



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 10, 2017 REPORT NO. HO-17-035

HEARING DATE: May 17, 2017

SUBJECT: Rand Residence - CDP. Process Three Decision.

PROJECT NUMBER: [484296](#)

OWNER/APPLICANT: Karl and Connie Rand, Owners/Todd Brazzon, Architect

SUMMARY

Issue: Should the Hearing Officer approve the demolition of a dwelling unit and construction of a new duplex located at 740 Jersey Court within the Mission Beach Community Planning area?

Staff Recommendation: Approve Coastal Development Permit No. 1696521.

Community Planning Group Recommendation: On September 20, 2016 the Mission Beach Precise Planning Board voted 8-0-0 to recommend approval with one condition (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction and Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental determination for this project was made on April 21, 2017, and the opportunity to appeal that determination ended May 5, 2017.

BACKGROUND/DISCUSSION

The 0.07-acre project site is located at 740 Jersey Court, north of Santa Barbara Place and west of Mission Boulevard (Attachment 1). The site is zoned R-S (residential subdistrict) of the Mission Beach Planned District and is designated for residential development within the Mission Beach Precise Plan (Attachment 2). The project site is located approximately 450 feet east of the Pacific Ocean and within the Coastal (Appealable) Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), and the Residential Tandem Overlay Zones. The existing single family residence is surrounded by residential development (Attachment 3).

A Coastal Development Permit is required for the proposed demolition of the existing residence and the construction of a three-story, 3,060-square-foot duplex. Two garages with tandem parking accessed off of the alley are proposed, for a total of four parking spaces. Tandem parking is allowed within the Residential Tandem Overlay Zone.

The site is not located within, or adjacent to, any Public Vantage Points identified in the Mission Beach Precise Plan nor on, or adjacent to, any existing physical or proposed accessway to the coast. The proposed use and density are consistent with the Mission Beach Precise Plan. The project is consistent with all development regulations and no deviations are being requested.

Mission Beach Precise Planning Board Condition: On September 20, 2016, the Mission Beach Precise Planning Board reviewed the project and approved it unanimously with the condition that trees must be planted four to five feet from the building pursuant the Mission Beach Planned District Ordinance.

The project, as proposed, meets all landscaping requirements of the Municipal Code and the Mission Beach Planned District Ordinance, including tree distance requirements. Staff re-visited the project landscape plans and the proposed tree fronting Jersey Court is located five feet from the structure.

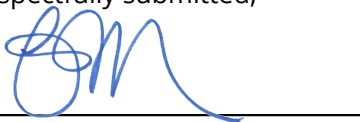
Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions (Attachments 5 and 6) to support approval of the project.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1696521, with modifications.
2. Deny Coastal Development Permit No. 1696521, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

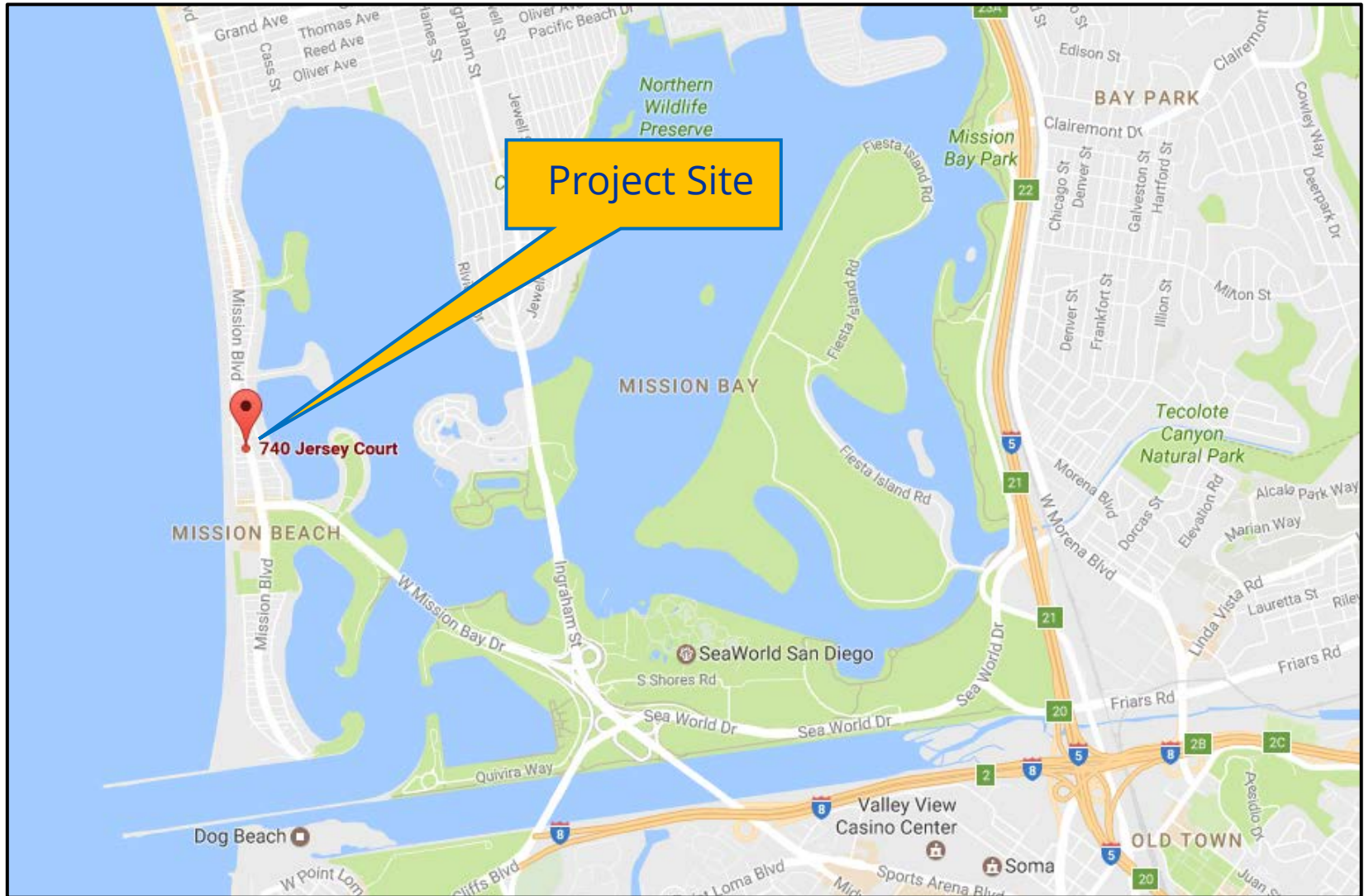
A handwritten signature in blue ink, appearing to read 'FM', is written over a horizontal line.

Francisco Mendoza, Development Project Manager

Attachments:

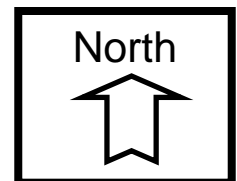
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings

6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement.
10. Project Plans

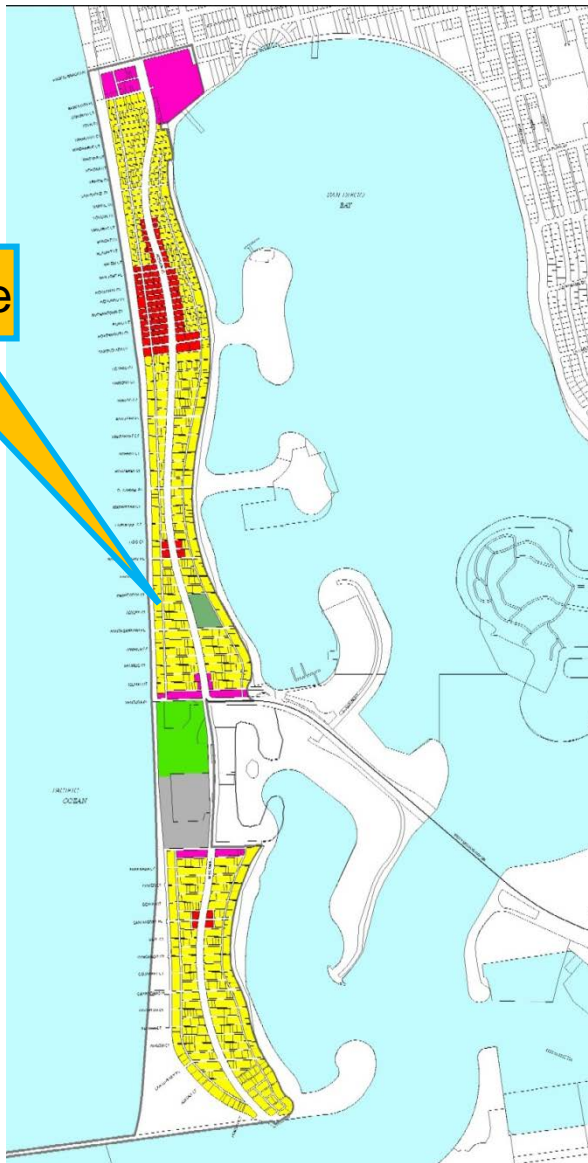


Project Location Map

Rand Residence CDP / 740 Jersey Court
Project No. 484296



Project Site



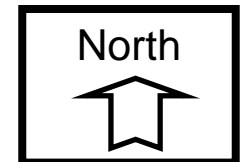
Legend

- Residential (36 Units Per Acre)
- Neighborhood Recreation
- Neighborhood Commercial
- Mission Beach Park (Belmont Park)
- Parking
- Schools
- Community Boundary
- Body of Water

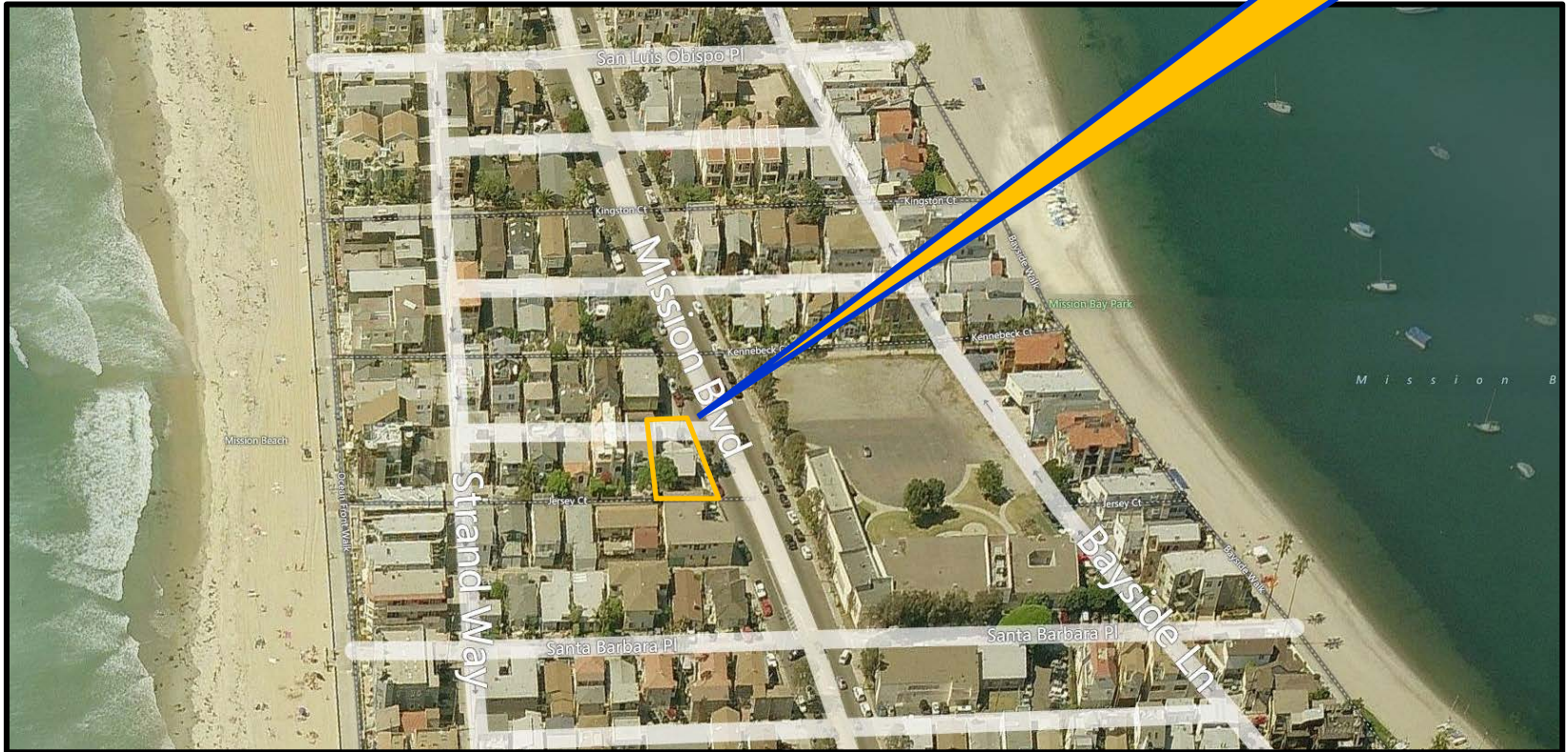


Land Use Map

Rand Residence CDP / 740 Jersey Court
Project No. 484296



Project Site



Aerial Photograph

Rand Residence CDP / 740 Jersey Court
Project No. 484296

North



PROJECT DATA SHEET		
PROJECT NAME:	Rand Residence CDP	
PROJECT DESCRIPTION:	New Duplex	
COMMUNITY PLAN AREA:	Mission Beach Community Plan	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<p style="text-align: center;">ZONING INFORMATION:</p> <p>ZONE: R-S (Residential Subdistrict)</p> <p>HEIGHT LIMIT: 30 feet Coastal height (or None - except as modified by Overlay Zones)</p> <p>LOT SIZE: 0.07 acres</p> <p>FLOOR AREA RATIO: 1.1 FAR</p> <p>FRONT SETBACK: 15 feet</p> <p>SIDE SETBACK: 5 feet</p> <p>STREETSIDE SETBACK: 3 feet</p> <p>REAR SETBACK: 4 feet (min/std)</p> <p>PARKING: 2 per dwelling</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; R-S	Single and Multi-family Residential
SOUTH:	Residential; R-S	Single and Multi-family Residential
EAST:	Residential; R-S	Mission Beach School
WEST:	Residential; R-S	Single and Multi-family Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 20, 2016 the Mission Beach Precise Planning Board voted 8-0-0 to recommend approval with one condition (Attachment 8).	

HEARING OFFICER RESOLUTION NO. HO-_____.
COASTAL DEVELOPMENT PERMIT NO. 1696521
RAND RESIDENCE CDP - PROJECT NO. 484296

WHEREAS, KARL A. RAND and CONNIE J. RAND, husband and wife as Community Property with Right of Survivorship, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish an existing dwelling and construct a duplex (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1696521), on portions of a 0.07-acre site;

WHEREAS, the project site is located at 740 Jersey Court in the R-S Zone of the Mission Beach Planned District, Coastal Appealable Overlay, Coastal Height Limitation Overlay, and Parking Impact Overlay Zones of the Mission Beach Precise Plan and Local Coastal Program;

WHEREAS, the project site is legally described as Lot "G" in block 116 of Mission Beach, according to Map thereof No. 1651, filed December 14, 1914;

WHEREAS, on April 21, 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 (Existing Facilities) and 15303 (New Construction and Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 17, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1696521 pursuant to the Land Development Code of the City of San Diego;
NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated May 17, 2017.

FINDINGS:

Coastal Development Permit - 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 project is located at 740 Jersey Court and within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The site is not located within, or adjacent to, any Public Vantage Points of the Mission Beach Precise Plan, nor

on, or adjacent to, any existing physical accessway or proposed accessway to the coast. The proposed building would conform to the maximum 30-foot height limit required by the zone. The project is completely contained within the private property. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a local coastal program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the local coastal program land use plan.

2. The proposed coastal development will not adversely affect Environmentally Sensitive Lands.

The project site is located in a built, urban environment, and is not located on, or adjacent to, any Environmentally Sensitive Lands. The project is not within, or adjacent to, the Multi-Habitat Planning Area (MHPA). The project is conditioned to provide a Water Pollution Control Plan (WPCP) prior to the issuance of a building permit to ensure possible runoff is collected during construction 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 proposed project is located within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The Precise Plan designated the site for residential development at a density range of 10 - 40 dwelling units per acre (du/ac). The project proposes to demolish the existing dwelling unit and garage, and construct a three-story duplex with attached garages with tandem parking. The project is consistent with the designated land use and density in the plan (28 du/ac proposed). The project complies with all of the development regulations of the zone and no deviations are being requested.

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

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 not located between the nearest public road and the shoreline of a body of water, therefore the finding is not applicable.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1696521 is hereby GRANTED by the Hearing Officer to the

ATTACHMENT 5

referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit No. 1696521, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: May 17, 2017

IO#: 24006628

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: 24006628

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1696521
RAND RESIDENCE CDP - PROJECT NO. 484296
HEARING OFFICER

This Coastal Development Permit No. 1696521 is granted by the HEARING OFFICER of the City of San Diego to Karl A. Rand and Connie J. Rand, husband and wife as Community Property with Right of Survivorship, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.07-acre site is located at 740 Jersey Court in the MBPD-R-S, Coastal Appealable Overlay, Coastal Height Limitation Overlay, and Parking Impact Overlay Zones of the Mission Beach Precise Plan and Local Coastal Program. The project site is legally described as: Lot "G" in block 116 of Mission Beach, according to Map thereof No. 1651, filed December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to demolish an existing dwelling unit and construct a duplex described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 17, 2017, on file in the Development Services Department.

The project shall include:

- a. Demolition of existing structures and construction of a three-story, 3,060-square-foot duplex;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 1, 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall secure all necessary building permits. The Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

AIRPORT REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owners/Permittees shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

CLIMATE ACTION PLAN REQUIREMENTS:

13. Prior to issuance of any construction permit, the Owners/Permittees shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A," to the satisfaction of the Development Services Department. All CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements."

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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
15. The drainage system proposed for this development, as shown on the Exhibit "A" Site Plan, is private and subject to approval by the City Engineer.
16. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the reconstruction of the damaged portions of the sidewalk with City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Mission Boulevard, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the reconstruction both curb ramps at the alley entrance with City standard curb ramps, adjacent to the site on Mission Boulevard, satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the reconstruction of the alley apron with City standard alley apron, adjacent to the site on Mission Boulevard, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit, the Owners/Permittees shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices maintenance, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the Owners/Permittees 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.
21. Prior to the issuance of any construction permit the Owners/Permittees 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:

22. Prior to issuance of any construction permits, the Owners/Permittees shall submit landscape construction plans to the Development Services Department for approval. The plans shall be in substantial conformance with Exhibit "A," (Landscape Development Plan).

PLANNING/DESIGN REQUIREMENTS:

23. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owners/Permittees.
24. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

25. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owners/Permittees shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
26. Prior to the issuance of any building permits, the Owners/Permittees 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.
27. 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.
28. Prior to Final Inspection, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
29. The Owners/Permittees shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

TRANSPORTATION REQUIREMENTS:

30. The automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls shall be in compliance with the requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision-maker in accordance with the SDMC.

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 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 17, 2017 and HO-_____.

ATTACHMENT 6

Coastal Development Permit No. 1696521
Date of Approval: May 17, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
Development Project Manager

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

The undersigned Owners/Permittees, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owners/Permittees hereunder.

Karl A. Rand
Owner/Permittee

By _____
Karl A. Rand

Connie J. Rand
Owner/Permittee

By _____
Connie J. Rand

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

NOTICE OF EXEMPTION**ATTACHMENT 7***(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

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Project Name: Rand Residence**Project No. / SCH No.:** 484296**Project Location-Specific:** 740 Jersey Court, San Diego, CA 92109**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: A Coastal Development Permit (CDP) to demolish an existing residence at 740 Jersey Court and construct a new 3,060 square foot three story duplex on a 2,783 square foot lot. The project is located in the Parking Impact Overlay zone Coastal and Beach, the Coastal Height Limit, the Coastal Jurisdiction Appealable Area, the Airport Land Use Residential Tandem Overlay in the MBPD-R-S zone of the Mission Beach Community Plan, Council District 2. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Todd Brazzon, Brazzon Danek Architecture, 1419 University Ave., Ste. A, San Diego, CA 92103 619-677-3224

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 Exemptions: 15301 (Existing Facilities) and 15303 (New Construction)
- ☐ Statutory Exemptions:

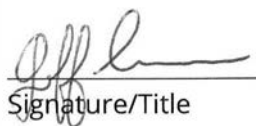
Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The exemptions are appropriate because 15301 allows for the demolition of one single-family residence and 15303 allows for the construction of a duplex or similar multi-family residential structure. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: Courtney Holowach**Telephone:** (619) 446-5187**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

ATTACHMENT 7

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

 / SENIOR PLANNER
Signature/Title

4/21/17
Date

Check One:

☒ 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

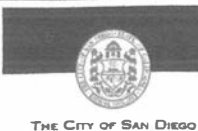
Project Name: Rand Residence - CDP		Project Number: 484296	Distribution Date: 06/09/2016
Project Scope/Location: MISSION BEACH: (Process 3) Coastal Development Permit to demolish an existing single dwelling unit and construct two dwelling units totaling 3,915 square-foot. The 0.07-acre site is located within the Coastal Overlay zone (Appealable) at 740 Jersey Court in the MDPR-R-S zone(s) of the Mission Beach Community Plan area, Council District 2.			
Applicant Name:		Applicant Phone Number:	
Project Manager: Pancho Mendoza	Phone Number: (619) 446-5433	Fax Number: (619) 446-5245	E-mail Address: FMendoza@sandiego.gov
Project Issues (To be completed by Community Planning Committee for initial review): <p>ON SEPTEMBER 20, 2016 THIS PROJECT WAS PRESENTED AND DISCUSSED BY OUR BOARD. THE OWNERS AND THE ARCHITECT WERE PRESENT. THE PROJECT WAS APPROVED BY OUR BOARD WITH THE CONDITION THE FRONT YARD TREES BE PLANTED 4-5 FEET FROM THE STRUCTURE.</p> <p>THIS REVIEWER WOULD LIKE TO NOTE THAT A PROJECT REVIEWED APPROXIMATELY 15 YEARS AGO WAS NOT ALLOWED TO USE A MECHANICAL LIFT TO MEET REQUIRED PARKING. LIFTS CAN BE DIFFICULT TO OPERATE SUCH THAT DWELLING OWNERS/TENANTS WILL CHOOSE TO USE PUBLIC PARKING, THUS DEFERRING THE PURPOSE OF ESTABLISHED REQUIRED PARKING.</p> <p>THE CURRENT PROJECT RELIES ON SDMC §142.0556 (AMENDED 11-13-08) WHICH ALLOWS FOR MECHANICAL AUTO LIFTS TO BE "COUNTED TOWARDS THE REQUIRED PARKING REQUIREMENT".</p>			
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: Rand Residence - CDP		Project Number: 484296		Distribution Date: 06/09/2016	
Project Scope/Location: MISSION BEACH (Process 3) Coastal Development Permit to demolish an existing single dwelling unit and construct two dwelling units totaling 3,915 square feet. The 0.07-acre site is located within the Coastal Overlay zone (Applicable) at 740 Jersey Court in the MDPH-R-S zone(s) of the Mission Beach Community Plan area, Council District 2.					
Applicant Name:				Applicant Phone Number:	
Project Manager: Pancho Mendoza		Phone Number: (619) 446-5433		Fax Number: (619) 446-5245	
				E-mail Address: FMendoza@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes		Members No	
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes 8		Members No 0	
				Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes		Members No	
				Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes		Members No	
				Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS: PLANT THE FRONT YARD TREE 4-5 FEET FROM THE STRUCTURE					
NAME: DENNIS LYNCH				TITLE: PLAN REVIEWER	
SIGNATURE:				DATE: 10-16-16	
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
(619) 446-5000

ATTACHMENT 9 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

Rand Residence

Project Address:

740 Jersey Court, 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 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):

Karl Rand

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

1932 Beryl St

City/State/Zip:

San Diego CA 92109

Phone No:

858 204-4786

Fax No:

N/A

Signature:

[Signature]

Date:

4/16/16

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):

Connie Rand

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

1932 Beryl St

City/State/Zip:

San Diego CA 92109

Phone No:

858 204-1746

Fax No:

N/A

Signature:

[Signature]

Date:

4/16/2016

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

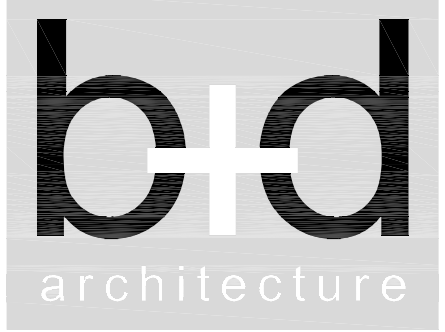
City/State/Zip:

Phone No:

Fax No:

Signature:

Date:



1419 University Ave.
Suite A
San Diego, Ca 92103
619.677.3224

www.brazzondanekarchitecture.com

Coastal Development Permit

Rand Residence
740 Jersey Ct.
San Diego 92109

ATTACHMENT 10

DEVELOPMENT SUMMARY

Scope of Work:

- Demolition of existing single family home and detached garage.
 - Construction of new 3-story Duplex.
 - New site flatwork and landscaping.
 - Discretionary Approvals required (Coastal Development Permit)
- § Mission Beach Precise Plan

Project Team:

ARCHITECT:
brazzondanek architecture
1419 University Avenue, Ste. A
San Diego, Ca 92103
619.677.3224 p
todd@brazzondanekarchitecture

Title 24:
NRG Compliance Inc.
P.O. Box 3777
Santa Rosa, Ca 95404
707.237.6957p

STRUCTURAL:
Prentice Engineering
16146 Falcon Crest Drive
San Diego, Ca 92127
858-592-0247 p
ron.prentice@sbcglobal.net

LANDSCAPE:
Wynn-Smith Landscape Architecture Inc
12315 Oak Knoll Road, Suite 300
Poway, Ca 92064
858-513-0030 p
tim@wynn-smith.com

AREA AND FAR CALCULATIONS

<u>LEVEL 1:</u>	
Unit 'A' Envelope	797 s.f.
Unit 'A' Garage	386 s.f.
Unit 'B' Garage	224 s.f.
Unit 'B' Covered Entry	45 s.f.
total level 1	1452 s.f.
 <u>LEVEL 2:</u>	
Unit 'A' Envelope	643 s.f.
Unit 'B' Envelope	685 s.f.
Unit 'B' Covered Terrace	186 s.f.
total level 2	1514 s.f.
 <u>LEVEL 3:</u>	
Unit 'B' Envelope	949 s.f.
<hr/>	
TOTAL AREA	3915 S.F.

FAR Credits-

<u>LEVEL 1:</u>	
Unit 'A' 2 covered parking spaces	-386 s.f.
Unit 'B' 1 covered parking space (max)	-200 s.f.
Unit 'B' under stair	-14 s.f.
6" Penmeter *	-85 s.f.
total level 1	-685 s.f.
 <u>LEVEL 2:</u>	
6" Penmeter *	-88 s.f.
 <u>LEVEL 3:</u>	
6" Penmeter *	-82 s.f.
<u>TOTAL CREDITS</u>	<u>-855 s.f.</u>

FINAL FAR AREA CALC.:

3915 S.F. - 855 s.f. = 3060 s.f.

Allowed - 1.1 x 2783 s.f. = 3061 s.f.

GRADING DATA TABLE

Cut / Fill quantities:
Import / Export quantities

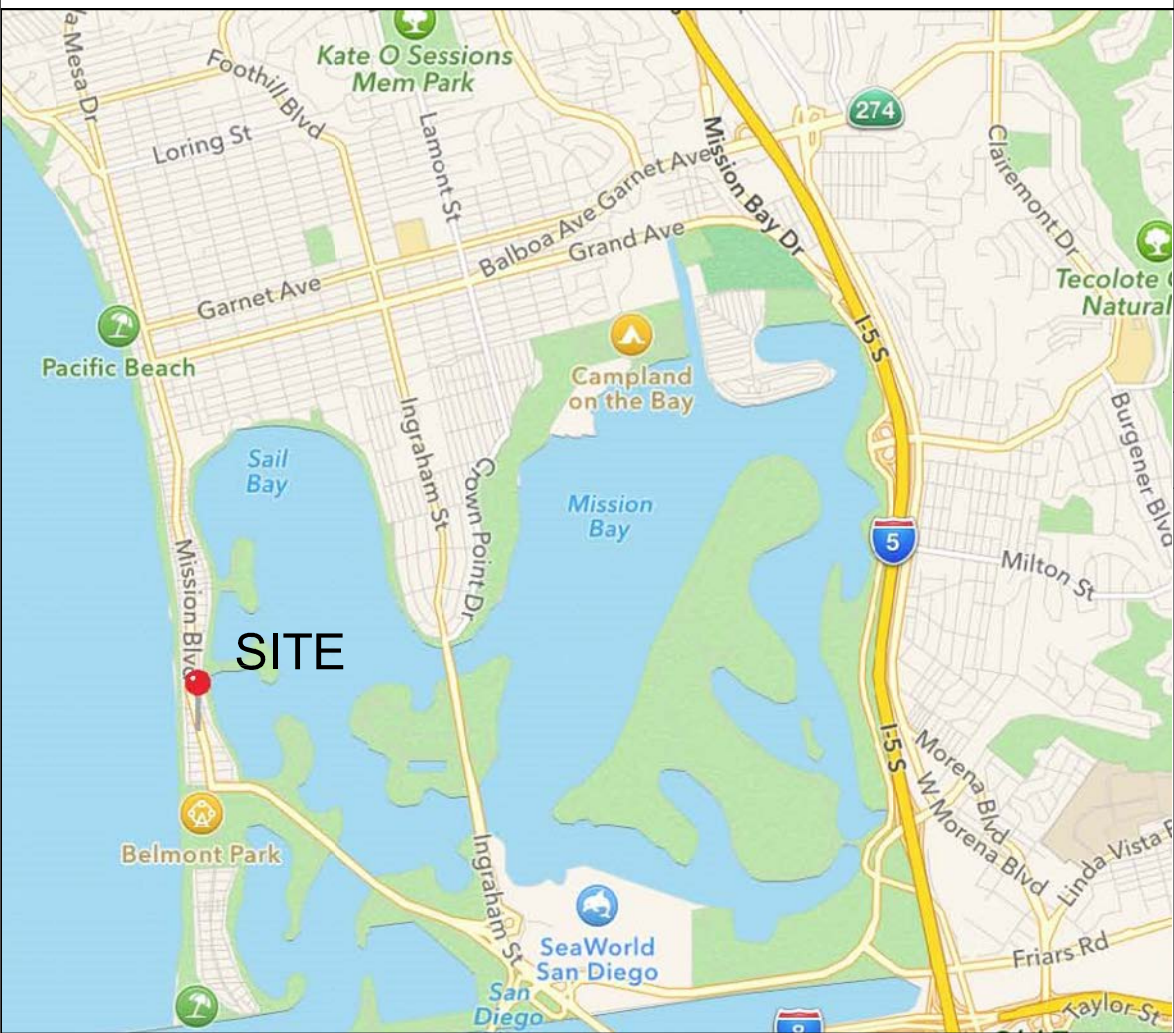
FAA NOTES

1. FAA Notification: not required per faa notice of proposed construction section 77.15. addition is shielded by existing structures and shielded by topographic features.
2. "I, _____, do hereby certify that the structure shown on these plans do not require Federal Aviation Administration notification because per section 77.15 (a) of Title 14 of the code of Federal Regulations CFR Part 77, notification is not required."
3. A pre-construction inspection is required due to the height of the proposed structure being within one foot of the FAA Part 77 notification surface. The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Contact the Inspection Services office at (858) 492-5070 to schedule the pre-construction inspection.

BMP NOTES

1. Prior to 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.
2. Prior to 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 of the San Diego Municipal Code, into the construction plans or specifications.
3. Prior to issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan. The WPCP shall be prepared in accordance with current City Storm Water Standards.

VICINITY MAP

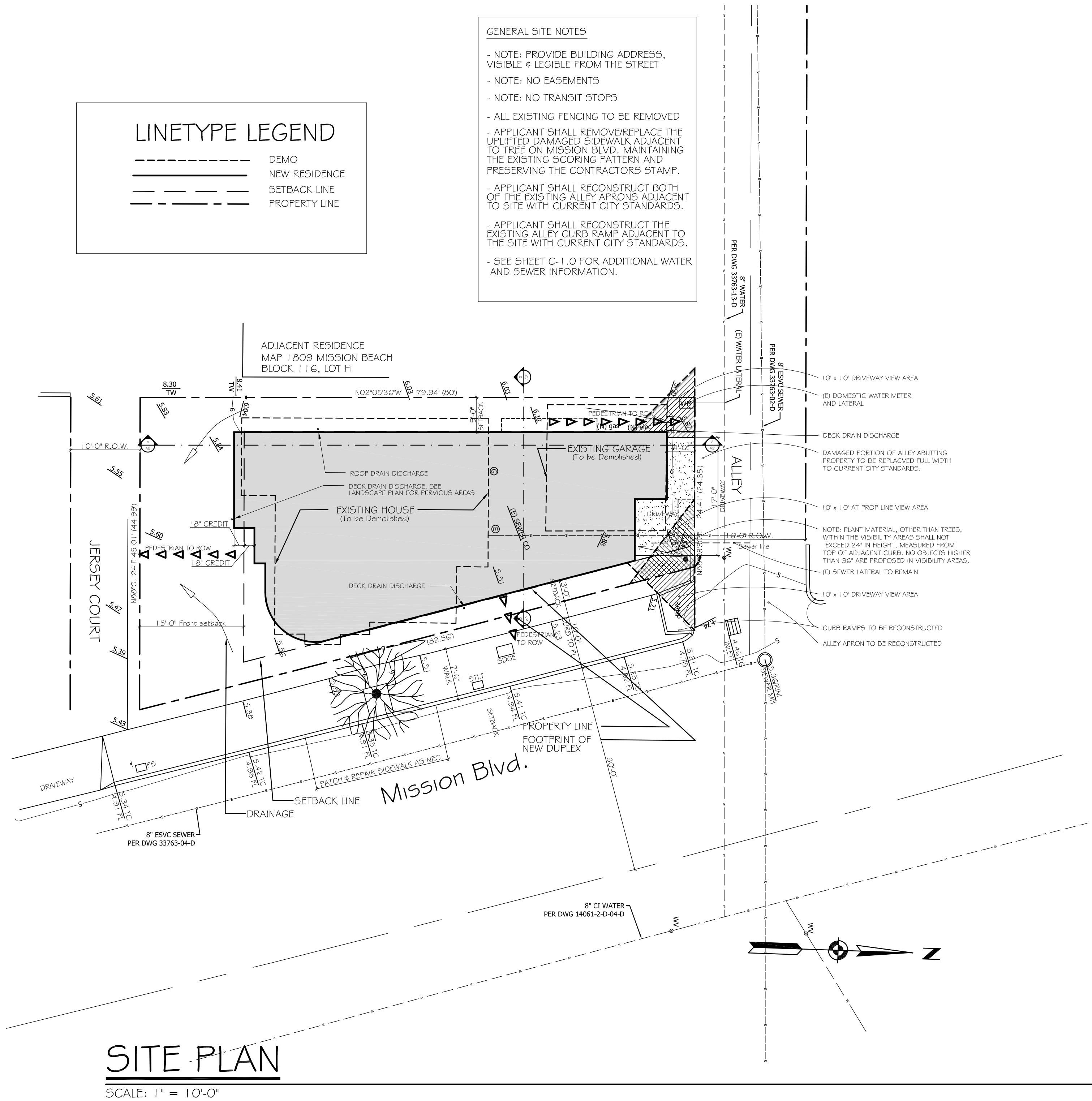


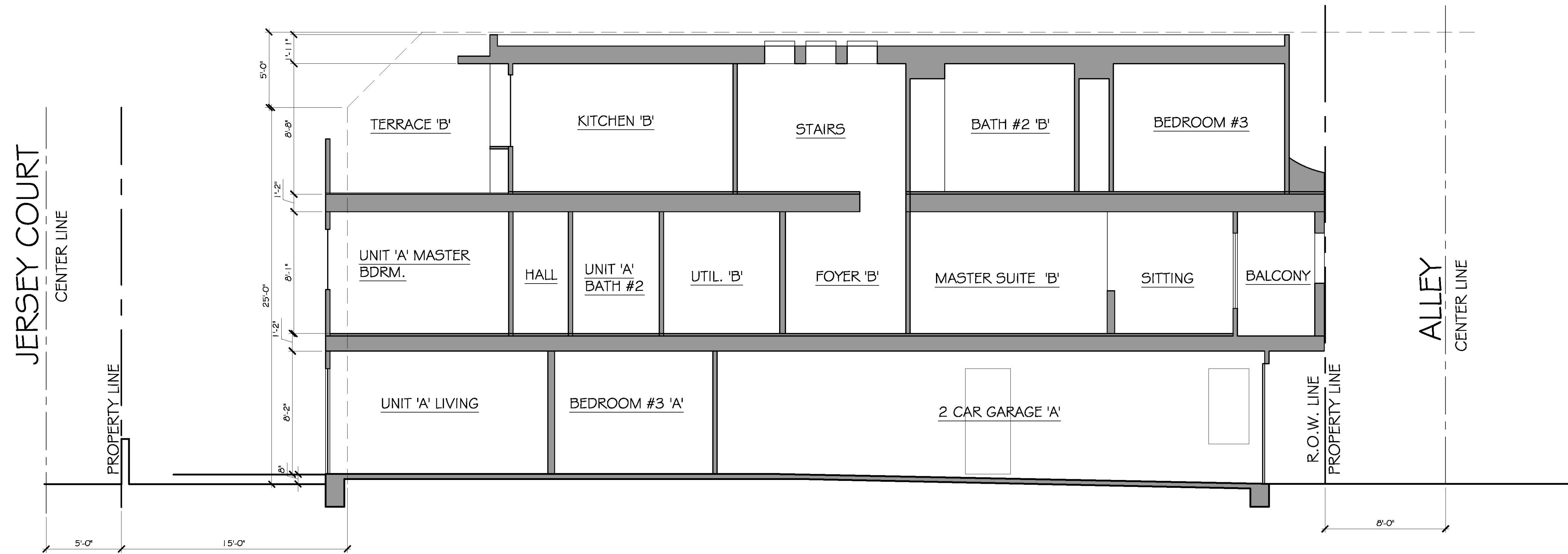
LINETYPE LEGEND

_____ DEMO
 _____ NEW RESIDENCE
 _____ SETBACK LINE
 _____ PROPERTY LINE

GENERAL SITE NOTES

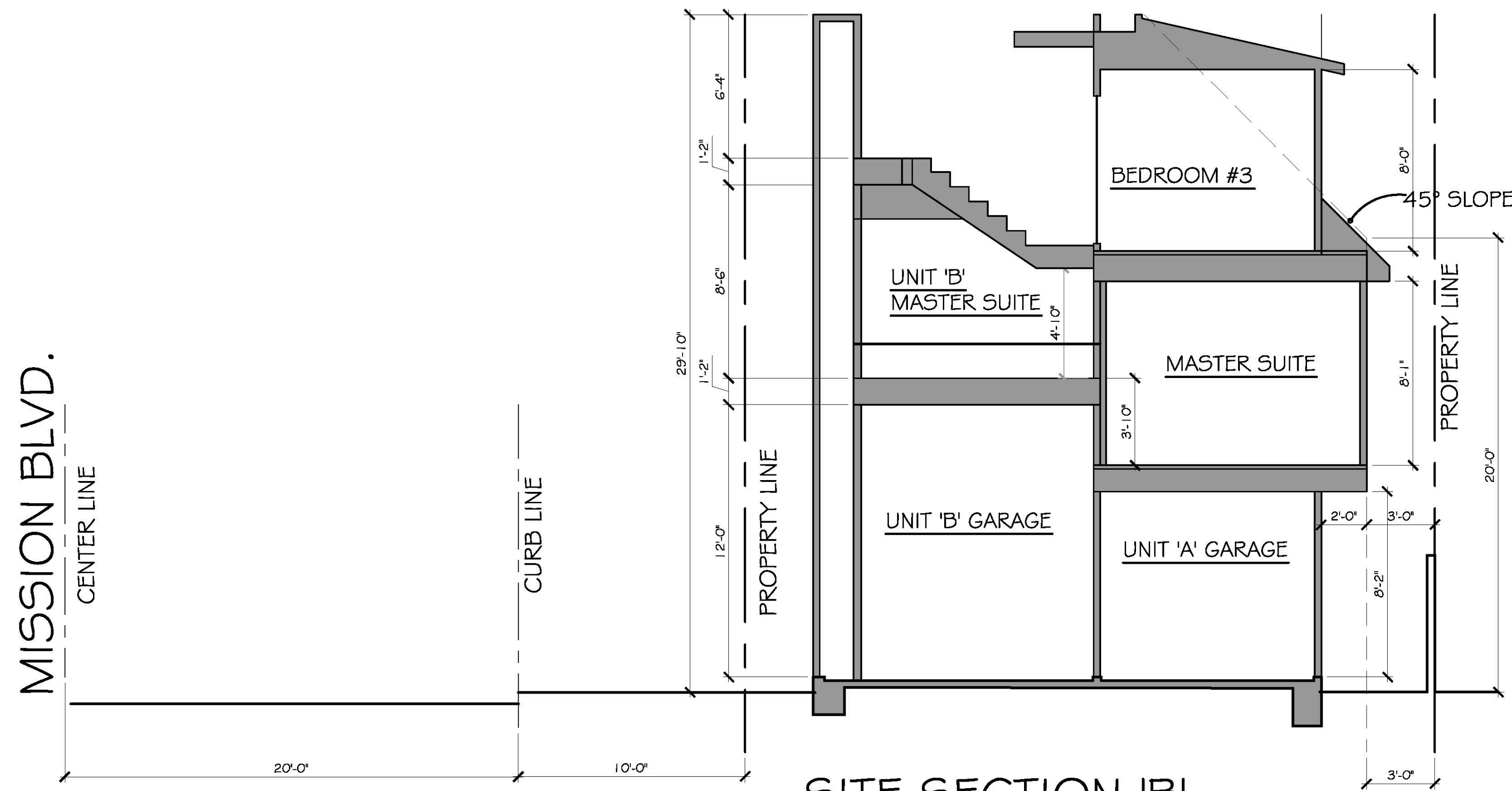
- NOTE: PROVIDE BUILDING ADDRESS, VISIBLE & LEGIBLE FROM THE STREET
- NOTE: NO EASEMENTS
- NOTE: NO TRANSIT STOPS
- ALL EXISTING FENCING TO BE REMOVED
- APPLICANT SHALL REMOVE/REPLACE THE UPLIFTED DAMAGED SIDEWALK ADJACENT TO TREE ON MISSION BLVD. MAINTAINING EXISTING TREE CANOPY PATTERN AND PRESERVING THE CONTRACTORS STAMP.
- APPLICANT SHALL RECONSTRUCT BOTH OF THE EXISTING ALLEY APRONS ADJACENT TO SITE WITH CURRENT CITY STANDARDS.
- APPLICANT SHALL RECONSTRUCT THE EXISTING ALLEY CURB RAMP ADJACENT TO THE SITE WITH CURRENT CITY STANDARDS.
- SEE SHEET C-1.0 FOR ADDITIONAL WATER AND SEWER INFORMATION.





SITE SECTION 'A'

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



SITE SECTION 'B'

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

Coastal
Development Permit

Rand Residence
740 Jersey Ct.
San Diego 92109

Date Issued	04/04/16
Coastal Submit	05/19/16
Revisions	08/29/16

Coastal
Development Permit

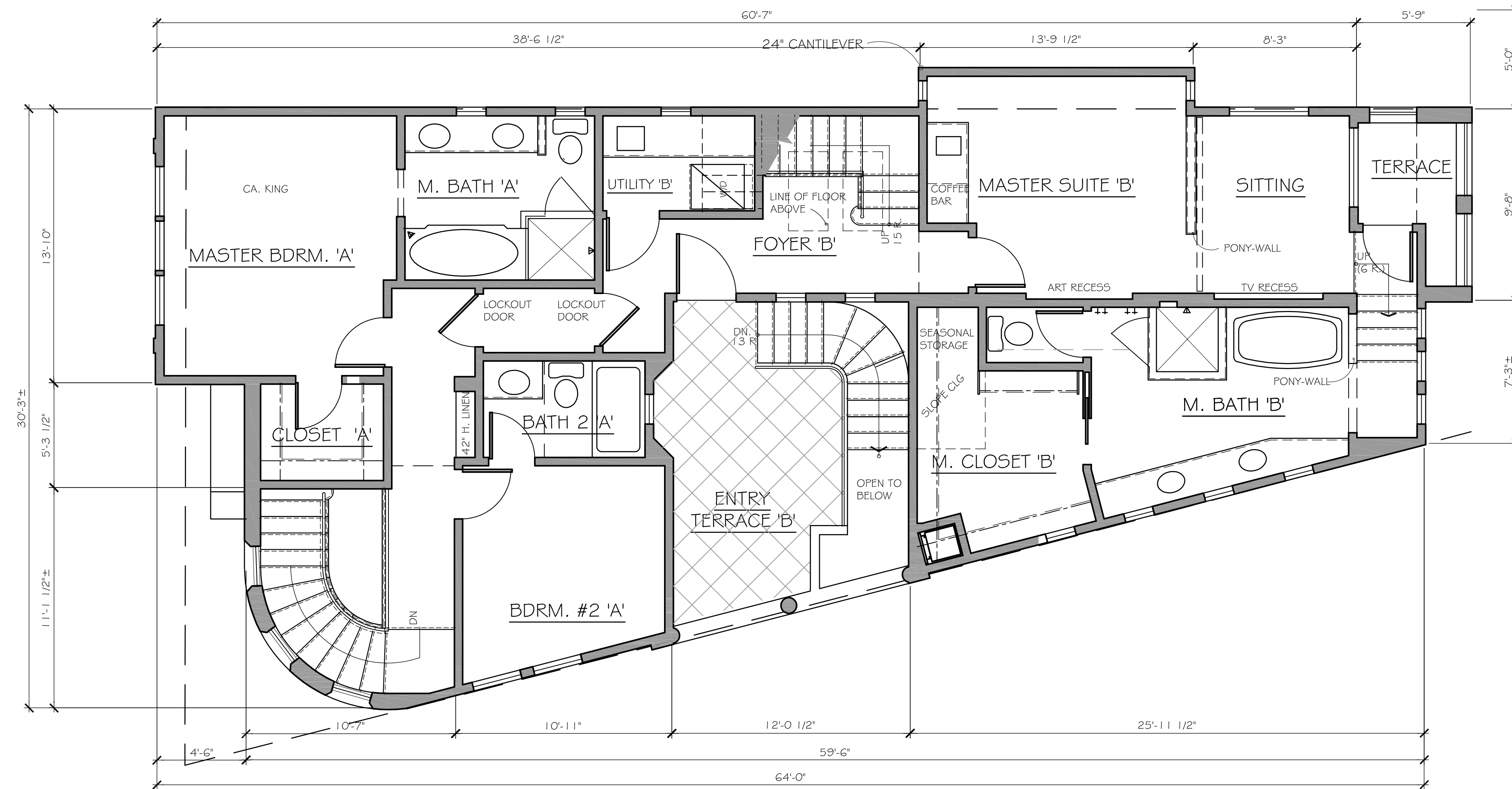
Rand Residence
740 Jersey Ct.
San Diego 92109

Date Issued	04/04/16
Coastal Submit.	05/19/16
Revisions	08/29/16
Revisions	12/20/16
Revisions	1/19/17

FIRST & SECOND
FLOOR PLAN

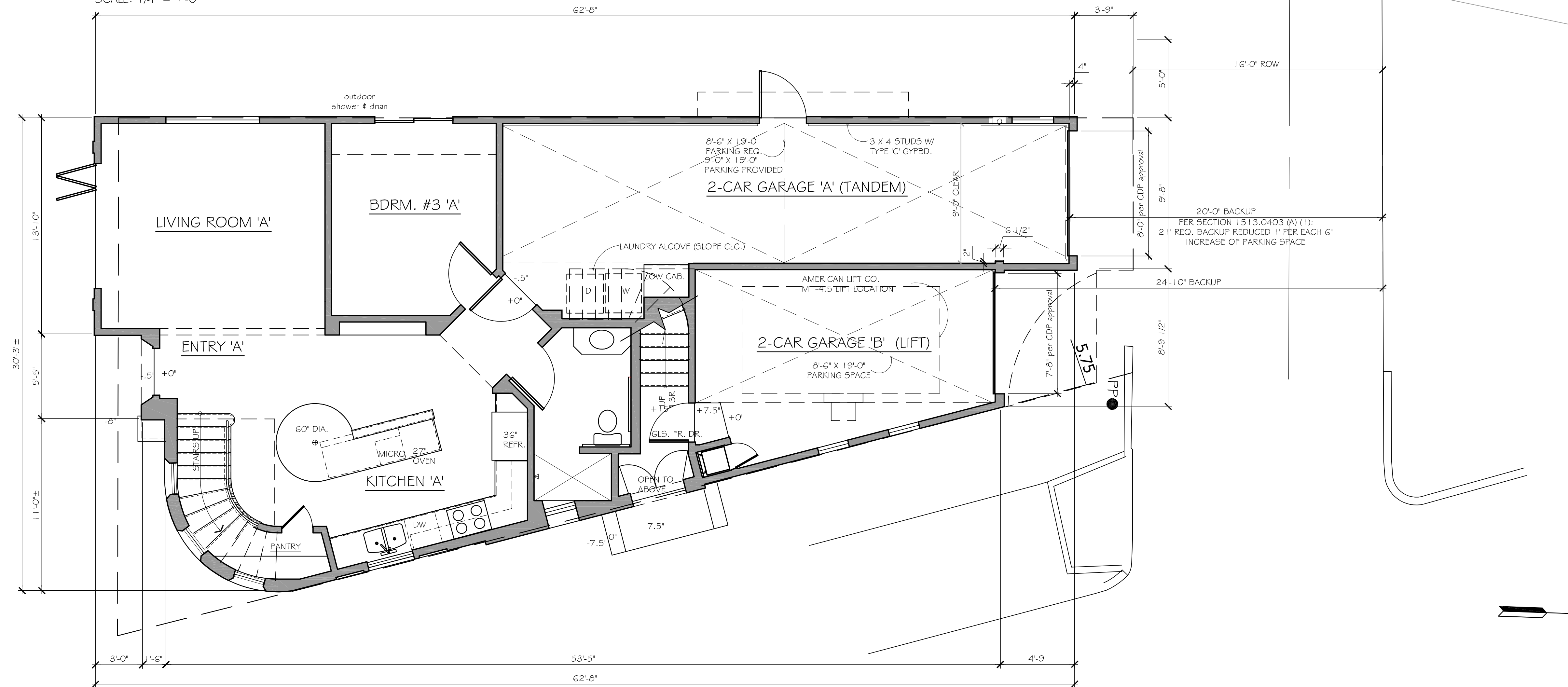
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Sheet 3 of 9



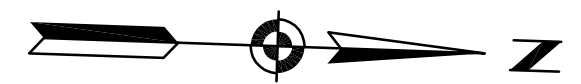
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN (GROUND)

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



Coastal
Development Permit

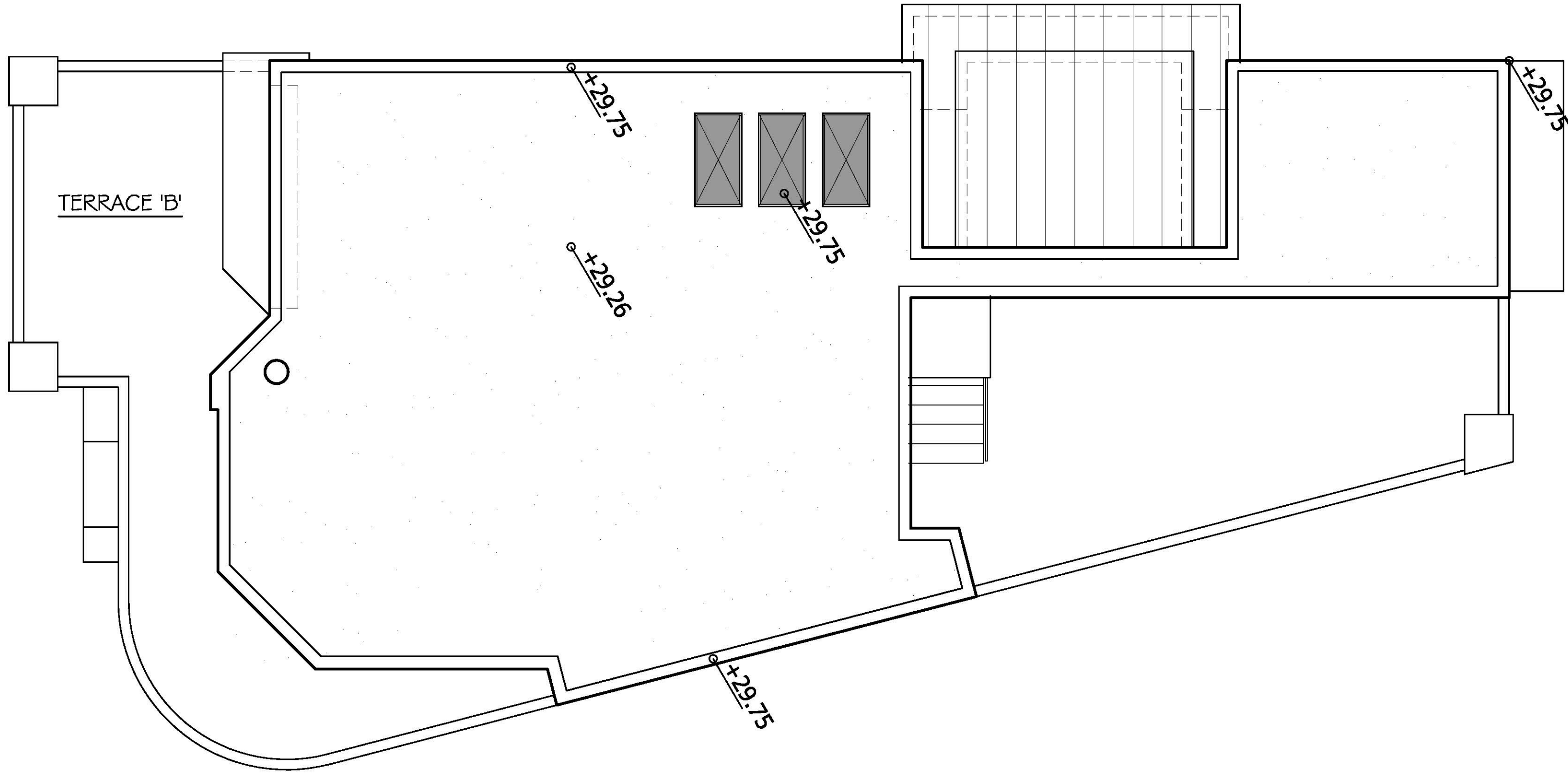
Rand Residence
740 Jersey Ct.
San Diego 92109

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THIRD FLOOR &
ROOF PLAN

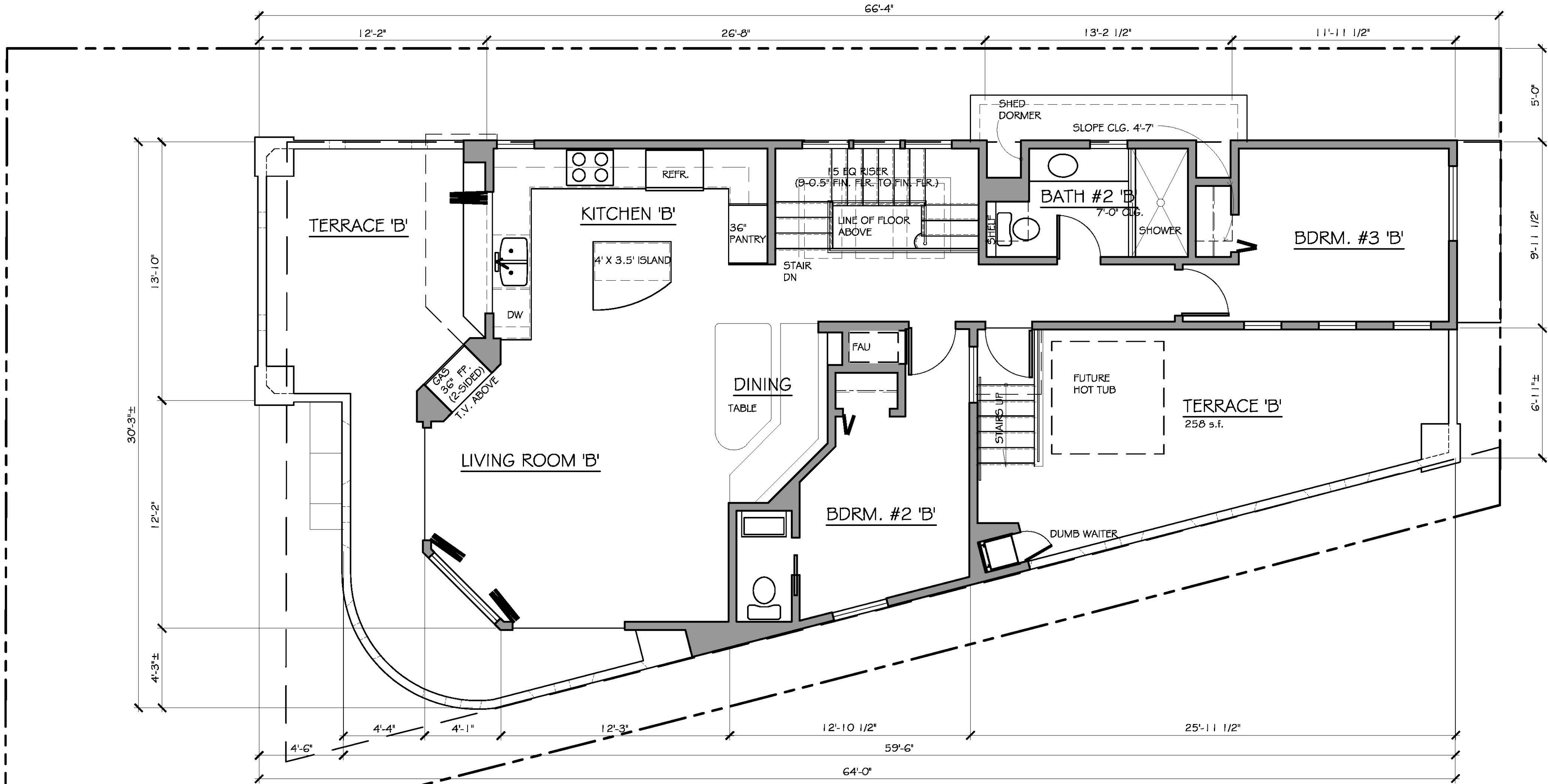
4

Sheet 4 of 10



ROOF PLAN

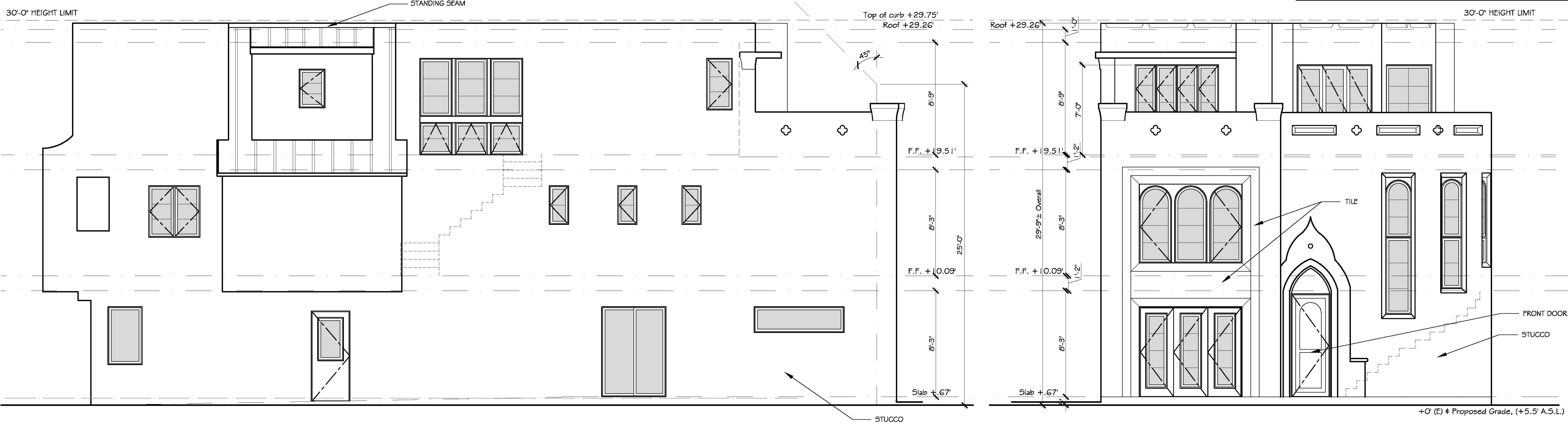
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN

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

ELEVATION MATERIALS	
ROOFING:	STANDING SEAM - Dark Brown
WINDOWS:	VINYL OR BETTER - Sierra Pacific 'Regal Brown #59'
WALLS:	
A:	DECORATIVE TILE - 'PIRECLAY TILE INC.' Moroccan collection
B:	STUCCO PRIMARY - Sherman Williams - 'Greek Villa' 20-30 sand finish
DOORS:	
C:	GARAGE DOORS - 'Wayne Dalton' - Fiberglass Model 9800, 'Sonoma'
D:	Cherry grain, Walnut stain
	FRONT DOOR - Fiberglass, Brown

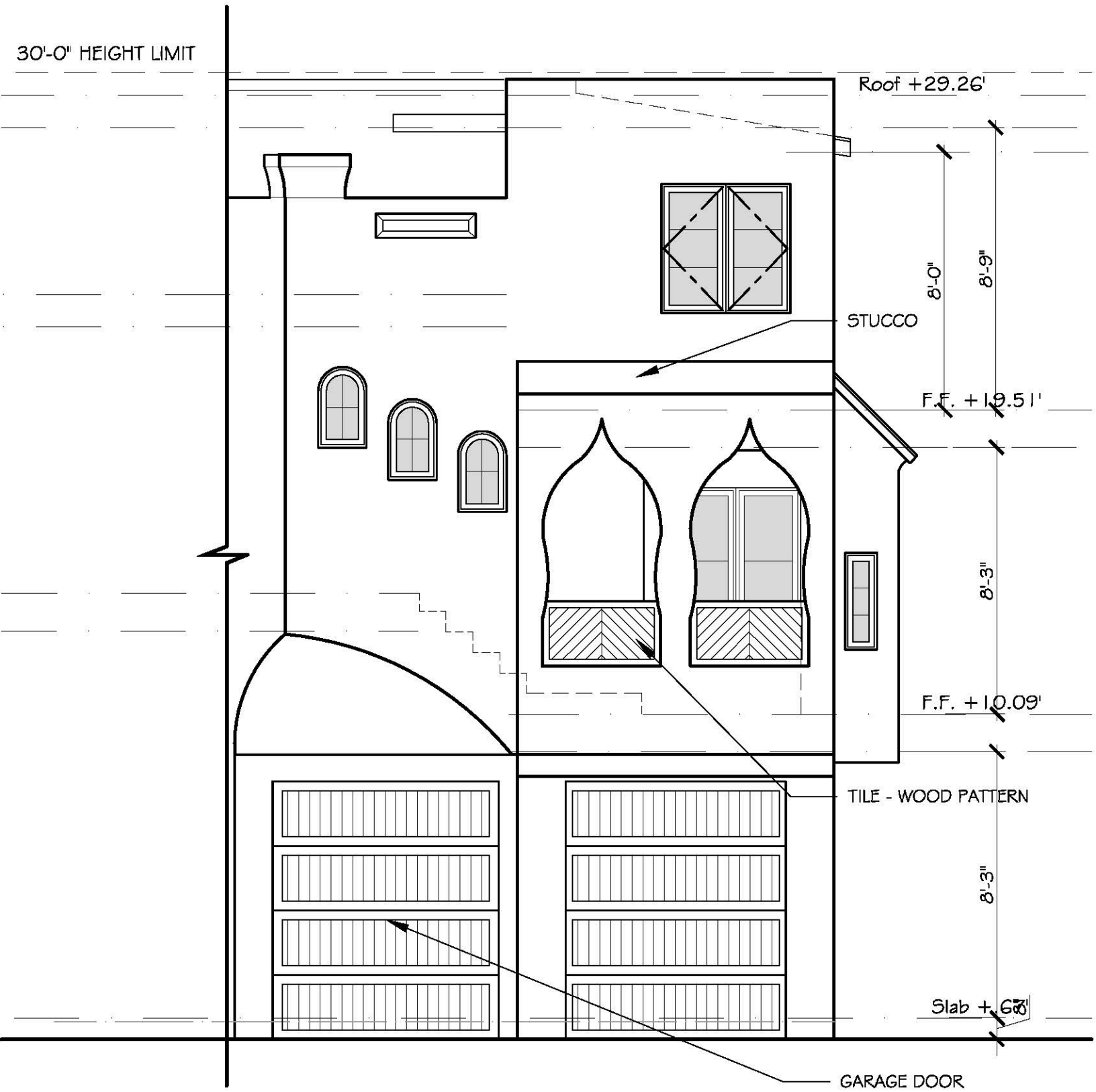


WEST ELEVATION (Side)

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

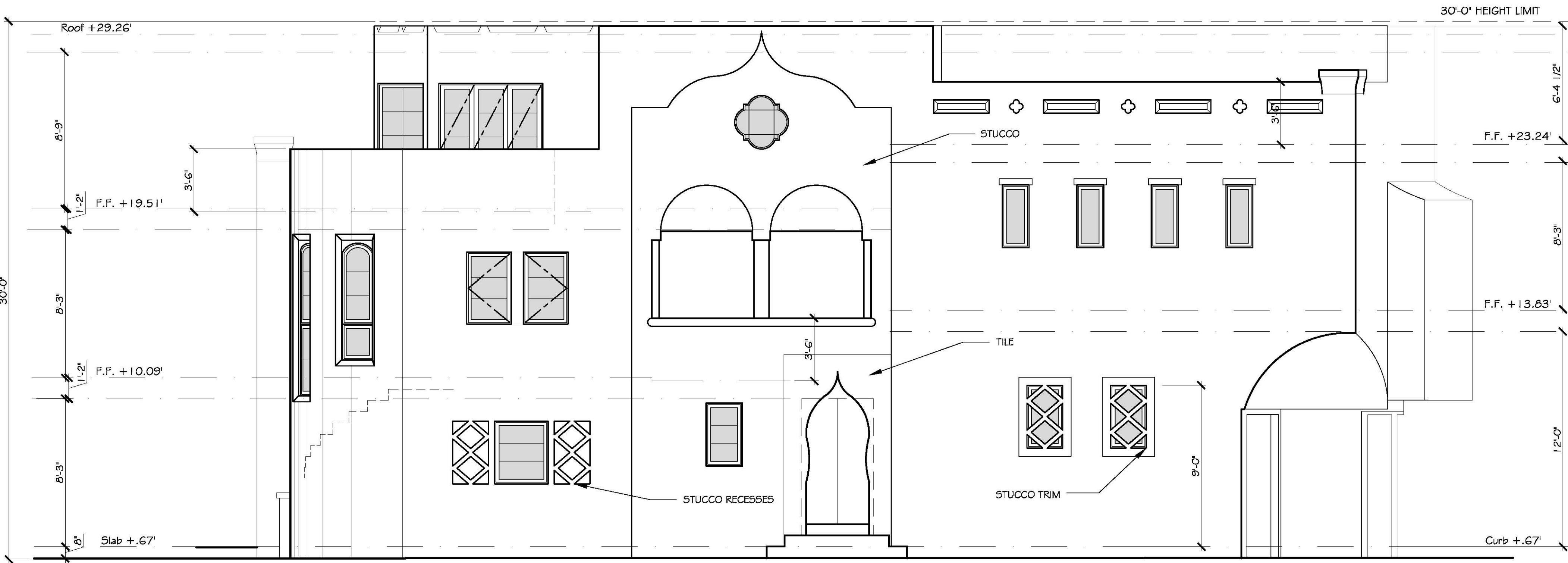
SOUTH ELEVATION (Front)

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



NORTH ELEVATION (Alley)

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



EAST ELEVATION (Mission Blvd.)

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



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PERSPECTIVES

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Sheet 6 of 10



Conceptual Artistic Rendering



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619.677.3224

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Revisions 08/29/16

PERSPECTIVES

7

Sheet 7 of 10





WYNN-SMITH
LANDSCAPE
ARCHITECTURE
INC.

12315 OAK KNOLL RD. SUITE 300
P.O. BOX 9, CA 92064
TEL. 858.513.0030
FAX. 858.513.0032

These designs, drawings and specifications are the property and copyright of the landscape architect and shall not be used in connection with any other work except by agreement with the landscape architect. There shall be no changes or deviation without the consent of the landscape architect. Written dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the landscape architect prior to the commencement of any work.



RAND RESIDENCE
740 JERSEY COURT
SAN DEIGO, CA 92109

CONCEPTUAL
LAYOUT PLAN

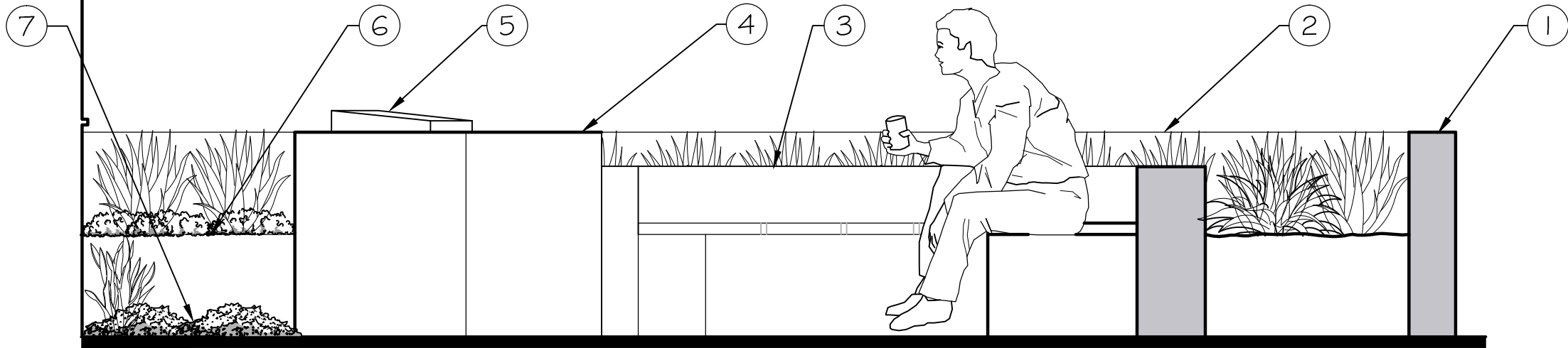
Revisions	By
5-20-2016	
6-28-2016	
7-8-2016	
8-29-2016	
12-2-2016	

Drawn By TEAM
Checked By _____
Date Issued 3-31-2016
Project No. 15-029
Scale _____

Sheet
L-1.0
Of 7 Sheets

LEGEND:

- 3' HIGH PERIMETER WALL
- 30" HIGH BENCH BACKING WALL
- 18" HIGH BENCH WITH SEAT CUSHIONS
- 3' HIGH FOOD PREPARATION COUNTERTOP
- BBQ GRILL
- 18" SEAT WALL
- PLANTED PATHWAY LEADING TO ENTRANCE WITH STEPPING STONES

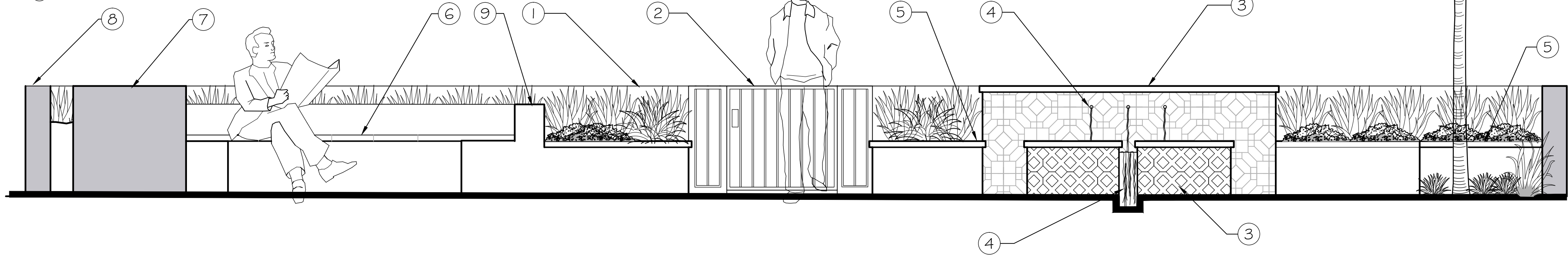


1 SEATING AREA
1/2" = 1'-0"

P-11-RAN1-01

LEGEND:

- 3' HIGH WALL
- FRONT DECORATIVE GATE
- WATER FEATURE WITH DECORATIVE MOORISH TILE - TO BE SELECTED BY OWNER
- DECORATIVE WATER SPOUT - TYPICAL OF THREE
- 18" HIGH SEAT WALL/ RAISED PLANTER
- 18" BENCH WITH SEAT CUSHIONS
- 3' HIGH COUNTERTOP AND BBQ GRILL
- 3' HIGH PERIMETER WALL
- 30" HIGH BENCH BACKING WALL

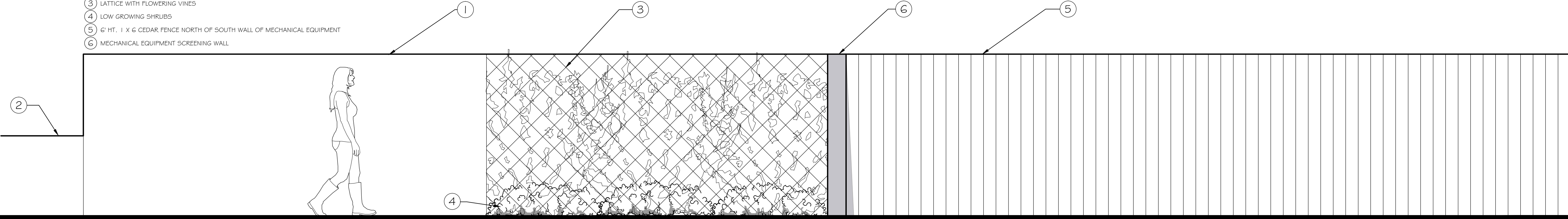


2 WATER FEATURE & PLANTER ELEVATION
1/2" = 1'-0"

P-11-RAN1-02

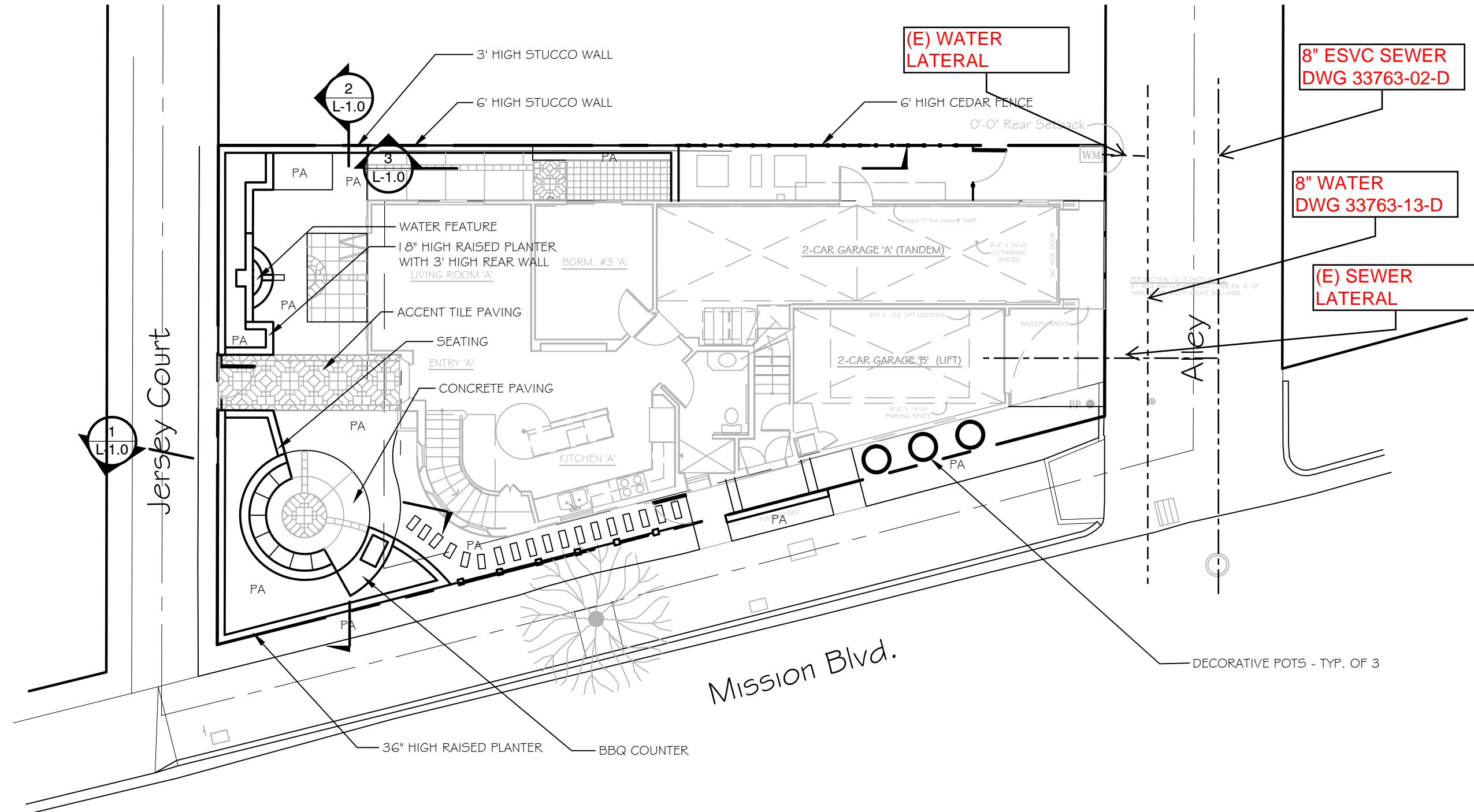
LEGEND:

- 6' HIGH STUCCO WALL
- 3' HIGH STUCCO WALL
- LATTICE WITH FLOWERING VINES
- LOW GROWING SHRUBS
- 6' HT. 1 X 6 CEDAR FENCE NORTH OF SOUTH WALL OF MECHANICAL EQUIPMENT
- MECHANICAL EQUIPMENT SCREENING WALL

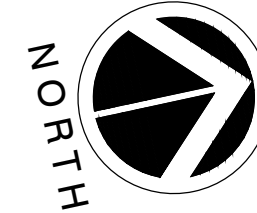


3 WEST PROPERTY LINE WALL ELEVATION
1/2" = 1'-0"

P-11-RAN1-03



SITE PLAN



0 10 20 30 feet
SCALE: 1" = 10'



WYNN-SMITH
LANDSCAPE
ARCHITECTURE
INC.

12315 OAK KNOLL RD. SUITE 300
P.O. BOX 92064
TEL. 858.513.0030
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RAND RESIDENCE
740 JERSEY COURT
SAN DEIGO, CA 92109

PLANTING
CONCEPT
PLAN

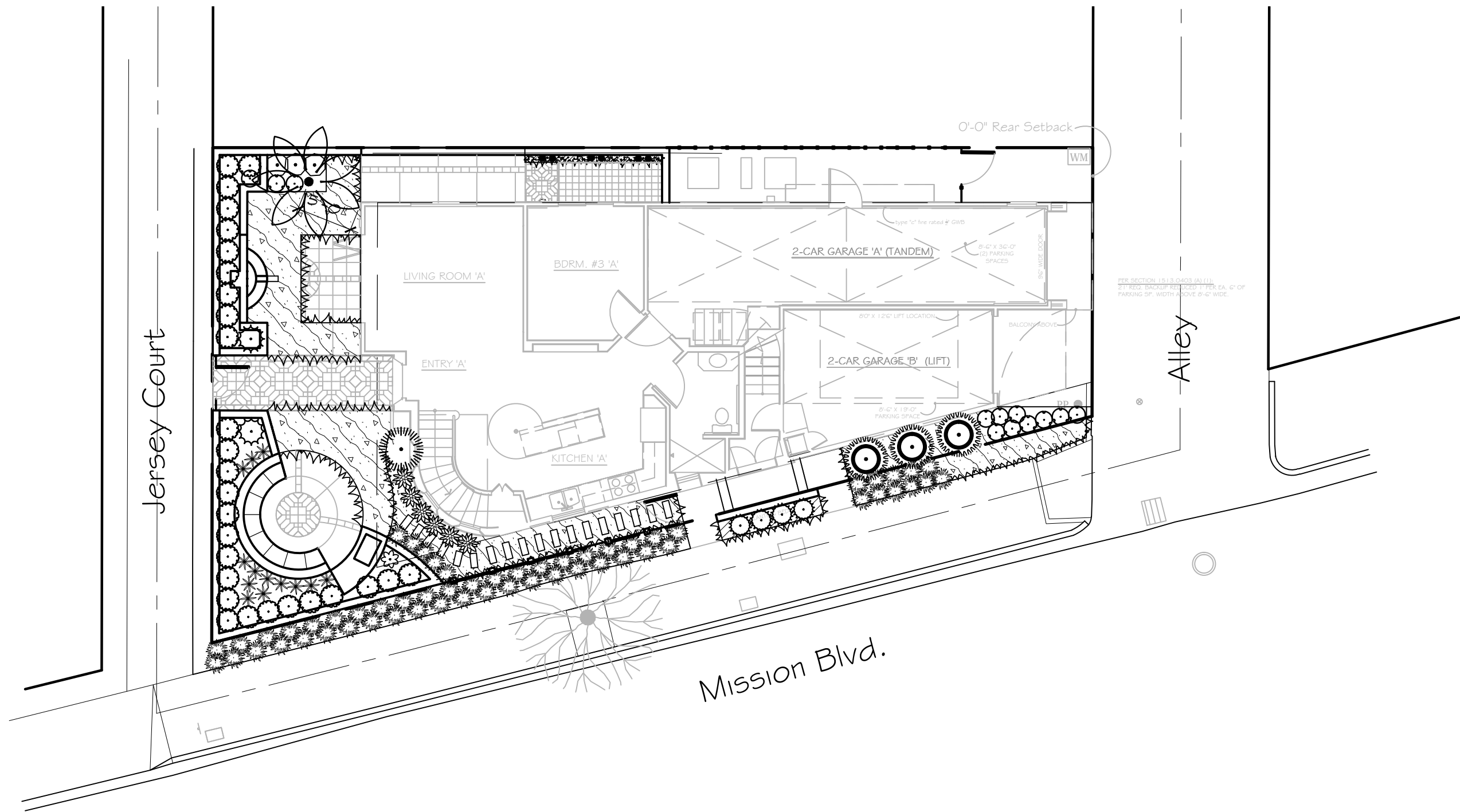
Revisions	By
5-20-2016	
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7-8-2016	
8-29-2016	
12-2-2016	

Drawn By TEAM
Checked By _____
Date Issued 3-31-2016
Project No. 15-029
Scale _____

Sheet
L-2.0
Of 7 Sheets

PLANTING NOTES

- THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
- PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY AND HEALTH. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLAN.
- IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS THOROUGHLY SOAKED PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM ALL BUILDINGS AND FINISH GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION. FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW FINISH SURFACE OF PAVING AND A MINIMUM OF 6" BELOW BUILDING STUCCO SCREED.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, TRASH, CLIPPINGS, ROCK AND OTHER DEBRIS IN PLANTING AREAS. RAKE AND FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- PLANTING PITS SHALL BE PER PLANTING DETAILS.
- PLANTING PITS AND PLANTERS SHALL BE BACKFILLED PER SOIL TEST REPORT FOR PLANTING. CONTRACTOR SHALL PROVIDE RESULTS OF AN AGRONOMIC SOILS TEST TO THE OWNER. CONTRACTOR SHALL ADD AMENDMENTS TO THE PLANTING AREAS PER SOILS TESTING RECOMMENDATIONS.
- TREES AND SHRUBS SHALL BE FERTILIZED AT TIME OF PLANTING WITH 21-GRAM AGRIFORM TABLETS AT THE FOLLOWING RATES: GROUNDCOVER - 1/2 TABLET
 - 1 GAL. SIZE - 1 TABLET
 - 5 GAL. SIZE - 3 TABLETS
 - 15 GAL. SIZE - 5 TABLETS
 - 24" BOX - 8 TABLETS
- STAKE 1.5 GALLON AND LARGER TREES PER DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE STABILITY DURING LENGTH OF THE GUARANTEE PERIOD.
- VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE IN 24 HOUR PERIOD.
- ALL PLANTING AREAS EXCEPT SLOPES SHALL BE PREPARED BY APPLYING THE FOLLOWING AMENDMENTS TO THE SOIL AND TILLING INTO THE TOP 6" OF SOIL:
 - 3 CU. YD. / 1000 S.F. NITRIFIED WOOD SHAVINGS
 - 100 LBS. / 1000 S.F. AGRICULTURAL GYPSUM
 - 25 LBS. / 1000 S.F. 12-12-12 FERTILIZER
- POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, & 90 DAYS AFTER PLANTING.
- SHRUBS AND TREES SHALL BE UNDERPLANTED WITH GROUNDCOVER AS SHOWN BY ADJACENT SYMBOL.
- GROUNDCOVER SHALL BE PLANTED USING TRIANGULAR SPACING AS NOTED IN DETAIL UNLESS OTHERWISE NOTED.
- PROVIDE 2" LAYER OF "WALK-ON BARK" FOR ALL NON-TURF PLANTING AREAS WITH SLOPES LESS STEEP THAN 3:1. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT. BARK TO BE SHREDDED BARK MULCH.
- VINES SHALL BE SECURED TO ADJACENT FENCES, POSTS OR WALLS USING VINE TIES, UNLESS SHOWN ON TRELLIS.
- LOCATION OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL JURISDICTION WITH REGARD TO SETBACKS FROM UTILITIES, STREET SIGNAGE AND RIGHT-OF-WAYS. IF TREES ON PLANS ARE IN VIOLATION OF SUCH CODES, CONTRACTOR SHALL INFORM LANDSCAPE ARCHITECT PRIOR TO INSTALLING TREES.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) DAYS AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. ALL AREAS SHALL BE KEPT CLEAN, WATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS THAT ARE WATERED SHALL BE REPLACED WITHIN TWO (2) WEEKS. CONTRACTOR SHALL NOTIFY OWNER IN WRITING WHEN CONTRACTOR IS BEGINNING THE MAINTENANCE PERIOD AND WHAT DATE WILL TERMINATE THE MAINTENANCE PERIOD.
- CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES - ONE YEAR; SHRUBS AND GROUNDCOVER - THREE MONTHS. IF MAINTENANCE PERIOD ENDS DURING PERIOD OF PLANT DORMANCY, CONTRACTOR SHALL REPLACE ANY PLANTS THAT DO NOT GROW BACK DURING THE NEXT PLANTING SEASON.
- WHERE TREE TRUNKS ARE WITHIN 6' OF CURBS, WALLS, SIDEWALKS OR OTHER HARDSCAPE, CONTRACTOR SHALL INSTALL ROOT BARRIER BY "BIO-BARRIER". ROOT BARRIERS ARE TO BE LINEAR (24" DEEP MINIMUM) WITH A MINIMUM LENGTH OF 10 FEET PER TREE. LOCATE THE BARRIER AT THE PERIMETER EDGE OF THE PLANTER CENTERED ON THE TREE.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT PLANS OF IRRIGATION CLEARLY INDICATING LOCATION OF ALL VALVES, MAINLINES AND MODIFICATIONS TO HEAD LAYOUT.
- PROVIDE JUTE NETTING TO ALL SLOPES OF 3:1 OR GREATER.
- PRIOR TO PLANTING, CONTRACTOR SHALL REMOVE ALL WEEDS WITH SYSTEMIC HERBICIDE (ROUND-UP) AND APPLY A PRE-EMERGENT HERBICIDE AFTER PLANTING.



DESIGN STATEMENT

THE LANDSCAPE DESIGN CREATES OUTDOOR LIVING SPACES TO GENERATE MULTIPLE OPTIONS FOR ENTERTAINING IN THE SMALL FRONT YARD WITH THE USE OF LOW RAISED PLANTERS, SEATWALLS AND SMALL WATER FEATURE THAT REFLECTS A MOORISH STYLE. THE DESIGN MEETS THE LANDSCAPE REQUIREMENTS OF THE MBPDO, AS WELL AS THE INTENT OF THE MB PRECISE PLAN BY PROVIDING A BALANCE BETWEEN HARDSCAPE AND USEABLE LANDSCAPE OPEN SPACE IN THE FRONT YARD TO SOFTEN THE VISUAL IMPACT OF BUILDINGS, ALLEYS AND WALKS.

LANDSCAPE AREA:

FRONT YARD: TOTAL AREA: 616
LANDSCAPE AREA: 308
= 50% OF TOTAL AREA

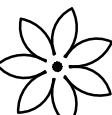












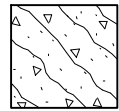

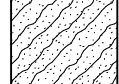
IRRIGATION AND MAINTENANCE:

- LOW FLOW DRIP IRRIGATION WILL BE USED FOR ALL AREAS USING A IRRIGATION SUB-METER.
- MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.

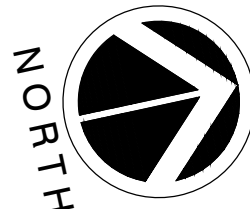
MINIMUM TREE SEPARATION DISTANCE:

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

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	Trachycarpus fortunei	Windmill Palm	8" BTH	1	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	Aeonium x `Sunburst`	Aeonium	1 gal	12	
	Agave attenuata	Agave	1 gal	2	
	Agave x `Blue Glow`	Blue Glow Agave	1 gal	4	
	Aloe nobilis	Gold Tooth Aloe	1 gal	13	
	Aloe thraskii	Aloe	15 gal	3	
	Aloe vera	Medicinal Aloe	1 gal	1	
	Distictis buccinatoria	Blood Red Trumpet Vine	5 gal	3	
	Kniphofia caulescens	Blue Leaf Fire Poker	1 gal	3	
	Lavandula stoechas	Spanish Lavender	1 gal	28	
	Muhlenbergia rigens	Deer Grass	1 gal	58	
	Phormium tenax `Jack Spratt`	New Zealand Flax	1 gal	6	
	Plumena rubra	Red Frangipani	15 gal	1	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	Dymondia margaretae	Dymondia	flat	6" o.c.	1,165
	Echeveria subsessilis	Hen and Chicks	4"pot	6" o.c.	22
	Linopae muscari gigantea	Giant Linopae	1 gal	18" o.c.	4

0 10 20 30 feet
SCALE: 1" = 10'





METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
(619) 564-6091
metromap.sd@gmail.com

REVISIONS:

RAND RESIDENCE
740 JERSEY COURT
SAN DIEGO, CA 92109

REVISED: 01/19/2017
REVISED SEWER & WATER
REFERENCES

REVISED: 08/27/2016
ADDED SEWER & WATER
MAINS & LATERALS

SURVEY DATE
SEPTEMBER 22, 2014

MAP/DRAWING DATE
OCTOBER 20, 2014

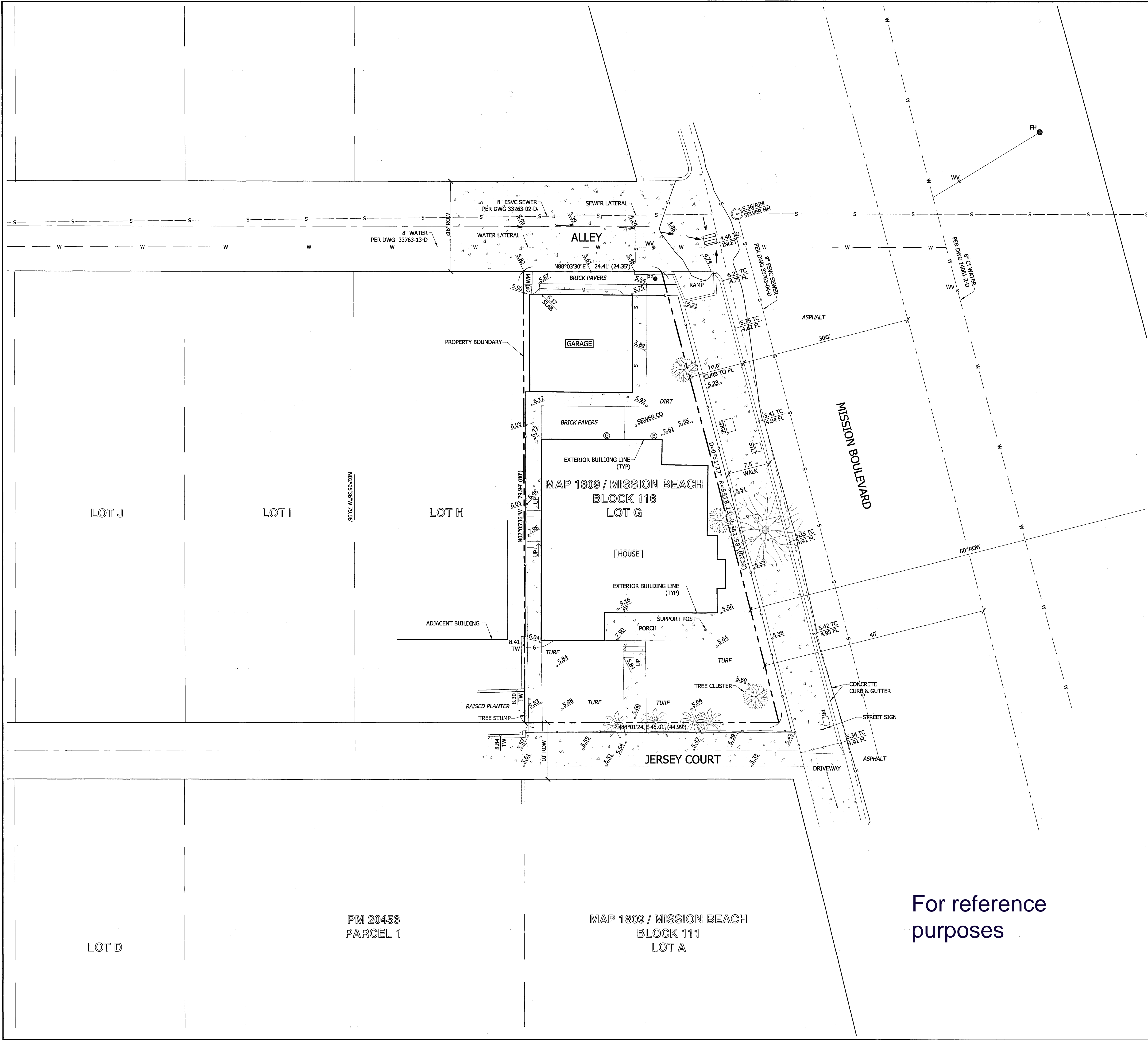
SCALE: 1/8"=1'-0"

DRAWN BY: VF

JOB No:

SHEET TITLE:

TOPOGRAPHIC
SURVEY



PROPERTY LEGAL DESCRIPTION
LOT G, BLOCK 116, MAP 1809 (MISSION BEACH)

ASSESSORS PARCEL NUMBER
423-643-07

BASIS OF ELEVATIONS
CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
MONUMENT DESCRIPTION: WELL MONUMENT
LOCATION: MISSION BLVD, 50' NORTHERLY OF KENNEBECK COURT,
ON EASTERLY 4' OFFSET LINE
DATUM: MEAN SEA LEVEL (NGVD 29)
ELEVATION: 4.27 FEET

NOTE
THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR
DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER
DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS. THIS MAP IS
INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE
SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY
REQUIRE UPDATE OF THE MAPPING OR AN EXTENSION OF THE TOPOGRAPHY.

THIS IS NOT A SURVEY OF PROPERTY LINES OR A RECORD OF SURVEY. THE PROPERTY
LINES SHOWN HEREON ARE BASED ON SURVEY MONUMENTS THAT FIT RECORD MAP
DATA SATISFACTORY FOR THE PURPOSE OF DEPICTING THE APPROXIMATE LOCATION
OF PROPERTY LINES AND THEIR RELATIONSHIP TO BUILT IMPROVEMENTS AND
TOPOGRAPHIC FEATURES. A MORE COMPREHENSIVE BOUNDARY SURVEY INCLUDING THE
RECOVERY OF ORIGINAL LOT CORNERS AND/OR OTHER BOUNDARY MONUMENTS MAY
YIELD DIFFERENT RESULTS.

THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM SURFACE INFORMATION
GATHERED DURING THE FIELD SURVEY AND FROM RECORDS PROVIDED BY THE CITY OF
SAN DIEGO. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE
DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

LEGEND	
	PROPERTY LINE
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
	EDGE OF CONCRETE
	CURB & GUTTER
	CMU WALL
	CONCRETE SURFACE
	GROUND CONTOUR (5' INTERVAL)
	GROUND CONTOUR (1' INTERVAL)
(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)	
	BOUNDARY LINE DATA
	SPOT ELEVATION
	TREES (TRUNKS DRAWN TO SCALE)

ABBREVIATIONS	
AP..... ANGLE POINT	GRND..... GROUND
ASPH..... ASPHALT	MH..... MANHOLE
BLDG..... BUILDING	PP..... UTILITY POLE
CMU..... CONCRETE MASONRY UNIT	PB..... PULL BOX
CONC..... CONCRETE	ROW..... RIGHT OF WAY
DI..... DRAIN INLET	TC..... TOP OF CURB
EL..... ELEVATION	TG..... TOP OF GRATE (DRAIN)
FF..... FINISHED FLOOR	TW..... TOP OF WALL
FH..... FIRE HYDRANT	TYP..... TYPICAL
FL..... FLOWLINE	WM..... WATER METER
GB..... GRADE BREAK	WV..... WATER VALVE

