



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 15, 2017 REPORT NO. HO-17-015

HEARING DATE: March 22, 2017

SUBJECT: HILTON RESIDENCE. Process Three Decision

PROJECT NUMBER: [468568](#)

OWNERS/APPLICANTS: Cynthia and Robert Hilton/Scot Frontis.

SUMMARY

Issue: Should the Hearing Officer approve a remodel to two existing dwelling units by combining each unit to create one single family dwelling unit within the Mission Beach Precise Plan and Local Coastal Program area?

Staff Recommendation: APPROVE Coastal Development Permit No. 1644088.

Community Planning Group Recommendation: On January 17, 2017, the Mission Beach Precise Planning Board voted 8-0-0 to recommend approval of the proposed project with no conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 12, 2017 and the opportunity to appeal that determination ended January 26, 2017.

BACKGROUND

The project site is located at 3740 Bayside Walk and 846 Pismo Court. The 0.073-acre site is in the R-N zone of the Mission Beach Planned District within the Coastal Overlay Zone (Appealable area), the Coastal Height Limitation Overlay Zone, the First Public Roadway Overlay Zone, the Parking Impact Overlay Zone (Coastal & Beach-Impact area), the Residential Tandem Overlay Zone, the Transit Area Overlay Zone, and is within the Mission Beach Precise Plan and Local Coastal Program area.

The site has been previously graded and contains two single story dwelling units constructed in 1924 fronting Pismo Court and Bayside Walk with alley access. A historical assessment was performed and City staff reviewed the photos, Assessor's Building Record, water and sewer records, written

description of the property and alterations, chain of title, and listing of occupants, as well as any available historic photographs, Sanborn maps, and Notices of Completion. In addition, staff has considered any input received through applicable public noticing and outreach, and have made the determination that the property and associated structure would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project site is located in a built urban environment and does not impact any Environmentally Sensitive Lands and is not within or adjacent to the Multi-Habitat Planning Area. Mission Bay is directly east of the project across Bayside Walk with an associated sandy beach and turf area. The project is bounded by multifamily residential to the north, west, and south.

DISCUSSION

The project proposes a remodel to two existing single family dwelling units by combining each unit to create one, 2,132 square-foot single family dwelling unit. The proposed additional gross floor area will include 149 square feet to the first floor in order to combine the existing single story buildings, and an 801 square-foot second floor addition to create a 2,132 square-foot single-family residence with garage. The first floor of the development will include two bedrooms, two bathrooms, kitchen, living room, office and garage. The second floor addition will include a master bedroom and bathroom along with a new deck.

The remodel will include the removal of 41 percent of the existing walls to the structure on Lot D and 47 percent of the existing walls to the structure on Lot E. The proposed office for the new single family dwelling will be located within a retained portion of the existing structure on Lot E along Pismo Court that encroaches into the required ten-foot setback of the current R-N zone. However, the original homes were constructed in conformance with the development regulations in 1924 and maintain previously-conforming setback rights as outlined in San Diego Municipal Code Section 127.0106(d). If a proposal involves the demolition or removal of 50 percent or more of the exterior walls of an existing structure, the previously conforming rights are not retained for the new structure. Because the proposed development is removing less than 50 percent of its original construction, the south portion of development along Pismo Court will be using a previously conforming setback of one foot, eight inches. The proposed second story and remaining portion of the first floor remodel will be constructed to meet current setback, height, design, and floor area ratio requirements of the Mission Beach Planned District Ordinance.

Existing parking will not be affected by the proposed addition, as two parking spaces will continue to be retained and accessed from the alley. Public improvements include the replacement of the damaged portion of the alley with City Standard Concrete Alley Pavement adjacent to the site. The project proposes a maximum building height of 23 feet 10 inches, complying with the maximum 30-foot height limit allowed by the Coastal Height Limitation Overlay Zone.

As a component of the proposed project, the project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project requires a Coastal Development Permit Process Three, appealable to the Planning Commission and California Coastal Commission, for a coastal development pursuant to San Diego Municipal Code Section 126.0702.

The project is consistent with the land use designations of the Mission Beach Precise Plan by continuing to be within the density range of 36 dwelling units per acre. The remodel would meet the goals of the Mission Beach Precise Plan and Local Coastal Program by maintaining residential development and would not impact any public access or public views to the beaches and bays. The proposed addition will meet the land use regulations 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.

Climate Action Plan (CAP) Consistency- a CAP Consistency Checklist was prepared by the applicant and the project was determined to be in conformance with the CAP. CAP Implementation Strategies, include a combination of roofing materials with solar reflection and thermal emittance and "green" building techniques. The energy demand reduction will be provided through a combination of onsite renewable energy generation (photovoltaic) and energy performance design elements. The project conserves water by using use low-flow fixtures/appliances, will install permeable pavers, renovate existing building stock, use rain water collection, provide cool roof technology, and accommodates for future installation of electric vehicle supply equipment to provide one electric vehicle charging station for the complex.

Conclusion

The project was reviewed for compliance with the R-N zone land development requirements which includes but are not limited to setbacks, density, landscape, parking, and floor area ratio. The project is not requesting, nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site per the adopted Mission Beach Precise Plan, Local Coastal Program Land Use Plan, San Diego Municipal Code, and the General Plan. Therefore, staff recommends to the Hearing Officer to approve the Coastal Development Permit as presented.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1644088, with modifications.
2. Deny Coastal Development Permit No. 1644088 if the findings required to approve the project cannot be affirmed.

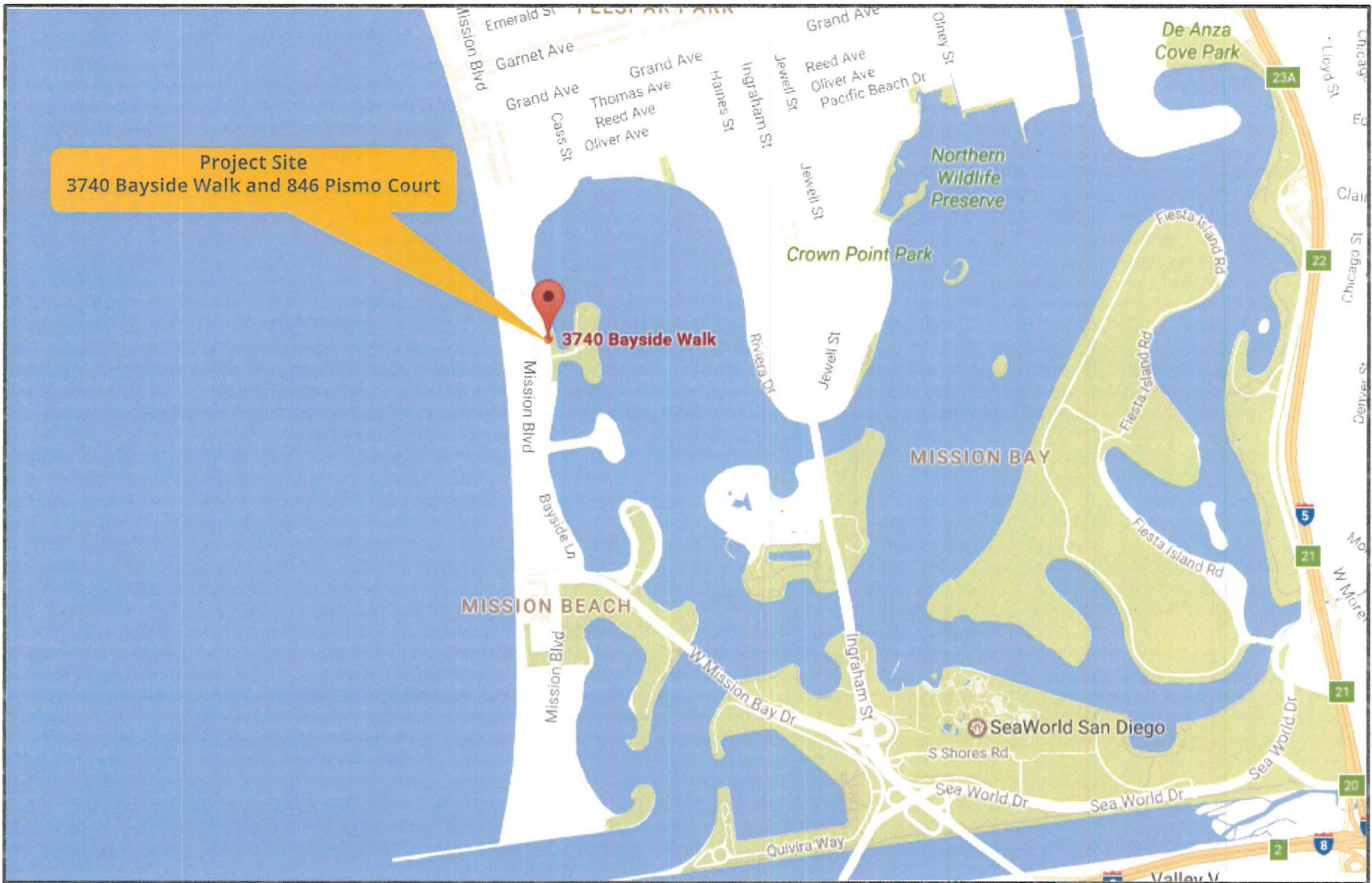
Respectfully submitted,



William Zounes,
Development Project Manager

Attachments:

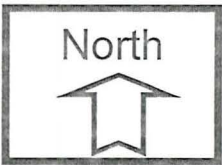
1. Project Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans



Attachment 1
 Project Location Map

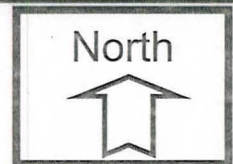


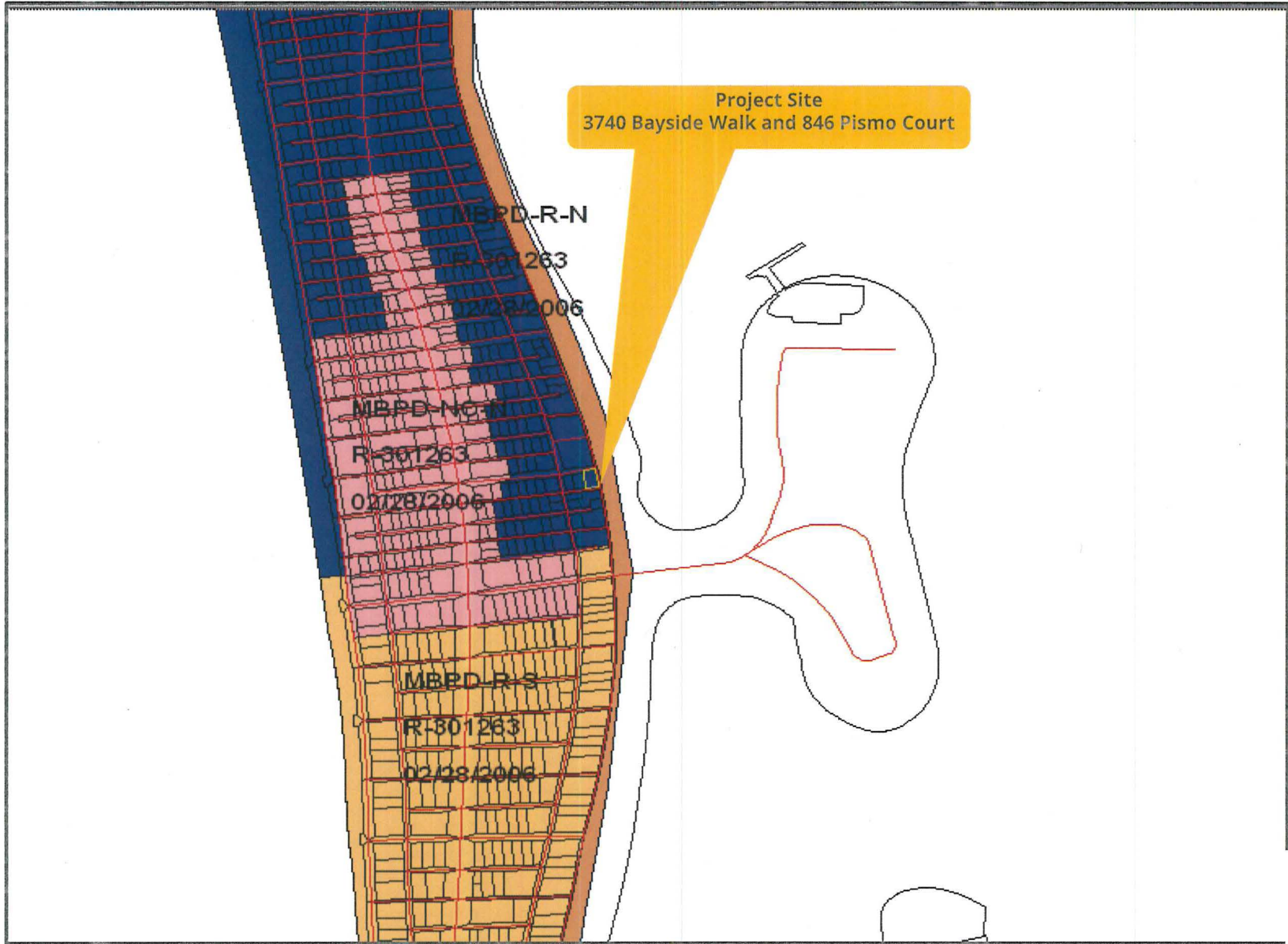
Project Location Map
Hilton Residence Project No. 468568
3740 Bayside Walk and 846 Pismo Court





Aerial Photograph (Birds Eye)
Hilton Residence Project No. 468568
3740 Bayside Walk and 846 Pismo Court

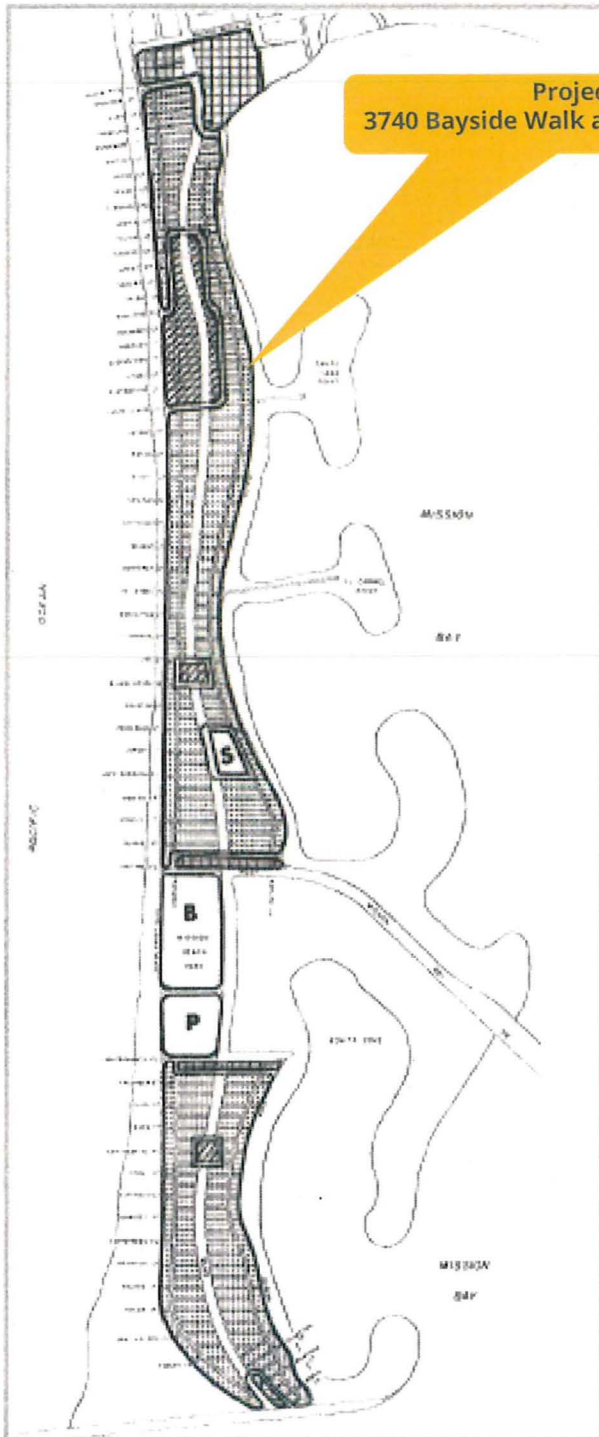




Project Zoning Map
Hilton Residence Project No. 468568
3740 Bayside Walk and 846 Pismo Court









Attachment 4 Community Plan Land Use Map



Project Site
3740 Bayside Walk and 846 Pismo Court

legend

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

Carmel Valley Community Plan
Hilton Residence Project No. 468568
3740 Bayside Walk and 846 Pismo Court



Mission Beach Land Use Plan
Mission Beach Precise Plan



PROJECT DATA SHEET

PROJECT NAME:	Hilton Residence	
PROJECT DESCRIPTION:	Coastal Development Permit for a remodel to two existing single family dwelling units by combining each unit to create one, 2,132 square-foot single family dwelling unit.	
COMMUNITY PLAN AREA:	Mission Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RN HEIGHT LIMIT: 30 feet LOT SIZE: 3,206 square feet FLOOR AREA RATIO: 1.1 maximum. FRONT SETBACK: 5/10 feet. SIDE SETBACK: 5/0 feet STREETSIDE SETBACK: 10 feet. REAR SETBACK: N/A PARKING: 2 spaces required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RN	Residential dwellings
SOUTH:	Residential; RN	Residential Development
EAST:	Mission Bay	Mission Bay
WEST:	Residential; RN	Residential Development
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 17, 2017, the Mission Beach Precise Planning Board voted 8-0-0 to recommend approval of the proposed project with no conditions.	

HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1644088
HILTON RESIDENCE PROJECT NO. 468568

WHEREAS, CYNTHIA HILTON and ROBERT HILTON, Owners/Permittees, filed an application with the City of San Diego for a permit to remodel two existing dwelling units by combining each unit to create one single family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1644088), on portions of a 0.073-acre;

WHEREAS, the project site is located at 3740 Bayside Walk and 846 Pismo Court in the R-N zone of the Mission Beach Planned District, within the Coastal Overlay Zone (Appealable area), the Coastal Height Limitation Overlay Zone, the First Public Roadway Overlay Zone the Parking Impact Overlay Zone (Coastal & Beach Impact area), the Residential Tandem Overlay Zone, the Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program area;

WHEREAS, the project site is legally described as Lots D and E on Block 185, Mission Beach Subdivision in the City of San Diego, County of San Diego, according to the Map thereof No. 1809, filed in the office of the County Recorder of San Diego County on December 14, 1914;

WHEREAS, on March 22, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No 1644088, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 12, 2017 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 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520, NOW THEREFORE;

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

That the Hearing officer adopts the following written Findings, dated March 22, 2017.

FINDINGS:

Coastal Development Permit - Section 126.0708

- 1. 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 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;
and**

The project proposes a remodel to two existing dwelling units by combining each unit to create one, 2,132 square-foot single family dwelling unit located at 3740 Bayside Walk and 846 Pismo Court within in the R-N zone of the Mission Beach Planned District, within the Mission Beach Precise Plan and Local Coastal Program area. .

The project site is bounded by multi-family residential developments to the south, west, and north and Mission Bay to the east. The project is completely contained within the private property, and as such, the project would not encroach upon any existing physical public access way. Additionally, the subject property is not identified in the City of San Diego's adopted Mission Beach Precise Plan and Local Coastal Program Land Use Plan as a public accessway. The nearest public access to Mission Bay is from the alley on the north side of the site and from Pismo Court located on the south side of the site.

The proposed coastal development will enhance and protect public views to and along the bay plan by expanding the existing view corridor along Pismo Court by 1-foot, 8-inches along the project's side yard. 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.

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

The project site is located in a built, urban environment, and does not impact any Environmentally Sensitive Lands and was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities). Therefore the proposed coastal development would 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; and

The project proposes a remodel to two existing dwelling units by combining each unit to create one, 2,132 square-foot single family dwelling unit located at 3740 Bayside Walk and 846 Pismo Court within in the R-N zone of the Mission Beach Planned District, within the Mission Beach Precise Plan and Local Coastal Program area.

The project is consistent with the land use designations of the Mission Beach Precise Plan by continuing to be within the density range of 36 dwelling units per acre. The remodel would meet the goals of the Mission Beach Precise Plan and Local Coastal Program by maintaining residential development and not interfering with public access or public views to the

beaches and bays. The proposed addition will meet the land use regulations 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.

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 because 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 proposes improvements to damaged portions of the alley adjacent to the site. 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. 1644088 is hereby GRANTED by the Hearing Officer to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No. 1644088, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: March 22, 2017

IO#: 24006452

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: 24006252

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1644088
HILTON RESIDENCE PROJECT NO. 468568
HEARING OFFICER

This Coastal Development Permit No. 1644088 is granted by the Hearing Officer of the City of San Diego to CYNTHIA HILTON and ROBERT HILTON, Owners and Permittees, pursuant to San Diego Municipal Code [SDMC] Section 126.0702. The 0.073-acre site is located at 3740 Bayside Walk and 846 Pismo Court in the R-N zone of the Mission Beach Planned District, within the Coastal Overlay Zone (Appealable area), the Coastal Height Limitation Overlay Zone, the First Public Roadway Overlay Zone the Parking Impact Overlay Zone (Coastal & Beach Impact area), the Residential Tandem Overlay Zone, the Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program area. The project site is legally described as: Lots D and E on Block 185, Mission Beach Subdivision in the City of San Diego, County of San Diego, according to the Map thereof No. 1809, filed in the office of the County Recorder of San Diego County on December 14, 1914;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel to two existing dwelling units by combining each unit to create one single family dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 22, 2017, on file in the Development Services Department.

The project shall include:

- a. Remodel and addition of two existing residences, consisting of an 816 square-foot single-family dwelling (Lot D) and a 366 square-foot single-family dwelling unit (Lot E) on two separate lots to create one single-family dwelling unit. The proposed additional gross floor area will include 149 square feet to the first floor in order to combine the existing single story buildings, and an 801 square-foot second floor addition to create a 2,132 square-foot single-family residence with garage. ;
- 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 proposed project's projected energy consumption, in conformance

with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; and

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 April 5, 2020.
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 (CAP) REQUIREMENTS:

12. The 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."

13. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

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 building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged alley with City Standard Concrete Alley Pavement, adjacent to the site, 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent the Landscape Standards to the Development Services Department for approval. The construction documents shall be consistent with the Mission Beach Planned District Ordinance [LDC 1513.0402] 50 percent landscape area requirement, of all required yards except interior yards and rear yards, and the Land Development Manual-Landscape Standards.

21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

22. Any landscaping proposed within the public view corridors shall protect public views of the ocean as specified under section 132.0403(e) of the Lands Development Code, Coastal Overlay Zone

Regulations. Mature trees shall be maintained so that branches do not encroach below a height of 8 feet above finish surface or finished grade as measured at the trunk [LDC 1513.0402(a)(2)].

23. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

24. 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 Permittee or Subsequent Owner is responsible to 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.

PLANNING/DESIGN REQUIREMENTS:

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 proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

26. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

27. Prior to the issuance of any construction permits, the Owner/Permittee shall record a one-foot, eight inch (1'- 8") - wide View Corridor Easement along Pismo Court side yard area as shown on Exhibit "A," in accordance with SDMC Section 132.0403. Open fencing and landscaping may be permitted within the visual corridor, provided such improvements and landscaping do not significantly obstruct public views of the ocean. Landscape within the Pismo Court side yard view corridor shall be planted and maintained to preserve and enhance public views to the ocean.

28. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

29. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s)[BFPDs], 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. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

30. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

31. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

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

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

34. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

GEOLOGY REQUIREMENTS:

36. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit a geotechnical investigation report that specifically addresses the liquefaction potential of the site and potential consequences of soil liquefaction on the proposed project. The geotechnical investigation report should include a site specific liquefaction study and shall be reviewed for adequacy by the Geology Section of Development services prior to the issuance of any construction permit.

INFORMATION ONLY:

- The issuance of this discretionary 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 March 22, 2017.

Coastal Development Permit No.: 1644088
Date of Approval: March 22, 2017

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.

By _____
Cynthia Hilton
Owner/Permittee

By _____
Robert Hilton
Owner/Permittee

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

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 Name: Hilton Residence

Project No. / SCH No.: 468568 / N/A

Project Location-Specific: 3740 Bayside Walk and 846 Pismo Court, 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 remodel two detached residences (816-square-foot and 366-square-foot) and create one 2,132-square-foot, two-story single-family residence. The project would construct a 149-square-foot first level addition to combine the existing residences and an 801-square-foot second level addition. Additionally, a 273.7-square-foot garage and 1,211-square-foot of decks would be constructed. Various site improvements would also be constructed that include associated hardscape and landscape. The project would conform to 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 0.073 acre (3,206-square-foot) project site is located at 3740 Bayside Walk. The project site is designated for Low Medium Density Residential development (limit of 36 dwelling units per acre) and within the Mission Beach Planned District-R-N zone. Additionally, the project site is within the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation Overlay Zone, the First Public Roadway, the Coastal Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. (LEGAL DESCRIPTION: Lots D and E in Block 185 of Mission Beach, according to Map No. 1809.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert Hilton, 6118 Wenrich Drive, San Diego, California 92120, (619) 287-1200

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: 15301 (Existing Facilities)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 that consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, including additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if (A) The project is in an area where all public services and

Environmental Exemption

facilities are available to allow for maximum development permissible in the General Plan and ~~Reg 17.02~~ in which the project is located is not environmentally sensitive. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

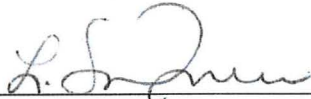
Lead Agency Contact Person: Lindsey H. Sebastian

Telephone: (619) 236-5993

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

 Sr. Planner
 Signature/Title

January 12, 2017
 Date

Check One:

- (X) Signed By Lead Agency
- () Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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

Community Planning Committee Distribution Form Part 1

Project Name: Hilton Residence	Project Number: 468568	Distribution Date: 12/9/16
------------------------------------------	----------------------------------	--------------------------------------

Project Scope/Location:
 The project proposes a Process 3 Coastal Development Permit for the remodel and addition of two detached residences to create one, 2-story, 2,132 sq ft residence at 3740 Bayside Walk and 846 Pismo Court. The 0.073 acre site is in the R-N zone of the Mission Beach Planned District, Coastal (Appealable) overlay zone within the Mission Beach Community Plan Area. Council District 2. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption.

Applicant Name: Scot Frontis	Applicant Phone Number: 858.837.2078
----------------------------------------	------------------------------------------------

Project Manager: William Zounes	Phone #: (619) 687-5942	E-mail Address: wzounes@sandiego.gov
-------------------------------------------	-----------------------------------	------------------------------------------------

Project Issues (To be completed by Community Planning Committee for initial review):

ON JANUARY 17, 2017 THIS PROJECT WAS PRESENTED BY THE ARCHITECT AND DISCUSSED BY OUR BOARD. THIS PROJECT WAS APPROVED WITHOUT OBJECTIONS

Attach Additional Pages if Necessary.	Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
----------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------

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



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

Community Planning Committee Distribution Form Part 2

Project Name: Hilton Residence	Project Number: 468568	Distribution Date:
------------------------------------------	----------------------------------	---------------------------

Project Scope/Location:
 The project proposes a Process 3 Coastal Development Permit for the remodel and addition of two detached residences to create one, 2-story, 2,132 sq ft residence at 3740 Bayside Walk and 846 Pismo Court. The 0.073 acre site is in the R-N zone of the Mission Beach Planned District, Coastal (Appealable) overlay zone within the Mission Beach Community Plan Area, Council District 2. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption.

Applicant Name: Scot Frontis	Applicant Phone Number: 858.837.2078
----------------------------------------	------------------------------------------------

Project Manager: William Zounes	Phone #: (619) 687-5942	E-mail Address: wzounes@sandiego.gov
-------------------------------------------	-----------------------------------	------------------------------------------------

Committee Recommendations (To be completed for Initial Review):

	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve	8	0	0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below			
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below			
<input type="checkbox"/> Vote to Deny			

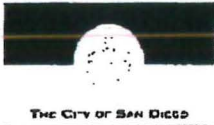
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)	<input type="checkbox"/> Continued
------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------

CONDITIONS:

NAME: DENNIS LYNCH	TITLE: PLAN REVIEWER
SIGNATURE: <i>Dennis Lynch</i>	DATE: JANUARY 23, 2017

Attach Additional Pages If Necessary.

Please return to:
 Project Management Division
 City of San Diego
 Development Services Department
 1222 First Avenue, MS 302
 San Diego, CA 92101



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

Ownership Disclosure Statement

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

Project Title _____ Project No. For City Use Only _____

HILTON RESIDENCE

Project Address:

3740 BAYSIDE WALK, 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 parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
Cynthia Hilton

Owner Tenant/Lessee Redevelopment Agency

Street Address:
6118 WENRICH DR

City/State/Zip:
SAN DIEGO CA 92120

Phone No: 619 287 1200 Fax No:

Signature: Cynthia Hilton Date: 12/5/15

Name of Individual (type or print):
ROBERT HILTON

Owner Tenant/Lessee Redevelopment Agency

Street Address:
6118 WENRICH DR

City/State/Zip:
SAN DIEGO CA 92120

Phone No: 619 287 1200 Fax No:

Signature: Robert Hilton Date: 12-11-15

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:

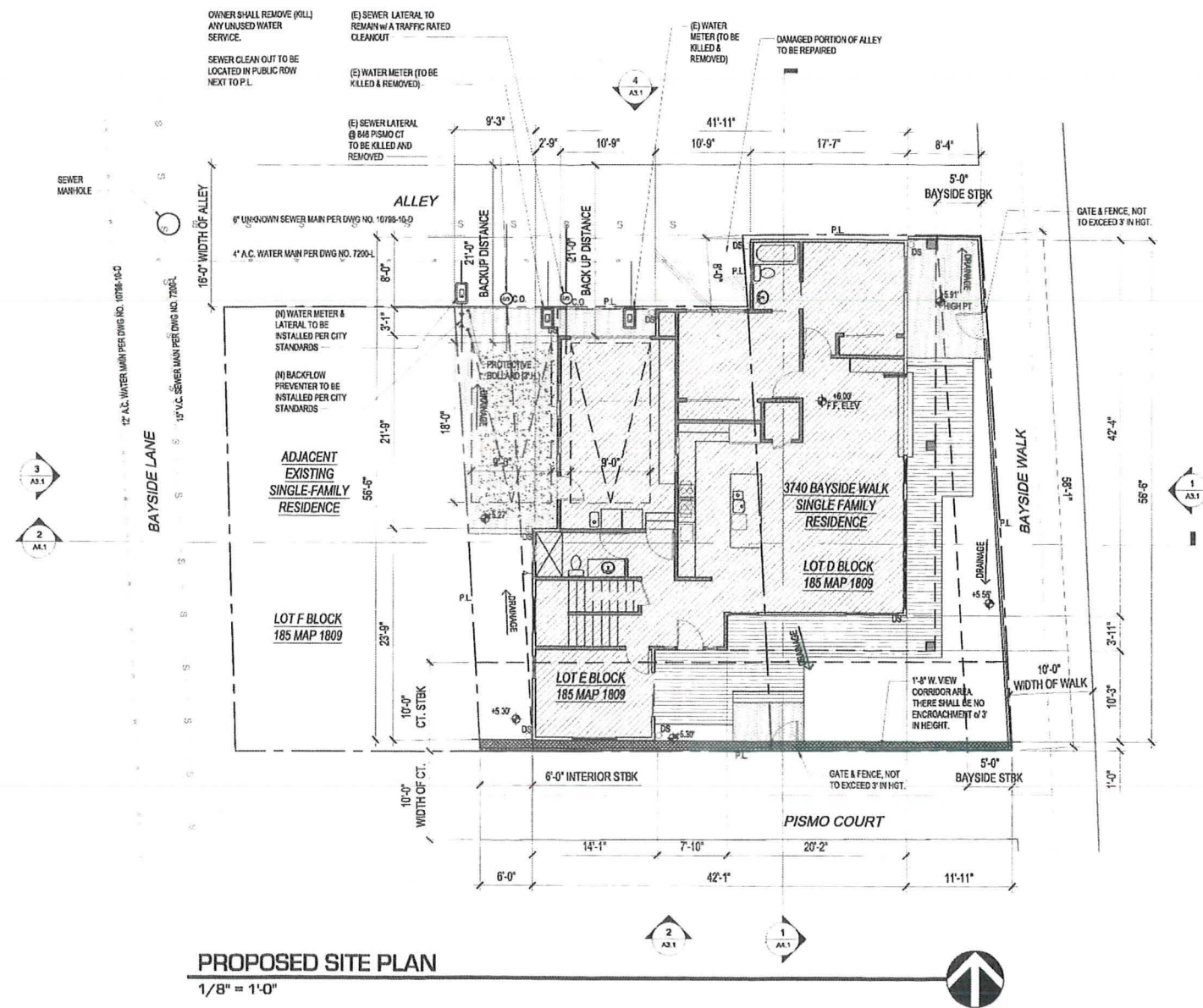
City/State/Zip:

Phone No: Fax No:

Signature: Date:

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)



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

NOTE:
ALL DROUGHT TOLERANT LANDSCAPE SHALL BE PLANTED.

NOTE:
THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE SUBJECT PROPERTY SITE.

NOTE:
CITY OF SAN DIEGO BENCHMARK WELL MONUMENT ON THE EASTERLY 4' LINE OF MISSION BLVD AT PISMO COURT ELEV: 5608 M.S.L. (N.G.V.D. 29)

SOURCE: BARRY ROCKWELL SURVEY
DATE: 8-13-08

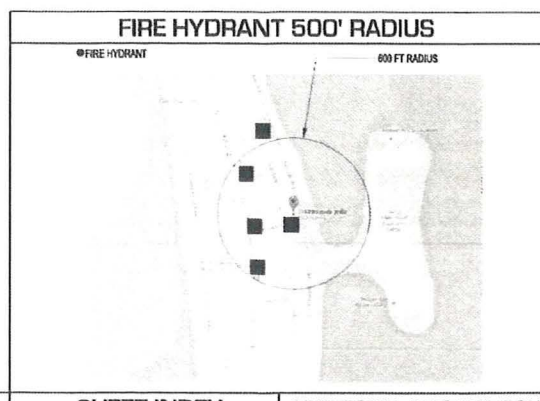
NOTES:
EXISTING WATER SERVICE AND LATERAL AT 3740 BAYSIDE WALK TO REMAIN
EXISTING WATER LATERAL AT 848 PISMO COURT TO BE UNUSED AND REMOVED AT THE WATER MAIN

GRADING TABLE			
3740 BAYSIDE WALK	CUT	FILL	
	38 CU. YARDS	38 CU. YARDS	
	12" MAX	12" MAX	

PROJECT INFORMATION	
PROJECT ADDRESS:	3740 BAYSIDE WALK + 848 PISMO CT SAN DIEGO, CA 92109
ASSESSOR'S PARCEL NUMBER	423-586-11-00 + 423-586-23-00
LEGAL DESCRIPTION:	LOTS D AND E ON BLOCK 185, MISSION BEACH SUBDIVISION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO THE MAP THEREOF NO. 1809, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SINGLE FAMILY RESIDENCE
EXISTING USE:	1524
BUILDING CODE:	CALIFORNIA BUILDING CODE (CBC) 2013
OCCUPANCY TYPE:	SFR : R-3
CONSTRUCTION TYPE:	TYPE VB
NUMBER OF STORIES:	2 PROPOSED (1 EXISTING)
ZONING INFORMATION:	
ZONE:	MBPD-R-N
NUMBER OF DWELLINGS:	1 SFR
NUMBER OF STORIES:	2 PROPOSED
SETBACKS:	
FRONT:	5'-0" BAYSIDE WALK (SDMC Sec 1513.0304(d)(1))
REAR:	6'-0" (SDMC Sec 1513.0304(c)(3)(B)(ii))
COURT:	0'-0" (SDMC Sec 1513.0304(c)(8))
ALLEY:	10'-0" (SDMC Sec 1513.0304(c)(2)(A))
MAXIMUM ALLOWABLE HEIGHT:	30'-0" FT
ACTUAL HEIGHT:	23'-10" FT
F.A.R.	1.1
LOT AREA:	3,206 SF
ALLOWABLE GFA:	2,132.0 SF
ACTUAL GFA:	1,331.0 SF
GARAGE (EXCLUDED):	273.7 SF
DECK 1:	608.0 SF
DECK 2:	603.0 SF
GFA AREA:	2,132.0 SF
NON-GFA AREA:	2,012.7 SF
PARKING PER LOT:	REQUIRED PER SFR: 2 PROVIDED: 2

SITE PLAN LEGEND	
	PERMEABLE DRIVEWAY PAVERS
	SITE DRAINAGE PATTERN
	EXISTING & PROPOSED CONTOURS
	DOWNSPOUT LOCATION - TO BE DISCHARGED INTO LANDSCAPED PLANTERS

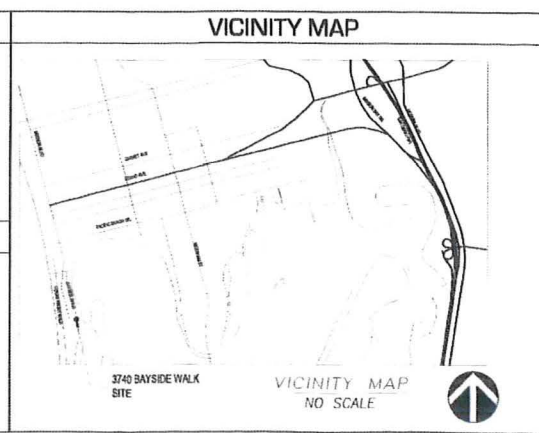
CONSTRUCTION BMP'S	
STORM WATER QUALITY NOTES CONSTRUCTION BMP'S	
This project shall comply with all requirements of the state permit, California Regional Water Quality Control Board, San Diego Region, order NO. 2011-91-0005-10, CASPER/03/10 (http://www.cwrqcb.org/centralregion/0310casper.html)	
Notes 1-8 below represent key minimum requirements for construction BMP's.	
1. Sufficient BMP's must be installed to prevent silt, 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 unconsolidated soil and/or building materials that are intended to be left unattended for a period greater than seven calendar days are to be protected 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 poured 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
2. PROVIDE BUILDING ADDRESS THAT IS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P-20-4 (R/C 991.4.4)
3. ALL OUTDOOR LIGHTING SHALL BE SHADDED 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. GRADING (EXISTING & PROPOSED) AS SHOWN PER SHEET A1.1 38 CU YD CUT, 38 CU YD FILL PER RESIDENCE 1 FT MAX CUT, 1 FT MAX FILL PER RESIDENCE
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPOP). THE WPOP SHALL BE PREPARED IN ACCORDANCE WITH CURRENT 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 ENGINEER.

SCOPE OF WORK
COASTAL DEVELOPMENT PERMIT FOR A REMODEL AND ADDITION TO 2 EXISTING RESIDENCES, A 216 SQ FT SINGLE FAMILY RESIDENCE AND A 346 SF SINGLE-FAMILY RESIDENCE ON TWO SEPARATE LOTS INTO ONE SINGLE-FAMILY RESIDENCE. PROPOSED PROJECT INCLUDES A 149 SQ FT 1ST LEVEL ADDITION TO COMBINE THE EXISTING BUILDINGS, AND A 861 SQ FT 2ND LEVEL ADDITION FOR A TOTAL OF 2,132 SQ. FT. 2-STORY, SINGLE-FAMILY RESIDENCE WITH GARAGE.
PROJECT IS TO INTEGRATE PHOTOVOLTAIC PANELS CONSISTENT WITH COUNCIL POLICY 600-27 AND 800-14, OTHER GREEN BUILDING TECHNIQUES INCLUDE THE PLANTING OF NATIVE DROUGHT TOLERANT LANDSCAPING, WITH EFFICIENT IRRIGATION TECHNOLOGY, AND LOW VOC SPECIFIED MATERIALS.

SUSTAINABLE FEATURES
DESIGN FEATURES CONSISTENT WITH SUSTAINABLE BUILDING EXPEDITE PROGRAM AND SAN DIEGO GENERAL PLAN
PHOTOVOLTAIC PANELS LOW VOC SPECIFIED MATERIALS ENERGY EFFICIENT LIGHTING + APPLIANCES RECYCLABLE AREAS COOL ROOF TECHNOLOGY PERMEABLE PAVERS
TANLESS WATER HEATER RENOVATION OF EXISTING BUILDING STOCK RAIN WATER COLLECTION PLANTING OF NATIVE DROUGHT TOLERANT LANDSCAPING EFFICIENT IRRIGATION TECHNOLOGY NATURAL VENTILATION



SHEET INDEX
A1.1 TITLE SHEET / SITE PLAN
D1.1 DEMOLITION PLAN
A2.1 FIRST LEVEL
A2.2 SECOND LEVEL
A2.3 ROOF LEVEL
A3.1 EXTERIOR ELEVATIONS
A4.1 BUILDING SECTIONS
L1.1 LANDSCAPE DEVELOPMENT PLAN
L1.2 LANDSCAPE WATER BUDGET

ADDITIONAL INFORMATION
CHECK EACH APPLICABLE OVERLAY ZONE:
<input type="checkbox"/> AIRPORT APPROACH
<input type="checkbox"/> AIRPORT ENVIRONS
<input type="checkbox"/> COASTAL DEVELOPMENT PERMIT
<input type="checkbox"/> COASTAL HEIGHT LIMIT
<input type="checkbox"/> SENSITIVE COASTAL
<input type="checkbox"/> MOBILE HOME PARK
<input type="checkbox"/> PARKING IMPACT
<input type="checkbox"/> RESIDENTIAL TANDEM OVERLAY
<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 type="checkbox"/> COMMUNITY PLAN IMPLEMENTATION
<input checked="" type="checkbox"/> GEOLOGICAL HAZARD- CATEGORY 31 & 52
<input checked="" type="checkbox"/> FIRST PUBLIC ROADWAY

PROJECT TEAM
OWNER: ROBERT A CADDY HILTON 8116 MISSION DR. SAN DIEGO, CA 92120 PH: (619) 837-2978
ARCHITECT: FRONTIS STUDIO 830 MISSION STREET #2 SAN DIEGO CA 92109 CONTACT: SCOTT FRONTIS PH: 658.837.2078 EMAIL: sfrontis@gmail.com

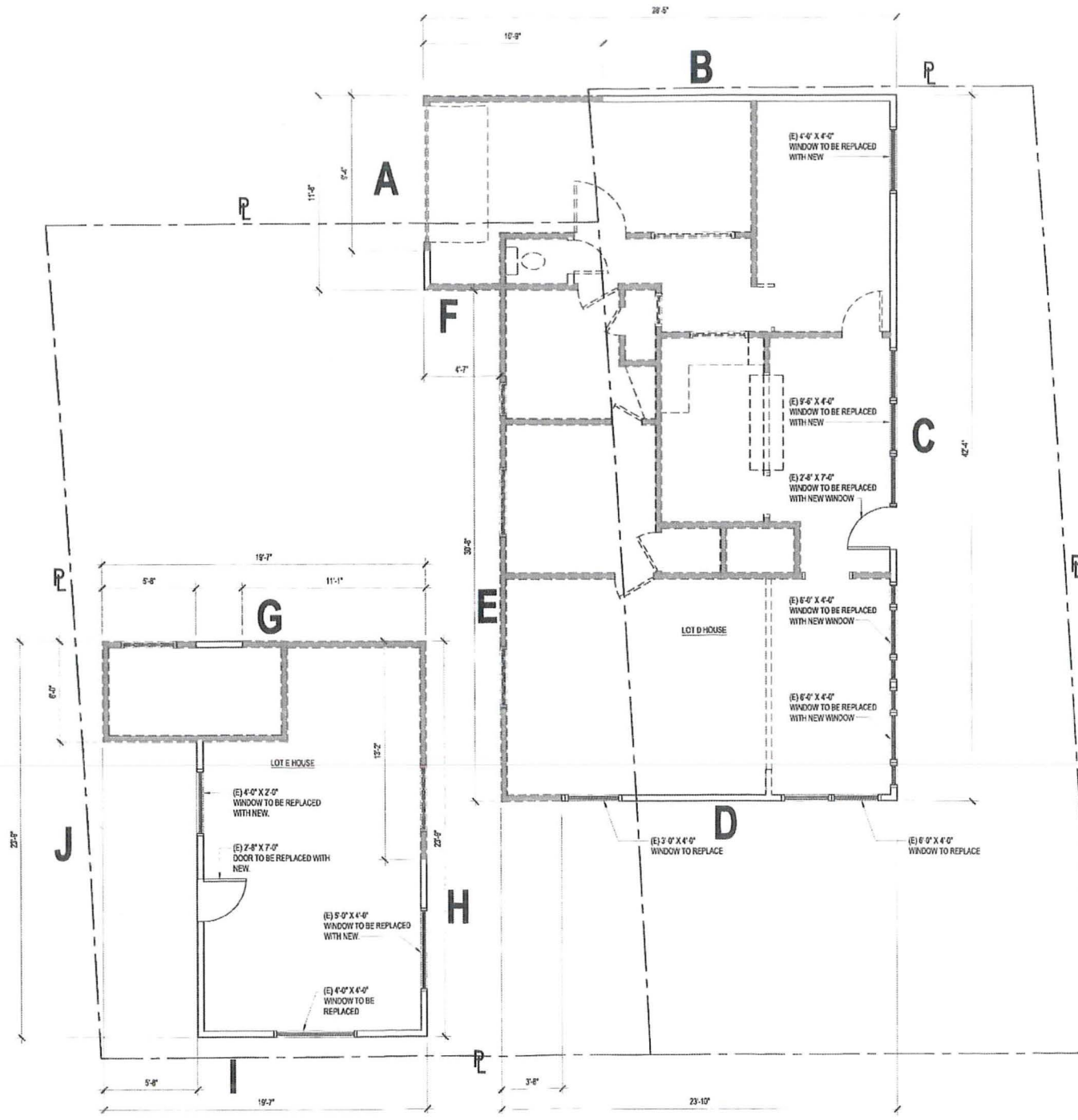
TITLE SHEET/SITE PLAN
PREPARED BY: FRONTIS STUDIO 830 MISSION STREET #2 SAN DIEGO CA 92109 P: 658.837.2078
LEGAL DESCRIPTION: LOT D AND E IN BLOCK 185 OF MISSION BEACH, ACCORDING TO MAP THROUOH NO. 1809.
APN: 423-586-11
PROJECT NAME: HILTON RESIDENCE
SHEET COUNT: 1 OF 9 PTS #:
SUBMITTAL: 12.18.15
REVISION 1:
REVISION 2:
REVISION 3:

FRONTIS STUDIO
830 MISSION STREET #2
SAN DIEGO, CA 92109
PH: 658.837.2078
EMAIL: info@frontisstudio.com

Hilton Residence
3740 Bayside Walk
San Diego, CA 92109

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Date: 11.18.15
Job: 1108
Title: TITLE SHEET + SITE PLAN
Sheet: A1.1



WALL LEGEND

--- WALL TO BE DEMOLISHED
 ——— EXISTING WALL TO REMAIN

50% TABLE LOT D HOUSE

WALL	EXISTING LENGTH	DEMO LENGTH
WALL A	11'-0"	9'-4"
WALL B	28'-5"	10'-0"
WALL C	42'-4"	-
WALL D	23'-10"	3'-0"
WALL E	30'-0"	30'-0"
WALL F	4'-7"	4'-7"
TOTAL	141'-0"	59'-0"
		41.8% DEMO

50% TABLE LOT E HOUSE

WALL	EXISTING LENGTH	DEMO LENGTH
WALL G	19'-7"	16'-0"
WALL H	23'-0"	12'-2"
WALL I	19'-7"	5'-5"
WALL J	23'-0"	8'-0"
TOTAL	80'-0"	41'-7"
		41.6% DEMO

DEMO PLAN
 1/4" = 1'-0"

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION
1		

FRONTIS STUDIO

800 Mission St., Suite 2
 San Diego, CA 92108
 PH: 619.537.2078
 Email: info@frontis-studio.com

Hilton Residence

3740 Bayside Walk
 San Diego, CA 92109

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DEMOLITION PLAN

PREPARED BY:
 FRONTIS STUDIO
 830 MISSOURI ST. #2
 SAN DIEGO CA 92109
 P. 619.537.2078

LEGAL DESCRIPTION:
 Lot D and E in Block 165 of Mission Beach,
 according to Map thereof No. 1809,

APN:
 423-566-11

PROJECT NAME:
 HILTON RESIDENCE

SHEET TITLE:
 DEMOLITION PLAN
SHEET COUNT:
 2 OF 9
PTS #:

SUBMITTAL:
 12.18.15

REVISION 1:

REVISION 2:

REVISION 3:

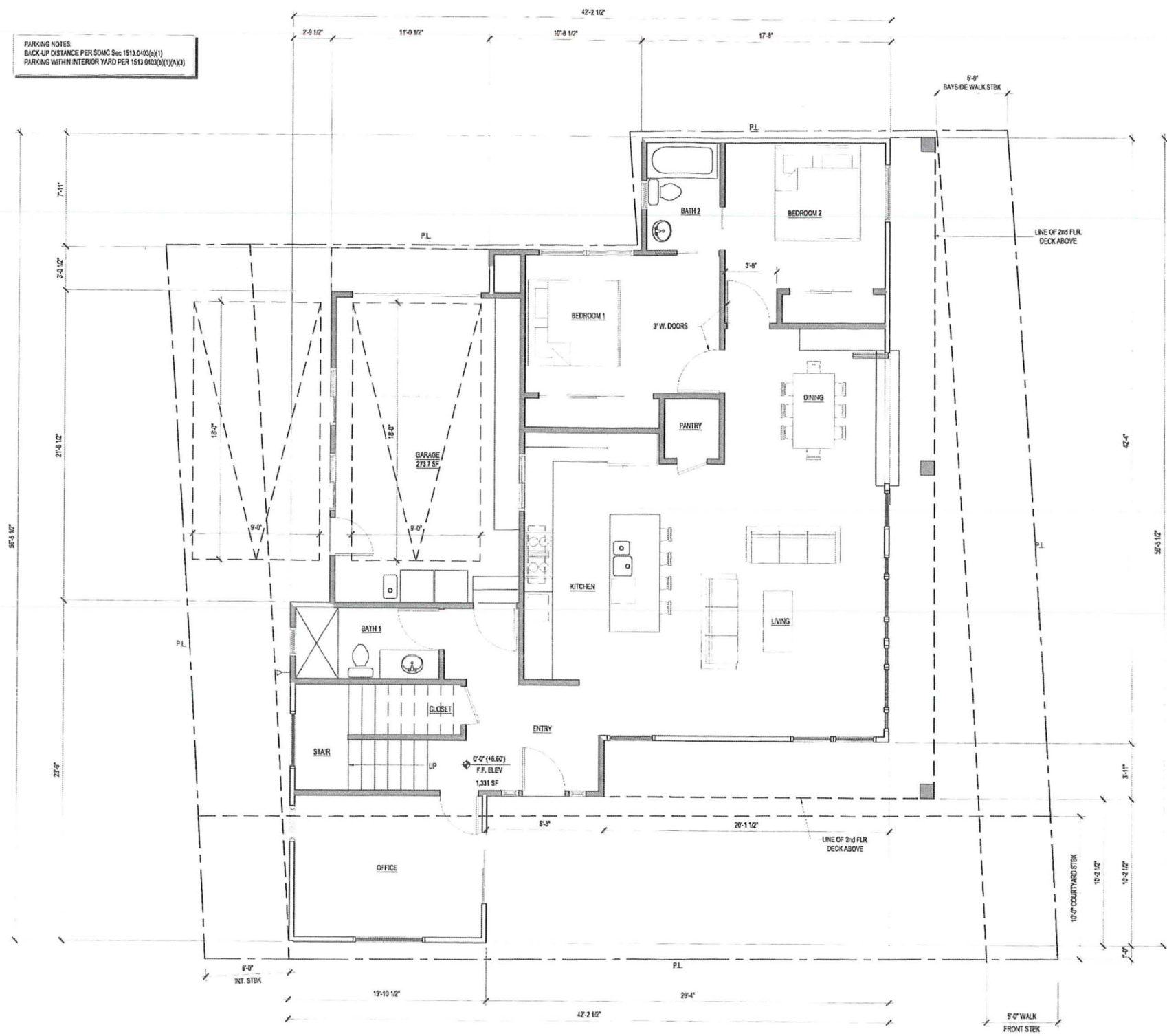
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Date: 11.18.15
Job: 1428
Title:

EXISTING + DEMO LEVEL

Sheet:

D1.0



PARKING NOTES:
 BACK-UP DISTANCE PER SDMG Sec 1513.0403(A)(1)
 PARKING WITHIN INTERIOR YARD PER 1513.0403(A)(3)

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



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

Hilton Residence
 3740 Bayside Walk
 San Diego, CA 92109

FIRST LEVEL PLAN

PREPARED BY:
 FRONTIS STUDIO
 830 MISSOURI ST., #2
 SAN DIEGO CA 92109
 P 619.837.2078

LEGAL DESCRIPTION:
 Lot D and E in Block 185 of Mission Beach,
 according to Map thereof No. 1809.

APN:
 423-588-11

PROJECT NAME:
 HILTON RESIDENCE

SHEET TITLE:
 FIRST LEVEL PLAN

SHEET COUNT:
 3 OF 9

PTS #:

SUBMITTAL:
 12-19-15

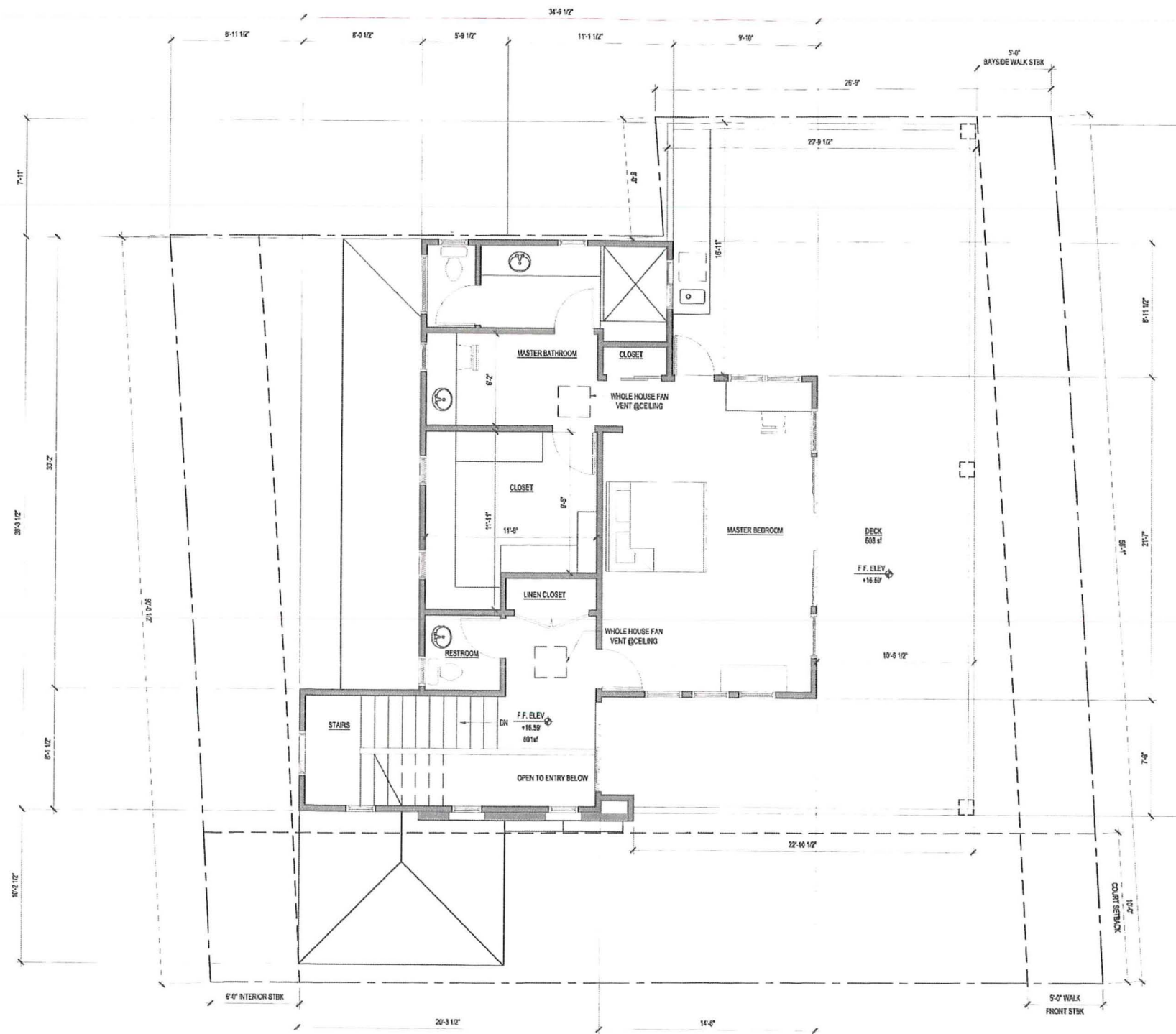
REVISION 1:
 REVISION 2:
 REVISION 3:

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 are not to be used in connection with
 any other project without the written
 consent of FRONTIS STUDIO.

Date: 11-15-15
 Job: 1408
 Title:

FIRST LEVEL
 Sheet:

A2.1



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



SECOND LEVEL PLAN

PREPARED BY:
FRONTIS STUDIO
630 MISSOURI ST. #2
SAN DIEGO CA 92109
P: 619.637.2578

LEGAL DESCRIPTION:
Lot D and E in Block 185 of Mission Beach,
according to Map thereof No. 1809.

APN:
423-566-11

PROJECT NAME:
HILTON RESIDENCE

SHEET TITLE:
SECOND FLOOR PLAN

SHEET COUNT:
4 OF 8

PIS #:

SUBMITTAL:
12.15.15

REVISION 1:

REVISION 2:

REVISION 3:

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Date: 11.15.15

Job: 1468

Title:

SECOND LEVEL

Sheet:

A2.2

REVISIONS

DATE

BY

DESCRIPTION

1

11/15/15

FRONTIS

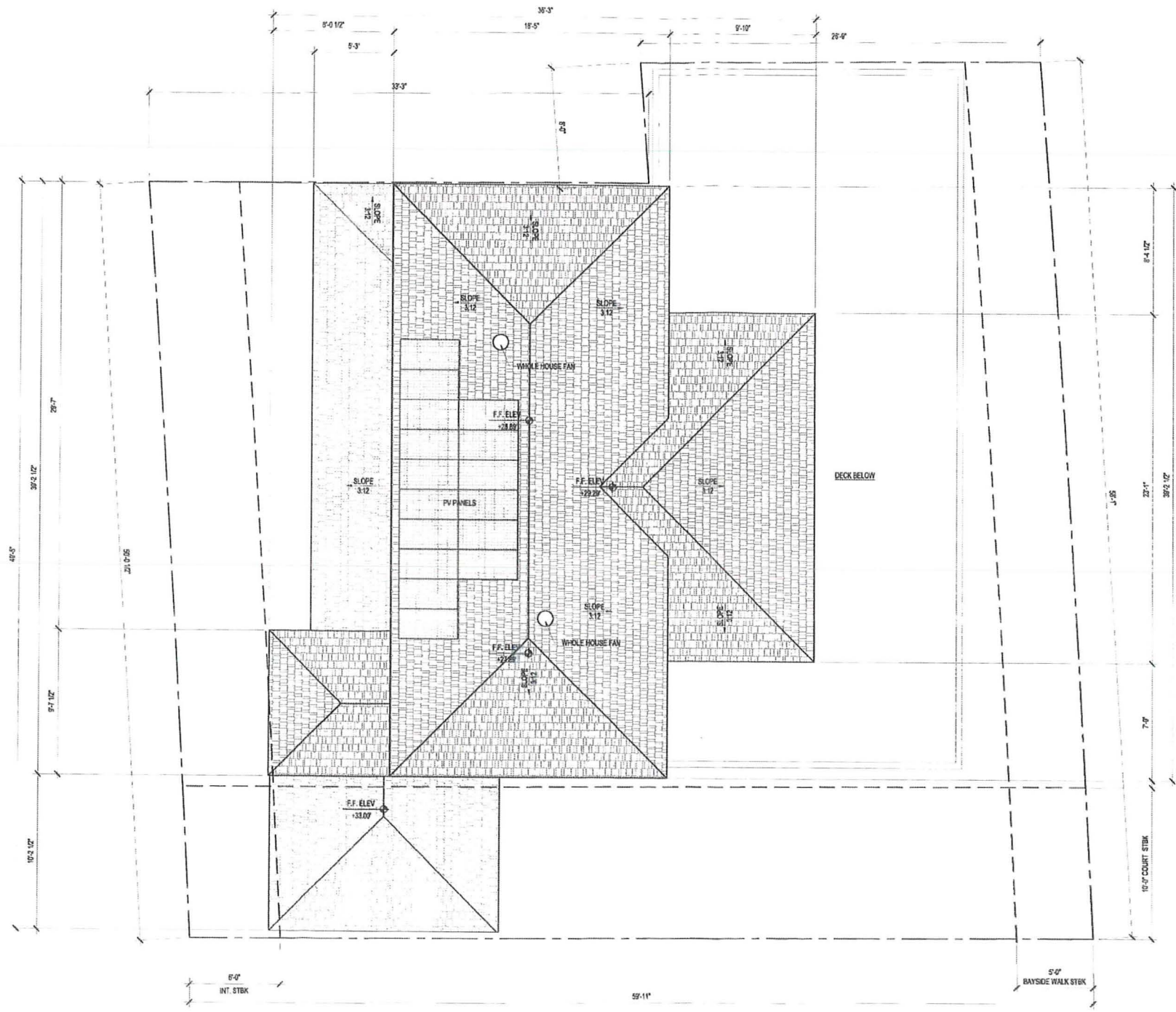
STUDIO

630 MISSOURI ST. #2
SAN DIEGO CA 92109
P: 619.637.2578
E: info@frontis.com

Hilton Residence

3740 Bayside Walk
San Diego, CA 92109

NOTE:
 ENCROACHMENTS INTO
 SETBACKS PER SDMC
 Sec. 1513.0304(4)(1)



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



REVISIONS
 FRONTIS
 STUDIO
 850 Missouri St., Suite 2
 San Diego, CA 92108
 Email: info@frontis.com

Hilton Residence
 3740 Bayside Walk
 San Diego, CA 92109

ROOF LEVEL PLAN

PREPARED BY:
 FRONTIS STUDIO
 850 MISSOURI ST. #2
 SAN DIEGO CA 92108
 P: 619.887.2078

LEGAL DESCRIPTION:
 Lot D and E in Block 185 of Mission Beach,
 according to Map thereof No. 1609.

APN:
 423-566-11

PROJECT NAME:
 HILTON RESIDENCE
 SHEET TITLE:
 THIRD LEVEL PLAN
 SHEET COUNT:
 5 OF 9
 PTS #:

SUBMITTAL:
 12.15.15
 REVISION 1:
 REVISION 2:
 REVISION 3:

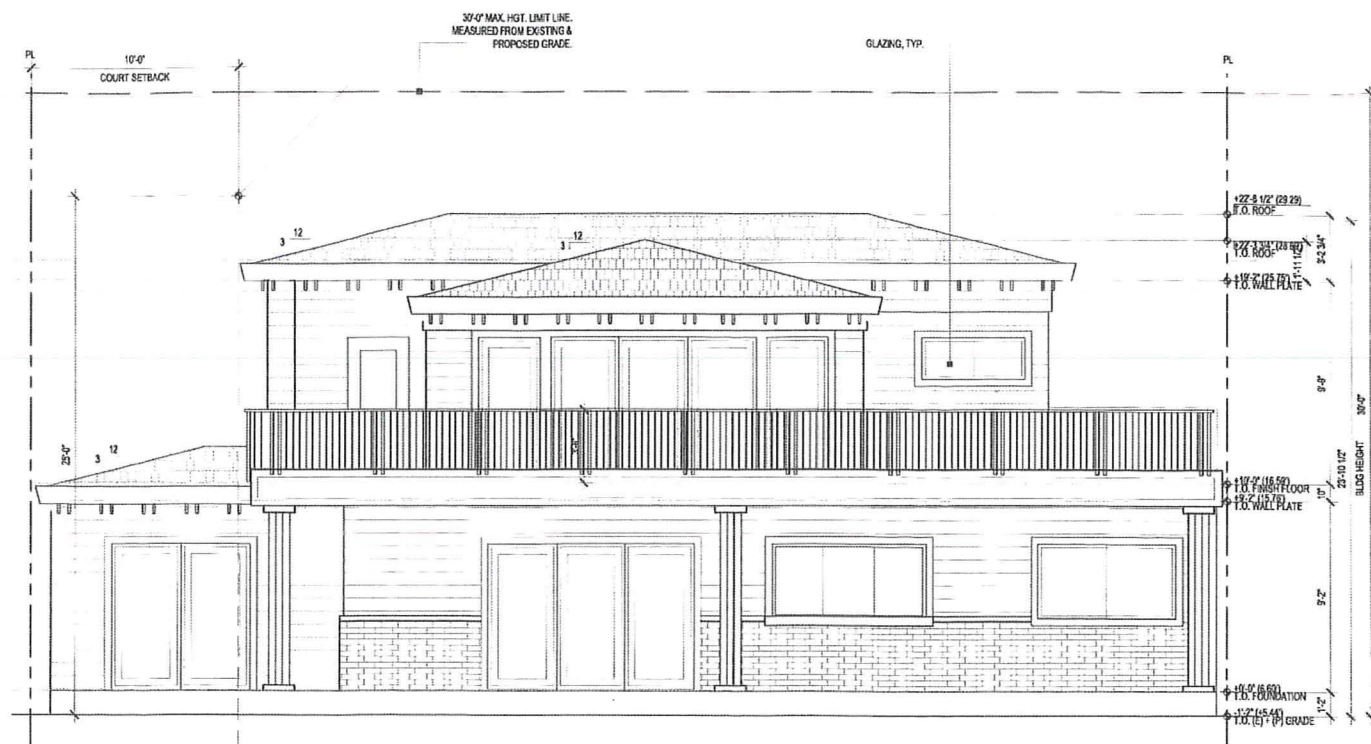
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 STUDIO

Date: 11.18.15
 Job: 1402
 Title:

ROOF
 LEVEL

Sheet:

A2.3



NORTH ELEVATION

1/4" = 1'-0"

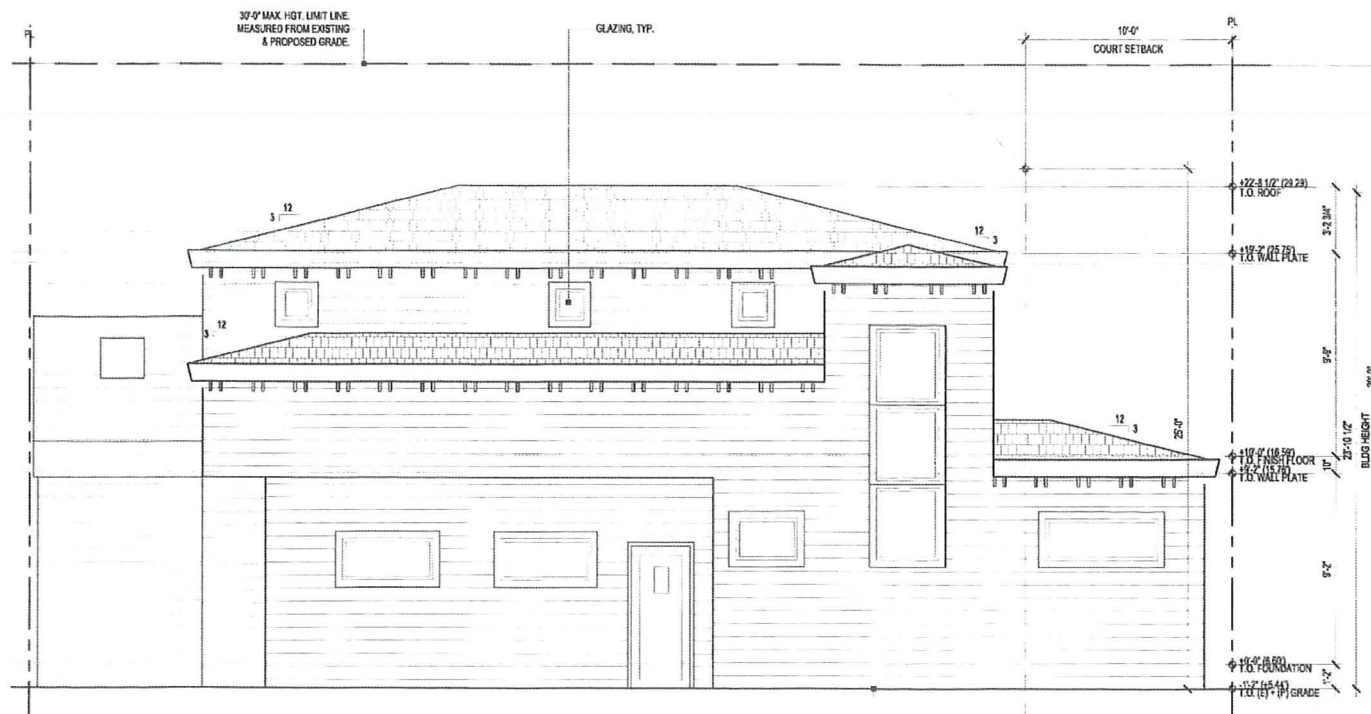
1



WEST ELEVATION

1/4" = 1'-0"

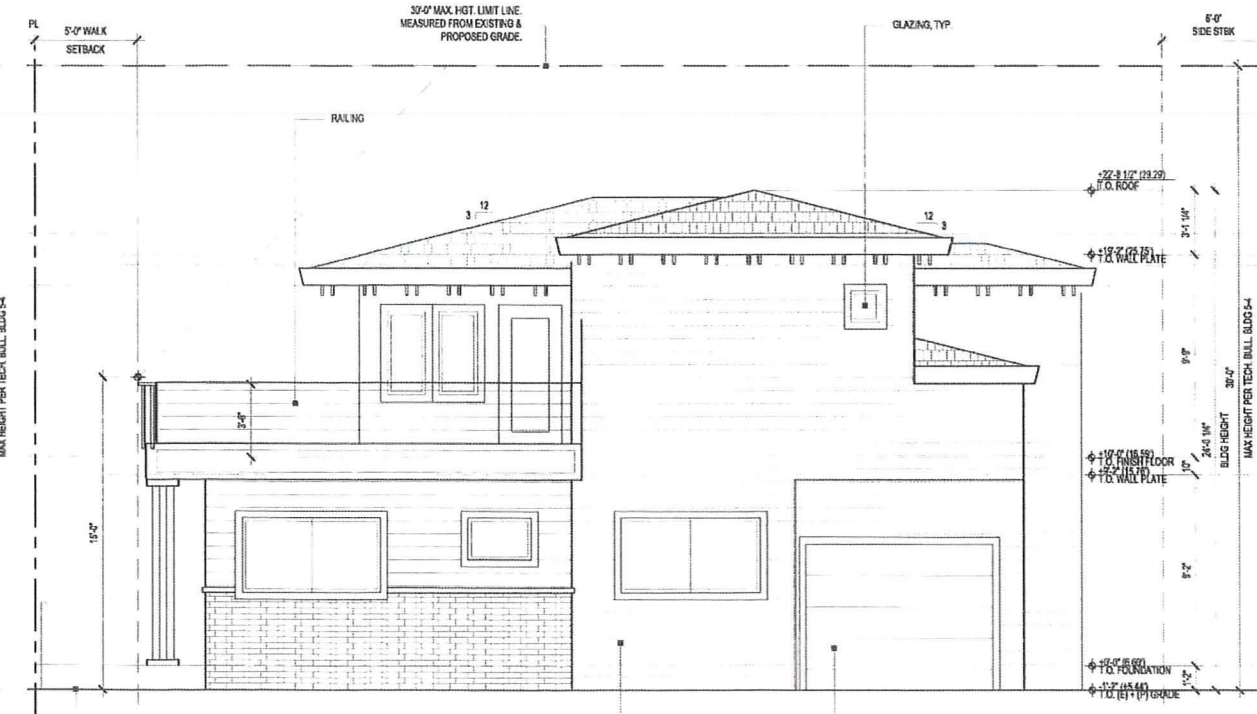
2



SOUTH ELEVATION

1/4" = 1'-0"

3



EAST ELEVATION

1/4" = 1'-0"

4

ELEVATIONS

PREPARED BY:
FRONTIS STUDIO
830 MISSOURI ST. #2
SAN DIEGO CA 92109
P. 619.537.2678

LEGAL DESCRIPTION:
Lot D and E in Block 165 of Mission Beach,
according to Map thereof No. 1809.

APN:
429-568-11

PROJECT NAME:
HILTON RESIDENCE

SHEET TITLE:
SITE PLAN
SHEET COUNT:
8 OF 9
PTS #:

SUBMITTAL:
12.19.15
REVISION 1:
REVISION 2:
REVISION 3:

REVISIONS

FRONTIS
STUDIO

830 Missouri St., Suite 2
San Diego, CA 92109
C: 619.537.2678
E: info@frontis-studio.com

Hilton Residence

3740 Bayaida Walk
San Diego, CA 92109

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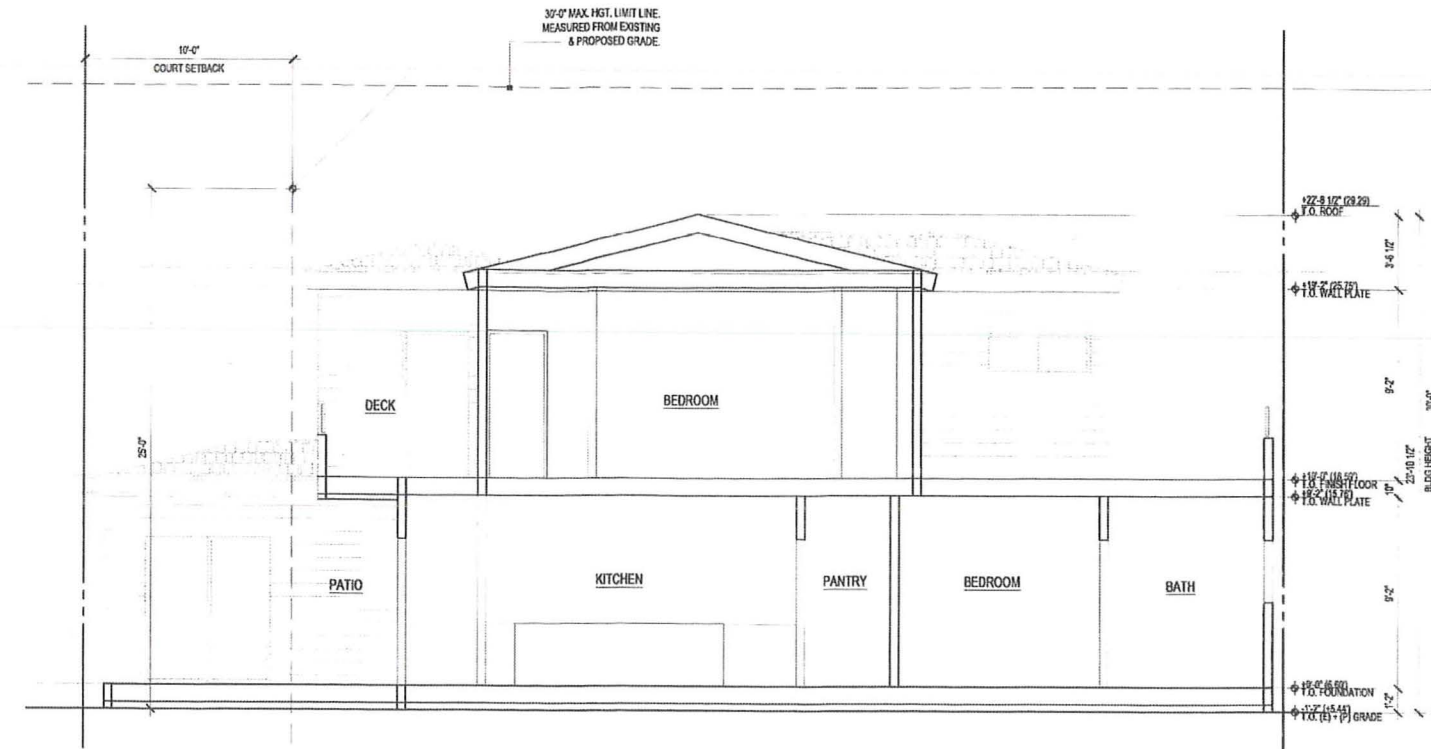
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Date: 11.19.15
Job: 1502
Title:

ELEVATIONS

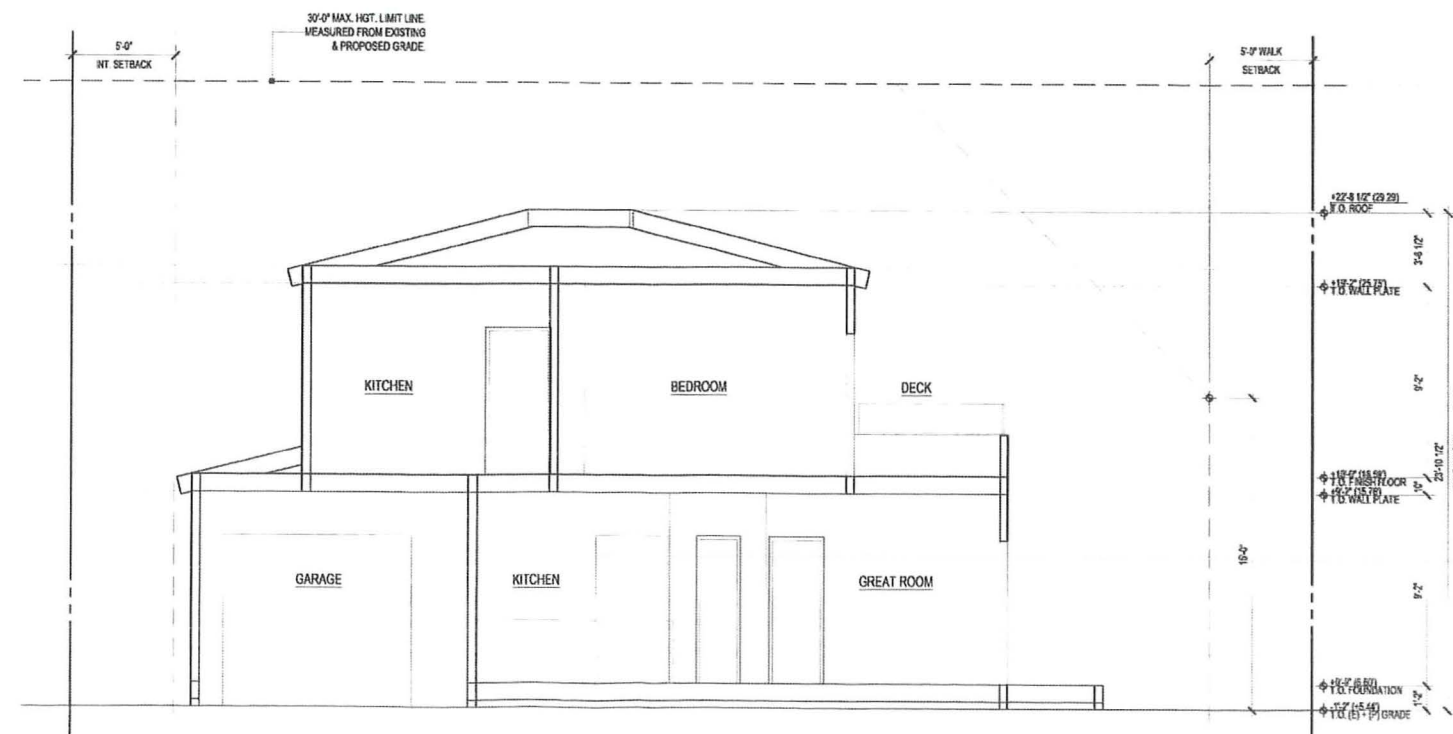
Sheet:

A3.1



SITE SECTION
1/4" = 1'-0"

1



SITE SECTION
1/4" = 1'-0"

2

NOTE:
THE HIGHEST POINT OF THE ROOF,
EQUIPMENT, OR ANY VENT, PIPE,
ANTENNA OR OTHER PROJECTION,
SHALL NOT EXCEED 30' ABOVE GRADE,
PER B.M. 2.2.

REVISIONS
FRONTIS STUDIO
300 Mission St., Suite 2
San Diego, CA 92101
PH: 619.597.2678
Email: info@frontisstudio.com

Hilton Residence
3740 Bayside Walk
San Diego, CA 92108

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SECTIONS

PREPARED BY:
FRONTIS STUDIO
300 MISSION ST. #2
SAN DIEGO CA 92108
P: 619.597.2678

LEGAL DESCRIPTION:
Lot D and E in Block 145 of Mission Beach,
according to Map thereof No. 1809.

APN:
429-588-11

PROJECT NAME:
HILTON RESIDENCE

SHEET TITLE:
SECTIONS
SHEET COUNT:
7 OF 8
PTS #:

SUBMITTAL:
12.19.15

REVISION 1:

REVISION 2:

REVISION 3:

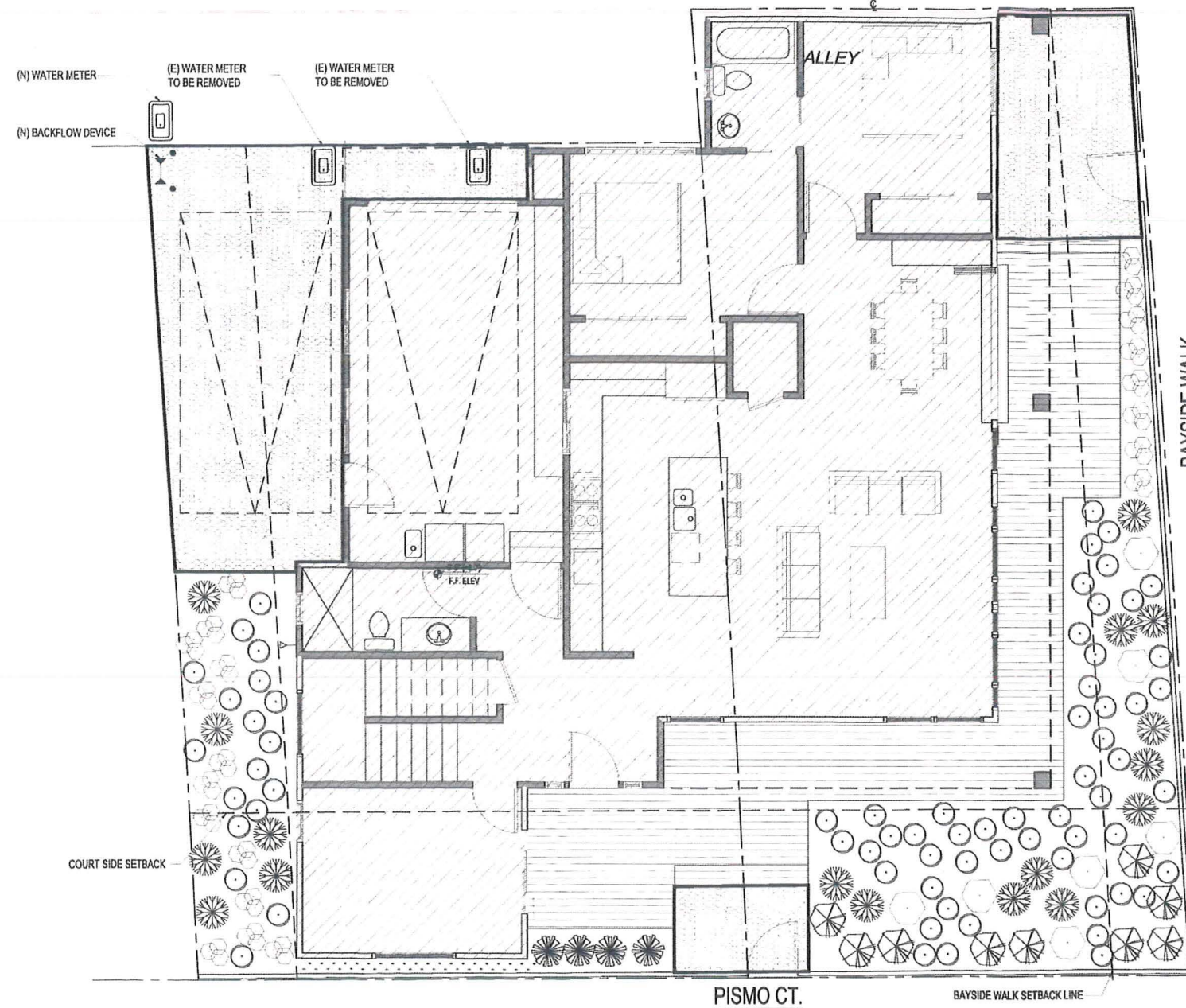
Date: 11.18.15
Job: 1408
Title:

SECTIONS

Sheet:

A4.1

REVISIONS
FRONTIS STUDIO
 833 Missouri St., Suite 2
 San Diego, CA 92109
 P: 619.537.2078
 Email: info@frontisstudio.com



LANDSCAPE DEVELOPMENT PLAN

1/4" = 1'-0"



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 142.044 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 142.0403(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 142.0403(B)(10)

TREES ALONG COURTS AND WALKS MUST BE PLANTED WITHIN 5 FT OF THE STRUCTURE. CANOPY TREES MUST REACH A HEIGHT OF 24 FT AND THE CANOPY SHALL BE MAINTAINED AT 8 FT.

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.

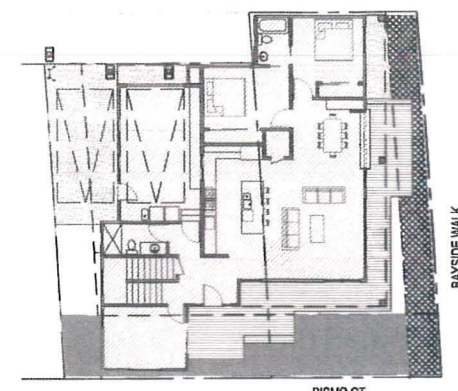
ALL PROPOSED LANDSCAPING IN THE REQUIRED YARD AREAS FOR COURTS, PLACES OR WALKS SHALL BE MAINTAINED AT A HEIGHT OF THREE FEET OR LOWER (INCLUDING RAISED PLANTERS) TO PRESERVE PUBLIC VIEWS

ALL REQUIRED YARDS SHALL MEET THE MINIMUM 50% OF LANDSCAPE AREA REQUIREMENT. ALL LANDSCAPE SHALL BE INSTALLED PER THE MISSION BEACH PLANNED DISTRICT AND SAN DIEGO LANDSCAPE STANDARDS PRIOR TO FINAL INSPECTION. ALL PROPOSED LANDSCAPE IN THE REQUIRED YARD AREAS FOR COURTS, PLACES, OR WALKS SHALL BE MAINTAINED AT A HEIGHT OF THREE FEET OR LOWER

PLANT MATERIAL LEGEND

- SITE LEGEND:**
- AREA OF PROPOSED BUILDING
 - WOOD DECKING
 - PERMEABLE PAVERS
- LANDSCAPE LEGEND**
 TYPE: QTY./% / SIZE
- MEDIUM GROWING PERENNIAL**
 MEDIUM - LARGE SHRUBS:
- SEA LAVENDER
Linum perzii
mature height: 2'; mature spread: 2'
 - SONOMA COAST
Achillea millefolium
mature height: 18"; mature spread: 3'
- LOW GROWING MASSING SUCCULENTS**
 SMALL - MED. SHRUBS:
- 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 Spatulifolium
mature height: 6"; mature spread: 2'

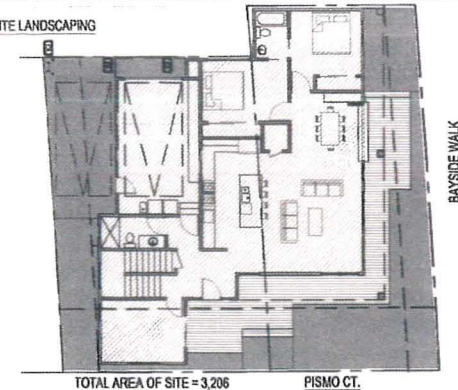
COURT AND BAYSIDE WALK LANDSCAPING



PISMO CT.
 TOTAL AREA OF COURT SIDE STBK = 547 SF
 TOTAL AREA OF COURT SIDE TO BE LANDSCAPED = 303 SF
 547 SF / 303 SF = 55% LANDSCAPED

BAYSIDE WALK
 TOTAL AREA OF BAYSIDE WALK STBK = 287 SF
 TOTAL AREA OF BAYSIDE WALK TO BE LANDSCAPED = 241 SF
 287 SF / 241 SF = 83% LANDSCAPED

SITE LANDSCAPING



TOTAL AREA OF SITE = 3,206
 PISMO CT.

AREA OF SITE LANDSCAPED = 1,003 SF
 TOTAL AREA OF SITE TO BE LANDSCAPED = 3,206 SF / 1,003 SF = 31%

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.
- IRRIGATION: AN AUTOMATIC ELECTRICALLY CONTROLLED DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403 (c) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

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-00-6 (JFC 501.4.4).
- ALL OUTDOOR LIGHTING SHALL BE SHADDED 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
 833 MISSOURI ST. #2
 SAN DIEGO CA 92109
 P: 619.537.2078

LEGAL DESCRIPTION:
 Lot D and E in Block 185 of Mission Beach,
 according to Map Transf No. 1509.

APN:
 429-586-11

PROJECT NAME:
 HILTON RESIDENCE

SHEET TITLE:
 LANDSCAPE DEVELOPMENT PLAN

SHEET COUNT:
 8 OF 9

PTS #:

DATE: 11/15/15
 JOB: 448
 TITLE: LANDSCAPE DEVELOPMENT PLAN

SUBMITTAL:
 12/18/15

REVISION 1:
 REVISION 2:
 REVISION 3:

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Date: 11/15/15
 Job: 448
 Title: LANDSCAPE DEVELOPMENT PLAN

Sheet: **L1.1**

**WATER BUDGET
LANDSCAPE WORKSHEET**

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirements in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: HILTON RESIDENCE Project #: 46585B
Project Address: 3740 BAYSIDE WALK, SAN DIEGO
Individual/Office Completing the Worksheet: FRONTIS STUDIO
Phone Number: 658.469.9200

DEFINITIONS:

Estimated Total Water Use (ETWU): The total water used for the landscape based on the plants used and irrigation method selected for the landscape design. The ETWU shall not exceed the MAWA.

Evapotranspiration: The quantity of water as measured in average inches per year that evaporated from surfaces and transpired by plants during a specific time period. (Evapotranspiration data may be found at www.cdwr.state.ca.us. You may obtain a free passbook from the Department of Water Resources. The site also holds an abundance of information on this and complete worksheets.)

Evapotranspiration Adjustment Factor (ETAF): A factor that when applied to reference evapotranspiration values for plant water requirements and irrigation efficiencies, use major influence on the amount of water that is required for a healthy landscape.

Hydrozone: A division or zone of the landscaped area where plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For the purpose of the calculation, the surface area of transpired water (transpired in the LDM Section 1.8) are included in the total water use hydrozone, and the surface area of additional rainfall temporary irrigation is included in the total water use hydrozone.

Irrigation Audit: An in-depth evaluation of the performance of an irrigation system conducted by a professional authorized by the State to perform such work. An irrigation audit includes:

Legend for MAWA Water Budget Calculation Formula

Symbol	Description of Symbol
ET ₀	Evapotranspiration (inches per year, see Table 6 or ET ₀ Map)
C ₀	Conversion factor to gallons
ETAF	Evapotranspiration Adjustment Factor 0.5 for residential landscape areas; 0.8 for non-residential landscape areas
LA	Landscape Area (square feet)
1-ETAF	Additional Evapotranspiration Adjustment Factor for Special Landscape Areas and Reclaimed Water
SLA	Special Landscape Area (square feet)

In the calculation below, the values for the water budget calculation used for the proposed project. The ET₀ for the calculation may be based on the precise location of the project using the ET₀ Map or based on the ET₀ for the Community Planning Area in Table 6 of the Landscape Standards each of which follows:

$$\text{MAWA Water Budget calculation} = (ET_0 \times 0.62) \times (1 - ETAF) \times (LA) + (1 - ETAF) \times (SLA) = \text{gallons per year}$$

$$408.62 \times 0.62 \times 0.51 = 7319 \text{ G.P.Y.}$$

Legend for Estimated Total Water Use (ETWU) Calculation Formula

Symbol	Description of Symbol
ET ₀	Evapotranspiration (inches per year)
C ₀	Conversion factor to gallons
ETAF	Evapotranspiration Adjustment Factor
ET ₁	Evapotranspiration (inches per year)
ET ₂	Evapotranspiration (inches per year)
ET ₃	Evapotranspiration (inches per year)
ET ₄	Evapotranspiration (inches per year)
ET ₅	Evapotranspiration (inches per year)
ET ₆	Evapotranspiration (inches per year)
ET ₇	Evapotranspiration (inches per year)
ET ₈	Evapotranspiration (inches per year)
ET ₉	Evapotranspiration (inches per year)
ET ₁₀	Evapotranspiration (inches per year)
ET ₁₁	Evapotranspiration (inches per year)
ET ₁₂	Evapotranspiration (inches per year)
ET ₁₃	Evapotranspiration (inches per year)
ET ₁₄	Evapotranspiration (inches per year)
ET ₁₅	Evapotranspiration (inches per year)
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ET ₁₈	Evapotranspiration (inches per year)
ET ₁₉	Evapotranspiration (inches per year)
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ET ₂₇	Evapotranspiration (inches per year)
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ET ₂₉	Evapotranspiration (inches per year)
ET ₃₀	Evapotranspiration (inches per year)
ET ₃₁	Evapotranspiration (inches per year)
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ET ₃₈	Evapotranspiration (inches per year)
ET ₃₉	Evapotranspiration (inches per year)
ET ₄₀	Evapotranspiration (inches per year)
ET ₄₁	Evapotranspiration (inches per year)
ET ₄₂	Evapotranspiration (inches per year)
ET ₄₃	Evapotranspiration (inches per year)
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ET ₄₆	Evapotranspiration (inches per year)
ET ₄₇	Evapotranspiration (inches per year)
ET ₄₈	Evapotranspiration (inches per year)
ET ₄₉	Evapotranspiration (inches per year)
ET ₅₀	Evapotranspiration (inches per year)

Use the following table to track information about each controller in the system.

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in SF (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
1	1	1	0.7	100	Sprinkler	0.81	31.7%
	2	2	0.3	375	Drip	0.81	47.9%
							Total: 100%

Threading in the numbers from each controller into the ETWU equation. Then read the table to see what the total water use is for the hydrozone. Total Water Use per year. The total ETWU must not exceed the total Water Budget MAWA.

Controller No.	ETWU (Gallons per Year)	Result in Gallons per Year
1	408.62 x 0.62 x 0.51 = 7319	7319
2	408.62 x 0.62 x 0.51 = 7319	7319
		Total ETWU (gallons per year) 7319

REVISIONS
 FRONTIS STUDIO
 600 MISSOURI ST., #2
 SAN DIEGO, CA 92109
 P: 619.537.2078
 E: info@frontisstudio.com

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 3740 Bayside Walk
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 P: 619.537.2078
LEGAL DESCRIPTION:
 Lot D and E in Block 185 of Mission Beach,
 according to Map Parcel No. 1509,
 APN:
 429-666-11
PROJECT NAME:
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SHEET TITLE:
 LANDSCAPE DEVELOPMENT PLAN
SHEET COUNT:
 9 OF 8
PTS #:

SUBMITTAL:
 12.19.15
REVISION 1:
REVISION 2:
REVISION 3:

Date: 11.19.15
Job: 1438
Title: LANDSCAPE WATER BUDGET
Sheet:

L1.2

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