



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: January 17, 2018 REPORT NO. HO-18-001

HEARING DATE: January 24, 2018

SUBJECT: TOULON RESIDENCE. Process Three Decision

PROJECT NUMBER: [390422](#)

OWNER/APPLICANT: Todd Schak/Scot Frotis

### SUMMARY

Issue: Should the Hearing Officer approve the construction of a 1,431 square-foot, three-story single family dwelling unit with an attached two-car garage located at 824 Toulon Court within the Mission Beach Precise Plan and Local Coastal Program.

Staff Recommendation- Approve an application for Coastal Development Permit No.1366706.

Community Planning Group Recommendation: On February 21, 2016, the Mission Beach Precise Planning Board voted 10-0-0 to recommend approval of the project with recommendations (Attachments 9).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 14, 2017 and the opportunity to appeal that determination ended December 28, 2017.

### BACKGROUND

The 0.03-acre project site is located at 824 Toulon Court in the R-N zone of Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program area. Additionally, the site is located in the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone (Attachments 1-5). The zoning designation allows for one residential dwelling unit per 1,200 square feet of lot area and the Mission Beach Precise Plan designates the proposed project site for residential land use at a maximum 36 dwelling units per acre (DU/AC). The project site, occupying 0.03-acres, could accommodate one dwelling units based on the underlying zone, and one dwelling unit based on the community plan.

The project site is an interior lot with frontage on Toulon Court with a side yard abutting Bayside Lane. The site has been previously graded and developed with a single dwelling unit constructed in 1923. A historical assessment was performed and City staff has determined 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 site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP) and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code [Section 113.0103](#).

The project site is located approximately 674-feet from the Pacific Ocean and 105-feet from the shoreline of Mission Bay. The property is located between the bay and Bayside Lane, which is identified as the first public roadway paralleling the bay. Bayside Lane at this location is not designated as a physical accessway. No specific views are identified through the project site in the Mission Beach Precise Plan.

#### DISCUSSION

The project proposes the demolition of a 1,287 square-foot single family dwelling unit and construction of a new three-bedroom 1,431 square-foot, three-story single family dwelling unit with an attached two-car garage on a 0.03-acre site. The first floor will include a two-car garage, one-bedroom, one-bathroom, and access to the front yard. The second floor will contain the kitchen, living room, and access to a deck. The third floor will contain two-bedrooms with bathrooms and two-decks, one being on the roof. The project proposes a maximum building height of 29-feet 11-inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone.

Development along the block consists of various architectural styles and are comprised of mostly two story multi-family dwelling units with a few single-story dwelling units. The proposed development incorporates various horizontal and vertical off setting plans and complies with the maximum allowable height of 30 feet and setbacks of the zone. As a component of the project, the home incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's project energy consumption, in conformance with the criteria of the Affordable/In-fill Housing and Sustainable Buildings Expedite Program.

Views to Mission Bay looking east from Bayside Lane and through the property are currently obstructed by existing landscape, fences and structures, and will be removed with the demolition of the existing single-family dwelling unit. The project proposes a 10-foot setback along Toulon Court and the proposed landscaping within the setback shall be a maximum three feet in height with one palm tree. Therefore, the development would not affect any physical accessway and/or public views to the Pacific Ocean and Mission Bay or other scenic coastal areas as specified in the Local Coastal Program.

The Development process requires the approval of a Process Three Coastal Development Permit, for the demolition of an existing single-family dwelling unit and construction of a single-family dwelling unit within the Coastal Overlay Zone. Because the project utilizes renewable technologies and

qualifies as a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

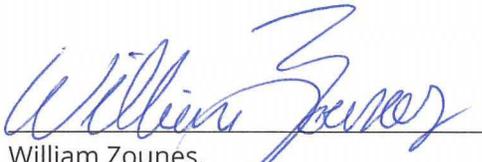
Conclusion:

The project is not requesting nor does it require any deviations or variances from the applicable Mission Beach Planned District R-N zone and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for the site. Staff has determined that the required findings can be made, therefore, staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1366706 with modifications or;
2. Deny Coastal Development Permit No. 1366706, if the findings required to approve the project cannot be affirmed.

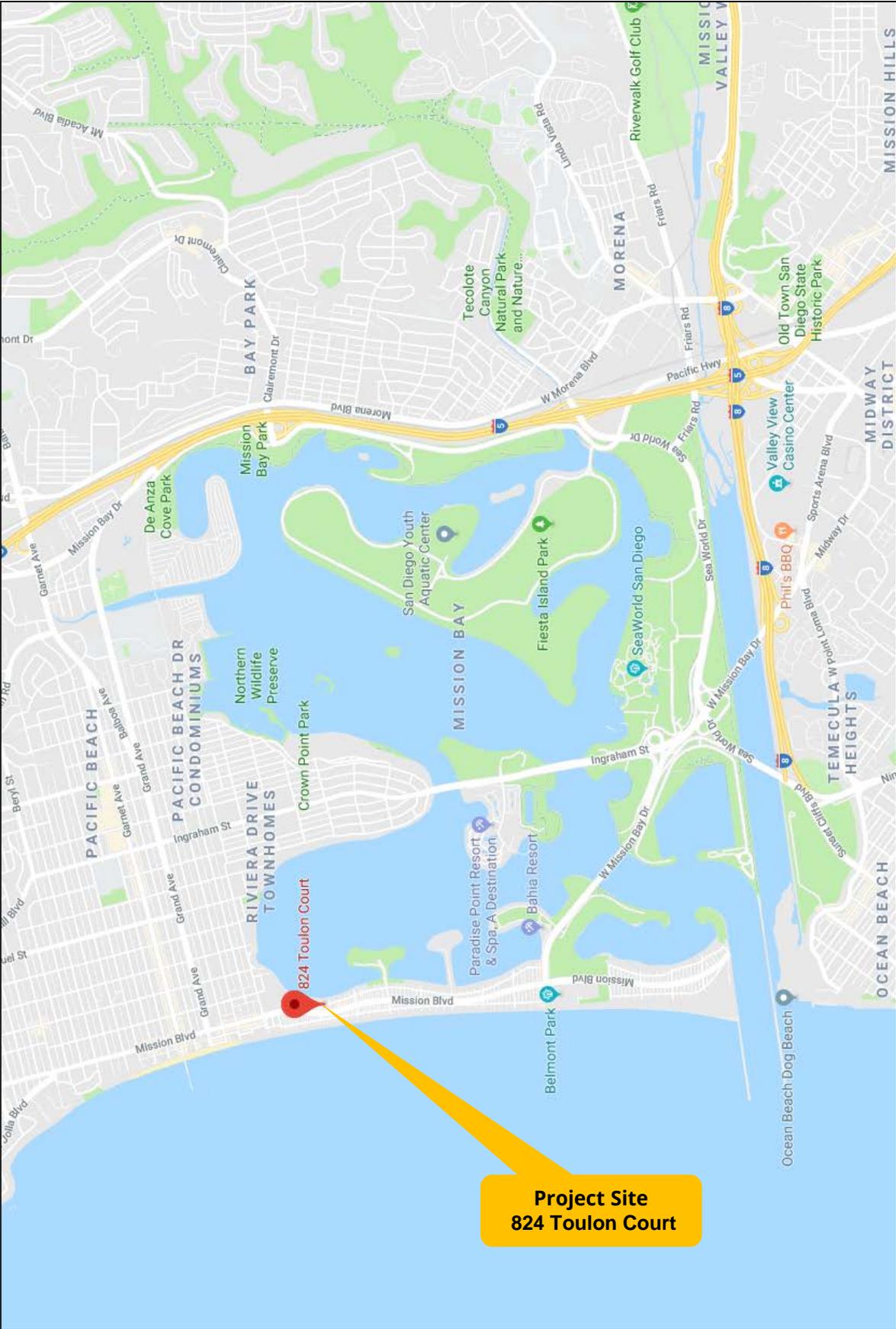
Respectfully submitted,

  
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 Permit Resolution with Findings
7. Draft Permit with Conditions
8. Ownership Disclosure Statement
9. Community Planning Group Recommendation
10. Notice of Right to Appeal Environmental Determination
11. Project Plans

# Attachment 1 Project Location Map



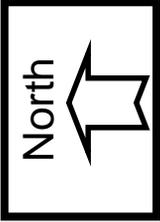
## Project Location Map

Toulon Residence Project No. 390422

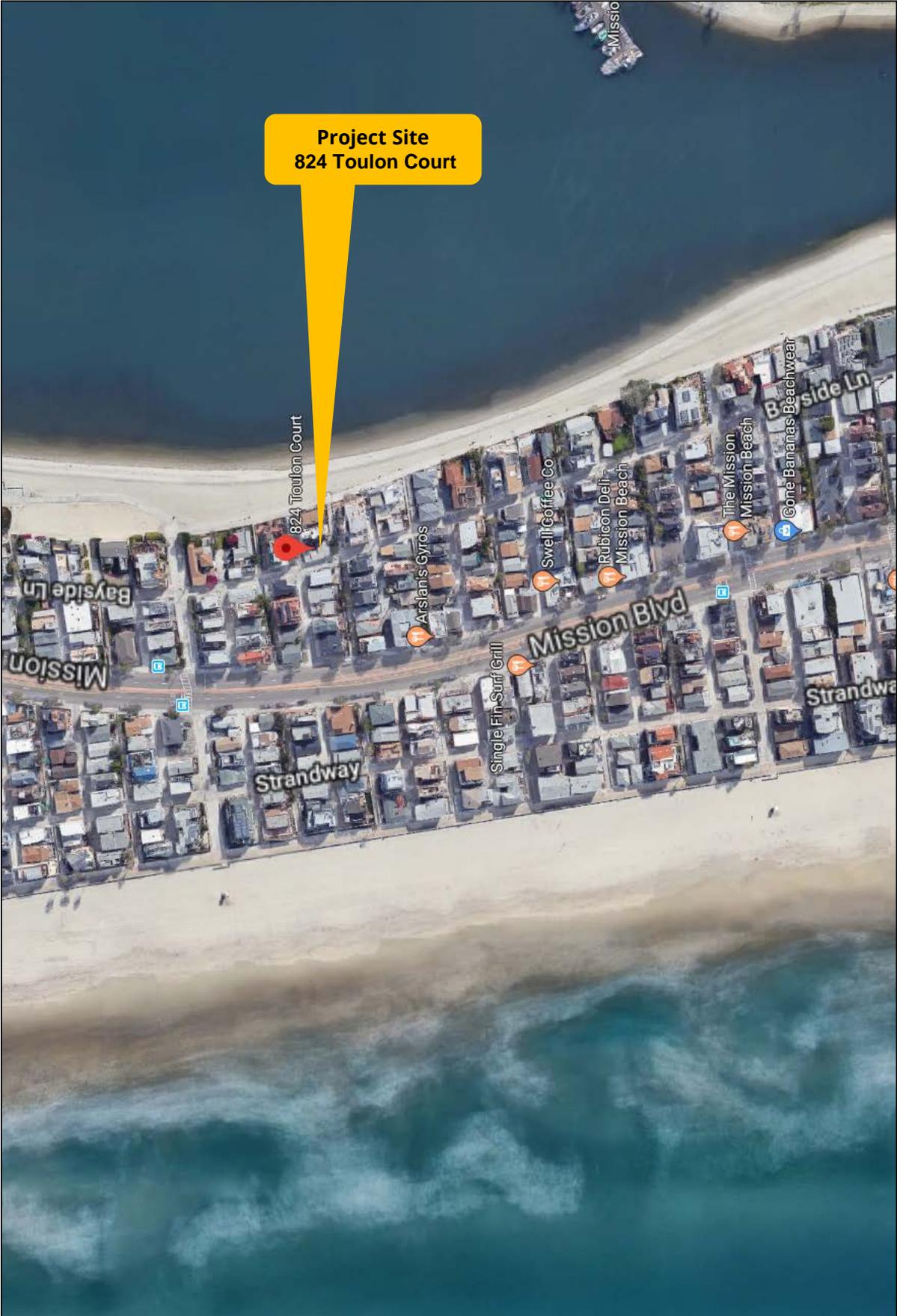
824 Toulon Court



# Attachment 2 Aerial Photograph of Site



**Project Site**  
824 Toulon Court

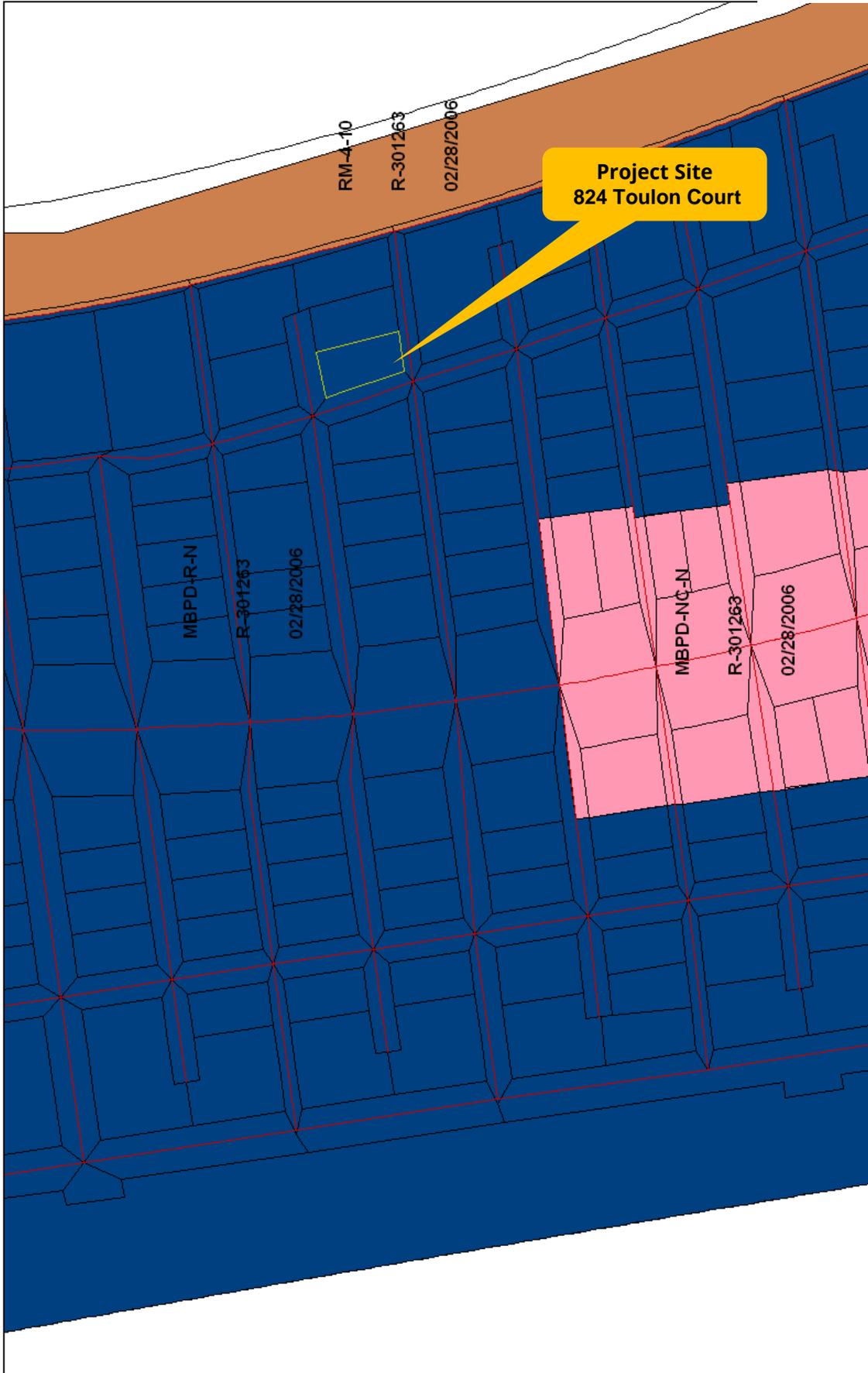
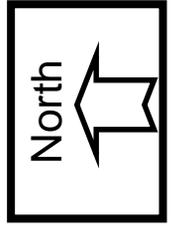


## **Aerial Photograph (Birds Eye)**

**Toulon Residence Project No. 390422**  
**824 Toulon Court**



# Attachment 3 Zoning Map



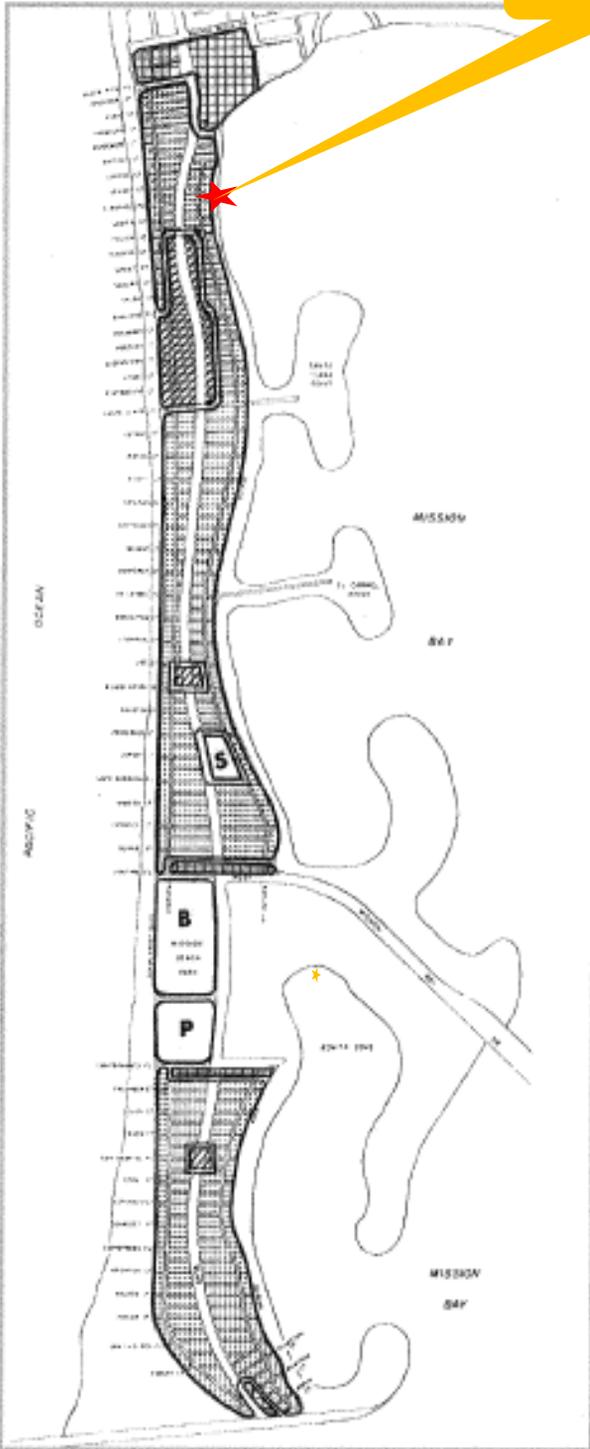
## Zoning Map

Toulon Residence Project No. 390422  
824 Toulon Court



# Attachment 4 Mission Beach Land Use plan

Project Site  
824 Toulon Court



### legend

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

## Land Use Plan (University)

Toulon Residence Project No. 390422

824 Toulon Court



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Toulon Residence	
<b>PROJECT DESCRIPTION:</b>	Coastal Development Permit the demolition of a 1,287 square-foot single family dwelling unit and construction of a new three-bedroom 1,431 square-foot, three-story single family dwelling unit with an attached two-car garage.	
<b>COMMUNITY PLAN AREA:</b>	Mission Beach	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential	
<b><u>ZONING INFORMATION:</u></b>		
<p align="center"><b>ZONE:</b> RN  <b>HEIGHT LIMIT:</b> 30 feet  <b>LOT SIZE:</b> 1,341 sf  <b>FLOOR AREA RATIO:</b> 1.1 maximum.  <b>FRONT SETBACK:</b> 5/10 feet.  <b>SIDE SETBACK:</b> 5/0 feet  <b>STREETSIDE SETBACK:</b> 10 feet.  <b>REAR SETBACK:</b> N/A  <b>PARKING:</b> 2 spaces required</p>		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; RN	Residential dwellings
<b>SOUTH:</b>	Residential; RN	Residential Development
<b>EAST:</b>	Residential; RN	Residential Development
<b>WEST:</b>	Residential; RN	Residential Development
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 21, 2016, the Mission Beach Precise Planning Board voted 10-0-0 to recommend approval of the project with recommendations with no conditions.	

**ATTACHMENT 6**  
**Draft Permit Resolution with Findings**

**HEARING OFFICER**  
**RESOLUTION NO. xxxxxx**  
**COASTAL DEVELOPMENT PERMIT NO. 1366706**  
**TOULON RESIDENCE PROJECT NO. 390422**

WHEREAS, TODD SCHAK, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single family dwelling unit and construct a new 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. 1366706), on portions of a 0.03-acre site;

WHEREAS, the project site is located at 824 Toulon Court in the R-N zone of Mission Beach Planned District within the Mission Beach Community Plan area;

WHEREAS, the project site is legally described as Lot F of Mission Beach Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map No. 1651 filed in the Office of the County Recorder of San Diego County;

WHEREAS, on December 14, 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 15302 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 January 24, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1366706 pursuant to the Land Development Code of the City of San Diego;

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 January 24, 2018.

**A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0702.]**

**1. Findings for all Coastal Development Permits:**

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

The project site has no existing physical coastal access used legally or otherwise by the public, nor does it have any public access identified in the Local Coastal Program

**ATTACHMENT 6**  
**Draft Permit Resolution with Findings**

(LCP). The proposed building would conform to the maximum 30-foot Coastal Height Limit allowed by the zone. The project site is bounded by single family and multi-family residential development. The project is completely contained within the private property, and as such, the project would not encroach upon any existing physical access way. The nearest public access to Mission Bay is from Toulon Court adjacent to the project.

Although no specific views are identified through the project site in the Mission Beach Precise Plan, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In addition, San Diego Municipal Code Section 132.0403(b) requires the preservation of a visual corridor of not less than the side yard setbacks or more than 10-feet in width, and running the full length of the premises whenever there is a potential view to the water. 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.

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

The project site is located in a built, urban environment, and does not contain any Environmentally Sensitive Lands. The project is not within, or adjacent to, the Multi-Habitat Planning Area (MHPA). Across Bayside Walk is Mission Bay with an associated sandy beach. As such, the project is conditioned to provide a Water Pollution Control Plan (WPCP) prior to the issuance of a building permit to ensure possible runoff during construction is being collected and not deposited into Mission Bay. Therefore the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed project is consistent with the land use designations of the Community Plan by continuing to maintain an existing single family home without increasing the density range of 36 dwelling units per acre as identified within the Mission Beach Precise Plan. Although no specific views are identified through the project site in the Mission Beach Precise Plan, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. The project 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. Therefore, the proposed development is in conformity with the Mission Beach Precise Plan and

**ATTACHMENT 6**  
**Draft Permit Resolution with Findings**

Local Coastal Program and complies with the regulations of the certified Land Development Code.

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

The project site is located approximately 674-feet from the Pacific Ocean and 105-feet from the shoreline of Mission Bay. The property is located between the bay and Bayside Lane, which is identified as the first public roadway paralleling the bay. Bayside Lane at this location is not designated as a physical accessway and is not within an ocean-front public recreation area. The project does not propose to encroach into any public access way to the ocean and all improvements will be contained on site. The project is a private development on privately owned land. The project would conform to the public access and public recreation policies of Chapter 3 of the California Coastal Act which indicates projects will not impede any water oriented activity, interfere with coastal dependent aquaculture uses, interfere with coastal access, and not interfere with Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1366706 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1366706, a copy of which is attached hereto and made a part hereof.

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William Zounes  
Development Project Manager  
Development Services

Adopted on: January 17, 2018

SAP Number: 24005151

**ATTACHMENT 7**  
**Draft Permit with Conditions**

**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**

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INTERNAL ORDER NUMBER: 24005151SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COASTAL DEVELOPMENT PERMIT NO. 1366706**  
**TOULON RESIDENCE PROJECT NO. 390422**  
**HEARING OFFICER**

This Coastal Development Permit No. 1366706 is granted by the Hearing Officer of the City of San Diego to TODD SCHAK, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.03-acre site is located at 824 Toulon Court in the R-N zone of Mission Beach Planned District within the Mission Beach Community Plan area. The project site is legally described as: The project site is legally described as: Lot F of Mission Beach Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to Map No. 1651 filed in the Office of the County Recorder of San Diego County;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single family dwelling unit and construct a new single family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 24, 2018, on file in the Development Services Department.

The project shall include:

- a. The demolition of a 1,287 single family dwelling unit and construction of a 1,431 square-foot, three-story single family dwelling unit with attached two-car 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
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

## ATTACHMENT 7 Draft Permit with Conditions

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.
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.

## **ATTACHMENT 7**

### **Draft Permit with Conditions**

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

#### **CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ATTACHMENT 7**  
**Draft Permit with Conditions**

**ENGINEERING REQUIREMENTS:**

12. 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.
13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Adequate sight visibility for vehicles leaving the proposed parking garage shall be provided by making the visibility areas visually open using glass walls or some other visually open concept.
15. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit "A", satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond, to construct a current ADA compliant City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile, satisfactory to the City Engineer, on Toulon Court at Bayside Lane.
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 San Diego Municipal Code, into the construction plans or specifications.
19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

20. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the Mission Beach Planned District Ordinance, the Mission Beach Community Plan, and the Land Development Manual - Landscape Standards.
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, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

## **ATTACHMENT 7**

### **Draft Permit with Conditions**

All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

22. The Owner/Permittee shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in §132.0403(e) of the Land Development Code. All proposed landscaping in the required yard areas for Courts shall be maintained at a height of three feet or lower (including raised planters) to preserve public views. Landscaping materials shall not encroach or overhang into the Courts and Places right-of-way below a height of 8-ft. above the finish surface or finish grade, as measured at the trunk [§1513.0402(a)(1), §1513.0402(a)(2)].

If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

#### **PLANNING/DESIGN REQUIREMENTS:**

23. 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.

24. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

25. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

#### **INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the

**ATTACHMENT 7**  
**Draft Permit with Conditions**

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 January 24, 2018.

DRAFT

**ATTACHMENT 7**  
**Draft Permit with Conditions**

Permit Type/PTS Approval No.: CDP No. 1366706  
Date of Approval: January 24, 2018

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.

**Todd Schak**  
Owner/Permittee

By \_\_\_\_\_  
Todd Schak

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



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

Toulon Residence

Project Address:

824 Toulon 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):  
Todd Schak

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
5273 Yost Place

City/State/Zip:  
San Diego CA 92109

Phone No: ( 858 ) 735-0572 Fax No: 858-230-6232

Signature: Todd Schak Date: Feb 2, 2017

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:

Name of Individual (type or print):

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature: Date:





THE CITY OF SAN DIEGO

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

# Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Toulon Residence	<b>Project Number:</b> 390422	<b>Distribution Date:</b> 1/16/2015
--	----------------------------------	--

**Project Scope/Location:**  
MISSION BEACH \*SUSTAINABLE EXPEDITE PROGRAM\* (PROCESS 3) Coastal Development Permit to demolish an existing residence with garage and construct a 1,423 sq ft residence with garage at 824 Toulon St. The 1,341 sq ft lot is located in the Mission Beach Planned District R-N zone and Coastal (appealable) Overlay Zone in the Mission Beach Precise Plan and Local Coastal Program Area. Council District 2.

<b>Applicant Name:</b> Scot Frontis, Frontis Studio	<b>Applicant Phone Number:</b> 858-837-2078
--	--

<b>Project Manager:</b> Laura C. Black	<b>Phone Number:</b> (619) 236-6327	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> lblack@sandiego.gov
---	--	--------------------------------------	---

**Committee Recommendations (To be completed for Initial Review):**

<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes 10	Members No 0	Members Abstain -
<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:** *Grade-verify - He is required to use pre-existing grade. He has propose and pre-existing. If he used propose he is over 30 feet.*

<b>NAME:</b> MIKE MEYER	<b>TITLE:</b> PLAN REVIEWER
-------------------------	-----------------------------

<b>SIGNATURE:</b> <i>Mike Meyer</i>	<b>DATE:</b> 2-21-16
-------------------------------------	----------------------

*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](http://www.sandiego.gov/development-services).  
Upon request, this information is available in alternative formats for persons with disabilities.



THE CITY OF SAN DIEGO

Date of Notice: December 14, 2017

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24005151

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**PROJECT NAME/NUMBER:** Toulon Residence / 390422

**COMMUNITY PLAN AREA:** Mission Beach

**COUNCIL DISTRICT:** 2

**LOCATION:** 824 Toulon Street, San Diego CA

**PROJECT DESCRIPTION:** A request for a COASTAL DEVELOPMENT PERMIT for the demolition of an existing single-dwelling residence and garage, and subsequent construction of a 1,431-square-foot, three-story, single-dwelling structure with an attached 370-square-foot garage. The project would also construct various associated site improvements (hardscape and landscaping). 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 1,341-square-foot project site is located at 824 Toulon Street. The project site is designated Residential (with a maximum density of 36 dwelling Units per acre) and zoned R-N within the Mission Beach Planned District of the Mission Beach Precise Plan and Local Coastal Program. Additionally the site is within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. (LEGAL DESCRIPTION: Lot F of Mission Beach Unit No. 3 of Map No. 1651).

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15302 (Replacement or Reconstruction).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is proposing the demolition of an existing single-dwelling unit and subsequent construction of a replacement single-dwelling unit. The project is consistent with the General Plan, Community Plan, and zoning requirements. The project meets the criteria set forth in CEQA Section 15302 which allows for the replacement or reconstruction of existing structures

Attachment 10  
Notice of Right to Appeal Environmental Document

where the new structure will be located on the same site. Furthermore the project will have substantially the same purpose and capacity as the structure being replaced. The exceptions listed in CEQA Section 15300.2 would not apply.

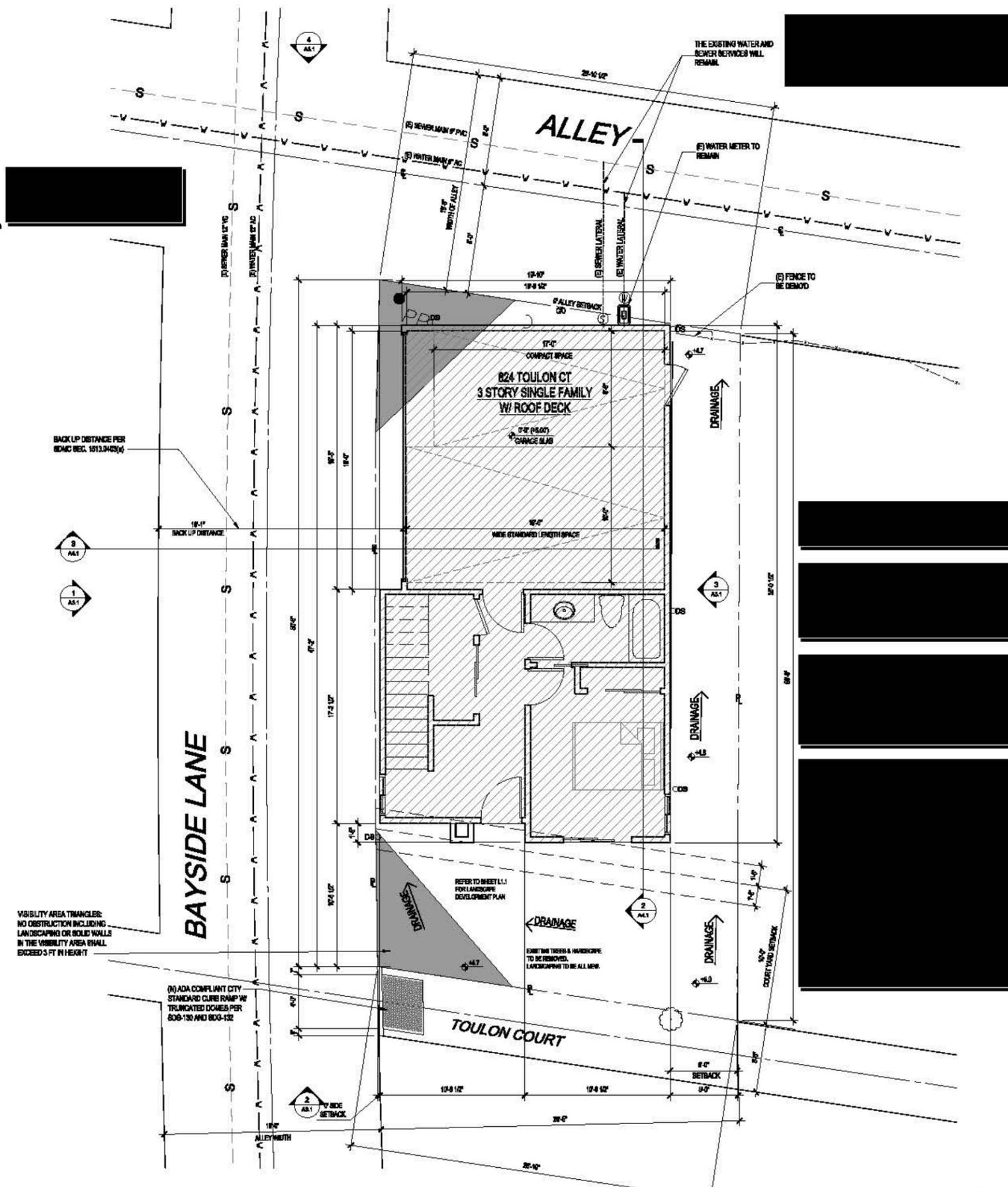
**DEVELOPMENT PROJECT MANAGER:** Will Zounes  
**MAILING ADDRESS:** 1222 First Avenue, MS-501, San Diego CA 92101  
**PHONE NUMBER / EMAIL:** (619) 687-5942 / WZounes@sandiego.gov

---

On December 14, 2017 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business (December 29, 2015) from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

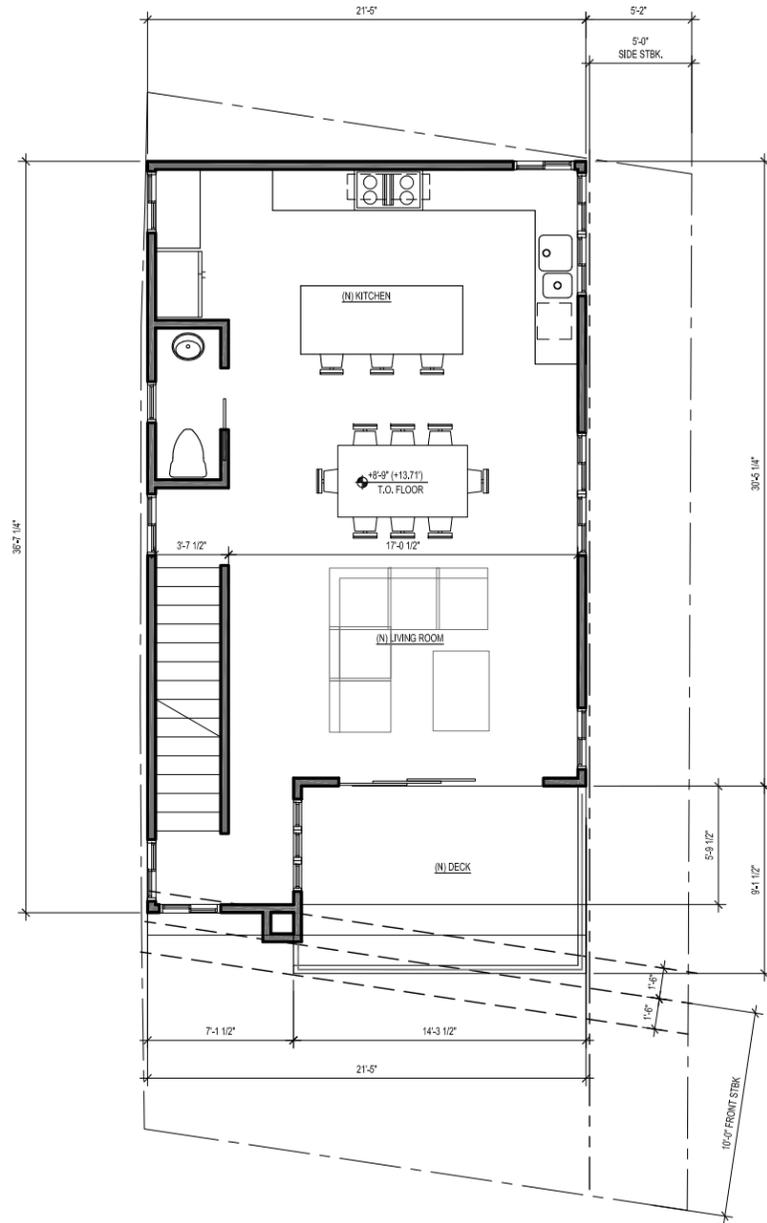


**SITE PLAN**  
1/4" = 1'-0"

PROJECT SCOPE		PROJECT DATA																	
<p>REQUEST CONSTRUCTION PERMIT FOR DEMOLITION OF EXISTING 1,287 SF SINGLE-FAMILY RESIDENCE CONSTRUCTION OF A PROPOSED 1,451 SF THREESTORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 30 SF TWO-CAR GARAGE ON A 1,341.7 SF LOT</p> <p>PROJECT TO INTEGRATE PHOTOVOLTAIC PANELS CONSISTENT WITH COUNCIL POLICY 800-1.4. OTHER GREEN BUILDING TECHNIQUES INCLUDE THE PLANTING OF NATIVE DROUGHT-TOLERANT LANDSCAPING, EFFICIENT IRRIGATION TECHNOLOGY.</p>		<p><b>PROJECT INFORMATION:</b></p> <p>PROJECT ADDRESS: 824 TOULON CT SAN DIEGO, CA 92109                      ADDRESS PARCEL NUMBER: 423-088-05-01                      LOT 17" OF MISSION BEACH UNIT NO. 3 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1081 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SINGLE-FAMILY RESIDENCE                      BUILDING CODE: CALIFORNIA BUILDING CODE (CBC) 2013 CALIFORNIA RESIDENTIAL CODE (CRC) 2013                      OCCUPANCY TYPE: TYPE R-3                      CONSTRUCTION TYPE: TYPE V6                      NUMBER OF STORIES: 1 EXISTING 3 PROPOSED                      BUILDING HEIGHT: 16'-7"</p> <p><b>ZONING INFORMATION:</b></p> <p>ZONE: MFD-R-1                      FIRST PUBLIC ROADWAY: BAYSIDE LANE                      NUMBER OF DWELLING UNITS: 1                      NUMBER OF STORIES: 3 (PROPOSED)</p> <p><b>SETBACKS:</b>                      COURT: 10 FT 3" F                      INTERIOR YARD: 3'-0" W/ 4' AFTER 20' 0 FT                      ALLEY: 0 FT</p> <p><b>MAXIMUM ALLOWABLE HEIGHT:</b> 30'-0" FT  <b>ACTUAL HEIGHT:</b> 28'-11" FT</p> <p><b>FAR:</b> 1.1  <b>LOT AREA:</b> 1,341.7 SF  <b>ALLOWABLE GFA:</b> 1.1 * 1,341.7 SF = 1,475.8 SF</p> <p><b>ACTUAL GFA:</b>                      RESIDENTIAL AREA                      FIRST LEVEL: 977 SF                      SECOND LEVEL: 540 SF                      THIRD LEVEL: 885 SF                      TOTAL: 1,402 SF</p> <p><b>NON-RESIDENTIAL AREA:</b>                      1ST LV. GARAGE: 370 SF                      2ND LV. DECK (1804-9): 102 SF                      3RD LV. DECK: 35 SF                      TOTAL: 507 SF</p> <p>LOT SIZE = 1,341 sq. ft.                      PROPOSED LOT COVERAGE = 754 sq. ft. (56%)</p>																	
<p><b>GENERAL NOTES</b></p> <p>1. MAINTAIN EXISTING BUS STOPS TO PROJECT SITE IS LOCATED @ MISSION BLVD.                      2. PROVIDE BUILDING ADDRESS THAT IS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PDP POLICY P-20-6 (MFC 91-14.4).                      3. ALL OUTDOOR LIGHTING SHALL BE SHIELDED 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. BRUSHING PROPOSED:                      12 CULYD. CUT; 12 CULYD. FILL                      1 FT. MAX. CUT; 1 FT. MAX. FILL</p>		<p><b>VICINITY MAP / HYDRANTS</b></p>																	
<p><b>CONSTRUCTION BMP'S</b></p> <p>STORM WATER QUALITY NOTES CONSTRUCTION BMP'S</p> <p>This project shall comply with all requirements of the state permit, California Regional Water Quality Control Board, San Diego Region, order NO. 2001-01 NPDES NO. CASP000017 (http://www.sandag.ca.gov/npdes/permit/casp000017.html)</p> <p>Notes 1-4 below represent key minimum requirements for construction BMP's.</p> <ol style="list-style-type: none"> <li>1. Substantial BMP's must be installed to prevent soil, mud or other construction debris from being tracked into the adjacent street(s) or storm water conveyance systems due to construction activities 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 workday or after a storm event that causes a breach in the installed construction BMP's.</li> <li>2. All stock piles of unexcavated soil and/or building materials that are tracked to be left unexcavated for a period greater than seven calendar days are to be protected with erosion and sediment controls. Stock and soil to be protected each day when the probability of rain is 40% or greater.</li> <li>3. A silt fence or other sediment control shall be provided on all projects which propose the construction of any excitable improvements that are to be placed in place on the site.</li> <li>4. All unexcavated material shall be protected in working order at all times.</li> <li>5. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.</li> <li>6. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.</li> </ol>		<p><b>SITE PLAN LEGEND</b></p> <ul style="list-style-type: none"> <li>ASPHALTIC CONCRETE DRIVEWAY</li> <li>STONE ENTRYWAY PAVERS</li> <li>SITE DRAINAGE PATTERN</li> <li>EXISTING &amp; PROPOSED CONTOURS</li> <li>DOWNSPOUT LOCATION- TO BE DISCHARGED INTO LANDSCAPED PLANTERS</li> </ul>																	
<p><b>STORM WATER BMP'S</b></p> <p>SITE DESIGN BMP'S</p> <ol style="list-style-type: none"> <li>1. Minimize landscape proposed to reduce impervious surfaces. Prioritize concrete areas that are used. Driveway alternatives &amp; impervious surfaces shall drain into adjacent landscaping.</li> <li>2. Minimal areas shall be covered with natural drainage into landscaping areas.</li> <li>3. Roof-top runoff shall drain to pervious areas such as yards, or vegetated areas, and avoid sending runoff to the roadway or the storm water conveyance system.</li> <li>4. Nonholding canopy structures and water collection by preserving existing water trees and shrubs.</li> </ol> <p>PROTECT SLOPES &amp; CHANNELS</p> <ol style="list-style-type: none"> <li>5. Runoff shall utilize down slope.</li> <li>6. Slopes shall have vegetation with native or drought-tolerant vegetation.</li> <li>7. Channel crossings shall be stabilized.</li> <li>8. Erosion check dams shall be installed at outlets of new storm drains.</li> </ol> <p>SOURCE CONTROL BMP'S</p> <ol style="list-style-type: none"> <li>9. Impervious materials shall be enclosed &amp; protected to prevent runoff or spillage to storm water conveyance system.</li> <li>10. Trash storage shall be paved with an impervious surface, and shall be screened to minimize dust production.</li> </ol> <p>EMPLOY INTEGRATED PEST MANAGEMENT PRACTICES</p> <ol style="list-style-type: none"> <li>11. Wildlife control shall be accepted in order to eliminate the need for pesticides.</li> <li>12. Pfl educational materials shall be implemented.</li> </ol> <p>USE EFFICIENT IRRIGATION SYSTEMS &amp; LANDSCAPE DESIGN</p> <ol style="list-style-type: none"> <li>13. The irrigation system shall use rain shut-off devices.</li> <li>14. Each landscape area shall be designed for its specific water requirements.</li> <li>15. Water bas shall be installed using low water-use or shut-off valves in the event of broken water lines.</li> </ol> <p>PROVIDE STORM WATER SYSTEM STENCILING &amp; BRIDGING</p> <ol style="list-style-type: none"> <li>16. All storm water conveyance systems shall be protected with concrete stenciling, satisfactory to the City Engineer.</li> <li>17. Signs which prohibit illegal dumping at public access points shall be posted.</li> </ol>		<p><b>FIRE HYDRANT LOCATION MAP</b></p>																	
<p><b>SHEET INDEX</b></p> <table border="1"> <thead> <tr> <th>SHEET#</th> <th>SHEET TITLE</th> </tr> </thead> <tbody> <tr> <td>A1.1</td> <td>TITLE SHEET / SITE PLAN</td> </tr> <tr> <td>A2.1</td> <td>FIRST &amp; SECOND FLOOR PLAN</td> </tr> <tr> <td>A2.2</td> <td>THIRD FLOOR &amp; ROOF PLAN</td> </tr> <tr> <td>AA.1</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>AA.1</td> <td>BUILDING SECTIONS</td> </tr> <tr> <td>L1.1</td> <td>LANDSCAPE DEVELOPMENT PLAN</td> </tr> </tbody> </table>		SHEET#	SHEET TITLE	A1.1	TITLE SHEET / SITE PLAN	A2.1	FIRST & SECOND FLOOR PLAN	A2.2	THIRD FLOOR & ROOF PLAN	AA.1	EXTERIOR ELEVATIONS	AA.1	BUILDING SECTIONS	L1.1	LANDSCAPE DEVELOPMENT PLAN	<p><b>ADDITIONAL INFORMATION</b></p> <p>CHECK EACH APPLICABLE OVERLAY ZONE</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> AIRPORT APPROACH</li> <li><input type="checkbox"/> AIRPORT ENVIRONS</li> <li><input type="checkbox"/> COASTAL APPEALABLE</li> <li><input type="checkbox"/> COASTAL HEIGHT LIMIT</li> <li><input type="checkbox"/> SENSITIVE COASTAL</li> <li><input type="checkbox"/> MOBILE HOME PARK</li> <li><input type="checkbox"/> PARKING IMPACT</li> <li><input type="checkbox"/> RESIDENTIAL TANDEM PARKING</li> <li><input type="checkbox"/> TRAFFIC AREA</li> <li><input type="checkbox"/> URBAN VILLAGE</li> <li><input type="checkbox"/> MISSION BEACH PRESERVE PLAN</li> <li><input type="checkbox"/> LOCAL COASTAL</li> <li><input type="checkbox"/> COMMUNITY PLAN IMPLEMENTATION</li> </ul> <p>CHECK IF PROPOSED SITE IS ON OR ADJACENT TO</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> SENSITIVE BIOLOGICAL RESOURCES</li> <li><input type="checkbox"/> STEEP HILLSIDES</li> <li><input type="checkbox"/> COASTAL BEACHES</li> <li><input type="checkbox"/> SENSITIVE COASTAL BLUFFS</li> <li><input type="checkbox"/> 100 YEAR FLOODPLAIN</li> </ul>		<p><b>PROJECT TEAM</b></p> <p><b>OWNER:</b>                      TODD SCHWAK                      824 TOULON CT                      SAN DIEGO, CA 92109                      PH. 619.756.5572</p> <p><b>DESIGNER:</b>                      FRONTIS STUDIO                      6300 MISSION ST #2                      SAN DIEGO CA 92121                      CONTACT: BOB FRONTIS                      PH. 619.444.7000                      EMAIL: BOB@FRONTISSTUDIO.COM</p> <p><b>PREPARED BY:</b>                      FRONTIS STUDIO                      824 TOULON CT #2                      SAN DIEGO CA 92109                      P. 661.817.3078</p> <p><b>LEGAL DESCRIPTION:</b>                      LOT 17" OF MISSION BEACH MAP NO. 1081</p> <p><b>DATE:</b> 03/14/15  <b>JOB:</b> 115  <b>TITLE:</b> TITLE SHEET / SITE PLAN</p> <p><b>PROJECT NAME:</b> 824 TOULON CT  <b>SUBMITTAL:</b> 12/01/15  <b>SHEET TITLE:</b> SITE PLAN  <b>REVISION 1:</b>  <b>SHEET COUNT:</b> 1 OF 6  <b>REVISION 2:</b>  <b>PTS #:</b></p>	
SHEET#	SHEET TITLE																		
A1.1	TITLE SHEET / SITE PLAN																		
A2.1	FIRST & SECOND FLOOR PLAN																		
A2.2	THIRD FLOOR & ROOF PLAN																		
AA.1	EXTERIOR ELEVATIONS																		
AA.1	BUILDING SECTIONS																		
L1.1	LANDSCAPE DEVELOPMENT PLAN																		

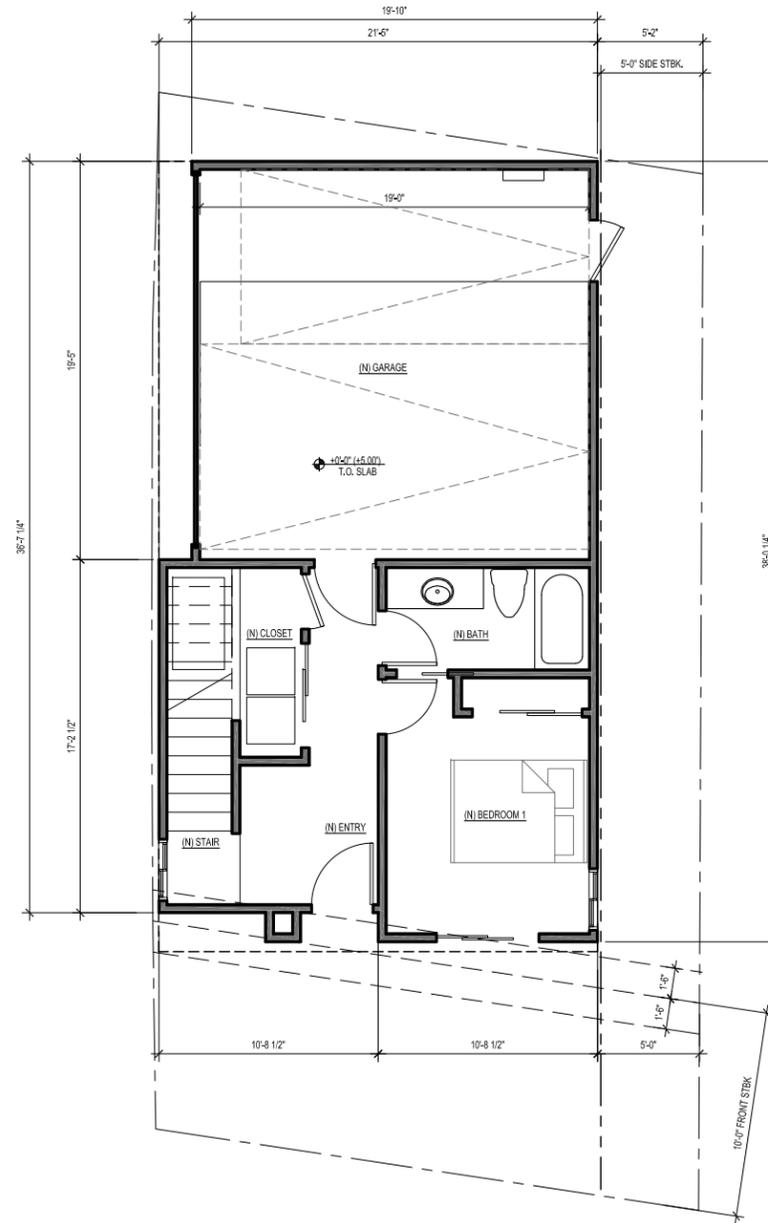
# Attachment 11 Project Plans

# Attachment 11 Project Plans



**SECOND FLOOR PLAN**

1/4" = 1'-0"



**FIRST FLOOR PLAN**

1/4" = 1'-0"



REVISIONS	DATE
Δ	

**FRONTIS STUDIO**  
6300 Mission St., Suite 2  
San Diego, CA 92121  
Email: info@frontisstudio.com

**824 Toulon Court**  
824 Toulon Ct  
San Diego, CA 92109

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All ideas, designs, and arrangements indicated on these drawings are the property of FRONTIS STUDIO and are intended to be used in connection with this specific project only and shall not otherwise be used for any other purpose. There shall be no changes or omissions from these drawings without the written consent of FRONTIS STUDIO.

Date: 09.22.14

Job: 1415

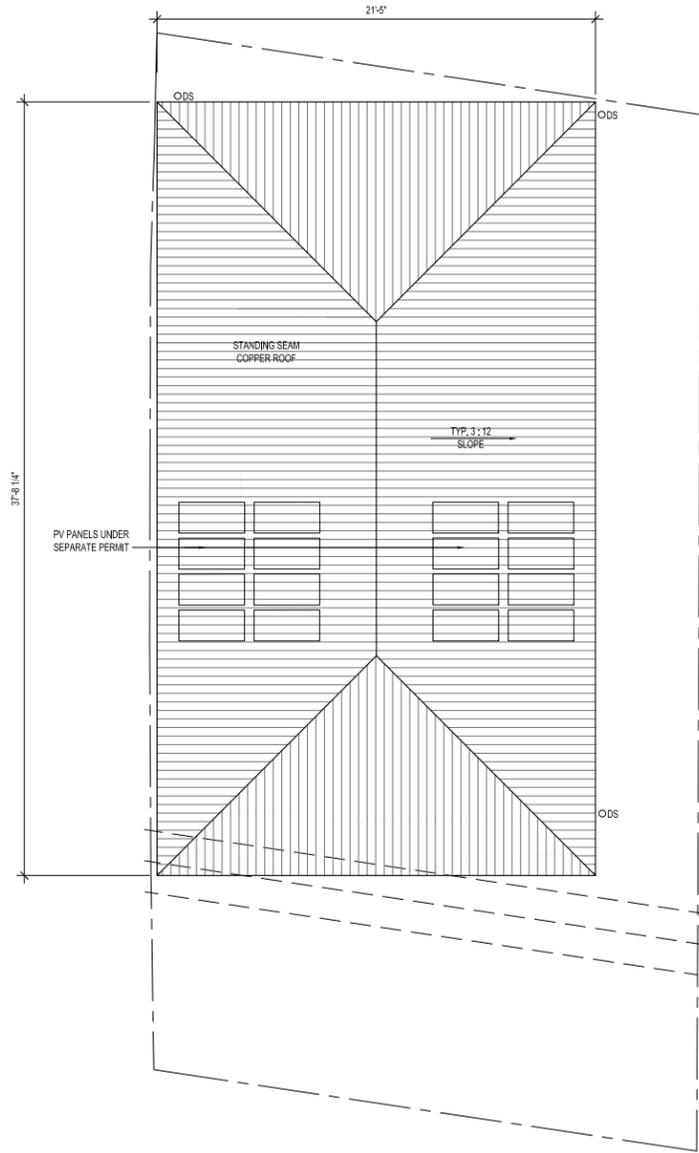
Title:

FIRST AND SECOND FLOOR PLAN

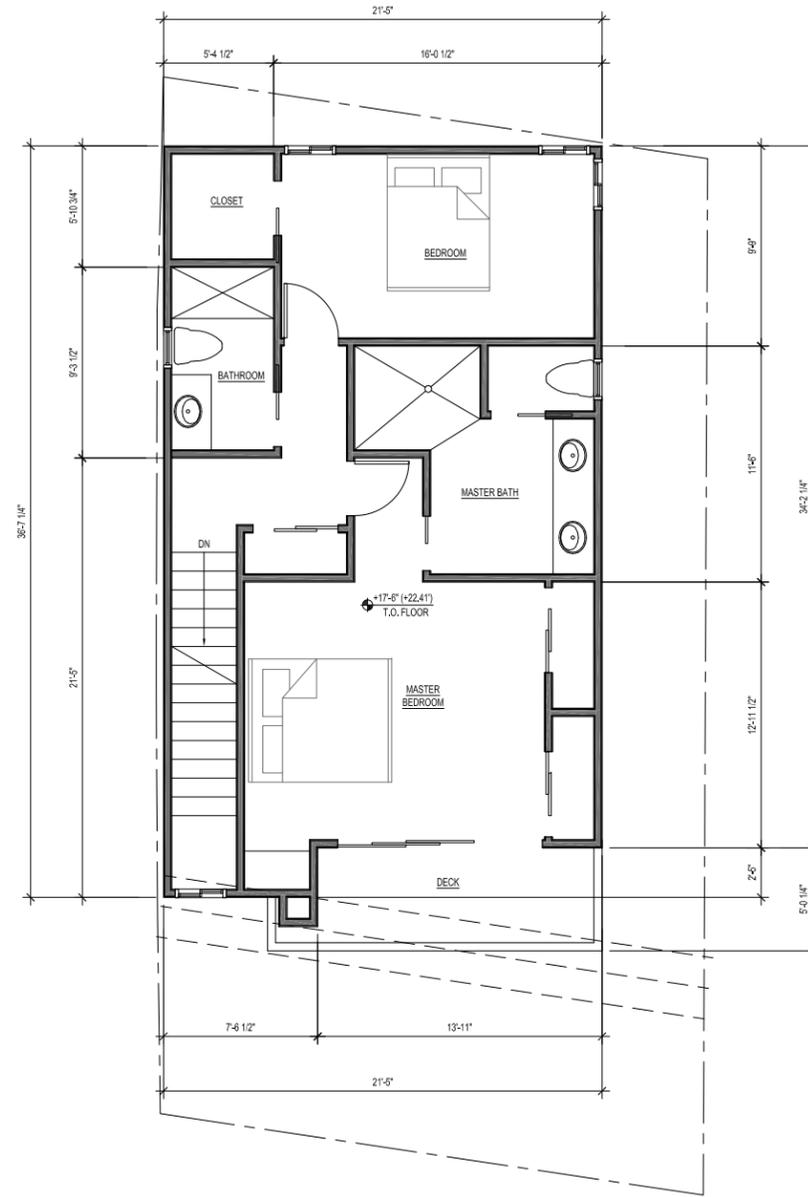
Sheet:

A2.1

# Attachment 11 Project Plans



**ROOF PLAN**  
1/4" = 1'-0"



**THIRD FLOOR PLAN**  
1/4" = 1'-0"



# Attachment 11 Project Plans

REVISIONS	DATE
1	

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

**824 Toulon Court**  
824 Toulon Ct  
San Diego, CA 92109

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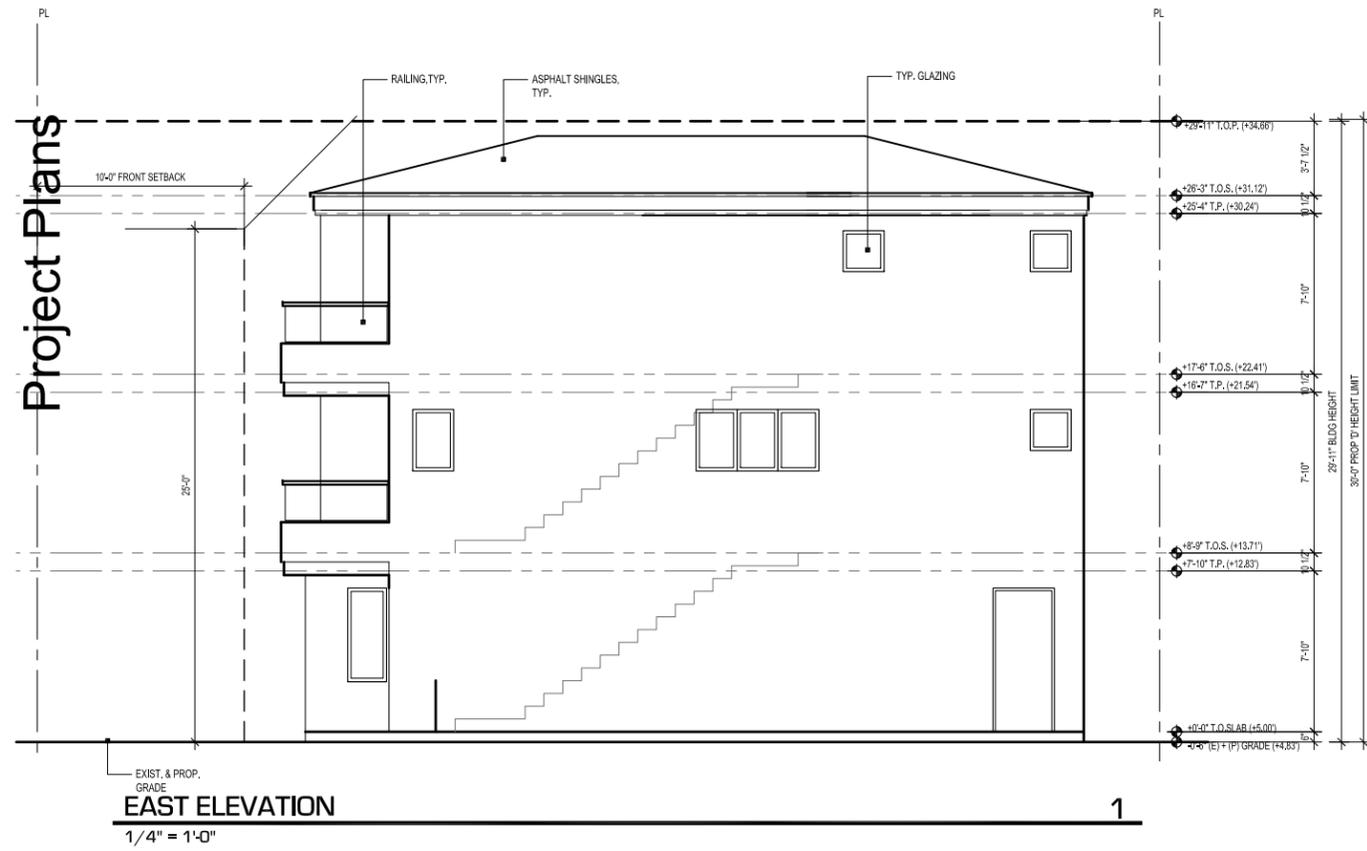
Date: 06.22.14  
Job: 1415  
Title:

THIRD FLOOR AND ROOF PLAN

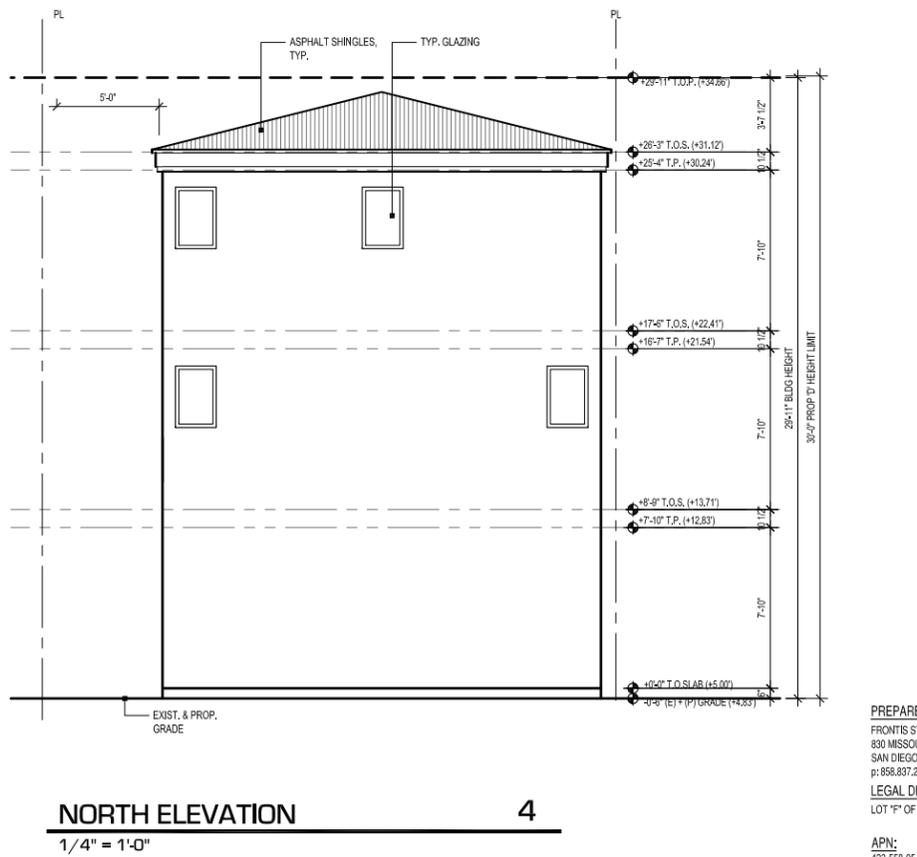
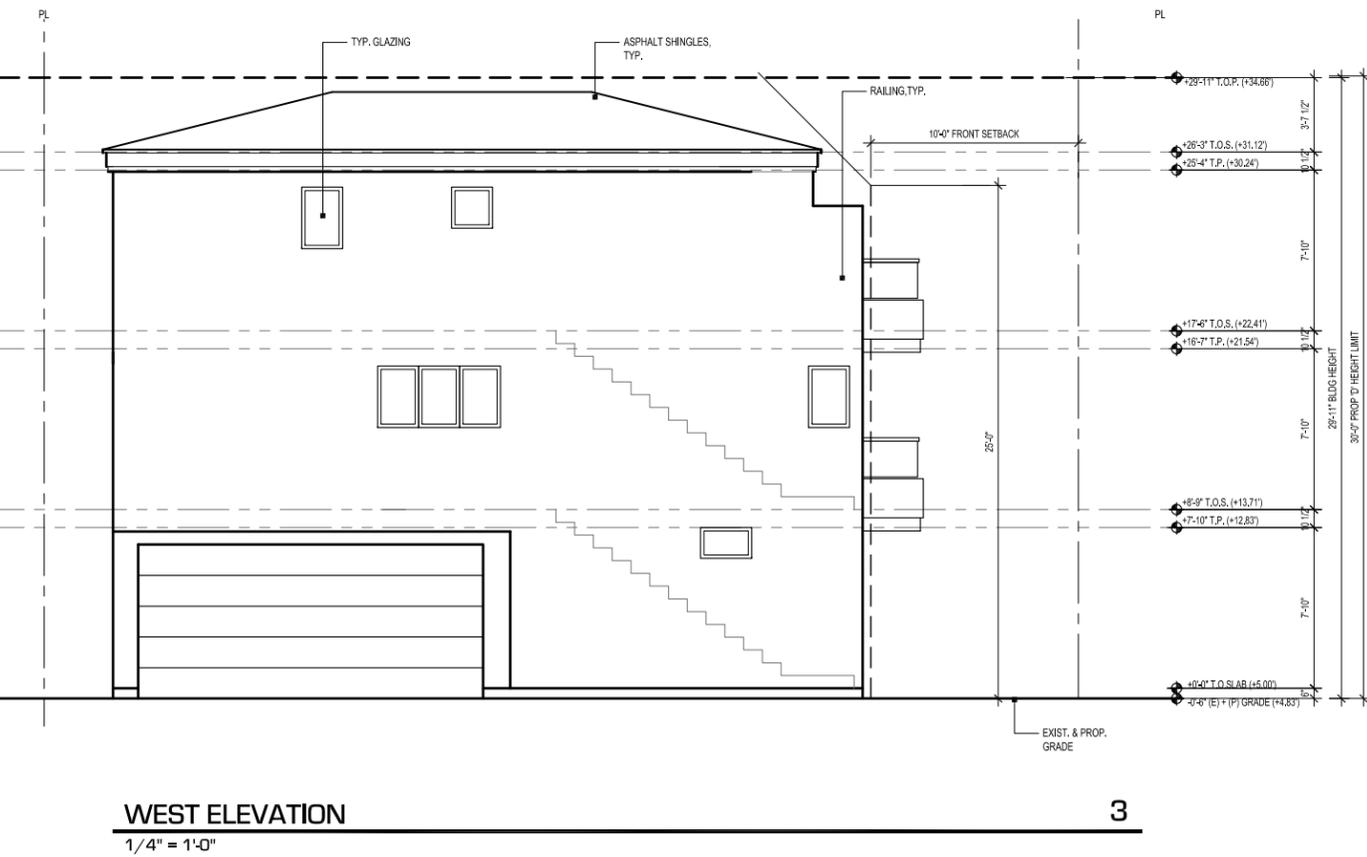
Sheet:

**A2.2**

Attachment 11  
Project Plans



NOTE:  
THE HIGHEST POINT OF THE ROOF,  
EQUIPMENT, OR ANY VENT, PIPE,  
ANTENNA OR OTHER PROJECTION,  
SHALL NOT EXCEED 3' ABOVE GRADE.



Attachment 11  
Project Plans

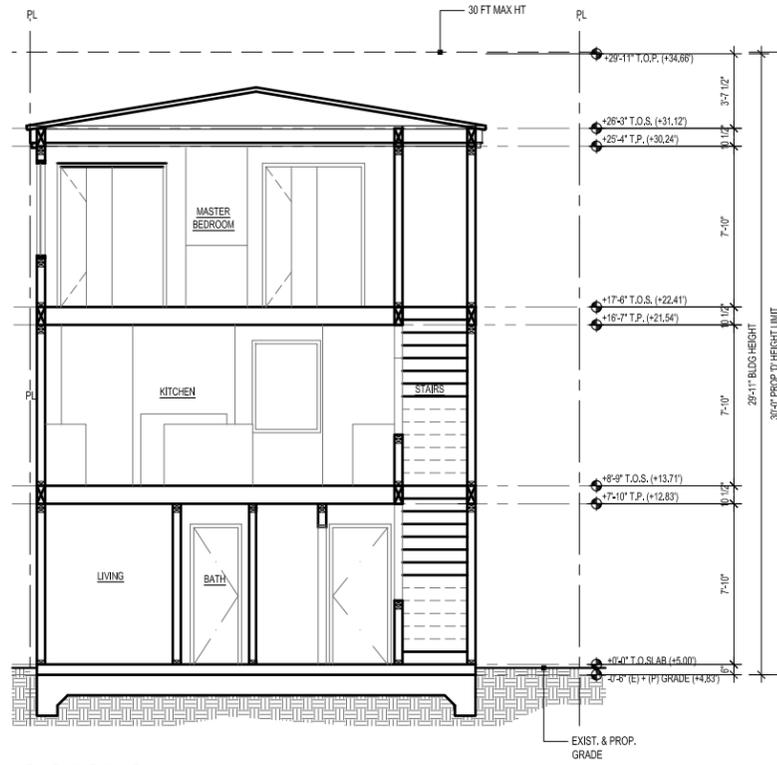
REVISIONS  
FRONTIS STUDIO  
8300 Mission St., Suite 2  
San Diego, CA 92109  
PH: 858.837.2078  
Email: info@frontisstudio.com

824 Toulon Court  
824 Toulon Ct  
San Diego, CA 92109

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Date: 09.22.14  
Job: 1415  
Title: EXTERIOR ELEVATIONS  
Sheet:  
A-3.1

PREPARED BY:  
FRONTIS STUDIO  
830 MISSION ST., #2  
SAN DIEGO CA 92109  
p: 858.837.2078  
LEGAL DESCRIPTION:  
LOT 1" OF MISSION BEACH MAP NO. 1651  
APN:  
423-558-05-00  
PROJECT NAME:  
824 TOULON CT  
SHEET TITLE:  
SHEET COUNT:  
PTS #:

SUBMITTAL:  
12.01.15  
REVISION 1:  
REVISION 2:  
REVISION 3:

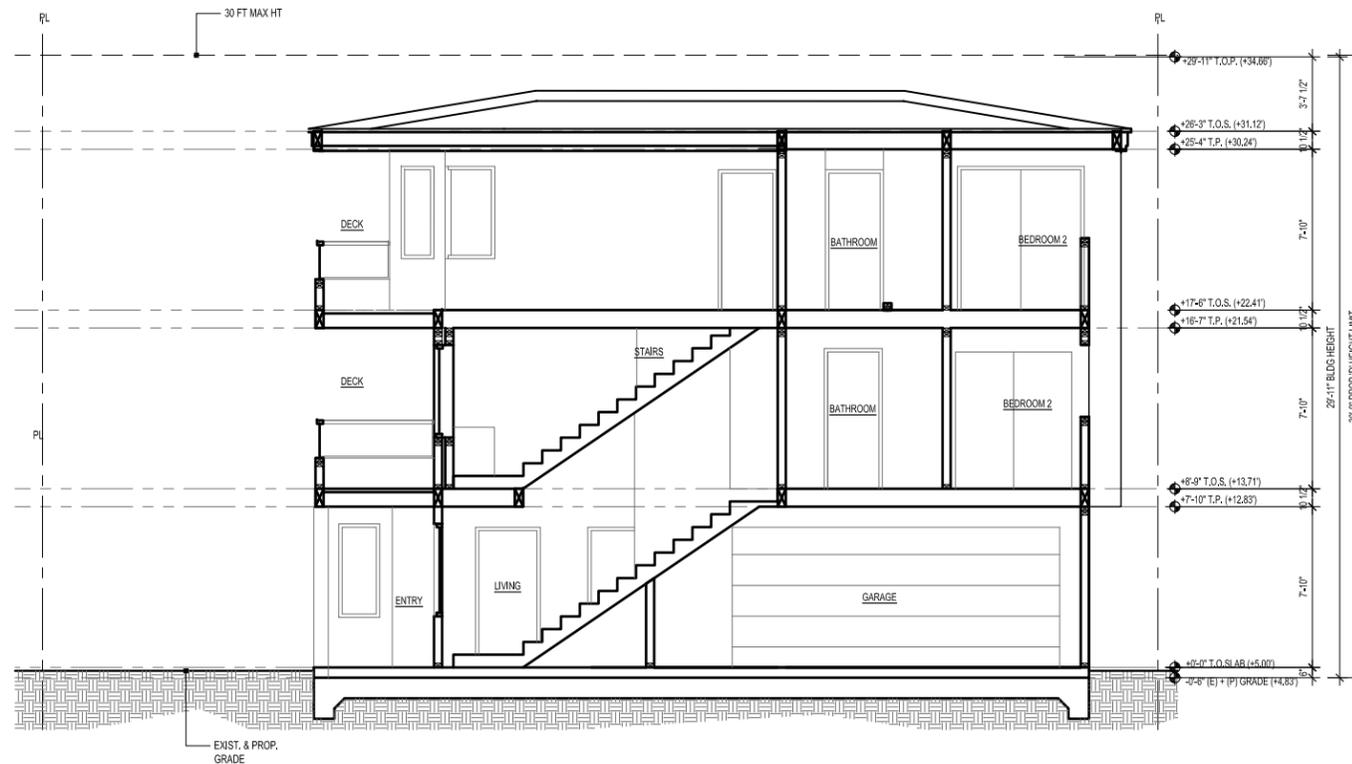


NOTE:  
THE HIGHEST POINT OF THE ROOF,  
EQUIPMENT, OR ANY VENT PIPE,  
ANTENNA OR OTHER PROJECTION  
SHALL NOT EXCEED 30' ABOVE GRADE.

BUILDING SECTION

1/4" = 1'-0"

1



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

BUILDING SECTION

1/4" = 1'-0"

2

REVISIONS  
DATE  
FRONTIS STUDIO  
6300 Mission St., Suite 2  
San Diego, CA 92121  
PH: 858.837.2078  
Email: info@frontisstudio.com

824 Toulon Court  
824 Toulon Ct  
San Diego, CA 92109

BUILDING SECTIONS

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

LEGAL DESCRIPTION:  
LOT 1" OF MISSION BEACH MAP NO. 1651

APN:  
423-558-05-00

PROJECT NAME:  
824 TOULON CT

SHEET TITLE:  
BUILDING SECTIONS

SHEET COUNT:  
8 OF 7

PTS #:-

SUBMITTAL:  
12.01.15

REVISION 1:

REVISION 2:

REVISION 3:

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Date: 09.22.14

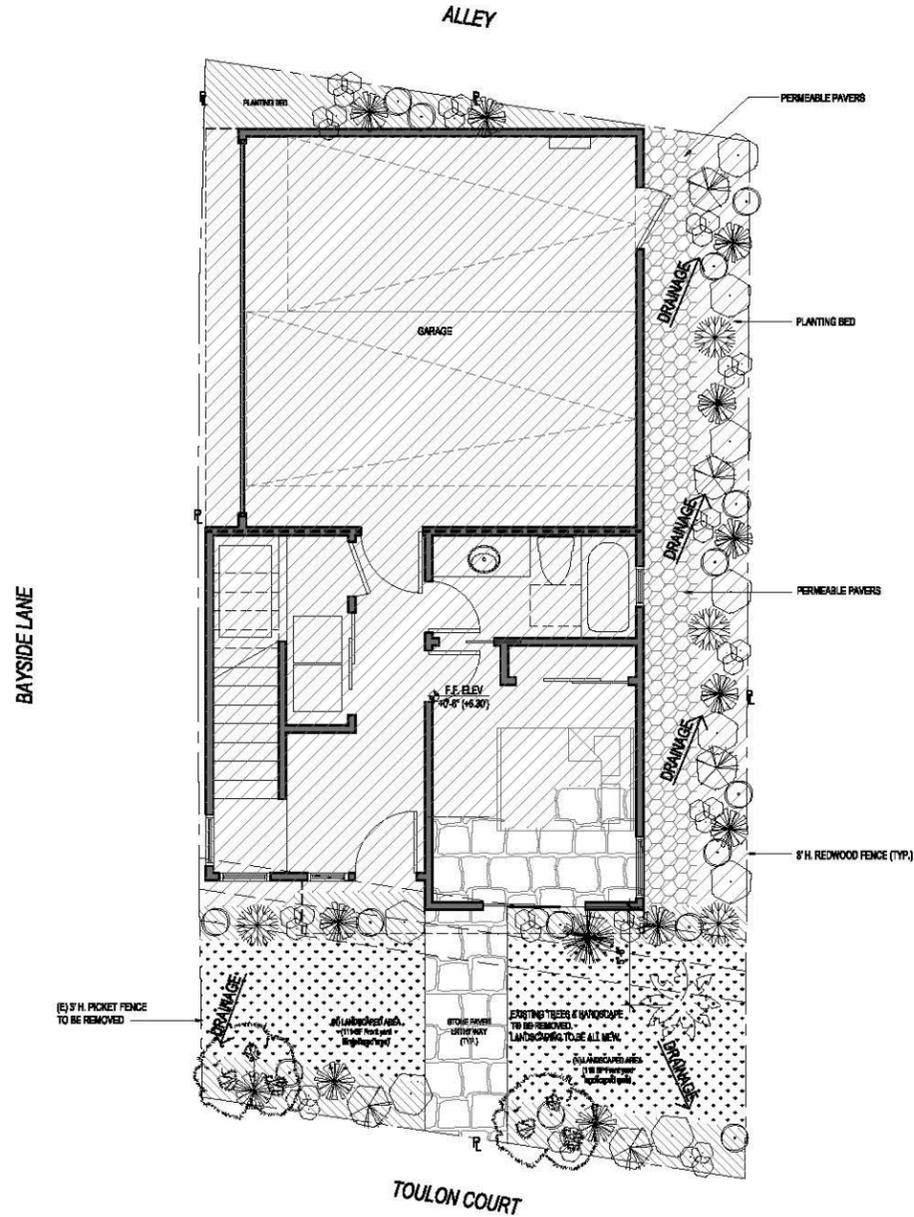
Job: 1415

Title:

BUILDING SECTIONS

Sheet:

A-4.1



LANDSCAPED AREA	353 SF	26%
FRONT YARD AREA	289 SF	
LANDSCAPED FRONT	111 + 118 = 229 SF	86.0 %

**LANDSCAPE DEVELOPMENT PLAN**  
1/4" = 1'-0"

**PLANT MATERIAL LEGEND**

**SITE LEGEND:**

- PERMEABLE CONCRETE DRIVEWAY PAVERS
- STONE ENTRYWAY PAVERS
- PROPOSED PLANTING AREA
- REMAINING YARD PLANTING AREA

**LANDSCAPE LEGEND**

**TYPE: QTY. / % / SIZE**

**PALM TREES:** 1 / 100% / 24" BOX / 20 points each

- 6" DIA. PALM  
KING PALM - *Archontophoenix*  
8'-0" min. tall  
mature height: 40'; mature spread: 10'

**MEDIUM GROWING PERENNIAL**

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

- BIRD OF PARADISE (Dwarf)  
*Strelitzia Reginae*  
mature height: 4'; mature spread: 4'
- WHITE SAGE  
*Salvia Aelypiata*  
mature height: 3'; mature spread: 3'
- PONYTAIL PALM  
*Beaucarnea recurvata*  
mature height: 3'; mature spread: 3'

**LOW GROWING MASSING SUCCULENTS**

**SMALL - MED. SHRUBS: 100% / 1 GAL. / 1.0 point each**

- JOHNSONS HYBRID  
*Aloe*  
mature height: 1'; mature spread: 3'
- OSCLARIA  
*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'

**GRASSY GROUND COVER:** — / 100% / SOD

- SILVER CARPET  
*Dymondia Margariata*

**EXISTING TREE TO BE REMOVED:**

- TORULOSA (HOLLYWOOD JUNIPER)  
*Juniperus chinensis*

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**WATER CONSERVATION STATEMENT**

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

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

MATURE TREES SHALL BE MAINTAINED SO THAT BRANCHES DO NOT ENCR OACH BELOW A HEIGHT OF 8 FEET ABOVE THE FINISH SURFACE OR FINISHED GRADE, AS MEASURED AT THE TRUNK.

**GENERAL NOTES**

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- PROVIDE BUILDING ADDRESS THAT ARE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-8 (UFC 901.4.4).
- MATURE TREES SHALL BE MAINTAINED SO THAT BRANCHES DO NOT ENCR OACH BELOW A HEIGHT OF 8 FEET ABOVE THE FINISH SURFACE OR FINISHED GRADE, AS MEASURED AT THE TRUNK.
- DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- ALL LANDSCAPING SHALL BE DROUGHT-TOLERANT AND NATIVE OR NON-INVASIVE PLANT SPECIES PER SEC 1513.0402

**LANDSCAPE DEV. PLAN**

**LANDSCAPE DEVELOPMENT PLAN**

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LEGAL DESCRIPTION:  
LOT 17 OF MISSION BEACH MAP NO. 1851

APN:  
423-559-05-00

PROJECT NAME:  
824 TOULON CT

SHEET TITLE:  
LANDSCAPE DEVELOPMENT PLAN

SHEET COUNT:  
8 OF 8

PTS #:

SUBMITTAL:  
12.01.15

REVISION 1:  
REVISION 2:  
REVISION 3:

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Date: 08.22.14  
Job: 1415  
Title: LANDSCAPE DEVELOPMENT PLAN  
Sheet: