



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 12, 2018 REPORT NO. PC-18-041

HEARING DATE: July 19, 2018

SUBJECT: MISSION DUPLEX CDP/MW, Process Three Decision Appeal

PROJECT NUMBER: [547729](#)

REFERENCE: Report to Hearing Officer, Mission Duplex CDP/MW, [HO-18-021](#)

OWNER/APPLICANT: SDDP 2016 Limited, Owner and Golba Architecture, Applicant

SUMMARY

Issue: Should the Planning Commission uphold or deny an appeal of the Hearing Officer's decision to approve the demolition of two existing dwelling units, the construction of a three-story, 3,990-square-foot duplex structure, and subdivision of the parcel to allow the creation of two new residential condominium units, including a waiver to the requirement to underground existing offsite overhead utilities, on a 0.09-acre site located at 2695 Mission Boulevard in the Mission Beach Precise Plan and Local Coastal Program Plan (MBPP) area?

Staff Recommendation: Deny the appeal and uphold the Hearing Officer's decision to Approve Coastal Development Permit No. 1926219 and Map Waiver No. 1943457.

Community Planning Group Recommendation: On October 17, 2017, the Mission Beach Precise Planning Board voted 7-1-0 to recommend denial of the proposed project due to concerns regarding landscape and driveway/parking locations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301(Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 9, 2018, and the opportunity to appeal that determination ended February 26, 2018.

Fiscal Impact Statement: None with this action. All cost associated with the processing of the project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project includes the demolition of two existing residential dwelling units and the construction of two new residential dwelling units. There is no impact to the housing stock.

BACKGROUND

The Mission Duplex project (Project) site is a single, 0.09-acre parcel lot with two existing residential dwelling units located at 2695 Mission Boulevard and 805 San Luis Rey Place in the Mission Beach Planned District (MBPD) R-S Subdistrict (Residential), within Geologic Hazard Category 52 (low risk), Airport Land Use Compatibility Plan-Noise Contour, Airport Influence Area (San Diego International Airport), FAA Part 77 Noticing Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), FEMA Floodway and Floodplain (100 year), as well as the Parking Impact (Coastal and Beach) and Residential Tandem Parking Overlay Zones. The unit addressed as 805 San Luis Rey Place was constructed in 1938 with a driveway and one-car garage access from San Luis Rey Place. The unit addressed as 2695 Mission Boulevard was constructed in 1942 with a driveway and one-car garage accessed from the unnamed alley along the northern property line. Both locations were constructed, at the time, consistent with the Residential (R-2) Zone. The site was incorporated into the MBPD, R-S Subdistrict in 1979. The site is located within the MBPP area and is designated for Residential Land Use with 36 dwelling units per acre. The site could accommodate a total of three units per the land use designation and up to four dwelling units based on the MBPDR-S Subdistrict.

The Project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990-square-foot structure comprised of two condominium dwelling units, Units A and B. Unit A is proposed to be 1,985 square feet and Unit B is proposed to be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and a two-car garage.

On April 4, 2018, the Hearing Officer considered and approved the Project's Coastal Development Permit No. 1926219 and Map Waiver No. 1943457. An appeal of the decision was filed by Deborah Watkins, Chair of the Mission Beach Precise Planning Board on April 16, 2018 (Attachment 2).

DISCUSSION

The following discussion includes the appeal issue as stated by the appellant, followed by staff/applicant consultant responses.

Appeal Issue No. 1: "The MBPPB [Mission Beach Precise Planning Board] denied the project because it violates the Mission Beach Planned District Ordinance ("PDO") regulations in the San Diego Municipal Code ("SDMC") for the following reason driveways and parking are not allowed within required yards for Court, Places or Walks unless exempted in accordance with SDMC Sections [1513.0403\(b\)\(3\)](#) and (7).

The evidence and statements relied upon by the City are contrary to the intent of SDMC Sections [1513.0403\(b\)\(3\)](#) and (7). In addition, the City's Hearing Officer's finding fails to take into consideration that this a demolition of existing structures and the construction of new structures that will replace the

current structures on this parcel site."

Staff Response: The Mission Beach Planned District Ordinance (PDO) Section [1513.0403](#)(b)(3)(B) allows residentially zoned properties to retain legally established vehicular access off Places if said driveway or parking area was legally established prior to February 27, 1964, and if the driveway/parking area continued to exist as of November 17, 2010 (for parking adjacent to and parallel to Mission Boulevard). There is not a regulation in the PDO that requires existing driveways and parking areas along Places to be removed upon redevelopment of the property.

The development proposes to utilize the existing drive aisle access off the unnamed alley leading to a new two-car garage and the existing drive aisle access off San Luis Rey Place leading to a second new two-car garage, both within the legal building footprint and not in the setback. Vehicular access off San Luis Rey Place was legally established in 1938 when the dwelling unit was constructed and remains today. Since the existing vehicular access off San Luis Rey Place meets the criteria in SDMC Section [1513.0403](#)(b)(3), the proposed development may retain the legally established driveway in conformance with the parking regulations of the PDO.

Appeal Issue No. 2: *"The PDO addresses time period limits applicable to new construction into two categories regarding parking requirements under*

1) SDMC Section [1513.0403](#) Parking, Section (3) states that "Parking shall not be permitted in required yards other than interior or rear yards, except as provided herein." "(A) Development between February 27, 1964 and February 1, 1979;" and

2) SDMC Section [1513.0403](#) Parking, Section (3)(B) "Development prior to February 27, 1964.

[See: SDMC Chapter 15, Article 13, Division 4, Pages 3, 4 and 5, which are attached hereto as Exhibit 2.] To clarify, this is new development taking place in 2018, which is after February 1, 1979, and therefore must meet the current PDO requirements."

Staff Response: See Staff Response for Appeal Issue No. 1.

Appeal Issue No. 3: *"Our PDO regulations do not allow parking in the front yard or, in this case, driveway access to a garage for the proposed development. The PDO provisions the Applicant is relying upon were created to allow temporary relief for many properties that had been parking in front yards for years that were cited with front yard parking violations during a zoning compliance sweep of Mission Beach in 1986. At that time, the MBPPB in cooperation with Sheri Car in the City's neighborhood zoning compliance department created an ordinance (Ordinance Number 0-16726) that was enacted on October 13, 1986, to temporarily allow for vehicular parking in front yards to remain under certain conditions for properties built before the PDO was enacted in 1979. [See: Copy of 1986 Ordinance, which is attached hereto and incorporated herewith as Exhibit 3]."*

Staff Response: The project is designed to utilize the existing driveway opening from San Luis Rey Place. The driveway will expand on the parcel to allow access to the new two-car garage. Parking is allowed on the south side of San Luis Rey Place and the project will not result in any loss of on-street

parking. The required off-street parking is garaged within the legal building footprint and not within the setback.

Appeal Issue No. 4: *"This Ordinance was never intended to apply to new development nor has it ever been applied to new development. This is the first proposed development project that has attempted to use this temporary relief ordinance for a new development as if it were intended to "run with the land." This project cannot satisfy its parking requirements any differently than every other new development since our PDO was created in January 1979. The Applicant cannot use the front yard to provide the required parking for its project. To reiterate, our PDO provides that driveways and parking are not allowed within required yards for Courts, Places, or Walks for new developments."*

Staff Response: The required parking is garaged within the legal building footprint and is not located in the setback.

Appeal Issue No. 5: *"An additional concern, to allow automobile ingress and egress onto San Luis Rey Place from the front yard, which is heavily used for pedestrian and vehicular traffic flow unlike the alley at the rear of this project, would create a safety hazard."*

Staff Response: San Luis Rey Place is a 24-foot wide public right-of-way with parking allowed along the south side. The travel way does not include curb, gutter, or sidewalk and is not proposed for expansion or addition improvements. Mission Beach is laid out for pedestrian traffic on the named pedestrian courts.

Appeal Issue No. 6: *"Moreover, the California Coastal Commission's Staff Report dated March 21, 2018, which was prepared for its April 11, 2018 Hearing regarding the demolition of an existing structure and construction of a new structure at 2761 Ocean Front Walk in Mission Beach (Application No. 6-17-0962; W27d), addresses this precise situation. It states at page [1]2 that "[w]hen the existing principal structures on a site are demolished-as is the case with the proposed project -the entire site should be brought into compliance with current requirements, including removal of encroachments."*

Staff Response: The development at 2761 Ocean Front Walk is not related to the Mission Duplex Project. The Coastal Commission comments relate to the patio encroachments along the boardwalk and not vehicular access areas.

Appeal Issue No. 7: *"In addition, the report goes on to point out at page 14 that "[i]n the Mission Beach community the public rights-of-way of the various courts and places, which are generally east-west running streets, as well as yard setbacks of the adjacent properties comprise the community's public view corridors." It is important to point out this site at San Luis Rey Place is one of the many east-west public rights-of-way in the Mission Beach community considered pedestrian access and visual corridor."*

Staff Response: San Luis Rey Place is not a view corridor as identified in the MBPP or the Coastal Overlay Zone regulations per SDMC Section [132.0403\(c\)](#). Deed restricting view corridors areas are conditioned for properties located between the ocean and the first public roadway. Since the project site is not located between the ocean and the first public roadway, this regulation does not apply. Additionally, any potential view along San Luis Rey Place is obstructed by existing residential

dwelling units at the terminus of the right-of-way.

Appeal Issue No. 8: *"Since the Coastal Commission takes a strong stance to limit landscaping that blocks the public view corridor, we are sure they would take a negative stance with cars parked in front yards that would block the public view corridor."*

Staff Response: See Staff Response for Appeal Issue No. 7.

Appeal Issue No. 9: *"Not only is parking access off San Luis Rey Place prohibited under the PDO, the project proposes turning a single car garage into a double. Thus, the driveway is being expanded next to the current driveway. Therefore, the second space would not be covered under the Applicant's proposal."*

Staff Response: The existing driveway opening to the named alley of San Luis Rey Place will remain in its existing size and location, widening inward from the property line to allow access to the new garage. The project will not result in any loss of parking along San Luis Rey Place.

Appeal Issue No. 10: *"Parking access off a Place was last allowed at 804 San Luis Obispo Place in 2004. This exception was allowed because the rear portion of the property butted up against the rear of property on Lido Court. There was no alley as in this instant case. The owners agreed to not park illegally in the driveways but do so on a regular basis."*

Staff Response: The City has permitted driveway access from Places and Lanes. The existing small lot conditions and limited off-street parking will require careful planning on a site by site basis. Existing examples of off-street parking from Places and Courts are not unique and can be found in various locations within the community area including San Fernando Place, San Gabriel Place, Capistrano Place, San Luis Rey Place, San Diego Place, and Ashbury Court.

Appeal Issue No. 11: *"At the October 17, 2017 MBPPB Meeting, Project Reviewer Mike Meyer provided Architect Golba other options for moving the parking to the rear of the structure off the alley."*

1. *There could be an open tandem along the east property line of 9 feet wide off the alley. This would allow an enclosed garage that would be 16 feet wide and the required 3-foot Mission Boulevard required setback.*
2. *You could have the rear garage not have a wall separating each garage unit. Thus, there would be 2 tandem parking spaces without a wall. There is a triplex at 2691 Ocean Front Walk that has one-foot by one-foot columns that support all of the garage area for 6 parking spaces without any interior wall.*
3. *You could move the garage door farther north into the structure for easier access from the alley. Then you could expand the walls of the garage a few feet for easier access in and out of the car. This would allow separate garages while still providing the Mission Boulevard required 3-foot setback.*
4. *There is a triplex building across the street that has the same problem. This building is on a lot very similar in dimension to the subject property and was built about 15 years ago. They have 27 feet access along the alley. They have the same 3-foot setback along Mission Boulevard. They created 6*

parking spaces. The address of the building is 2696 Mission Boulevard, 740 Asbury Court and 741 Asbury Court. They did an open tandem; there is an access lane that 2 units use. It appears that there are 2 single garages with an open parking space in front of each garage."

Staff Response: The applicant's proposed parking is allowable under SDMC Section [1513.0403](#)(3)(B), Parking.

Appeal Issue No. 12: *"This is a bad precedent to allow driveway and parking on an existing structure that is being demolished. There are other options that can be taken on the rear of the building. With the Coastal Commission being very strict the last few years concerning public view corridors in Mission Beach, we think it alone would veto any driveways and parking to remain that blocks public view corridors. Any fences that are in violation on the Court can be removed. But cars do not disappear over the years on driveways and parking."*

Staff Response: The proposed off-street parking for the Mission Duplex was reviewed against the required parking requirements, the PDO, and the MBPP's Goals and Recommendations. The MBPP's Vehicular Parking Element identifies "the lack of adequate off-street parking facilities is one of the most critical problems facing Mission Beach." The goal is the provision of increased residential, commercial and recreational parking to reduce the serious deficit that presently exists.

The project as designed will provide one driveway access from the alleyway and one driveway access from San Luis Rey Place. Both locations are pre-existing (1938 and 1942) and will lead to two-car garages, where currently one off-street garage space exists for each unit. The PDO does not require the driveway access rights to be relinquished with the redevelopment of the site.

Off-street parking from Places and Courts are not unique and can be found in various locations within the community area including San Fernando Place, San Gabriel Place, Capistrano Place San Luis Rey Place, San Diego Place, and Ashbury Court.

The project site is adjacent to Mission Boulevard, 500-feet west of Mission Bay and 1,080-feet west of the Pacific Ocean. The site is not within the first public roadway and neither San Luis Rey Place nor the unnamed alley are dedicated view corridors under the MBPP.

The project as designed provides two, two-car garage spaces reducing the parking deficiency and utilization of on street parking.

Conclusion: Staff recommends that the Planning Commission deny the appeal and uphold the Hearing Officer's decision to approve Coastal Development Permit No. 1926219 and Map Waiver No. 1943457 as the project meets all applicable development regulations and policies.

ALTERNATIVES


1. Uphold the Hearing Officer decision to Approve Coastal Development Permit No. 1926219 and Map Waiver No. 1943457, with modifications.

2. Approve the project appeal and Deny Coastal Development Permit No. 1926219 and Map Waiver No. 1943457, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Michelle Sokolowski
Deputy Director
Development Services Department



Karen Bucey
Development Project Manager
Development Services Department

Attachments:

1. Report to the Hearing Officer, Mission Duplex CDP/MW, Report No. [HO-18-021](#)
2. Copy of Appeal
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Draft Map Waiver Resolution with Findings
6. Draft Map Waiver Conditions
7. Project Plans
8. Site Vicinity Photos



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 28, 2018 REPORT NO. HO-18-021

HEARING DATE: April 4, 2018

SUBJECT: Mission Duplex Coastal Development Permit Process Three Decision

PROJECT NUMBER: [547729](#)

OWNER/APPLICANT: SDDP 2016 Limited, Owner, Golba Architecture, applicant

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit for the demolition of two existing dwelling units and the subdivision for the creation of two new condominium dwelling units and a waiver to undergrounding utilities on a 0.09-acre site located at 2695 Mission Boulevard in the Mission Beach Precise Plan and Local Coastal Program Plan (MBPP) area?

Staff Recommendations:

1. Approve Coastal Development Permit No. 1926219.
2. Approve Tentative Map Waiver No. 1943457.

Community Planning Group Recommendation: On October 17, 2017 the Mission Beach Precise Planning Board voted 7-1-0 to recommend denial of the proposed project with recommendations (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301(Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 9, 2018, and the opportunity to appeal that determination ended February 26, 2018.

BACKGROUND DISCUSSION

The Mission Duplex project (Project) site is a 0.09-acre parcel lot with two existing residential dwelling units located at 2695 Mission Boulevard (Attachment 1) in the Mission Beach Plan District Residential (MBPD-R-S) and the Coastal (Appealable) Overlay Zones. The site is located within the MBPP area and is designated for Residential Land Use with 36 dwelling units per acre (Attachment 2). The site could accommodate a total of three units per the land use designation and up to four dwelling units based on the Base Zone.

The residential development in the vicinity of the site consists of one-, two-, and three-story structures and a mix of single dwelling unit and multiple dwelling unit structures (Attachment 3). The site is located 500 feet west of Mission Bay, 1,080-feet east of the Pacific Ocean, within the 100-year floodplain but is not located between the sea and the first public roadway paralleling the sea. The project site is a developed, flat graded lot approximately five feet above Mean Sea Level.

The dwelling units on site were developed in 1938. The San Diego Municipal Code (SDMC) Section 143.0212 requires that structures 45 years old or older are reviewed for potentially historic significance and eligible for designation under one or more designation criteria. The 80-year old structures were reviewed earlier by the City (Project No. 539417) and found to not meet local designation criteria as an individually significant resource under any adopted Historic Resource Board Criteria.

On May 5, 2017, the City deemed complete the Project's application for a Coastal Development Permit (CDP) for the demolition of two existing dwelling units, the construction of two new dwelling units, a Tentative Map Waiver for condominium creation, and a waiver to undergrounding utilities. A CDP is required per SDMC Section 126.0707(b) and a Tentative Map Waiver is requested per SDMC Section 125.0120(b).

PROJECT DESCRIPTION

The Project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium dwelling units, Units A and B. Unit A is proposed to be 1,985-square-feet and Unit B is proposed to be 2,005-square-feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and a two-car garage. The Project would provide a varied home type as well as individual ownership opportunity in the area.

The site is located 500 feet west of Mission Bay and 1,080-feet east of the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The site does not contain existing or proposed public accessway to the beach, view corridors, viewsheds, intermittent or partial vista views, or scenic overlooks. The site is adjacent to San Luis Rey Place which provides a limited framed view of Mission Bay. The project as designed will be developed entirely on private property and will not encroach on the view with structures or landscaped vegetation greater than three feet in height.

The MBPP's Residential Element identifies for the continuation of the existing medium-density character of Mission Beach exemplified by the overall low profile and random mix of housing types and styles. As noted earlier, the MBPP Land Use designation for the site and surrounding area is Residential at a density of 36 dwelling units per acre. The land use would allow three units on the 0.09-acre site and the Project conforms to the land use density.

The MBPP's Community Amenities Element goal is the enhancement of the quality of the physical environment of Mission Beach by upgrading the existing community and encouraging attractive development in the future including design, materials, colors, textures, building shape, roof shape, ornamental treatment, site placement, fencing, screening, landscaping, building relationships and lighting. The Project's proposed architectural style is coastal contemporary with a flat roof, north and south facing decks, articulated façade, architectural projections, and varied building materials to provide interest and break up the massing and presence on the street frontages.

Community Planning Group Recommendation

On October 17, 2017 the Mission Beach Precise Planning Board (MBPPB) voted 7-1-0 to recommend denial of the proposed project with the Board recommending that 1) Palm trees along San Luis Rey Place must be moved four to five feet from the primary structure; and 2) driveways and parking are not allowed within required yards for Courts, Places or Walks unless exempted in accordance with SDMC Sections 1513.0403(b)(3) and (7).

Pursuant to SDMC Section 1513.0402(a) Landscaping, provides that landscaping located within the required yards for Places shall protect pedestrian view corridors by emphasizing canopy trees that reach a height of 24 feet at maturity and ground cover. Landscaping materials shall not encroach or overhang into the Courts and Places rights-of-way and view corridors. Mature trees shall be maintained so that branches do not encroach below a height of 8 feet above the finish surface or finished grade, as measured at the trunk. Any trees proposed in the required yard areas along Places, shall be limited to no more than two trees which shall be planted within 4 and 5 feet of the primary structure. The proposed landscape along San Luis Rey Place includes two palm trees that are located out of the street side setback, condition to be maintained with a canopy no lower than eight-feet above grade, and will not overhang into San Luis Rey Place.

Regarding the proposed driveway and parking off of San Luis Rey Place, the MBPD regulations, SDMC Sections 1513.0403(b)(3) and (7), limit driveways and parking on Courts, Places, or Walks unless exempted. The MBPPB opposes the driveway and parking design because the project is new construction not an existing pre- February 27, 1964 structure. City staff has reviewed the project design against the driveway configuration from the 1938 constructed development. The new construction is exempted from SDMC Section 1513.0403(b)(3) (B) For properties where any legal development, redevelopment or improvement created or enlarged floor area on the premises and the yard was being used for parking on or before February 27, 1964, parking shall be permitted within yards abutting Courts, Places, or Mission Boulevard and are not required to provide additional landscaping or the fencing separation.

Waiver of the requirement to Underground Utilities

There are existing off-site overhead utilities within the alley abutting the Project site. Pursuant to SDMC section 144.0240(b)(5), the applicant has requested a waiver of the requirement to underground existing overhead utility facilities. The project qualifies for a waiver from the requirement to underground these facilities in accordance with SDMC section 144.0242(c)(1)(B) in that the conversion involves a short span of overhead utilities , approximately one linear foot, less than a full block in length, and would not represent a logical extension to an underground facility. The Project's onsite utilities to serve the new residential units are required, and as conditioned the Tentative Map Waiver, to be undergrounded to the satisfaction of the City Engineer.

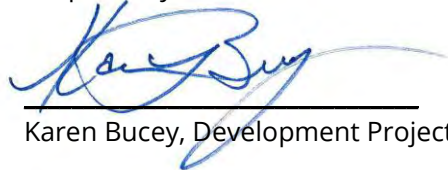
CONCLUSION

Staff has reviewed the application for the Coastal Development Permit and Tentative Map Waiver and has determined that the project complies with all previously approved entitlements and all applicable regulations and policy documents. Staff has provided draft findings and draft conditions to support approval of the project (Attachments 4-7). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1926219 and Tentative Map Waiver No. 1943457 with modifications.
2. Deny Coastal Development Permit No. 1926219 and Tentative Map Waiver No. 1943457, if the findings required to approve the project cannot be affirmed.

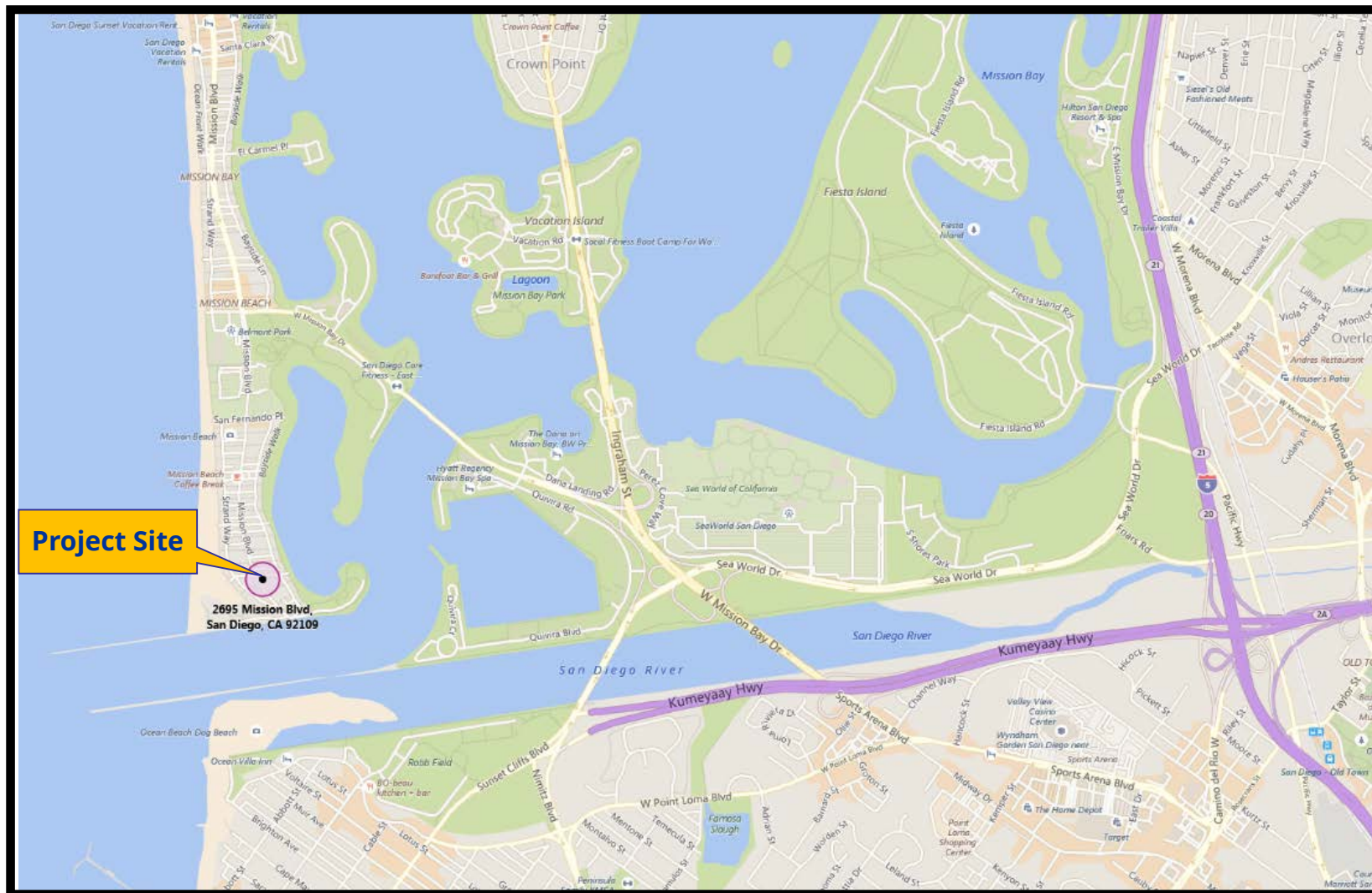
Respectfully submitted,

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

Karen Bucey, Development Project Manager

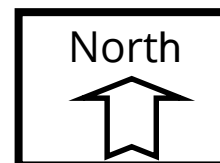
Attachments:

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



Project Location Map

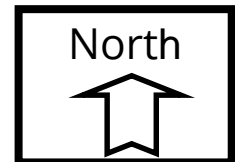
Mission Duplex; Project No. 547729
2695 Mission Blvd, San Diego, CA 92109





Community Plan Land Use Map

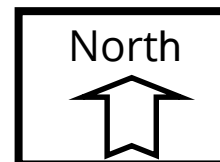
Mission Duplex; Project No. 547729
2695 Mission Blvd, San Diego, CA 92109





Aerial Photo

Mission Duplex; Project No. 547729
2695 Mission Blvd, San Diego, CA 92109



HEARING OFFICER RESOLUTION NO. HO-7089
COASTAL DEVELOPMENT PERMIT NO. 1926219
MISSION DUPLEX PROJECT NO. 547729

WHEREAS, SDDP 2016 LIMITED, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish two existing dwelling units and construct two condominium units with a combined floor area of 3,990 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1926219), on portions of a 0.09-acre site;

WHEREAS, the project site is located at 2695 Mission Boulevard in the Mission Bay Planned District Residential (MBPD-R-S) Zone and Coastal Overlay (Appealable) Zone within the Mission Beach Precise Plan and Local Coastal Program Addendum area;

WHEREAS, the project site is legally described as Lot H of Block 10 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego, December 14, 1914, altered Map No. 1809;

WHEREAS, on February 9, 2018, 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 Sections 15301(Existing Facilities) and 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;

WHEREAS, on April 4, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1926219 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated April 4, 2018.

FINDINGS:

COASTAL DEVELOPMENT PERMIT (San Diego Municipal Code Section 126.0708)

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

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985 square feet and

Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean. The property is not located between the sea and the first public roadway parallel to the sea. The site is not a physical access way or view corridor, and therefore will not encroach upon any physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the Mission Bay Community Plan and Local Coastal Program.

The project proposes a maximum building height of 30 feet, consistent with the Coastal Height Limitation Overlay Zone. The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to meet the development regulations and would enhance and protect any public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985 square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean. The project site is a developed, flat graded parcel lot approximately five feet above Mean Sea Level, and is within the 100-year floodplain. The property is not within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and does not contain any type of Environmental Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction). Therefore, the proposed coastal development would not adversely affect any 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 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985 square feet and

Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage. The Mission Beach Community Plan's Land Use designation for the site is Residential at a density of 36 dwelling units to the acre. The 0.09-acre site could support up to three dwelling units. The proposed duplex is consistent with the Community Plan Land Use designation. Additionally, the site is within the MBPD-R-S Zone allows up to four residential units and provides development regulations.

The Mission Beach Planned District Landscape regulations in SDMC Section 1513.0402(a)(2) dictates mature trees shall be maintained so that branches do not encroach below a height of eight feet above the finish surface or finished grade, as measured at the trunk. Any trees proposed in the required yard areas along Places shall be limited to no more than two trees which shall be planted within 4 and 5 feet of the primary structure. The proposed landscaping for the site will include two brown trunk palm trees placed between four and five feet from the structure on San Luis Rey Place. The palm tree canopies will be maintained above eight feet from finished grade to along San Luis Place consistent with the landscape regulations.

The Mission Beach Planned District SDMC Section 1513.0403(b)(7) provides parking guidelines for Place named right-of-ways. Specifically, parking shall not be permitted in required yards other than interior or rear yards, except as provided herein. (B) Development prior to February 27, 1964. For properties where any legal development, redevelopment or improvement created or enlarged floor area on the premises and the yard was being used for parking on or before February 27, 1964, parking shall be permitted within yards abutting Courts, Places, or Mission Boulevard and are not required to provide additional landscaping or the fencing separation. The site was developed in 1942 and was configured with parking off of San Luis Rey Place and is exempt from the planned district parking prohibition off of San Luis Rey Place.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The project site is previously graded and flat at approximately five feet above Mean Sea Level and is located within the 100-year floodplain. The habitable portions of the structure is proposed to be raised to eight feet, a minimum of two feet above the project site FEMA Base Flood Elevation. The property is not within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in SDMC Section 113.0103.

The project is not within a coastal view corridor and does not include an existing or proposed public access way. The site will be developed entirely within the private property and will not impact a view corridor or encroach upon any coastal access way consistent with the Local Coastal Program land use plan.

The Mission Beach Community Plan's Residential Element calls for the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The proposed height of the structure is 30 feet, which complies with the regulations of the Coastal Height Limitation Overlay Zone. The bulk and scale of the project is reduced by offsetting planes along the

Mission Boulevard and San Luis Rey Place frontages and multiple decks and architectural projections breaking up the massing.

The project is not requesting nor does it require any deviations or variances from the applicable regulations. Therefore the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

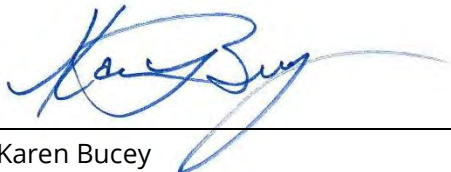
4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter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

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985 square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean. The property is not located between the sea and the first public roadway parallel to the sea. The site will be development entirely within private property, consistent with the recommended land use and development regulations and does not require any deviations or variances for development. The development will not encroach upon any existing physical access way used by the public nor will it adversely affect any future physical public access way. Therefore, the public access and recreation policies of Chapter 3 of the California Coastal Act are not applicable to the proposed development.

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. 1926219 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's 1926219 a copy of which is attached hereto and made a part hereof.



Karen Bucey
Development Project Manager
Development Services

Adopted on: April 4, 2018

IO#: 24007268

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007268

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1926219
MISSION DUPLEX PROJECT NO. 547729
HEARING OFFICER

This Coastal Development Permit No. 1926219 is granted by the Hearing Officer of the City of San Diego to SDDP 2016 LIMITED, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0708. The 0.09-acre site is located at 2695 Mission Boulevard, in the Mission Bay Planned District Residential (MBPD-R-S) Zone and Coastal Overlay Zone (Appealable) Zone within the Mission Beach Precise Plan and Local Coastal Program Addendum area. The project site is legally described as Lot H of Block 10 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego, December 14, 1914, altered Map No. 1809.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two existing dwelling units and construct two condominium units with a combined floor area of 3,990-square-feet described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated April 4, 2018, on file in the Development Services Department.

The project shall include:

- a. The demolition of two existing dwelling units and construction of two, three-story condominium units with garages and decks as follows:
 - Unit "A," a 1,913-square-foot dwelling unit with 322-square-foot of second and third story decks and 472-square-foot garage. The first floor consists of bedroom, bathroom, laundry, storage, and two-car garage. The second story consists of three-bedrooms, two-bathrooms and two decks. The third floor consists of family room, dining room, kitchen, den, two decks, and two-half bathrooms.
 - Unit "B," a 2,005-square-foot dwelling unit with 146-square-foot of second and third story decks and 433-square-foot garage. The first floor consists of bedroom, bathroom, laundry, storage, and two-car garage. The second story consists of three-bedrooms, two-bathrooms and two decks. The third floor consists of family room, dining room, kitchen, den, two decks, and two-half bathrooms.

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 18, 2021 (pending California Coastal Commission appeal period).
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 construction 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.

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

13. Prior to issuance of any construction permit for a building structure, the Owner/Permittee shall provide noise attenuation to ensure an interior noise level of 45 dB CNEL for all habitable rooms.

Prior to issuance of any construction permit for a building structure, the Owner/Permittee shall provide a No FAA Notification Self-Certification Agreement (City Form DS-503).

ENGINEERING REQUIREMENTS:

14. This Coastal Development Permit No. 1926219 shall comply with all Conditions of the Tentative Map Waiver No. 1943457.
15. The project proposes to export 5 cubic yards of material from the project site. All excavated material listed to be 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.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, adjacent to the site on Mission Boulevard, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb and gutter, with current City Standard curb, and gutter along the property frontage on Mission Boulevard, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing damaged alley apron with full width concrete alley, per current City Standard, satisfactory to the City Engineer.
19. The Owner/Permittee shall flood proof the garage. The flood proofed garage must be constructed to meet the requirements of the Federal Insurance Administration's Technical Bulletin 3-93. Additionally, a registered civil engineer or architect must certify prior to occupancy that those requirements have been met, satisfactory to the City Engineer.
20. Prior to any final inspection, the Owner/Permittee shall process a "Non-Conversion Agreement" for the garage area, subject to inundation.
21. The Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
22. The Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of flood waters.
23. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

24. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

25. 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.

GEOLOGY REQUIREMENTS:

26. Prior to the issuance of any construction permits (either grading or construction permits), the Owner/Permittee shall submit a geotechnical investigation report or addendum that specifically addressed the proposed construction plans. The geotechnical investigation report or addendum shall be reviewed for adequacy by the Geology Section of Development services prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per San Diego Municipal Code Section 142.0403(b)(5).

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

29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace 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.

30. The Owner/Permittee shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in Section §132.0403(e) of the Land Development Code, Coastal Overlay Zone Regulations. Landscaping materials shall not encroach or overhang into the Courts and Places rights-of-way below a height of eight feet above the finish surface or finish grade, as measured at the trunk [§1513.0402(a)(2)].

PLANNING/DESIGN REQUIREMENTS:

31. Owner/Permittee shall maintain the required number of 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.

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

33. Prior to the issuance of any construction permit, all proposed private sewer facilities within a public ROW or public easement must be located and labeled on an approved City Construction Record Drawing (D-sheet) so as to clearly convey all of the following: the sewer line's status as "PRIVATE"; its location relative to the nearest parallel property line; and its authorization to encroach (i.e. the approved EMRA #).

34. Should circumstances within the limits of the public alley dictate that the cover over the proposed private lateral must be less than 3 feet, the lateral shall be constructed using extra strength vitrified clay pipe which has been fully encased in concrete.

35. Prior to any final inspection, the Owner/Permittee shall provide CC&Rs for the operation and maintenance of the private common sewer lateral in a manner satisfactory to the Public Utilities Director and the City Engineer.

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 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 of the City of San Diego on April 4, 2018 and HO-7089.

ATTACHMENT 5

Permit Type/PTS Approval No.: CDP No. 1926219
Date of Approval: April 4, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
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.

SDDP 2016 LIMITED
Owner/Permittee

By _____
Ted Montag
President

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____
A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. 1943457 FOR
MISSION DUPLEX - PROJECT NO. 547729

WHEREAS, SDDP 2016 Limited, Subdivider, and Christensen Engineering & Surveying, Surveyor, submitted an application with the City of San Diego for Map Waiver No. 1943457, to waive the requirement for a Tentative Map for construct two condominium units with a combined floor area of 3,990 square feet and to waive the requirement to underground existing offsite overhead utilities. The project site is located 2695 Mission Boulevard in the Mission Beach Planned District Residential (MBPD-R-S) Zone, Coastal (Appealable) Overlay, Airport Land Use Compatibility Plan Noise Contour, Airport Influence, FAA Part 77 Noticing Area, Coastal Height Overlay, FEMA Floodplain, Parking (Beach and Coastal) Impact, Residential Tandem Parking, and within the Mission Beach Precise Plan and Local Coastal Program Addendum. The property is legally described Map thereof No. 1651, filed in the Office of the County Recorder of San Diego, December 14, 1914, altered Map No. 1809; and

WHEREAS, the Subdivider proposes the subdivision of a 0.085-acre site into one (1) lot for two residential condominium units; and

WHEREAS, on February 9, 2018, 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 Guidelines Sections 15301 (Existing Facilities) and 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; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is two; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(B) based on the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on April 4, 2018, the Hearing Officer of the City of San Diego considered Map Waiver No. 1943457, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 and 144.0242 of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1943457:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985 square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The Mission Beach Community Plan's Land Use designation for the site is Residential at a density of 36 dwelling units to the acre. The 0.09-acre site could support up to three dwelling units. The proposed duplex is consistent with the Community Plan Land Use designation. Additionally, the site is within the MBPD-R-S Zone allows up to four residential units and provides development regulations.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The project site is previously graded and flat at approximately five feet above Mean Sea Level and is located within the 100-year floodplain. The habitable portions of the structure is proposed to be raised to eight feet, a minimum of two feet above the project site FEMA Base Flood Elevation. The property is not within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in SDMC Section 113.0103.

The Mission Beach Planned District Landscape regulations in SDMC Section 1513.0402(a)(2) dictates mature trees shall be maintained so that branches do not encroach below a height of eight feet above the finish surface or finished grade, as measured at the trunk. Any trees proposed in the required yard areas along Places shall be limited to no more than two trees which shall be planted within 4 and 5 feet of the primary structure. The proposed landscaping for the site will include two brown trunk palm trees placed between four and five feet from the structure on San Luis Rey Place. The palm tree canopies will be maintained above eight feet from finished grade to along San Luis Place consistent with the landscape regulations.

The Mission Beach Planned District SDMC Section 1513.0403(b)(7) provides parking guidelines for Place named right-of-ways. Specifically, parking shall not be permitted in required yards other than interior or rear yards, except as provided herein. (B) Development prior to February 27, 1964. For properties where any legal development, redevelopment or improvement created or enlarged floor area on the premises and the yard was being used for parking on or before February 27, 1964, parking shall be permitted within yards abutting Courts, Places, or Mission Boulevard and are not required to provide additional landscaping or the fencing separation. The site was developed in 1942 and was configured with parking off of San Luis Rey Place and is exempt from the planned district parking prohibition off of San Luis Rey Place.

The project is not within a coastal view corridor and does not include and existing or proposed public access way. The site will be developed entirely within the private property and will not impact a view corridor or encroach upon any coastal access way consistent with the Local Coastal Program land use plan.

The Mission Beach Community Plan's Residential Element calls for the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The proposed height of the structure is 30 feet, which complies with the regulations of the Coastal Height Limitation Overlay Zone. The bulk and scale of the project is reduced by offsetting planes along the Mission Boulevard and San Luis Rey Place frontages and multiple decks and architectural projections breaking up the massing.

The project is not requesting nor does it require any deviations or variances from the applicable regulations. Therefore the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

2.The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage. The site is within the Mission Bay Planned District Residential (MBPD-R-S) Zone which allows up to four residential units and provides development regulations.

The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that: (B) The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The project site is previously graded and flat at approximately five feet above Mean Sea Level and is located within the 100-year floodplain. The habitable portions of the structure is proposed to be raised to eight-feet, a minimum of two feet above FEMA Base Flood Elevation. The property is not within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103.

The proposed construction of the condominium structure will be consistent with the development regulations of the MBPD-R-S zone which includes height, setbacks, floor area ratio, parking, landscaping, and design requirements.

The Mission Beach Community Plan's Residential Element calls for the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The proposed height of the structure is 30 feet, which complies with the regulations of the Coastal Height Limitation Overlay Zone. The bulk and scale of the project is reduced by offsetting planes along the Mission Boulevard and San Luis Rey Place frontages and multiple decks and architectural projections breaking up the massing. The project as proposed conforms to the development regulations of the community plan and the implementing zone.

The project does not propose any deviations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage. The Mission Beach Community Plan's Land Use designation is Residential at a density of 36 dwelling units to the acre. The 0.09-acre site could support up to three dwelling units. The proposed duplex is consistent with the Community Plan Land Use designation. The project as proposed is design to conform to the regulations. The residential development in the vicinity of the project is one-, two-, and three-story structures and a mix of single dwelling unit and multiple dwelling unit structures. The project as proposed is similar in size and dwelling type to adjacent sites and therefore, the site is physically suitable with the type and density of the development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The project site is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

The design of the subdivision was reviewed and determined to be in compliance with the SDMC and Subdivision Map Act. The Tentative Map Waiver and associated development permit include conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, undergrounding of utilities and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction). Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The project site fronts on Mission Boulevard to the west, San Luis Rey Place to the north and an un-named alley to the south. The proposed subdivision does not contain or propose any new easements for the development. Therefore, the design of the subdivision or the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage..

The surrounding geography of the project site is level at a mean sea level of approximately 5 feet with no substantial elevation or landform changes. The project is surrounded by existing one-, two-, and three-story structures. The proposed Unit A fronts on San Luis Rey, a southern building orientation. Unit B fronts on Mission Boulevard, an eastern building orientation. The duplex is in close proximity to the San Diego Bay and the Pacific Ocean and will allow for passive heating opportunities through daylight openings. Those openings also provide for passive cooling through cross-ventilation of interior spaces. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The site is served by public transit and a wide range of retail/commercial establishments one mile to the north of the project site. The creation of two residential condominium units in a single structure where there existed two separate residential unit structures would not increase the need for public services in the region. No additional demand for public services or available fiscal and environmental resources would be associated with the condominium ownership. Therefore, the Hearing Officer has considered the effects of the proposed

subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings herein before adopted by the Hearing Officer, Map Waiver No. 1943457, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to SDDP 2016 Limited subject to the attached conditions which are made a part of this resolution by this reference.

By

Karen Bucey
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24007268

ATTACHMENT 7

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1943457
MISSION DUPLEX - PROJECT NO. 547729
ADOPTED BY RESOLUTION NO. _____ ON April 4, 2018

GENERAL

1. This Map Waiver will expire April 18, 2021.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.
5. The Tentative Map Waiver shall comply with all conditions of Coastal Development Permit No. 1926219.

AIRPORT

6. Prior to recordation of the Certificate of Compliance, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

ENGINEERING

7. The Subdivider shall construct the required Public Improvements pursuant to the Coastal Development Permit No. 1926219 including reconstruction of curbs, gutters, sidewalks, and alley aprons.
8. The Subdivider 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

ATTACHMENT 7

manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

9. The Subdivider shall prepare CC&Rs providing that the homeowners association shall be responsible for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot. The Subdivider shall provide the City with a copy of the CC&Rs.
10. The developer shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus 2 feet.

MAPPING

11. A Certificate of Compliance shall be recorded and issued when all of the conditions in the tentative map waiver, if approved, have been satisfied prior to the tentative map waiver expiration date.
12. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, they must be replaced with new monuments, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.
13. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.
14. Every Certificate of Compliance shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007268

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name: MISSION DUPLEX CDP MW**Project No. / SCH No.:** 547729**Project Location-Specific:** 2695 Mission Blvd, San Diego, CA 92109**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: COASTAL DEVELOPMENT PERMIT (CDP) and MAP WAIVER (MW) to demolish two existing dwelling units and develop two condominium units totaling 5,258 square feet. The proposed project is located at 2695 Mission Blvd (APN 423-747-0800), in the R-S zone of the Mission Beach Planned District, within the Mission Beach Community Plan area, on a 3,720 sf site, Council District 2. The project site is located within the T- Airport Influence Area (SDIA / Review Area 1), Airport Noise Contour (SDIA / 60-65 CNEL), FAA Part 77 Notification Area (SDIA / 180' AMSL), Coastal Overlay Zone (City Appealable Area), Coastal Height Limit OZ, Parking Impact OZ (Beach Impact Area), and Residential Tandem Parking OZ. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residences.

Name of Public Agency Approving Project: City of San Diego**Name of Person or Agency Carrying Out Project:** Brian Britton, Golba Architects, 1940 Garnet Avenue #100, San Diego, CA 92019, 619-231-9905

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Sections 15301(Existing Facilities) and 15303 (New Construction)
- ☐ Statutory Exemptions:

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

Lead Agency Contact Person: Courtney Holowach

Telephone: (619) 446-5187

If filed by applicant:

1. Attach certified document of exemption finding.

MISSION BEACH PRECISE PLANNING BOARD (MBPPB)
Tuesday, October 17, 2017 @ 7 PM
Belmont Park Coaster Terrace – Community Room
Minutes of Meeting

Board Members Present:

Bonnie Gabriel	Carole Havlat	Dennis Lynch	Brian McCarthy
Mike Meyer	John Ready	Will Schussel	Brandon Soule
Gernot Trolf	Jenine Whittecar	Debbie Watkins	

Absent: None

OPENING FUNCTIONS

APPROVAL OF MINUTES

REVISIONS TO AGENDA

CHAIR'S REPORT

SECRETARY REPORT

PUBLIC COMMENT

REPORTS FROM GOVERNMENT OFFICIALS

INFORMATION ITEMS:

- West Mission Bay Drive Bridge Project - City of San Diego Update

Action Item:

- **Belmont Park Presentation-** Motion by Schussel/Trolf to approve and send a letter of support 5/0/5; Motion does not pass (Abstain: Whittecar; Ready; Lynch; McCarthy; Havlat.

BUILDING PLAN REVIEWS

Action Item:

- **Jamaica Court Residences** – Motion by Lynch /Ready to approve 1/0/0
- **Ormond Court Duplex** – Motion by Lynch /Schussel to approve 10/0/0.
- **Mission Boulevard Duplex (2695 Mission Boulevard)** – Coastal Development Permit and Tentative Map Waiver to demolish two existing dwelling units and construct two condominium units totaling 5,258 square feet. Also, request a waiver to undergrounding utilities at 2695 Mission Boulevard. The 0.09-acre site is located within the R-S zone and located within the Airport Influence Area, Airport Noise Contour, FAA Part 77 Notification Area – Architect Tim Golba, Golba Architecture, Inc.

Property Owner: SDDP 2017 LTD, 1106 Second Avenue., Suite 256, Encinitas, CA was not present. Architect Tim Golba represented the property owners.

Findings for a Tentative Map §§125.0440 and 124.0444 prepared by Architect Golba were distributed to Board Members for their review. Architect Tim Golba gave a PowerPoint presentation of the proposed project plans. He noted the proposed project received “Historic” clearance from the City. Architect Golba commented the project will consist of three (3) living levels and no roof deck. A two-car garage is proposed off the alley, and parking along the yard abutting San Luis Rey Place. Architect Golba pointed out that since the property was developed prior to February 27, 1964, and the yard abutting San Luis Rey Place is currently used for parking, the Applicant is able to continue using the yard along San Luis Rey for parking per PDO §1513.0403(b)(3)(B).

Project Reviewers Dennis Lynch and Mike Meyer reviewed the proposed project plans dated 9/15/17 for the Board. Project Reviewer Meyer commented that the Palm trees along San Luis Rey Place must be moved four to five feet from the primary structure. He noted the PDO clarifies that "Driveways and parking are not allowed within required yards for Courts, Places or Walks unless exempted in accordance with according to PDO §1513.0403(b)(3). Project Reviewer Meyer pointed out this project is new construction and PDO §1513.0403(b)(3)(B) applies to buildings built before February 27, 1964.

Project Reviewer Meyer pointed out that not only is parking access off San Luis Rey Place not allowed under the PDO, the project proposes turning a single car garage into a double. Thus, the driveway is being expanded next to the current driveway. Therefore, the second parking space would not be covered under the Applicant's proposal. Project Reviewer Lynch informed the group that parking access off a Place was last allowed at 804 San Luis Obispo Place in 2004, and this exemption was allowed because the rear portion of the property butted up against the rear property on Lido Court and there was not alley. The owners agreed to not park illegally in the driveway but park there on a regular basis. Project Reviewer Meyer provided Architect Golba other options for moving the parking to the rear of the structure off the alley.

1. There could be an open tandem along the east property line of 9 feet wide off the alley. This would allow an enclosed garage that would be 16 feet wide and the required 3-foot Mission Boulevard required setback.
2. You could have the rear garage not have a wall separating each garage unit. Thus, there would be 2 tandem parking spaces without a wall. There is a triplex at 2691 Ocean Front Walk that has one-foot by one-foot columns that support all of the garage area for 6 parking spaces without any interior wall.
3. You could move the garage door farther north into the structure for easier access from the alley. Then you could expand the walls of the garage a few feet for easier access in and out of the car. This would allow separate garages while still providing the Mission Boulevard required 3-foot setback.
4. There is a triplex building across the street that has the same problem. This building is on a lot very similar in dimension to the subject property and was built about 15 years ago. They have 27 feet access along the alley. They have the same 3-foot setback along Mission Boulevard. They created 6 parking spaces. The address of the building is 2696 Mission Boulevard, 740 Asbury Court and 741 Asbury Court. They did an open tandem; there is an access lane that 2 units use. It appears that there are 2 single garages with an open parking space in front of each garage.

Chair Watkins noted that the property is located within the Airport Influence Area, Airport Noise Contour, FAA Part 77 Notification Area, which requires new residential units above the 60 db CNEL to provide noise attenuation to ensure an interior noise level of 45 db CNEL. Architect Golba commented that extra insulation and windows will be installed to meet this goal.

Chair pointed out that according to the proposed plans, two (2) Street Trees located at Tree Wells Nos. 96 and 97 will be removed. She informed Architect Golba that replacement Street Trees for these locations can be Golden Medallions or New Zealand Christmas Trees pursuant to the Mission Boulevard Maintenance Assessment District (MAD). After further discussion, the following motion was duly made:

Motion by Meyer/Havlat to deny the proposed Mission Boulevard Duplex project and Tentative Map at 2695 Mission Boulevard for the following reasons: (1) Palm trees along San Luis Rey Place must be moved four to five feet from the primary structure; and (2) This is new construction. Driveways and parking are not allowed within required yards for Courts, Places or Walks unless exempted in accordance with PDO §1513.0403(b)(3). Also see: PDO §1513.0403(b)(7).
Vote 7/0/1 Abstain: B. Soule

BOARD COMMUNICATIONS

ADJOURNMENT



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

2695 MISSION DUPLEX

Project No. For City Use Only

547729

Project Address:

2695 MISSION BLVD.

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): _____
☐ 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: _____

Name of Individual (type or print): _____
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

2695 MISSION DUPLEX



COASTAL DEVELOPMENT PERMIT SUBMITTAL SET

Prepared By:
Brian Britton
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (658) 750-3471

Project Address:
2695 MISSION BLVD
SAN DIEGO, CA 92109

Project Name:
2695 MISSION DUPLEX

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 12-12-17
Revision 1: 09-15-17

Original Date: 04-17-17
Sheet 1 OF 15

Sheet Title:
COVER SHEET

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (658) 750-3471

2695 MISSION DUPLEX
2695 MISSION BLVD
SAN DIEGO, CA 92109



Golba
Inc.
T 1.0

GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 2150 BAYSIDE WALK, RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING;

- SOLAR PHOTO VOLTAIIC SYSTEM FOR GENERATING POWER ON SITE.
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE.
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

SHEET NUMBER

A1.5

SHEET NUMBER

CATEGORY NUMBER

DISCIPLINE LETTER

DOOR SYMBOL

DOOR SCHEDULE REFERENCE NUMBER

WINDOW SYMBOL

WINDOW SCHEDULE REFERENCE NUMBER

BATT INSULATION

PLAN NOTE TARGET

NOTE NUMBER

ELEVATION MARKS

17'-6" F.F.

X' • F.F.

BUILDING SECTION MARKS

SECTION DESIGNATION

SHEET NUMBER

WALL SECTION MARKS

SHEET NUMBER

DETAIL DESIGNATION

INTERIOR ELEVATION TARGETS

DETAIL DESIGNATION

SHEET NUMBER

ORIENTATION (SHOWN SHADED)

PLAN BLOW-UP DETAILS

SHEET NUMBER

DETAIL DESIGNATION

ABBREVIATIONS

ACOUS.	ACOUSTICAL	MATL.	MATERIAL
A.C.T.	ACoustical CEILING TILE	MAX.	MAXIMUM
AD.J.	ADJUSTABLE	MECH.	MECHANICAL
A.F.F.	AT FINISHED FLOOR	MEMB.	MEMBRANE
AGG.	AGGREGATE	MEZZ.	MEZZANINE
ALUM.	ALUMINUM	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
A.P.	ACCESS PANEL	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATE	M.O.	MASONRY OPENING
ARCH.	ARCHITECTURAL	M.OV.	MOVABLE
ASPH.	ASPHALT	MTD.	MOUNTED
ASST.	ASSISTANT	MTL.	METAL
AUTO.	AUTOMATIC	MUL.	MULLION
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO.	NUMBER
B.U.R.	BUILT UP ROOFING	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
CAB.	CABINET	OA.	OVERALL
CIRC.	CIRCULATION	O.C.	ON CENTER
C.L.	CENTER LINE	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	O.F.D.	OVERFLOW DRAIN
CLS.	CEILING	OFF.	OFFICE
CLO.	CLOSET	OH.	OVERHEAD
C.M.U.	CONCRETE MASONRY UNIT	OPENIS.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONG.	CONCRETE		
CONF.	CONFERENCE	PAV.	PAVING
CONN.	CONNECTION	P.C.	PRE-CAST
CONSTR.	CONSTRUCTION	PL.	PLATE
CONT.	CONTINUOUS	PLAM.	PLASTIC LAMINATE
CONTR.	CONTRACTOR	PLAS.	PLASTER
COORD.	COORDINATE	PLBS.	PLUMBING
CORR.	CORRIDOR	PLWD.	PLYWOOD
CPT.	CARPET	PNT.	PAINT
C.J.	CONTROL JOINT	PNL.	PANEL
C.T.	CERAMIC TILE	POL.	POLISHED
CTR.	CENTER	PROP.	PROPERTY
C.W.	COLD WATER	P.S.F.	POUNDS PER SQUARE FOOT
		P.S.I.	POUNDS PER SQUARE INCH
DBL.	DOUBLE	PTD.	PAINTED
DEMO.	DEMOLITION	PTN.	PARTITION
DEPT.	DEPARTMENT	PT.	POINT
DIA.	DIAMETER		
DIAG.	DIAGONAL	QTY.	QUANTITY
DIFF.	DIFFUSER		
DIM.	DIMENSION	R.	RUBBER
DIV.	DIVISION	RECEP.	RECEPTION
DN.	DOWN	REINF.	REINFORCING
D.P.	DAMP-PROOFING	R.O.M.	RIGHT OF WAY
DR.	DRIVE	RAD.	RADIUS
DTL.	DETAIL	R.B.	RUBBER BASE
		R.C.P.	REFLECTED CEILING PLAN
E.	EAST	R.D.	ROOF DRAIN
EA.	EACH	REC.	RECESSED
EL.	ELEVATION	REF.	REFERENCE
ELAS.	ELASTOMERIC	REFR.	REFRIGERATOR
ELEC.	ELECTRICAL	REINF.	REINFORCED
ELEV.	ELEVATOR	REQD.	REQUIRED
EMER.	EMERGENCY	RESL.	RESULTANT
ENCL.	ENCLOSURE	REV.	REVISION
ENGR.	ENGINEER	RFS.	ROOFING
ENT.	ENTRANCE	ROOM.	ROOM
EXP.	EXPANSION	R.O.	ROUGH OPENING
E.PNL.	ELECTRICAL PANEL		
EQ.	EQUAL	S.	SOUTH
EQUIP.	EQUIPMENT	SAN.	SANITARY
E.W.C.	ELECTRIC WATER COOLER	SCHED.	SCHEDULE
EXH.	EXHAUST	SECT.	SECTION
EXT.	EXISTING	SECUR.	SECURITY
EXP.	EXPANSION	S.F.	SQUARE FOOT
EXT.	EXTERIOR	SHR.	SHOWER
		SHT.	SHEET
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN.	FOUNDATION	SL.	SLAB
F.E.	FIRE EXTINGUISHER	S.P.	STANDPIPE
F.F.	FINISH FLOOR	SPEC.	SPECIFICATION
F.H.G.	FIRE HOSE CABINET	SPKR.	SPEAKER
FIN.	FINISH	SQ.	SQUARE
FL.	FLOOR	S.S.T.	STAINLESS STEEL
FLEX.	FLEXIBLE	STA.	STATION
FLOUR.	FLUORESCENT	STD.	STANDARD
FOOT.	FOOT	STL.	STEEL
FRUN.	FURNITURE	STOR.	STORAGE
FURR.	FURRING	STRUC.	STRUCTURAL
FUT.	FUTURE	SUSP.	SUSPENDED
		SYM.	SYMMETRICAL
GA.	GAUGE		
GALV.	GALVANIZED	T.	TREAD
GEN.	GENERAL	T.O.	TOP OF
GL.	GLASS	T.&B.	TOP AND BOTTOM
GND.	GROUND	T.&G.	TONGUE AND GROOVE
GR.	GRADE	TEL.	TELEPHONE
GYP. BD.	GYP-SUM BOARD	TEMP.	TEMPERED
		TER.	TERRAZZO
H.C.	HARD CORE	THK.	THICK
HDND.	HARDWARE	TLT.	TOILET
H.M.	HOLLOW METAL	TOPO.	TOPOGRAPHY
HORZ.	HORIZONTAL	T.V.	TELEVISION
HR.	HOUR	UTL.	TYPICAL
HT.	HEIGHT		
HTG.	HEATING	UNEXG.	UNEXHAUSTED
H.V.A.C.	HEATING, VENTILATION	UNF.	UNFINISHED
H.M.	HOT WATER	U.N.O.	UNLESS OTHERWISE NOTED
		UTL.	UTILITY
IN.	(INCHES)		
INCAND.	INCANDESCENT	VAC.	VACUUM
INCL.	INCLUDED	V.C.T.	VINYL COMPOSITION TILE
INSUL.	INSULATED	VENT.	VENTILATION
INT.	INTERIOR	VERT.	VERTICAL
INTERM.	INTERMEDIATE	VEST.	VESTIBULE
		V.I.F.	VERIFY IN FIELD
JAN.	JANITOR	VOL.	VOLUME
JT.	JOINT	V.T.	VINYL TILE
KIT.	KITCHEN	W.	WEST
		W.C.	WATER CLOSET
LAM.	LAMINATE	WD.	WOOD

HISTORICAL CLEARANCE	
805 SAN LUIS REY PLACE	
Cycle Issues	The City of San Diego Development Services Department 1222 First Avenue, San Diego, CA 92101-4154
LEAA-003A	Project Information
Project No.: S38417	Title: Single Discipline Permit
Project Mgr: Corbin, Jim	(619) 446-8205 J.Corrino@sanidiego.gov
Review Information	
Cycle Type: 1 Prelim(Plan/Historic)	Submitted: 02/27/07
Revising Discipline: Plan-Historic	Cycle Distributed: 02/28/07
Reviewer: Palansk, Camille	Assigned: 03/01/07
(619) 238-7172	Started: 03/07/07
Hours of Review: 0.50	Review Date: 03/07/07
Next Review Method: Prelim(Plan/Historic)	Completed: 03/07/07 COMPLETED ON TIME
Closed: 03/07/07	
Last month Plan/Historic performed 250 reviews, 96.2% were on-time, and 96.9% were on projects at less than < 3 complete submittals.	
3-7-2017	
Issue No.	Issue Title
1	Character? The applicant has submitted a preliminary review application for the property located at 805 San Luis Rey Pln #N 42-747-0000, to determine whether or not the subject property is potentially historically significant and eligible for designation under one or more designation criteria. (continued...) (New Issue)
2	(continued) This preliminary review has been submitted in anticipation of the potential historical resource review required by SDGSC Section 10.3(c)(2), which directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel in the City that contains a structure 45 years old or older. (continued...) (New Issue)
3	(continued) More information regarding this review process can be found in Information Bulletin SB00: http://www.sandagov.com/governmental-services/historical/pdfs/bulletin-sb00.pdf (Informational Only, No Response or Action Required) (New Issue)
4	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandagov.com/governmental-services/historical/pdfs/designationcriteria.pdf (Informational Only, No Response or Action Required) (New Issue)
5	If City staff determines after review of these documents that no potentially significantly historical resource exists on site, the permit will be exempted from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only, No Response or Action Required) (New Issue)
6	If City staff determines that a potentially significant historical resource exists on the site, all future modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If a future proposed project is consistent with the Standards, the permit process may proceed and the permit will require additional review for all future modifications. (continued...) (New Issue)
7	(continued) If a future proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under any designation criteria. (Informational Only, No Response or Action Required) (New Issue)
8	The applicant has submitted the following documentation for staff review current photos, Assessor's Building Record, Staff also considered any input received through applicable public notice and outreach and have made the following determination: (New Issue)
9	Based on the documentation provided, the property does not meet local designation criteria as an individually significant resource under any adopted HRS Criteria. Therefore, no historical research report required at this time. (New Issue)
10	This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Please be aware that additional historic review may be required at any time if the applicant submits a discretionary permit application subject to review under the California Environmental Quality Act (CEQA). (Info Only) (New Issue)
11	The subject parcel (APN 42-747-0000) also contains a structure identified as 2055 Mission B. This structure is reviewed under PFS 038-17. (New Issue)
For questions regarding the Plan/Historic review, please call Camille Palansk at (619) 238-7173. Project No: S38417 / Cycle: 1	
3-7-2017	
2645 MISSION BLVD.	
Cycle Issues	The City of San Diego Development Services Department 1222 First Avenue, San Diego, CA 92101-4154
LEAA-003A	Project Information
Project No.: S38415	Title: Single Discia Desc.
Project Mgr: Corbin, Jim	(619) 446-8205 J.Corrino@sanidiego.gov
Review Information	
Cycle Type: 1 Prelim(Plan/Historic)	Submitted: 02/27/07
Revising Discipline: Plan-Historic	Cycle Distributed: 02/28/07
Reviewer: Palansk, Camille	Assigned: 03/01/07
(619) 238-7172	Started: 03/07/07
Hours of Review: 0.50	Review Date: 03/07/07
Next Review Method: Prelim(Plan/Historic)	Completed: 03/07/07 COMPLETED ON TIME
Closed: 03/07/07	
Last month Plan/Historic performed 250 reviews, 96.2% were on-time, and 96.9% were on projects at less than < 3 complete submittals.	
3-7-2017	
Issue No.	Issue Title
1	Character? The applicant has submitted a preliminary review application for the property located at 2645 Mission Boulevard, APN#S 247-0600, to determine whether or not the subject property is potentially historically significant and eligible for designation under one or more designation criteria. (continued...) (New Issue)
2	(continued) This preliminary review has been submitted in anticipation of the potential historical resource review required by SDGSC Section 10.3(c)(2), which directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel in the City that contains a structure 45 years old or older. (continued...) (New Issue)
3	(continued) More information regarding this review process can be found in Information Bulletin SB00: http://www.sandagov.com/governmental-services/historical/pdfs/bulletin-sb00.pdf (Informational Only, No Response or Action Required) (New Issue)
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5	If City staff determines after review of these documents that no potentially significantly historical resource exists on site, the permit will be exempted from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only, No Response or Action Required) (New Issue)
6	If City staff determines that a potentially significant historical resource exists on the site, all future modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If a future proposed project is consistent with the Standards, the permit process may proceed and the permit will require additional review for all future modifications. (continued...) (New Issue)
7	(continued) If a future proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under any designation criteria. (Informational Only, No Response or Action Required) (New Issue)
8	The applicant has submitted the following documentation for staff review current photos, Assessor's Building Record, Staff also considered any input received through applicable public notice and outreach and have made the following determination: (New Issue)
9	Based on the documentation provided, the property does not meet local designation criteria as an individually significant resource under any adopted HRS Criteria. Therefore, no historical research report required at this time. (New Issue)
10	This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Please be aware that additional historic review may be required at any time if the applicant submits a discretionary permit application subject to review under the California Environmental Quality Act (CEQA). (Info Only) (New Issue)
11	The subject parcel (APN 42-747-0000) also contains a structure identified as 805 San Luis Rey Place. This structure is reviewed under PFS 038-17. (New Issue)
For questions regarding the Plan/Historic review, please call Camille Palansk at (619) 238-7173. Project No: S38415 / Cycle: 1	
3-7-2017	
COMPLETENESS REVIEW	
I HEREBY ACKNOWLEDGE AND CERTIFY THAT:	
1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;	
2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;	
3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;	
4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;	
5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;	
6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND	
7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.	
RESPONSIBLE CERTIFIED PROFESSIONAL NAME:	
SIGNATURE:	DATE:

2695 MISSION BLVD.

SITE ADDRESS:	2695 MISSION BLVD. SAN DIEGO, CA 92104
ASSESSORS PARCEL NUMBER:	429-747-08
LEGAL DESCRIPTION:	LOT 4 OF BLOCK 10 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, DECEMBER 14, 1914, ALTERED MAP NO. 1804.
LOT USE	
EXISTING:	TWO SINGLE FAMILY RESIDENCES
PROPOSED:	DUPLEX; TWO SINGLE FAMILY RESIDENCES
LOT ZONING:	MBPD-R-S
LOT SIZE:	3,720 S.F.
ALLOWABLE F.A.R.:	4,092 S.F. (1.1 X 3,720 S.F.)
LOT COVERAGE:	1,295 S.F. / 3,720 S.F. = 44% < 60% LOT COVERAGE

SQUARE FOOTAGE TOTALS:

UNIT A

HABITABLE AREA:

FIRST LEVEL =	364 S.F.
SECOND LEVEL =	257 S.F.
THIRD LEVEL =	642 S.F.
	1,913 S.F.

BALCONY & DECK AREA:

SECOND FLOOR BALCONY =	97 S.F.
THIRD FLOOR BALCONY =	225 S.F.
TOTAL DECK AREA =	322 S.F.

NON-HABITABLE AREA:

GARAGE = 472 S.F. (UP TO 400 S.F. EXEMPT)
OFFSTREET PARKING SPACES REQUIRED PER TABLE 142-05C
(2 SPACES/3-4BEDROOM UNIT) = 2 SPACES

UNIT A TOTAL F.A.R. AREA = 1,985 S.F.

UNIT B

HABITABLE AREA:

FIRST LEVEL =	466 S.F.
SECOND LEVEL =	781 S.F.
THIRD LEVEL =	725 S.F.
	1,972 S.F.

BALCONY & DECK AREA:

SECOND FLOOR BALCONY =	82 S.F.
THIRD FLOOR BALCONY =	64 S.F.
TOTAL DECK AREA =	146 S.F.

NON-HABITABLE AREA:

GARAGE = 433 S.F. (UP TO 400 S.F. EXEMPT)
OFFSTREET PARKING SPACES REQUIRED PER TABLE 142-05C
(2 SPACES/3-4BEDROOM UNIT) = 2 SPACES

UNIT B TOTAL F.A.R. AREA = 2,005 S.F.

TOTAL BUILDING CALCULATIONS

HABITABLE AREA:

FIRST LEVEL =	830 S.F.
SECOND LEVEL =	1,630 S.F.
THIRD LEVEL =	1,417 S.F.
	3,885 S.F.

BALCONY & DECK AREA:

SECOND FLOOR BALCONY =	179 S.F.
THIRD FLOOR BALCONY =	284 S.F.
TOTAL DECK AREA =	463 S.F.

NON-HABITABLE AREA:

GARAGE = 905 S.F. (UP TO 800 S.F. EXEMPT)
TOTAL OFFSTREET PARKING SPACES REQUIRED PER TABLE 142-05C
(2 SPACES/3-4BEDROOM UNIT X 2 UNITS) = 4 SPACES; 4 PROVIDED

TOTAL F.A.R. AREA = 3990 S.F. < 4,092 S.F. (1.1 X 3,720 S.F.)

LANDSCAPE CALCULATIONS

TOTAL PLACE YARD AREA: 921 SQ. FT.
TOTAL FLATLAND YARD AREA: 557 SQ. FT.

50% X TOTAL PLACE YARD AREA (921 SQ. FT.) = 460.5 SQ. FT.
REQ'D LANDSCAPED

TOTAL LANDSCAPED AREA (557 SQ. FT.) > 460.5 SQ. FT. REQ'D

VICINITY MAP

NO SCALE

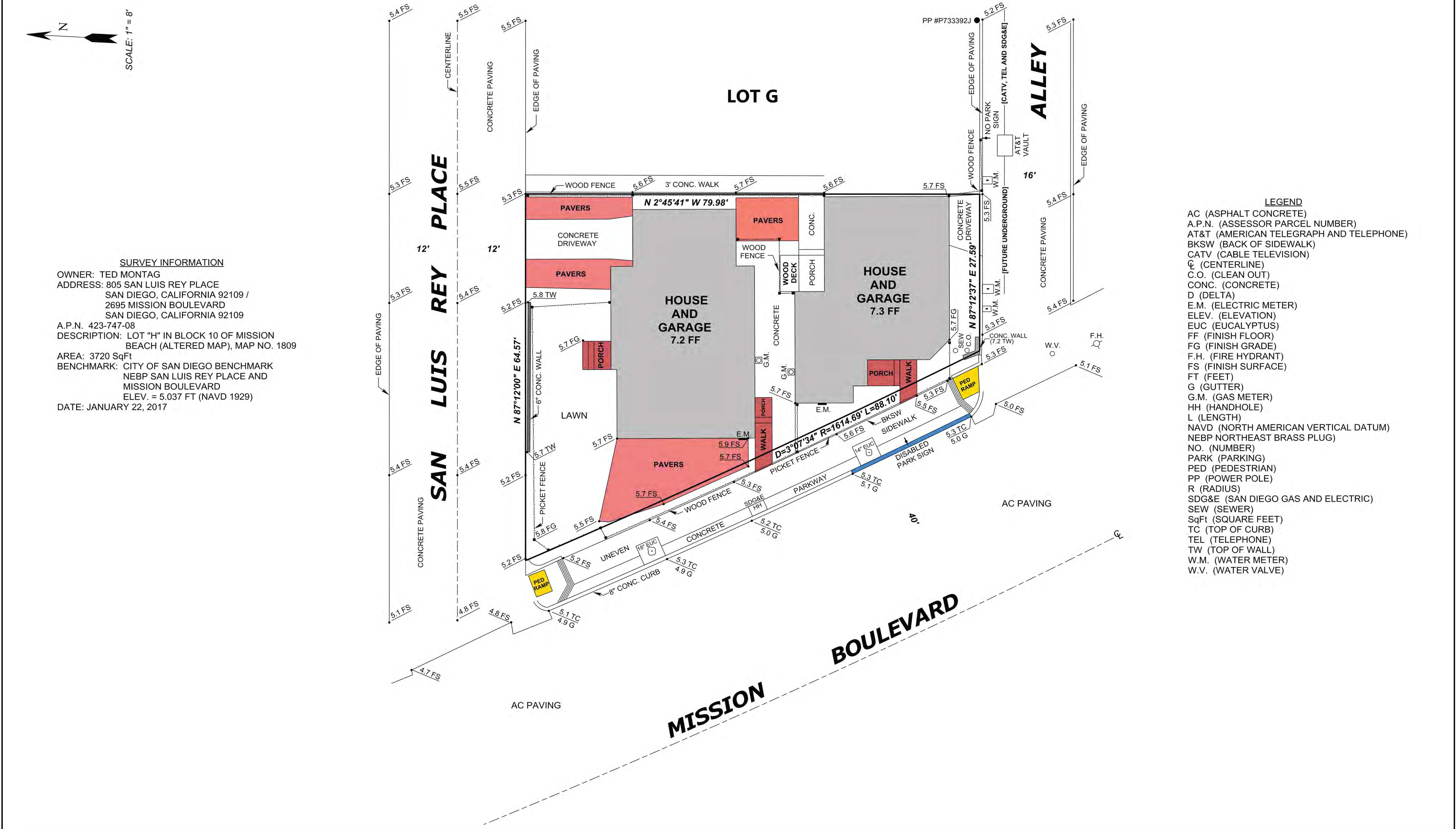
(H) FIRE HYDRANT

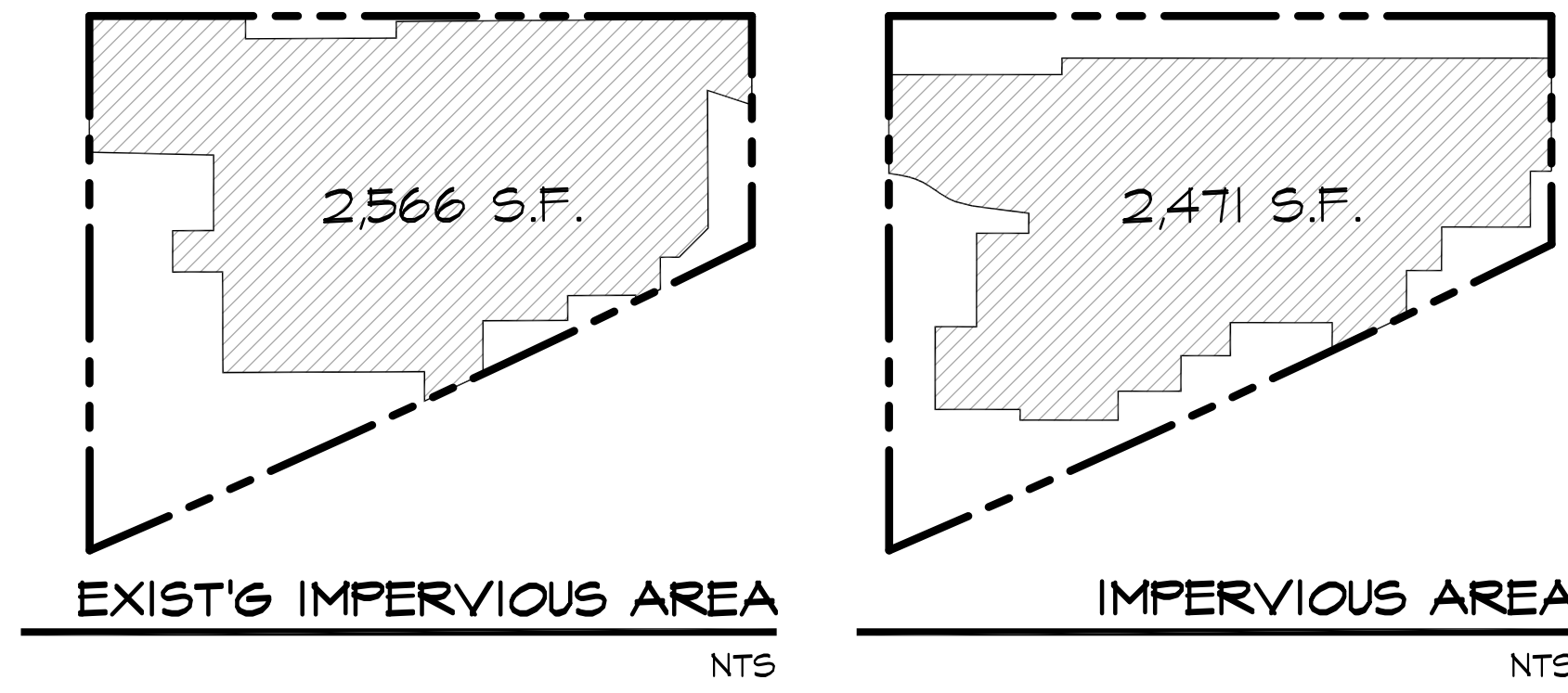
(B) BUS STOP

PROJECT DIRECTORY		Attachment 11
GENERAL T1.0 COVER SHEET T1.1 LEGEND AND PROJECT DATA CIVIL C-1 TOPOGRAPHICAL SURVEY ARCHITECTURAL A0.0 SITE PLAN A1.0 FIRST FLOOR PLAN A1.1 SECOND FLOOR PLAN A1.2 THIRD FLOOR PLAN A1.3 ROOF PLAN AND SECTION A A2.0 BUILDING ELEVATIONS A2.1 BUILDING ELEVATIONS A3.0 BUILDING SECTION B LANDSCAPING L1.0 LANDSCAPE DEVELOPMENT PLAN L1.1 MAHA CALCULATIONS M1.1 TENTATIVE MAP MAIVER M1.2 TENTATIVE MAP MAIVER		Attachment 11
GENERAL PROJECT DATA		
PROJECT DESCRIPTION:	SCOPE OF WORK IS FOR THE CONSTRUCTION OF A NEW THREE STORY RESIDENTIAL DUPLEX. PERMIT REQUESTED PER PROCESS 3.	
OCCUPANCY:	R-3	
BUILDING CODES:	2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA GREEN BUILDING CODE	
ZONING OVERLAYS:	COASTAL, COASTAL HEIGHT LIMIT, TRANSIT AREA, RESIDENTIAL, TANDEM PARKING, PARKING IMPACT OVERLAY ZONE (COASTAL IMPACT AREA), AIRPORT INFLUENCE AREA, AIRPORT NOISE CONTOUR, FAA PART 77 NOTICING, ZONE A OF THE SPECIAL FLOOD HAZARD AREA (SFHA)	
CONSTRUCTION TYPE:	TYPE VB, SPRINKLERED (NFFA 1BD) *SPRINKLERS TO BE DEFERRED	
NUMBER OF STORIES		
EXISTING:	1	
PROPOSED:	3	
BUILDING HEIGHT		
EXISTING:	15'-6"	
PROPOSED:	24'-4.5"	
YEAR EXISTING STRUCTURES BUILT:	1960	
EXISTING SOIL CONDITIONS:	PREVIOUSLY DISTURBED	
GEOLOGICAL HAZARD CATEGORY:	ZONE 32	
DIRECTORY		
OWNER:	SDDP 2016 LTD, A CALIFORNIA LIMITED PARTNERSHIP 1106 SECOND ST. #255 ENCINITAS, CA 92024 TEL. (619) 231-4905	
ARCHITECT:	GOLBA ARCHITECTURE, INC. 1940 GARNET AVE. #100 SAN DIEGO, CA 92104 TEL. (619) 231-4905 CONTACT: BRIAN BRITTON	
LANDSCAPE:	GOLBA ARCHITECTURE, INC. 1940 GARNET AVE. #100 SAN DIEGO, CA 92104 TEL. (619) 231-4905 CONTACT: BRIAN BRITTON	
CIVIL:	MICHAEL CLYBURN LAND SURVEYOR 4027 HAINES ST. SAN DIEGO, CA 92104 TEL. (858) 489-2549 CONTACT: MICHAEL CLYBURN	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Prepared By: Brian Britton Golba Architecture 1940 Garnet Ave., Suite 100 San Diego, CA 92104 Office: (619) 231-4905 fax: (858) 750-3471</p> <p>Project Address: 2695 MISSION BLVD SAN DIEGO, CA 92104</p> <p>Project Name: 2695 MISSION DUPLEX</p> <p>Sheet Title:</p> </div> <div style="width: 45%;"> <p>Revision 10: Revision 9: Revision 8: Revision 7: Revision 6: Revision 5: Revision 4: Revision 3: 02-15-18 Revision 2: 12-12-17 Revision 1: 04-15-17</p> <p>Original Date: 04-17-17</p> <p>Sheet 2 OF 15</p> </div> </div>		
LEGEND & PROJECT DATA		

2695 MISSION DUPLEX
 2695 MISSION BLVD
 SAN DIEGO, CA 92109

SAN LUIS REY PLACE / MISSION BOULEVARD SITE MAP





IMPERVIOUS AREA CALCULATIONS:

TOTAL EXISTING IMPERVIOUS AREA:	2,566 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	2,471 S.F.
2,471 S.F. PROPOSED < 2,566 S.F. EXISTING (DOES NOT ADD +10%)	

STANDARD DEVELOPMENT PROJECT

GROUND DISTURBANCE AREA:

TOTAL GROUND DISTURBANCE:	1,840 S.F.
---------------------------	------------

GRADING TABLE

	INSIDE	OUTSIDE
AMOUNT OF DISTURBANCE AREA:	1,840 S.F.	691 S.F.
AMOUNT OF CUT:	15 CU. YDS.	2 CU. YDS.
HEIGHT OF CUT:	24" FOUNDATION FOOTING	12" SITE WALL FOOTING

NO AMOUNT TO FILL OR IMPORT
EXISTING GRADE TO REMAIN

EXCAVATION NOTE:

THE PROJECT PROPOSES TO EXPORT 5 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

SITE NOTES:

THERE ARE NO KNOWN EXISTING OR PROPOSED EASEMENTS.

THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.

PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW AND EXISTING STRUCTURES VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UPC 901.4.4). MIN. SIZE OF NUMBERS SHALL BE 12".

METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.

THERE IS NO PROPOSED GRADING EXCEPT FOR MINOR SLOPES TO DRAIN.

THIS PROJECT DRAINS ROOF DRAINS TO LANDSCAPED AREAS OR BRICK AND LANDSCAPED AREA ADJACENT TO THE HOUSING UNIT. ALL RUNOFF WILL BE DISCHARGED TO PAVED SURFACES IN THE PUBLIC RIGHT-OF-WAY.

THIS PROJECT PROPOSES DEVELOPMENT IN ZONE A OF A SPECIAL FLOOD HAZARD AREA (SFHA).

BASE FLOOD ELEVATION = 6.0 M.S.L.

SITE KEY

- AREA OF PROPOSED RESIDENCE
- AREA OF PROPOSED CONCRETE
- LANDSCAPE AREA - SEE L.I.O.
- EXISTING RETAINING WALL
- INDICATES PROPERTY LINE
- INDICATES SETBACK LINE
- INDICATES LINE ABOVE
- DOWN SPOUT
- SPOT ELEVATION
- DRAINAGE PATTERN (EXISTING TO REMAIN)

SURVEY INFORMATION:

MICHAEL CLYBURN LAND SURVEYOR
JANUARY 22, 2017
BENCHMARK: CITY OF SAN DIEGO BENCHMARK
NEEP SAN LUIS REY PLACE AND MISSION BLVD.
ELEV = 5.031 FT (NAVD 1929)

NOTE:

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 OF SPECIFICATIONS.

NOTE:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

NOTE:

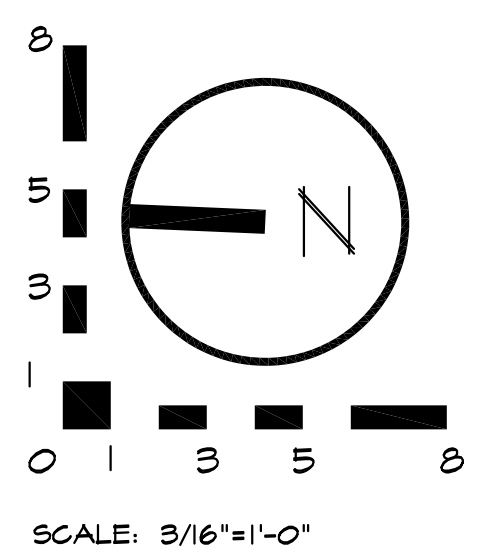
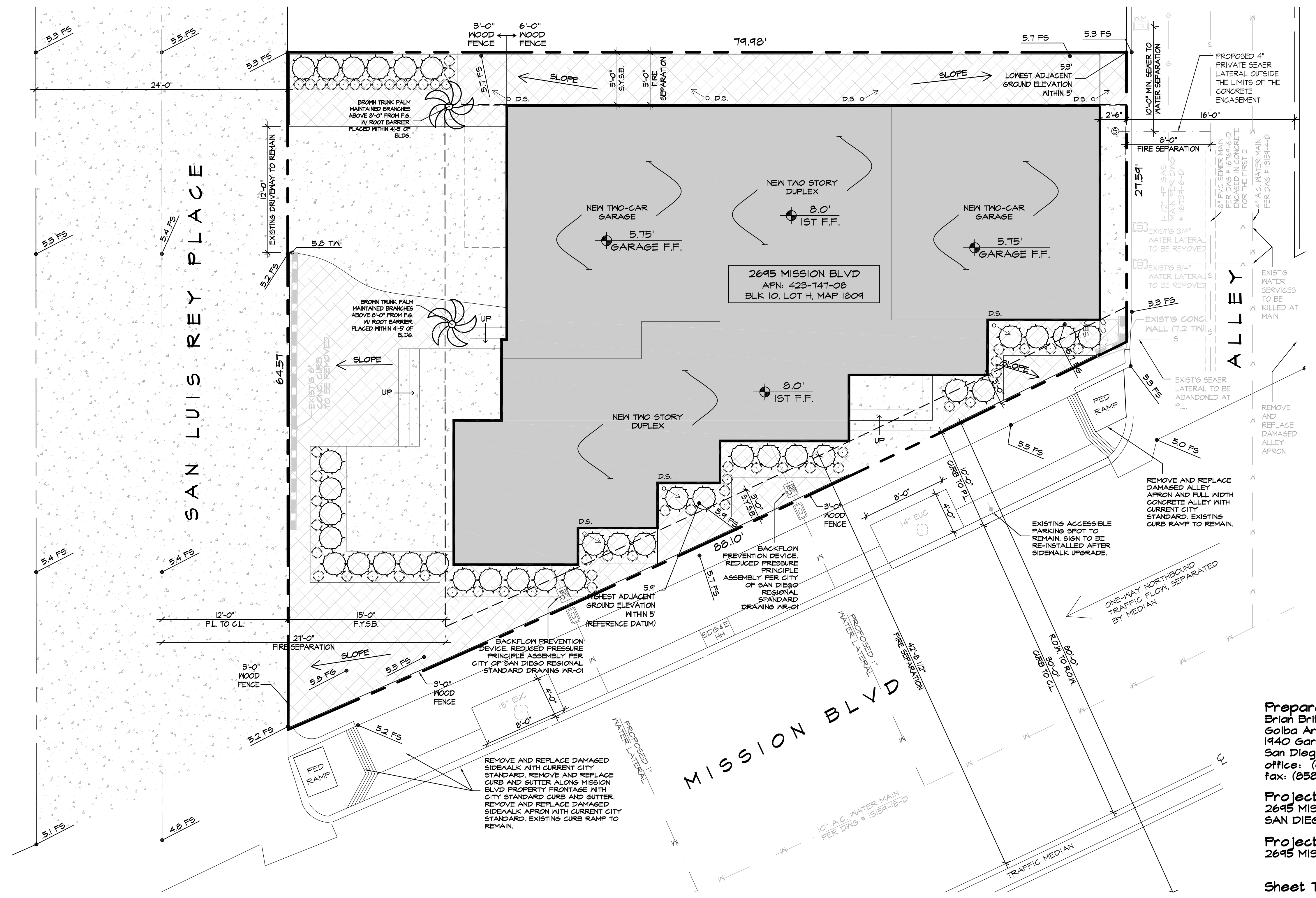
FILL PLACED IN THE SFHA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.

NOTE:

THE DEVELOPER SHALL DENOTE ON THE FINAL MAP AND THE IMPROVEMENT PLANS "SUBJECT TO INUNDATION" ALL AREAS LOWER THAN THE BASE FLOOD ELEVATION PLUS 2 FEET.

NOTE:

THERE SHALL BE A 2'-6" CONCRETE STEM WALL AT ALL FIRST FLOOR NON-HABITABLE SPACES. THE STEM WALL SHALL HAVE AIR INTAKE GRILLS AT MULTIPLE LOCATIONS TO ALLOW FOR WATER DRAINAGE.



Prepared By:
Brian Britton
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

Project Address:
2695 MISSION BLVD.
SAN DIEGO, CA 92109

Project Name:
2695 MISSION DUPLEX

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 01-22-18
Revision 2: 12-12-17
Revision 1: 09-15-17

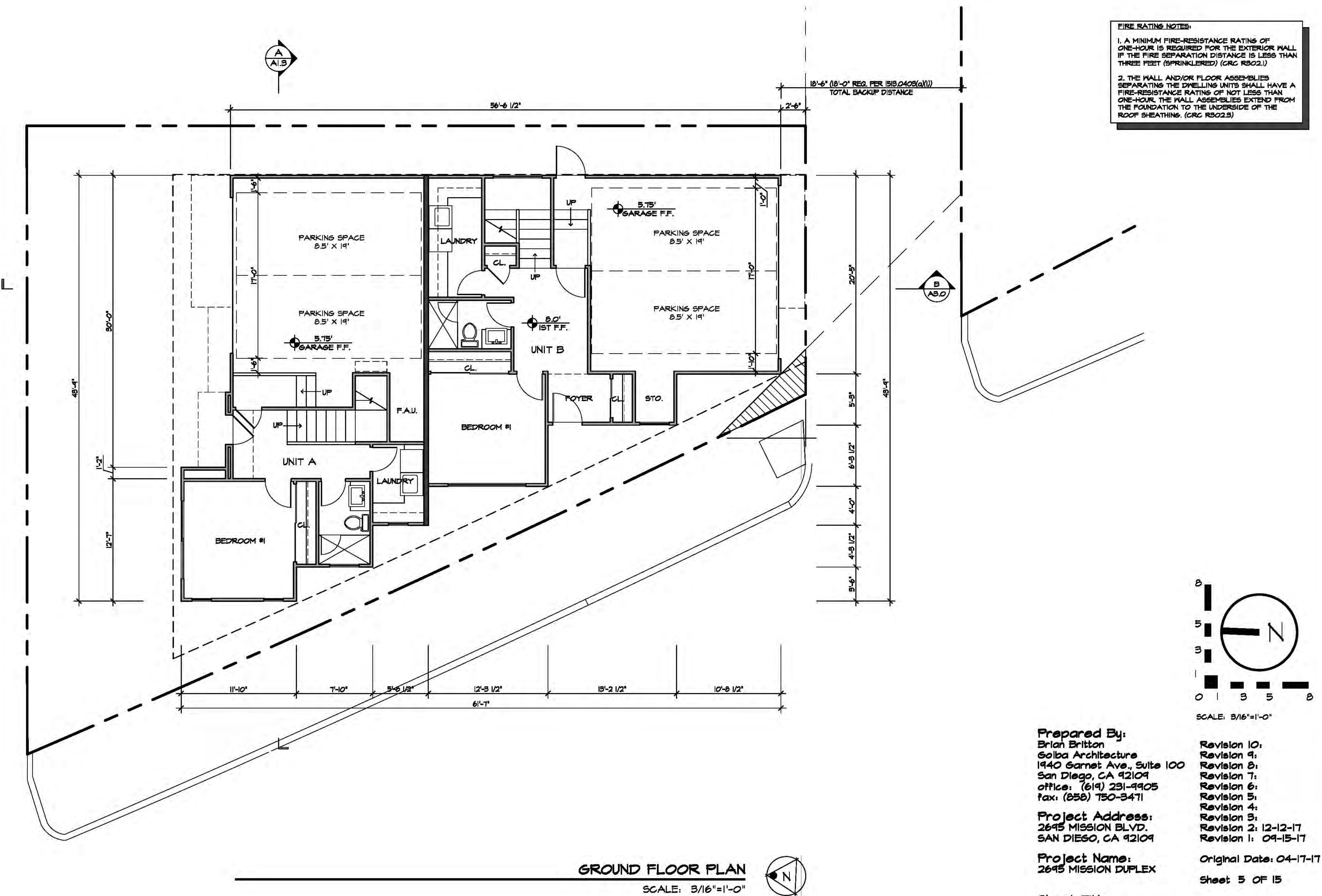
Original Date: 04-17-17
Sheet 4 OF 15

SITEPLAN
SCALE: 3/16"=1'-0"

Source Control BMP Checklist for Standard Plans		Form 4-1	
All development projects must implement source control BMPs SC-1 through SC-6 and Refer to Chapter 4 and Appendix C of the BMP Design Manual for information to implement RVSPs shown in this checklist.			
Note: All selected BMPs must be shown on the construction plans.		Applied?	
Source Control Requirement			
SC-1 Prevention of <i>Leakages</i> into the MS4	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
SC-2 Storm Drain Sealing or Seepage	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
SC-6 RVSPs based on Potential Sources of Runoff Pollutants			
On-site storm drain inlets	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Innner floor drains and elevators shaft ramp grates	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Innner floor drains	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Need for future outlet or extended post outlet	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Landscape/Outdoor Permeable Use	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Fertilizer, paint, fluids, decorative fountains, and other water features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Food service	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Refuse areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Industrial processes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Outdoor storage of equipment or materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Food Dispensing Area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Loading Dock	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Firm Spillable Test Water	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Manholes, Sewer, and Storm Water	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Pools, Hot-tubs, and Cooling Towers	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
SC-6A: Large Trash Generating Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
SC-6B: Animal Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
SC-6C: Plant Nurseries and Greenhouses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
SC-6D: Automobile-related Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Discussion / notification for all "No" answers shown above:			
There are no "No" responses.			

Site Design BMP Checklist for Standard Projects		Form I-5
All development projects must implement use design BMPs SD-1 through SD-8. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.		
Note: All selected BMPs must be shown on the construction plans.		
	San Design Requirement	Applied?
SD-1 Maintain Natural Drainage Pathways and Hydrologic Features	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="radio"/> N/A <input type="radio"/> Y
SD-2 Conserve Natural Areas, Soils, and Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="radio"/> N/A <input type="radio"/> Y
SD-3 Minimize Impervious Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="radio"/> N/A <input type="radio"/> Y
SD-4 Minimize Soil Compaction	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="radio"/> N/A <input type="radio"/> Y
SD-5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="radio"/> N/A <input type="radio"/> Y
SD-6 Runoff Collection	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="radio"/> N/A <input type="radio"/> Y
SD-7 Landscaping with Native or Drought Tolerant Species	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="radio"/> N/A <input type="radio"/> Y
SD-8 Harvesting and Using Pesticides	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="radio"/> N/A <input type="radio"/> Y
Discussion / justification for all "No" answers shown above: There are no "No" responses		

- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.



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Project Address:
2695 MISSION BLVD.
SAN DIEGO, CA 92109

Project Name:
2695 MISSION DUPLEX

Sheet Title:







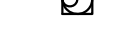
FIRST FLOOR PLAN

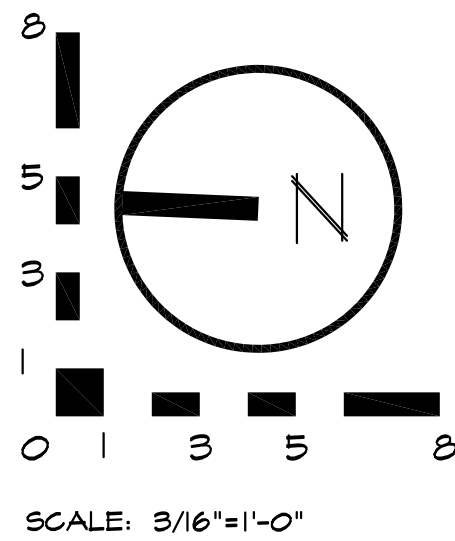
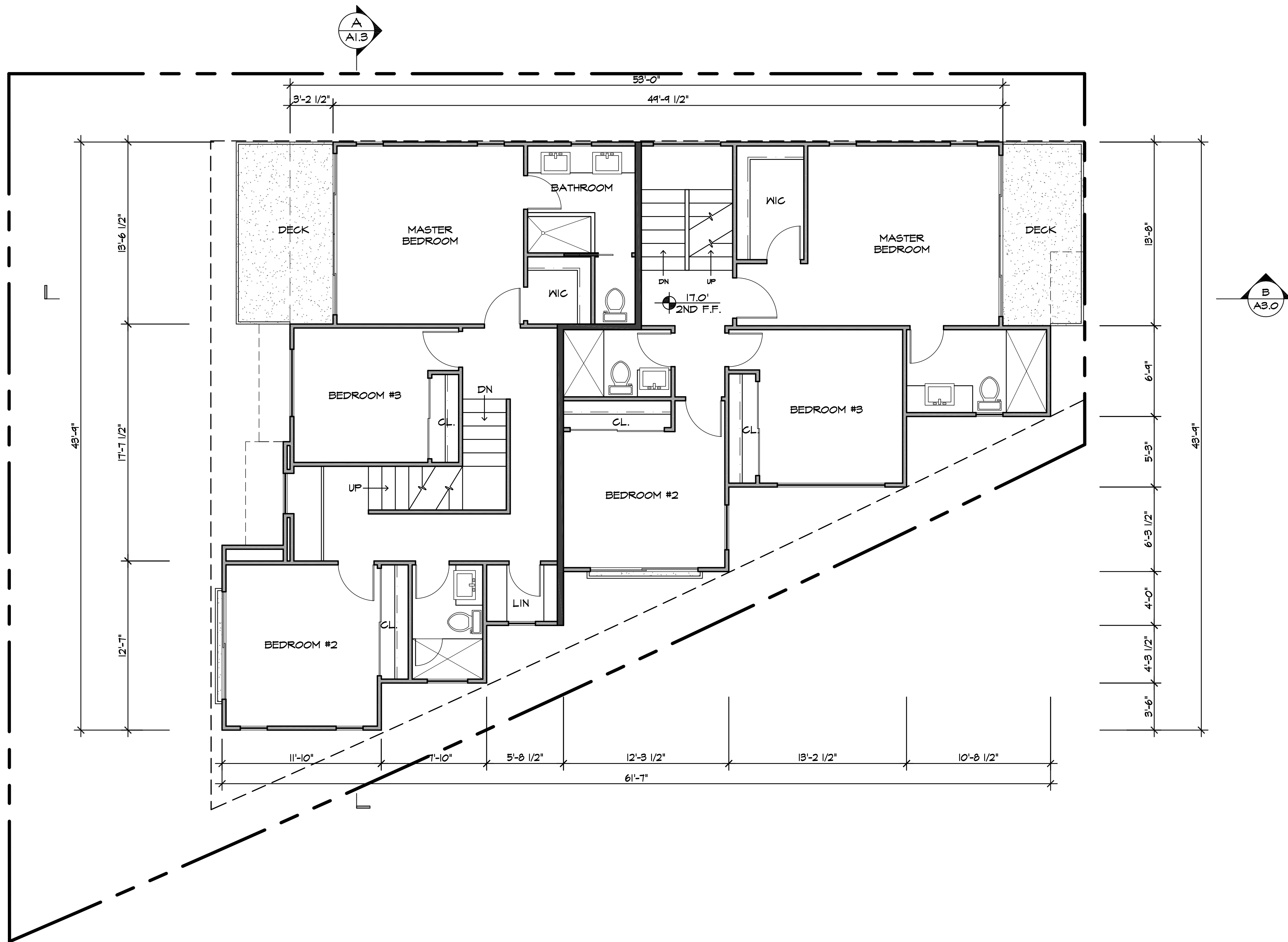
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ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CNEL FOR ALL HABITABLE ROOMS.

WALL LEGEND	
	2X4 STUD WALL
	2X6 STUD WALL (1-HR RATED)
	LOW WALL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/ HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T1.2 FOR VENTILATION NOTES.



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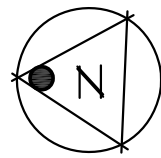
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SECOND FLOOR PLAN








SCALE: 3/16"=1'-0"

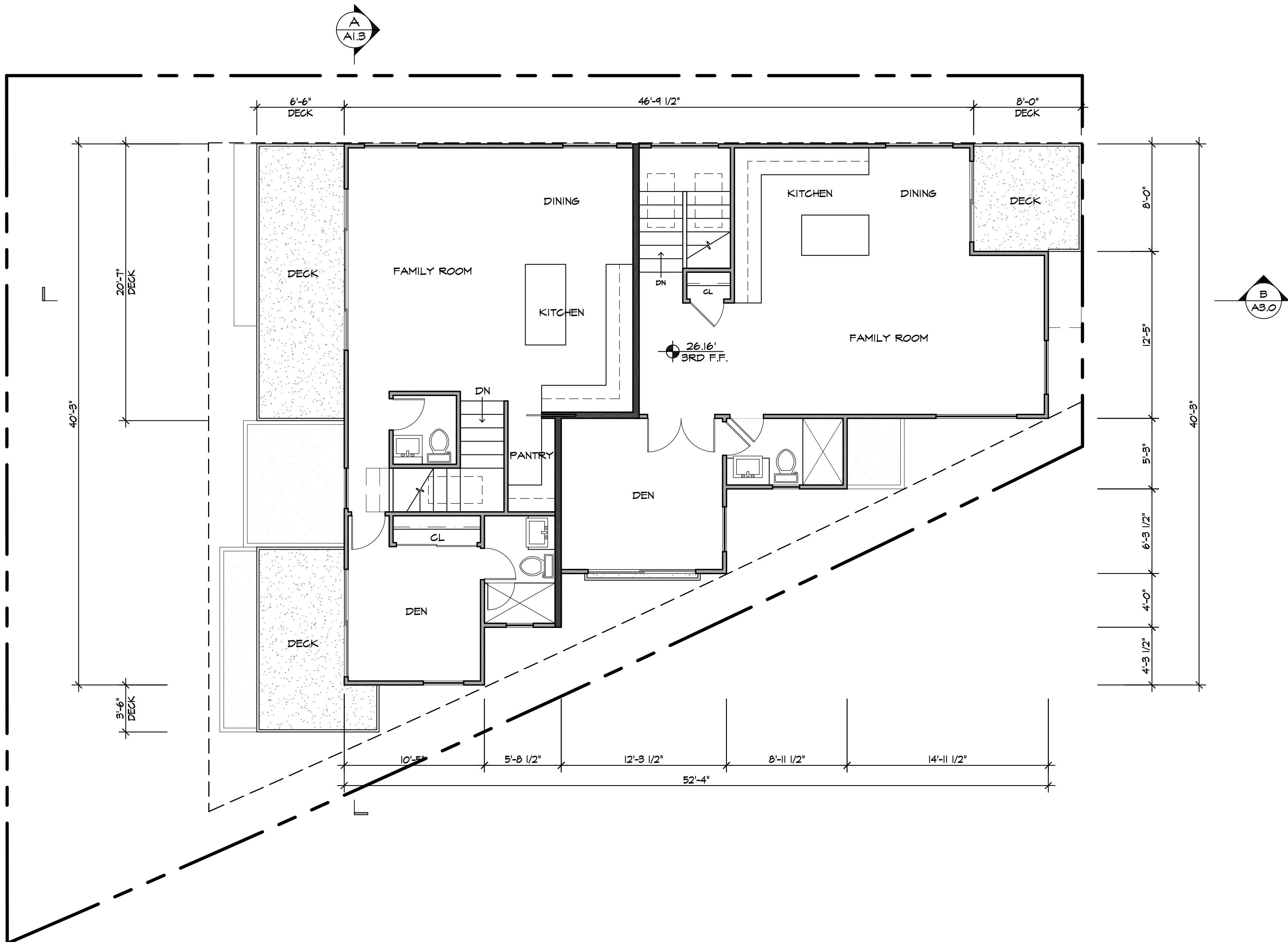


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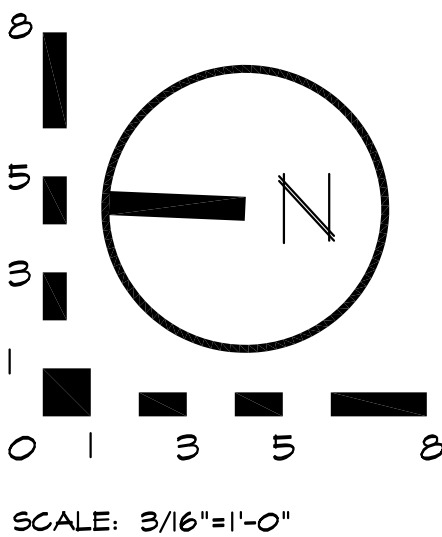
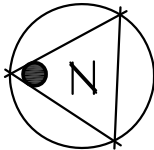
SECOND FLOOR
PLAN

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CNEL FOR ALL HABITABLE ROOMS.

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THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"



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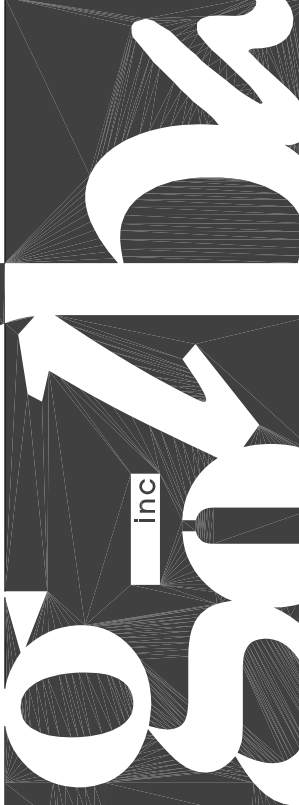
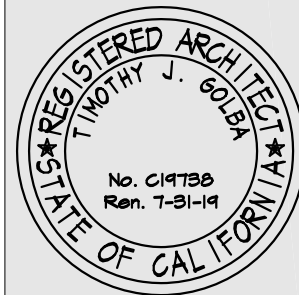
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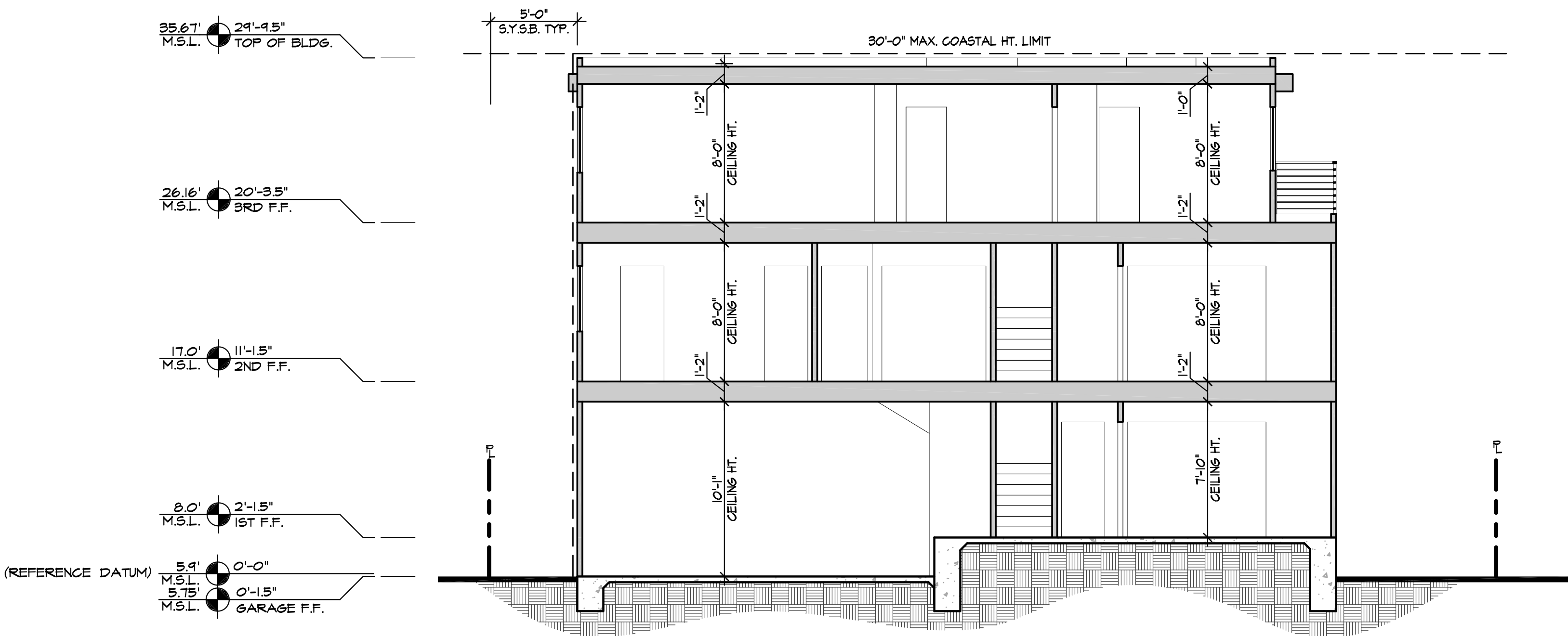
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THIRD FLOOR PLAN



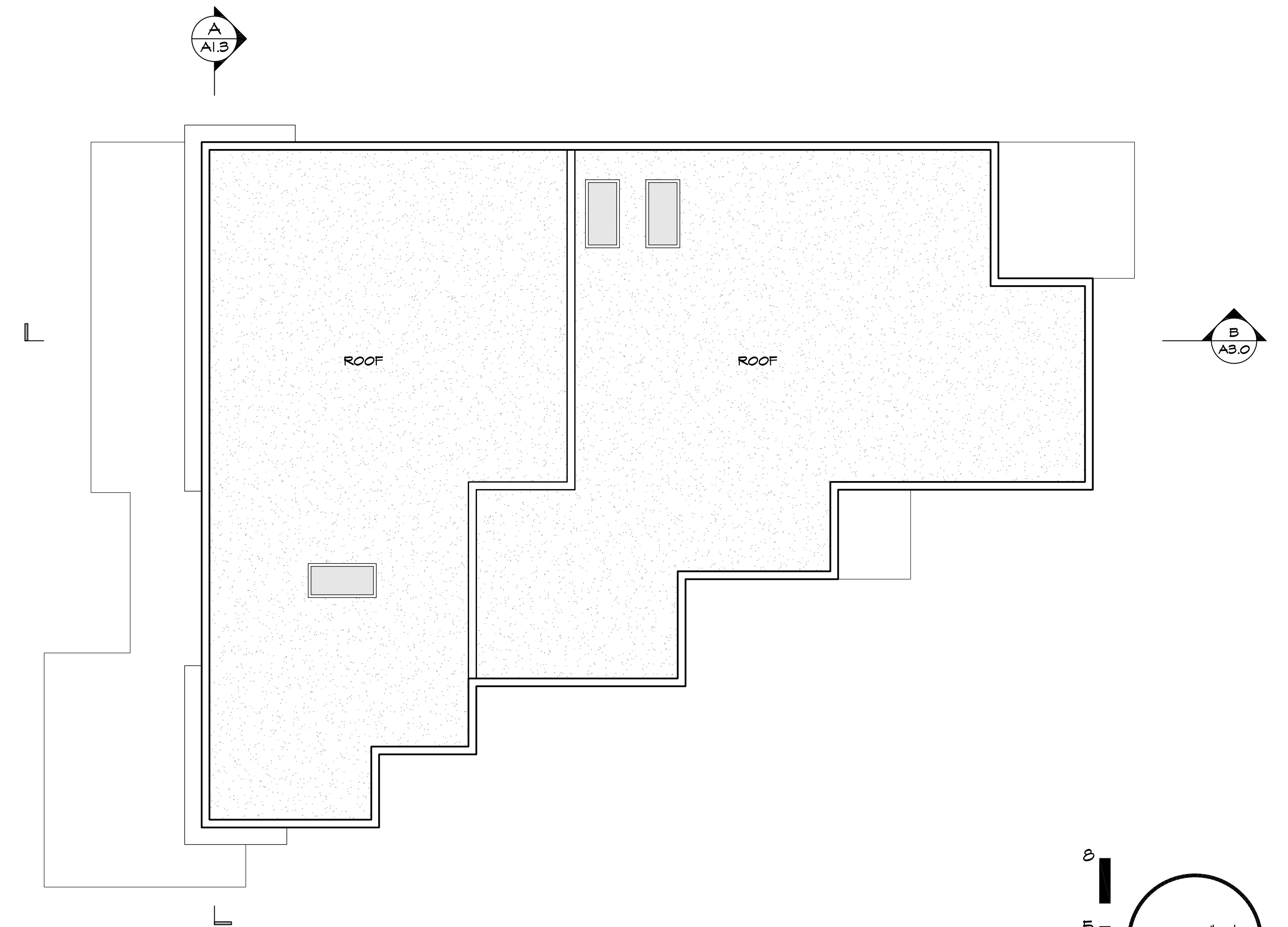
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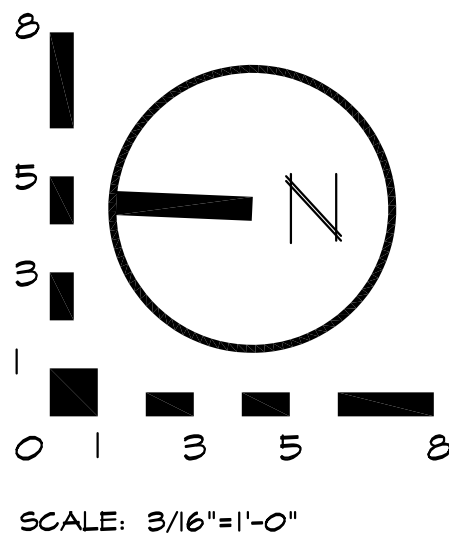
SECTION A

SCALE: 3/16"=1'-0"



ROOF PLAN

SCALE: 3/16"=1'-0"



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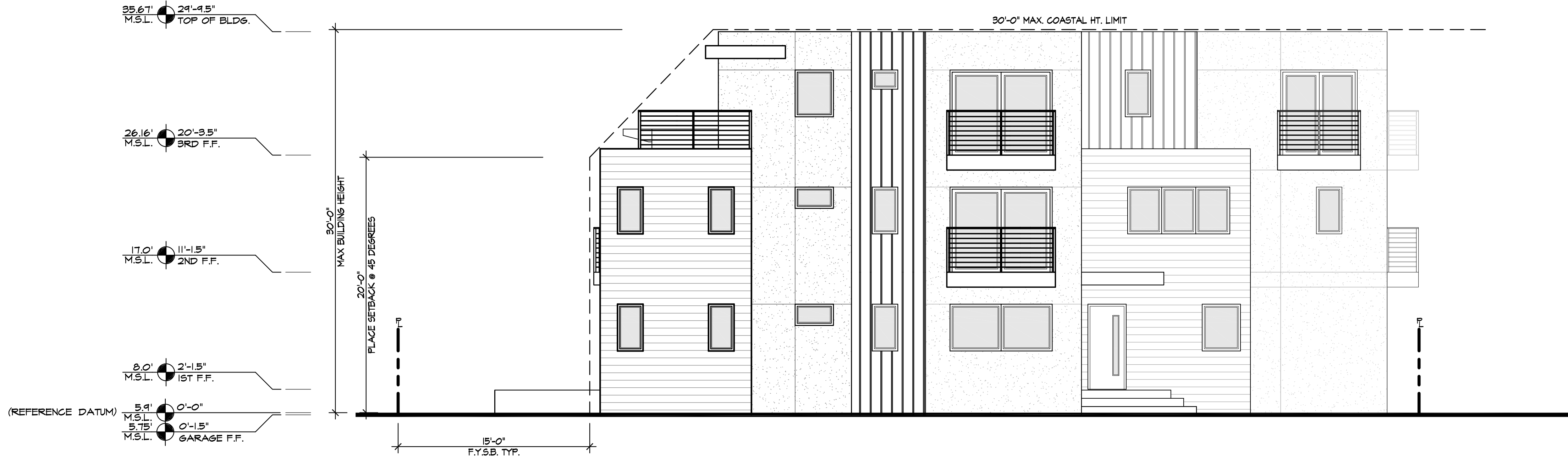
Original Date: 08-24-17
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ROOF PLAN & SECTION A

A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROP. D.)

NOTE: THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC 192.0505(g))



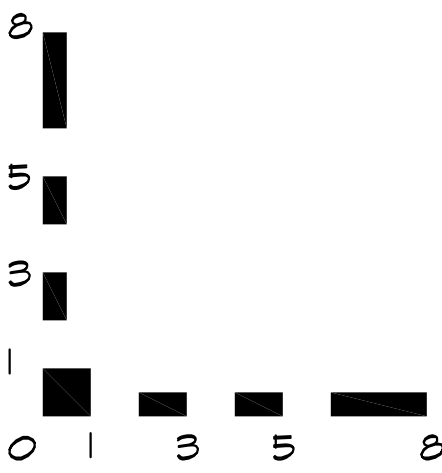
WEST ELEVATION

SCALE: 3/16"=1'-0"



NORTH ELEVATION

SCALE: 3/16"=1'-0"



SCALE: 3/16"=1'-0"

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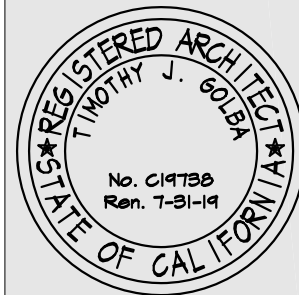
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Sheet Title:

BUILDING ELEVATIONS

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

2695 MISSION DUPLEX
2695 MISSION BLVD
SAN DIEGO, CA 92109



golba
inc

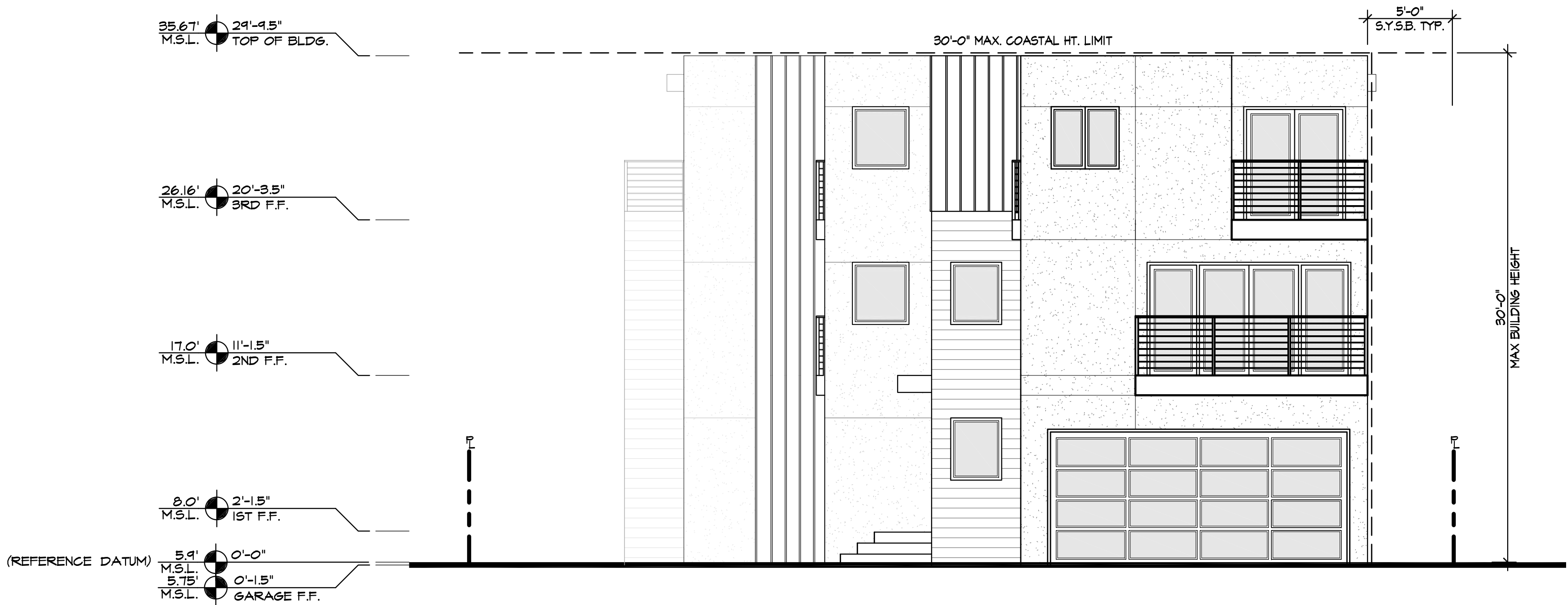
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NOTE:
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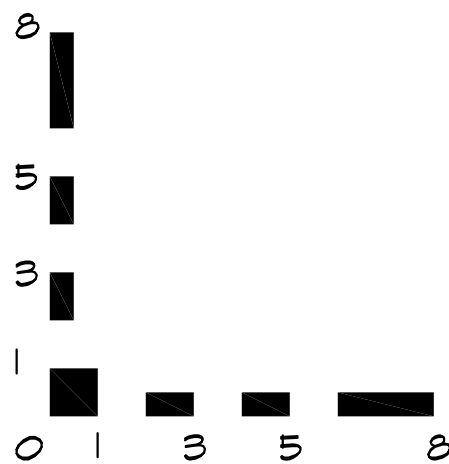
EAST ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"



SCALE: 3/16"=1'-0"

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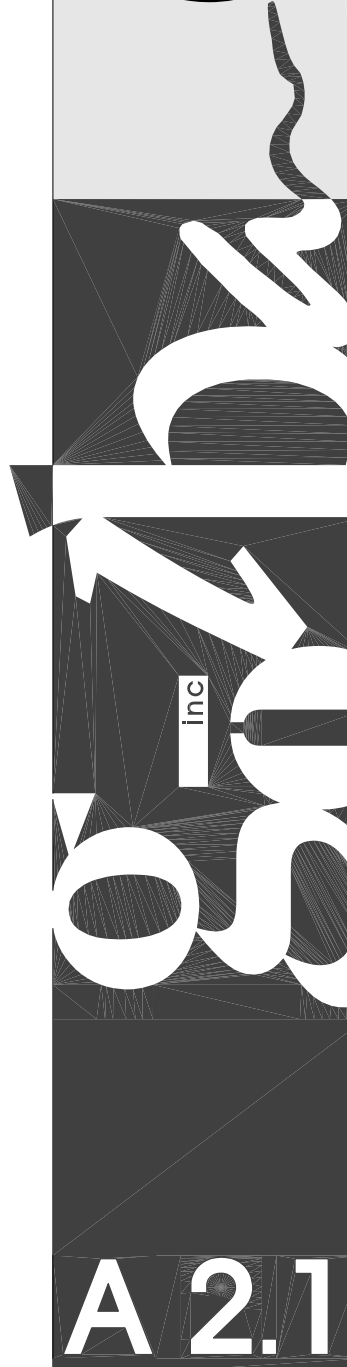
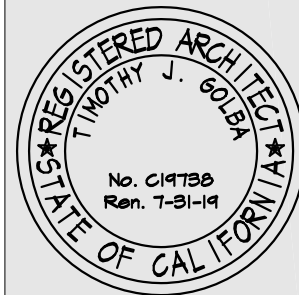
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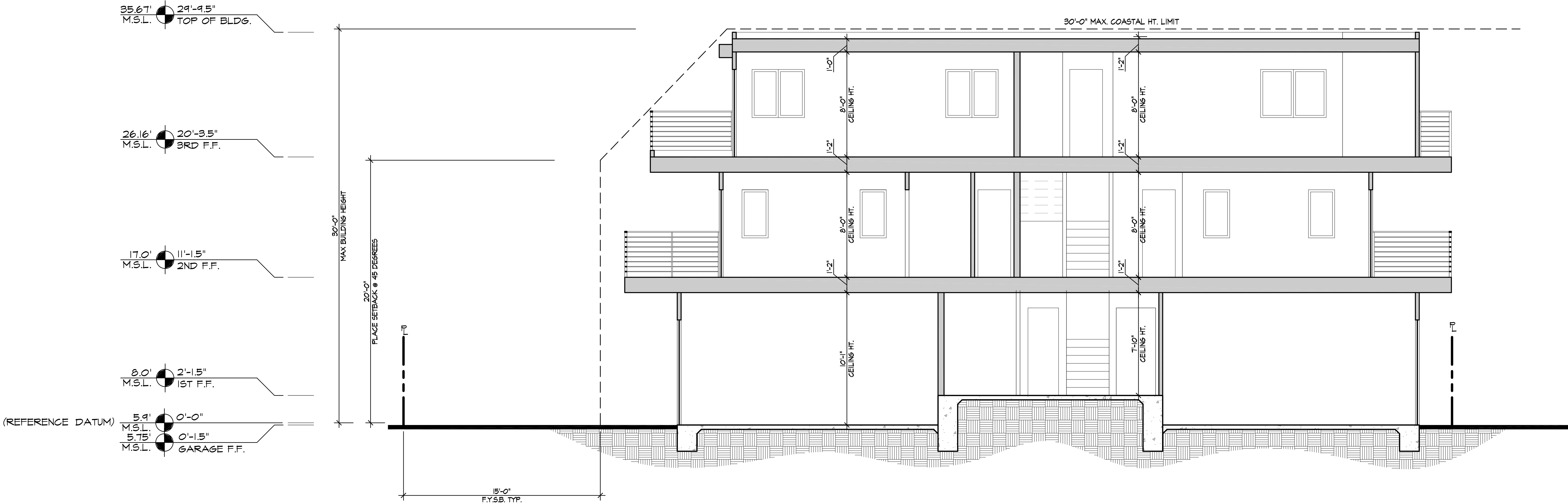
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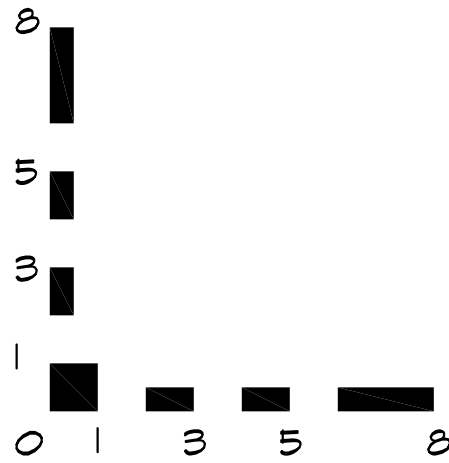
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NOTE:
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SECTION B

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



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

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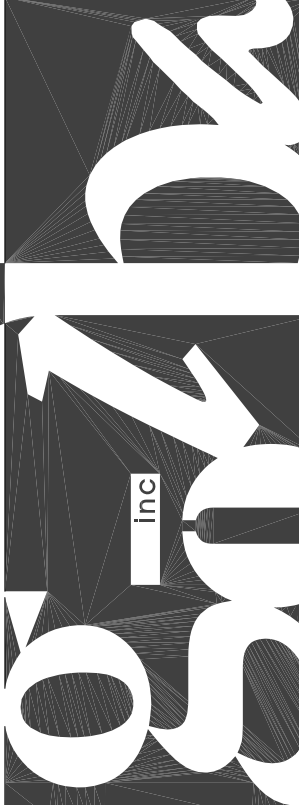
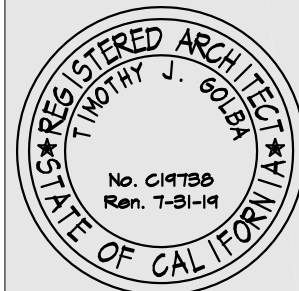
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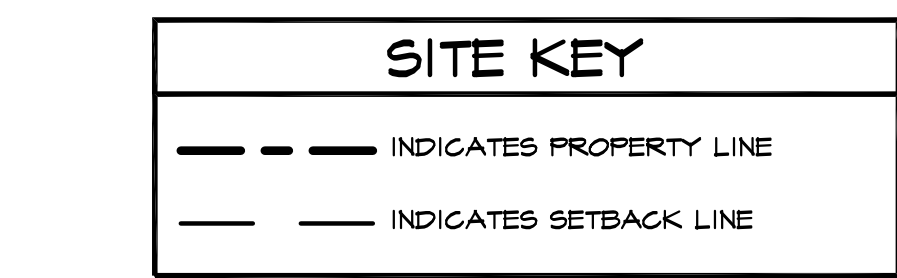
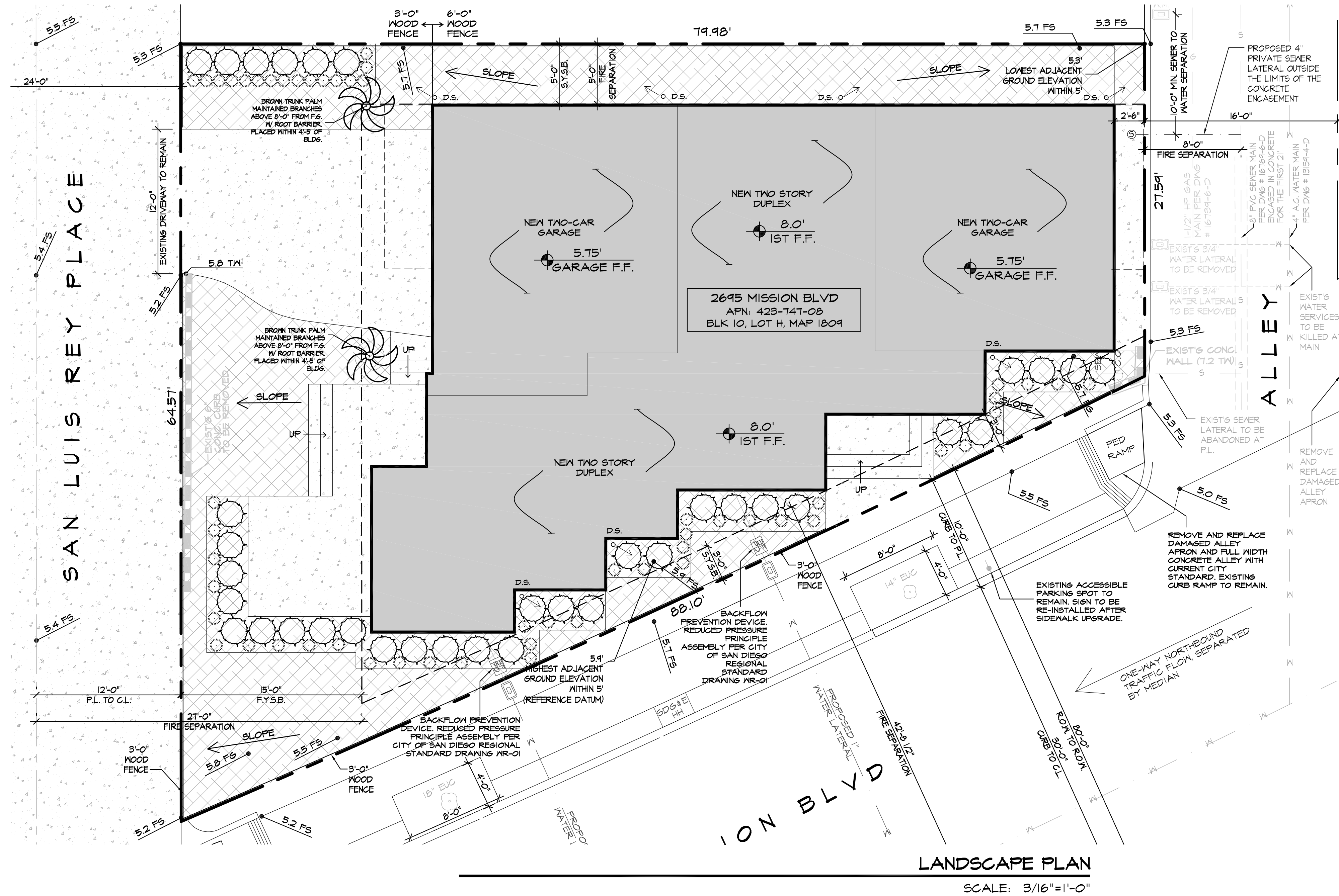
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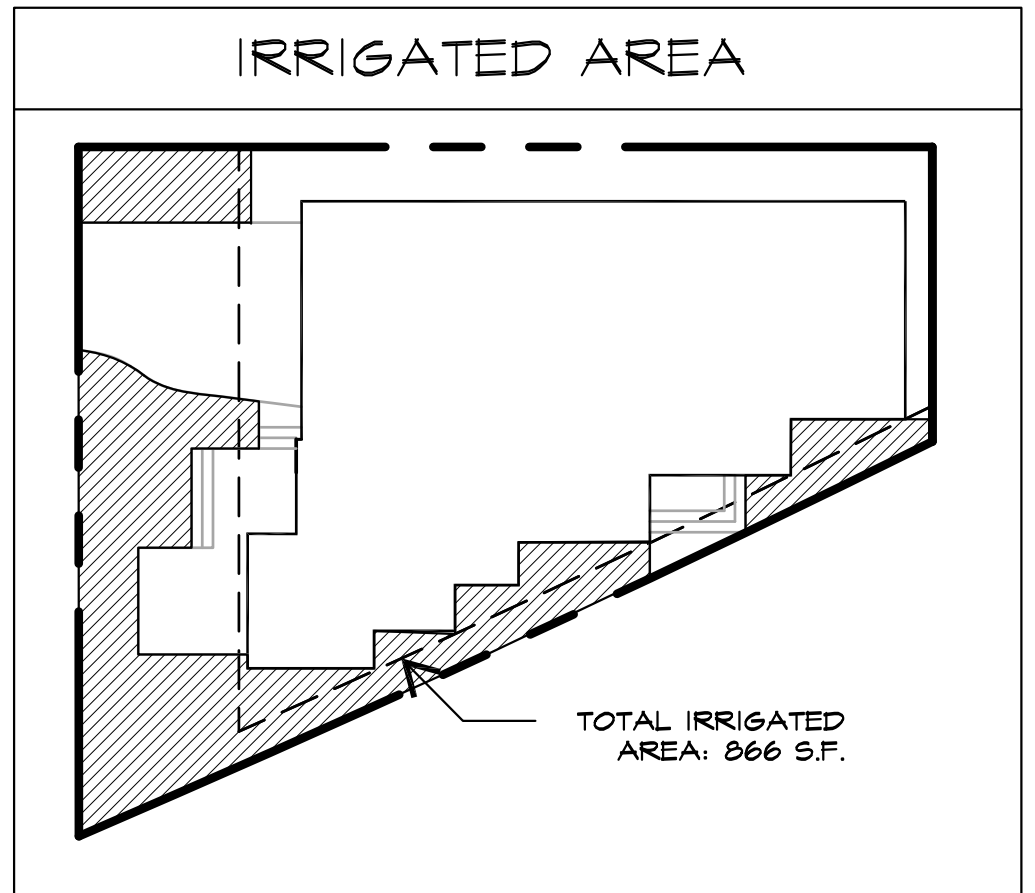
BUILDING
SECTION B





LANDSCAPE DESIGN STATEMENT:

THIS MULTI-FAMILY DUPLEX WILL BE IMMERSSED IN A LANDSCAPE THAT RESPECTS THE INTIMATE CHARACTER OF THE PLACE ASSOCIATED WITH THIS BAYSIDE NEIGHBORHOOD. SALT-TOLERANT, WATER-CONSERVING PLANTS WILL BE EMPLOYED TO CREATE A SEMI-PRIVATE PATIO. HEDGE AND GRASS-LIKE SHRUBS BORDERING MISSION BLVD. WILL BE SET IN LAWN WITHIN THE PROPERTY FENCING. CONCRETE PADS WILL BE SET IN LAWN TO ACT AS A WALKWAY TO THE FORMAL, FRONT ENTRANCES. HEDGE-SHRUBS FLANK THE PROPERTY, CREATING A NEIGHBORLY LANDSCAPE THAT CONFORMS TO THE CITY COUNCIL POLICY 900-14 AND THE CITY OF SAN DIEGO GENERAL PLAN.



TOTAL IRRIGATION CALCS:

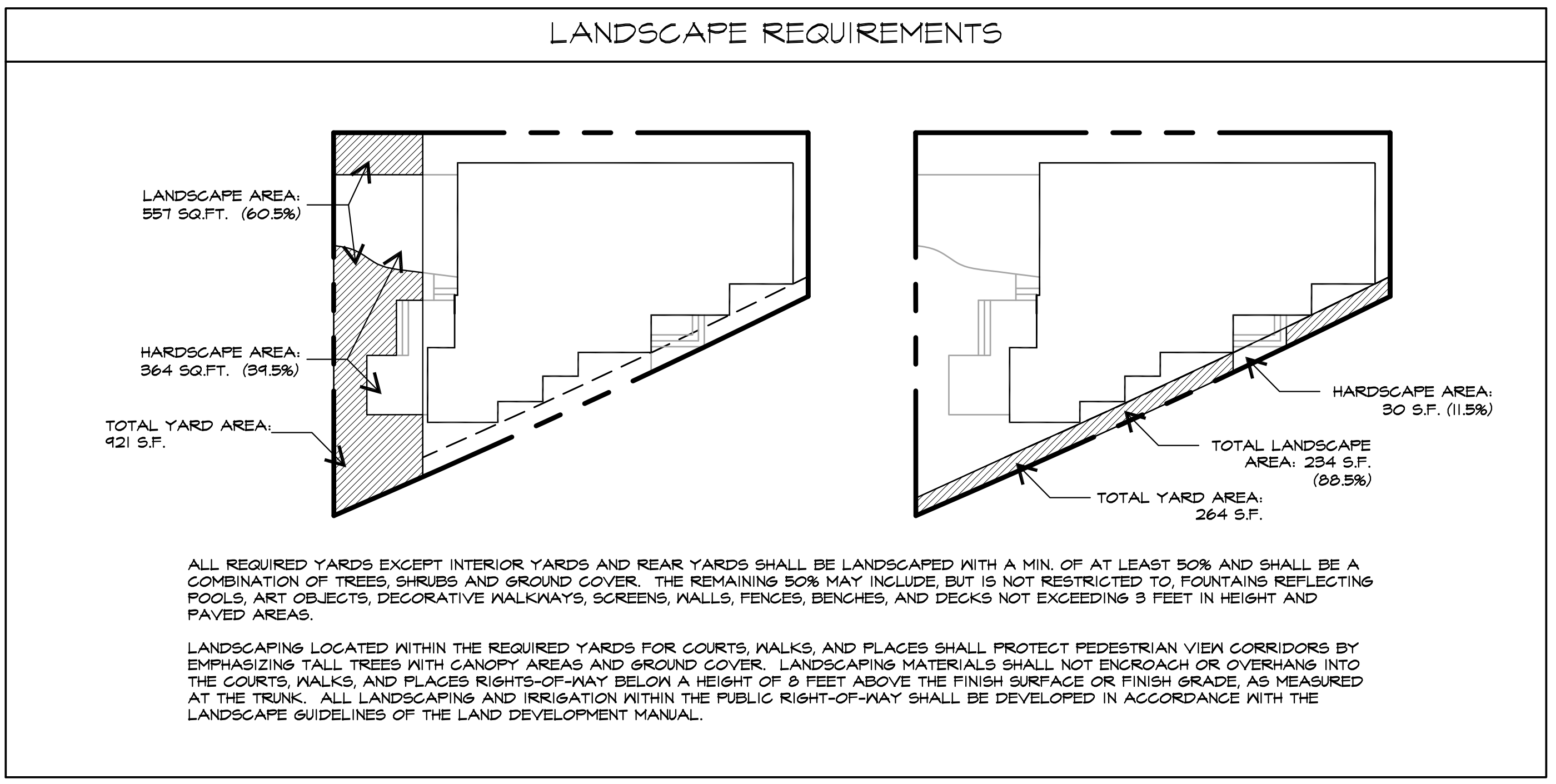
TOTAL LANDSCAPED AREA:	866 SQ. FT.
TOTAL IRRIGATED AREA:	866 SQ. FT.
TOTAL ARTIFICIAL TURF:	0 SQ. FT.
TOTAL IRRIGATED AREA (866 SQ. FT.) > 500+ SQ.FT. REQ'D FOR	MAYA AND ETXU

MIN. TREE SEP. DISTANCE:

UNDERGROUND UTILITY LINES:	5 FT.
ABV. GND. UTILITY STRUCT.:	10 FT.
DRIVWAYS (ENTRIES):	10 FT.
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS):	25 FT.
SEWER LINE:	10 FT.

NOTES:

- ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE MISSION BEACH PLANNED DISTRICT, & ALL OTHER CITY & REGIONAL STANDARDS.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM (SPRAY) SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, & MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE (SDMC 142.0403).
- LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS & PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCR OACH OR OVERHANG INTO THE COURTS AND PLACES RIGHTS-OF-WAY BELOW A HEIGHT OF 8 FT ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL (LDC 1519.0402(a)(2)).
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS & LITTER CONDITION & 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 THE PERMIT.
- ALL LANDSCAPING & IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
- ALL PROPOSED LANDSCAPING IN REQ. YARD AREAS SHALL BE MAINTAINED AT A HEIGHT OF 3' OR LOWER. ALL FRONT YARD WALLS TO BE NO GREATER THAN 3' IN HEIGHT. ALL PLANTERS WITHIN PROPERTY NOT TO EXCEED 3'-0" IN HEIGHT.
- MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0415(b)).
- 100% OF ALL REQUIRED YARDS EXCEPT INTERIOR AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS, AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3'-0" IN HEIGHT AND PAVED AREAS (LDC 1519.0402(a)(1)).
- PER THE MISSION BEACH PRECISE PLAN, A MINIMUM OF 20% OF THE TOTAL LOT MUST BE LANDSCAPED.
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 1519.0402(a)(2).
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACES ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL. PER 142.0403(d).
- THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY.
- ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE 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.



PLANT LEGEND

PROPOSED PLANT MATERIAL:	QTY. / % / SIZE	MATURE SIZE	WUCOLS
PALMS SUCH AS: 30' TALL X 15' WIDE HEIGHT SYAGRUS ROMANZOFFIANUM BRAHEA EDULIS BRAHEA BRANDEGII	1 / 100% / 8' BTH "QUEEN PALM" "GUADALUPE PALM" "HESPER PALM"	50'H X 20'W 50'H X 15'W 60'H X 20'W	MODERATE LOW LOW
HEDGE SHRUBS SUCH AS: 2' TALL X 3' WIDE MATURE HT. BERBERIS THUNBERGII BERBERIS THUNBERGII 'CONCORDE' BERBERIS THUNBERGII 'BAILGREEN'	18 / 100% / 5 GAL. "CONCORDE BARBERRY" "JADE CAROUSEL JAPANESE BARBERRY"	2'H X 3'W 2'H X 3'W 3'H X 5'W	LOW LOW LOW
GRASS-LIKE SHRUBS SUCH AS: 3' TALL X 3' WIDE MATURE HT. PHORMIUM TENAX 'BRONZE BABY' MULLENBERGIA RIGENS PHORMIUM TENAX	20 / 100% / 5 GAL. "NEW ZEALAND FLAX" "FLAX LILY" "HARAKEKE"	3'H X 3'W 2'H X 2'W 3'H X 3'W	LOW LOW LOW
3" HIGH GROUND COVER SUCH AS: FASIALUM VAGINATUM FRAGARIA CHILOENS DYMONDIA MARGARETAE	AS REQ'D / 100% "SEASHORE PASPALLUM" "BEACH STRAWBERRY" N/CN		MODERATE MODERATE LOW

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Sheet Title:
LANDSCAPE PLAN



ESTIMATED TOTAL WATER USE (ETWU): 12,120 GAL/YR

[illegible]

MAWA CALCULATIONS

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DEVELOPMENT SUMMARY

PROJECT SUMMARY:
THIS PROJECT PROPOSES DEMOLITION OF THE TWO EXISTING SINGLE FAMILY RESIDENCES AND CONSTRUCTION OF A TWO UNIT RESIDENTIAL CONDOMINIUM PROJECT
NO DEVELOPMENT REGULATION DEVIATIONS ARE PROPOSED.
THE PROJECT REQUESTS TENTATIVE AND FINAL MAP WAIVER APPROVAL.

UTILITY TABLE	
TELE (AT&T): OVERHEAD/UNDERGROUND	
CATV (COX): OVERHEAD	
ELEC (SDG&E): OVERHEAD	

LEGEND	
PROPERTY LINE/MW BOUNDARY	---
EXISTING GAS LINE	—G—G—
EXISTING SEWER LINE	—S—S—
EXISTING WATER LINE	—W—W—
EXISTING OVERHEAD UTILITY	---
LEAD & DISK PER MONUMENTATION NOTES	■
SETBACK LINE	---

USES:
CURRENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL:
MULTIPLE UNIT RESIDENTIAL - CONDOMINIUM

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:
CONSTRUCTION CLASSIFICATION:
TYPE V(B) WITH AUTOMATIC SPRINKLER SYSTEM
OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2
PRIVATE GARAGE GROUP U

TITLE NOTES

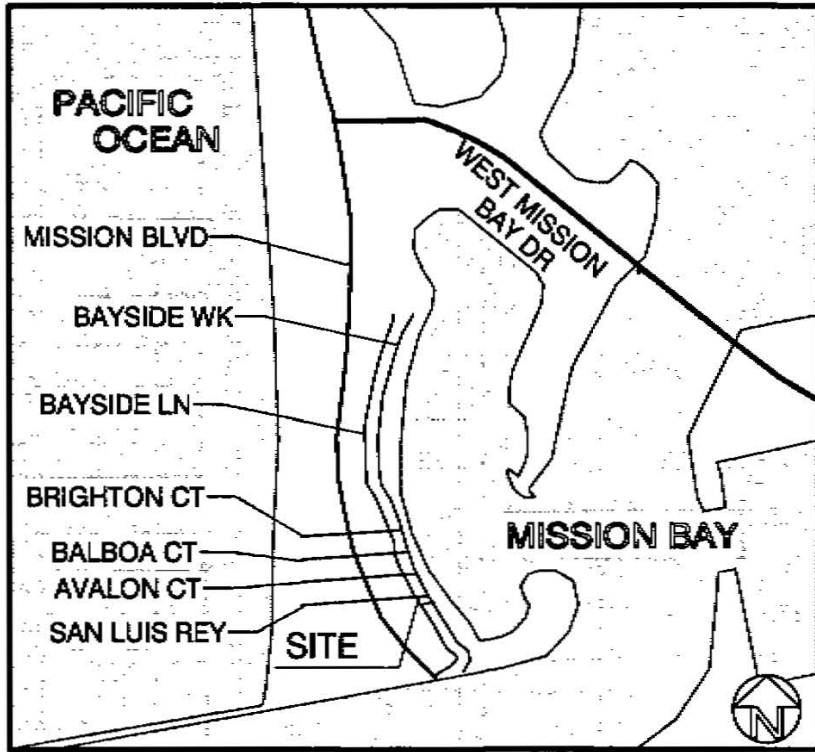
NO EASEMENTS AFFECT SUBJECT PROPERTY

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE MAP WAIVER AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

THEODORE MONTAG, III
VICE PRESIDENT
SDDP 2016 LTD.
1106 SECOND AVENUE, SUITE 255
ENCINITAS, CA 92024

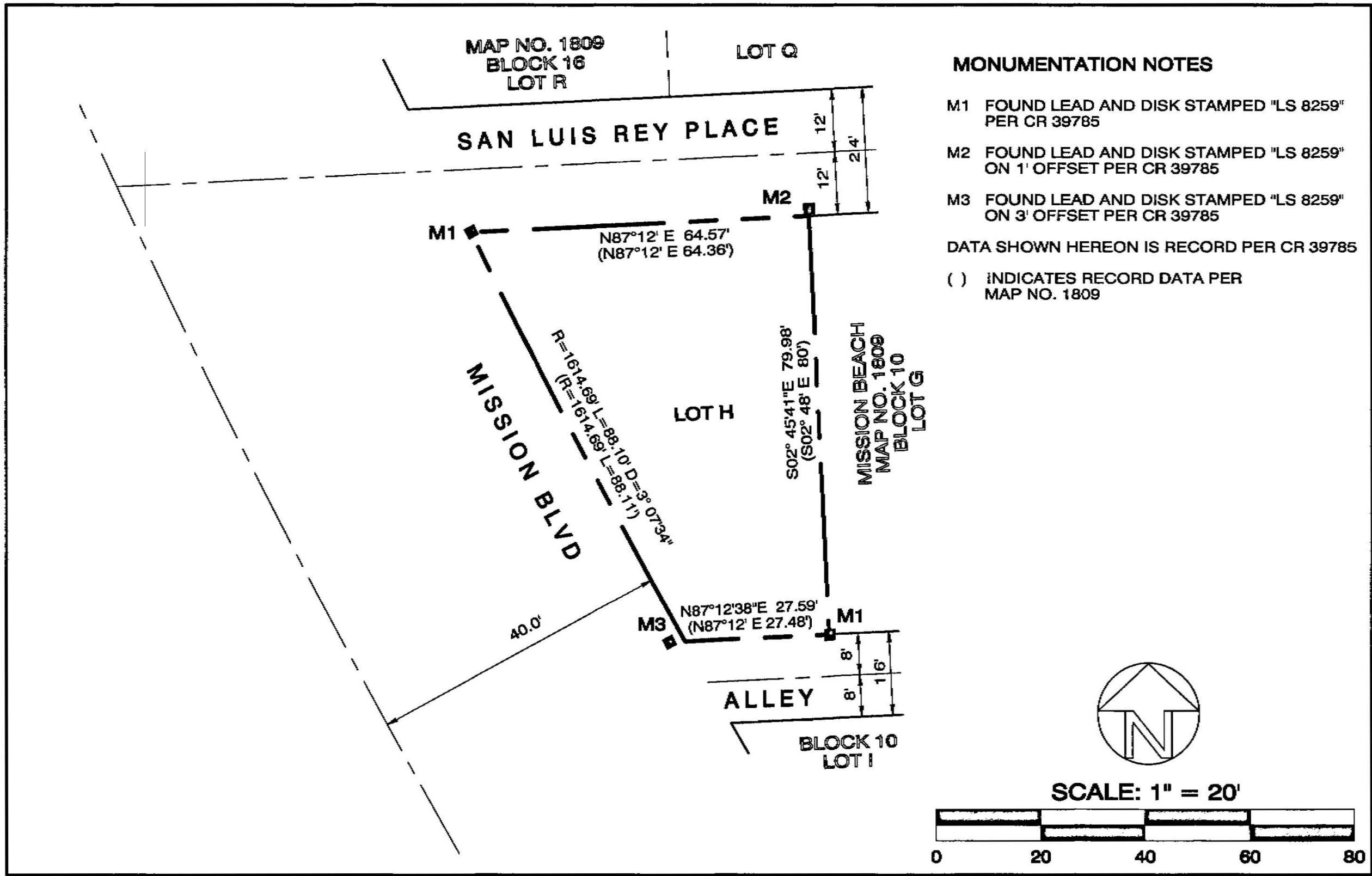
DATE



VICINITY MAP
NOT TO SCALE



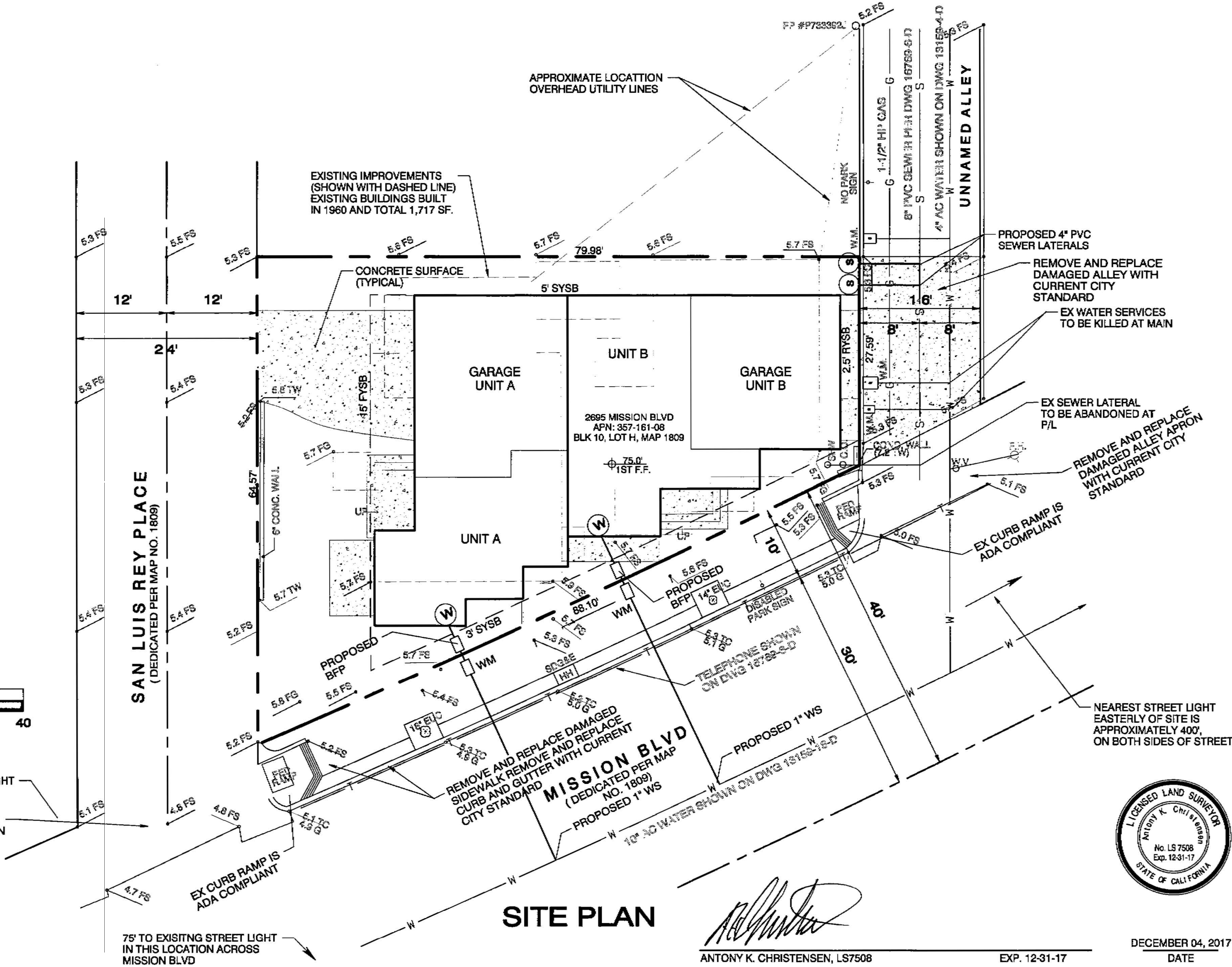
CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS
7888 SILVERTON AVENUE,
TELEPHONE: (858)271-9901
LAND SURVEYORS
SUITE 'J', SAN DIEGO,
CALIFORNIA 92126
FAX: (858)271-8912
PLANNERS
CALIFORNIA 92126
FAX: (858)271-8912



MONUMENTATION NOTES

- M1 FOUND LEAD AND DISK STAMPED "LS 8259" PER CR 39785
 - M2 FOUND LEAD AND DISK STAMPED "LS 8259" ON 1' OFFSET PER CR 39785
 - M3 FOUND LEAD AND DISK STAMPED "LS 8259" ON 3' OFFSET PER CR 39785
- DATA SHOWN HEREON IS RECORD PER CR 39785
() INDICATES RECORD DATA PER MAP NO. 1809

BOUNDARY



SITE PLAN

ANTONY K. CHRISTENSEN, LS7508

EXP. 12-31-17

DECEMBER 04, 2017
DATE

TENTATIVE MAP WAIVER NO. 1943457
CDP NO.1926219 (PTS 547729)
CONDOMINIUM CREATION

LEGAL DESCRIPTION

LOT H OF BLOCK 10 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914, ALTERED MAP NO. 1809.

APN: 423-747-08-00

BASIS OF BEARINGS

THE SOUTHERLY LINE OF SAN LUIS REY PLACE AS SHOWN ON MAP NO. 1809.
I.E. NORTH 87°12' EAST

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHEASTERLY CORNER OF SAN LUIS REY PLACE AND MISSION BOULEVARD. ELEVATION 6.037' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS SURVEY BY MICHAEL CLYBURN, PLS, DATED JANUARY 22, 2017.
- THE USE OF PROPOSED LOT IS FOR 2 RESIDENTIAL CONDOMINIUM UNITS.
- THE SUBJECT PROPERTY IS SERVED BY SEPARATE SANITARY SEWER LATERAL AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
- THE EXISTING NUMBER OF LOTS IS ONE. THE PROPOSED NUMBER OF LOT IS ONE.
- DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFG 901.4.4)
- NAD27 COORDINATES = 216-1692. NAD83 COORDINATES = 1856-6252.
- THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 2.
- THE TOTAL AREA OF THE PROJECT IS 0.085 ACRES.
- THE SOURCE OF TITLE INFORMATION IS PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. DIV-5417075, DATED MARCH 16, 2017.
- A MAP WAIVER IS REQUESTED FOR BOTH THE TENTATIVE AND FINAL MAPS.
- A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
- PROJECT IS WITHIN SPECIAL FLOOD HAZARD, ZONE A.
- FILL PLACED IN THE SFHA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.
- THE DEVELOPER SHALL DENOTE ON THE IMPROVEMENT PLANS "SUBJECT TO INUNDATION" ALL AREA LOWER THAN THE BASE FLOOD ELEVATION PLUS 2 FEET.

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901 FAX (858)271-8912

Project Address:

805 SAN LUIS REY PLACE
2695 MISSION BOULEVARD
SAN DIEGO, CA 92109

Project Name:

2695 MISSION BOULEVARD
MAP WAIVER

Sheet Title:

Revision 5:

Revision 4:

Revision 3:

Revision 2: 12-04-17 ADDRESS CITY COMMENTS

Revision 1: 08-31-17 ADDRESS CITY COMMENTS

Original Date: APRIL 07, 2017

Sheet 1 of 2 Sheets

TENTATIVE MAP WAIVER

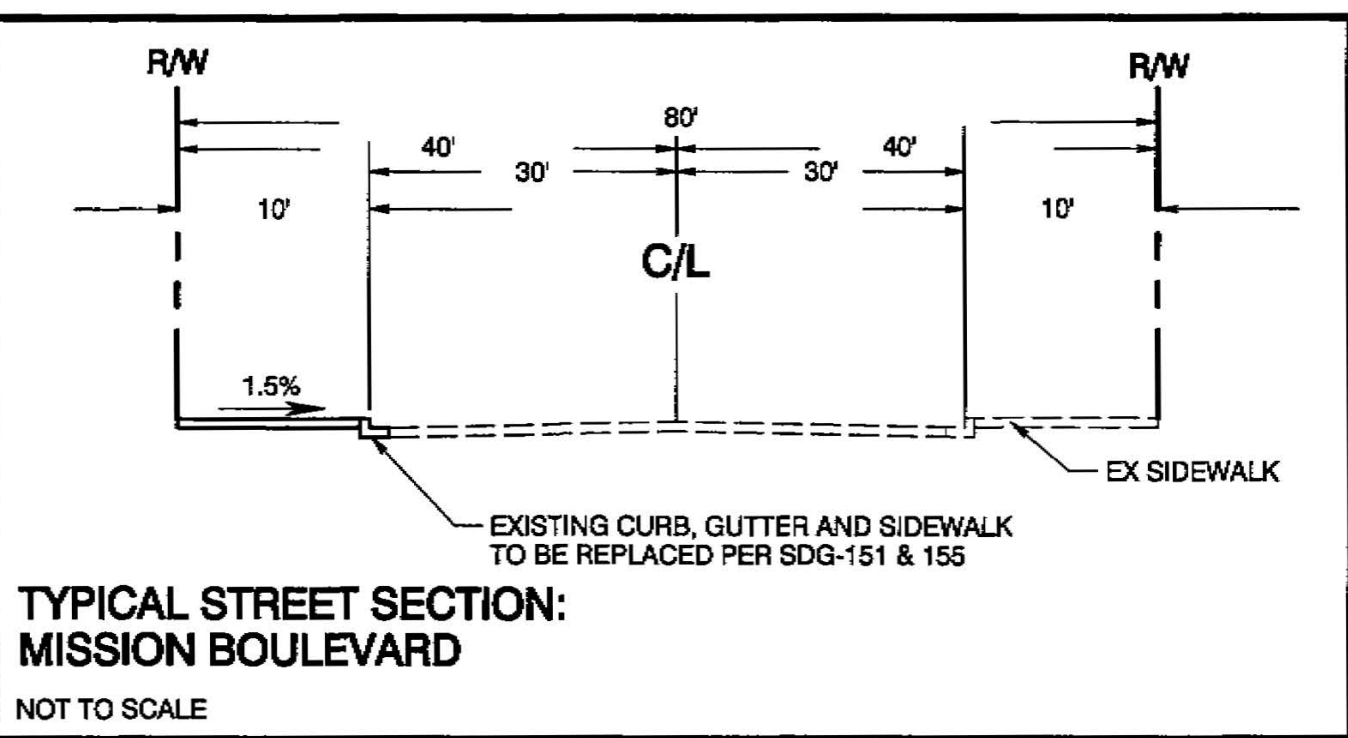
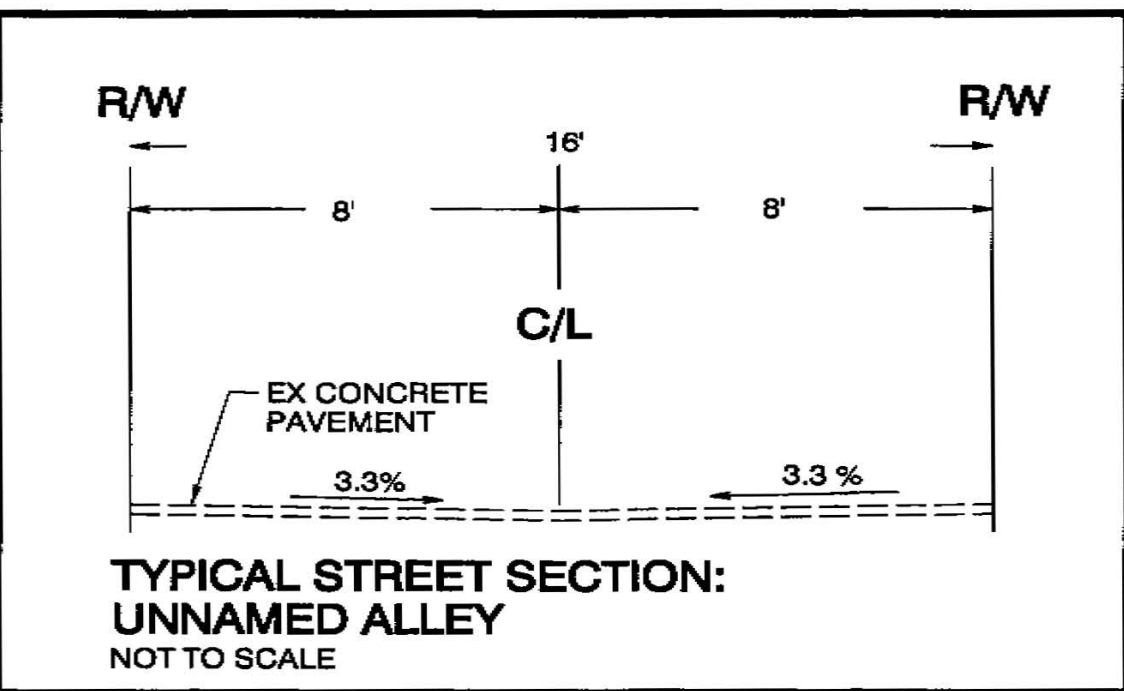
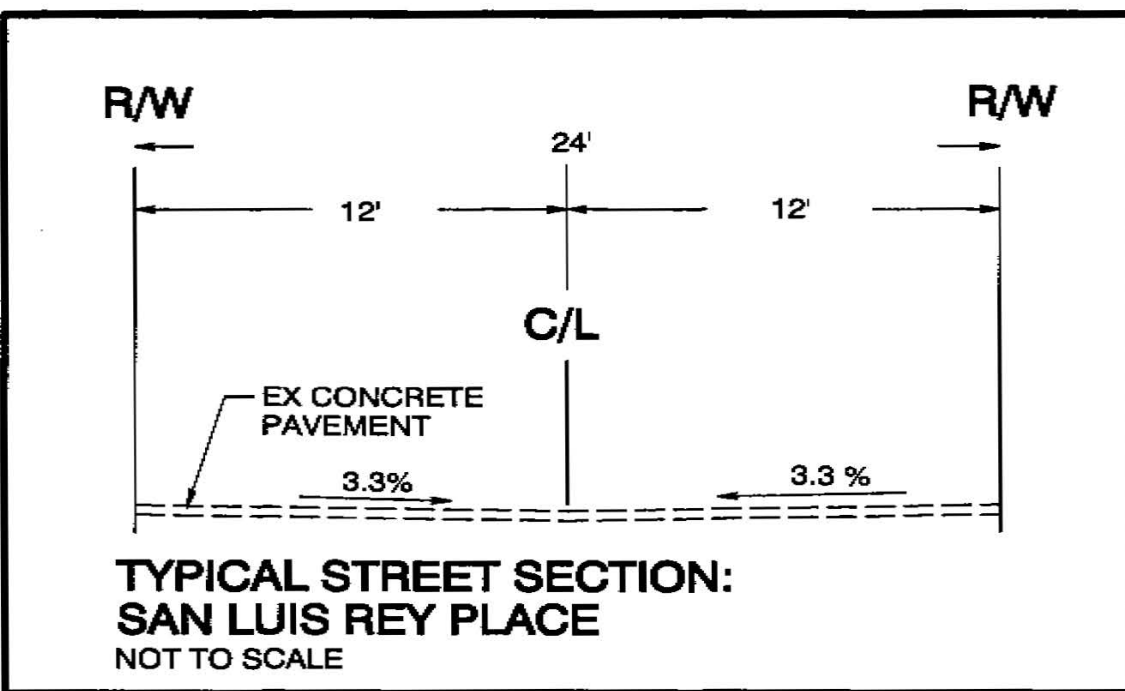
TENTATIVE MAP WAIVER NO. 1943457
CDP NO.1926219 (PTS 54772)
CONDOMINIUM CREATION

RESIDENTIAL UNIT TABULATION

UNIT	LIVING AREA	PARKING AREA	DECK AREA	BEDROOMS	PARKING SPACES PROVIDED	PARKING SPACES REQUIRED
A	1,913 SF	472 SF	322 SF	4	2	2
B	1,972 SF	433 SF	146 SF	4	2	2
					4 SPACES PROVIDED	4 SPACES REQUIRED

TOTAL OFF-STREET PARKING SPACES:
SPACES REQUIRED PER TABLE 142-05C (2 SPACES/ 3-4 BDRM UNIT X 2 UNITS) = 4 SPACES

SPACES REQUIRED = 4 SPACES
SPACES PROVIDED = 4 GARAGE SPACES ONSITE



TENTATIVE MAP WAIVER SUMMARY

THIS PROJECT PROPOSES DEMOLITION OF TWO EXISTING SINGLE FAMILY RESIDENCES AND CONSTRUCTION OF A 2 UNIT RESIDENTIAL CONDOMINIUM PROJECT

THE PROJECT REQUESTS TENTATIVE MAP AND FINAL MAP WAIVER.

ASSESSOR PARCEL NO. & ADDRESS

ASSESSOR'S PARCEL NUMBER: 423-747-08-00

ADDRESS: 2695 MISSION BOULEVARD
SAN DIEGO, CA 92109

OWNER:

SDDP 2016 LTD,
1106 SECOND AVENUE, SUITE 255
ENCINITAS, CA 92024

ZONING:

MBPD-R-S
MISSION BEACH PLANNED DISTRICT
ZONE R-S
OVERLAY ZONES:
AIRPORT INFLUENCE AREA
AIRPORT NOISE CONTOUR
FEDERAL AVIATION ADMINISTRATION PART 77 NOTICING AREA
COASTAL HEIGHT LIMIT
COASTAL (CITY)
RESIDENTIAL TANDEM PARKING

SETBACK:

FRONT YARD: 15'
SIDE YARD: 5' (3' ALONG MISSION BLVD)
INTERIOR SIDE YARD: 5'
REAR YARD: 2.5'

AREA:

SITE AREA: 0.085 ACRES (3,720 SQUARE FEET)

GROSS FLOOR AREA

3,885 SQUARE FEET LIVING
905 SQUARE FEET GARAGE
468 SQUARE FEET DECK

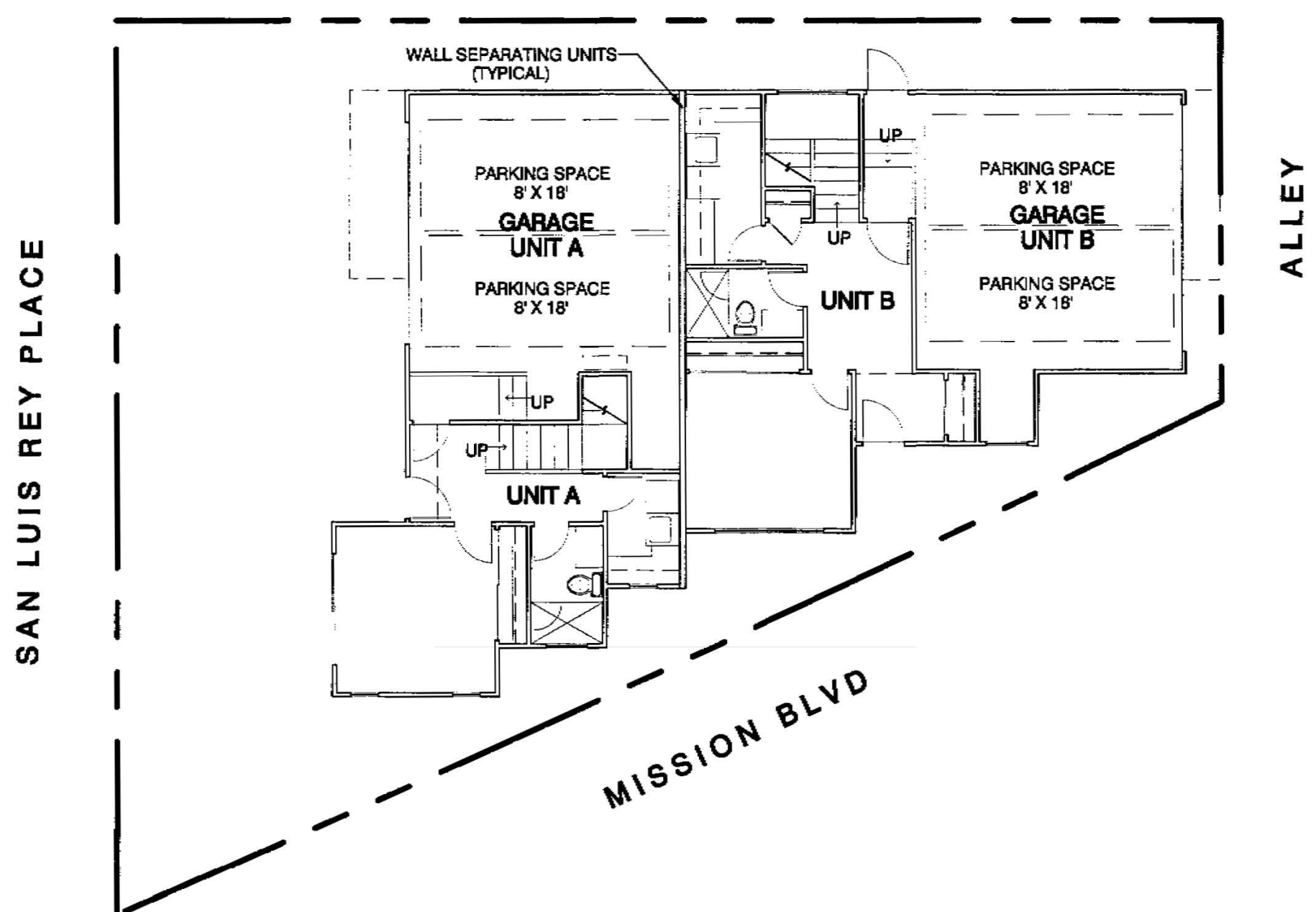


Anthony K. Christensen

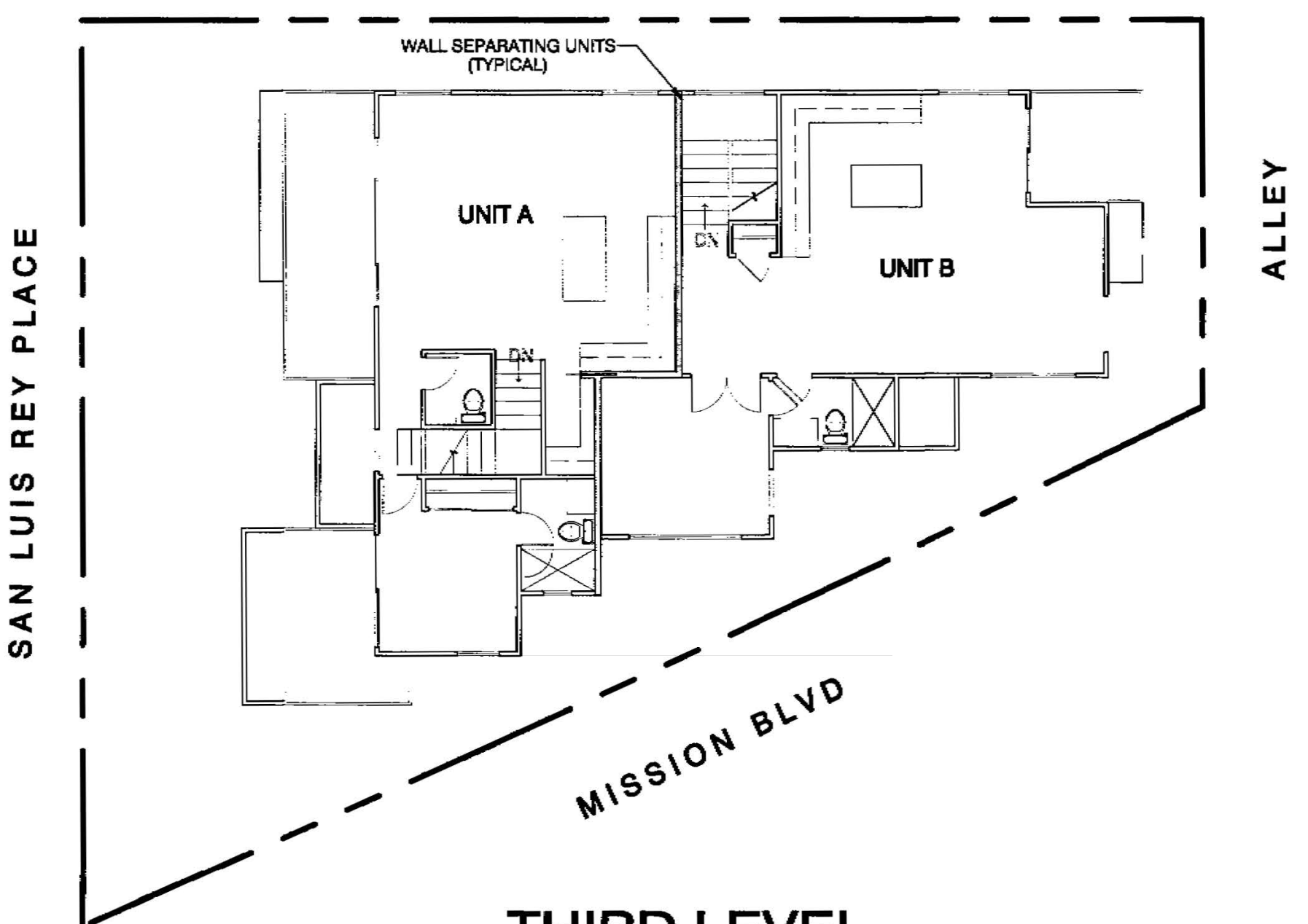
ANTHONY K. CHRISTENSEN, LS7508

EXP. 12-31-17

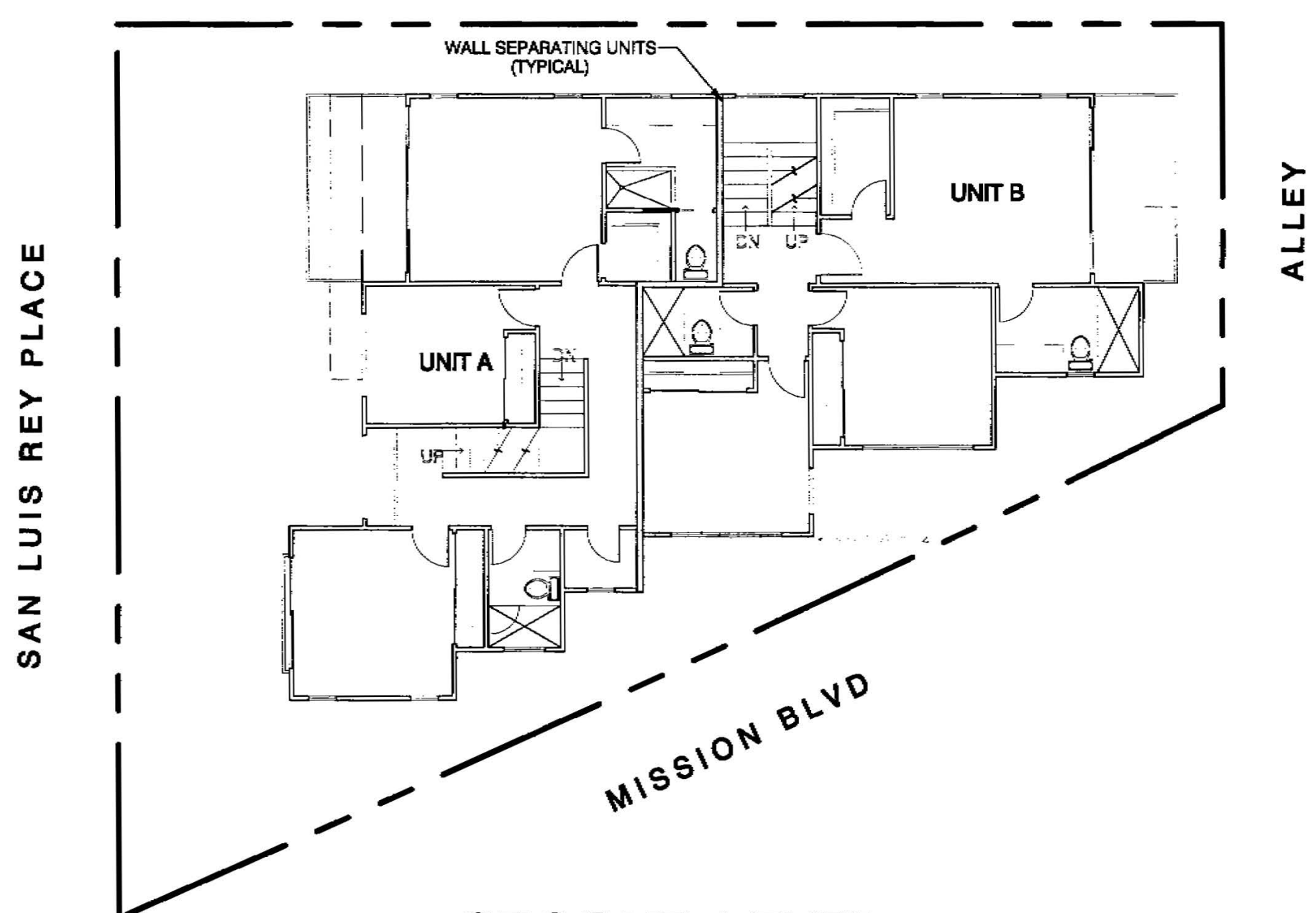
AUGUST 31, 2017
DATE



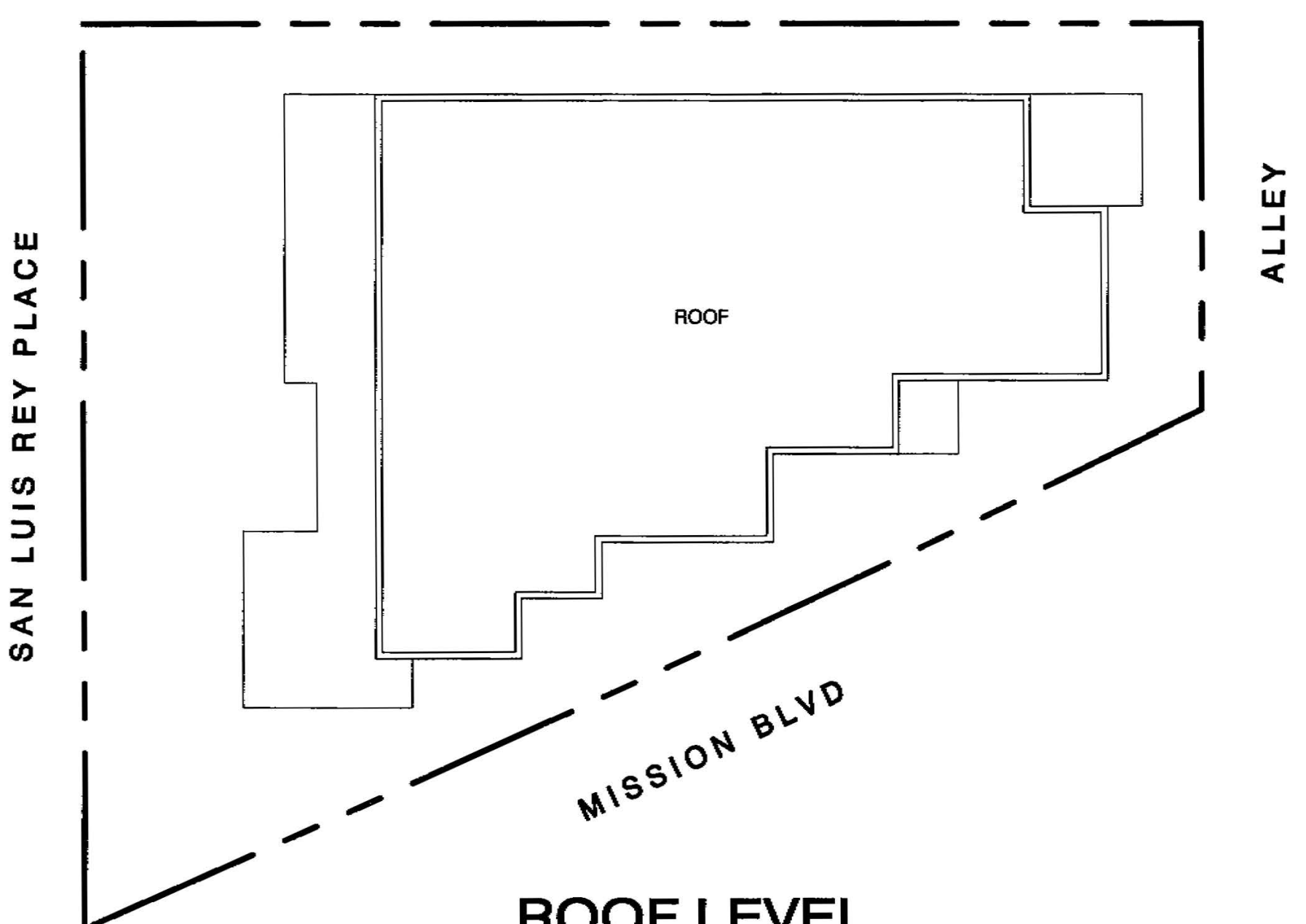
FIRST LEVEL



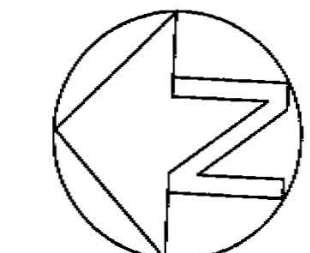
THIRD LEVEL



SECOND LEVEL



ROOF LEVEL



SCALE: 1" = 10'

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901 FAX (858)271-8912

Project Address:

805 SAN LUIS REY PLACE
2695 MISSION BOULEVARD
SAN DIEGO, CA 92109

Project Name:

2695 MISSION BOULEVARD
MAP WAIVER

Sheet Title:

Revision 5:

Revision 4:

Revision 3:


Revision 2:

Revision 1: 08-31-17 ADDRESS CITY COMMENTS

Original Date: APRIL 07, 2017

Sheet 1 of 2 Sheets

TENTATIVE MAP WAIVER

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Development Permit/ Environmental Determination Appeal Application	FORM DS-3031 November 2017
In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure."			
1. Type of Appeal: <input checked="" type="checkbox"/> Appeal of the Project <input type="checkbox"/> Appeal of the Environmental Determination			
2. Appellant: Please check one <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Officially recognized Planning Committee <input type="checkbox"/> "Interested Person" <small>(Per M.C. Sec. 113.0103)</small> Mission Beach Precise Plng. Board dkWatkins@aol.com Name: C/o 713 Isthmus Ct. San Diego, CA 92109 (858) 344-1684 Address: City: State: Zip Code: Telephone:			
3. Project Name: Project No. 547729			
4. Project Information Permit/Environmental Determination & Permit/Document No.: Date of Decision/Determination City Project Manager: appeal of Hearing officer's Dec. 4/4/18 Karen Bucey			
Decision(Describe the permit/approval decision): Hearing officer approved the proposed project on 4/4/18			
5. Ground for Appeal(Please check all that apply): <input checked="" type="checkbox"/> Factual Error <input type="checkbox"/> New Information <input type="checkbox"/> Conflict with other matters <input type="checkbox"/> City-wide Significance (Process Four decisions only) <input checked="" type="checkbox"/> Findings Not Supported			
Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.) See: "Attachment" and Exhibits attached hereto and incorporated herewith.			
<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> RECEIVED APR 16 2018 DEVELOPMENT SERVICES </div>			
6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.			
Signature: Deborah Watkins Acting Chair Mission Beach Precise Planning Board			
Date: April 16, 2018			
Note: Faxed appeals are not accepted.			

“Attachment to Appeal Application to the Planning Commission”

Re: 2695 Mission Boulevard – Mission Duplex; Project No. 547729

The Mission Beach Precise Planning Board (“MBPPB”), the City of San Diego’s recognized advisory community planning group, is filing this *Appeal Application* to appeal the City’s Development Services Department Hearing Officer’s decision of April 4, 2018, regarding the above-referenced project. Plan Reviewer Mike Meyer attended the hearing on behalf of the MBPPB and filed a speaker’s slip.

On October 17, 2017, the MBPPB voted 7-0-1 to deny the Coastal Development Permit and Map Waiver to demolish two (2) existing dwelling units and the creation of two (2) condominium units on a 0.09-acre site located at 2695 Mission Boulevard and San Luis Rey Place. It is important to consider that this project is located within the public view corridor that extends from Mission Bay to the Pacific Ocean. The MBPPB denied the project because it violates the Mission Beach Planned District Ordinance (“PDO”) regulations in the San Diego Municipal Code (“SDMC”) for the following reasons: 1) Palm trees along San Luis Rey Place must be moved four to five feet from the primary structure; and 2) driveways and parking are not allowed within required yards for Court, Places or Walks unless exempted in accordance with SDMC Sections 1513.0403(b) (3) and (7). [See: Copy of *Excerpt of MBPPB Minutes of Meeting of Tuesday, October 17, 2017*, at pages 5-7, which is attached hereto and incorporated herewith as **Exhibit 1.**]

Since the palm trees along San Luis Rey Place have been moved to the appropriate distance from the primary structure, the only remaining appeal issue concerns the violation of SDMC Sections Section 1513.0403(b)(3) and (7), regarding driveways and parking.

City’s Factual Error In Its Findings and Findings Not Supported

The evidence and statements relied upon by the City are contrary to the intent of SDMC Sections 1513.0403(b) (3) and (7). In addition, the City’s Hearing Officer’s finding fails to take into consideration that this a demolition of existing structures and the construction of new structures that will replace the current structures on this parcel site.

The PDO addresses time period limits applicable to new construction into two categories regarding parking requirements under

- 1) SDMC Section 1513.0403 Parking, Section (3) states that “Parking shall not be permitted in required yards other than interior or rear yards, except as provided herein.”
“(A) Development between February 27, 1964 and February 1, 1979;” and
- 2) SDMC Section 1513.0403 Parking, Section (3) (B) “Development prior to February 27, 1964.”

[See: SDMC Chapter 15, Article 13, Division 4, Pages 3, 4 and 5, which are attached hereto as **Exhibit 2.**] To clarify, this is new development taking place in 2018, which is after February 1, 1979, and therefore must meet the current PDO requirements.

Our PDO regulations do not allow parking in the front yard or, in this case, driveway access to a garage for the proposed development. The PDO provisions the Applicant is relying upon were created to allow temporary relief for many properties that had been parking in front yards for years that were cited with front yard parking violations during a zoning compliance sweep of Mission Beach in 1986. At that time, the MBPPB in cooperation with Sheri Car in the City's neighborhood zoning compliance department created an ordinance (*Ordinance Number 0-16726*) that was enacted on October 13, 1986, to temporarily allow for vehicular parking in front yards to remain under certain conditions for properties built before the PDO was enacted in 1979. [See: Copy of 1986 *Ordinance*, which is attached hereto and incorporated herewith as **Exhibit 3**].

This Ordinance was never intended to apply to new development nor has it ever been applied to new development. This is the first proposed development project that has attempted to use this temporary relief ordinance for a new development as if it were intended to "run with the land." This project cannot satisfy its parking requirements any differently than every other new development since our PDO was created in January 1979. The Applicant cannot use the front yard to provide the required parking for its project. To reiterate, our PDO provides that driveways and parking are not allowed within required yards for Courts, Places, or Walks for new developments.

An additional concern, to allow automobile ingress and egress onto San Luis Rey Place from the front yard, which is heavily used for pedestrian and vehicular traffic flow unlike the alley at the rear of this project, would create a safety hazard.

Moreover, the California Coastal Commission's Staff Report dated March 21, 2018, which was prepared for its April 11, 2018 Hearing regarding the demolition of an existing structure and construction of a new structure at 2761 Ocean Front Walk in Mission Beach (Application No. 6-17-0962; W27d), addresses this precise situation. It states at page 2 that "[w]hen the existing principal structures on a site are demolished – as is the case with the proposed project – the entire site should be brought into compliance with current requirements, including removal of encroachments."

In addition, the report goes on to point out at page 14 that "[i]n the Mission Beach community the public rights-of-way of the various courts and places, which are generally east-west running streets, as well as yard setbacks of the adjacent properties comprise the community's public view corridors." It is important to point out this site at San Luis Rey Place is one of the many east-west public rights-of-way in the Mission Beach community considered pedestrian access and visual corridor.

Since the Coastal Commission takes a strong stance to limit landscaping that blocks the public view corridor, we are sure they would take a negative stance with cars parked in front yards that would block the public view corridor.

Not only is parking access off San Luis Rey Place prohibited under the PDO, the project proposes turning a single car garage into a double. Thus, the driveway is being expanded next to the current driveway. Therefore, the second space would not be covered under the Applicant's proposal.

Parking access off a Place was last allowed at 804 San Luis Obispo Place in 2004. This exception was allowed because the rear portion of the property butted up against the rear of property on Lido Court. There was no alley as in this instant case. The owners agreed to not park illegally in the driveways but do so on a regular basis.

At the October 17, 2017 MBPPB Meeting, Project Reviewer Mike Meyer provided Architect Golba other options for moving the parking to the rear of the structure off the alley.

1. There could be an open tandem along the east property line of 9 feet wide off the alley. This would allow an enclosed garage that would be 16 feet wide and the required 3-foot Mission Boulevard required setback.
2. You could have the rear garage not have a wall separating each garage unit. Thus, there would be 2 tandem parking spaces without a wall. There is a triplex at 2691 Ocean Front Walk that has one-foot by one-foot columns that support all of the garage area for 6 parking spaces without any interior wall.
3. You could move the garage door farther north into the structure for easier access from the alley. Then you could expand the walls of the garage a few feet for easier access in and out of the car. This would allow separate garages while still providing the Mission Boulevard required 3-foot setback.
4. There is a triplex building across the street that has the same problem. This building is on a lot very similar in dimension to the subject property and was built about 15 years ago. They have 27 feet access along the alley. They have the same 3-foot setback along Mission Boulevard. They created 6 parking spaces. The address of the building is 2696 Mission Boulevard, 740 Asbury Court and 741 Asbury Court. They did an open tandem; there is an access lane that 2 units use. It appears that there are 2 single garages with an open parking space in front of each garage.

Conclusion

This is a bad precedent to allow driveway and parking on an existing structure that is being demolished. There are other options that can be taken on the rear of the building. With the Coastal Commission being very strict the last few years concerning public view corridors in Mission Beach, we think it alone would veto any driveways and parking to remain that blocks public view corridors. Any fences that are in violation on the Court can be removed. But cars do not disappear over the years on driveways and parking.

Date: April 19, 2018

Respectfully submitted,

Debbie Watkins

Debbie Watkins, Acting Chair
Mission Beach Precise Planning Board
(858) 344-1684 • dkwatkins@aol.com

EXHIBIT 1

MISSION BEACH PRECISE PLANNING BOARD (MBPPB)
Tuesday, October 17, 2017 @ 7 PM
Belmont Park Coaster Terrace – Community Room

EXCERPT of Minutes of Meeting (Pages 5-7)
Re: Project No. 547729; Mission Duplex

Board Members Present:

Bonnie Gabriel	Carole Havlat	Dennis Lynch	Brian McCarthy
Mike Meyer	John Ready	Will Schussel	Brandon Soule
Gernot Trolf	Jenine Whittecar	Debbie Watkins	

Absent: None

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:10 PM.

Excerpt of Pages 5-7:

Action Item:

- **Mission Boulevard Duplex (2695 Mission Boulevard) – Coastal Development Permit and Tentative Map Waiver to demolish two existing dwelling units and construct two condominium units totaling 5,258 square feet. Also, request a waiver to undergrounding utilities at 2695 Mission Boulevard. The 0.09-acre site is located within the R-S zone and located within the Airport Influence Area, Airport Noise Contour, FAA Part 77 Notification Area – Architect Tim Golba, Golba Architecture, Inc.**

Property Owner: SDDP 2017 LTD, 1106 Second Avenue., Suite 256, Encinitas, CA was not present. Architect Tim Golba represented the property owners.

Findings for a Tentative Map §§125.0440 and 124.0444 prepared by Architect Golba were distributed to Board Members for their review. Architect Tim Golba gave a PowerPoint presentation of the proposed project plans. He noted the proposed project received “Historic” clearance from the City. Architect Golba commented the project will consist of three (3) living levels and no roof deck. A two-car garage is proposed off the alley, and parking along the yard abutting San Luis Rey Place. Architect Golba pointed out that since the property was developed prior to February 27, 1964, and the yard abutting San Luis Rey Place is currently used for parking, the Applicant is able to continue using the yard along San Luis Rey for parking per PDO §1513.0403(b)(3)(B).

Project Reviewers Dennis Lynch and Mike Meyer reviewed the proposed project plans dated 9/15/17 for the Board. Project Reviewer Meyer commented that the Palm trees along San Luis Rey Place must be moved four to five feet from the primary structure. He noted the PDO clarifies that “Driveways and parking are not allowed within required yards for Courts, Places or Walks unless exempted in accordance with according to PDO §1513.0403(b)(3). Project Reviewer Meyer pointed out this project is **new construction** and PDO §1513.0403(b)(3)(B) applies to buildings built before February 27, 1964.

Project Reviewer Meyer pointed out that not only is parking access off San Luis Rey Place not allowed under the PDO, the project proposes turning a single car garage into a double. Thus, the driveway is being expanded next to the current driveway. Therefore, the second parking space would not be covered under the Applicant’s proposal.

Project Reviewer Lynch informed the group that parking access off a Place was last allowed at 804 San Luis Obispo Place in 2004, and this exemption was allowed because the rear portion of the property butted up against the rear property on Lido Court and there was not alley. The owners agreed to not park illegally in the driveway but park there on a regular basis.

Project Reviewer Meyer provided Architect Golba other options for moving the parking to the rear of the structure off the alley.

1. There could be an open tandem along the east property line of 9 feet wide off the alley. This would allow an enclosed garage that would be 16 feet wide and the required 3-foot Mission Boulevard required setback.
2. You could have the rear garage not have a wall separating each garage unit. Thus, there would be 2 tandem parking spaces without a wall. There is a triplex at 2691 Ocean Front Walk that has one-foot by one-foot columns that support all of the garage area for 6 parking spaces without any interior wall.
3. You could move the garage door farther north into the structure for easier access from the alley. Then you could expand the walls of the garage a few feet for easier access in and out of the car. This would allow separate garages while still providing the Mission Boulevard required 3-foot setback.
4. There is a triplex building across the street that has the same problem. This building is on a lot very similar in dimension to the subject property and was built about 15 years ago. They have 27 feet access along the alley. They have the same 3-foot setback along Mission Boulevard. They created 6 parking spaces. The address of the building is 2696 Mission Boulevard, 740 Asbury Court and 741 Asbury Court. They did an open tandem; there is an access lane that 2 units use. It appears that there are 2 single garages with an open parking space in front of each garage.

Chair Watkins noted that the property is located within the Airport Influence Area, Airport Noise Contour, FAA Part 77 Notification Area, which requires new residential units above the 60 db CNEL to provide noise attenuation to ensure an interior noise level of 45 db CNEL. Architect Golba commented that extra insulation and windows will be installed to meet this goal.

Chair pointed out that according to the proposed plans, two (2) Street Trees located at Tree Wells Nos. 96 and 97 will be removed. She informed Architect Golba that replacement Street Trees for these locations can be Golden Medallions or New Zealand Christmas Trees pursuant to the Mission Boulevard Maintenance Assessment District (MAD).

After further discussion, the following motion was duly made:

Motion 5 was made by Mike Meyer and seconded by Carole Havlat TO DENY the proposed Mission Boulevard Duplex project and Tentative Map at 2695 Mission Boulevard for the following reasons: (1) Palm trees along San Luis Rey Place must be moved four to five feet from the primary structure; and (2) This is new construction. Driveways and parking are not allowed within required yards for Courts, Places or Walks unless exempted in accordance with PDO §1513.0403(b) (3). Also see: PDO §1513.0403(b)(7).

VOTE For: 7 Against: 0 Abstain: 1

Motion passed. [Abstain: B. Soule] [Absent for Vote: W. Schussel; B. Gabriel]

EXHIBIT 2

(b) Commercial Subdistricts

A minimum of 10 percent of the total lot area shall be landscaped adjacent to courts, places, walks, or Mission Boulevard in accordance with the standards set forth in Section 1513.0402(a).

("Landscaping" added 3-27-2007 by O-19589 N.S.; effective 4-26-2007.)

(Amended 10-18-2010 by O-19999 N.S.; effective 8-9-2012.)

(Amended 6-26-2012 by O-20175 N.S.; effective 8-9-2012.)

§1513.0403 Parking

(a) All Subdistricts

- (1) Where off-street parking access is perpendicular to an alley or street, it shall be a minimum of 21 feet measured from the opposite edge of the right-of-way. This 21-foot distance may be reduced one foot for each 6-inch increase in parking space width but shall not be less than 18 feet.
- (2) When an existing use is enlarged, the number of additional off-street parking spaces required are only those required by the enlargement consistent with Section 1513.0403.

(b) Residential Subdistricts

- (1) Every premises used for one or more of those uses permitted in Section 1513.0303 shall be provided with a minimum of permanently maintained off-street parking spaces located on the premises as follows:
 - (A) Two spaces per dwelling unit; except for the following:
 - (i) In R-S Subdistricts when a unit is added to a lot with an existing single-family unit and the lot has less than 34 feet of frontage on a street or alley, then the requirement shall be 1.5 spaces per dwelling unit.
 - (ii) In the R-N Subdistrict the requirement shall be one space per dwelling unit for lots abutting Ocean Front Walk or Bayside Walk with less than 10 feet of vehicular access on a street or alley.

- (B) One space per unit (room) of boarder or lodger.
- (2) At least one space per dwelling unit and one space per 2 boarding or lodging units shall have direct access to a dedicated and improved street or alley.
- (3) Parking shall not be permitted in required yards other than interior or rear yards, except as provided herein.
- (A) Development between February 27, 1964 and February 1, 1979.

For properties where any legal development, redevelopment or improvement created or enlarged floor area on the premises and the yard was being used for parking on or before February 1, 1979, parking shall be permitted within yards abutting Courts, Places, or Mission Boulevard provided that:

- (i) Said area shall not be utilized to satisfy off-street parking as required by this Planned District Ordinance.
- (ii) Said area shall not be utilized by any vehicle that exceeds 6' in height when measured vertically from the highest point of the vehicle to the parking surface.
- (iii) A minimum of 25 percent of all required yards, except interior and rear yards, shall be landscaped with a combination of trees, shrubs and ground cover in conformance with the Landscape Standards of the Land Development Manual.
- (iv) For yards abutting courts or places and for parking adjacent to and parallel to Mission Boulevard:
 - A 3-foot high wall or fence shall be located between the parking area and the sidewalk.
 - Said wall or fence may be located within the public right-of-way if an encroachment permit is obtained.
 - The City Manager or designee may approve alternative methods of landscape and screening.

- (v) The parking space was in existence on November 17, 2010.
- (B) Development prior to February 27, 1964.

 For properties where any legal development, redevelopment or improvement created or enlarged floor area on the premises and the yard was being used for parking on or before February 27, 1964, parking shall be permitted within yards abutting Courts, Places, or Mission Boulevard and are not required to provide additional landscaping or the fencing separation, provided that:
 - (i) Said property is in compliance with permits or regulations in effect at the time the property was developed;
 - (ii) The parking space was in existence on November 17, 2010.
- (4) Tandem off-street parking is permitted consistent with the following:
 - (A) The space required is 8 feet by 36 feet and accommodates 2 cars, one behind the other, except that the width of parking spaces that abut a wall, column, or other immovable obstacle shall be 8 feet and 6 inches.
 - (B) Both of the tandem spaces shall be assigned to the same unit.
 - (C) Tandem spaces are not required to be enclosed.
 - (D) Unenclosed tandem parking spaces may only encroach into an interior yard to achieve the required 36-foot depth.
- (5) Fifty percent of the individual (non-tandem) parking spaces shall have a minimum 8-foot width and 19-foot depth. The other 50 percent shall not be less than a minimum 8-foot width and 17-foot depth. The width of parking spaces that abut a wall, column, or other immovable obstacle shall be 8 feet and 6 inches.
- (6) All parking areas adjacent to Courts, Places, Walks or Mission Boulevard shall be screened by a solid fence 3 feet in height.

EXHIBIT 3

(O-87-21)
ORDINANCE NUMBER O-16726 (NEW SERIES)
ADOPTED ON OCTOBER 13, 1986

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3,
DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTION 103.0526.16 RELATING TO
MISSION BEACH PLANNED DISTRICT.

BE IT ORDAINED, by the Council of The City of San Diego, as
follows:

Section 1. That Chapter X, Article 3, Division 5 of the San
Diego Municipal Code be and the same is hereby amended by
amending section 103.0526.16 to read as follows:

SEC. 103.0526.16 PARKING

A. No change.

B. No change.

C. Parking shall not be permitted in required yards
other than interior or rear yards, except as provide herein.

1. Parking shall be permitted within yards
abutting courts or places provided that:

(a) Any development, redevelopment or
improvement that created or enlarged floor area on the
premises occurred prior to February 1, 1979.

(b) Said area shall not be utilized to
satisfy off-street parking required under this Division.

(c) Said area shall not be utilized by any
vehicle that exceeds 6' in height when measured vertically
from the highest point of the vehicle to the parking surface.

(d) A minimum of 50% of all required yards,
except interior and rear yards, shall be landscaped with a
combination of trees, shrubs and ground cover in conformance
with standards adopted by the Planning Commission as set
forth in the document entitled, "Development and Maintenance
Standards - Landscaping," on file in the office of the
Planning Department.

(e) For yards abutting courts:

(i) A minimum 2' landscape strip shall
be installed and maintained in accordance with the adopted
standards referred to above; and

(ii) A 3' high wall or solid fence
shall be located between the minimum 2' landscape strip and

the area to be utilized for parking and driveways.

(iii) The Zoning Administrator may approve alternative methods of landscape and screening requirements. Substantial conformance shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code.

D. No change.

E. No change.

F. No change.

G. No change.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: John W. Witt, City Attorney

By

Frederick C. Conrad

Chief Deputy City Attorney

FCC:mem

07/28/86

Or.Dept:Plan.

O-87-21

Form=o.code

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007268

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1926219
MISSION DUPLEX PROJECT NO. 547729
PLANNING COMMISSION

This Coastal Development Permit No. 1926219 is granted by the Planning Commission of the City of San Diego to SDDP 2016 LIMITED, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0708. The 0.09-acre single parcel lot with two existing residential dwelling units located at 2695 Mission Boulevard and 805 San Luis Rey Place in the Mission Beach Planned District Residential (MBPD-R-S) Zone and Coastal Overlay Zone (Appealable) Zone within the Mission Beach Precise Plan and Local Coastal Program Addendum area. The project site is legally described as Lot H of Block 10 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego, December 14, 1914, altered Map No. 1809.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two existing dwelling units and construct two condominium units with a combined floor area of 3,990-square-feet described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated July 19, 2018, on file in the Development Services Department.

The project shall include:

- a. The demolition of two existing dwelling units and construction of two, three-story condominium units with garages and decks as follows:
 - Unit "A," a 1,913-square-foot dwelling unit with 322-square-foot of second and third story decks and 472-square-foot garage. The first floor consists of bedroom, bathroom, laundry, storage, and two-car garage. The second story consists of three-bedrooms, two-bathrooms and two decks. The third floor consists of family room, dining room, kitchen, den, two decks, and two-half bathrooms.
 - Unit "B," a 2,005-square-foot dwelling unit with 146-square-foot of second and third story decks and 433-square-foot garage. The first floor consists of bedroom, bathroom, laundry, storage, and two-car garage. The second story consists of three-

bedrooms, two-bathrooms and two decks. The third floor consists of family room, dining room, kitchen, den, two decks, and two-half bathrooms.

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 16, 2021 (pending California Coastal Commission appeal period).
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 construction 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.

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

13. Prior to issuance of any construction permit for a building structure, the Owner/Permittee shall provide noise attenuation to ensure an interior noise level of 45 dB CNEL for all habitable rooms.

14. Prior to issuance of any construction permit for a building structure, the Owner/Permittee shall provide a No FAA Notification Self-Certification Agreement (City Form DS-503).

ENGINEERING REQUIREMENTS:

15. This Coastal Development Permit No. 1926219 shall comply with all Conditions of the Tentative Map Waiver No. 1943457.

16. The project proposes to export 5 cubic yards of material from the project site. All excavated material listed to be 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.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, adjacent to the site on Mission Boulevard, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb and gutter, with current City Standard curb, and gutter along the property frontage on Mission Boulevard, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing damaged alley apron with full width concrete alley, per current City Standard, satisfactory to the City Engineer.

20. The Owner/Permittee shall flood proof the garage. The flood proofed garage must be constructed to meet the requirements of the Federal Insurance Administration's Technical Bulletin 3-93. Additionally, a registered civil engineer or architect must certify prior to occupancy that those requirements have been met, satisfactory to the City Engineer.

21. Prior to any final inspection, the Owner/Permittee shall process a "Non-Conversion Agreement" for the garage area, subject to inundation.

22. The Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.

23. The Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of flood waters.

24. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

25. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

26. 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.

GEOLOGY REQUIREMENTS:

27. Prior to the issuance of any construction permits (either grading or construction permits), the Owner/Permittee shall submit a geotechnical investigation report or addendum that specifically addressed the proposed construction plans. The geotechnical investigation report or addendum shall be reviewed for adequacy by the Geology Section of Development services prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)(5).

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

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace 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.

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

PLANNING/DESIGN REQUIREMENTS:

32. Owner/Permittee shall maintain the required number of 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.

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

34. Prior to the issuance of any construction permit, all proposed private sewer facilities within a public ROW or public easement must be located and labeled on an approved City Construction Record Drawing (D-sheet) to clearly convey all of the following: the sewer line's status as "PRIVATE"; its location relative to the nearest parallel property line; and its authorization to encroach (i.e. the approved EMRA #).

35. Should circumstances within the limits of the public alley dictate that the cover over the proposed private lateral must be less than 3 feet, the lateral shall be constructed using extra strength vitrified clay pipe which has been fully encased in concrete.

36. Prior to any final inspection, the Owner/Permittee shall provide CC&Rs for the operation and maintenance of the private common sewer lateral in a manner satisfactory to the Public Utilities Director and the City Engineer.

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 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 Planning Commission of the City of San Diego of the City of San Diego on July 19, 2018 and Resolution No. PC-**.

Permit Type/PTS Approval No.: CDP No. 1926219

Date of Approval: July 19, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
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.

SDDP 2016 LIMITED
Owner/Permittee

By _____
Ted Montag
President

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

PLANNING COMMISSION RESOLUTION NO. _____
 COASTAL DEVELOPMENT PERMIT NO. 1926219
MISSION DUPLEX PROJECT NO. 547729

WHEREAS, SDDP 2016 LIMITED, A Limited Liability Company Owner/Permittee, filed an application with the City of San Diego for a permit to demolish two existing dwelling units and construct two condominium units with a combined floor area of 3,990 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1926219), on portions of a 0.09-acre site;

WHEREAS, the 0.09-acre single parcel lot with two existing residential dwelling units located at 2695 Mission Boulevard and 805 San Luis Rey Place in the Mission Beach Planned District (MBPD) Residential R-S Subdistrict (Residential), within Geologic Hazard Category 52 (low risk), Airport Land Use Compatibility Plan-Noise Contour, Airport Influence Area (San Diego International Airport), FAA Part 77 Noticing Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), FEMA Floodway and Floodplain (100 year), as well as the Parking Impact (Coastal and Beach), Residential Tandem Parking Overlay Zones and within the Mission Beach Precise Plan and Local Coastal Program Addendum area;

WHEREAS, the project site is legally described as Lot H of Block 10 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego, December 14, 1914, altered Map No. 1809;

WHEREAS, on February 9, 2018, 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 Sections 15301(Existing Facilities) and 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;

WHEREAS, on July 19, 2018, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1926219 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated July 19, 2018.

FINDINGS:

COASTAL DEVELOPMENT PERMIT (San Diego Municipal Code Section 126.0708)

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal**

development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985 square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean. The property is not located between the sea and the first public roadway parallel to the sea. The site is not a physical access way or view corridor, and therefore will not encroach upon any physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the Mission Bay Community Plan and Local Coastal Program Addendum (Community Plan).

The project proposes a maximum building height of 30 feet, consistent with the Coastal Height Limitation Overlay Zone. The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to meet the development regulations and would enhance and protect any public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985 square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean. The project site is a developed, flat graded parcel lot approximately five feet above Mean Sea Level, and is within the 100-year floodplain. The property is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area and does not contain any type of Environmental Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction). Therefore, the proposed coastal development would not adversely affect any 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 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985 square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The Community Plan's Land Use designation for the site is Residential at a density of 36 dwelling units to the acre. The 0.09-acre site could support up to three dwelling units. The proposed duplex is consistent with the Community Plan Land Use designation. Additionally, the site is within the MBPD-R-S Zone allows up to four residential units and provides development regulations.

The Mission Beach Planned District's Landscape regulations in SDMC Section 1513.0402(a)(2), dictates mature trees shall be maintained so that branches do not encroach below a height of eight feet above the finish surface or finished grade, as measured at the trunk. Any trees proposed in the required yard areas along Places shall be limited to no more than two trees which shall be planted within 4 and 5 feet of the primary structure. The proposed landscaping for the site will include two brown trunk palm trees placed between four and five feet from the structure on San Luis Rey Place. The palm tree canopies will be maintained above eight feet from finished grade to along San Luis Place consistent with the landscape regulations.

The Mission Beach Planned District SDMC Section 1513.0403(b)(7) provides parking guidelines for Place named rights-of-way. Specifically, parking shall not be permitted in required yards other than interior or rear yards, except as provided herein. (B) Development prior to February 27, 1964. For properties where any legal development, redevelopment or improvement created or enlarged floor area on the premises and the yard was being used for parking on or before February 27, 1964, parking shall be permitted within yards abutting Courts, Places, or Mission Boulevard and are not required to provide additional landscaping or the fencing separation. The site was developed in 1942 and was configured with parking off of San Luis Rey Place and is exempt from the planned district parking prohibition off of San Luis Rey Place.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The project site is previously graded and flat at approximately five feet above Mean Sea Level and is located within the 100-year floodplain. The habitable portions of the structure is proposed to be raised to eight feet, a minimum of two feet above the project site FEMA Base Flood Elevation. The property is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in SDMC Section 113.0103.

The project is not within a coastal view corridor and does not include an existing or proposed public access way. The site will be developed entirely within the private property

and will not impact a view corridor or encroach upon any coastal access way consistent with the Local Coastal Program land use plan.

The Community Plan's Residential Element calls for the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The proposed height of the structure is 30 feet, which complies with the regulations of the Coastal Height Limitation Overlay Zone. The bulk and scale of the project is reduced by offsetting planes along the Mission Boulevard and San Luis Rey Place frontages and multiple decks and architectural projections breaking up the massing.

The project is not requesting nor does it require any deviations or variances from the applicable regulations. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

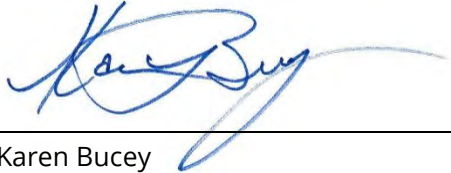
4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter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

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985 square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean. The property is not located between the sea and the first public roadway parallel to the sea. The site will be development entirely within private property, consistent with the recommended land use and development regulations and does not require any deviations or variances for development. The development will not encroach upon any existing physical access way used by the public nor will it adversely affect any future physical public access way. Therefore, the public access and recreation policies of Chapter 3 of the California Coastal Act are not applicable to the proposed development.

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 Planning Commission, Coastal Development Permit No. 1926219 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No's 1926219 a copy of which is attached hereto and made a part hereof.



Karen Bucey
Development Project Manager
Development Services

Adopted on: July 19, 2018

IO#: 24007268

DRAFT

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____
A RESOLUTION OF THE PLANNING COMMISSION ADOPTING THE
FINDINGS AND APPROVING MAP WAIVER NO. 1943457 FOR
MISSION DUPLEX - PROJECT NO. 547729

WHEREAS, SDDP 2016 Limited, Subdivider, and Christensen Engineering & Surveying, Surveyor, submitted an application with the City of San Diego for Map Waiver No. 1943457, to waive the requirement for a Tentative Map for construct two condominium units with a combined floor area of 3,990 square feet and to waive the requirement to underground existing offsite overhead utilities. The project site is located 2655 Mission Boulevard in the Mission Beach Planned District Residential (MBPD-R-S) Zone, Coastal (Appealable) Overlay, Airport Land Use Compatibility Plan Noise Contour, Airport Influence Area Part 7 Noticing Area, Coastal Height Overlay, FEMA Floodplain, Parking (Beach and Coastal) Improvement Residential Tandem Parking, and within the Mission Beach Precise Plan and Local Coastal Program Amendment. The property is legally described Map thereof No. 1651, filed in the Office of the County Recorder of San Diego, December 14, 1914, altered Map No. 1809; and

WHEREAS, the Subdivider proposes the subdivision of a 0.09-acre site into one (1) lot for two residential condominium units; and

WHEREAS, on February 9, 2018, 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 Guidelines Sections 15301 (Existing Facilities) and 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; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is two; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(B) based on the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on July 19, 2018, the Planning Commission of the City of San Diego considered Map Waiver No. 1943457, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 15.0102 and 144.0242 of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1943457:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985 square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The Mission Beach Community Plan's Land Use designation for the site is Residential at a density of 36 dwelling units to the acre. The 0.09-acre site could support up to three dwelling units. The proposed duplex is consistent with the Community Plan Land Use designation. Additionally, the Mission Beach Planned District, Residential Subdistrict allows a maximum of 4 dwelling units in any single structure and provides development regulations.

The site is located 500 feet west of Mission Bay and 1,080 feet east of the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The project site is previously graded and flat at approximately five feet above Mean Sea Level and is located within the 100-year floodplain. The habitable portions of the structure is proposed to be raised to eight feet, a minimum of two feet above the project site FEMA Base Flood Elevation. The property is not within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in SDMC Section 113.0103.

The Mission Beach Planned District Landscape regulations in SDMC Section 1513.0402(a)(2) dictates mature trees shall be maintained so that branches do not encroach below a height of eight feet above the finish surface or finished grade, as measured at the trunk. Any trees proposed in the required yards along Places shall be limited to no more than two trees which shall be planted within 4 and 5 feet of the primary structure. The proposed landscaping for the site will include two brown trunk palm trees placed between four and five feet from the structure on San Luis Rey Place. The palm tree canopies will be maintained above eight feet from finished grade to along San Luis Place consistent with the landscape regulations.

The Mission Beach Planned District SDMC Section 1513.0403(b)(7) provides parking guidelines for Place named right-of-ways. Specifically, parking shall not be permitted in required yards other than interior or rear yards, except as provided herein. (B) Development prior to February 27, 1964. For properties where any legal development, redevelopment or improvement created or enlarged floor area on the premises and the yard was being used for parking on or before February 27, 1964, parking shall be permitted within yards abutting Courts, Places, or Mission Boulevard and are not required to provide additional landscaping or the fencing separation. The site was developed in 1942 and was configured with parking off of San Luis Rey Place and is exempt from the planned district parking prohibition off of San Luis Rey Place.

The project is not within a coastal view corridor and does not include an existing or proposed public access way. The site will be developed entirely within the private property and will not impact a view corridor or encroach upon any coastal access way consistent with the Local Coastal Program land use plan.

The Mission Beach Community Plan's Residential Element calls for the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The proposed height of the structure is 30 feet, which complies with the regulations of the Coastal Height Limitation Overlay Zone. The bulk and scale of the project is reduced by offsetting planes along the Mission Boulevard and San Luis Rey Place frontages and multiple decks and architectural projections breaking up the massing.

The project is not requesting nor does it require any deviations or variances from the applicable regulations. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

2.The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage. The site is within the Mission Bay Planned District Residential (MBPD-R-S) zone which allows up to four residential units and provides development regulations.

The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that: (B) The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The site is located 500 feet west of Mission Boulevard and 1,080 feet east of the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The project site is previously graded and flat at approximately five feet above Mean Sea Level and is located within the 100-year floodplain. The habitable portion of the structure is proposed to be raised to eight-feet, a minimum of two feet above FEMA Base Flood Elevation. The property is not within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and does not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103.

The proposed construction of the condominium structure will be consistent with the development regulations of the MBPD-R-S zone which includes height, setbacks, floor area ratio, parking, landscaping, and design requirements.

The Mission Beach Community Plan's Residential Element calls for the permanent control of height and building bulk so that structures in Mission Beach will not have adverse effects on surrounding property, the beaches, and the community in general. The proposed height of the structure is 30 feet, which complies with the regulations of the Coastal Height Limitation Overlay Zone. The bulk and scale of the project is reduced by offsetting planes along the Mission Boulevard and San Luis Rey Place frontages and multiple decks and architectural projections breaking up the massing. The project as proposed conforms to the development regulations of the community plan and the implementing zone.

The project does not propose any deviations. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3.The site is physically suitable for the type and density of development.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage. The Mission Beach Community Plan's Land Use designation is Residential at a density of 36 dwelling units to the acre. The 0.09-acre site could support up to three dwelling units. The proposed duplex is consistent with the Community Plan Land Use designation. The project as proposed is designed to conform to the regulations. The residential development in the vicinity of the project is one-, two-, and three-story structures and a mix of single dwelling unit and multiple dwelling unit structures. The project as proposed is similar in size and dwelling type to adjacent sites and therefore, the site is physically suitable with the type and density of the development.

4.The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The project site is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5.The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

The design of the subdivision was reviewed and determined to be in compliance with the SDMC and Subdivision Map Act. The Tentative Map Waiver and associated development permit include conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, undergrounding of utilities and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction). Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The project site fronts on Mission Boulevard to the west, San Luis Rey Place to the north and an un-named alley to the south. The proposed subdivision does not contain or propose any new easements for the development. Therefore, the design of the subdivision or the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The surrounding geography of the project site is level at a mean sea level of approximately 5 feet with no substantial elevation or landform changes. The project is surrounded by existing one-, two-, and three-story structures. The proposed Unit A fronts on San Luis Rey, a southern building orientation. Unit B fronts on Mission Boulevard, an eastern building orientation. The duplex is in close proximity to the San Diego Bay and the Pacific Ocean and will allow for passive heating opportunities through daylight openings. Those openings also provide for passive cooling through cross-ventilation of interior spaces. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The 0.09-acre site is located at 2695 Mission Boulevard. The project proposes the demolition of two existing dwelling units and the creation of a three-story, 5,258 square-foot structure comprised of two condominium units, Unit "A" and "B". Unit A will be 1,985- square feet and Unit B will be 2,005 square feet. Each unit contains four bedrooms, four bathrooms, den, powder room, laundry, kitchen, dining, family room, decks, and two-car garage.

The site is served by public transit and a wide range of retail/commercial establishments one mile to the north of the project site. The creation of two residential condominium units in a single structure where there existed two separate residential unit structures would not

increase the need for public services in the region. No additional demand for public services or available fiscal and environmental resources would be associated with the condominium ownership. Therefore, the Planning Commission has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings herein before adopted by the Planning Commission, Map Waiver No. 1943457, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to SDDP 2016 Limited subject to the attached conditions which are made a part of this resolution by this reference.

By



Karen Bucey
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24007268

PLANNING COMMISSION
CONDITIONS FOR MAP WAIVER NO. 1943457
MISSION DUPLEX - PROJECT NO. 547729
ADOPTED BY RESOLUTION NO. _____ ON July 19, 2018

GENERAL

1. This Map Waiver will expire August 16, 2021.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.
5. The Tentative Map Waiver shall comply with all conditions of Coastal Development Permit No. 1926219.

AIRPORT

6. Prior to recordation of the Certificate of Compliance, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

ENGINEERING

7. The Subdivider shall construct the required Public Improvements pursuant to the Coastal Development Permit No. 1926219 including reconstruction of curbs, gutters, sidewalks, and alley aprons.
8. The Subdivider 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 Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

9. The Subdivider shall prepare CC&Rs providing that the homeowners association shall be responsible for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot. The Subdivider shall provide the City with a copy of the CC&Rs.
10. The developer shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus 2 feet.

MAPPING

11. A Certificate of Compliance shall be recorded and issued when all of the conditions in the tentative map waiver, if approved, have been satisfied prior to the tentative map waiver expiration date.
12. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, they must be replaced with new monuments, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.
13. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.
14. Every Certificate of Compliance shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION

- The approval of this Map Waiver by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007268

2695 MISSION DUPLEX



COASTAL DEVELOPMENT PERMIT SUBMITTAL SET

Prepared By:
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Project Address:
2695 MISSION BLVD
SAN DIEGO, CA 92109

Project Name:
2695 MISSION DUPLEX

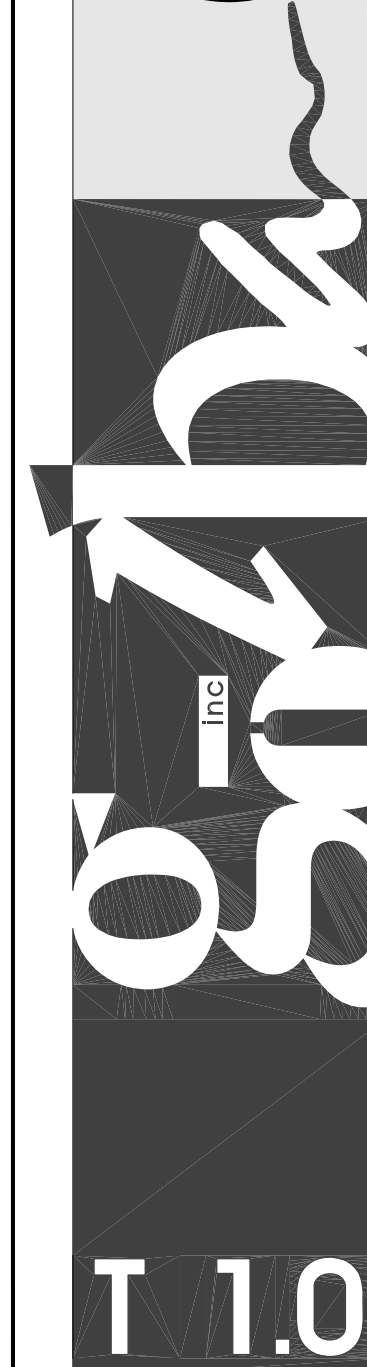
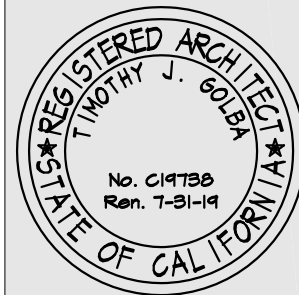
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 12-12-17
Revision 1: 09-15-17

Original Date: 04-17-17
Sheet | OF 15

Sheet Title:
COVER SHEET

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
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2695 MISSION DUPLEX
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PROPERTY DESIGN: THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFERENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN CONSENT OF GOLBA ARCHITECTURE. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE, ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 2150 BAYSIDE WALK RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING;

- SOLAR PHOTO VOLTAIC SYSTEM FOR GENERATING POWER ON SITE.
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE.
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

SYMBOLS

SHEET NUMBER

A1.5

SHEET NUMBER

CATEGORY NUMBER

DISCIPLINE LETTER

DOOR SYMBOL

DOOR SCHEDULE REFERENCE NUMBER

WINDOW SYMBOL

WINDOW SCHEDULE REFERENCE NUMBER

BATT INSULATION

PLAN NOTE TARGET

NORTH ARROW

ELEVATION MARKS

BUILDING SECTION MARKS

SECTION DESIGNATION

WALL SECTION MARKS

DETAIL DESIGNATION

DETAIL TARGETS

DOUBLE DEMOLITION DEPARTMENT DIAGONAL DIFFUSER DIMENSION DIVISION DOWN DAMPROOFING DOOR DETAIL

EAST EACH ELEVATION ELAUNTRIC ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ENGINEER EXPANSION ELECTRICAL PANEL EQUAL EQUIPMENT ELEV. EXHAUST EXIST. EXP. EXT.

FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISH FLOOR FIRE HOSE CABINET FINISH FLOOR FLEX. FLOOR. FT. FRUN. FURNITURE FURRING FUTURE

GAUGE GALVANIZED GENERAL GLASS GROUND GRADE GYP. BD.

HARD CORE HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING HEATING, VENTILATION HOT WATER

INCH(ES) INCANDESCENT INCLUDED INSULATED INTERIOR INTERMEDIATE

JANITOR JOINT KITCHEN

LAMINATE LAUNDRY LAVATORY POUNDS LINEAR FOOT LIGHT

MACHINE MAINTENANCE MASONRY

MATL. MAX. MECH. MEMB. MEZZ. MFR. MIN. MISC. M.O. MOV. MTD. MTL. MULL.

NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE

OVERALL ON CENTER OUTSIDE DIAMETER OVERFLOW DRAIN OFFICE OVERHEAD OPENING OPPOSITE

PAVING PRE-CAST PLATE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PAINT PANEL POLISHED PROPERTY POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINTED PARTITION POINT

QTY. QUANTITY

RUBBER RECEPTION REINFORCING RIGHT OF WAY RADIUS RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN RECESSED REFERENCE REFRIGERATOR REINFORCED REQUIRED RESULTANT REVISION ROPS ROOFING R.O. ROUGH OPENING

S. SAN. SCHED. SECT. SECUR. S.F. SHR. SHT. SIM. SL. S.F. SPEC. SPEAKER SQUARE STAINLESS STEEL STATION STANDBY STEEL STOR. STRUC. SUSP. SYM.

T. T.O. T.&B. T.&G. TEL. TEMP. TER. THICK. TLT. TOPO. T.V. TYP.

UNEXCAVATED UNFINISHED UNLESS OTHERWISE NOTED UTILITY

VACUUM VINYL COMPOSITION TILE VENTILATION VERTICAL VESTIBULE VERIFY IN FIELD VOLUME VINYL TILE

W. WEST WATER CLOSET WOOD WIDE FLANGE WINDOW WIRE MESH WATERPROOFING WATER WELDED WIRE MESH YARD

ABBREVIATIONS

ACOUS. A.C.T. ADJ. A.F.F. AGG. ALUM. ALT. A.P. APPROX. ARGH. ASPH. AST. AUTO.	ACOUSTICAL ACOUSTICAL CEILING TILE ADJUSTABLE AT FINISHED FLOOR AGGREGATE ALUMINUM ALTERNATE ACCESS PANEL APPROXIMATE ARCHITECTURAL ASPHALT ASSISTANT AUTOMATIC	MATL. MAX. MECH. MEMB. MEZZ. MFR. MIN. MISC. M.O. MOV. MTD. MTL. MULL.	MATERIAL MAXIMUM MECHANICAL MEMBRANE MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MOVABLE MOUNTED METAL MULLION
BD. BLDG. BOT. B.U.R.	BOARD BUILDING BOTTOM BUILT UP ROOFING	N. N.I.C. NO. NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
CAB. CIRC. C.L. CLR. CLG. CLO. C.M.U. COL. CONC. CONF. CONN. CONSTR. CONT. CONTR. COORD. CORR. CPT. C.J. C.T. CTR. C.V.I.	CABINET CIRCULATION CENTER LINE CLEAR CEILING CEILING CONCRETE MASONRY UNIT COLUMN CONCRETE CONFERENCE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COORDINATE CORRIDOR CARPET CONTROL JOINT CERAMIC TILE COLD WATER	OA. O.C. O.D. O.F.D. OFF. OPNS. OPP.	OVERALL ON CENTER OUTSIDE DIAMETER OVERFLOW DRAIN OFFICE OVERHEAD OPENING OPPOSITE
DBL. DEMO. DEPT. DIA. DIAS. DIFF. DIM. DIV. DN. D.F. DOR. DTL.	DOUBLE DEMOLITION DEPARTMENT DIAGONAL DIFFUSER DIMENSION DIVISION DOWN DAMPROOFING DOOR DETAIL	PAY. P.C. PL. PLAM. PLAS. PLBS. PLIND. PNT. PNL. POT. PROP. P.S.F. P.S.I. PTD. PTN. FT.	PAVING PRE-CAST PLATE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PAINT PANEL POLISHED PROPERTY POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINTED PARTITION POINT
E. EA. EL. ELAS. ELEC. ELEV. EMER. ENCL. ENGR. ENT. E.J. E. PNL. EQ. EQUIP. E.W.C. EXH. EXST. EXP. EXT.	EAST EACH ELEVATION ELAUNTRIC ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ENGINEER EXPANSION ELECTRICAL PANEL EQUAL EQUIPMENT ELEV. EXHAUST EXIST. EXP. EXT.	R. RECEP. REINF. R.O.W. RAD. R.B. R.C.P. R.D. REC. REF. REFR. REINF. REQD. RESL. REV. RFS. R.O. R.O.	RUBBER RECEPTION REINFORCING RIGHT OF WAY RADIUS RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN RECESSED REFERENCE REFRIGERATOR REINFORCED REQUIRED RESULTANT REVISION ROPS ROOFING R.O. ROUGH OPENING
F.D. FDN. FE. FINISH FLOOR F.H.C. FIN. FL. FLEX. FLOOR. FT. FRUN. FURN. FUT.	FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISH FLOOR FIRE HOSE CABINET FINISH FLOOR FLEXIBLE FLUORESCENT FOOT FURNITURE FURRING FUTURE	S. SAN. SCHED. SECT. SECUR. S.F. SHR. SHT. SIM. SL. S.F. SPEC. SPEAKER SQUARE STAINLESS STEEL STATION STANDBY STEEL STOR. STRUC. SUSP. SYM.	SOUTH SANITARY SCHEDULE SECTION SECURITY SQUARE FOOT SHOWER SHEET SIMILAR SLOPE STANDPIPE SPECIFICATION SPEAKER SQUARE STAINLESS STEEL STATION STANDBY STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
G.A. GALV. GEN. GL. GND. GR. GYP. BD.	GAUGE GALVANIZED GENERAL GLASS GROUND GRADE GYP. BOARD	T. T.O. T.&B. T.&G. TEL. TEMP. TER. THICK. TLT. TOPO. T.V. TYP.	TREAD TOP OF TOP AND BOTTOM TONGUE AND GROOVE TELEPHONE TEMPERED TERRAZZO THICK TOILET TOPOGRAPHY TELEVISION TYPICAL
H.C. HDND. H.M. HORZ. HR. HT. HTG. H.V.A.C. H.V.	HARD CORE HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING HEATING, VENTILATION HOT WATER	UNEXC. UNF. U.N.O. UTL.	UNEXCAVATED UNFINISHED UNLESS OTHERWISE NOTED UTILITY
IN. INCAND. INCL. INSUL. INT. INTERM.	INCH(ES) INCANDESCENT INCLUDED INSULATED INTERIOR INTERMEDIATE	VAC. V.C.T. VENT. VERT. VEST. V.I.F. VOL. V.T.	VACUUM VINYL COMPOSITION TILE VENTILATION VERTICAL VESTIBULE VERIFY IN FIELD VOLUME VINYL TILE
JAN. JT. KIT.	JANITOR JOINT KITCHEN	W. W.C. WD. W.F. W.N. W.M. W.T.F. W.T. W.U.F. YD.	WEST WATER CLOSET WOOD WIDE FLANGE WINDOW WIRE MESH WATERPROOFING WATER WELDED WIRE MESH YARD
LAM. LAUN. LAV. LB(S) L.F. L.T.	LAMINATE LAUNDRY LAVATORY POUNDS LINEAR FOOT LIGHT		
MACH. MAINT. MAS.	MACHINE MAINTENANCE MASONRY		

HISTORICAL CLEARANCE

805 SAN LUIS REY PLACE

Cycle Issues

THE CITY OF SAN DIEGO Development Services Department 1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project No: 338417 Title: Single Discipline Permit (819) 448-0305 JDCent@sanidiego.gov

Review Information

Cycle Type: 1 Prelim(Plan-Historic) Submittal: 03/27/2017 Deemed Complete on 03/28/2017

Revising Discipline: Plan-Historic Cycle Distributed: 03/28/2017

Reviewer: Pamela, Camille Assigned: 03/01/2017

Hours of Review: 0.50 Review Due: 03/07/2017

Next Review Method: Prelim(Plan-Historic) Completed: 03/07/2017 COMPLETED ON TIME

Last month Plan-Historic performed 280 reviews, 96.2% were on-time, and 98.6% were on projects at less than 13 complete submittals.

3-7-2017

Change: 1

Issue: 1

The applicant has submitted a preliminary review application for the property located at 805 San Luis Rey Pl. APN# 423-747-0803, to determine whether or not the subject property is potentially historically significant and eligible for designation under one or more designation criteria. (continued...) (New Issue)

2

(continued) This preliminary review has been submitted in anticipation of the potential historic resource review required by SDMC Section 143.0212, which directs City staff to determine whether a potentially significant historic resource exists on site before the issuance of a construction permit for any project in the City that contains a structure 45 years old or older. (continued...) (New Issue)

3

(continued) More information regarding this review process can be found in Information Bulletin 580: <http://www.sandiego.gov/development-services/historyandplanning/bulletin580.pdf> (Informational Only: No Response or Action Required) (New Issue)

4

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City website: <http://www.sandiego.gov/planningandcommunitydevelopment/historicandplanning/criteria.pdf> (Informational Only: No Response or Action Required) (New Issue)

5

If City staff determines after review of these documents that no potentially significant historic resource exists on site, the parcel will be exempt from further historic review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only: No Response or Action Required) (New Issue)

6

If City staff determines that a potentially significant historic resource exists on the site, all future modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If a future proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)

7

(continued) If a future proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only: No Response or Action Required) (New Issue)

8

The applicant has submitted the following documentation for staff review current photos, Assessor's Building Record. Staff also considered any input received through applicable public notice and outreach and have made the following determination: (New Issue)

9

Based on the documentation provided, the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria. Therefore, no historical research report required at this time. (New Issue)

10

This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Please be aware that additional historic review may be required at any time if the applicant submits a discretionary project application subject to review under the California Environmental Quality Act (CEQA). (Info Only) (New Issue)

11

The subject parcel (APN# 423-747-0803) also contains a structure identified as 2695 Mission Bl. This structure is reviewed under PFS 538417. (New Issue)

For questions regarding the Plan-Historic review, please call Camille Peacock at (619) 236-7173. Project No: 338417 / Cycle: 1

3-7-2017 10:20:38 DSD Reports 446-0000

2695 MISSION BLVD.

Cycle Issues

THE CITY OF SAN DIEGO Development Services Department 1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project No: 338415 Title: Golba Single Discipline (819) 448-0305 JDCent@sanidiego.gov

Review Information

Cycle Type: 1 Prelim(Plan-Historic) Submittal: 03/27/2017 Deemed Complete on 03/28/2017

Revising Discipline: Plan-Historic Cycle Distributed: 03/28/2017

Reviewer: Pamela, Camille Assigned: 03/01/2017

Hours of Review: 0.50 Review Due: 03/07/2017

Next Review Method: Prelim(Plan-Historic) Completed: 03/07/2017 COMPLETED ON TIME

Last month Plan-Historic performed 280 reviews, 96.2% were on-time, and 98.6% were on projects at less than 13 complete submittals.

3-7-2017

Change: 1

Issue: 1

The applicant has submitted a preliminary review application for the property located at 2695 Mission Boulevard, APN#423-747-0803, to determine whether or not the subject property is potentially historically significant and eligible for designation under one or more designation criteria. (continued...) (New Issue)

2

(continued) This preliminary review has been submitted in anticipation of the potential historic resource review required by SDMC Section 143.0212, which directs City staff to determine whether a potentially significant historic resource exists on site before the issuance of a construction permit for any project in the City that contains a structure 45 years old or older. (continued...) (New Issue)

3

(continued) More information regarding this review process can be found in Information Bulletin 580: <http://www.sandiego.gov/development-services/historyandplanning/bulletin580.pdf> (Informational Only: No Response or Action Required) (New Issue)

4

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City website: <http://www.sandiego.gov/planningandcommunitydevelopment/historicandplanning/criteria.pdf> (Informational Only: No Response or Action Required) (New Issue)

5

If City staff determines after review of these documents that no potentially significant historic resource exists on site, the parcel will be exempt from further historic review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only: No Response or Action Required) (New Issue)

6

If City staff determines that a potentially significant historic resource exists on the site, all future modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If a future proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)

7

(continued) If a future proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only: No Response or Action Required) (New Issue)

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The applicant has submitted the following documentation for staff review current photos, Assessor's Building Record. Staff also considered any input received through applicable public notice and outreach and have made the following determination: (New Issue)

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This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Please be aware that additional historic review may be required at any time if the applicant submits a discretionary project application subject to review under the California Environmental Quality Act (CEQA). (Info Only) (New Issue)

11

The subject parcel (APN# 423-747-0803) also contains a structure identified as 805 San Luis Rey Place. This structure is reviewed under PFS 538417. (New Issue)

For questions regarding the Plan-Historic review, please call Camille Peacock at (619) 236-7173. Project No: 338415 / Cycle: 1

3-7-2017 10:20:38 DSD Reports 446-0000

COMPLETENESS REVIEW

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

- I, I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER I, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME:

SIGNATURE: DATE:

2695 MISSION BLVD.

SITE ADDRESS: 2695 MISSION BLVD. SAN DIEGO, CA 92104

ASSESSORS PARCEL NUMBER: 423-747-08

LEGAL DESCRIPTION: LOT 8 H OF BLOCK 10 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, DECEMBER 14, 1914, ALTERED MAP NO. 1809.

LOT USE

EXISTING: TWO SINGLE FAMILY RESIDENCES

PROPOSED: DUPLEX: TWO SINGLE FAMILY RESIDENCES

LOT ZONING: MBPD-R-S

LOT SIZE: 3,720 S.F.

ALLOWABLE F.A.R.: 4,092 S.F. (1.1 X 3,720 S.F.)

LOT COVERAGE: 1,835 S.F. / 3,720 S.F. = 49% < 60% LOT COVERAGE

SQUARE FOOTAGE TOTALS:

UNIT A

HABITABLE AREA: FIRST LEVEL = 364 S.F. SECOND LEVEL = 851 S.F. THIRD LEVEL = 642 S.F. 1,819 S.F.

BALCONY & DECK AREA: SECOND FLOOR BALCONY = 47 S.F. THIRD FLOOR BALCONY = 225 S.F. TOTAL DECK AREA = 322 S.F.

NON-HABITABLE AREA: GARAGE = 472 S.F. (UP TO 400 S.F. EXEMPT)

OFFSTREET PARKING SPACES REQUIRED PER TABLE 142-05C (2 SPACES/3-4BEDROOM UNIT) = 2 SPACES

UNIT A TOTAL F.A.R. AREA = 1,955 S.F.

UNIT B

HABITABLE AREA: FIRST LEVEL = 466 S.F. SECOND LEVEL = 781 S.F. THIRD LEVEL = 725 S.F. 1,972 S.F.

BALCONY & DECK AREA: SECOND FLOOR BALCONY = 82 S.F. THIRD FLOOR BALCONY = 64 S.F. TOTAL DECK AREA = 146 S.F.

NON-HABITABLE AREA: GARAGE = 433 S.F. (UP TO 400 S.F. EXEMPT)

OFFSTREET PARKING SPACES REQUIRED PER TABLE 142-05C (2 SPACES/3-4BEDROOM UNIT) = 2 SPACES

UNIT B TOTAL F.A.R. AREA = 2,005 S.F.

TOTAL BUILDING CALCULATIONS

HABITABLE AREA: FIRST LEVEL = 830 S.F. SECOND LEVEL = 1,630 S.F. THIRD LEVEL = 1,417 S.F. 3,885 S.F.

BALCONY & DECK AREA: SECOND FLOOR BALCONY = 174 S.F. THIRD FLOOR BALCONY = 289 S.F. TOTAL DECK AREA = 460 S.F.

NON-HABITABLE AREA: GARAGE = 905 S.F. (UP TO 800 S.F. EXEMPT)

TOTAL OFFSTREET PARKING SPACES REQUIRED PER TABLE 142-05C (2 SPACES/3-4BEDROOM UNIT X 2 UNITS) = 4 SPACES; 4 PROVIDED

TOTAL F.A.R. AREA = 3990 S.F. < 4,092 S.F. (1.1 X 3,720 S.F.)

LANDSCAPE CALCULATIONS

TOTAL PLACE YARD AREA: 921 SQ. FT. TOTAL PLACE LANDSCAPED AREA: 557 SQ. FT.

50% X TOTAL PLACE YARD AREA (921 SQ. FT.) = 460.5 SQ. FT. REQ'D LANDSCAPED

TOTAL LANDSCAPED AREA (557 SQ. FT.) > 460.5 SQ.FT. REQ'D

VICINITY MAP

NO SCALE

SITE LOCATION

PROJECT DIRECTORY

GENERAL

T.I.O COVER SHEET

T.I.I LEGEND AND PROJECT DATA

CIVIL C-1 TOPOGRAPHICAL SURVEY

ARCHITECTURAL

A.O.O SITE PLAN

A.I.O FIRST FLOOR PLAN

A.I.1 SECOND FLOOR PLAN

A.I.2 THIRD FLOOR PLAN

A.I.3 ROOF PLAN AND SECTION A

A.2.O BUILDING ELEVATIONS

A.2.I BUILDING ELEVATIONS

A.3.O BUILDING SECTION B

LANDSCAPING

L.I.O LANDSCAPE DEVELOPMENT PLAN

L.I.I MAMA CALCULATIONS

M.W.1 TENTATIVE MAP WAIVER

M.W.2 TENTATIVE MAP WAIVER

GENERAL PROJECT DATA

PROJECT DESCRIPTION: SCOPE OF WORK IS FOR THE CONSTRUCTION OF A NEW THREE STORY RESIDENTIAL DUPLEX. PERMIT REQUESTED PER PROCESS 3.

OCCUPANCY: R-3

BUILDING CODES: 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA GREEN BUILDING CODE

ZONING OVERLAYS: COASTAL, COASTAL HEIGHT LIMIT, TRANSIT AREA, RESIDENTIAL TRANSIT AREA, PARKING IMPACT OVERLAY ZONE (COASTAL IMPACT AREA), AIRPORT INFLUENCE AREA, AIRPORT NOISE CONTOUR, FAA PART 77 NOTICING, ZONE A OF THE SPECIAL FLOOD HAZARD AREA (SFHA)

CONSTRUCTION TYPE: TYPE VB, SPRINKLERED (NFPA 13D) *SPRINKLERS TO BE DEFERRED

NUMBER OF STORIES EXISTING: 1 PROPOSED: 3

BUILDING HEIGHT EXISTING: 15'-6" PROPOSED: 28'-4.5"

YEAR EXISTING STRUCTURES BUILT: 1960

EXISTING SOIL CONDITIONS: PREVIOUSLY DISTURBED

GEOLOGICAL HAZARD CATEGORY: ZONE 52

DIRECTORY

OWNER: SDDP 2016 LTD, A CALIFORNIA LIMITED PARTNERSHIP 1106 SECOND ST. #255 ENCINITAS, CA 92024 TEL. (619) 231-9905

ARCHITECT: GOLBA ARCHITECTURE, INC. 1940 GARNET AVE. #100 SAN DIEGO, CA 92104 TEL. (619) 231-9905 CONTACT: BRIAN BRITTON

LANDSCAPE: GOLBA ARCHITECTURE, INC. 1940 GARNET AVE. #100 SAN DIEGO, CA 92104 TEL. (619) 231-9905 CONTACT: BRIAN BRITTON

CIVIL: MICHAEL CLYBURN LAND SURVEYOR 4027 HAINES ST. SAN DIEGO, CA 92104 TEL. (858) 483-2549 CONTACT: MICHAEL CLYBURN

Prepared By: Brian Britton Golba Architecture 1940 Garnet Ave., Suite 100 San Diego, CA 92104 office: (619) 231-9905 fax: (858) 750-3471

Project Address: 2695 MISSION BLVD SAN DIEGO, CA 92104

Project Name: 2695 MISSION DUPLEX

Revision 10: Revision 9: Revision 8: Revision 7: Revision 6: Revision 5: Revision 4: Revision 3: 02-15-18 Revision 2: 12-12-17 Revision 1: 04-15-17

Original Date: 04-17-17

Sheet 2 OF 15

Sheet Title: LEGEND & PROJECT DATA

in Golba ARCHITECTURE inc

Architecture Space Planning Interior Design 1940 Garnet Ave. #100 San Diego California 92109 Phone: (619) 231-9905 Fax: (858) 750-3471

2695 MISSION DUPLEX

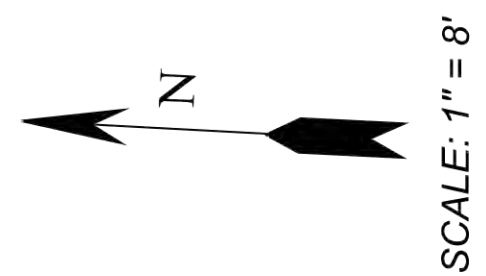
2695 MISSION BLVD SAN DIEGO, CA 92109

STATE OF CALIFORNIA REGISTERED ARCHITECT No. C47888 Exp. 7-31-18

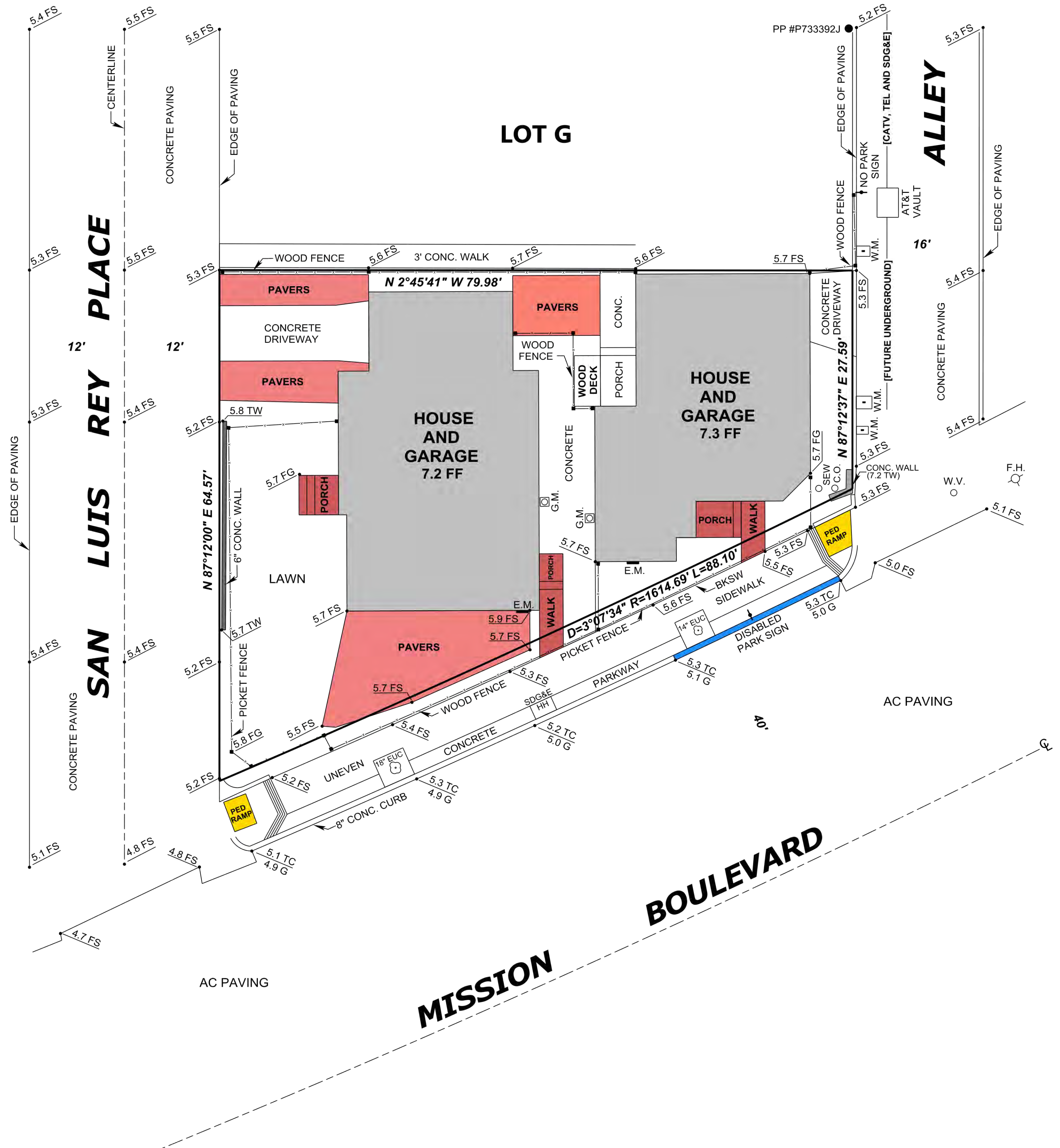
inc

T 1.1

SAN LUIS REY PLACE / MISSION BOULEVARD SITE MAP



SURVEY INFORMATION
OWNER: TED MONTAG
ADDRESS: 805 SAN LUIS REY PLACE
SAN DIEGO, CALIFORNIA 92109 /
2695 MISSION BOULEVARD
SAN DIEGO, CALIFORNIA 92109
A.P.N. 423-747-08
DESCRIPTION: LOT "H" IN BLOCK 10 OF MISSION
BEACH (ALTERED MAP), MAP NO. 1809
AREA: 3720 SqFt
BENCHMARK: CITY OF SAN DIEGO BENCHMARK
NEBP SAN LUIS REY PLACE AND
MISSION BOULEVARD
ELEV. = 5.037 FT (NAVD 1929)
DATE: JANUARY 22, 2017



- LEGEND**
- AC (ASPHALT CONCRETE)
 - A.P.N. (ASSESSOR PARCEL NUMBER)
 - AT&T (AMERICAN TELEGRAPH AND TELEPHONE)
 - BKSW (BACK OF SIDEWALK)
 - CATV (CABLE TELEVISION)
 - CL (CENTERLINE)
 - C.O. (CLEAN OUT)
 - CONC. (CONCRETE)
 - D (DELTA)
 - E.M. (ELECTRIC METER)
 - ELEV. (ELEVATION)
 - EUC (EUCALYPTUS)
 - FF (FINISH FLOOR)
 - FG (FINISH GRADE)
 - F.H. (FIRE HYDRANT)
 - FS (FINISH SURFACE)
 - FT (FEET)
 - G (GUTTER)
 - G.M. (GAS METER)
 - HH (HANDHOLE)
 - L (LENGTH)
 - NAVD (NORTH AMERICAN VERTICAL DATUM)
 - NEBP (NORTHEAST BRASS PLUG)
 - NO. (NUMBER)
 - PARK (PARKING)
 - PED (PEDESTRIAN)
 - PP (POWER POLE)
 - R (RADIUS)
 - SDG&E (SAN DIEGO GAS AND ELECTRIC)
 - SEW (SEWER)
 - SqFt (SQUARE FEET)
 - TC (TOP OF CURB)
 - TEL (TELEPHONE)
 - TW (TOP OF WALL)
 - W.M. (WATER METER)
 - W.V. (WATER VALVE)



GROUND DISTURBANCE AREA:

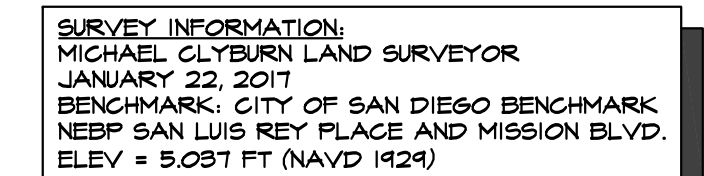
TOTAL GROUND DISTURBANCE: 1,840 S.F.

EXCAVATION NOTE:

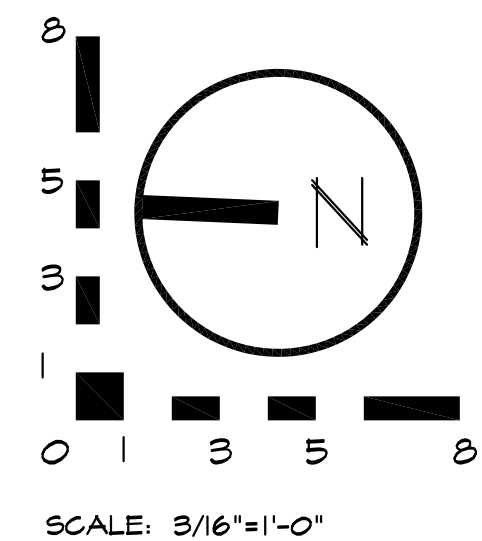
THE PROJECT PROPOSES TO EXPORT 5 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

THIS PROJECT PROPOSES DEVELOPMENT IN
ZONE A OF A SPECIAL FLOOD HAZARD AREA
(SFHA).

BASE FLOOD ELEVATION = 6.0 M.S.L.



NOTE:
THERE SHALL BE A 2'-6" CONCRETE STEM WALL AT ALL FIRST FLOOR NON-HABITABLE SPACES. THE STEM WALL SHALL HAVE AIR INTAKE GRILLS AT MULTIPLE LOCATIONS TO ALLOW FOR WATER DRAINAGE.



SITEPLAN

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 01-22-18
Revision 2: 12-12-17
Revision 1: 09-15-17

Original Date: 04-17-17

Sheet 4 OF 15

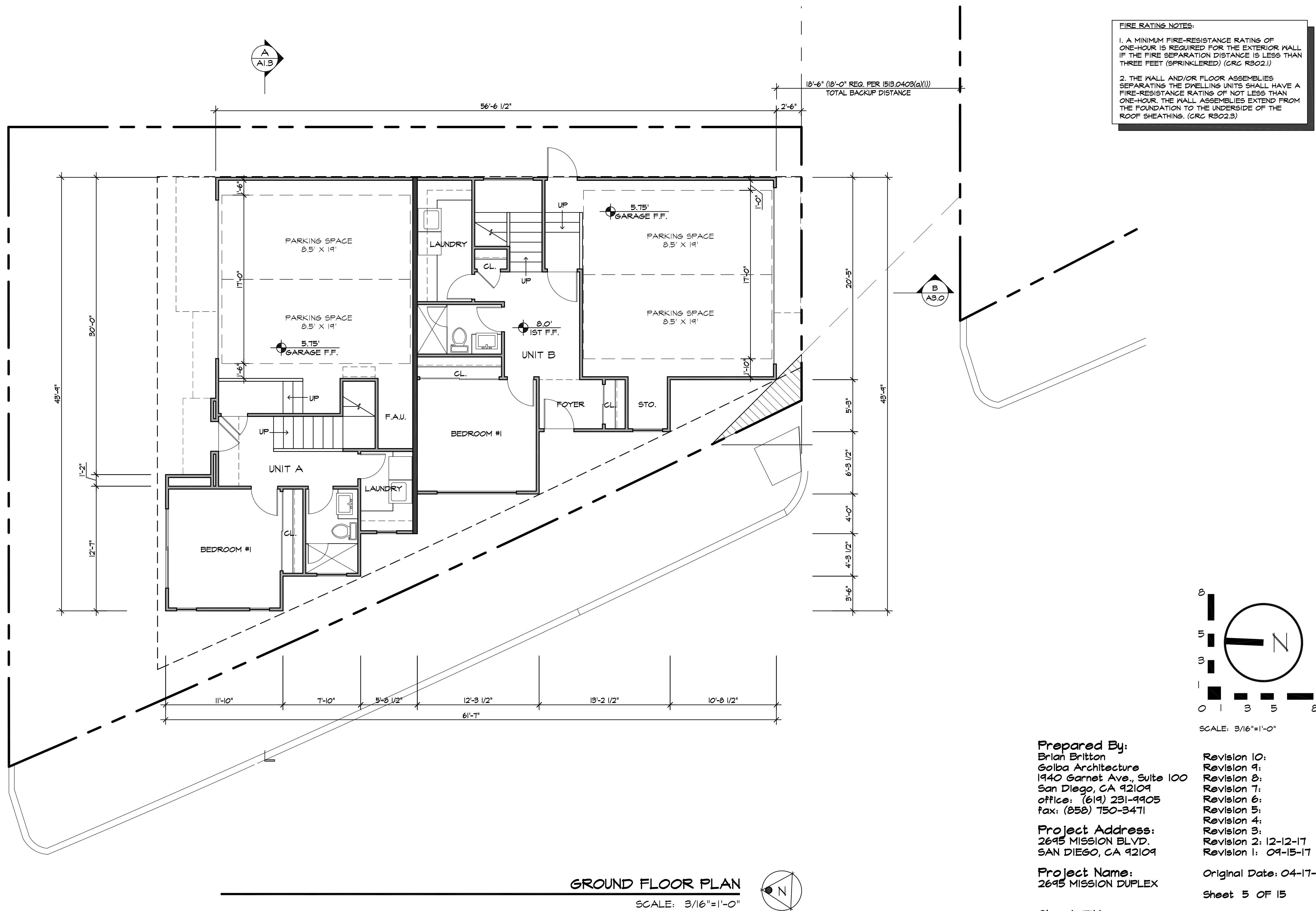
SITEPLAN

SCALE: 3/16"=1'-0"

Source Control BMP Checklist for Standard Projects		Form I-4
All development projects must implement source control BMPs SC-1 through SC-6 and Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs present in this checklist.		
Note: All selected BMPs must be shown on the construction plans.		
Source Control Requirement	Applied?	
SC-1 Prevention of illicit Discharges into the MS4	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Interior grading practices	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
SC-2 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
SC-3 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
SC-3 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6 BMPs based on Potential Sources of Runoff Pollutants		
Over-site storm drain inlets	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Interior floor drains and elevated street pump pumps	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Interior parking garages	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Need for future inlets and drainage catch basins	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Landscape/Outdoor Pesticide Use	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Parking lot, ponds, decorative fountains, and other water features	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Food service	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Refuse areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Industrial processes	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Outdoor storage of equipment or materials	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Fuel Dispensing Areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Loading Docks	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Fuel Spill/Leak Test Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Microleakage Drains or Wash Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Plastic sidewalks, and parking lots	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6A Large Trash Generating Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6B Animal Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6C Plant Nurseries and Garden Centers	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6D Automotive-related Uses	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above:		
There are no "No" responses.		

Site Design BMP Checklist for Standard Projects		Form I-3	
All development projects must implement site design BMPs SD-1 through SD-8. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.			
Note: All selected BMPs must be shown on the construction plans.			
	Site Design Requirement	Applied?	
SD-1	Maintain Natural Drainage Pathways and Hydrologic Features	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SD-2	Conserve Natural Areas, Soils, and Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SD-3	Minimize Impervious Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SD-4	Minimize Soil Compaction	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SD-5	Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SD-6	Runoff Collection	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SD-7	Landscaping with Native or Drought-Tolerant Species	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SD-8	Harvesting and Using Precipitation	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above: There are no "No" responses			

- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.



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Project Address:
2695 MISSION BLVD.
SAN DIEGO, CA 92109

Project Name:
2695 MISSION DUPLEX








Sheet Title:

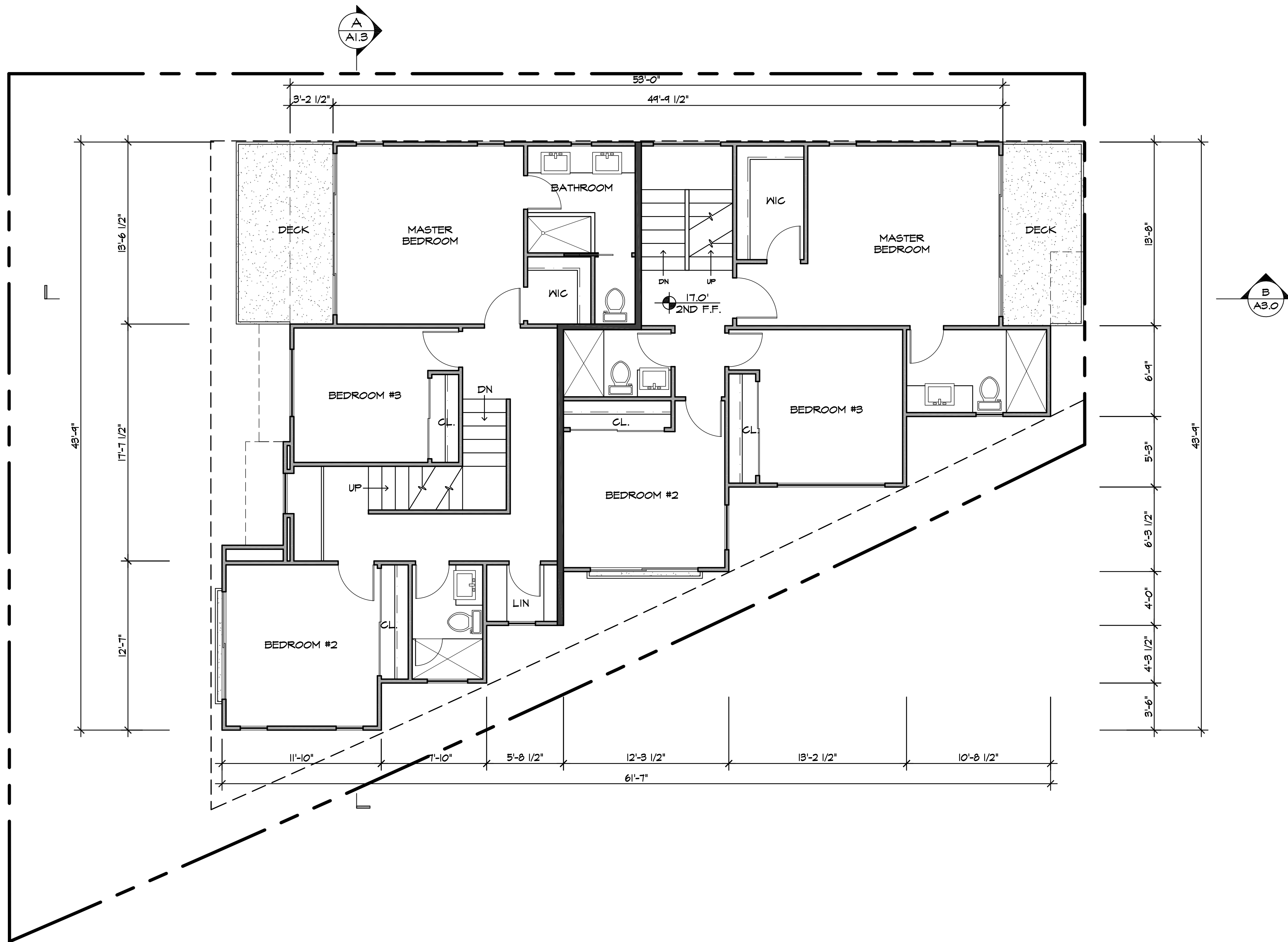
FIRST FLOOR PLAN

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 12-12-17
Revision 1: 09-15-17

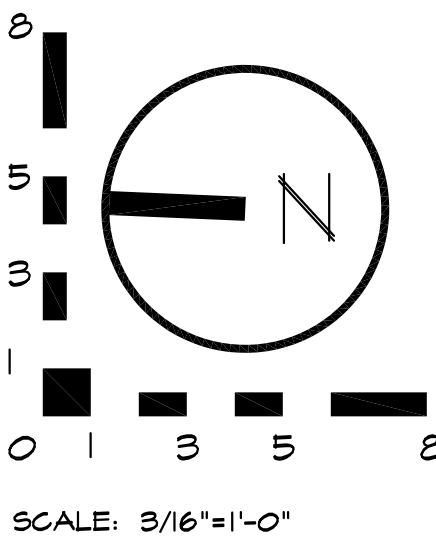
Original Date: 04-17-17
Sheet 5 OF 15

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CNEL FOR ALL HABITABLE ROOMS.

WALL LEGEND	
	2X4 STUD WALL
	2X6 STUD WALL (1-HR RATED)
	LOW WALL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/ HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T1.2 FOR VENTILATION NOTES.



SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



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Project Name:
2695 MISSION DUPLEX

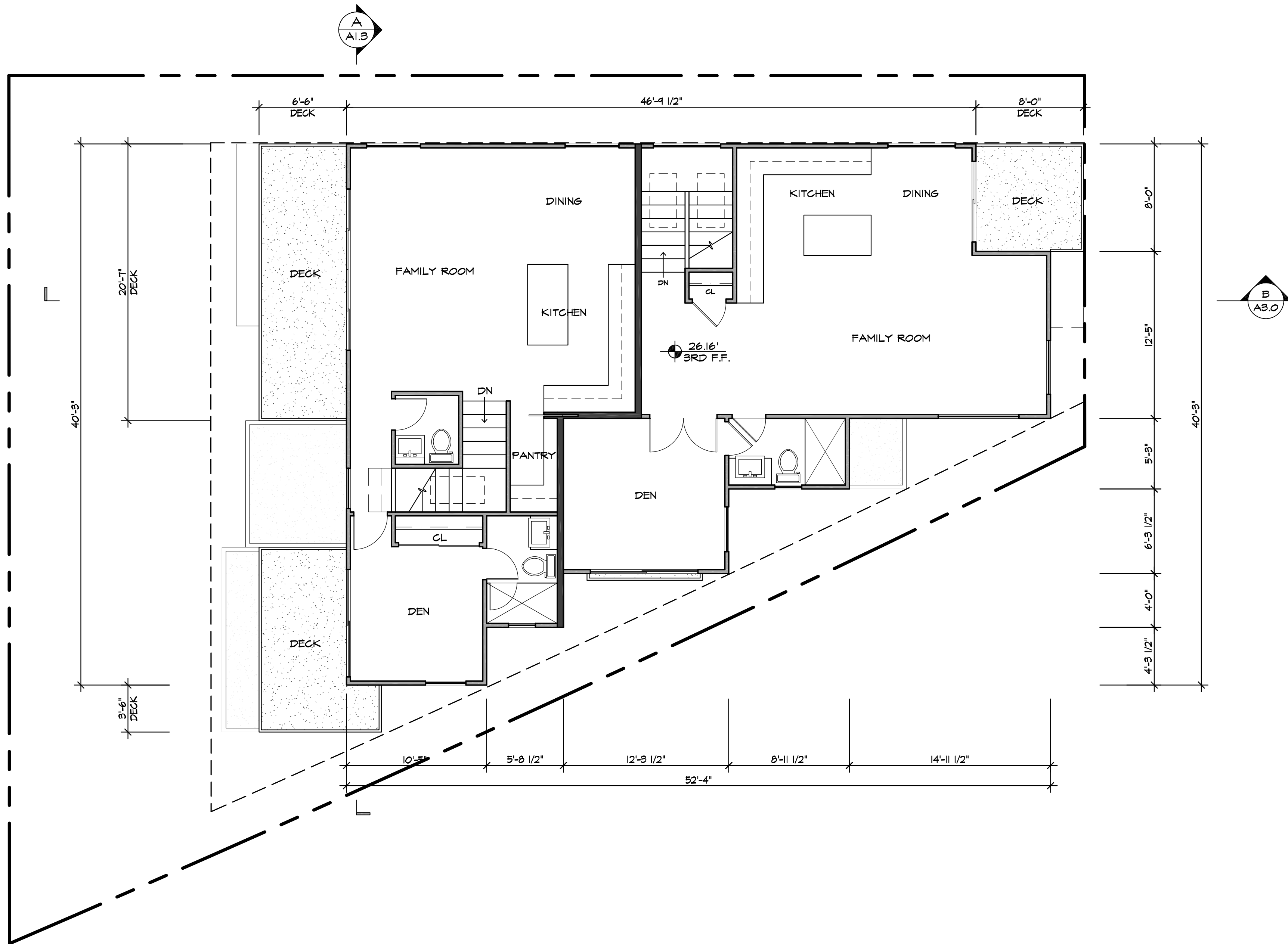
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Revision 1: 09-15-17

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SECOND FLOOR
PLAN

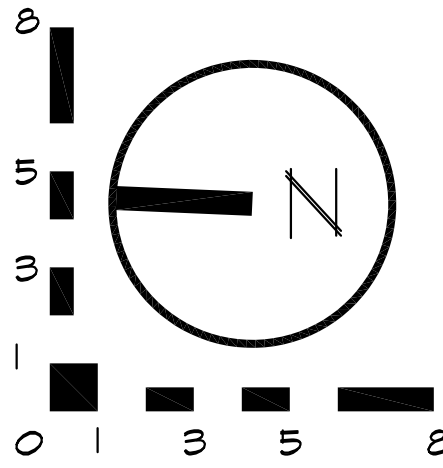
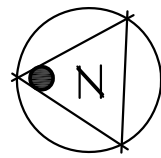
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	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/ HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T1.2 FOR VENTILATION NOTES.



THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"



SCALE: 3/16"=1'-0"

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Project Name:
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

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Revision 4:
Revision 3:
Revision 2: 12-12-17
Revision 1: 09-15-17

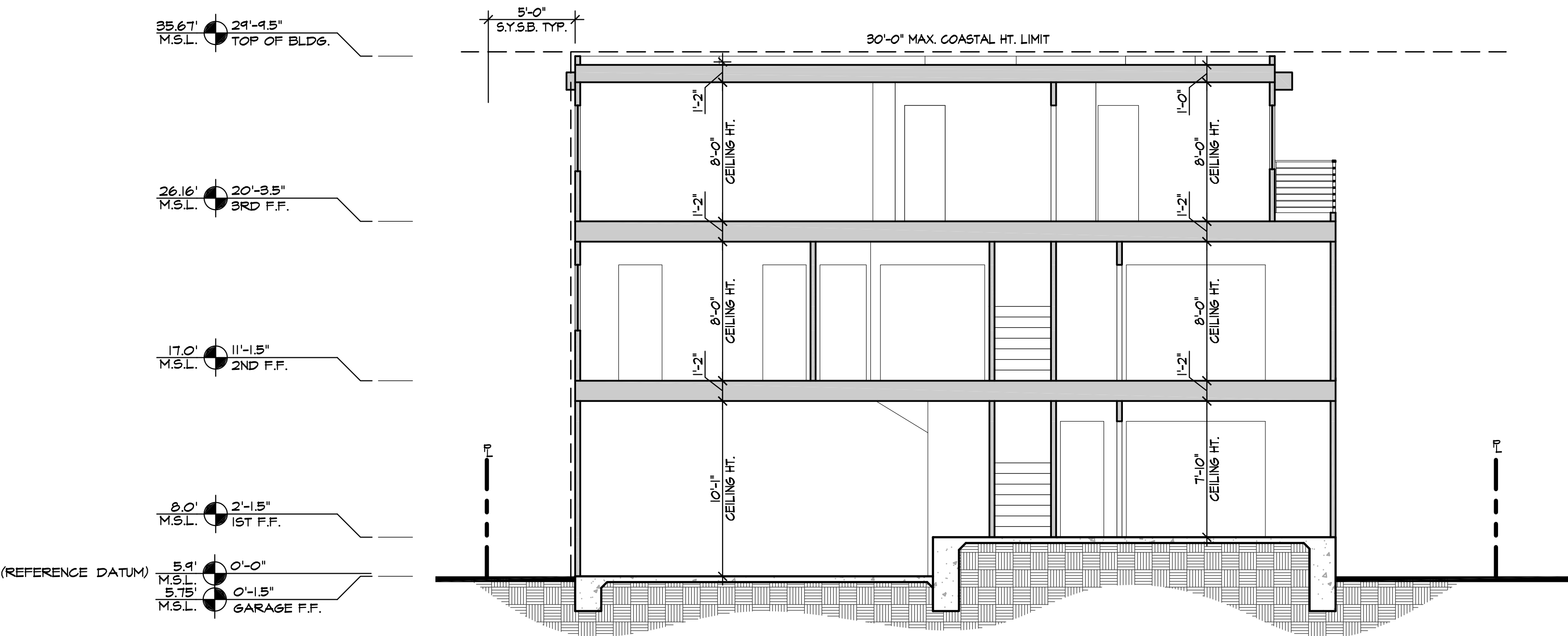
Original Date: 04-17-17
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THIRD FLOOR
PLAN

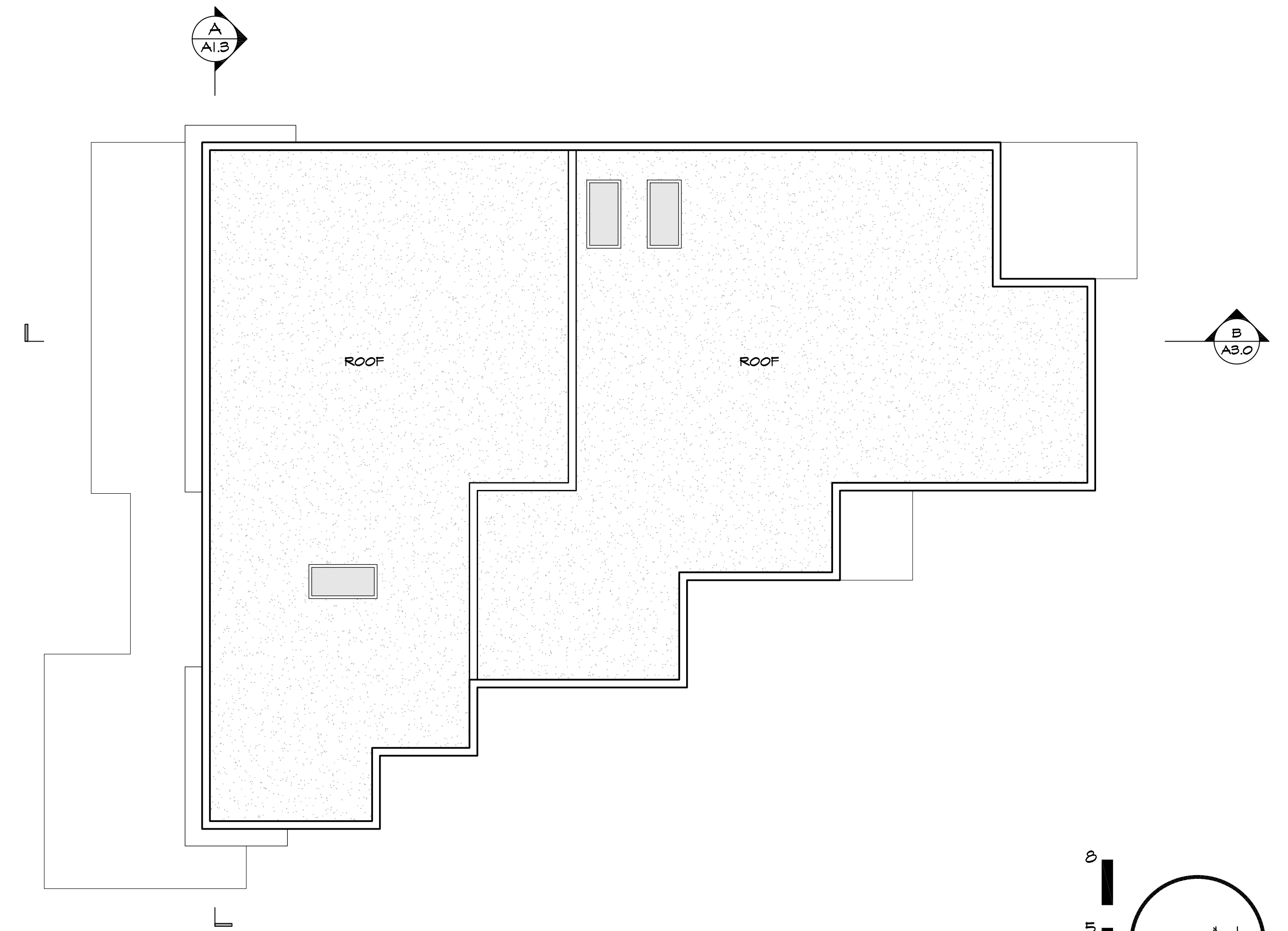
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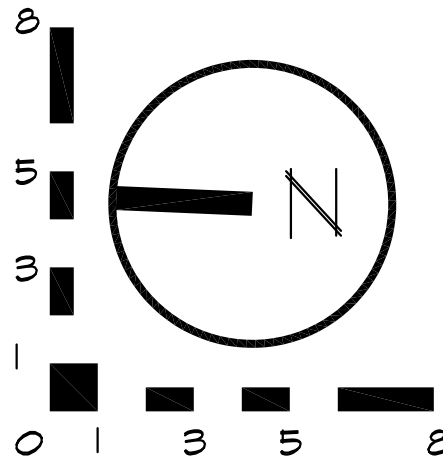
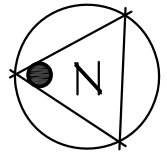
SECTION A

SCALE: 3/16"=1'-0"



ROOF PLAN

SCALE: 3/16"=1'-0"



SCALE: 3/16"=1'-0"

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Project Address:
2695 MISSION BLVD.
SAN DIEGO, CA 92109

Project Name:
2695 MISSION DUPLEX

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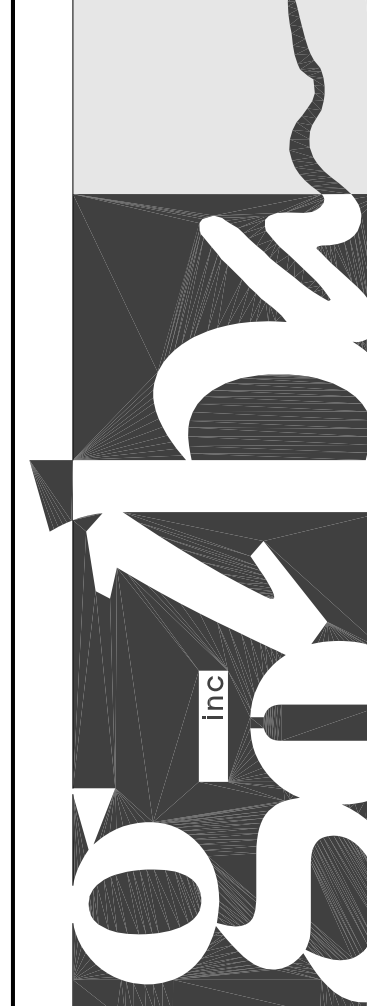
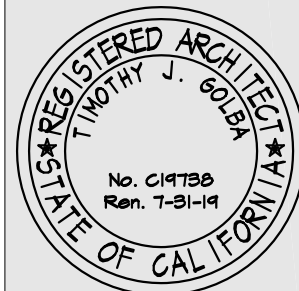
Sheet Title:

ROOF PLAN & SECTION A

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2695 MISSION DUPLEX

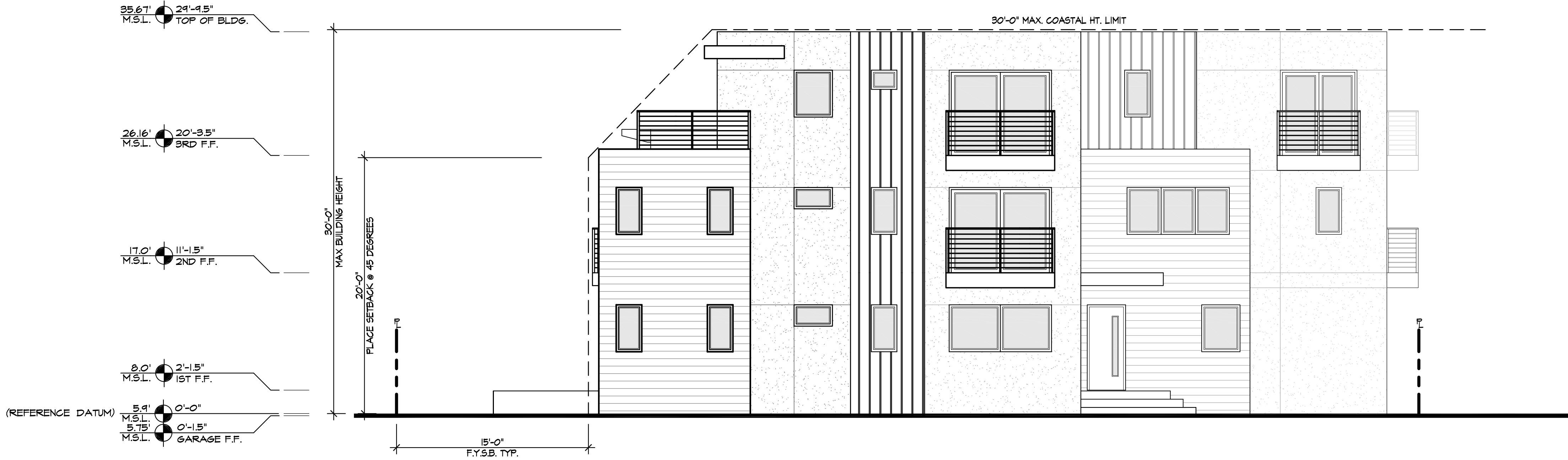
2695 MISSION BLVD
SAN DIEGO, CA 92109



A 1.3

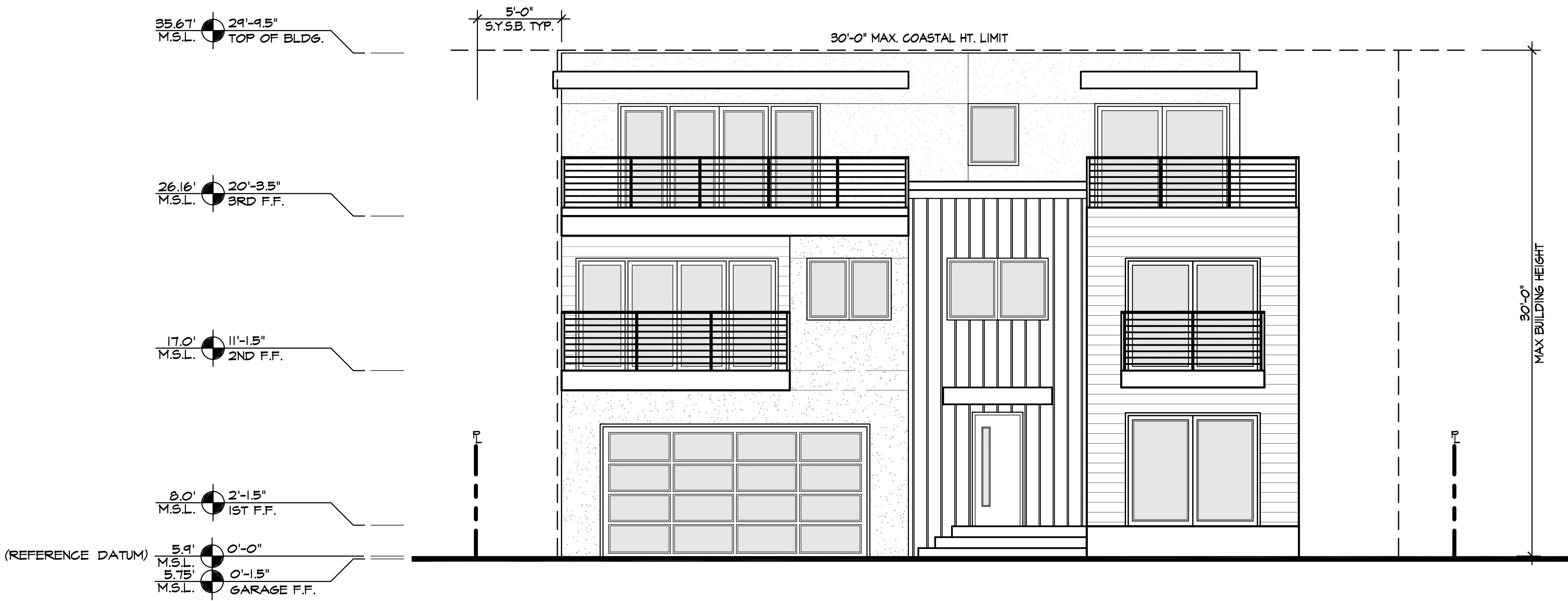
A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROP. D.)

NOTE: THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC 192.0505(g))



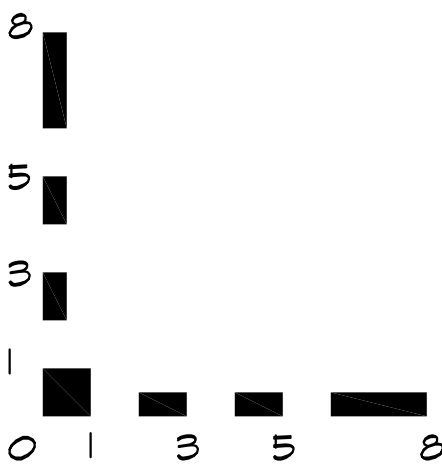
WEST ELEVATION

SCALE: 3/16"=1'-0"



NORTH ELEVATION

SCALE: 3/16"=1'-0"



SCALE: 3/16"=1'-0"

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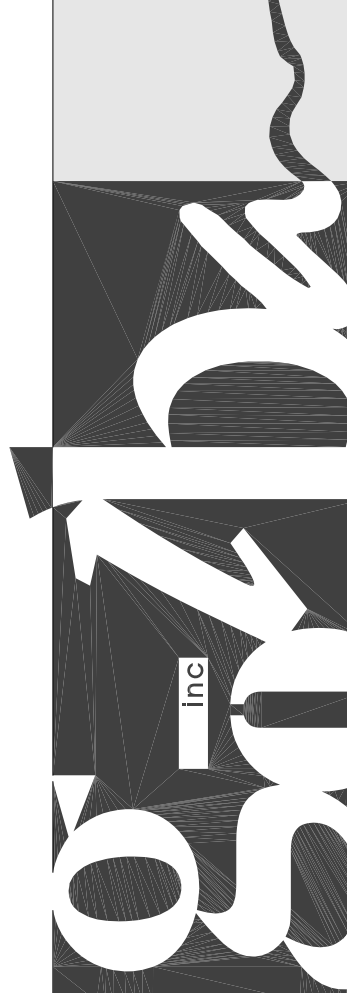
Project Name:
2695 MISSION DUPLEX

Revision 10:
Revision 9:
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Revision 5:
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Revision 2: 12-12-17
Revision 1: 09-15-17

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Sheet Title:

BUILDING ELEVATIONS



NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
OR ANY VENT, PIPE, ANTENNA, OR OTHER
PROJECTION SHALL NOT EXCEED 30'-0" ABOVE
THE GRADE (SDMC 192.0505(g))



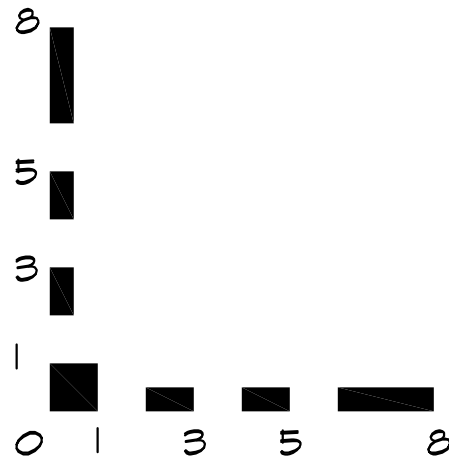
EAST ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"



SCALE: 3/16"=1'-0"

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SAN DIEGO, CA 92109

Project Name:
2695 MISSION DUPLEX

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Revision 8:
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Revision 2: 12-12-17
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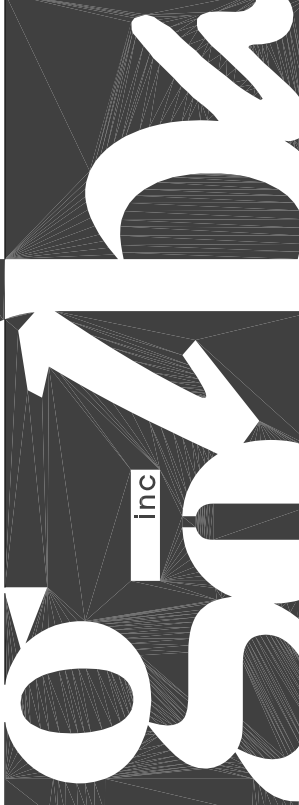
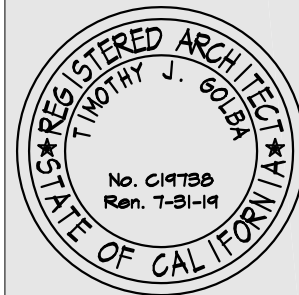
Sheet Title:

BUILDING ELEVATIONS

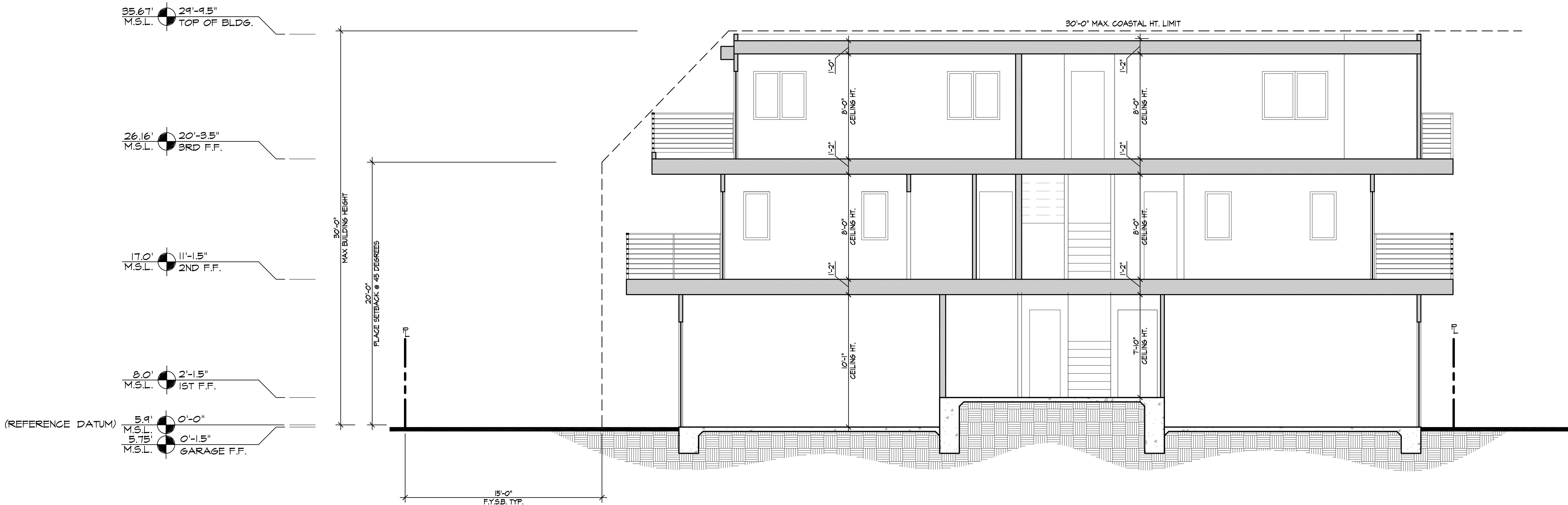
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
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Phone: (619) 231-9905 Fax: (858) 750-3471

2695 MISSION DUPLEX

2695 MISSION BLVD
SAN DIEGO, CA 92109

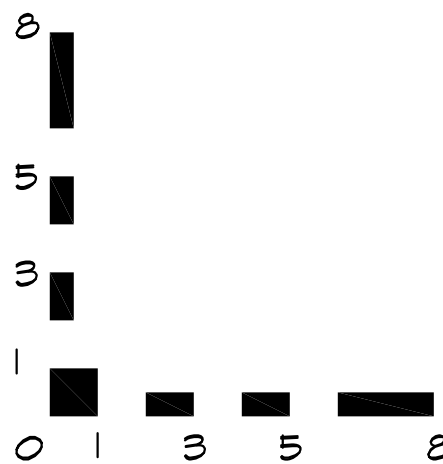


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SECTION B

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



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

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Project Address:
2695 MISSION BLVD.
SAN DIEGO, CA 92109

Project Name:
2695 MISSION DUPLEX

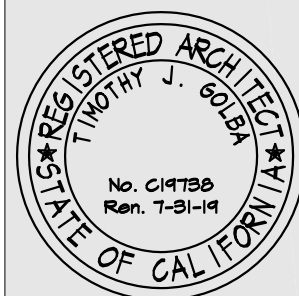
Revision 10:
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Revision 2: 12-12-17
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Sheet Title:

BUILDING SECTION B

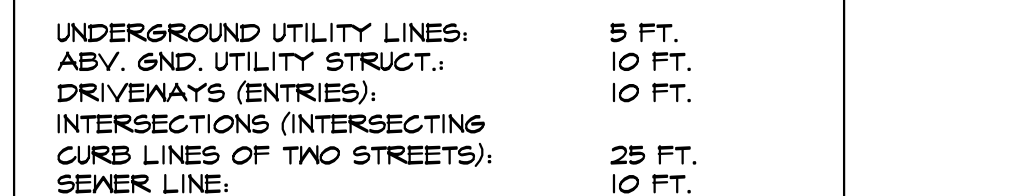


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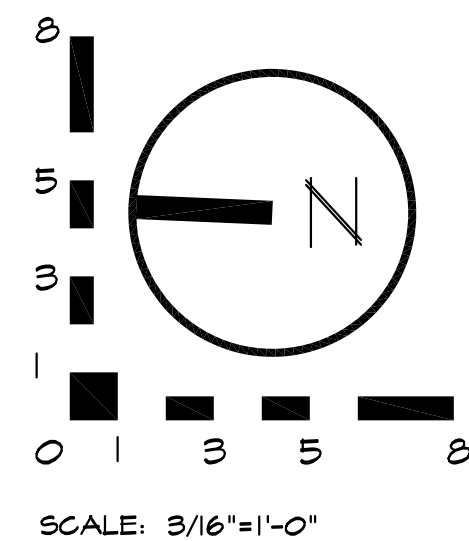
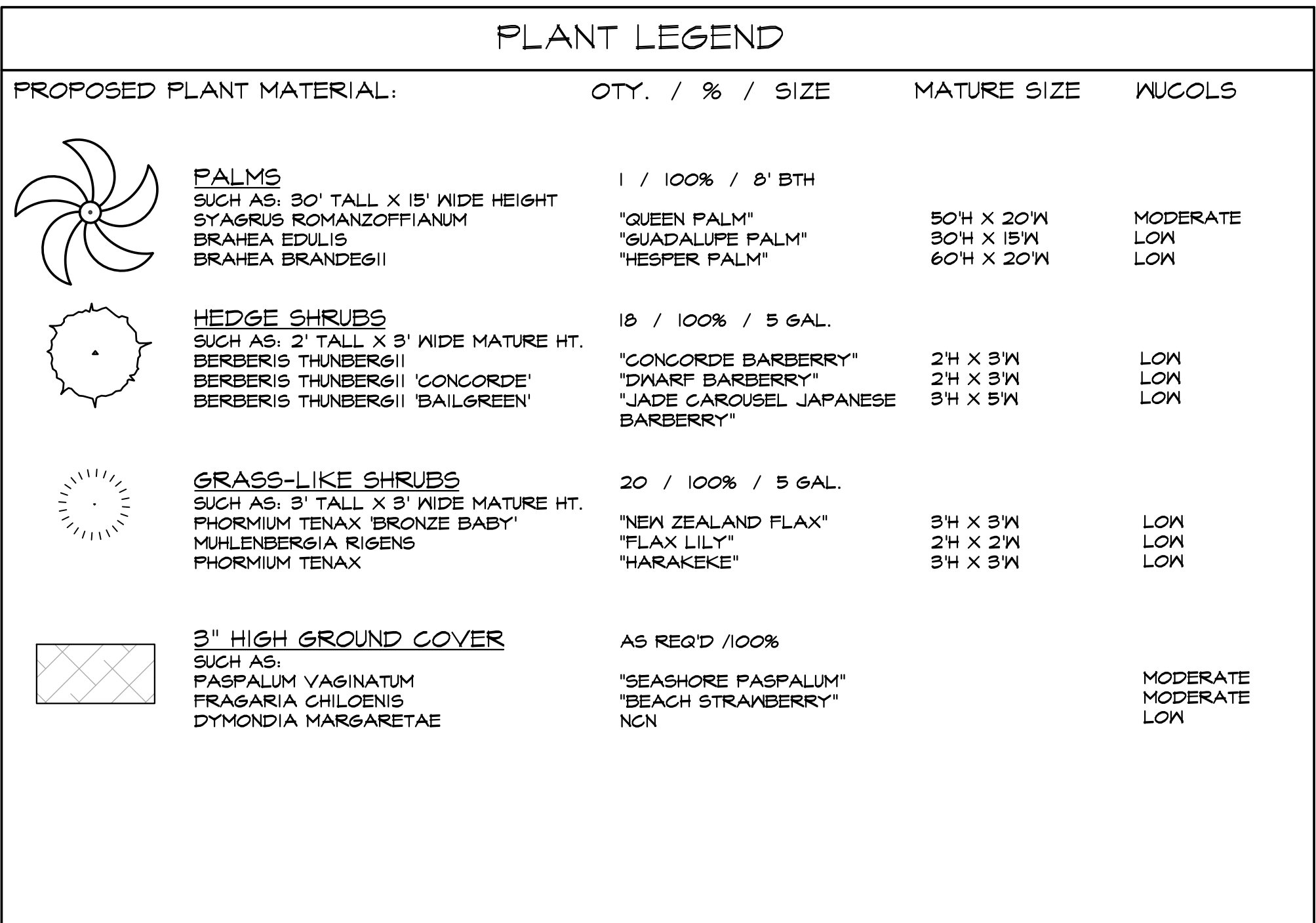
2695 MISSION BLVD
SAN DIEGO, CA 92109

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Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
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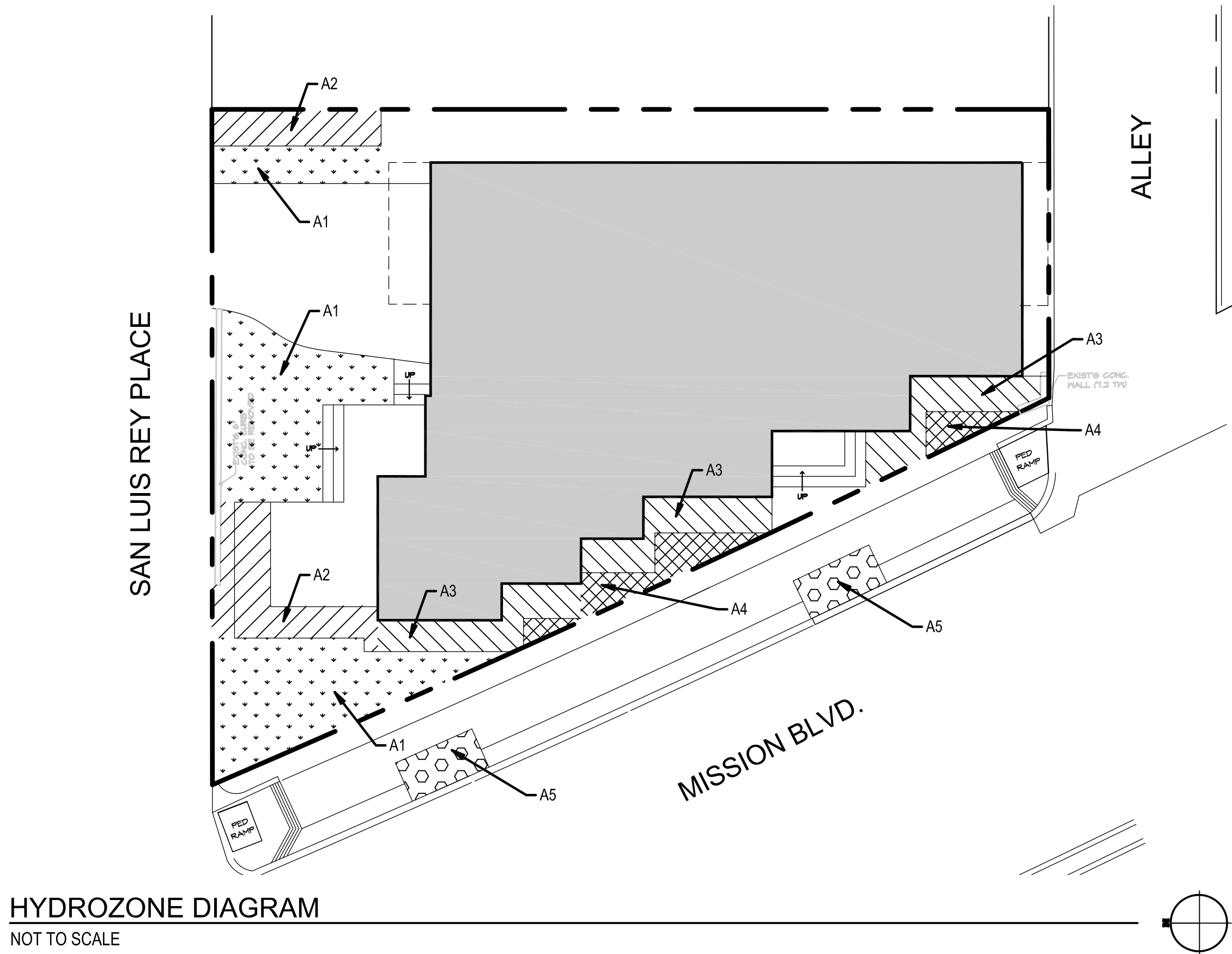


1. ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE MISSION BEACH PLANNED DISTRICT, & ALL OTHER CITY REGULATIONS.
2. IRRIGATION SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM (SPRAY) SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, & MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE SELECTION OF SELECTED AND PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE (SDMC 142.0403).
3. LANDSCAPINGS LOCATED WITHIN THE REQUIRED YARDS FOR COURTS & PLACES SHALL PROTECT PEDESTRIAN VIEN CORRIDORS. BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCROUGH OR OVERHANG INTO THE COURTS AND PLACES RIGHTS-OF-WAY BELOW A HEIGHT OF 8' ABOVE THE FINISH SURFACE OR FINISH GRADE, AS SHOWN ON THE PLANS. THE CANOPY AND BRANCHES OF VEGETATION WITHIN THE PUBLIC-RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL (LDC 1513.0402(g)(2)).
4. MAINTENANCE. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN FREE FROM LITTER AND LITTER CONDITION. 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 THE PERMIT.
5. ALL LANDSCAPING & IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
6. ALL PROPOSED LANDSCAPING IN REQ. YARD AREAS SHALL BE MAINTAINED AT A HEIGHT OF 9' OR LOWER. ALL FRONT YARD PLANTING TO BE NEARER THAN 10' HEIGHT. ALL PLANTERS WITHIN "PROPER" AREAS TO EXCEED 10' IN HEIGHT.
7. MULCH. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO A MIN. DEPTH OF 3 INCHES.
8. ALL 100% OF ALL REQUIRED YARDS EXCEPT INTERIOR AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS, AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE TREES, SCREENS, ETC.
9. PER THE MISSION BEACH PLANNED AREA (LDC 1513.0402(g)(1))
10. PER THE TOTAL LOT MUST BE LANDSCAPED.
11. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS AND 8 FEET ABOVE THE WALKWAY PER THE SAN DIEGO LAND DEVELOPMENT CODE (LDC 1513.0402(g)(2)).
12. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER MUST NOT WRAP AROUND THE ROOT BALL. PER 142.0403(b).
13. THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS UNLESS LONG-TERM MAINTENANCE OF LANDSCAPING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY.
14. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED.
15. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND 50% PERCENT OF THE DAMAGE TO THE REMAINING LANDSCAPE TO SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.



Prepared By: Brian Britton Golba Architecture 1940 Garnet Ave., Suite 100 San Diego, CA 92109 office: (619) 231-9905 fax: (858) 750-3471	Revision 10: Revision 9: Revision 8: Revision 7: Revision 6: Revision 5: Revision 4: 02-21-18 Revision 3: 02-15-18 Revision 2: 12-12-17 Revision 1: 09-15-17
Project Address: 2695 MISSION BLVD. SAN DIEGO, CA 92109	Original Date: 04-17-17
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Sheet Title:
LANDSCAPE
PLAN



HYDROZONE DIAGRAM
NOT TO SCALE

WATER BUDGET CALCULATIONS:

TOTAL LANDSCAPE AREA (LA) = 930 SF
ETo = 41
ETAF = .55

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
MAWA = (ETo)(0.62)[(0.55 x LA) + (0.45 x SLA)]
(41)(0.62)[(.55 x 930) + (0.45 x 0)] = 13,002 GAL/YR

ETWU = (ETo)(0.62) [(PF x HA/IE) + (SLA)]

ESTIMATED TOTAL WATER USE (ETWU): 12,120 GAL/YR

ESTIMATED TOTAL WATER USE

REGULAR LANDSCAPE AREAS								
HYD.	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	HYDROZONE AREA IN S.F.	% TOTAL LANDSCAPE	ETAF X HA	RESULT IN GAL/ YR.
A1	0.4	SPRAY	.75	0.53	444	47.7	236	6,019
A2	0.4	DRIP	.81	0.49	151	16.2	74.5	1,896
A3	0.4	DRIP	.81	0.49	199	21.4	98.27	2,486
A4	0.4	DRIP	.81	0.49	72	7.7	35.55	904
A5	0.4	DRIP	.81	0.49	64	6.9	31.60	803
TOTAL					930	100%	476.8	12,120
ESTIMATED TOTAL WATER USE								12,120
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)								13,002
ETWU<MAWA								YES

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SAN DIEGO, CA 92109

Project Name:
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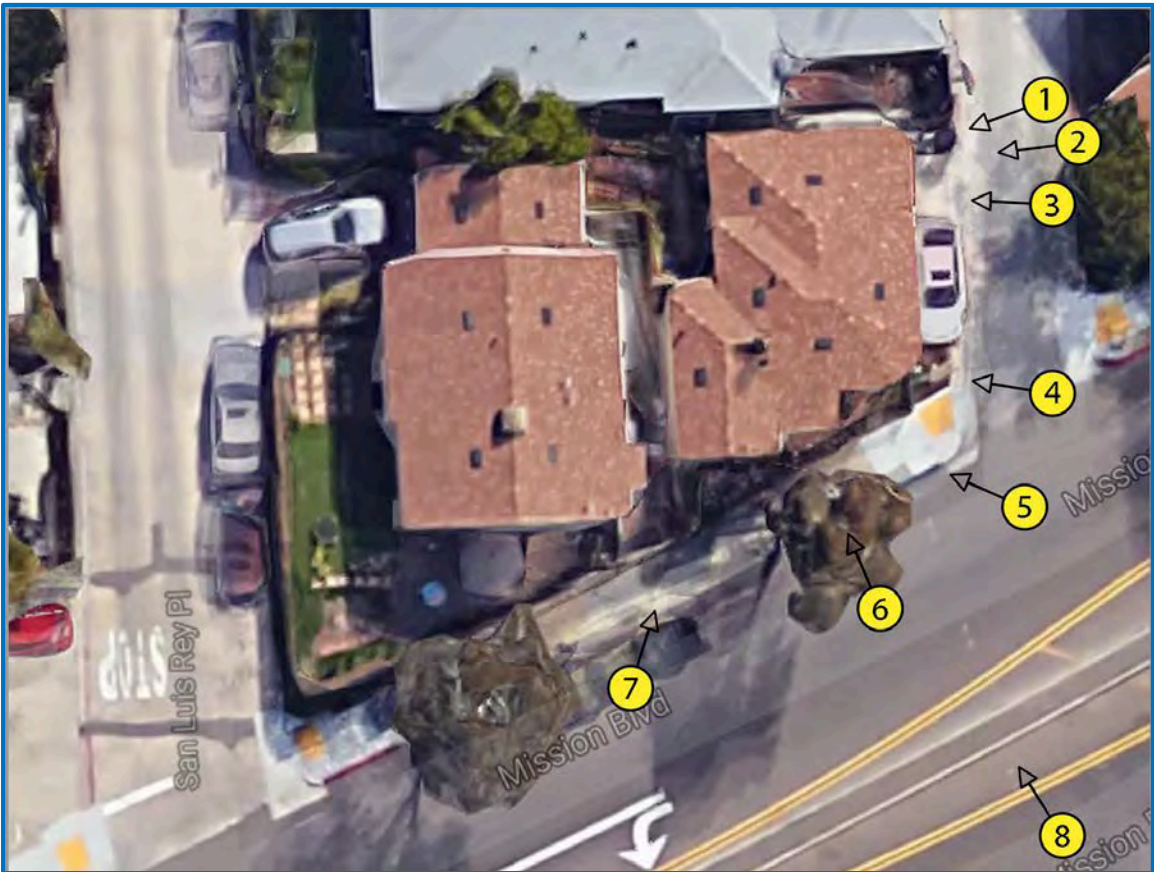
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Sheet Title:

MAWA
CALCULATIONS

PTS 547729, Mission Duplex Coastal Development Permit Map Waiver



2695 Mission Boulevard- Photo Key



1



2



3



4



5



6



7



8

PTS 547729, Mission Duplex Coastal Development Permit Map Waiver



805 San Luis Rey - Photo Key



A



B



C



D



E



F



G