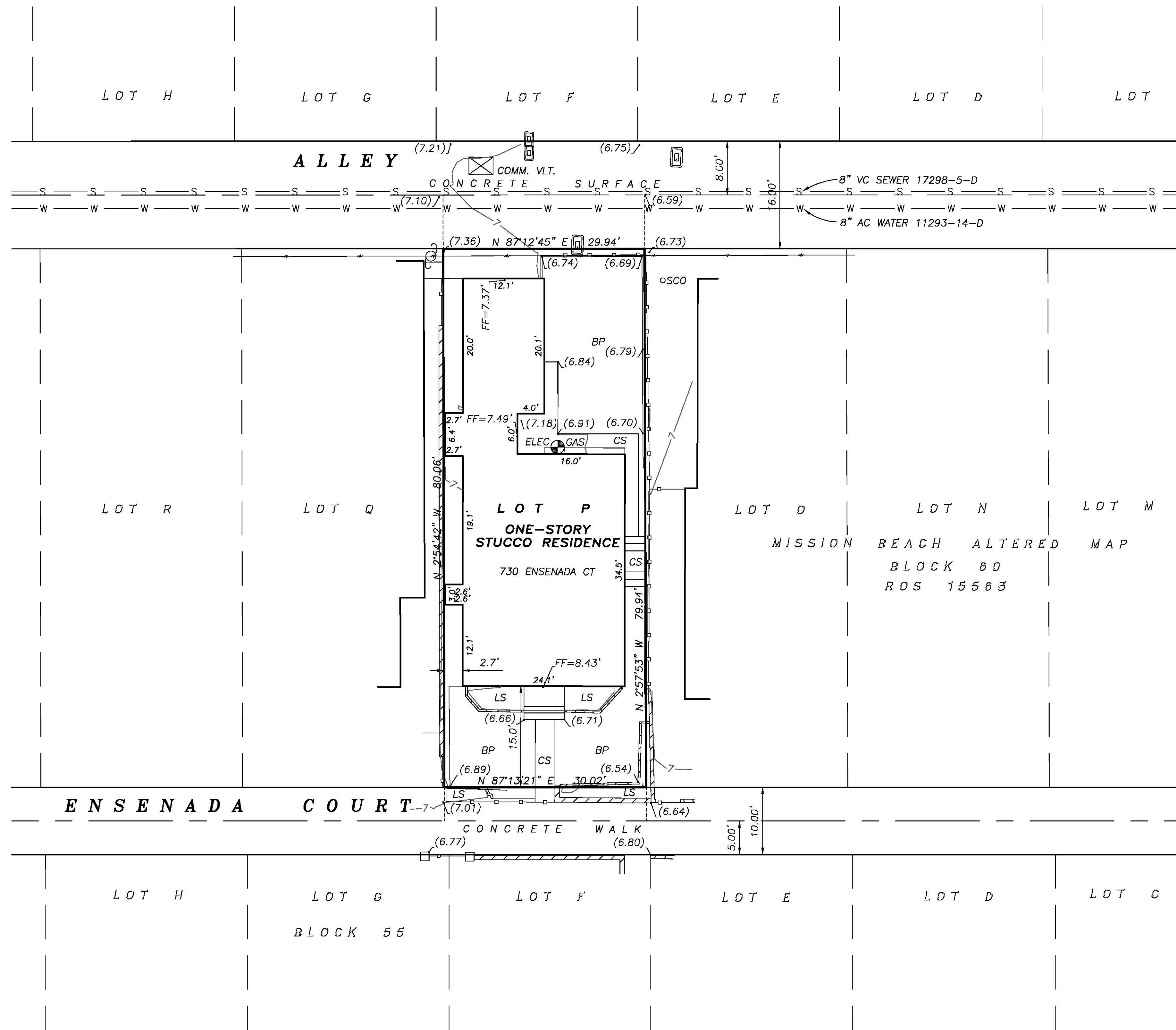
**Property Owner**  
 Name of Individual: Kathy J. Bruzzese ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 5233 Camino Playa Malaga  
 City: San Diego State: CA Zip: 92124  
 Phone No.: 619-957-5481 Fax No.: \_\_\_\_\_ Email: kathyb@fortunafunds.com  
 Signature: Kathy Bruzzese Date: 06/04/18  
 Additional pages Attached: ☐ Yes ☐ No

**Applicant**  
 Name of Individual: Same as above ☐ 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: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached: ☐ Yes ☐ No







**LEGEND:**

- INDICATES WATER METER
- INDICATES POWER POLE
- INDICATES SEWER CLEAN OUT
- INDICATES FINISH FLOOR
- INDICATES PROPERTY LINE
- INDICATES WOOD FENCE
- INDICATES OVERHEAD POWERLINE
- INDICATES WALL
- INDICATES WATER LINE
- INDICATES SEWER LINE
- INDICATES CONCRETE SURFACE
- INDICATES LANDSCAPE AREA
- INDICATES BRICK PAVERS

**LEGAL DESCRIPTION:**

LOT P, BLOCK 60 OF MISSION BEACH ACCORDING TO MAP THEREOF NO. 1651, ALTERED MAP NO. 1809, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

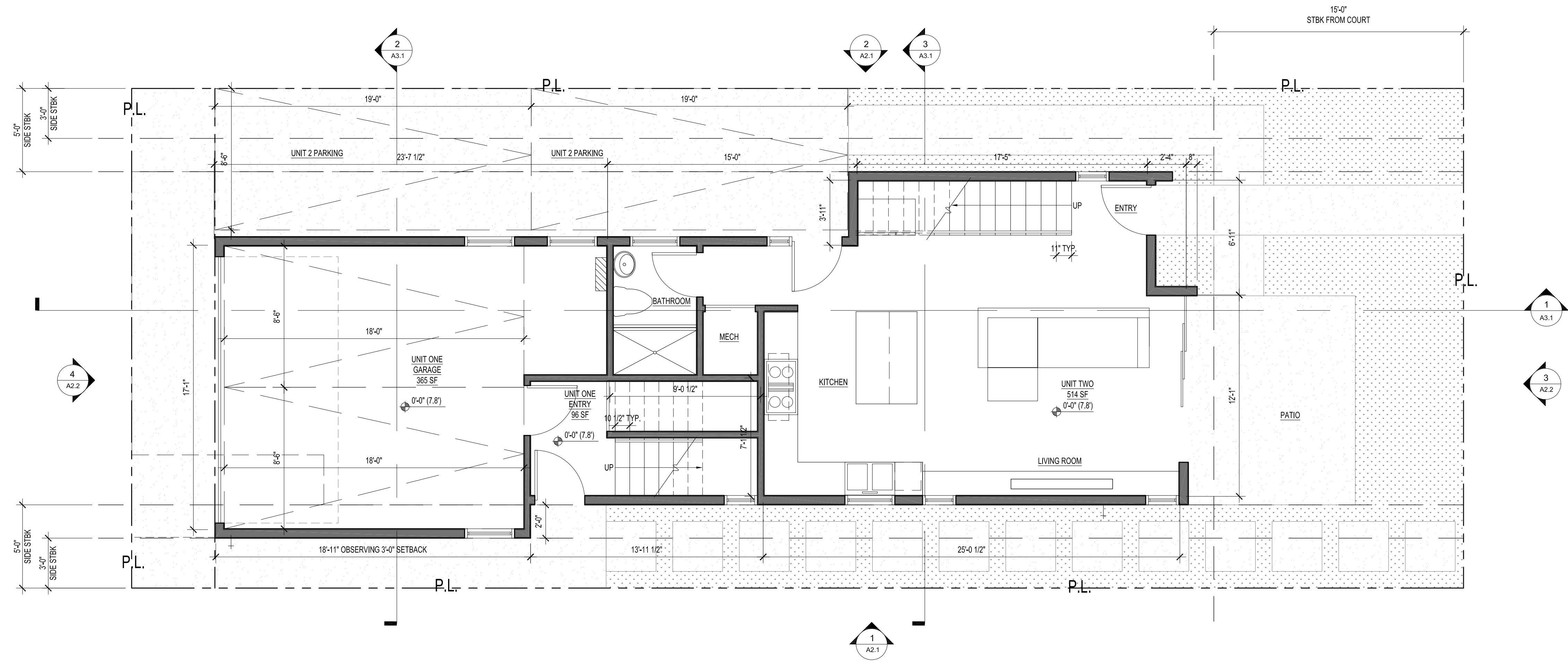
**BASIS OF ELEVATION:**

CENTERLINE MONUMENT  
STRANDWAY AND ENSENADA COURT  
ELEVATION = 9.338 M.S.L. N.G.V.D. 1929 FEET



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

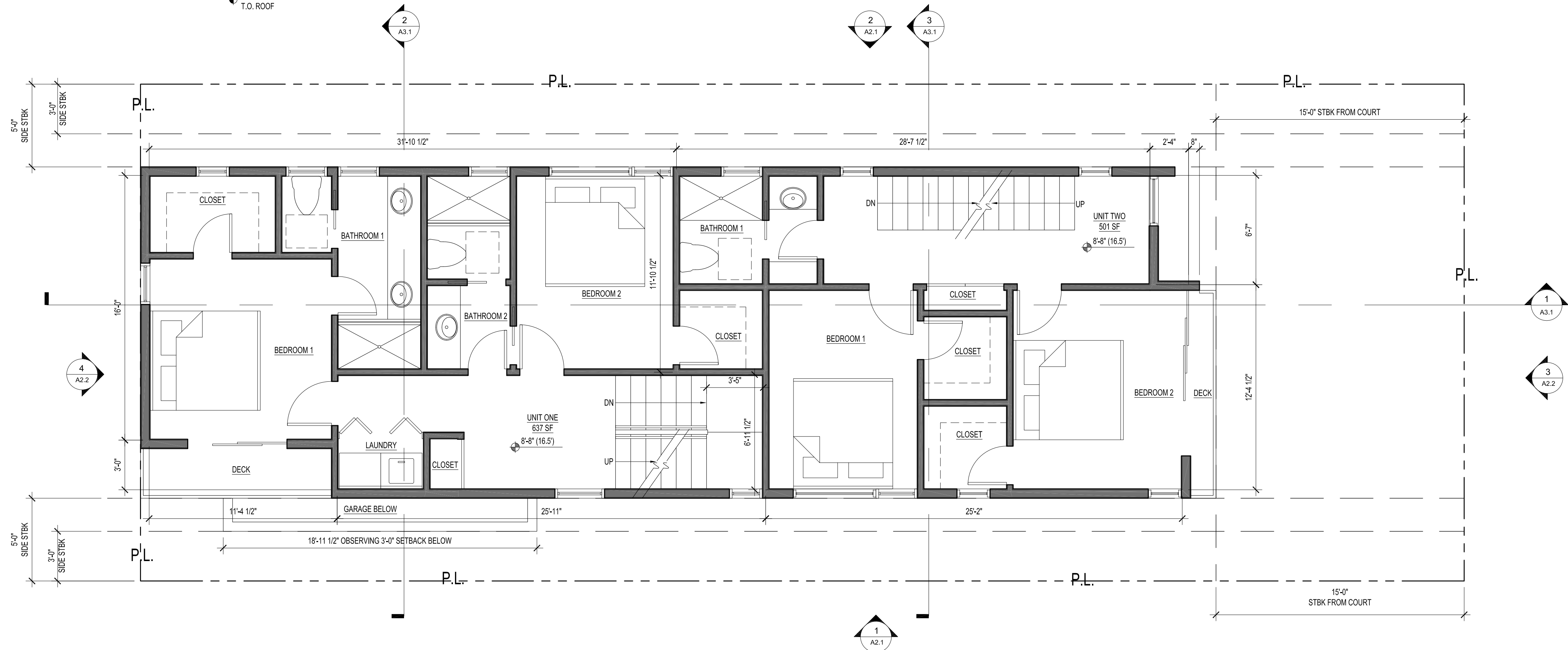
TOPOGRAPHY SURVEY		
For the exclusive use of: <b>KATHY J. BRUZZESE</b> <b>730 ENSENADA COURT</b> <b>SAN DIEGO, CA 92109</b>		
<b>San Diego Land Surveying &amp; Engineering, Inc.</b> 9666 Chesapeake Drive, Suite 445, San Diego, California 92123-1354 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 01/14/2019	Revised:	Revised:
Scale: 1"=10'	Drawn by: J.G.B.	Sheet 1 of 1 Sheet
Drawing: 730 Ensenada Ct TOPO.dwg		<b>A.P.N.: 423-692-16</b>



## FIRST LEVEL

1/4" = 1'-0"

+49.01'  
T.O. ROOF



## SECOND LEVEL

1/4" = 1'-0"

### PREPARED BY:

Frontis Studio  
830 MISSOURI ST. #2  
SAN DIEGO CA 92109  
P: 858.837.2078

### LEGAL DESCRIPTION:

Block: 60 LOT: P Map: 001809

APN:  
433-692-16-00

PROJECT NAME:  
ENSENADA COURT

SHEET TITLE:  
FIRST AND SECOND FLOOR

SHEET COUNT:  
2 OF 7

PTS # - 611846

SUBMITTAL:  
05-10-2018

REVISION 1:  
08-15-2018

REVISION 2:  
02-07-2019

REVISION 3:  
02-22-2019

DATE	REVISIONS

FRONTIS  
STUDIO

830 Missouri St., Suite 2  
San Diego, CA 92109  
P: 858.837.2078  
Email: info@frontis.com



ENSENADA COURT

730 ENSENADA COURT  
San Diego CA 92109

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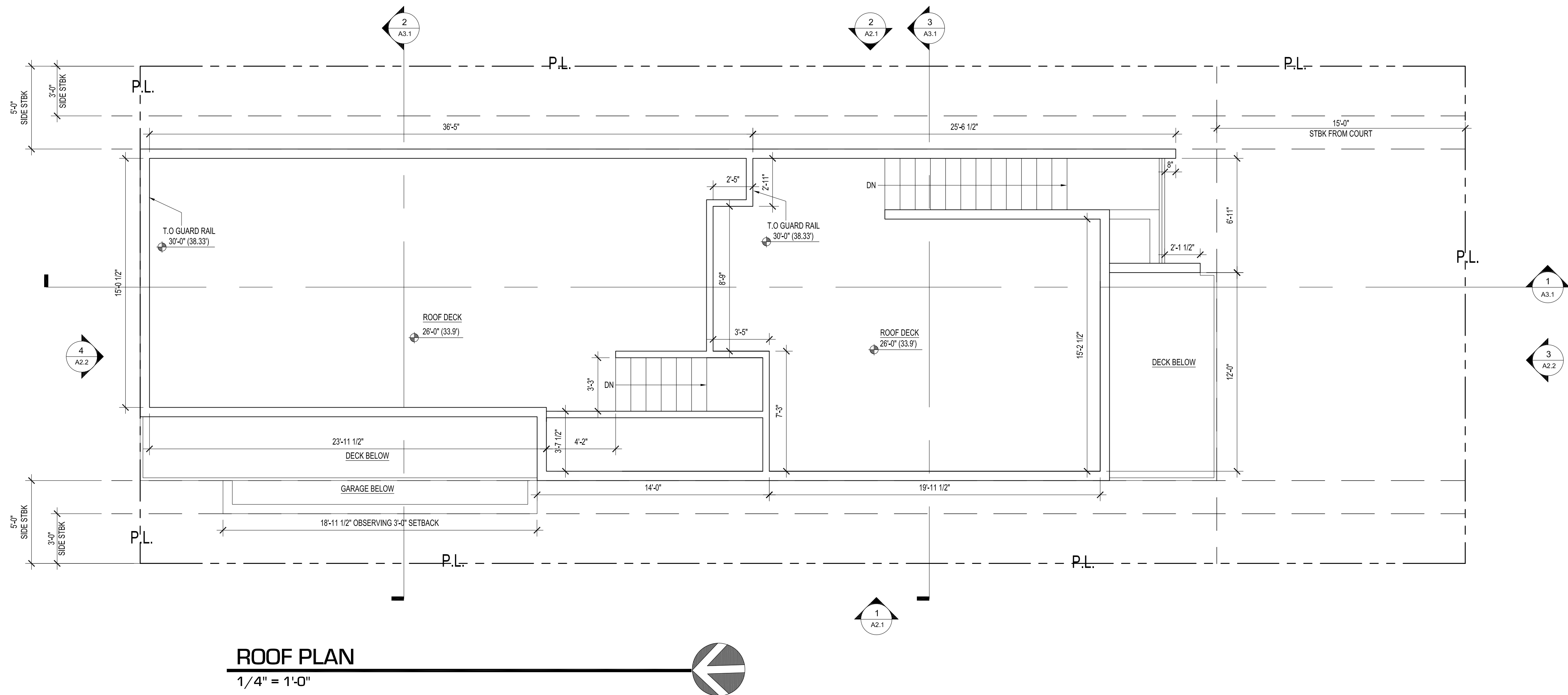
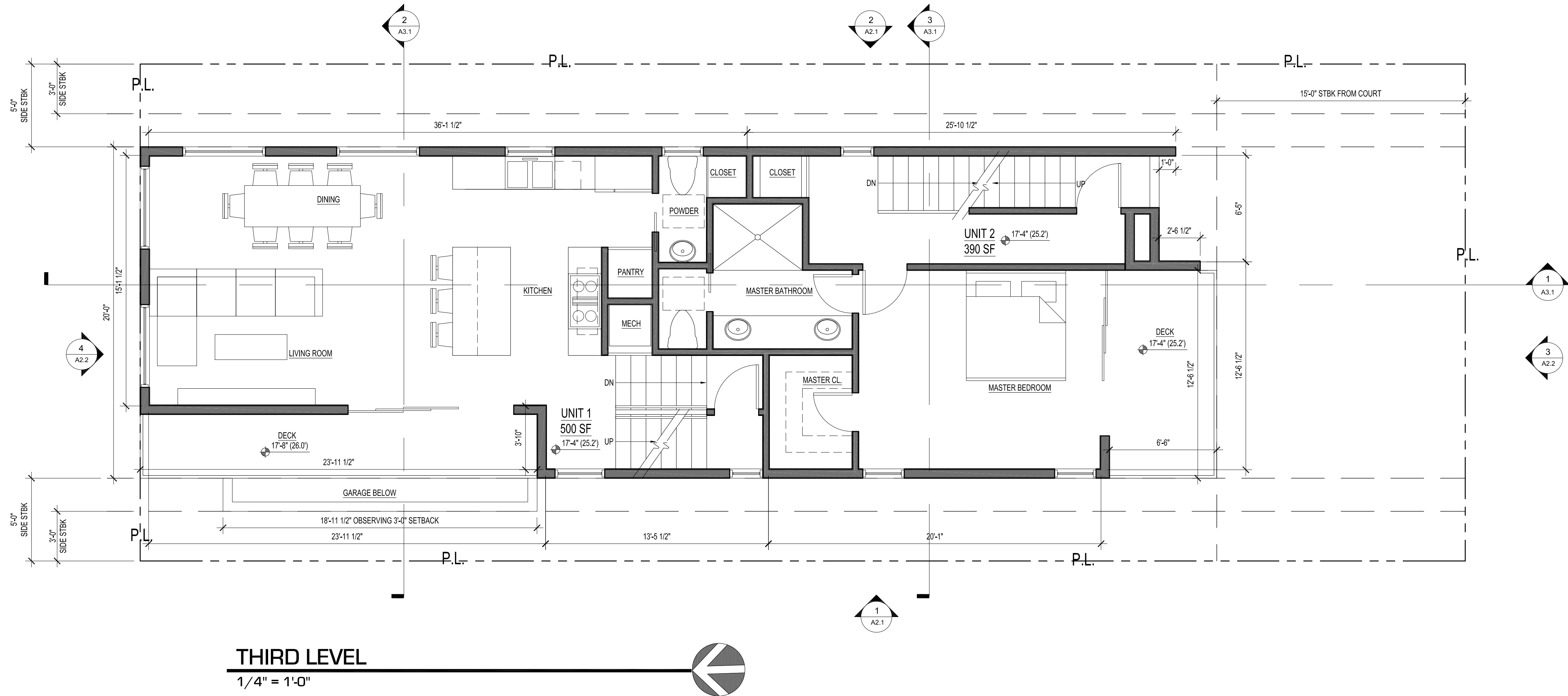
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Date: 02.07.19  
Job:  
Title:

FIRST & SECOND  
FLOOR PLANS

Sheet:

A1.1



**PREPARED BY:**  
Frontis Studio  
830 MISSOURI ST. #2  
SAN DIEGO CA 92109  
P: 658.837.2078

**LEGAL DESCRIPTION:**  
Block: 60 LOT: P Map: 001809

**APN:**  
433-692-16-00

**PROJECT NAME:**  
ENSENADA COURT

**SHEET TITLE:**  
THIRD FLOOR & ROOF PLAN

**SHEET COUNT:**  
3 OF 7

**PTS #:** - 611846

**SUBMITTAL:**  
05-10-2016

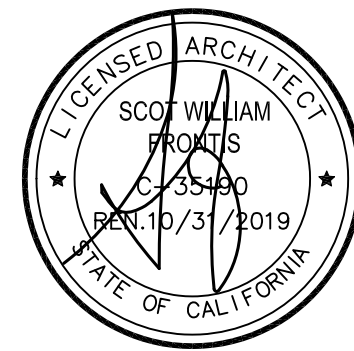
**REVISION 1:**  
08-15-2018

**REVISION 2:**  
02-07-2019

**REVISION 3:**  
02-22-2019

DATE	REVISIONS

**FRONTIS STUDIO**  
830 Missouri St., Suite 2  
San Diego, CA 92109  
P: 658.837.2078  
Email: info@frontis.com



**ENSENADA COURT**  
730 ENSENADA COURT  
San Diego CA 92109

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**Date:** 02.07.19  
**Job:**  
**Title:**

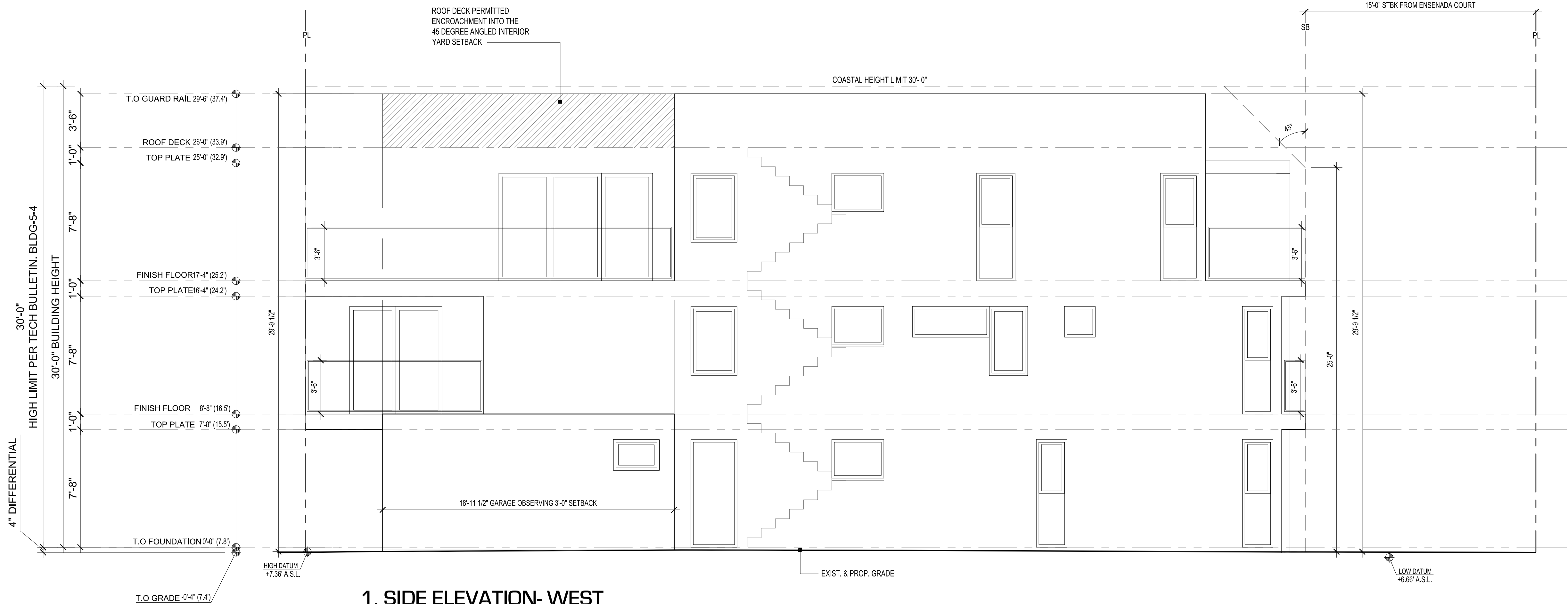
THIRD FLOOR &  
ROOF DECK PLAN

Sheet:

**A1.2**

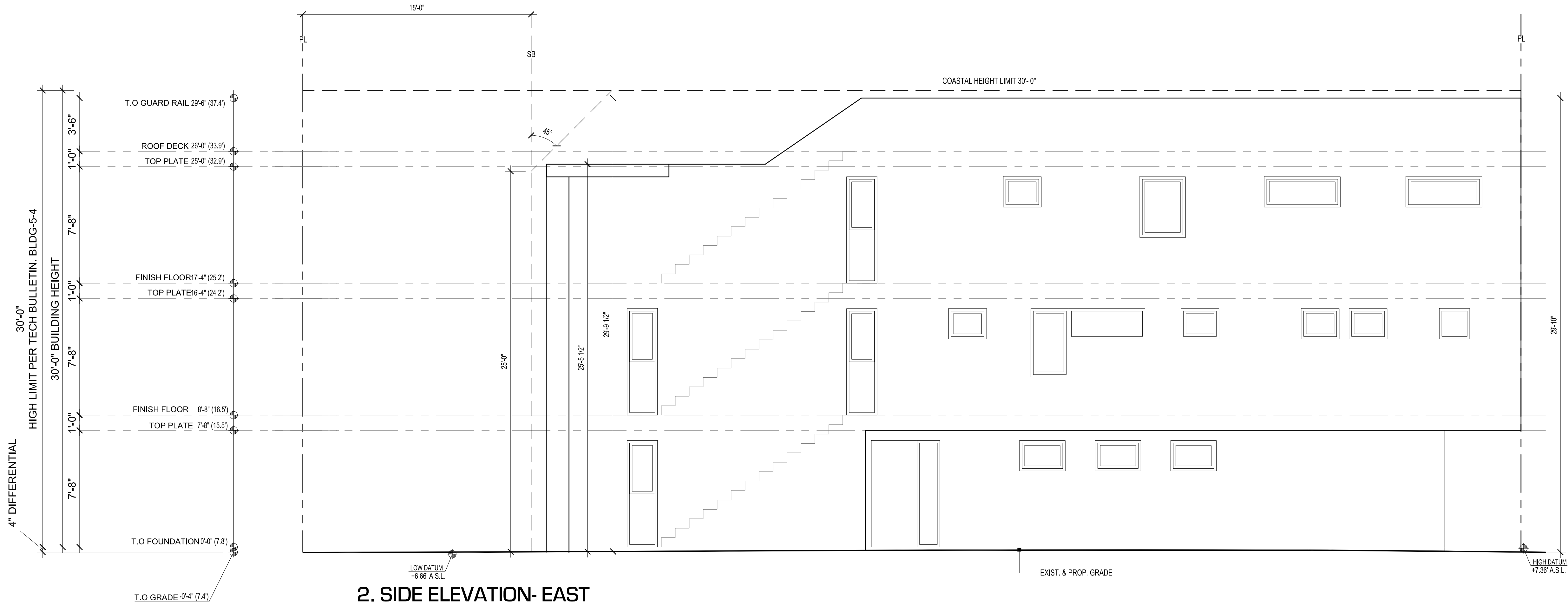
**ATTACHMENT 9**





1. SIDE ELEVATION- WEST

1/4" = 1'-0"



2. SIDE ELEVATION- EAST

1/4" = 1'-0"

PREPARED BY:

Frontis Studio  
830 MISSOURI ST. #2  
SAN DIEGO CA 92109  
p: 658.637.2078

LEGAL DESCRIPTION:

Block: 60 LOT: P Map: 001809

APN:

433-692-16-00

PROJECT NAME:  
ENSENADA COURT

SHEET TITLE:

ELEVATIONS

SHEET COUNT:

4 OF 7

PTS # - 611846

SUBMITTAL:

05-10-2018

REVISION 1:

06-15-2018

REVISION 2:

02-07-2019

REVISION 3:

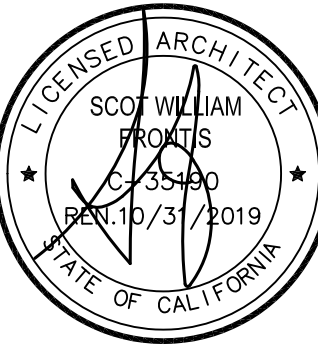
02-22-2019

DATE

REVISIONS

FRONTIS  
STUDIO

830 Missouri St., Suite 2  
San Diego, CA 92109  
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Email: info@frontis.com



ENSENADA COURT

730 ENSENADA COURT  
San Diego CA 92109

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Date:

02.07.19

Job:

Title:

ELEVATIONS

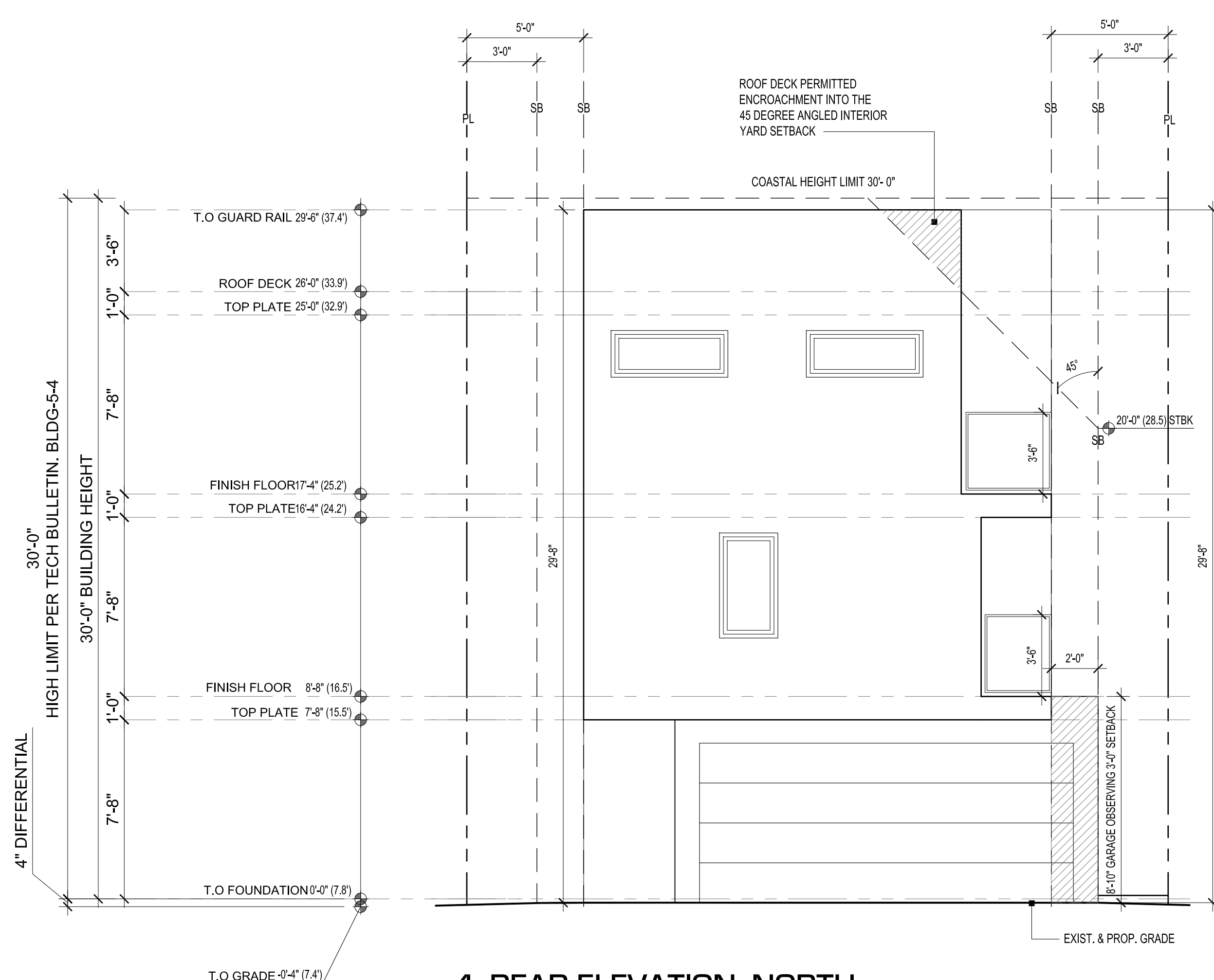
Sheet:

A2.1



### 3. FRONT ELEVATION- SOUTH

1/4" = 1'-0"



### 4. REAR ELEVATION- NORTH

1/4" = 1'-0"

#### PREPARED BY:

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830 MISSOURI ST. #2  
SAN DIEGO CA 92109  
p: 858.637.2078

#### LEGAL DESCRIPTION:

Block: 60 LOT: P Map: 001809

APN:  
433-692-16-00

PROJECT NAME:  
ENSENADA COURT

#### SHEET TITLE:

ELEVATIONS

#### SHEET COUNT:

5 OF 7

PTS # - 611846

SUBMITTAL:  
05-10-2018

REVISION 1:  
08-15-2018

REVISION 2:  
02-07-2019

REVISION 3:  
02-22-2019

ENSENADA COURT

730 ENSENADA COURT  
San Diego CA 92109

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Date: 02.07.19

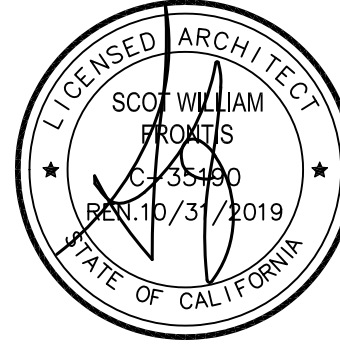
Job:

Title:

ELEVATIONS

Sheet:

A2.2



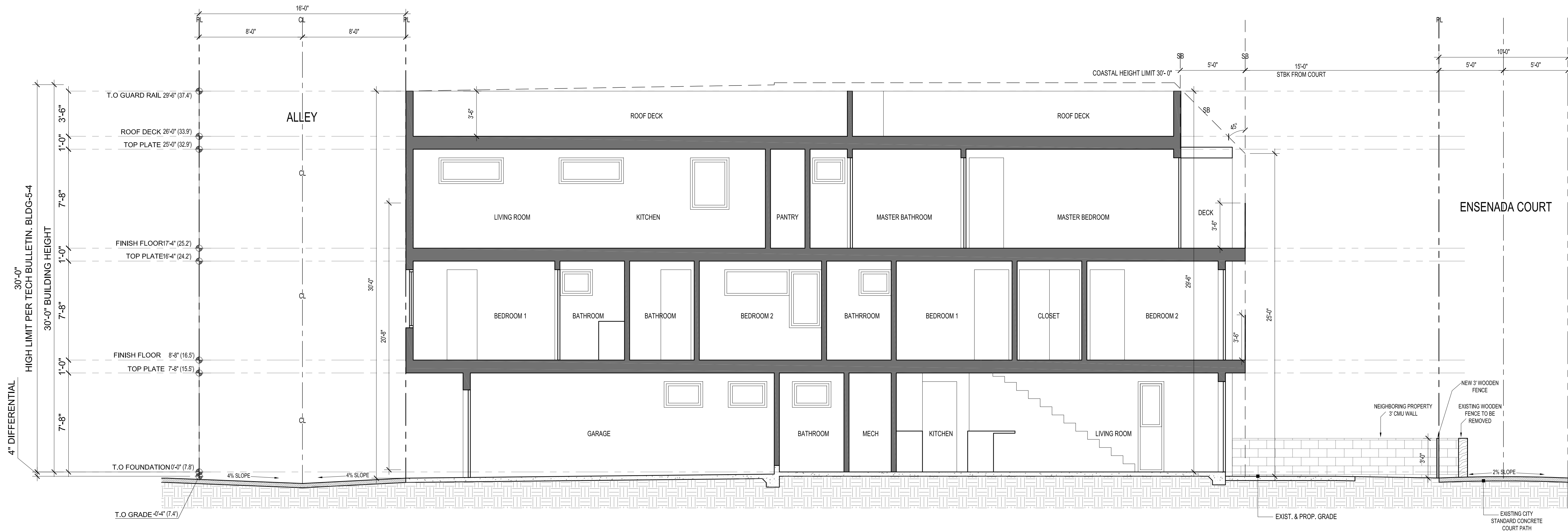
FRONTIS  
STUDIO

830 Missouri St., Suite 2  
San Diego, CA 92109  
Phone: 858.637.2078  
Email: info@scotfrontis.com

REVISIONS

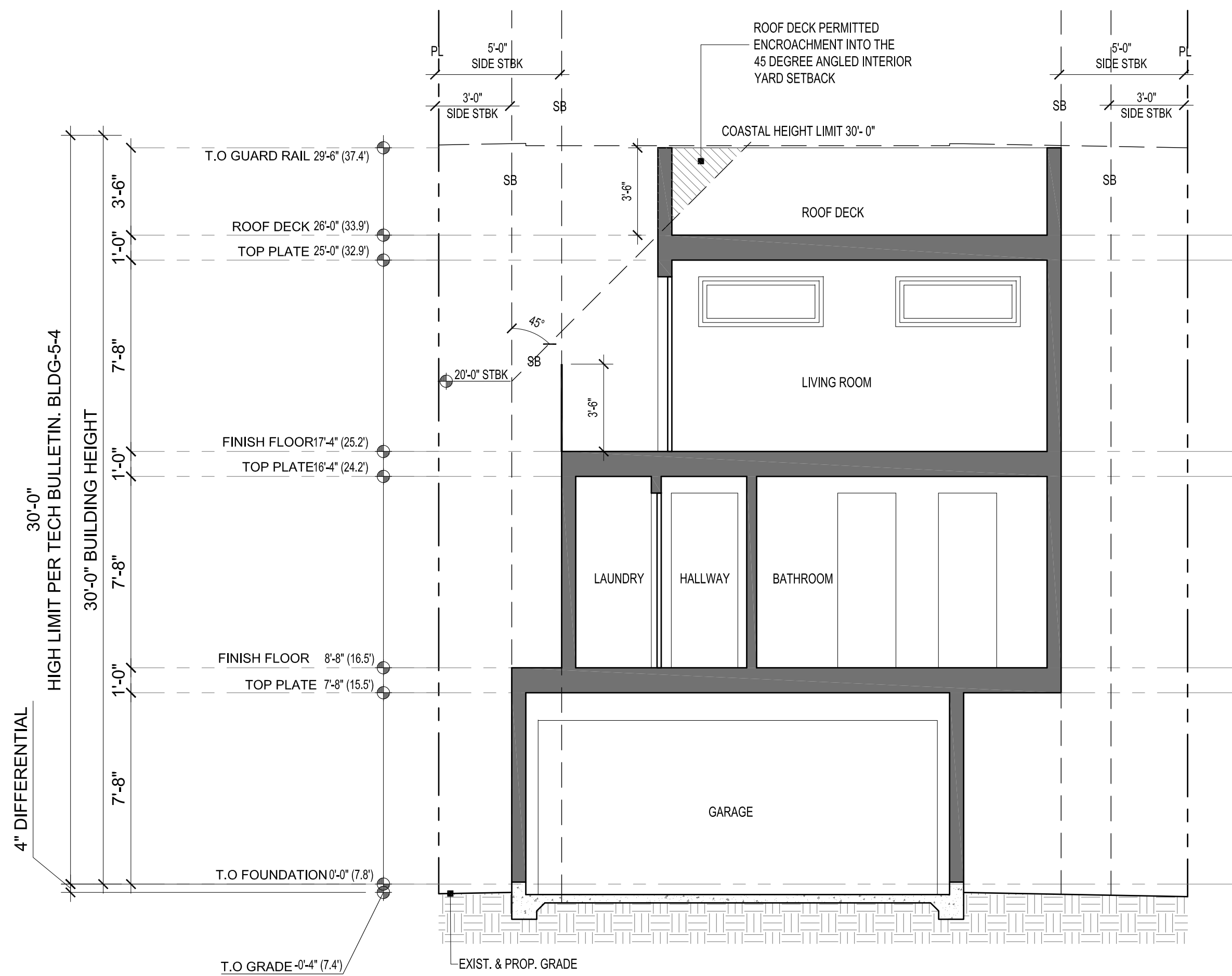
DATE

ATTACHMENT 9



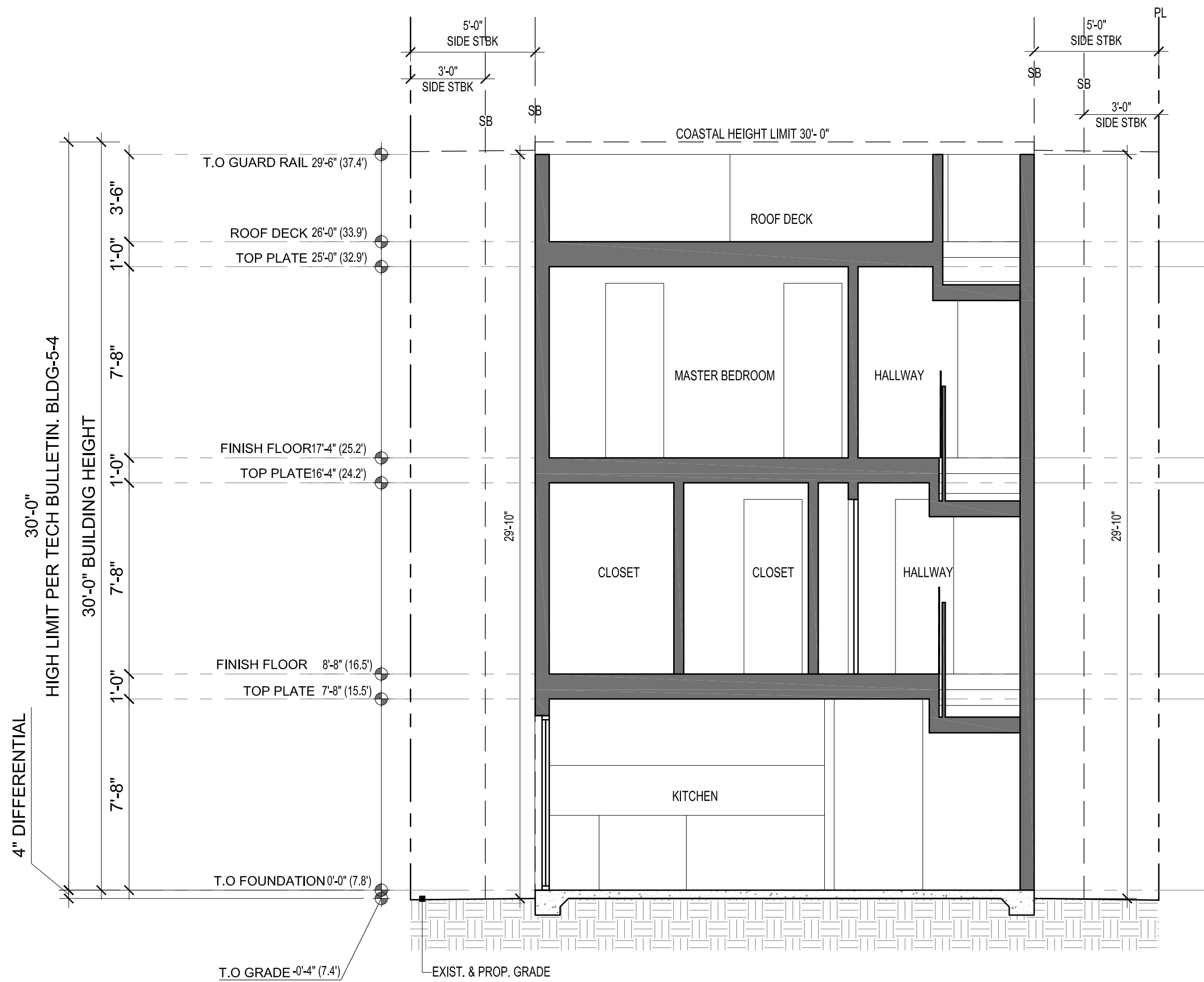
### SECTION 1

1/4" = 1'-0"



### SECTION 2

1/4" = 1'-0"

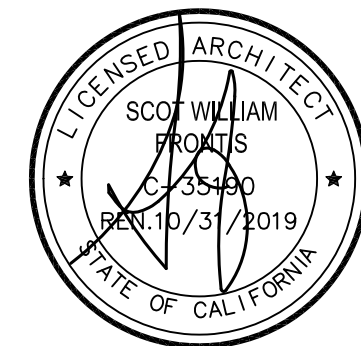


### SECTION 3

1/4" = 1'-0"

DATE	
REVISIONS	

**FRONTIS**  
**STUDIO**  
830 Missouri St., Suite 2  
San Diego, CA 92109  
P: 619.637.2728  
Email: info@frontis.com



**ATTACHMENT 9**

## ENSENADA COURT

730 ENSENADA COURT  
San Diego CA 92109

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#### PREPARED BY:

Frontis Studio  
830 MISSOURI ST., #2  
SAN DIEGO CA 92109  
p: 619.637.2078

#### LEGAL DESCRIPTION:

Block: 60 LOT: P Map: 001809

#### APN:

433-692-16-00

PROJECT NAME:  
ENSENADA COURT

#### SHEET TITLE:

ELEVATIONS

#### SHEET COUNT:

5 OF 7  
PTS #: - 611846

SUBMITTAL:  
05-10-2018

REVISION 1:  
08-15-2018

REVISION 2:  
02-07-2019

REVISION 3:  
02-22-2019

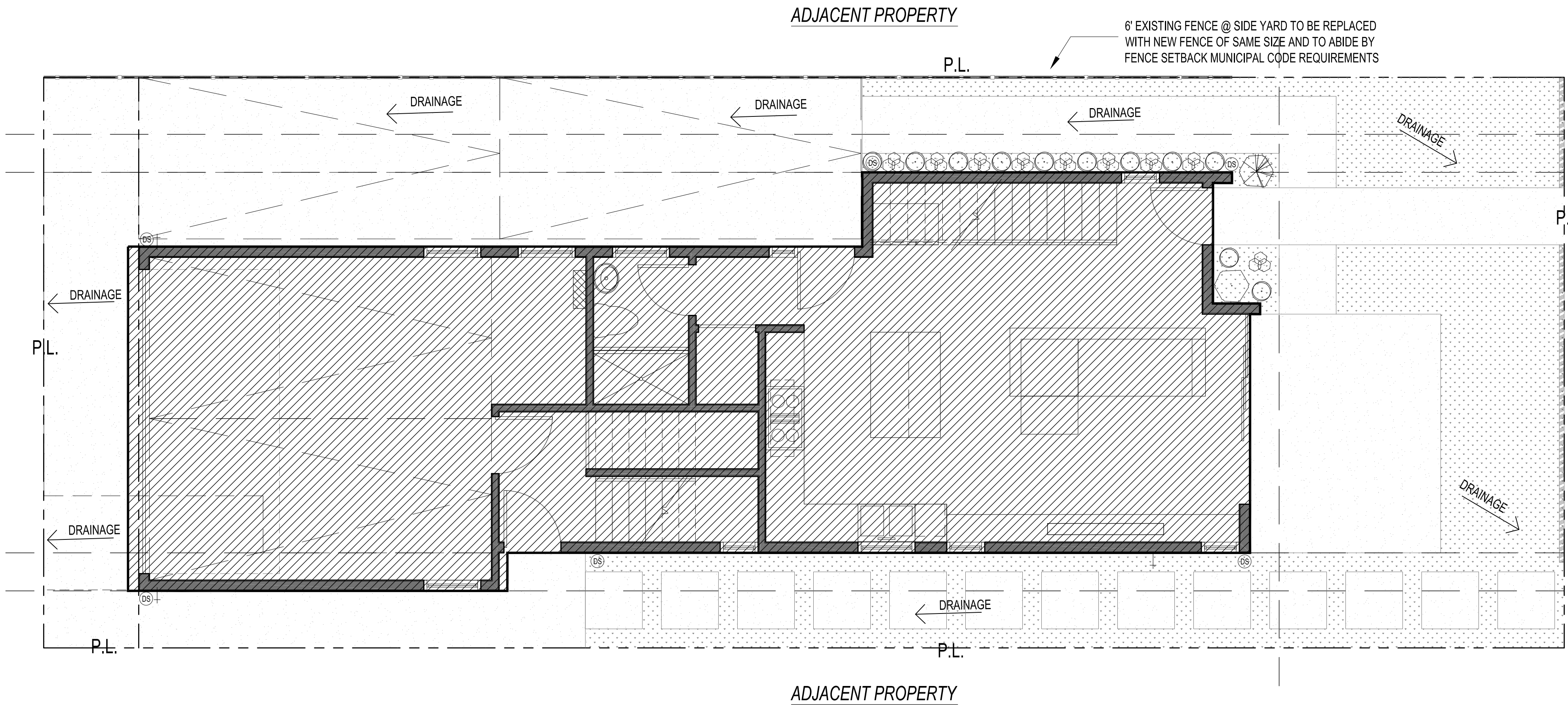
Date: 02.07.19  
Job:  
Title:

SECTIONS

Sheet:

A3.1

ALLEY

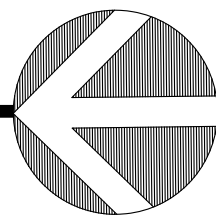


NOTE:  
NO STRUCTURE OR LANDSCAPE  
SHALL EXCEED 3' IN HEIGHT.  
VIEWS TO THE BAY & OCEAN SHALL  
NOT BE OBSTRUCTED.

NOTE:  
FRONT YARD LANDSCAPING:  
MIN. 50% TO BE LANDSCAPED.  
FRONT YARD AREA= 525 sq. ft.  
LANDSCAPE AREA PROVIDED= 284 sq. ft.  
% OF LANDSCAPE COVERAGE= 54%

## LANDSCAPE DEVELOPMENT PLAN

1/4" = 1'-0"



### PLANT MATERIAL LEGEND

#### SITE LEGEND:

- ASPHALTIC CONCRETE PER CITY STANDARDS
- AREA OF BUILDING
- DS: DOWNSPOUT LOCATION- TO BE DISCHARGED INTO LANDSCAPED PLANTERS

#### LANDSCAPE LEGEND

TYPE: QTY, / % / SIZE

MEDIUM GROWING PERENNIAL  
MEDIUM - LARGE SHRUBS: 100% / 5 GAL. / 2.0 points each

WHITE SAGE  
*Salvia Alpiana*  
mature height: 3'; mature spread: 3'

LOW GROWING MASSING SUCCULENTS  
SMALL - MED. SHRUBS: 100% / 1 GAL. / 1.0 point each

OSCULARIA  
*Oscularia Deltoidea*  
mature height: 1'; mature spread: 2'

AURORA  
*Sedum Rubrotinctum*  
mature height: 6"; mature spread: 2'

CAPE BLANCO  
*Sedum Spathulifolium*  
mature height: 6"; mature spread: 2'

GRASSY  
GROUND COVER: --- / 100% / SOD

TURF GRASS

### WATER CONSERVATION STATEMENT

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

- AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER 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.
- TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE HOME OWNER. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
- PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
- SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

### MAINTENANCE RESPONSIBILITY

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.

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 demo or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the DSD within 30 days of damage.

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 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 8ft above the finish surface or finish grade as measured at the trunks.

### MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE  
TRAFFIC SIGNALS (STOP SIGN)- 20 FEET  
UNDERGROUND UTILITY LINES- 5 FEET (10' FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES- 10 FEET  
DRIVEWAY (ENTRIES)- 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)- 25 FEET

### GENERAL NOTES

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- PROVIDE BUILDING ADDRESS THAT ARE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
- ALL OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
- DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.
- MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW STREET TREES PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND THE ROOT BALL.

### LANDSCAPE DEV. PLAN

PREPARED BY:  
Frontis Studio  
630 MISSOURI ST. #2  
SAN DIEGO CA 92109  
P: 619.337.2019

LEGAL DESCRIPTION:  
Block 60 LOT: P Map: 001809

APN:  
433-692-16-00

PROJECT NAME:  
ENSENADA COURT

SHEET TITLE:  
LANDSCAPE DEV. PLAN

SHEET COUNT:  
7 OF 7

PTS #:  
611846

SUBMITTAL:  
05-10-2019

REVISION 1:  
08-15-2018

REVISION 2:  
02-07-2019

REVISION 3:  
02-22-2019

DATE	REVISIONS

FRONTIS  
STUDIO

630 Missouri St., Suite 2  
San Diego, CA 92109  
P: 619.337.2019  
Email: info@frontis.com



ENSENADA COURT

730 ENSENADA COURT  
San Diego CA 92109

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Date: 02.07.19  
Job:  
Title:

LANDSCAPE  
DEVELOPMENT PLAN

Sheet:

L1.1

ATTACHMENT 9