



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 11, 2016 REPORT NO. HO-16-029

HEARING DATE: May 18, 2016

SUBJECT: MISSION BOULEVARD MIXED USE CDP. Process Three Decision

PROJECT NUMBER: [431473](#)

OWNER/APPLICANT: Anderson Family Trust/Scot Frontis

SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit to construct a mixed use residential/commercial development located at 3965-3967 Mission Boulevard within the Mission Beach Community Planning area?

Staff Recommendation - APPROVE Coastal Development Permit No. 1514728.

Community Planning Group Recommendation - On April 19, 2016, the Mission Beach Precise Planning Board voted 9-1-0 to recommend denial of the project (See Discussion Section below and Attachment 7).

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 17, 2016 and the opportunity to appeal that determination ended March 31, 2016.

BACKGROUND

The project proposes the construction of two 1,829-square-foot, two-story residential units, and the construction of a 536 square-foot commercial space on a vacant lot. The project is located at 3965-3967 Mission Boulevard in the Mission Beach Planned District - Visitor Commercial- North (MBPD-VC-N) zone of the Mission Beach Planned District, within Coastal Height Limit Overlay Zone (appealable to the California Coastal Commission) within the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program area within the Mission Beach Community Plan area.

The site is surrounded by a mixture of uses including a restaurant, hotel, and residential developments. The project requires a Process 3 Coastal Development Permit (CDP) for development within the Appealable Area of the Coastal Overlay Zone and is located between the sea and first public roadway paralleling the sea of the Coastal Overlay Zone in accordance with San Diego Municipal Code section 126.0702.

DISCUSSION

The project proposes the construction of two residential dwellings with commercial space in a single building on two lots. The first floor of the structure will include two tandem parking garages and 536 square feet of commercial space. Both garages and the commercial area will be accessed from Mission Boulevard. The second floor will contain Unit 1 which includes three bedrooms, two bathrooms, kitchen, living room, and access to a deck. The third floor, Unit 2, also includes three bedrooms, two bathrooms, kitchen, living room, and access to a deck. As a component of the project, the dwelling units will incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's project energy consumption, in conformance with the criteria of the Affordable/In-fill Housing and Sustainable Buildings Expedite Program.

The property is an interior lot, and is located approximately 400 feet from Mission Bay and 500 feet from the Pacific Ocean. The property is located between the sea and first public roadway paralleling the sea, but is not designated as a physical assessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the adopted Mission Beach Precise Plan and Local Coastal Program. Due to development of the adjacent hotel and other structures, there are no existing views to Mission Bay or the Pacific Ocean through the property.

The project site is designated for Commercial Recreation (Pacific Beach Drive District) in the Mission Beach Precise Plan [Plan]. The Plan allows for mixed use developments including the proposed commercial/residential development. The Plan contains goals and policies for design and development, and are generally codified in the Mission Beach Planned District Ordinance. The project meets the Land Development Code development regulations including but not limited to height, setbacks, parking, landscape and floor area ratio. The proposed development is in conformity with the Mission Beach Precise Plan and Local Coastal Program and complies with the regulations of the Land Development Code.

The project is not requesting nor does it require any deviations or variances from the applicable Mission Beach Planned District MBPD-VC-N zone, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for the this site.

Community Planning Group

On April 19, 2016, the Mission Beach Precise Planning Board voted 9-1-0 to recommend denial of the project (Attachment 7). The Mission Beach Precise Planning Board contends the project does not meet the rear yard setback requirements of the Mission Beach Planned District Ordinance section 1513.0307(b) (1) (B) (iii).

The Mission Beach Planned District Ordinance section 1513.0307(b) (1) (B) (iii) states , *"In the NC-N and VC-N Subdistricts, development of any lot or combination of lots 45 feet or greater in width shall have a minimum interior yard setback of 6 feet or 10 percent of the lot width, whichever is greater."*

Staff's response to the Mission Beach Precise Planning Board's recommendation of denial is that the Mission Beach Planned District Ordinance section applies only to the interior side yards of a lot. Since this setback is calculated based on the width of the lot, which is measured from side property line to side property line in accordance with Section 113.0243(b), staff has determined that this does not apply to the rear. This determination is further supported by the exemptions under Mission Beach Planned District Ordinance section 1513.0307(b)(1)(B)(ii) that refers to Diagram 1513-03C. The diagram illustrates the intent of the interior yard requirements and shows the interior yards measured from the side property lines only.

In addition, the Mission Beach Planned District Ordinance distinguishes interior side yards from rear yards. Several sections of the Mission Beach Planned District Ordinance identify specific requirements for interior side yards and separate requirements for rear yards. For commercial zones, no rear yard requirement is identified, therefore no minimum or maximum rear yard is required.

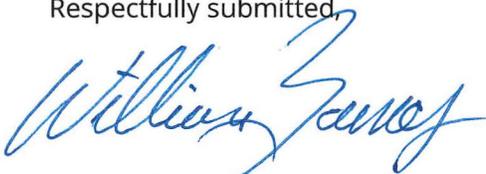
Conclusion

Staff has determined that the project complies with the development regulations of the Mission Beach Planned District and all other applicable sections of the Land Development Code. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements and City Council Policies. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1514728 with modifications or;
2. Deny Coastal Development Permit No. 1514728, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

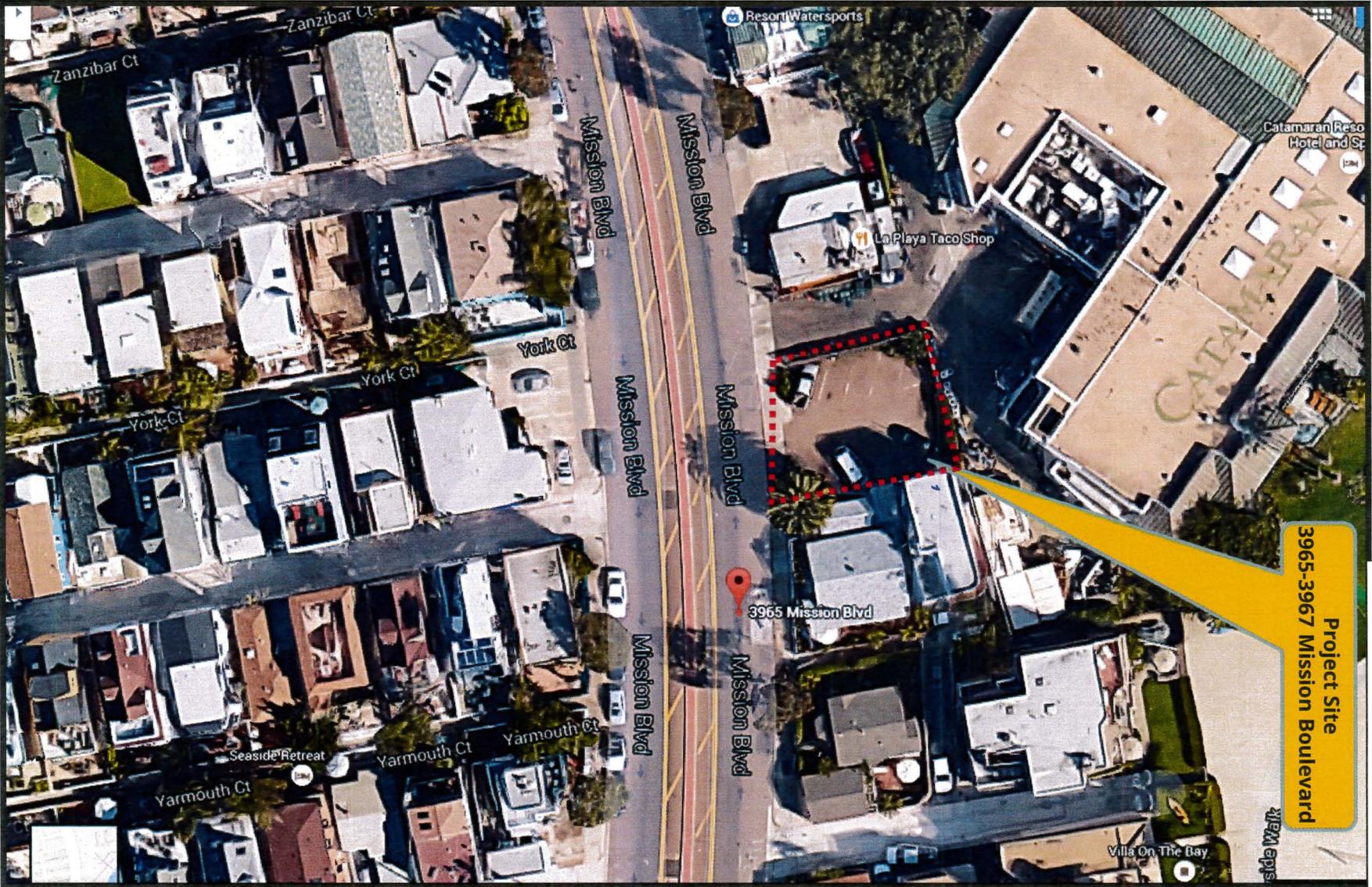


William Zoures,
Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

4. Project Data Sheet
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Environmental Exemption
10. Project Plans

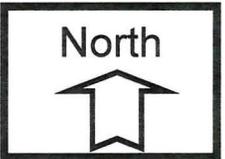


Attachment 1
Aerial Photograph of Site

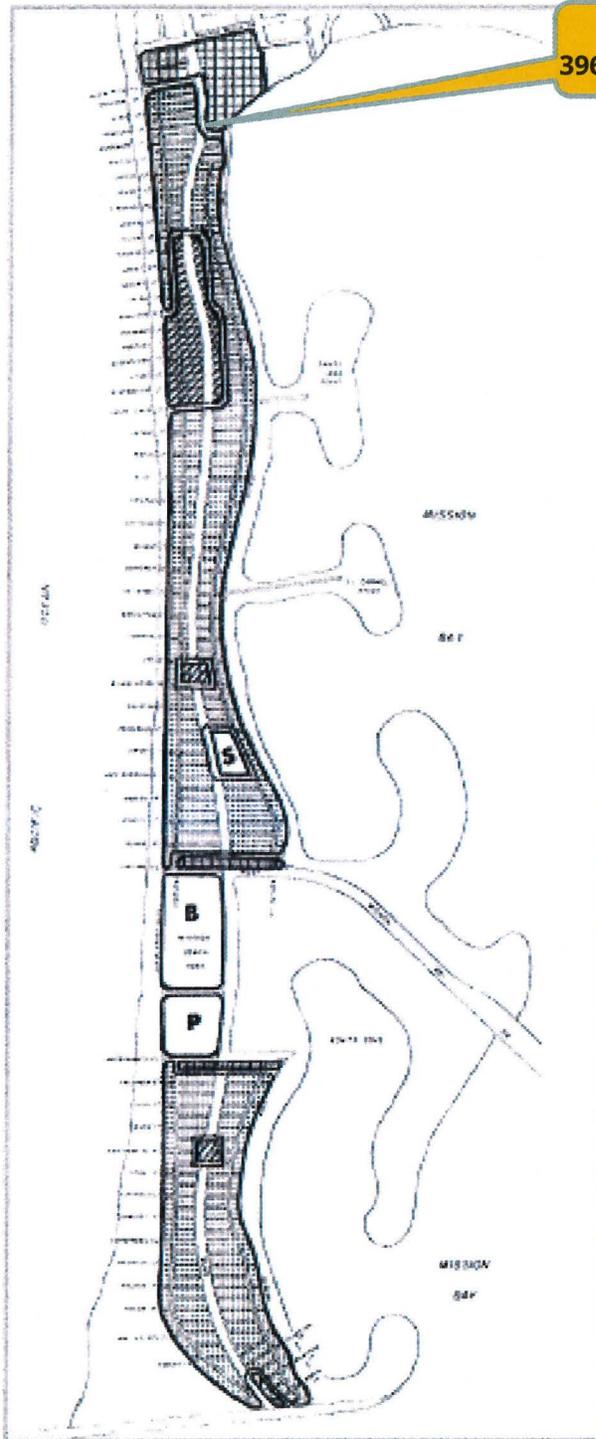


Aerial Photograph (Birds Eye)

Mission Blvd Mixed Use CDP Project No. 431473
3965-3967 Mission Boulevard



Attachment 2 Mission Beach Land Use plan



Project Site
3965-3967 Mission Boulevard

legend

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

Land Use Plan (Mission Beach)

Mission Blvd Mixed Use CDP Project No. 431473
3965-3967 Mission Boulevard



Mission Beach Land Use F

Mission Beach Precise Plan





Project Location Map

Mission Blvd Mixed Use CDP Project No. 431473
 3965-3967 Mission Boulevard



Attachment 3
 Project Location Map

PROJECT DATA SHEET

PROJECT NAME:	Mission Blvd Mixed Use CDP	
PROJECT DESCRIPTION:	Coastal Development Permit for the construction of two 1,829-square-foot, two-story residential units, and the construction of a 536 square-foot commercial space on a vacant lot.	
COMMUNITY PLAN AREA:	Mission Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial Recreation	
ZONING INFORMATION:		
ZONE: Visitor Commercial- North (MBPD-VC-N) zone		
HEIGHT LIMIT: 30 feet		
LOT SIZE: 2,800 square feet		
FLOOR AREA RATIO: 1.75 maximum.		
FRONT SETBACK: 7 feet.		
SIDE SETBACK: 5 feet		
STREETSIDE SETBACK: 3 feet.		
REAR SETBACK: 0 feet		
PARKING: 2 spaces required		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial Recreation; VC-N	Residential dwellings/Hotel
SOUTH:	Residential; RN	Residential Development
EAST:	Commercial Recreation; VC-N	Hotel
WEST:	Residential; RN	Residential Development
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 19, 2016, the Mission Beach Precise Planning Board voted 10-0-0 to recommend denial of the project.	

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005990

COASTAL DEVELOPMENT PERMIT NO. 1514728
MISSION BOULEVARD MIXED USE CDP-PROJECT NO. 431473
HEARING OFFICER

This Coastal Development Permit No. 1514728 is granted by the Hearing Officer of the City of San Diego to ANDERSON FAMILY TRUST, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.07-acre site is located at 3965-3967 Mission Boulevard in the MBPD-VC-N zone of the Mission Beach Planned District within the Mission Beach Community Plan area. The project site is legally described as: Lot W and X on Block 249 Map No. 1809 Mission Beach Altered Map, in the City of San Diego, County of San Diego, State of California, 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/Permittee to construct a mixed use commercial / residential building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 18, 2016, on file in the Development Services Department.

The project shall include:

- a. The construction of two 1,829 square-foot, residential units with two tandem parking garages and decks;
- b. The construction of a 536 square-foot commercial area;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- e. 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 2, 2019.
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" conditions(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.

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

13. 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

15. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standards 12 ft wide concrete driveway, adjacent to the site on Mission Boulevard, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

19. 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 Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of construction permits for buildings, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Mission Beach Planned District Ordinance [LDC 1513.0402] and the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

21. 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.

22. 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, the Owner/Permittee shall repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Final Landscape Inspection.

23. 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 Section 132.0403(e) of the Land Development Code [LDC], Coastal Overlay Zone Regulations. Landscaping materials shall not encroach or overhang into the Courts and Places rights-of-way below a height of 8 feet above the finish surface or finish grade, as measured at the trunk [LDC 1513.0402(a)(2)].

PLANNING/DESIGN REQUIREMENTS:

24. 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.

25. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

TRANSPORTATION REQUIREMENTS:

26. A minimum of four automobile spaces are required by the Land Development Code. 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 decision-maker.

27. No professional and business office use may be operated on this site at any time unless it satisfies the minimum parking requirements of 2 spaces per 1,000 square feet.

28. The project shall provide and maintain 10 foot x 10 foot visibility triangle areas along the property line on both sides of the driveway on Mission Boulevard. No obstacles higher than 36 inches shall be located within these areas e.g. landscape, shrubs, walls, columns, signs etc.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

29. All water and sewer facilities to be constructed within the public ROW or other public easement (including water services and sewer laterals) must be designed and constructed in

accordance with criteria established in the most current version of all applicable City of San Diego Water and Sewer Facility Design Guidelines, regulations, standards, and practices pertaining thereto.

30. All proposed private water and/or sewer facilities must be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

31. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a permit to install above ground private back flow prevention as required to protect all water service lines (domestic, fire, and irrigation) in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPD's are typically located on private property, in-line with the water service, and immediately adjacent to the right-of-way. The Public Utilities Department will not permit BFPDs to be located below grade or within the structure.

32. Before any construction permit can be issued under this development permit, the Owner/Permittee shall provide evidence of a City approved County recorded Encroachment Maintenance and Removal Agreement (EMRA) for any pre-existing or proposed encroachment within any public ROW or public easement contiguous to the property under review.

33. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten (10) feet of any sewer facilities or within five (5) feet of any water facilities.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 18, 2016.

Permit Type/PTS Approval No.: CDP No. 1514728
Date of Approval: May 18, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
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.

Owner/Permittee

By _____
ANDERSON FAMILY TRUST

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

**HEARING OFFICER
RESOLUTION NO. xxxxxx
COASTAL DEVELOPMENT PERMIT NO. 1514728
MISSION BOULEVARD MIXED USE CDP-PROJECT NO. 431473**

WHEREAS, ANDERSON FAMILY TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a mixed use commercial / residential building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1514728), on portions of a 0.07-acre site;

WHEREAS, the project site is located at 3965-3967 Mission Boulevard in the Mission Beach Planned District – Visitor Commercial- North (MBPD-VC-N) zone of the Mission Beach Planned District within the Mission Beach Community Plan area;

WHEREAS, the project site is legally described as Lot W and X on Block 249 Map No. 1809 Missin Beach Altered Map, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on May 18, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1514728 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on 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 15332 (In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 18, 2016.

FINDINGS:

Coastal Development Permit Findings 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 proposed development will be contained within the existing disturbed, previously developed and graded site. The project site has no existing or proposed physical coastal access used legally or otherwise by the public identified in the Local Coastal Program. The proposed building would conform to the maximum 30-foot height limit required by the zone. The project site is bounded by a restaurant and multi-family residential developments. The project is completely contained within the private property, and as such, the project would not encroach upon any existing physical access way.

The Mission Beach Precise Plan does not identify a public view corridor along Mission Boulevard adjacent to the project. Therefore, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and would not obstruct any identified public views. 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 by not encroaching into any scenic coastal area or public views as identified in the Local Coastal Program.

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

The project site is located in a built, urban environment, and does not impact any Environmentally Sensitive Lands. The project is not within, or adjacent to, the Multi-Habitat Planning Area (MHPA). As such, the project is conditioned to provide a Water Pollution Control Plan (WPCP) prior to the issuance of a building permit to ensure possible runoff during construction is being collected and not deposited into Mission Bay or the Pacific Ocean. Therefore the proposed coastal 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 subject project site is designated for Commercial Recreation (Pacific Beach Drive District) in the Mission Beach Precise Plan [Plan]. The plan allows for a mixed use development inclusive of a commercial/residential development in this designation. The project is consistent with the designated use in the plan. The Plan contains goals and policies for design and development. These goals and policies are generally codified in the Mission Beach Planned District Ordinance (MBPDO). Although no specific views are mapped in the precise plan, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. Due to development of the adjacent hotel and other structures, there are no existing views to Mission Bay or the Pacific Ocean through the property.

Therefore, the proposed project meets the land use designation of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, parking, landscape and floor area ratio. The proposed development is in conformity with the Mission Beach Precise Plan and Local Coastal Program and complies with the regulations of the certified Land Development Code.

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 project site is located between the nearest public road and the shoreline of a body of water. The project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act where the site does not contain a physical public access way and is not within an ocean-front public recreation area. The project does not propose to encroach into any public access way to the ocean and all improvements and additions will be contained on site. The project is a private development on privately owned land. The project would conform to the public access and public recreation policies of Chapter 3 of the California Coastal Act which indicates projects will not impede an any water oriented activity, interfere with coastal dependent aquaculture uses, interfere with

coastal access, and not interfere with Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1514728 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. 1514728, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: May 18, 2016

SAP Number: 24005151

Project No. 431473
Mission Boulevard Mixed Use CDP
3965-3967 Mission Boulevard
Architect: Scott Frontis
Owner: Steve Cairncross

“ATTACHMENT”

The Mission Beach Precise Planning Board (“MBPPB”) discussed this project at its April 19, 2016 Meeting. The owner’s architect was present. The MBPPB voted to DENY the project based on the following provisions of our Planned District Ordinance (“PDO”), effective August 9, 2012, and updated 2016.

This project is located on the southeast corner of York Court and Mission Boulevard. It is zoned VC-N. The project plans show no setbacks at the rear eastern property lines, which abut up against the interior yard of the Catamaran Hotel.

PDO §1513.0307(b) (2) (A) clearly states,

“A yard shall not be required for lots abutting Strandway and Bayside Lane and alleys.”

Accordingly, a yard is required at the rear of this property abutting another lot. (This Plan Reviewer believes a setback would also be required by California and San Diego Fire Codes).

This project is a combination of two (2) standard 25-foot wide lots for a total width of 50 feet. PDO §1513.0307(b) (1) (B) (iii) states,

“In the NC-N and VC-N Subdistricts, development of any lot or combination of lots 45 feet or greater in width shall have a minimum interior yard setback of 6 feet or 10 percent of the lot width, whichever is greater.”

The MBPPB’s conclusion is that a 6-foot deep setback is required from the lot line abutting the Catamaran property.

///

Attachment 8 Ownship Disclosure Form



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 Conditional 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: MISSION BLVD MIXED USE Project No. For City Use Only: _____
 Project Address: 244 MISSION BLVD, SAN DIEGO, CA 92109

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 permits 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): ANDERSON FAMILY TRUST
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 3963 MISSION BLVD
 City/State/Zip: SAN DIEGO, CA, 92109
 Phone No: 858 837-2078 Fax No: _____
 Signature: [Signature] Date: _____

Name of Individual (type or print): ANDERSON FAMILY TRUST
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 3963 MISSION BLVD
 City/State/Zip: SAN DIEGO, CA, 92109
 Phone No: _____ Fax No: _____
 Signature: [Signature] Date: _____

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): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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

Project No.: 431473

Project Title: Mission Boulevard Mixed Use

Project Location-Specific: 3965 – 3967 Mission Boulevard, San Diego, California 92109

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: A COASTAL DEVELOPMENT PERMIT to construct a three-story mixed use building on two existing lots including a 536-square-foot ground floor retail space, and two dwelling units on the second and third floors. The project would also construct two tandem parking garages and storage units. Each unit would be 1,760-square-feet and have a 150-square-foot deck. Various site improvements would also be constructed that include associated hardscape and landscape. The project would conform to the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by generating 50 percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 2,909-square-foot project site is currently used for parking and is located at 3965 - 3967 Mission Boulevard. The project site is designated Commercial Recreation (Pacific Beach Drive District) and within the Mission Beach Planned District-VC-N zone. Additionally, the project site is within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Mission Beach Precise Plan and Local Coastal Program Area. (LEGAL DESCRIPTION: Lots W and X on Block 249 according to Map No. 1809 of Mission Beach Altered Map.)

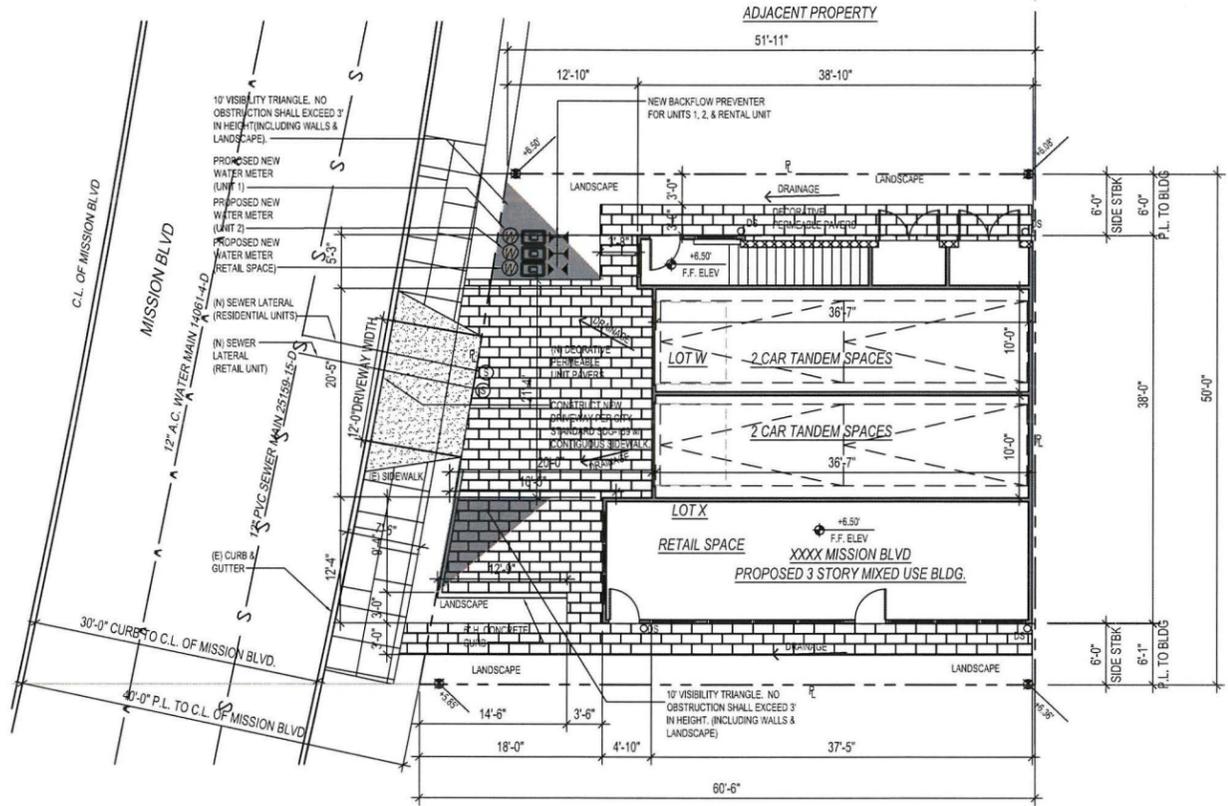
Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Barbara C. Lawrence
Anderson Family Trust, 3963 Mission Boulevard
San Diego, California 92109
(858) 837-2078

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15332 (In-Fill Development Projects)

Reasons why project is exempt: The City of San Diego conducted an environmental review, which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15332 that consists of projects characterized as in-fill development meeting the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning



GRAZING TABLE	CUT	FILL
xxxx MISSION BLVD.	27 CU. YARDS	27 CU. YARDS
	1'-6" MAX.	1'-6" MAX.

PROPOSED SITE PLAN
1/8" = 1'-0"

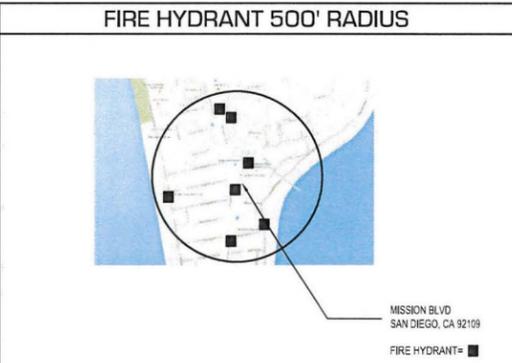
NOTE:
PUBLIC WATER OR SEWER EASEMENTS WILL PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC WATER AND WASTEWATER FACILITIES LOCATED ON THE PROPERTY ASSOCIATED WITH THIS DEVELOPMENT.

NOTE:
NO PROPOSED WORK IN THE RIGHT OF WAY.

BASIS OF ELEVATIONS
CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
MONUMENT DESCRIPTION: BRASS DISC
LOCATION: EASTERLY 4' OFFSET LINE, MISSION BLVD @ WHITING COURT
DATUM: NGVD 29
ELEVATION: 4.77 FEET

NOTE:
PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

NOTE:
PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.



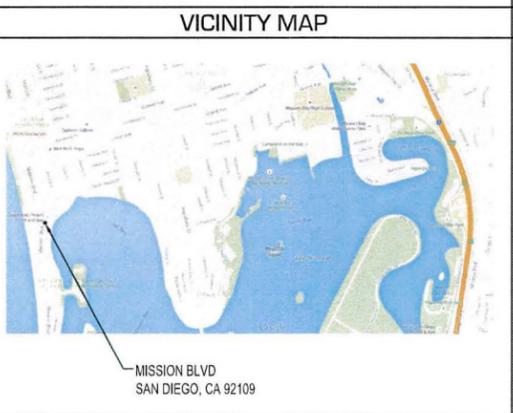
PROJECT DATA	
PROJECT INFORMATION:	
PROJECT ADDRESS:	XXXX MISSION BLVD SAN DIEGO, CA 92109 423-313-6829 • 423-313-0900
APN	
LEGAL DESCRIPTION:	LOTS W AND X ON BLOCK 249 ACCORDING TO MAP 1809 OF MISSION BEACH ALTERED MAP VACANT LAND
EXISTING USE:	
BUILDING CODE:	CALIFORNIA BUILDING CODE (CBC) 2013 CALIFORNIA RESIDENTIAL CODE (CRC) 2013
OCCUPANCY TYPE:	R-3 M
CONSTRUCTION TYPE:	TYPE VB
NUMBER OF STORIES:	3 STORIES PROPOSED
BUILDING HEIGHT:	29'-11"
ZONING INFORMATION:	
ZONE:	MBPD-VCN
NUMBER OF DWELLINGS:	2
MAXIMUM ALLOWABLE HEIGHT:	30'-0"
SETBACKS:	
INT. YARD	5'-0"
REAR	0'-0"
ACTUAL BLDG HEIGHT:	29'-11"
LOT AREA:	2,800 SF
MAX ALLOWABLE FAR:	1.75
MAX ALLOWABLE AREA:	(1.75 X 2800 SF) = 4,900 SF
PROPOSED AREA:	4,221 SF
PROPOSED FAR:	1.51
ACTUAL GFA:	
FIRST FLOOR AREA:	
RETAIL SPACE:	536 SF
UNIT I GARAGE:	366 SF
UNIT II GARAGE:	366 SF
STAIRS:	105 SF
STORAGE UNIT I & II:	60 SF
SECOND FLOOR AREA:	
UNIT 1:	1,559 SF
UNIT 1 DECK:	201 SF
UNIT 2 DECK:	150 SF
THIRD FLOOR AREA:	
UNIT 2 DECK:	1760 SF
UNIT 2 DECK:	150 SF
TOTAL AREA PROPOSED:	4,221 SF
TOTAL GARAGE AREA (UNIT I & 2):	732 SF
TOTAL DECK AREA:	300 SF
PARKING:	4 ENCLOSED SPACES PROVIDED

SITE PLAN LEGEND	
	AREA OF PLANNED BLDG
	ASPHALTIC CONCRETE DRIVEWAY
	PERMEABLE PAVERS
	SITE DRAINAGE PATTERN
	EXISTING & PROPOSED CONTOURS
	ODS
	DOWNSPOUT LOCATION: TO BE DISCHARGED INTO LANDSCAPED PLANTERS

CONSTRUCTION BMP'S	
STORM WATER QUALITY NOTES CONSTRUCTION BMP'S	
This project shall comply with all requirements of the state permit: California Regional Water Quality Control Board, San Diego Region, order NO. 2001-01 NPDES NO. CAS012875 (http://www.swrcb.ca.gov/wrcb/programs/isd_stormwater.html)	
Notes 1-6 below represent key minimum requirements for construction BMP's.	
1. Sufficient BMP's must be installed to prevent all mud or other construction debris from being tracked into the adjacent street(s) or storm water conveyance systems due to construction vehicles or any other construction activity. The contractor shall be responsible for cleaning any such debris that may be in the street at the end of each work day or after a storm event that causes a breach in the installed construction BMP's.	
2. All stock piles of uncompacted soil and/or building materials that are intended to be left unprotected for a period greater than seven calendar days are to be provided with erosion and sediment controls. Such soil must be protected each day when the probability of rain is 40% or greater.	
3. A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be placed in place on the site.	
4. All erosion/sediment control devices shall be maintained in working order at all times.	
5. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.	
6. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.	

GENERAL NOTES
1. NEAREST EXISTING BUS STOP TO PROJECT SITE IS LOCATED AT MISSION BLVD AND WINDEMERE CT.
2. PROVIDE BUILDING ADDRESS THAT IS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P40-6 (UPC 901.4.4)
3. ALL OUTDOOR LIGHTING SHALL BE SHARED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
4. DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.
5. GRAZING (EXISTING & PROPOSED) AS SHOWN PER SHEET A1.1: 27 CU.YD. CUT; 27 CU.YD. FILL PER RESIDENCE 1'-6" FT. MAX. CUT; 1'-6" FT. MAX. FILL PER RESIDENCE
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION 'BEST MANAGEMENT PRACTICES' NECESSARY TO COMPLY WITH THE CITY OF SAN DIEGO MUNICIPAL CODE.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE PLAN SHALL BE IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY OF ENCINITAS ENGINEER.

SCOPE OF WORK
REQUEST COASTAL DEVELOPMENT PERMIT FOR CONSTRUCTION OF MIXED USE BUILDING, WITH 536 SQ. FT. GROUND FLOOR RETAIL SPACE AND 2 RESIDENTIAL UNITS ON LEVELS TWO AND THREE WITH (2) TANDEM PARKING GARAGES AND STORAGE. UNIT I TO BE 1,760 SQ. FT. WITH 150 SQ. FT. DECK AND UNIT II TO BE 1,760 SQ. FT. WITH 150 SQ. FT. DECK.
PROJECT TO INTEGRATE PHOTOVOLTAIC PANELS CONSISTENT WITH COUNCIL POLICY 900-14. OTHER GREEN BUILDING TECHNIQUES INCLUDE THE PLANTING OF NATIVE DROUGHT TOLERANT LANDSCAPING, EFFICIENT IRRIGATION TECHNOLOGY, PERMEABLE PAVERS TO AVOID EXCESSIVE WATER RUNOFF, NO VOC MATERIALS SHALL BE SPECIFIED, AND COOL ROOF. OPTIMAL NATURAL VENTILATION SHALL BE USED.



ADDITIONAL INFORMATION
CHECK EACH APPLICABLE OVERLAY ZONE
<input type="checkbox"/> AIRPORT APPROACH
<input type="checkbox"/> AIRPORT ENVIRONS
<input checked="" type="checkbox"/> COASTAL DEVELOPMENT PERMIT
<input checked="" type="checkbox"/> COASTAL HEIGHT LIMIT
<input type="checkbox"/> SENSITIVE COASTAL
<input type="checkbox"/> MOBILE HOME PARK
<input checked="" type="checkbox"/> PARKING IMPACT
<input type="checkbox"/> RESIDENTIAL TANDEM PARKING
<input type="checkbox"/> TRANSIT AREA
<input type="checkbox"/> URBAN VILLAGE
<input type="checkbox"/> MISSION TRAILS DESIGN DISTRICT
<input type="checkbox"/> CLAIREMONT MESA HEIGHT LIMIT
<input checked="" type="checkbox"/> COMMUNITY PLAN IMPLEMENTATION
<input type="checkbox"/> GEOLOGICAL HAZARD- CATEGORY 52

SHEET INDEX	
SHEET#	SHEET TITLE
A1.1	TITLE SHEET / SITE PLAN
C1	TOPOGRAPHICAL SURVEY
A2.1	FIRST LEVEL
A2.2	SECOND LEVEL
A2.3	THIRD LEVEL
A2.4	ROOF LEVEL
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	SECTIONS
L.1.1	LANDSCAPE PLAN

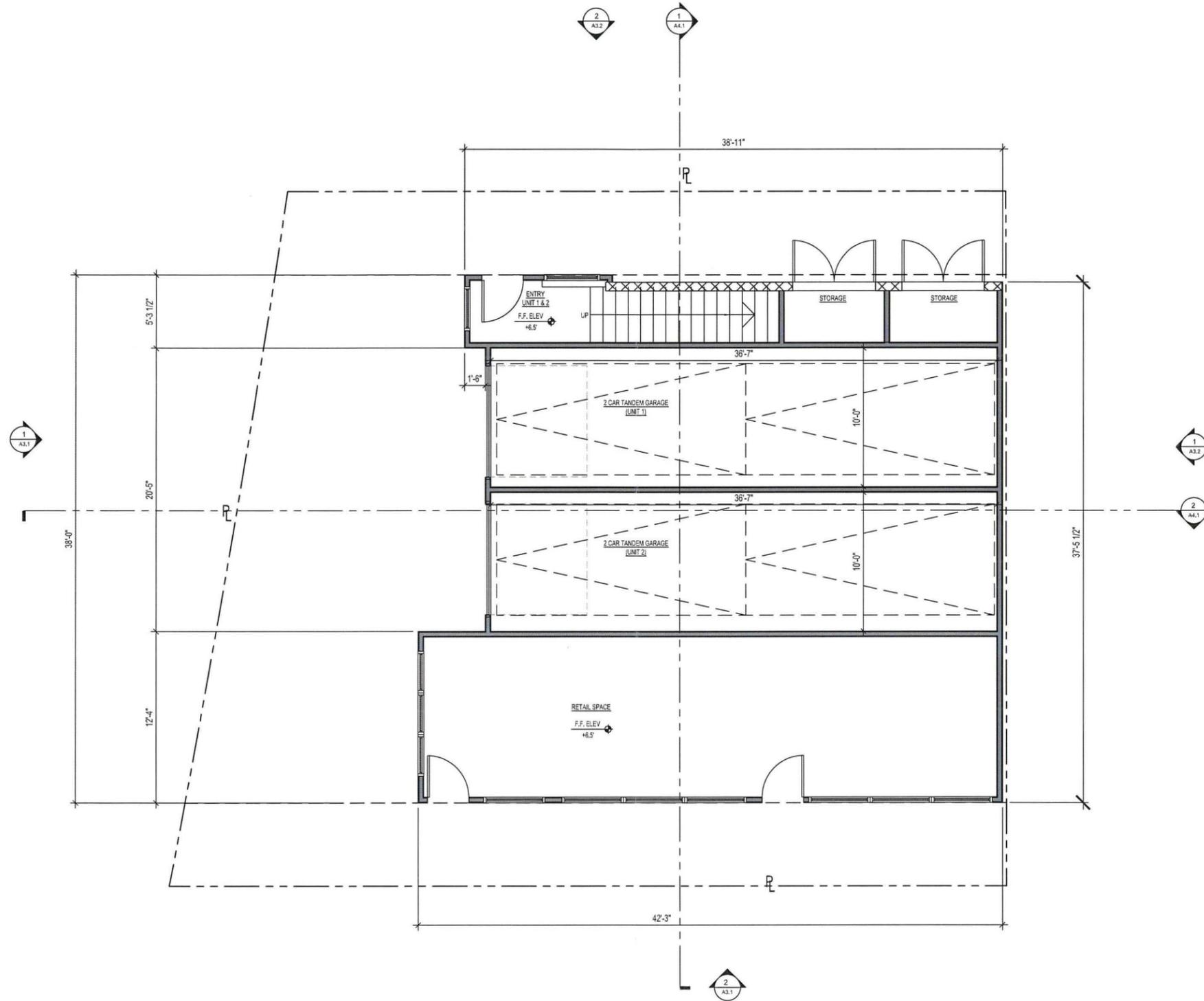
PROJECT TEAM
OWNER: MISSION BLVD SAN DIEGO, CA 92109 PH:
ARCHITECT: FRONTIS STUDIO 830 MISSOURI STREET, #2 SAN DIEGO CA 92109 CONTACT: SCOT FRONTIS PH. 858.837.2078 EMAIL: scot@scotfrontis.com

TITLE SHEET/SITE PLAN
PREPARED BY: FRONTIS STUDIO 830 MISSOURI ST. #2 SAN DIEGO CA 92109 P: 858.837.2078
LEGAL DESCRIPTION: LOTS W AND X ON BLOCK 249 MAP 1809 MISSION BEACH ALTERED MAP
PROJECT NAME: MISSION BLVD MIXED USE
SUBMITTAL: 05.27.15
SHEET TITLE: TITLE SHEET + SITE PLAN
REVISION 1:
SHEET COUNT: 1 OF 9
REVISION 2:
PTS #:
REVISION 3:

DATE: _____
REVISIONS: _____
FRONTIS STUDIO
830 Missouri St., Suite 2
San Diego, CA 92109
Email: info@scotfrontis.com



Mission Blvd Mixed Use



FIRST LEVEL
1/4" = 1'-0"

PREPARED BY:
FRONTIS STUDIO
830 MISSOURI ST., #2
SAN DIEGO CA 92109
p: 858.537.2375

LEGAL DESCRIPTION:
LOTS W AND X ON BLOCK 249 MAP 1809
MISSION BEACH ALTERED MAP

PROJECT NAME:
MISSION BLVD MIXED USE
SHEET TITLE:
FIRST LEVEL PLAN
SHEET COUNT:

SUBMITTAL:
05.27.15
REVISION 1:
REVISION 2:
REVISION 3:

PTS #:



FRONTIS
STUDIO

830 Missouri St., Suite 2
San Diego, CA 92109
Phone: 858.537.2375
Email: info@frontis.com

Mission Blvd Mixed Use

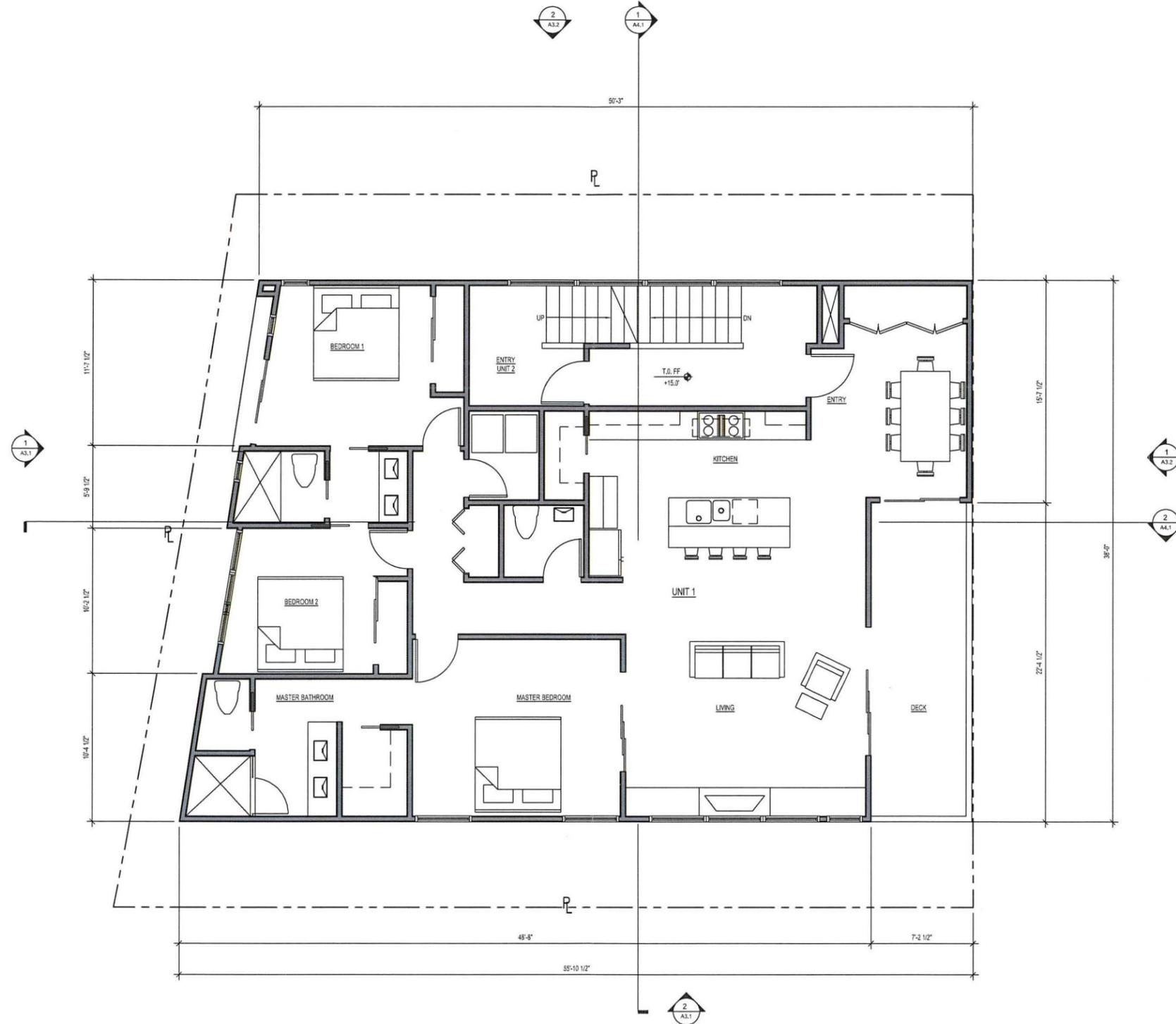
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Date: 05.24.15
Job: 1512
Title: FIRST LEVEL

Sheet:

A2.1



SECOND LEVEL
1/4" = 1'-0"

SECOND LEVEL

PREPARED BY:

FRONTIS STUDIO
830 MISSOURI ST., #2
SAN DIEGO CA 92109
p: 658.837.2078

LEGAL DESCRIPTION:

LOTS W AND X ON BLOCK 249 MAP 1809
MISSION BEACH ALTERED MAP

PROJECT NAME:
MISSION BLVD MIXED USE

SHEET TITLE:

SHEET COUNT:

PTS #:

SUBMITTAL:
05.27.15

REVISION 1:

REVISION 2:

REVISION 3:

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Date: 08.24.15

Job: 1512

Title:

SECOND LEVEL

Sheet

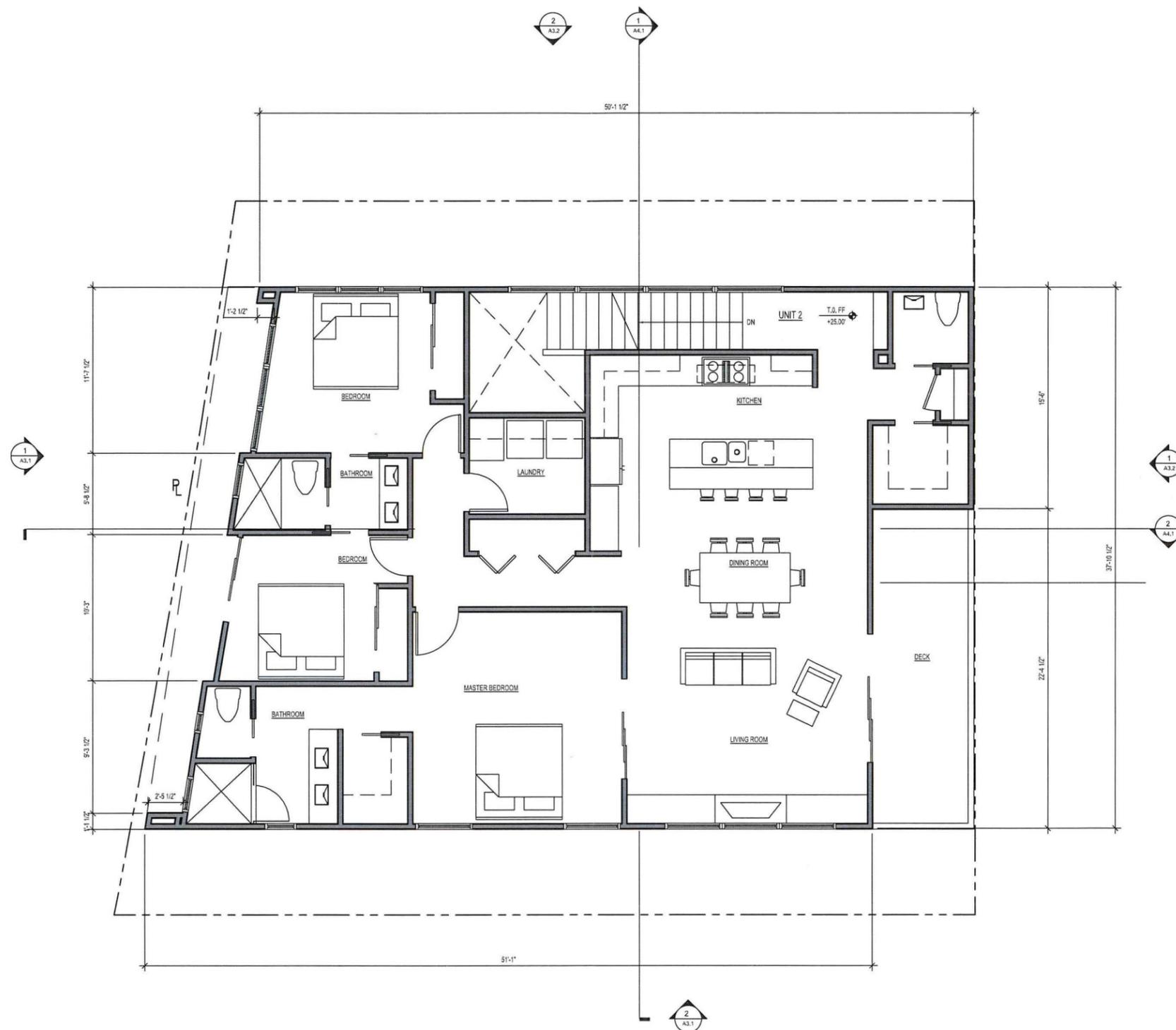
A2.2

REVISIONS
DATE
1
A4.1
2
A3.2

FRONTIS STUDIO
830 Missouri St., Suite 2
San Diego, CA 92109
Phone: 658.837.2078
Email: info@frontisstudio.com



Mission Blvd Mixed Use



THIRD LEVEL
1/4" = 1'-0"



THIRD LEVEL

PREPARED BY:
FRONTIS STUDIO
830 MISSOURI ST. #2
SAN DIEGO CA 92109
P: 858.837.2073

LEGAL DESCRIPTION:
LOTS W AND X ON BLOCK 249 MAP 1809
MISSION BEACH ALTERED MAP

PROJECT NAME:
MISSION BLVD MIXED USE
SHEET TITLE:
SHEET COUNT:
PTS #:

SUBMITTAL:
05.27.15
REVISION 1:
REVISION 2:
REVISION 3:

Date: 05.24.15
Job: 1512
Title:

THIRD LEVEL

Sheet:

A2.3

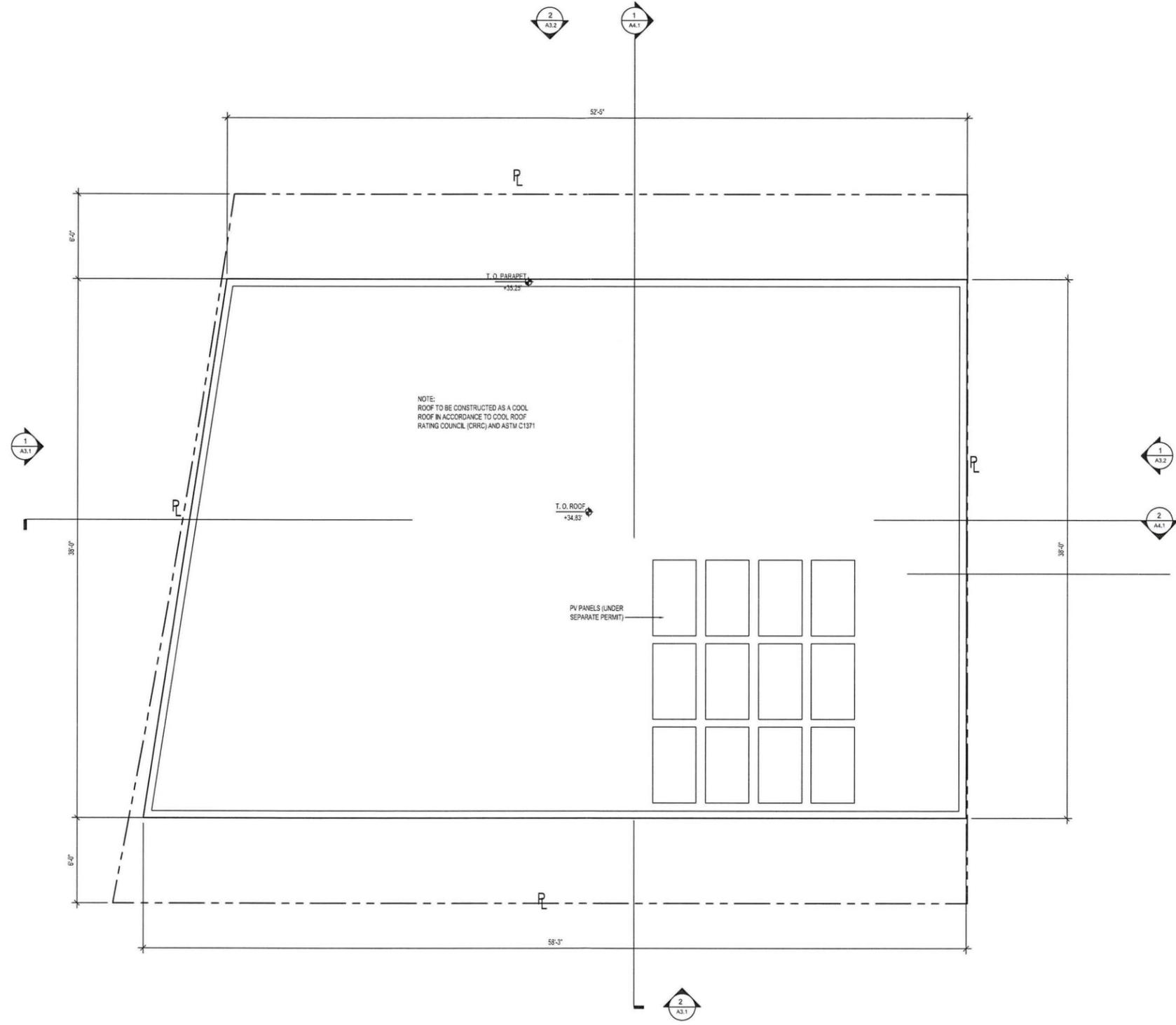
REVISIONS
FRONTIS STUDIO
830 Missouri St., Suite 2
San Diego, CA 92109
Email: info@frontisstudio.com



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NOTE:
ROOF TO BE CONSTRUCTED AS A COOL
ROOF IN ACCORDANCE TO COOL ROOF
RATING COUNCIL (CRRR) AND ASTM C1371

ROOF LEVEL

1/4" = 1'-0"

ROOF LEVEL

PREPARED BY:
FRONTIS STUDIO
830 MISSOURI ST., #2
SAN DIEGO CA 92109
p: 608.837.2078

LEGAL DESCRIPTION:
LOTS W AND X ON BLOCK 249 MAP 1809
MISSION BEACH ALTERED MAP

PROJECT NAME:
MISSION BLVD MIXED USE

SHEET TITLE:

SHEET COUNT:

PTS #:

SUBMITTAL:
05.27.15

REVISION 1:

REVISION 2:

REVISION 3:

NO.	DATE	DESCRIPTION

FRONTIS STUDIO
SCOTT WILLIAM FRONTIS
C-35189
REL. 10/31/2017
STATE OF CALIFORNIA
www.frontisstudio.com



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Date: 05.24.15

Job: 1912

Title: ROOF LEVEL

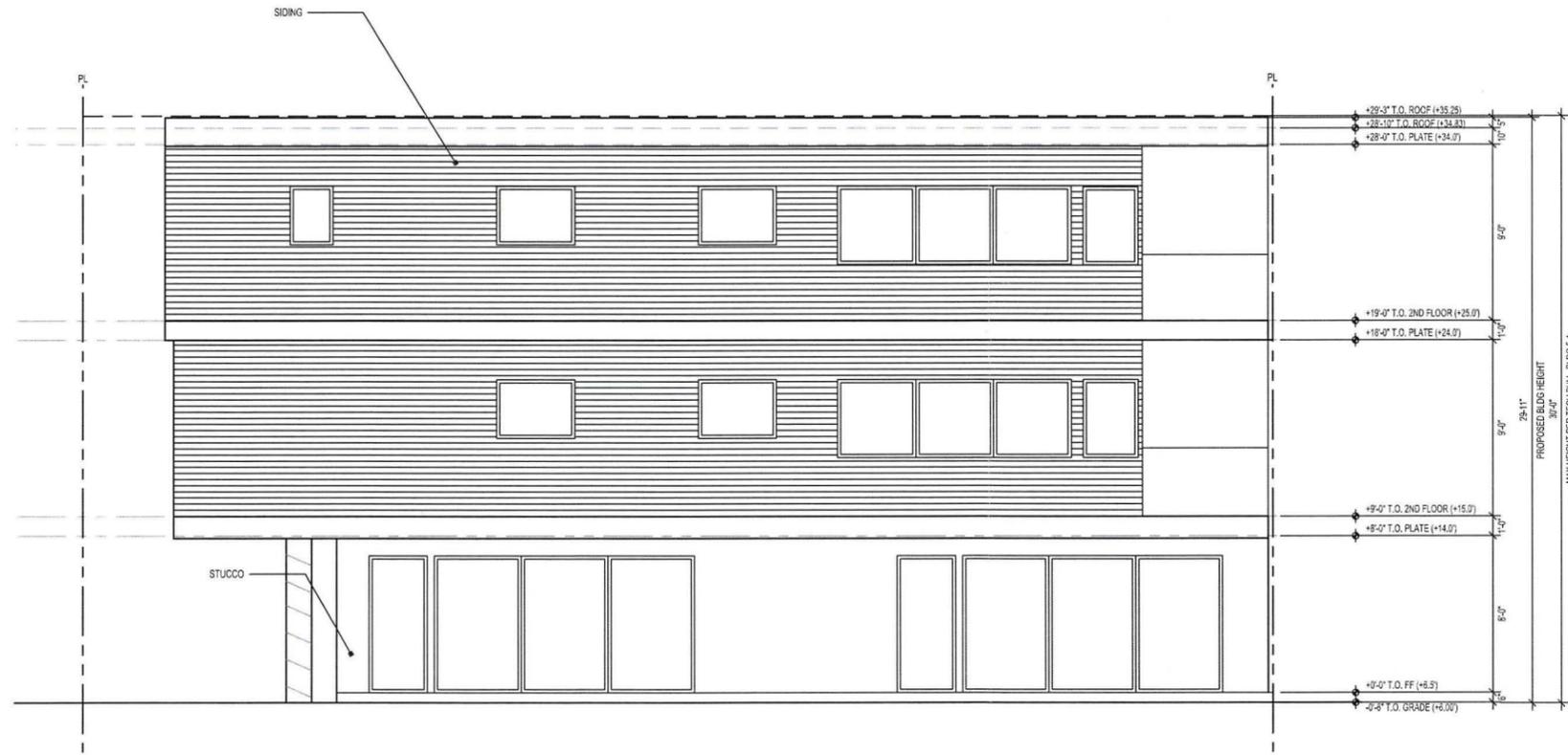
Sheet:

A2.4



WEST ELEVATION
1/4" = 1'-0"

1



SOUTH ELEVATION
1/4" = 1'-0"

2

REVISIONS	DATE

FRONTIS
STUDIO



Mission Blvd Mixed Use

ELEVATIONS

PREPARED BY:
FRONTIS STUDIO
530 MISSOURI ST., #2
SAN DIEGO CA 92109
p: 858.837.2078

LEGAL DESCRIPTION:
LOTS W AND X ON BLOCK 249 MAP 1809
MISSION BEACH ALTERED MAP

PROJECT NAME: MISSION BLVD MIXED USE
SHEET TITLE: LOT 2 EAST - SOUTH ELEVATIONS
SHEET COUNT: 8 OF 13
PTS #: -

SUBMITTAL: 05.27.15
REVISION 1:
REVISION 2:
REVISION 3:

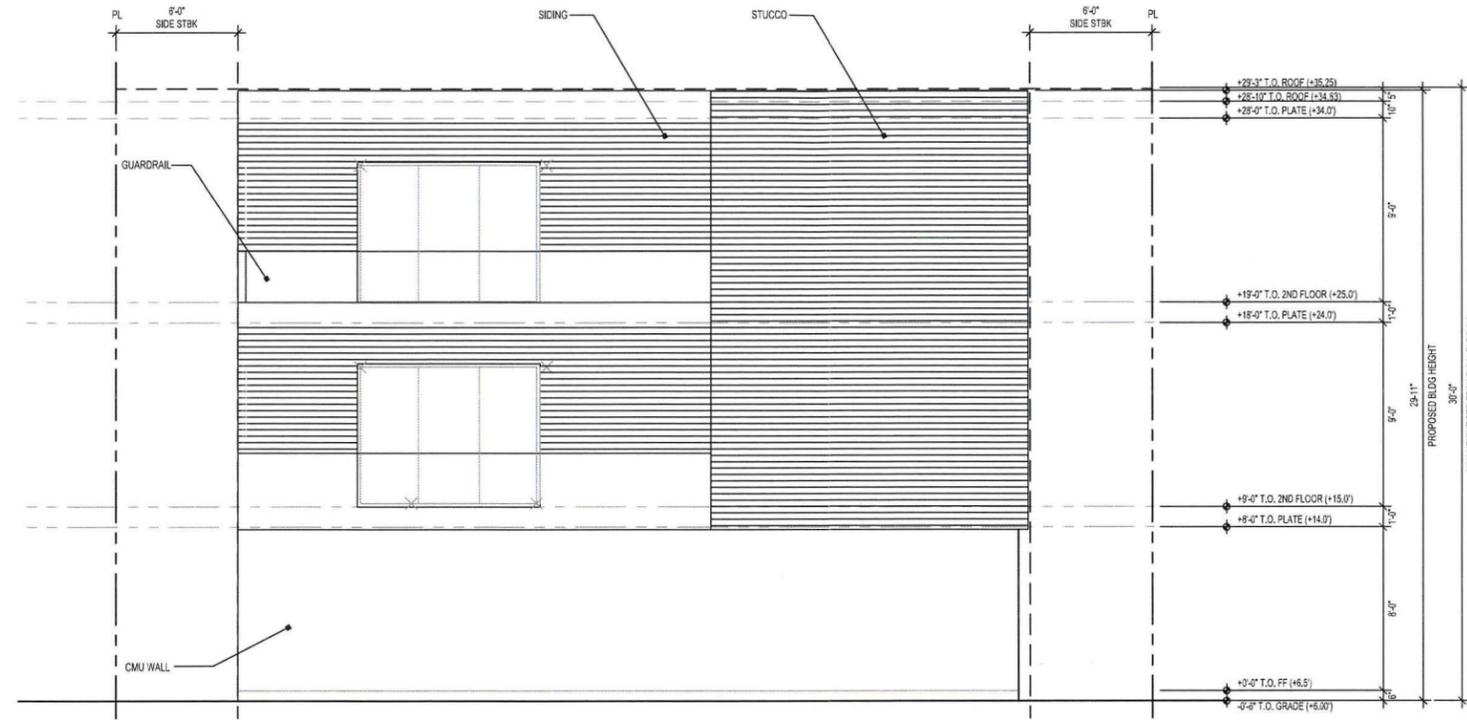
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Date:	05.14.15
Job:	1512
Title:	

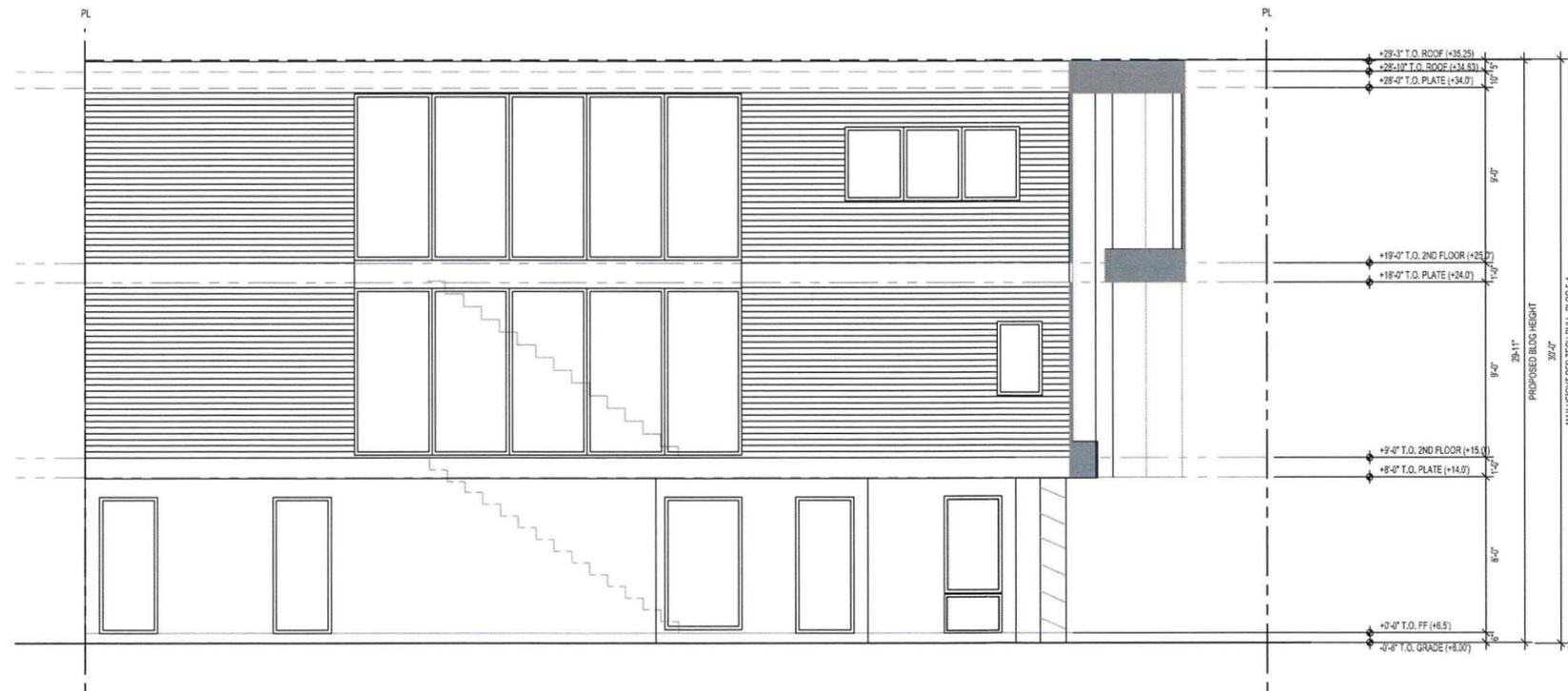
EAST + SOUTH ELEVATIONS
Sheet:

A3.1



EAST ELEVATION
1/4" = 1'-0"

1



NORTH ELEVATION
1/4" = 1'-0"

2

REVISIONS	DATE

FRONTIS STUDIO

6300 Massachusetts Blvd, Suite 2
San Diego, CA 92121
Ph: 619.583.7207
Email: info@frontisstudio.com



Mission Blvd Mixed Use

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ELEVATIONS

PREPARED BY:
FRONTIS STUDIO
830 MISSOURI ST. #2
SAN DIEGO CA 92105
p: 619.583.7207

LEGAL DESCRIPTION:
LOTS W AND X ON BLOCK 249 MAP 1909
MISSION BEACH ALTERED MAP

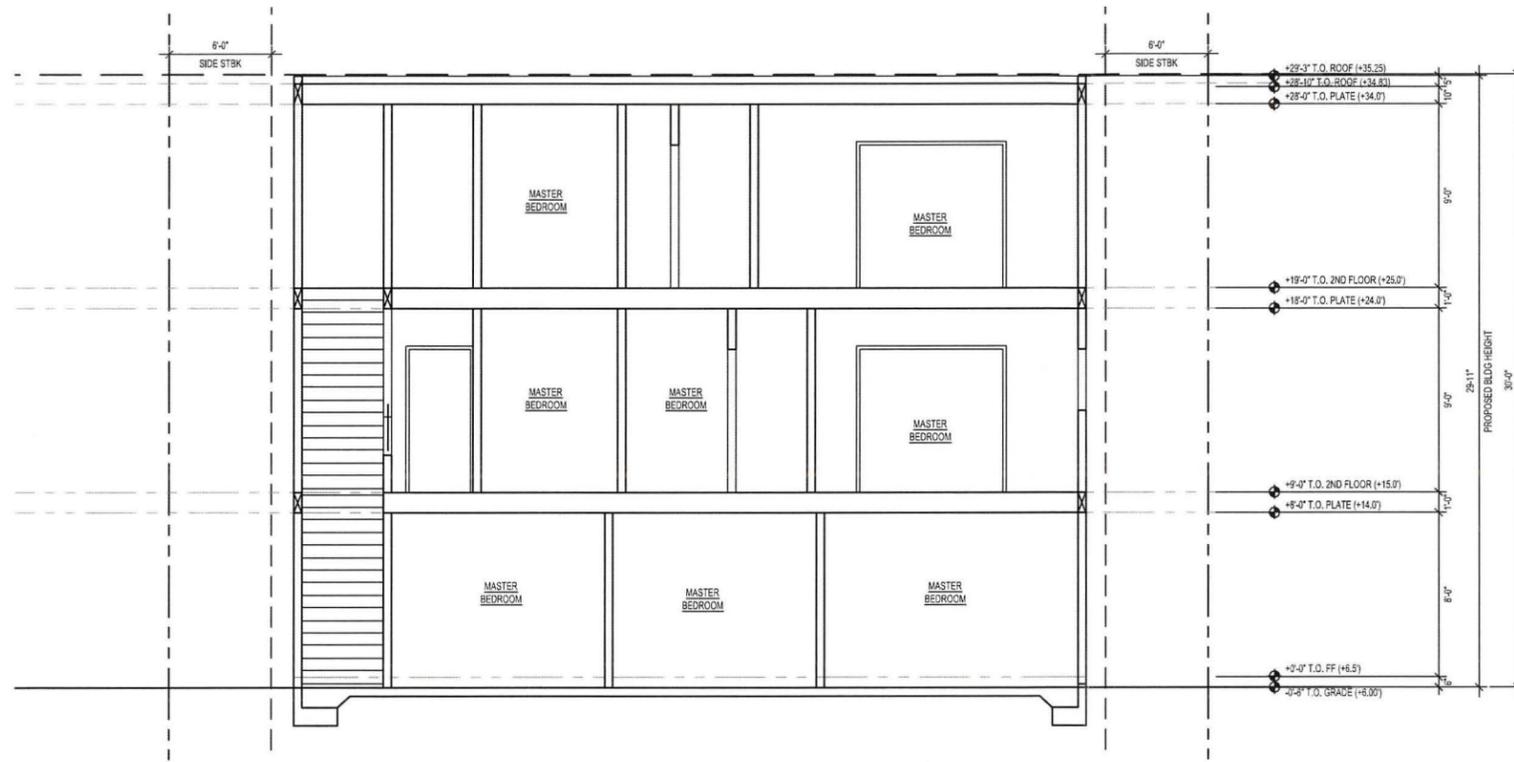
PROJECT NAME: MISSION BLVD MIXED USE
SHEET TITLE: EAST + NORTH ELEVATIONS
SHEET COUNT:

SUBMITTAL: 05.27.15
REVISION 1:
REVISION 2:
REVISION 3:

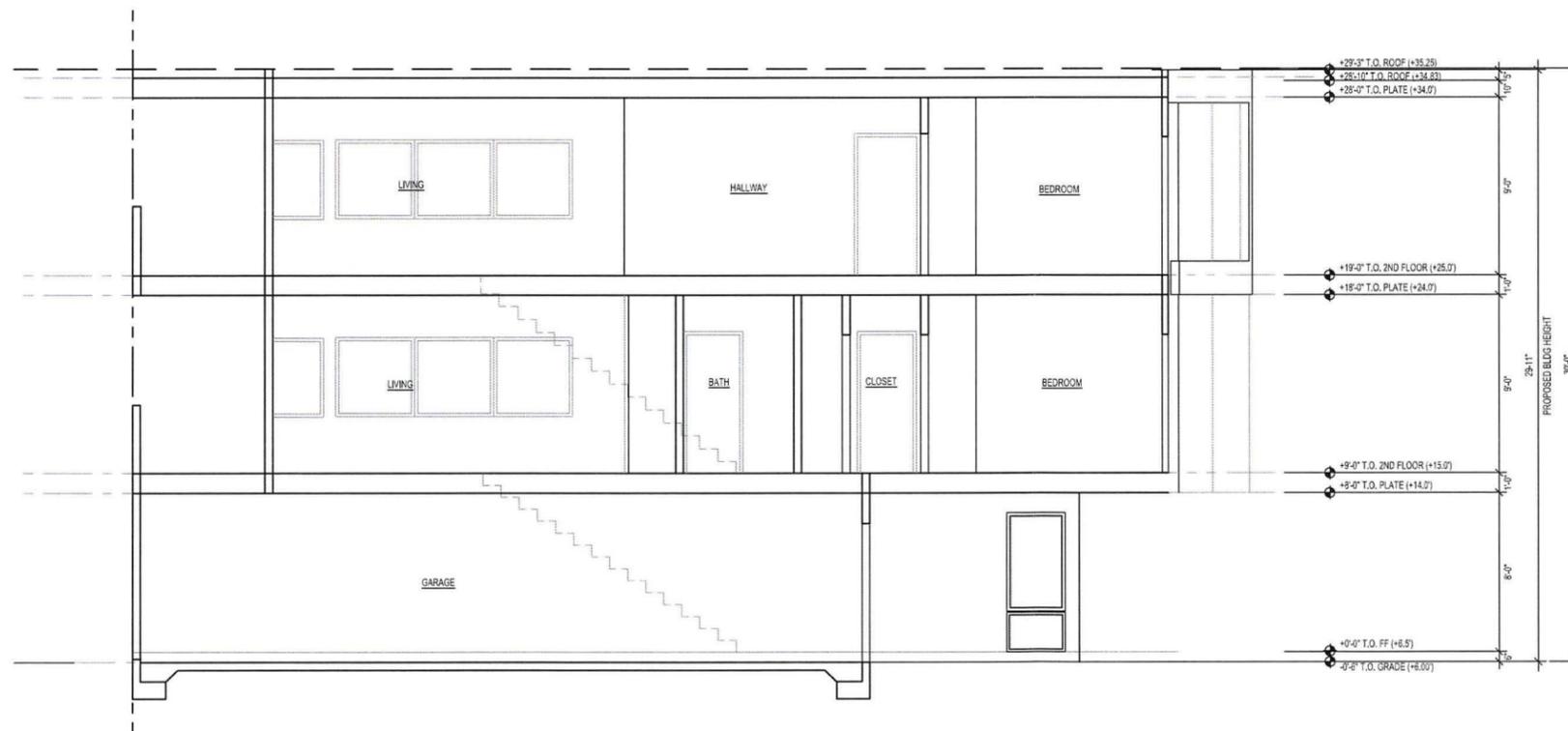
Date: 05.24.15
Job: 1512
Title:

ELEVATIONS
Sheet:

A3.2



NORTH TO SOUTH SECTION 1
1/4" = 1'-0"



EAST TO WEST SECTION 2
1/4" = 1'-0"

REVISIONS	DATE

FRONTIS
STUDIO
3330 Villavieja Blvd, Suite 2
San Diego, CA 92108
PH: 619.597.2078
EMAIL: info@scottfrontis.com



Mission Blvd Mixed Use

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SECTIONS
PREPARED BY:
FRONTIS STUDIO
833 MISSOURI ST., #2
SAN DIEGO CA 92109
P: 619.597.2078
LEGAL DESCRIPTION:
LOTS W AND X ON BLOCK 249 MAP 1809
MISSION BEACH ALTERED MAP

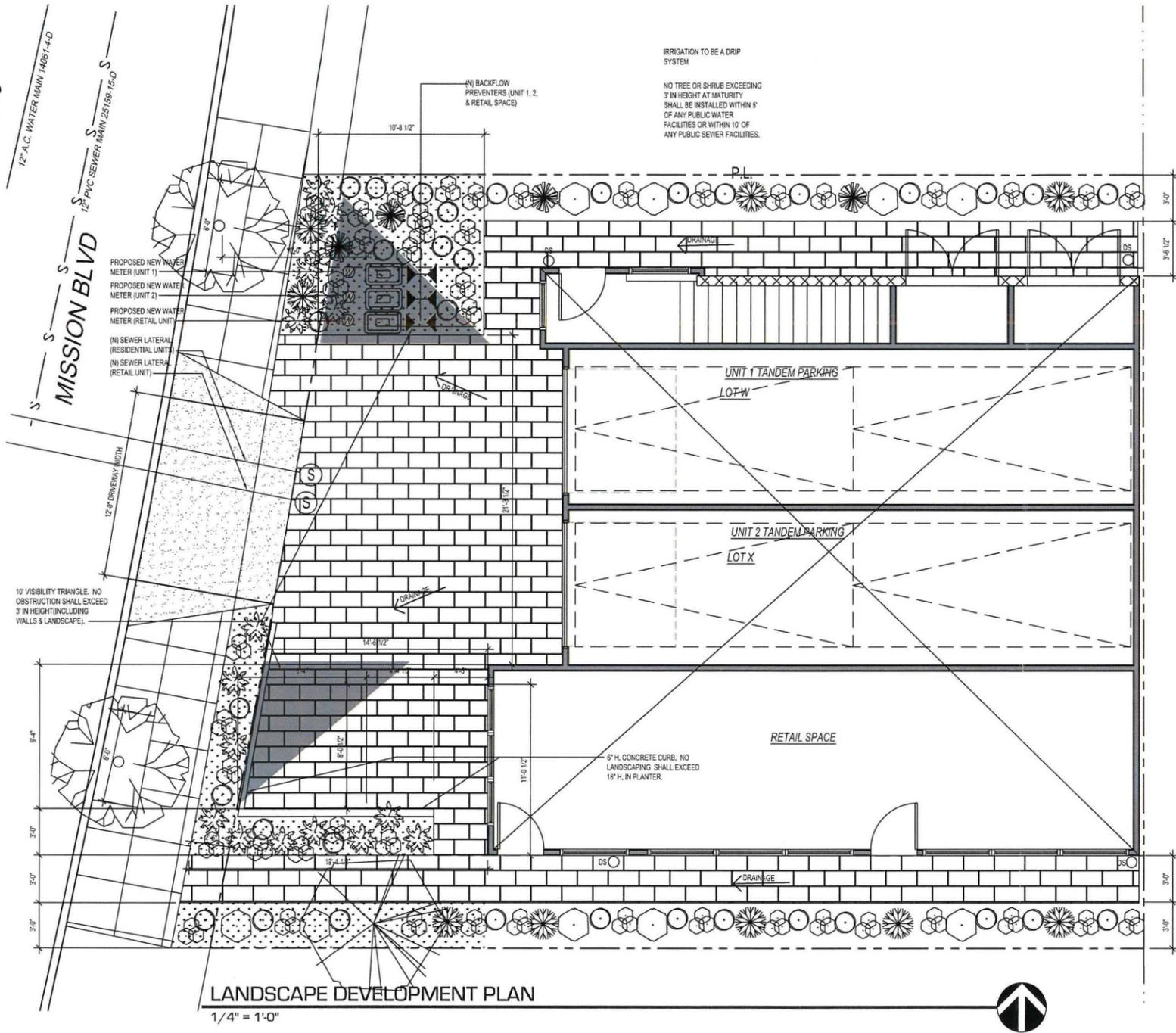
PROJECT NAME: MISSION BLVD MIXED USE
SHEET TITLE: LOT 2 BUILDING SECTIONS
SHEET COUNT: 3
PTS #: -

SUBMITTAL: 05.27.15
REVISION 1:
REVISION 2:
REVISION 3:

Date:	05.24.15
Job:	1512
Title:	

BUILDING SECTIONS
Sheet:

A4.1



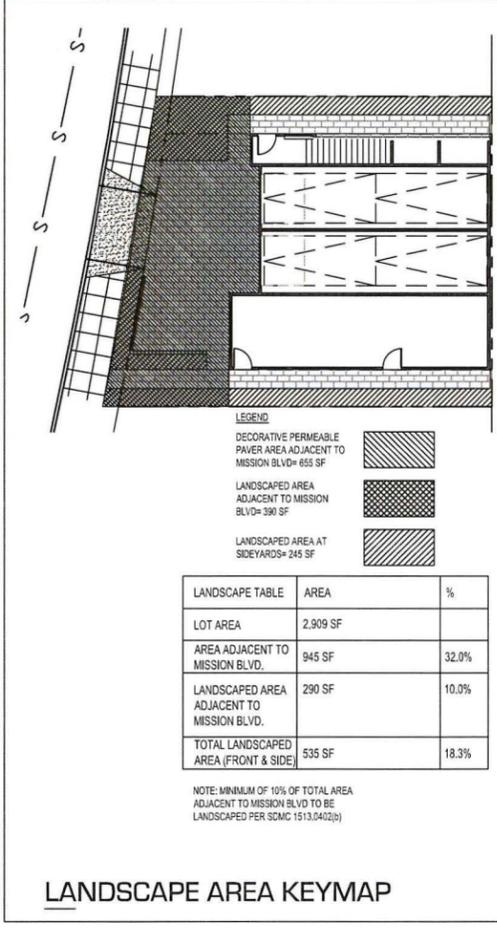
LANDSCAPE NOTES:

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SDMC SECTION 142.0411. ALL REQUIRED VEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET PER SDMC 142.043(b)(5).

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL PER THE SDMC, SECTION 142.043(b)(10).

IF ANY REQUIRED LANDSCAPE 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.



- PLANT / MATERIAL LEGEND**
- SITE LEGEND:**
- CONCRETE DRIVEWAY, PER CITY STANDARD
 - DECORATIVE PERMEABLE UNIT PAVERS, ADA COMPLIANT
- MEDIUM GROWING PERENNIAL**
MEDIUM - LARGE SHRUBS: 100% / 5 GAL. / 2.0 points each
- BIRD OF PARADISE (Dwarf)
Strelitzia Reginae
mature height: 4'; mature spread: 4'
- LOW GROWING MASSING SUCCULENTS**
SMALL - MED. SHRUBS: 100% / 1 GAL. / 1.0 point each
- JOHNSONS HYBRID
Aloe
mature height: 1'; mature spread: 3'
 - 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'
 - BLUD CHALKSTICKS
Senecio Serpens
mature height: 12"-18"; mature spread: 2'-3'
 - SILVER CARPET
Dymondia margaretae
mature height: 4"

- TREE LEGEND**
- 24" BOX TREE
CAJEPUT TREE - *Melaleuca quinquenervia*
10'-0" min. tall
mature height: 30'; mature spread: 10'
- TO CONFORM TO MISSION BEACH COMMUNITY PLAN STREET TREE GUIDELINES. PLANT ONE 24" BOX TREE. PER 30' OF STREET FRONTAGE.
- 24" BOX TREE
CRAPEMYRTLE - *Lagerstroemia Indica*
mature height: 30'; mature spread: 10'

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(c) 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

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED THE PROPERTY 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 CONDITIONS OF THIS PERMIT.

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-00-8 (JFC 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

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LEGAL DESCRIPTION:
LOTS W AND X ON BLOCK 249 MAP 1809
MISSION BEACH ALTERED MAP

PROJECT NAME: MISSION BLVD MIXED USE
SUBMITTAL: 05.27.15
REVISION 1:
REVISION 2:
REVISION 3:

SHEET TITLE: LANDSCAPE DEVELOPMENT PLAN
SHEET COUNT: 9 OF 9
PTS: -

Date: 05.24.15
Job: 1512
Title:
Sheet:
LANDSCAPE DEVELOPMENT PLAN

L-1.1

Mission Blvd Mixed Use

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