



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 3, 2014

REPORT NO. HO-14-070

ATTENTION: Hearing Officer

SUBJECT: 833 JAMAICA DUPLEX
PTS PROJECT NUMBER: 351408

LOCATION: 833 and 835 Jamaica Court

APPLICANT: Scot Frontis, Frontis Studio

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit to demolish the existing a 2-unit residential building and construct a three-story, 2,639 square foot duplex located at 833 Jamaica Court in the Mission Beach Precise Plan area?

Staff Recommendation:

APPROVE Coastal Development Permit No. 1229301

Community Planning Group Recommendation: On January 21, 2014, the Mission Beach Precise Planning Board voted 7-0-0 to recommend approval of the project with one condition (Attachment 9). The one condition is that tree needs to be 4 to 5 feet from the building under PDO.

Environmental Review:

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 20, 2014, the Notice of Right to Appeal (NORA) was prepared and the opportunity to appeal the determination ended November 3, 2014 (Attachment 7).

BACKGROUND

The 2,400 square foot project site is currently developed with a one-story residential building containing 2 units. The residential building was constructed in 1927 and is proposed to be demolished as part of the proposed development.

The property is located at 833-835 Jamaica Court, on the south side of Jamaica Court, north of Isthmus Court west of Mission Boulevard and west of Bayside Lane, within the Mission Beach Precise Plan. The Mission Beach Precise Plan designates the site for residential development, with a maximum density of 36 dwelling unit per acre (du/acre). The proposed project is consistent with the designated use and density within the Mission Beach Precise Plan. The site is located within the MBPD-R-S zone of the Mission Beach Planned District, FAA Part 77 Notification Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. (Attachments 1-3). The site is bordered by existing residential development on all sides. A Coastal Development Permit is required for the proposed demolition of the existing structure and construction of the new three-story, 2-unit duplex building, with improvements.

A historic review of the existing site was conducted by staff during the review of the project. Staff determined that the property located at 833 Jamaica Court, is not an individually designated resource. The property is not located within a Historical District. The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board (HRB) Criteria.

DISCUSSION

A Coastal Development Permit (CDP) is required to demolish the existing 2-unit residential building and construct a new three-story, 2,639 square foot duplex located on a 2,400 square foot site. The site is east of the Pacific Ocean, on the south side of Jamaica Court, north of Isthmus Court west of Mission Boulevard and west of Bayside Lane.

The proposed duplex would consist of the following: a two car garage for Unit 2, a two car tandem carport for Unit 1, a two bedroom unit on the first and second floors (Unit 1) and a three bedroom unit on all floors, including an elevator and a roof deck (Unit 2). Unit One is proposed to be approximately 1,161 square feet and Unit Two is proposed to be approximately 1,478 square feet.

The first floor consists of a bathroom, kitchen and living room for Unit 1 and the entry way for Unit 2. The garage and tandem carport will also be located on the first floor of the building, at grade. The two car garage will be assigned to unit 2 and the two car tandem carport will be assigned to Unit 1.

The second floor consists of two bedrooms, 2 bathrooms and a studio area for Unit 1. The second floor also consists of two bedrooms, one bathroom, a laundry room, and exterior deck space for Unit 2.

The third floor consists of a bedroom, a bathroom, kitchen, living room and exterior deck space for Unit 2. The roof deck would be accessed from the stair well that starts on the first floor of the building for Unit 2. There are approximately 300 square feet of solar panels proposed on the flat roof as well.

The proposed project indicate the use beige and blue grey colored stucco, tile veneer and charcoal colored shingles, along with stainless steel fascia, glass windows, railings, and sliding door systems associated with proposed exterior spaces throughout the building. The proposed project would be consistent with the bulk and scale of the surrounding developed residential community. The three-story building would have a height not greater than 30' -0" as defined, which would comply with the Coastal Height Limitation Overlay Zone's maximum allowable height of 30 feet (Attachments 5 and 6). Landscaping would conform to the Mission Beach Planned District minimum percentage and the City's Landscape Technical Manual.

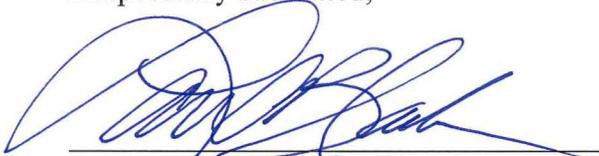
CONCLUSION

Staff has reviewed the application for the Coastal Development Permit and determined the project is consistent with the applicable Coastal Development Regulations, the Mission Beach Precise Plan and the City of San Diego Land Development Code. Staff recommends that the Hearing Officer approve the requested permit.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1229301, with modifications.
2. Deny Coastal Development Permit No. 1229301, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Laura C. Black, AICP, Development Project Manager

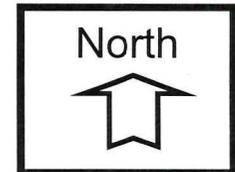
Attachments:

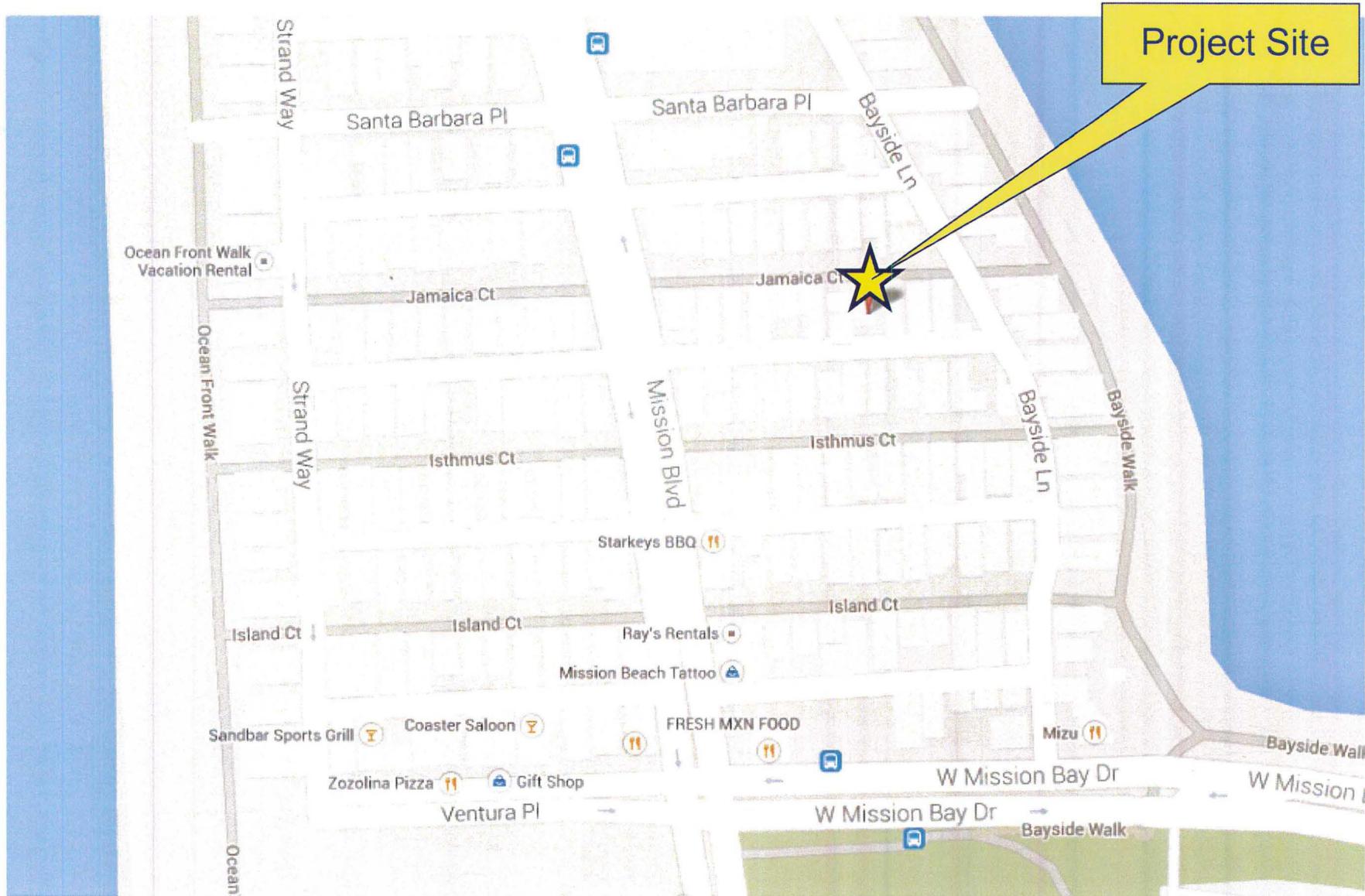
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Public Hearing – November 18, 2014



Aerial Photo

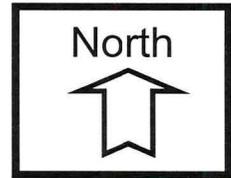
833 JAMAICA DUPLEX— 833 and 835 Jamaica Court
PROJECT NO. 351408





Project Location Map

833 JAMAICA DUPLEX– 833 and 835 Jamaica Court
PROJECT NO. 351408



PROJECT DATA SHEET

PROJECT NAME:	833 Jamaica Duplex	
PROJECT DESCRIPTION:	Demolish existing building and construct a three-story triplex building.	
COMMUNITY PLAN AREA:	Mission Beach Precise Plan	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential (Allows residential development of 36 dwelling units per acre)	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: MBPD-R-S zone of the Mission Beach Planned District (A residential zone allowing 1 dwelling unit per 1,200 square feet of lot area)</p> <p style="text-align: center;">HEIGHT LIMIT: 30-Foot maximum height limit / proposed 29' 10" max height</p> <p style="text-align: center;">LOT SIZE: 2,400</p> <p style="text-align: center;">FLOOR AREA RATIO: 1.1 max</p> <p style="text-align: center;">FRONT SETBACK: 15 feet proposed</p> <p style="text-align: center;">SIDE SETBACK: 3 feet and 5 feet proposed</p> <p style="text-align: center;">REAR SETBACK: zero proposed</p> <p style="text-align: center;">PARKING: 4 parking spaces required / 4 parking spaces provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; MBPD-R-S	Residential
SOUTH:	Residential; MBPD-R-S	Residential
EAST:	Residential; MBPD-R-S	Residential
WEST:	Residential; MBPD-R-S	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 21, 2014, the Mission Beach Precise Planning Board voted 7-0-0 to recommend approval of the project with one condition. The condition of the approval was to ensure trees were planted 4-5 feet from building under PDO.	

HEARING OFFICER RESOLUTION NO. XXXX-HO
COASTAL DEVELOPMENT PERMIT NO. 1229301
833 JAMAICA DUPLEX - PROJECT NO. 351408

WHEREAS, Bill and Carol Frontis, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish the existing 2-unit residential building and construct a three-story, 2,639 square foot duplex (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1229301), on portions of a 2,400 square foot site;

WHEREAS, the project site is located at 833 Jamaica Court within the MBPD-R-S zone of the Mission Beach Planned District, FAA Part 77 Notification Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area;

WHEREAS, the project site is legally described as Lot D in Block 104 of Mission Beach, in the City of San Diego, County of San Diego, according to Map No. 1651;

WHEREAS, on December 3, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1229301 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 3, 2014, 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 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

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

That the Hearing Officer adopts the following written Findings, dated December 3, 2014.

FINDINGS:

Coastal Development Permit - Section 126.0708

A. Findings for all Coastal Development Permits

- 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 833 Jamaica Court, approximately 212 feet from Mission Bay and approximately 700 feet from the Pacific Ocean, within an urbanized and fully developed

residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The site is not located on the ocean and does not include any existing physical access way or proposed access way to the coast. The project site is not located within any identified view corridor, public vantage point or physical access route in the Mission Beach Precise Plan. Furthermore, no see-through or public views to the ocean exist through the site and the proposed development is provided consistent setbacks within this infill area to allow for possible views adjacent to the site. Additionally, the project is not requesting any deviations to the San Diego Municipal Code. Therefore, the proposed project would not encroach upon any existing physical accessway and would not impact the Mission Beach Precise Plan or Local Coastal Program.

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

The proposed project is located at 833 Jamaica Court, approximately 212 feet from Mission Bay and approximately 700 feet from the Pacific Ocean, within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The existing developed site is relatively flat with an overall grade differential of approximately 2.0 feet. The site is surrounded by development and there are no environmentally sensitive lands located on the project site, nor on the adjacent properties; therefore, the proposed project would not have an adverse affect on 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 at 833 Jamaica Court, approximately 212 feet from Mission Bay and approximately 700 feet from the Pacific Ocean, within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The proposed development is designated for residential development, with a maximum density of 36 dwelling units per acre (du/acre) as identified in the Mission Beach Precise Plan. The project proposes 2 dwelling units on a 2,400 square foot lot for a density of approximately 36 dwelling units per acre. The project is consistent with the designated use and density in the plan. Therefore, the proposed residential project conforms to the identified land use in the Mission Beach Precise Plan, the Local Coastal Program and 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 proposed project is located at 833 Jamaica Court, approximately 212 feet from Mission Bay and approximately 700 feet from the Pacific Ocean, within an urbanized and fully developed residential neighborhood in the Mission Beach Precise Plan and the Local Coastal Program. The project is not located between the nearest public road and the sea or shoreline.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1229301 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. 1229301, a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: December 3, 2014

Job Order No. 24004271

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004271

COASTAL DEVELOPMENT PERMIT NO. 1229301
833 JAMAICA DUPLEX - PROJECT NO. 351408
HEARING OFFICER

This Coastal Development Permit No. 1229301 is granted by the Hearing Officer of the City of San Diego to Bill and Carol Frontis, Owners, and Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 2,400 square foot site is located at 833 Jamaica Court in the MBPD-R-S zone of the Mission Beach Planned District, FAA Part 77 Notification Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. The project site is legally described as: Lot D in Block 104 of Mission Beach, in the City of San Diego, County of San Diego, according to Map No. 1651.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to demolish the existing 2-unit residential building and construct a three-story, 2,639 square foot duplex described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 3, 2014, on file in the Development Services Department.

The project shall include:

- a. Demolish the existing one-story, 2-unit residential building;
- b. Construct a three-story, 2,639 square foot duplex;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;

- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- f. 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 December 17, 2017.
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 sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies

including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

AFFORDABLE HOUSING REQUIREMENT:

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

ENGINEERING REQUIREMENTS:

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

14. 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 Municipal Code, into the construction plans or specifications.

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

16. Prior to the issuance of any foundation inspection, the Owners/Permittees shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

17. Owner/Permittee shall maintain a minimum of four (4) 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.

18. 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.

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

20. 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:

21. 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), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
22. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
23. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
24. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
25. 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.
26. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.
27. Prior to the issuance of any building permits, the Owners/Permittees shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 3, 2014, and
Approved Resolution No. XXXX-HO.

Coastal Development Permit No. 1229301
Date of Approval: December 3, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
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 Owner/Permittee hereunder.**

By _____
Bill Frontis
Owner/Permittee

By _____
Carol Frontis
Owner/Permittee

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



THE CITY OF SAN DIEGO

Date of Notice: October 20, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

—DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004271

PROJECT NAME/NUMBER: 833 Jamaica Duplex / 351408

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 2

LOCATION: 833 Jamaica Court, San Diego, California 92109

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT to demolish a 1,154-square-foot residential structure and construct a 2,987-square-foot, three-story, duplex. The project would also construct various associated site improvements (e.g. hardscape and landscaping). In addition, the project would construct 1,025 square feet of decks located on the second floor, third floor, and roof. The .055-acre (2,400-square-foot) project site is located at 833 Jamaica Court. The land use designation for the project site is Residential per the community plan. Furthermore, the project site is located within the R-S zone of the Mission Beach Planned District, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Federal Aviation Administration Part 77 (Lindbergh Field) Noticing Area, the Transit Overlay Zone, and the Residential Tandem Parking Overlay Zone of the Mission Beach Precise Plan and Local Coastal Program Addendum area. (LEGAL DESCRIPTION: Lot D, Block 104 of Mission Beach, 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 15303 (New Construction).

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 consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 which allows for a duplex totaling no more than four dwelling units. Furthermore, the exceptions listed in

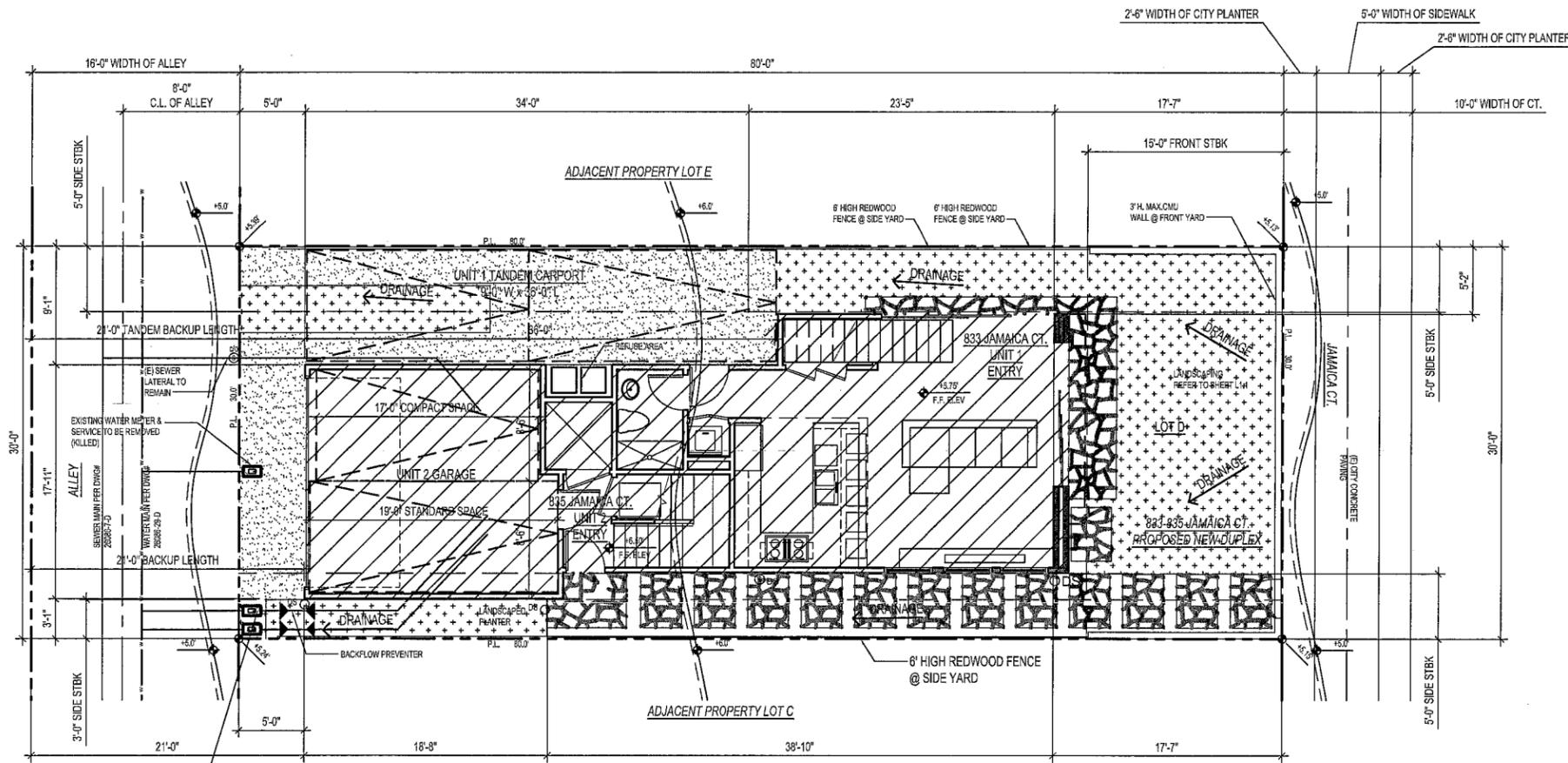
15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Laura Black
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego, CA 92101
PHONE NUMBER: 619.236.6327

On October 20, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (November 3, 2014). 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.



PROJECT INFORMATION	
PROJECT ADDRESS:	833 & 835 Jamaica Ct. San Diego, Ca 92109
ASSESSOR'S PARCEL NUMBER:	423471-001
LEGAL DESCRIPTION:	Lot D Block 104 of Mission Beach in San Diego Map 1651
YEAR BUILT:	1996
BUILDING CODE:	CALIFORNIA BUILDING CODE (CBC), 2019 EDITION
OCCUPANCY TYPE:	City of San Diego Municipal Code
CONSTRUCTION TYPE:	SFR - R-3
NUMBER OF STORIES:	TYPE VB
BUILDING HEIGHT:	2 STORIES PROPOSED
REQUIRED PERMITS:	SAN DIEGO CITY COASTAL PERMIT
LOT AREA:	2,406.0 S.F.
	0.11 ACRES
ZONING INFORMATION	
ZONE:	R-3 MBPD
NUMBER OF DWELLINGS:	2
NUMBER OF STORIES:	3
SETBACKS:	City of San Diego
Front:	15'-0"
Side:	5'-0" / 5'-0"
Back:	0'-0"
MAXIMUM ALLOWABLE HEIGHT:	30'
ACTUAL BUILDING HEIGHT:	29'-10"
MAXIMUM FLOOR AREA RATIO:	1.1
MAXIMUM LOT COVERAGE:	65%
ACTUAL LOT COVERAGE:	53%
LOT AREA:	2,406.0 S.F.
ALLOWABLE GFA:	1,563.9 S.F.
ACTUAL GFA:	2,639.0 S.F.
UNIT 1 833 JAMAICA CT.	
NEW TOTAL Area	
FIRST FLOOR AREA:	540.0 S.F.
SECOND FLOOR AREA:	621.0 S.F.
DECK (EXTERIOR):	745.0 S.F.
NEW AREA TOTAL-UNIT 1:	1,906.0 S.F. Total Area
UNIT 2 835 JAMAICA CT.	
NEW TOTAL Area	
FIRST FLOOR AREA:	135.0 S.F.
SECOND FLOOR AREA:	515.0 S.F.
THIRD FLOOR AREA:	828.0 S.F.
GARAGE (EXCLUDED FROM GFA):	348.0 S.F.
DECK (EXTERIOR):	230.0 S.F.
NEW AREA TOTAL-UNIT 2:	1,478.0 S.F. Total Area
COMBINED NEW AREA:	2,639.0 S.F. Total Area
PARKING-PER UNIT:	REQUIRED PER SFR: 2

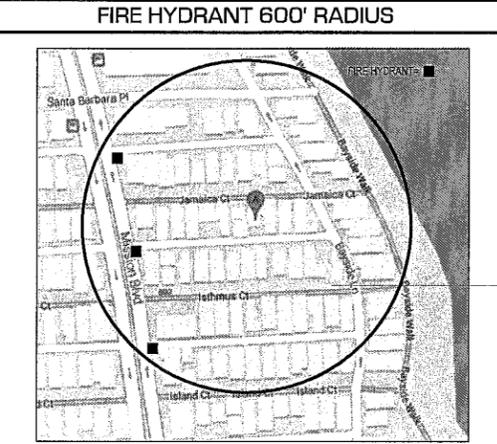
GRADING TABLE	
833 & 835 JAMAICA CT.	CUT
	FILL
	14 CU. YARDS
	14 CU. YARDS
	12" MAX.
	12" MAX.

PROPOSED SITE PLAN
3/16" = 1'-0"

GRADING TABLE	
833-835 JAMAICA CT.	CUT
	FILL
	14 CU. YARDS
	14 CU. YARDS
	12" MAX.
	12" MAX.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

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



SITE PLAN LEGEND	
	AREA OF PROPOSED BUILDING
	ASPHALTIC CONCRETE PER CITY STANDARDS
	STONE ENTRYWAY PAVERS
	LANDSCAPED AREA
	SITE DRAINAGE PATTERN
	ODS
	DOWNSPOUT LOCATION- TO BE DISCHARGED INTO LANDSCAPED PLANTERS
	EXISTING CONTOURS
	PROPOSED CONTOURS

GENERAL NOTES	SCOPE OF WORK	VICINITY MAP	SHEET INDEX	ADDITIONAL INFORMATION	PROJECT TEAM	TITLE SHEET/SITE PLAN
<p>1. NEAREST EXISTING BUS STOP TO PROJECT SITE IS LOCATED AT MISSION BLVD.</p> <p>2. PROVIDE BUILDING ADDRESS THAT IS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-20-6 (UFC 901.4.4)</p> <p>3. ALL OUTDOOR LIGHTING SHALL BE SHADOWED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.</p> <p>4. DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.</p> <p>5. GRADING (EXISTING & PROPOSED) AS SHOWN PER SHEET A1.1: 14 CU.YD. CUT; 14 CU.YD. FILL PER RESIDENCE</p> <p>6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT 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.</p> <p>7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCC). THE PLAN SHALL BE IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.</p> <p>8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.</p>	<p>COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING 1,154 SQ. FT. TWO UNIT RESIDENTIAL BUILDING & CONSTRUCT A NEW 3 STORY TWO UNIT RESIDENTIAL APARTMENT BUILDING. UNIT 1 IS A 1,161 SQ. FT. APARTMENT WITH A TWO CAR TANDEM CARPORT. UNIT 2 IS A 1,476 SQ. FT. APARTMENT WITH A TWO CAR GARAGE & 300 SQ. FT. ROOF DECK. ALSO PROPOSED IS ALL NEW LANDSCAPING. PROJECT IS TO INTEGRATE PHOTOVOLTAIC PANELS CONSISTENT WITH COUNCIL POLICY 905-14. OTHER GREEN BUILDING TECHNIQUES INCLUDE THE PLANTING OF NATIVE DROUGHT TOLERANT LANDSCAPING, EFFICIENT IRRIGATION TECHNOLOGY, COOL REFLECTIVE ROOFING TO REDUCE HEAT BUILD UP, AND RECLAIMED STORM WATER FOR IRRIGATION SHALL BE USED.</p> <p>CONSTRUCTION BMP'S</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. CASD10575 (http://www.swrcb.ca.gov/wq300/casand/sd/water.html)</p> <p>Notes 1-4 below represent key minimum requirements for construction BMP's.</p> <p>1. Sufficient 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 vehicles or any other construction activity. The contractor shall be responsible for cleaning any such debris that may be in the street at the end of each work day or after a storm event that causes a breach in the installed construction BMP's.</p> <p>2. All stock piles of uncompact soil and/or building materials that are intended to be left unprotected for a period greater than seven calendar days are to be provided with erosion and sediment controls. Such soil must be protected each day when the probability of rain is 40% or greater.</p> <p>3. A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the site.</p> <p>4. All erosion/sediment control devices shall be maintained in working order at all times.</p> <p>5. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.</p> <p>6. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.</p>		<p>SHEET# SHEET TITLE</p> <p>A1.1 TITLE SHEET / SITE PLAN</p> <p>C1 TOPOGRAPHICAL SURVEY</p> <p>A2.1 FIRST & SECOND LEVEL</p> <p>A2.2 THIRD LEVEL & ROOF LEVEL</p> <p>A3.1 EXTERIOR ELEVATIONS</p> <p>A4.1 BUILDING SECTIONS</p> <p>L1.1 LANDSCAPE DEVELOPMENT PLAN</p>	<p>CHECK EACH APPLICABLE OVERLAY ZONE</p> <ul style="list-style-type: none"> <input type="checkbox"/> AIRPORT APPROACH <input type="checkbox"/> AIRPORT ENVIRONS <input checked="" type="checkbox"/> COASTAL DEVELOPMENT PERMIT <input checked="" type="checkbox"/> COASTAL HEIGHT LIMIT <input type="checkbox"/> SENSITIVE COASTAL <input type="checkbox"/> MOBILE HOME PARK <input checked="" type="checkbox"/> PARKING IMPACT <input checked="" type="checkbox"/> RESIDENTIAL TANDEM PARKING <input checked="" type="checkbox"/> TRANSIT AREA <input type="checkbox"/> URBAN VILLAGE <input type="checkbox"/> MISSION TRAILS DESIGN DISTRICT <input type="checkbox"/> CLAREMONT MESA HEIGHT LIMIT <input type="checkbox"/> COMMUNITY PLAN IMPLEMENTATION CHECK IF PROPOSED SITE IS ON OR ADJACENT TO... <input type="checkbox"/> SENSITIVE BIOLOGICAL RESOURCES <input type="checkbox"/> STEEP HILLSIDES <input type="checkbox"/> COASTAL BEACHES <input type="checkbox"/> SENSITIVE COASTAL BLUFFS <input type="checkbox"/> 100 YEAR FLOODPLAIN <input checked="" type="checkbox"/> GEOLOGICAL HAZARD CATEGORY 52 	<p>OWNER: BILL & CAROL FRONTIS 815 MANHATTAN CT. SAN DIEGO, CALIFORNIA 92109 PH: (659) 837-2078</p> <p>DESIGN: FRONTIS STUDIO 830 MISSOURI STREET, #2 SAN DIEGO CA 92109 CONTACT: SCOTT FRONTIS PH: 659.837.2078 EMAIL: scott@scottfrontis.com</p>	<p>PREPARED BY: Frontis Studio 830 MISSOURI ST. #2 SAN DIEGO CA 92109 P: 659.837.2078</p> <p>LEGAL DESCRIPTION: Lot D Block 104 map 1651</p> <p>APN: 423471-001</p> <p>PROJECT NAME: JAMAICA CT RESIDENCES</p> <p>SHEET TITLE: SITE PLAN</p> <p>SHEET COUNT: 1 OF 7</p> <p>PTS #:</p> <p>SUBMITTAL: 12.10.12</p> <p>REVISION 1:</p> <p>REVISION 2:</p> <p>REVISION 3:</p>

DATE	REVISIONS
	1
	2
	3
	4

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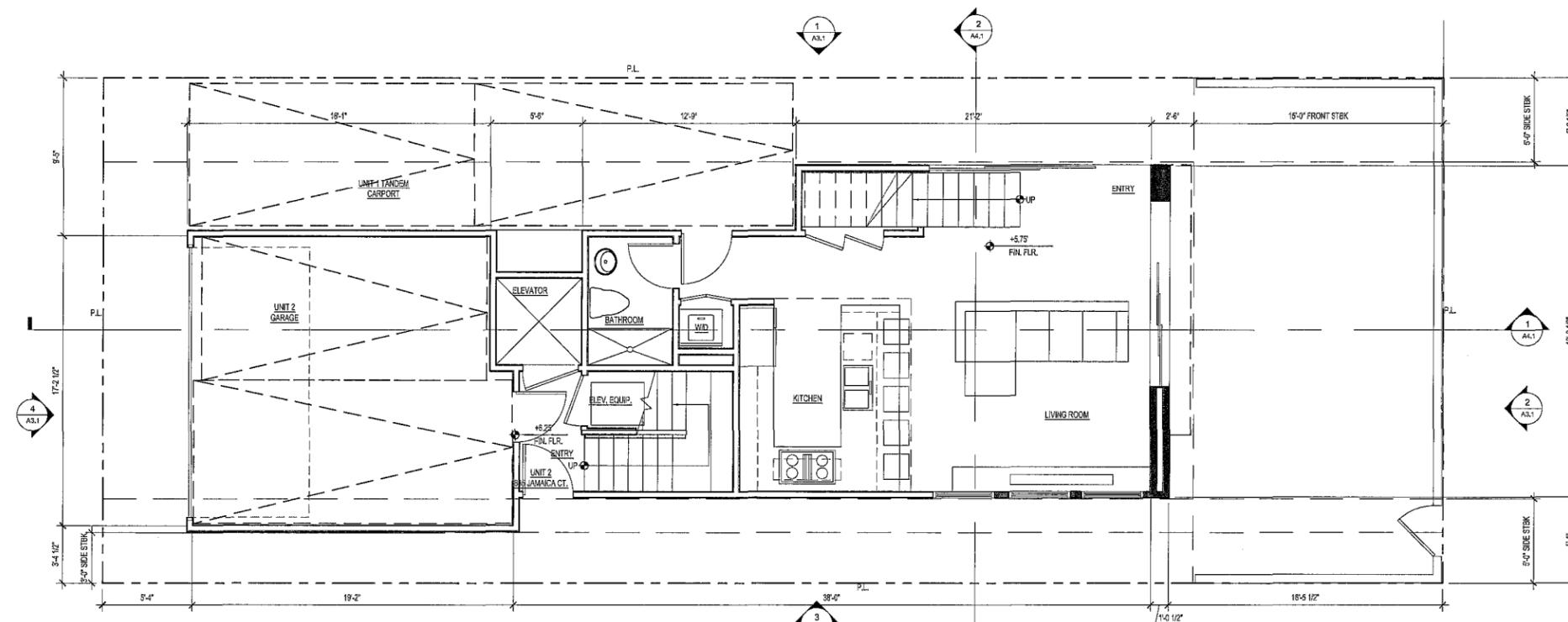
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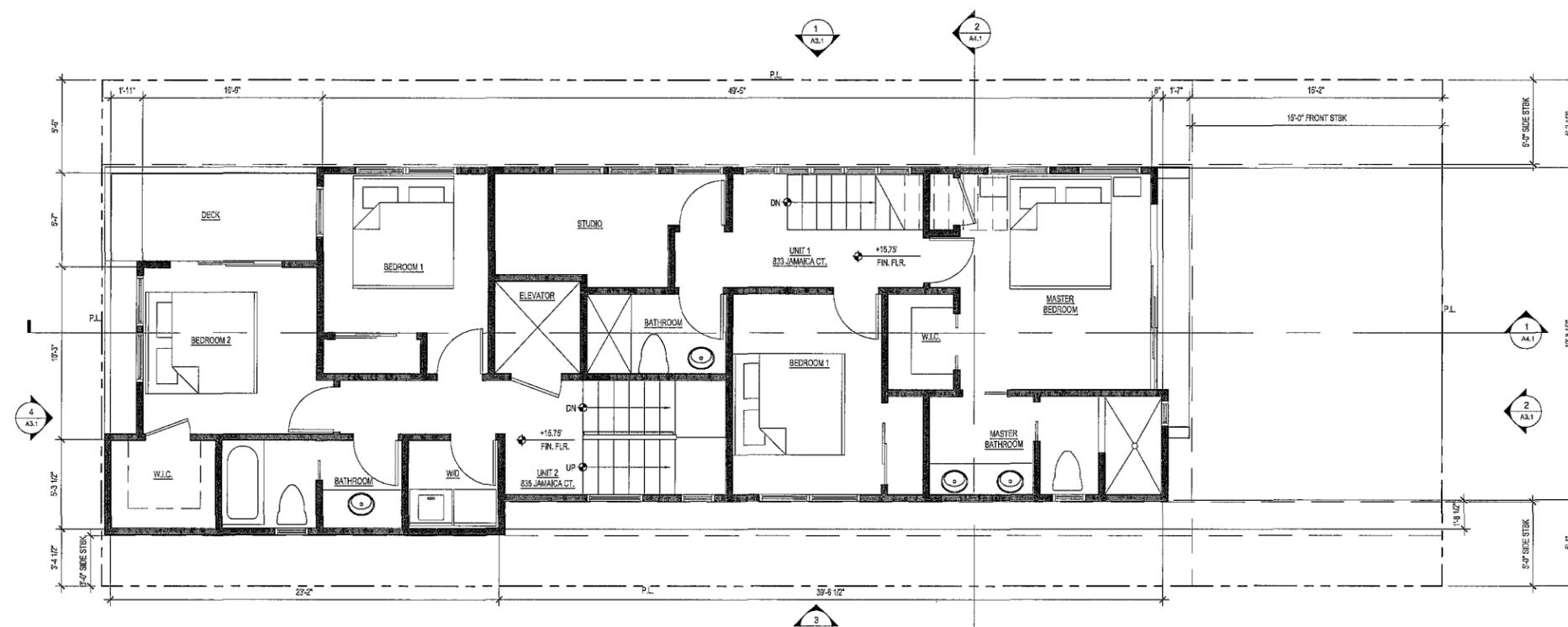
Date:	11.13.12
Job:	1265
Title:	

SITE PLAN

Sheet:



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



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

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FIRST & SECOND LEVEL

PREPARED BY:
 Frontis Studio
 830 MISSOURI ST., #2
 SAN DIEGO CA 92109
 P: 619.537.2078

LEGAL DESCRIPTION:
 Lot D block 104 map 1651

APN:
 422-611-09

PROJECT NAME:
 JAMAICA CT RESIDENCES

SHEET TITLE:
 FIRST LEVEL AND SECOND LEVEL

SHEET COUNT:
 2 OF 6
 PTS #:

SUBMITTAL:
 12.10.12

REVISION 1:

REVISION 2:

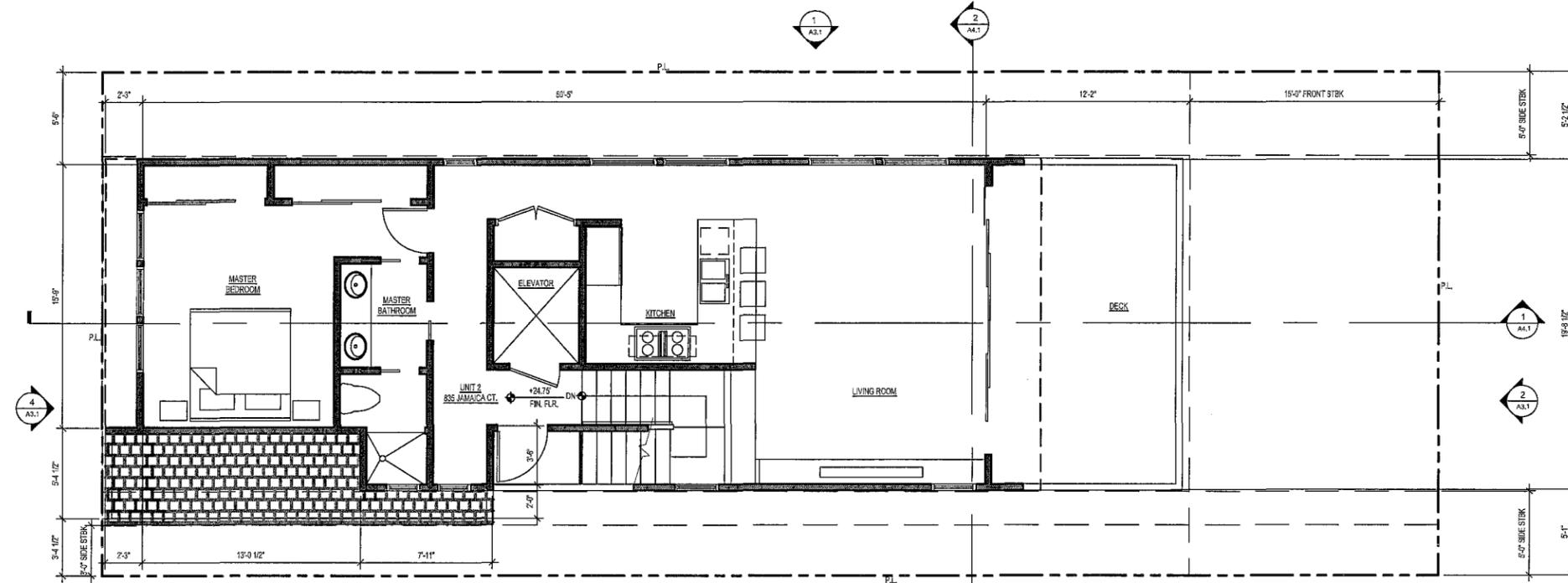
REVISION 3:

Date: 11.11.15
 Job: 1226
 Title:

FIRST & SECOND LEVEL

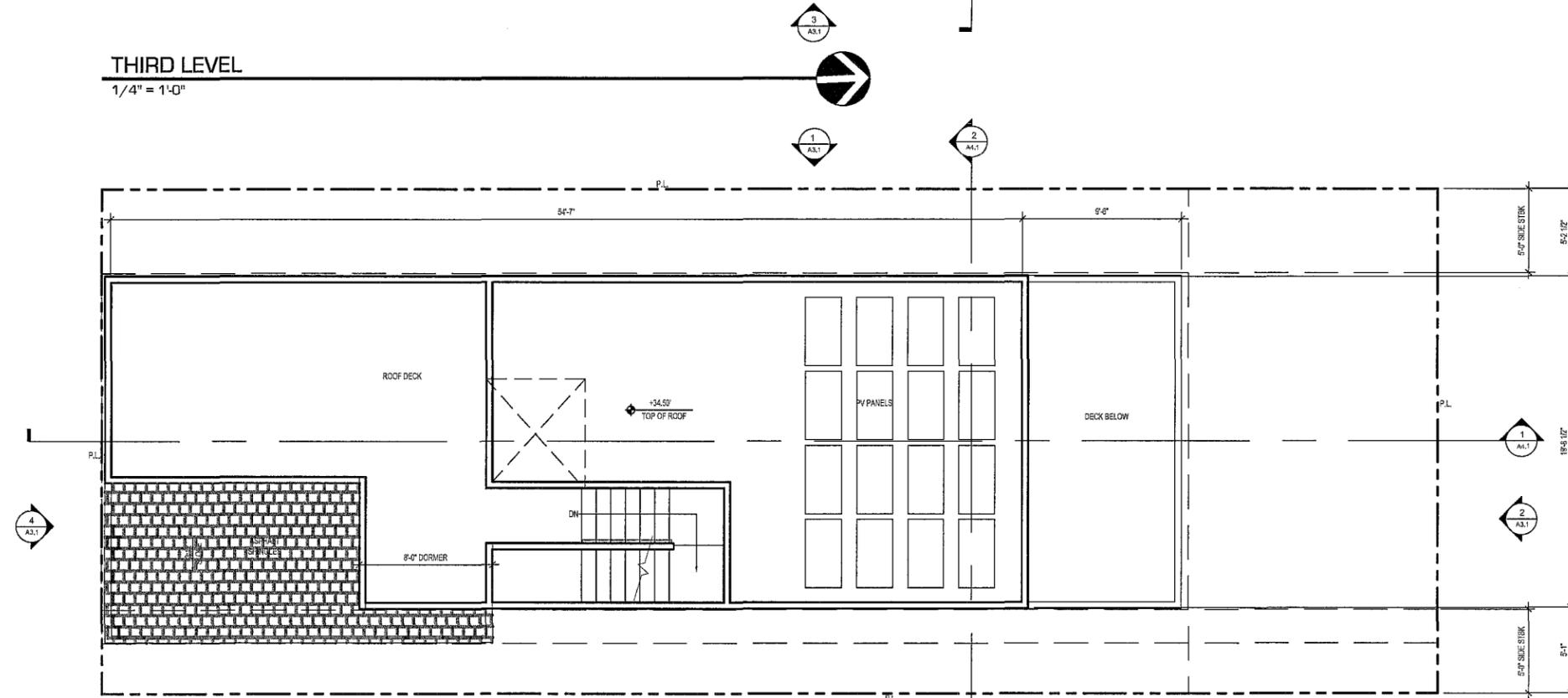
Sheet:

A2.1



THIRD LEVEL

1/4" = 1'-0"



ROOF LEVEL

1/4" = 1'-0"

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Date:	11.11.13
Job:	1229
Title:	THIRD & ROOF LEVEL
Sheet:	A2.2

THIRD & ROOF LEVEL

PREPARED BY:

Frontis Studio
 830 MISSOURI ST. #2
 SAN DIEGO CA 92109
 p: 619.537.2078

LEGAL DESCRIPTION:

Lot D block 104 map 1651

APN:
 423-671-08

PROJECT NAME:
 JAMAICA CT RESIDENCES

SHEET TITLE:
 THIRD LEVEL AND ROOF LEVEL

SHEET COUNT:
 3 OF 6

PTS #:

SUBMITTAL:
 12.10.12

REVISION 1:
 REVISION 2:
 REVISION 3:

DATE	
REVISIONS	
FRONTIS	STUDIO
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Date:	11.11.13
Job:	129
Title:	NORTH AND WEST ELEVATIONS

Sheet:

A3.1

BUILDING ELEVATIONS

PREPARED BY:
Frontis Studio
830 MISSOURI ST. #2
SAN DIEGO CA 92109
P: 619.597.2078

LEGAL DESCRIPTION:
Lot D Block 104 map 1651

APN:
423-971-08

PROJECT NAME:
JAMAICA CT RESIDENCES

SHEET TITLE:
ELEVATIONS

SHEET COUNT:
4 OF 6

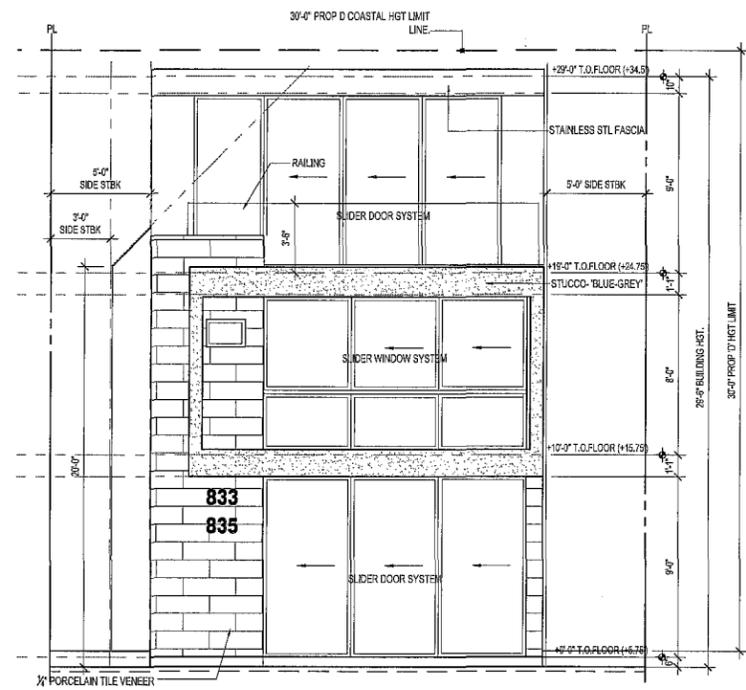
PTS ±:

SUBMITTAL:
12.13.12

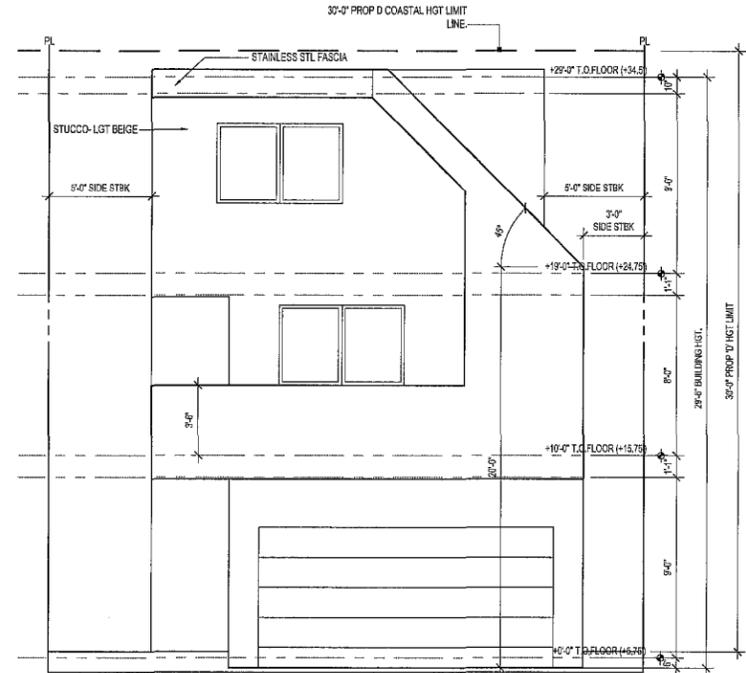
REVISION 1:

REVISION 2:

REVISION 3:

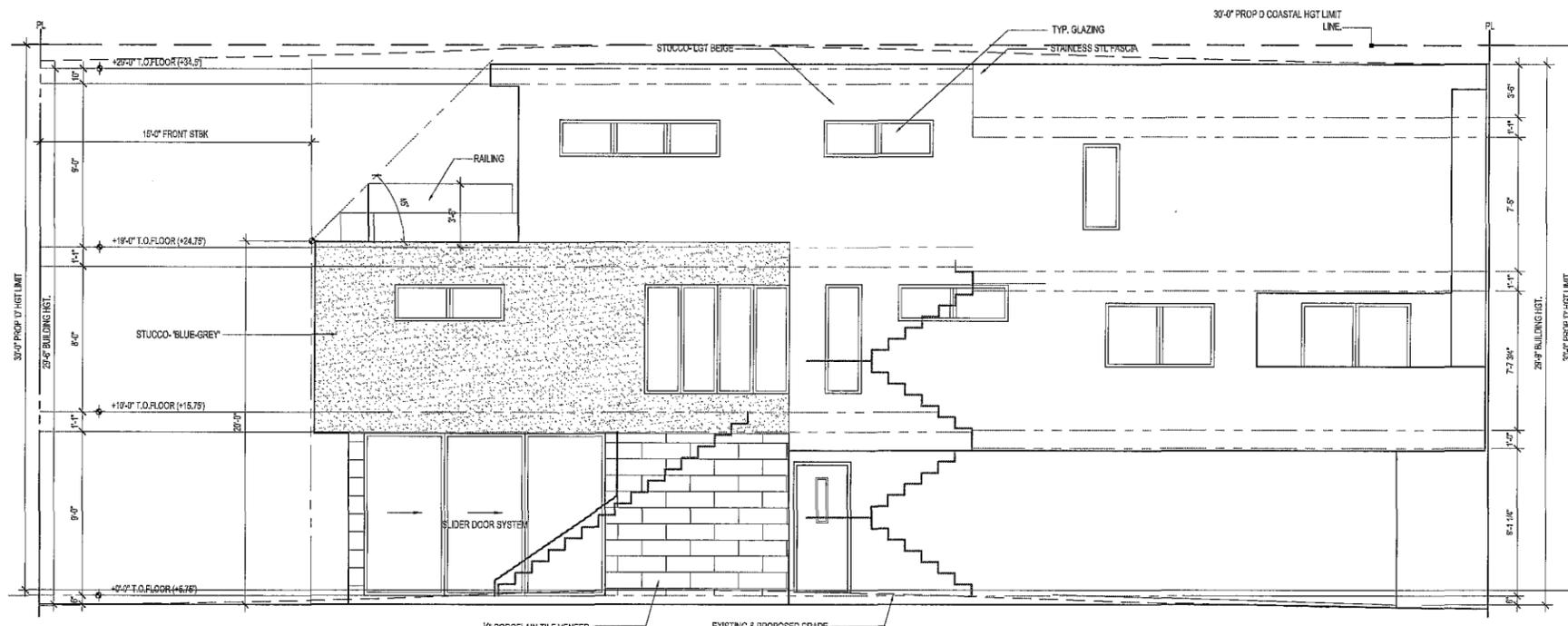


NORTH ELEVATION
1/4" = 1'-0"

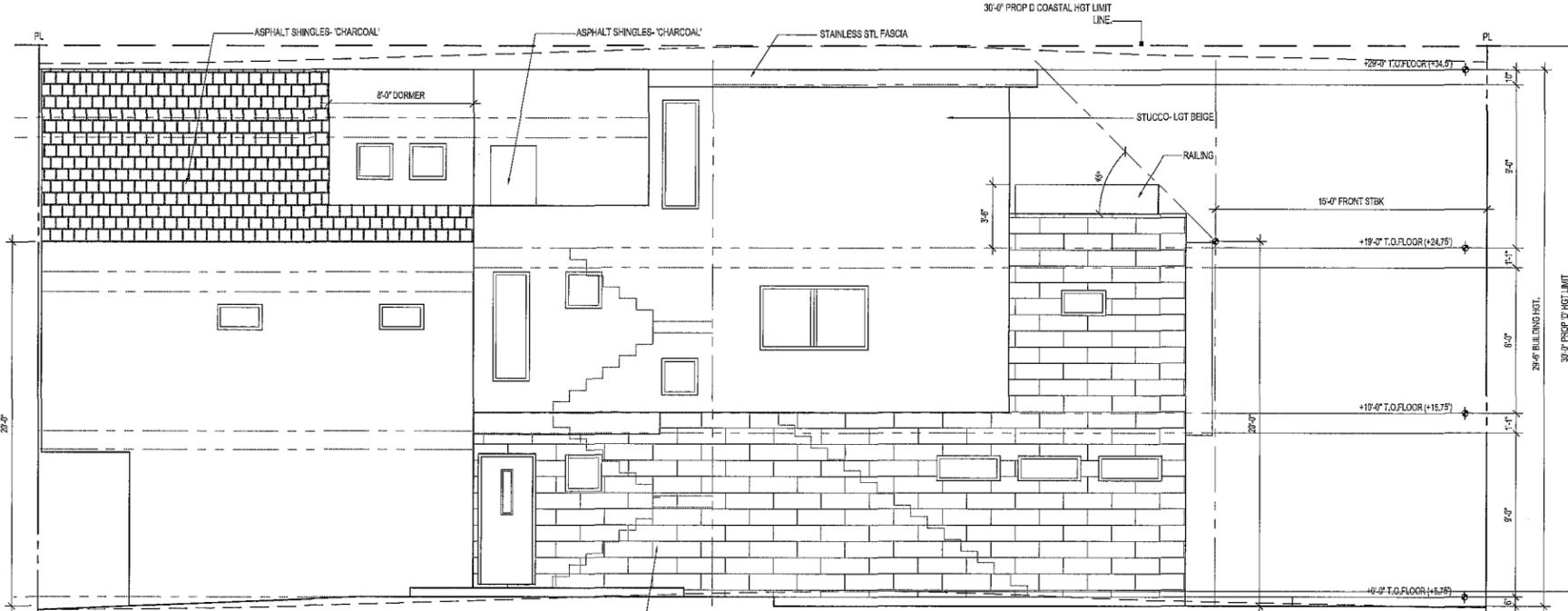


SOUTH ELEVATION
1/4" = 1'-0"

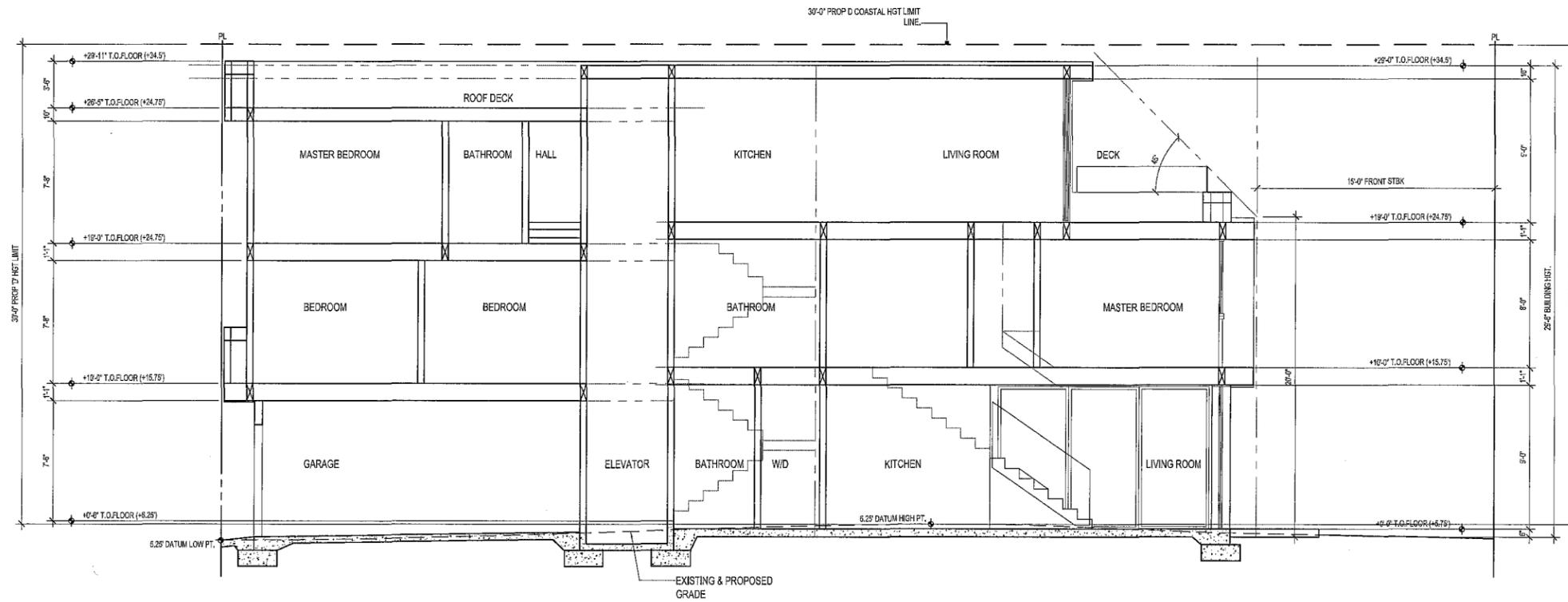
NOTE:
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE, PER D.M.L. 22.



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

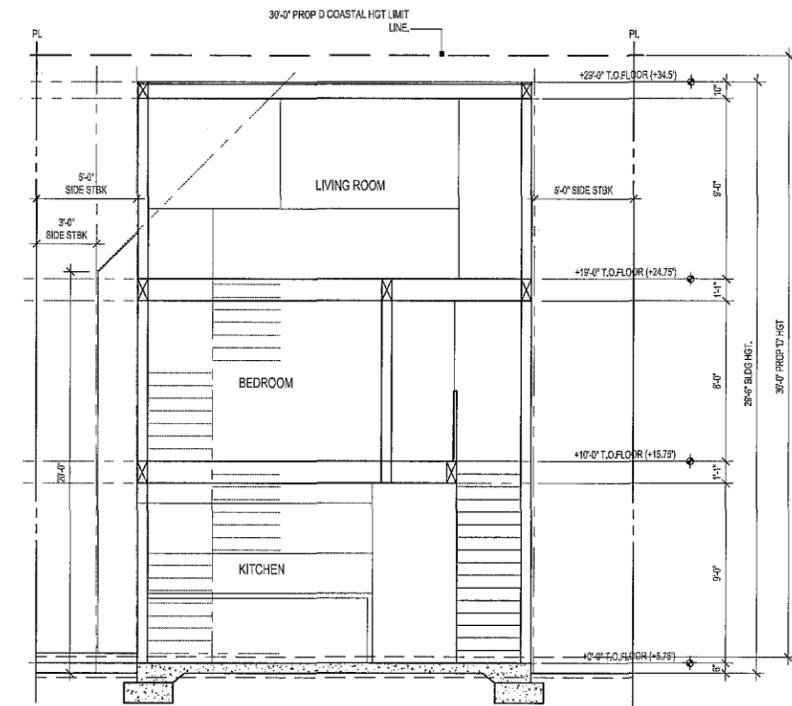


EAST ELEVATION
1/4" = 1'-0"



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

1



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

2

NOTE:
THE HIGHEST POINT OF THE ROOF,
EQUIPMENT, OR ANY VENT, PIPE,
ANTENNA OR OTHER PROJECTION,
SHALL NOT EXCEED 30' ABOVE GRADE,
PER BNL 24.

SITE SECTIONS

PREPARED BY:
Frontis Studio
830 MISSOURI ST., #2
SAN DIEGO CA 92109
p: 616.837.2078

LEGAL DESCRIPTION:
Lot D block 104 map 1651

APN:
423-971-08

PROJECT NAME:
JAMAICA CT RESIDENCES

SHEET TITLE:
SITE SECTIONS-LOT 21

SHEET COUNT:
3 OF 6

PTS #:

SUBMITTAL:
12.10.13
REVISION 1:
REVISION 2:
REVISION 3:

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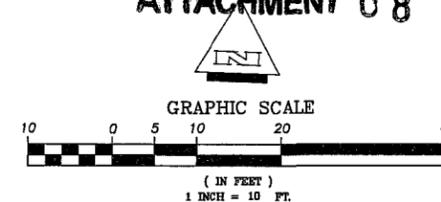
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Date: 11.11.13
Job: 1225
Title: SITE SECTIONS

Sheet:
A4.1



LEGAL DESCRIPTION:

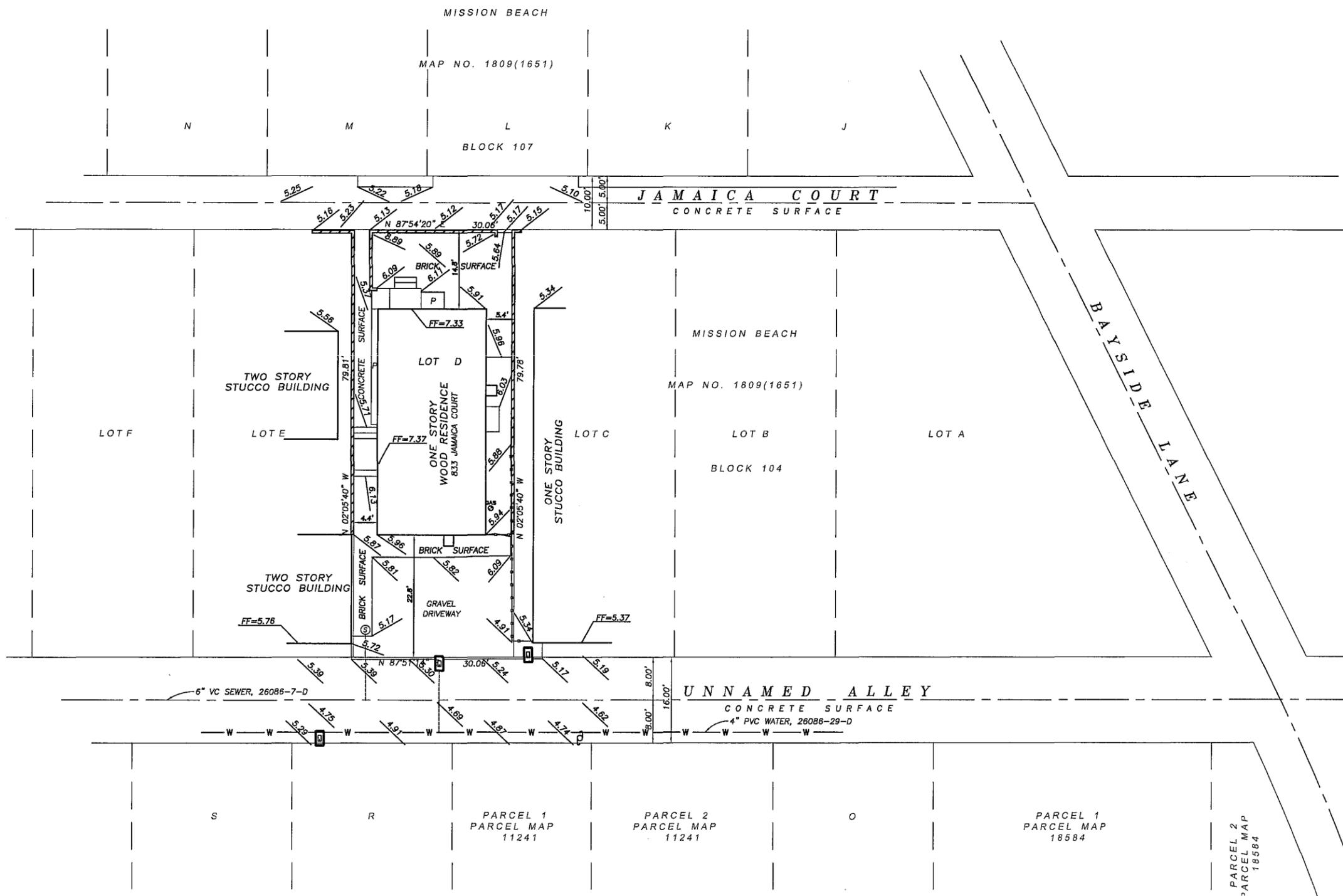
LOT "D" IN BLOCK 104 OF MISSION BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1851, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DIEGO COUNTY, DECEMBER 14, 1914.

BENCH MARK:

CITY OF SAN DIEGO BENCH MARK: STANDARD STREET SURVEY MONUMENT ON THE EASTERLY 4 FOOT LINE AT THE INTERSECTION OF MISSION BOULEVARD AND JAMAICA COURT. ELEVATION = 4.885 M.S.L.

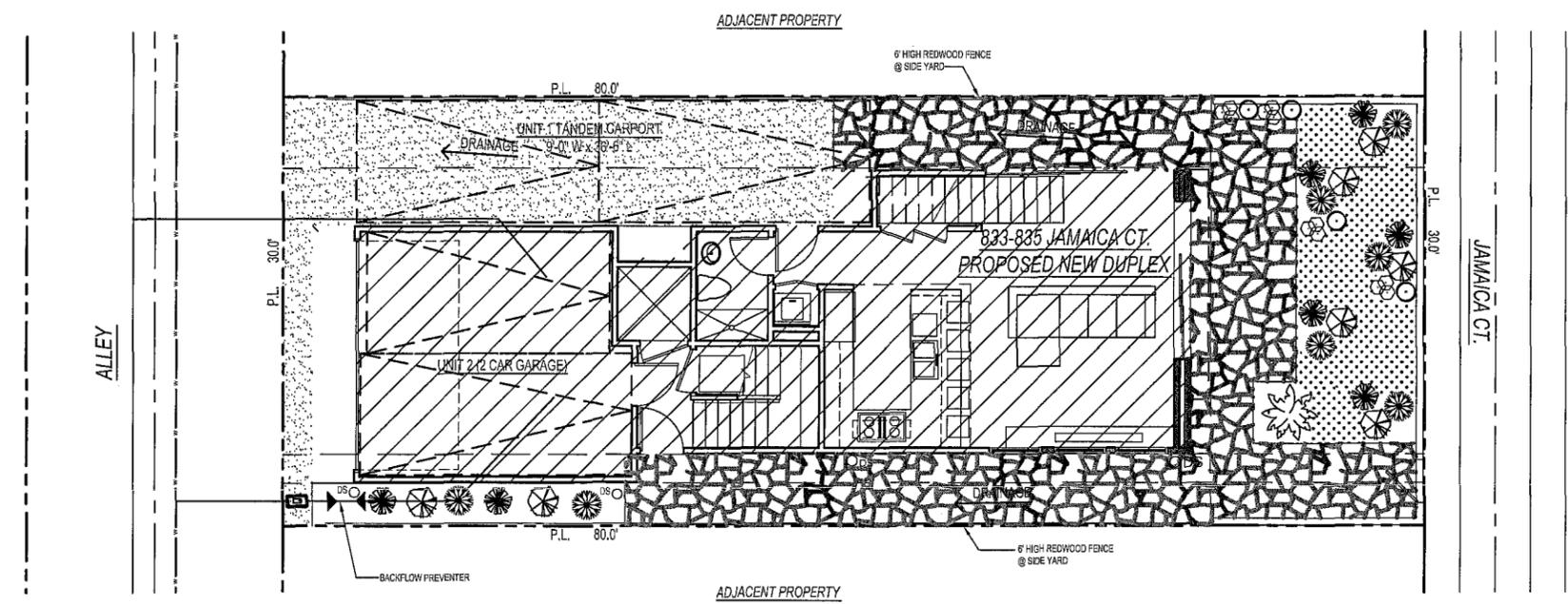
LEGEND:

- INDICATES WATER METER
- INDICATES UTILITY POLE
- INDICATES GAS VALVE/METER
- INDICATES PLANTER
- INDICATES FINISHED FLOOR
- INDICATES WOOD FENCE
- INDICATES WALL
- INDICATES PROPERTY LINE



ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHICAL SURVEY		
For the exclusive use of: MARC CICCHETTO 3365 Ibis Street San Diego, California 92103		
San Diego Land Surveying & Engineering, Inc.		
9885 Chesapeake Drive, Suite 445, San Diego, California 92123-1354 Phone: (858) 585-8382 Fax: (858) 585-4354		
Date: 5-9-2014	Revised: 7-24-2014	Revised:
Scale: 1"=10'	Drawn by: C.H.G.	Sheet 1 of 1 Sheet
Drawing: Jamaica Ct 833 Topo		A.P.N. 423-671-08



LANDSCAPE DEVELOPMENT PLAN
3/16" = 1'-0"

PLANT MATERIAL LEGEND

- SITE LEGEND:**
- AREA OF BUILDING
 - STONE ENTRYWAY PAVERS
 - ASPHALTIC CONCRETE PER CITY STANDARDS

- 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'
 - CHINESE REDBUD - *Cercis chinensis*
mature height: 20'; mature spread: 15'
- MEDIUM GROWING PERENNIAL**
MEDIUM - LARGE SHRUBS: 100% / 5 GAL. / 2.0 points each
- BIRD OF PARADISE (Dwarf)
Sirelitzia Reginae
mature height: 4'; mature spread: 4'
 - WHITE SAGE
Salvia Alpiana
mature height: 3'; mature spread: 3'
 - PONYTAIL PALM
Besnoirea 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'
 - OSCULARIA
Oscularia Deloides
mature height: 1'; mature spread: 2'
 - AURORA
Sedum Rubrotinctum
mature height: 6"; mature spread: 2'
 - CAPE BLANCO
Sedum Spathulifolium
mature height: 6"; mature spread: 2'
- GRASSY GROUND COVER:** — / 100% / SOD
- TURF GRASS

FRONT YARD LANDSCAPING:
MIN. 50% TO BE LANDSCAPED.
FRONT YARD AREA= 450 sq. ft.
LANDSCAPE AREA PROVIDED= 230 sq. ft.
% OF LANDSCAPE COVERAGE= 52%

WATER CONSERVATION STATEMENT	MAINTENANCE RESPONSIBILITY	GENERAL NOTES	LANDSCAPE DEV. PLAN
<p>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:</p> <ol style="list-style-type: none"> AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE HOME OWNER. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED. 	<p>ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT.</p> <hr/> <p>MINIMUM TREE SEPARATION DISTANCE</p> <p>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</p>	<ol style="list-style-type: none"> ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. PROVIDE BUILDING ADDRESS THAT ARE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4). ALL OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED. DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW STREET TREES PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND THE ROOT BALL. 	<p>PREPARED BY: Frontis Studio 830 MISSOURI ST. #2 SAN DIEGO CA 92109 p: 658.837.2078</p> <p>LEGAL DESCRIPTION: Lot D block 104 map 1951</p> <p>APN: 423-871-08</p> <p>PROJECT NAME: JAMAICA CT RESIDENCES SHEET TITLE: LANDSCAPE DEVELOPMENT PLAN SHEET COUNT: 6 OF 6 PTS #: -</p> <p>SUBMITTAL: 12.10.12</p> <p>REVISION 1:</p> <p>REVISION 2:</p> <p>REVISION 3:</p>

REVISIONS

1	
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San Diego, CA 92109
Phone: 658.837.2078
Email: info@frontisstudio.com

Jamaica Duplex

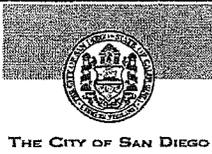
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All ideas, designs, and arrangements indicated on these drawings are the property of FRONTIS STUDIO and are intended to be used in connection with this specific project only and shall not otherwise be used for any other purpose. There shall be no charges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

Date: 11.11.13
Job: 1225
Title: LANDSCAPE DEVELOPMENT PLAN
Sheet:

L1.1



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

**Community Planning
 Committee
 Distribution Form Part 2**

Project Name: 833 JAMAICA DUPLEX	Project Number: 351408	Distribution Date: 1/7/2013
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Project Scope/Location:
 MISSION BEACH *SUSTAINABLE BLDG EXPEDITE PROGRAM* Coastal Development Permit (Process 3) to demolish a 2-unit residential building and construct a 2-unit, 2,639 sq ft residential building located at 833 Jamaica Court. The 2,400 sq ft site is in the Mission Beach Planned District R-S zone of the Mission Beach Community Plan area & Coastal (appealable area). Council District 2. Notice Cards=1.

Applicant Name: Frontis, Scott	Applicant Phone Number: (858) 837-2078
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Project Manager: Black, Laura	Phone Number: (619) 236-6327	Fax Number: (619) 446-5245	E-mail Address: LBlack@sandiego.gov
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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	7	0	—
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below			
<input type="checkbox"/> Vote to Deny			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued

CONDITIONS:
 Tree needs to be 4-5 foot from building under PDD

NAME: MIKE MEYER	TITLE:
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SIGNATURE: Mike Meyer	DATE: 1-22-14
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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.



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**
 JAMAICA CT. DUPLEX

Project Address:
 833 & 835 JAMAICA CT., 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):
 Bill Frontis
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
 815 Manhattan Ct.
City/State/Zip:
 San Diego Ca 92109
Phone No: () 858-488-4127 **Fax No:**
Signature: *Bill Frontis* **Date:** 12.10.13

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):
 Carol Frontis
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
 815 Manhattan Ct.
City/State/Zip:
 San Diego Ca 92109
Phone No: () 858-488-4127 **Fax No:**
Signature: *Carol Frontis* **Date:** 12.10.13

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature: **Date:**

DEVELOPMENT SERVICES
Project Chronology
833 Jamaica Duplex – Project No. 351408

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
01/07/2014	First Submittal	Project Deemed Complete		
02/04/2014	First Assessment Letter		18 days	
07/16/2014	Second Submittal			121 days
07/30/2014	Second Assessment Letter		10 days	
09/02/2014	Third Submittal			21 days
09/19/2014	Third Assessment Letter		13 days	
10/09/2014	Fourth Submittal			14 days
10/16/2014	Fourth Review Completed/ Reviews Complete		5 days	
10/20/2014	Environmental Determination –Exemption- NORA prepared			
11/03/2014	Environmental Determination – Exemption – NORA appeal period end		12 days	
12/03/2014	Hearing Officer - Public Hearing		19 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	77 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		156 days
TOTAL PROJECT RUNNING TIME			233 days = 7.8 months	



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 18, 2014

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	December 3, 2014
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, EXEMPT - PROCESS THREE
PROJECT NO:	<u>351408</u>
PROJECT NAME:	<u>833 JAMAICA DUPLEX</u>
APPLICANT:	Scot Frontis, Frontis Studio
COMMUNITY PLAN AREA:	Mission Beach
COUNCIL DISTRICT:	District Two
CITY PROJECT MANAGER:	Laura C. Black, AICP, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 236-6327 / lblack@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for the demolition of a 2-unit residential building and construction of a three-story, 2,639 square foot duplex located at 833 Jamaica Court. The 2,400 square foot project site is located within the MBPD-R-S zone of the Mission Beach Planned District, FAA Part 77 Notification Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. The proposed project will conform to the City's Sustainable Policies by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). This Application was filed on January 7, 2014.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on October 20, 2014 and the opportunity to appeal that determination ended November 3, 2014.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 working days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004271