



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 8, 2023 REPORT NO. HO-23-060
HEARING DATE: November 15, 2023
SUBJECT: DUNMOVIN COASTAL DEVELOPMENT PERMIT, Process Three Decision
PROJECT NUMBER: [697489](#)
OWNER/APPLICANT: John Olenik and Ann Whitman, Husband and Wife as Joint Tenants

SUMMARY

Issue: Should the Hearing Officer approve the remodel of an existing two-story single-dwelling unit which will include a third-story addition located at [829 Verona Court](#) within the [Mission Beach Community Plan](#) area?

Proposed Actions:

1. APPROVE Coastal Development Permit No. 2583902.

Fiscal Considerations: None. All staff costs associated with the processing of this project are recovered from a deposit account funded by the project applicant.

Community Planning Group Recommendation: On July 18, 2023, the Mission Beach Precise Planning Board voted 6-2-1 to recommend denial of the proposed project (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 4, 2023, and the opportunity to appeal that determination ended on August 18, 2023 (Attachment 6).

BACKGROUND

The 0.04-acre (1,597-square-foot) project site is located at 829 Verona Court, directly between single-dwelling unit residential development and an alley to the west and Bayside Walk to the east. Verona Court is located to the north and single dwelling residential development is located to the south (Attachment 1). The site is in the Residential-Northern Zone (MBPD-R-N) of the Mission Beach Planned District Ordinance (MBPDO) and designated residential development at a maximum density

of 36 dwelling units per net residential acre (DU/AC) within the Mission Beach Precise Plan (MBPP) and Local Coastal Program Addendum (LCPA). Properties directly to the north, south, and west of the project site are also zoned MBPD-R-N. The project site is also located within the Coastal (Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach), Transit Area Overlay Zone, Parking Standards Transit Priority Area, and the Transit Priority Area within the Mission Beach Community Plan area.

The project site has been previously graded and developed with an existing two-story single-dwelling unit built in 1940. The existing structure is not designated as a historical resource and is not located within a designated historic district, and on November 30, 2021, City Staff determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

Project Description:

The project proposes to remodel an existing two-story single-dwelling unit with two bedrooms, two bathrooms, and an attached garage totaling 1,387 square-feet of Gross Floor Area (GFA). The project also includes adding a new third floor and adding 434 square-feet of GFA to the first, second, and third floors. The three-story single-dwelling unit will have a total of 1,821 square-feet of GFA. The first floor will consist of an attached one-car garage with a storage area, one bedroom, one bathroom, and a sitting room. The second floor will include a family room, dining area, kitchen, one-half bathroom, and an existing previously conforming balcony along the southern and eastern perimeter. The third floor will contain one primary bedroom, one bathroom, and an eastern balcony. Access to the garage is provided from Bayside Lane and through an existing alley.

Permits Required

- A Process 3 Coastal Development Permit per SDMC Section [126.0702\(a\)](#) is required for development within the Coastal (Appealable) Overlay Zone.

The project complies with all required regulations in the San Diego Municipal Code (SDMC), MBPP and LCPA, and the MBPDO. The project site is in the MBPD-R-N, which is a residential zone that allows a maximum density of 36 DU/AC. Based on the calculation method outlined in SDMC section [1513.0304\(a\)](#), a maximum of 1.32 dwelling units are allowed on the 0.04-acre site, therefore the proposed single dwelling unit is consistent with the prescribed density for the site. The project's proposed height of 30 feet is within the maximum 30-foot Coastal Height Limit. The proposed single-dwelling unit has a total area of 1,821 square-feet. The MBPDO states that portions of the building used exclusively for required off-street parking shall not be included as part of the building area for purposes of determining Floor Area Ratio (FAR), pursuant to SDMC [1513.0304\(g\)\(2\)](#). This exemption is restricted to a maximum of 200 square-feet per required off-street parking space. As the project proposes a one-car garage, 200 square-feet is excluded from FAR calculations. Therefore, the total proposed GFA is 1,821 square-feet and the proposed FAR of 1.07 is below the required basic maximum FAR of 1.1. The proposed lot coverage of 53% is less than the maximum 65% lot coverage

allowed. The project complies with the required setbacks set forth in the MBPDO, including the five-foot Bayside Walk standard setback and five-foot interior yard standard setback.

Community Plan Consistency:

The housing element of the MBPP includes goals for the continuation of a variety of housing types including single-dwelling, multi-dwelling units, townhouses, garden apartments and condominiums (Page 25). The neighborhood is developed with one and two-story single dwelling units and two to three-story multi-dwelling residential development, and the proposed single-dwelling unit would serve to maintain the present diverse housing-type character of the surrounding area.

The project site is located approximately 150 feet from Sail Bay, on Verona Court, which is identified within the first public roadway. Due to its location, the development would not block views to and along the shoreline from public areas, as identified under the Visual Resources and Special Communities section of the MBPP and LCPA (Page 14). The project would not impact public view of Sail Bay from the boardwalk as the project is observing all required setbacks and will not encroach upon any existing or proposed physical accessway that is legally used by the public identified in the LCPA Land Use Plan. Additionally, the residential element recommends 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 (Page 17). The project's proposed height of 30 feet is within the maximum 30-foot Coastal Height Limit. The proposed development is consistent with the MBPP's intent to preserve and improve the physical appearance and character of Mission Beach community.

Project-Related Issues:

The Mission Beach Precise Planning Board recommended denial of the project for the following reasons (Attachment 7):

1. A portion of the third floor (west side interior yard and south rear yard) is over existing first and second-floor setbacks of 3 feet or less, which requires the application of SDMC [1513.0304\(c\)\(3\)\(B\)\(i\)](#) of the MBPDO. [Diagram 1513-03C](#) requires all floors to be setback 5 feet to use the 5-foot setback for the proposed development. Existing setbacks can't be ignored in the application of the MBPDO any more than existing floor area can be ignored for application of the MBPDO FAR.

Staff Response: The Land Development Code provisions may utilize Chapter 12 Article 7 Division 7 General Review Procedures for Previously Conforming Premises and Uses. The project site maintains an existing previously conforming structural envelope and all new development on the second and third floor complies with [127.0106\(c\)](#), where new additions or improvements to existing structures may be permitted subject to a Coastal Development Permit, provided that such new additions or improvements do not increase the degree of non-conformity and comply with restrictions [127.0106\(c\)\(1\)-\(7\)](#). A small portion that is proposed is utilizing section [1513.0304\(c\)\(4\)](#), which allows the development to abut the alley's property. For the west side interior yard and south rear yard, the project observes a five-foot setback for all new construction.

2. The third floor as designed violates SDMC [1513.0304\(c\)\(3\)\(B\)\(i\)](#) of the MBPDO and increases the degree of non-conformity.

Staff Response: SDMC [127.0106\(d\)](#) addresses that any development on a previously conforming structure that abuts a coastal beach must maintain 50 percent or more of the structures exterior walls otherwise the development is not entitled to previously conforming status and upon termination, the development standards are applicable to new structures shall then apply to the entire structure. The project site maintains the existing walls and proposes all new development to comply with [1513.0304\(c\)\(3\)\(A\)](#), where a 5-foot standard setback is only required and maintains more than 50 percent of the existing's exterior walls maintaining previously conforming status. The MBPDO and SDMC does not define the degree of non-conformity.

3. The MBPDO applies to all construction including additions (SDMC [1513.0201](#)). Pursuant to SDMC [151.0103\(a\)\(1\)](#), planned district regulations shall supersede any zoning regulations in the Land Development Code (LDC) that are inconsistent or not expressly incorporated into the planned district regulations, and exceptions to the standards in a planned district within the Coastal Overlay Zone shall not be granted except as specifically provided for in the planned district. The MBPDO governs the project site and the existing structure sets the parameters (setbacks, height, and FAR) for applying the MBPDO regulations to determine conformity of existing and proposed new development.

Staff Response: Pursuant to SDMC [1513.0101](#), the Mission Beach Planned District purpose and intent is to provide reasonable restrictions on the construction or alteration of residential developments related to small-lot size. Where not otherwise specified in the Mission Beach Planned District Ordinance (MBPDO) the LDC provisions may utilize Chapter 12 Article 7 Division 7 General Review Procedures for Previously Conforming Premises and Uses. The project site maintains an existing previously conforming structural envelope and all new development shall comply with [127.0106\(c\)](#), where new additions or improvements to existing structures may be permitted subject to a Coastal Development Permit, provided that such new additions or improvements do not increase the degree of non-conformity and comply with restrictions [127.0106\(c\)\(1\)-\(7\)](#). The MBPDO and SDMC does not define degree of non-conformity. Instead, the SDMC [127.0106\(d\)](#) addresses that any development on a previously conforming structure that abuts a coastal beach must maintain 50 percent or more of the structures exterior walls otherwise the development is not entitled to previously conforming status and upon termination, the development standards are applicable to new structures shall then apply to the entire structure. Staff has reviewed the issues raised by the Mission Beach Precise Planning Board and found the project is in compliance with all applicable regulations for the site.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft findings (Attachment 4) to support the proposed development, and draft conditions of approval (Attachment 5). Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2583902, with modifications.
2. Deny Coastal Development Permit No. 2583902, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Benjamin Hafertepe
Development Project Manager
Development Services Department

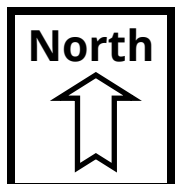
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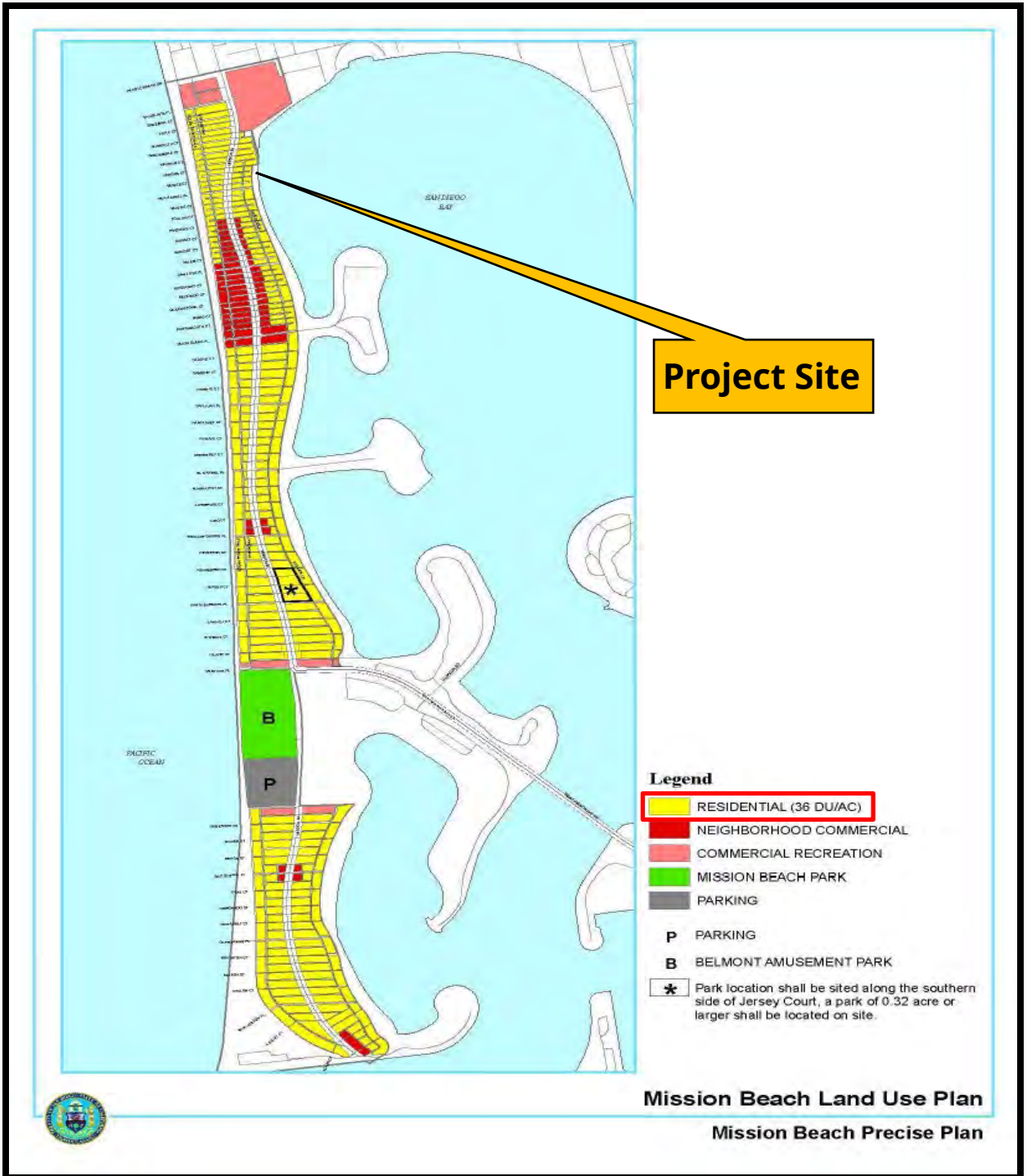
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location

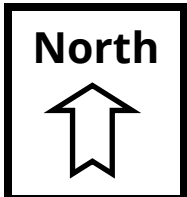
829 Verona Court
Project No. 697489 - Dunmovin Coastal Development
Permit





Land Use Plan

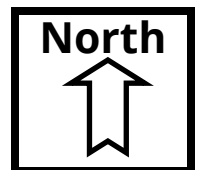
829 Verona Court
 Project No. 697489 - Dunmovin Coastal Development
 Permit





Aerial Photo

829 Verona Court
Project No. 697489 - Dunmovin Coastal Development
Permit



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2583902
DUNMOVIN COASTAL DEVELOPMENT PERMIT - PROJECT NO. 697489

WHEREAS, JOHN OLEINIK AND ANN WHITMAN, Husband and Wife as Joint Tenants, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel an existing two-story single dwelling unit and add a new third story (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2583902), on portions of a 0.04-acre site;

WHEREAS, the project site is located at 829 Verona Court in the MBPD-R-N Zone, Coastal (Appealable) Overlay, Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach), Transit Area Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area within the Mission Beach Community Plan area;

WHEREAS, the project site is legally described as Lot "A" in Block 233 of Mission Beach, in the City of San Diego, according to the Map thereof No. 1809 (1651), filed in the Office of the Recorder of said San Diego County, December 14, 1914, excepting therefrom that portion, if any, lying below the mean high tide line of Mission Bay;

WHEREAS, on August 4, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 15, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2583902 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2583902:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

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

The project proposes to remodel an existing two-story, single dwelling unit (2-bedroom, 2-bathroom) with an attached garage totaling 1,387 square-feet by creating a new third-story addition and adding 434 square-feet to the first, second, and third floors. The new three-story single-dwelling unit (2-bedroom, 2.5-bathroom) will total 1,821 square-feet. The 0.04-acre site is located at 829 Verona Court in the MBPD-R-N Zone, Coastal (Appealable) Overlay, Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach), Transit Area Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area within the Mission Beach Community Plan area.

The Mission Beach Precise Plan (MBPP) and Local Coastal Program Addendum (LCPA) Land Use Plan designates the site and surrounding areas to the north, south and west as Residential (limit of 36 dwelling units per acre (DU/AC)). The proposed single dwelling unit is consistent with the underlying land-use designation, as the MBPP states that density within Mission Beach shall be limited to an average of 36 dwelling units per net residential acre. A maximum of 1.32 dwelling units are allowed on the 0.04-acre site pursuant to SDMC section 1513.0304(a), and therefore, the proposed single dwelling unit is compliant with the prescribed density. The housing element of the MBPP includes goals for the continuation of a variety of housing types including single-family, multi-family, townhouses, garden apartments, and condominiums (Page 25). The neighborhood is developed with one and two-story single-family dwelling units and two-to-three-story multi-family residential development, and the proposed single-family residence would serve to maintain the present diverse housing-type character of the surrounding area.

The project site is located approximately 150 feet from Sail Bay, on Verona Court, which is identified as the first public roadway paralleling the sea. Due to its location, the development would not block views to and along the shoreline from public areas, as identified under the Visual Resources and Special Communities section of the MBPP and LCPA (Page 14). The project would not impact public view of Sail Bay from the boardwalk as the project is observing all required setbacks and will not

encroach upon any existing or proposed physical accessway that is legally used by the public identified in the LCPA Land Use Plan. Additionally, the residential element recommends 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 (Page 17). The plan calls out for a basic height limitation of 35 feet with a three-story maximum. The proposed three-story dwelling unit's height of 30 feet is in keeping with the existing character of the community and is consistent with the goal in the MBPP and the Coastal Height Limitation Overlay Zone which requires less than 30 feet. The proposed development is consistent with the MBPP's intent to preserve and improve the physical appearance and character of Mission Beach community.

Therefore, the proposed 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.

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

The project site is located at 829 Verona Court and is currently developed with a two-story single-dwelling unit within the MBPP area. The project site is a previously graded and developed site located within an urbanized area and does not contain any sensitive biological resources or environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is in the MBPD-R-S, which is a residential zone described in the Mission Beach Planned District Ordinance (MBPDO) as intended for small scale and low-profile developed area with a maximum residential density of approximately 36 dwelling units per net residential acre. A maximum of 1.32 dwelling units are allowed on the 0.07-acre site pursuant to SDMC section 1513.0304(a), and therefore, the proposed single dwelling unit is compliant with the prescribed density. The project's proposed height of 30 inches is within the maximum 30-foot Coastal Height Limit. The MBPDO states that portions of the building used exclusively for required off-street parking shall not be included as part of the building area for purposes of determining Floor Area Ratio (FAR), pursuant to SDMC 1513.0304(g)(2). This exemption is restricted to a maximum of 200 square-feet per required off-street parking space. As the project proposes a one-car garage, 200 square-feet is excluded from FAR calculations. Therefore, the total proposed GFA is 1,821 square-feet and the proposed FAR of 1.07 is below the required basic maximum FAR of 1.1. The proposed lot coverage of 53% is less than the maximum 65% lot coverage

allowed. The project complies with the required setbacks set forth in the MBPDO. The project is utilizing section 1513.0304(c)(4) where the property line at the alley includes a zero-foot setback allowance where a new bathroom is proposed on the second floor below the 20-foot height. The project also utilizes the five-foot Bayside Walk standard setback and five-foot interior yard standard setback for the additional new development.

The project site is located approximately 150 feet from Sail Bay, on Verona Court, which is identified as the first public roadway paralleling the sea. Due to its location, the development would not block views to and along the shoreline from public areas, as identified under the Visual Resources and Special Communities section of the MBPP and LCPA (Page 14) The project would not impact public view of Sail Bay from the boardwalk as the project is observing all required setbacks and will not encroach upon any existing or proposed physical accessway that is legally used by the public identified in the LCPA Land Use Plan. Additionally, the residential element recommends 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 (Page 17). The proposed development is consistent with the MBPP's intent to preserve and improve the physical appearance and character of Mission Beach community.

The project has been designed in compliance with all the applicable provisions of the MBPP and LCPA, the MBPDO, and the San Diego Municipal Code (SDMC) and does not require or request any deviations. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located approximately 150 feet from Sail Bay, on Verona Court, which is identified as the first public roadway paralleling the sea. Although the proposed development is along the First Public Roadway and within 150 feet of Sail Bay, there is no existing or proposed public access to the beach on the project site as identified in the MBPP and LCPA. The development is proposed on private property located east of Bayside Land, south of Verona Court, and directly adjacent to Bayside Walk (the boardwalk) and designed in conformance with all applicable development regulations. Due to its location, the development would not block views to and along the shoreline from public areas, as identified under the Visual Resources and Special Communities section of the MBPP and LCPA (Page 14). The project would not impact public view of Sail Bay from the boardwalk as the project is observing all required setbacks and will not encroach upon any existing or proposed physical accessway that it legally used by the public identified in the MBPP and LCPA Land Use Plan.

Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2583902 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. 2583902, a copy of which is attached hereto and made a part hereof.

Benjamin Hafertepe
Development Project Manager
Development Services

Adopted on: November 15, 2023

IO#: 24009046

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: 24009046

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2583902
DUNMOVIN COASTAL DEVELOPMENT PERMIT - PROJECT NO. 697489
HEARING OFFICER

This Coastal Development Permit No. 2583902 is granted by the Hearing Officer of the City of San Diego to JOHN OLEINIK AND ANN WHITMAN, Husband and Wife as Joint Tenants, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.04-acre site is located at 829 Verona Court in the MBPD-R-N Zone, Coastal (Appealable) Overlay, Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach), Transit Area Overlay Zone, Parking Standards Transit Priority Area and the Transit Priority Area within the Mission Beach Community Plan area. The project site is legally described as: Lot "A" in Block 233 of Mission Beach, in the City of San Diego, according to the Map thereof No. 1809 (1651), filed in the Office of the Recorder of said San Diego County, December 14, 1914, excepting therefrom that portion, if any, lying below the mean high tide line of Mission Bay.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel an existing two-story, single dwelling unit and add a new third story subject to the City's land use regulations] described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 15, 2023, on file in the Development Services Department.

The project shall include:

- a. Remodeling an existing two-story single dwelling unit (2-bed, 2-bathroom) with an attached garage totaling 1,387 square feet;
- b. Adding a new third story and adding 434 square-feet to the first, second, and third floor for a new three-story single dwelling unit (2-bed, 2.5-bathroom) which will total 1,821 square-feet;
- c. Landscaping (planting, irrigation and landscape-related improvements);
- d. Off-street parking; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in 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 **[ENTER DATE typically 3 years, including the appeal time]**.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

12. 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.

ENGINEERING REQUIREMENTS:

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

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the Mission Beach Planned District Ordinance, the Mission Beach Community Plan, and the Land Development Manual - Landscape Standards.

15. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

16. 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, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

17. The Owner/Permittee shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in §132.0403(e) of the Land Development Code, Coastal Overlay Zone Regulations. Landscaping materials shall not encroach or overhang into the Courts and Places right-of-way below a height of 8-ft. above the finish surface or finish grade, as measured at the trunk [§1513.0402(a)(2)].

PLANNING/DESIGN REQUIREMENTS:

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

19. 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.

20. The applicant shall comply with 127.0106(c)(7) where the applicant agrees to execute and record a waiver of future shoreline protection, and the execution and recordation shall occur prior

to the issuance of the first building permit. The above requirement shall be required as a condition in the Coastal Development Permit.

21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

22. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

23. Owner/Permittee 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 Department 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.

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

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

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 on November 15, 2023 and [Approved Resolution Number].

ATTACHMENT 5

Coastal Development Permit No. 2583902
Date of Approval: November 15, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Benjamin Hafertepe
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.

**JOHN OLEINIK AND ANN WHITMAN,
Husband and Wife as Joint Tenants**
Owner/Permittee

By _____
NAME:
TITLE:

**JOHN OLEINIK AND ANN WHITMAN,
Husband and Wife as Joint Tenants**
Owner/Permittee

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Title / Number: Dunmovin CDP / 697489

State Clearinghouse No.: N/A

Project Location-Specific: 829 Verona Ct., San Diego, CA 92109

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Coastal Development Permit (CDP) for a 434-square-foot addition and remodel of an existing two-story, previously conforming, single-family dwelling unit with attached garage. The existing residence is two-bedrooms, two-bathrooms, and 1387-square-feet including the 226-square-foot garage. The remodel will result in a three-story, two bedroom, two bathroom, and 1831-square-foot-residence including a 322-square-foot garage. The residence is located at 829 Verona Ct., San Diego, CA 92109.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Ann Whitman, 829 Verona Ct., San Diego, CA 92109, 858-945-3251

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15301 (Existing Facilities)
- Statutory Exemptions:
- Other:

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 which allows for additions to existing facilities that will not result in an increase of more than 50 percent of the floor area of the structure before the addition. Since the proposed project is an addition of 434-square-feet which is less than 50 percent of the floor area of the existing residence the exemption is appropriate; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

If filed by applicant:

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

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Courtney Holowach /Senior Planner
Signature/Title

10/17/23
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3	City of San Diego · Information Bulletin 620	August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Community Planning Committee Distribution Form
	Project Name: Digital Dunmovin CDP (829 Verona Court)	Project Number: 697489
Community: Mission Beach		
<p>SEE ATTACHMENT FOR PROJECT SCOPE (manager and applicant), log into OpenIDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input checked="" type="checkbox"/> Vote to Deny		Date of Vote: July 18, 2023
# of Members Yes 6	# of Members No 2	# of Members Abstain 1
Conditions or Recommendations: SEE ATTACHMENT.		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Debbie Watkins		
TITLE: Chair		DATE: 7/26/23
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>		

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM

Mission Beach Precise Planning Board (“MBPPB”)
 Project No. 697489; 829 Verona Court; Digital Dunmovin CDP
 July 18, 2023 Meeting Action Item – Vote and Reasoning

ATTACHMENT TO COMMUNITY PLANNING COMMITTEE DISTRIBUTION FORM

PROJECT SCOPE:

- Project No. 697489 (829 Verona Court): Coastal Development Permit to remodel an existing 1,387 sq. foot two-story single-family dwelling unit located at 829 Verona Court. Remodel includes the addition of 434 sq. feet on the first and second floors and a new third floor with the single-family dwelling unit totally 1,821 sq. feet. The 0.04-acre site is located in the MBPD-R-N Zone, Coastal (Appealable) Overlay Zone, and First Public Roadway within the Mission Beach Community Plan Area. CD2.

Homeowners/Presenters/Applicants: Ann Whitman/John Oleinik (Oleinik Architect)

The MBPPB voted 6-2-1 TO DENY THE PROJECT for the reasoning detailed below.

A portion of the proposed third floor (west side interior yard and south rear yard) is over existing first and second floor setbacks of 3’ or less, requiring the application of San Diego Municipal Code (“SDMC”) §1513.0304(c)(3)(B)(i) of the Mission Beach Planned District Ordinance (“MBPDO”). Diagram 1513-03C depicted in the MBPDO requires all floors be setback 5’ to use the 5’ setback for the proposed development. A copy of this diagram is attached hereto as page 4. Existing setbacks cannot be ignored in application of the MBPDO any more than existing floor area can be ignored for application of the MBPDO Floor Area Ratio (“FAR”).

The City’s Cycle Issue regarding “Building Envelope 45-Degree” with §1513.0304(c)(B)(i) was not checked off by the City’s planner until the last cycle dated June 30, 2023. This Issue states clearly that “The 45 degree shall be added to the 3’ interior/rear setback once the structure reaches 20’ within any portion new development as shown in (c)(3)(B)(i). Please apply these 45 degrees to all elevations and sections where new development is proposed when using the combination of 3’ as shown on Sheet 2.” No reason was given by the City’s planner even after we requested an explanation for this check off. The current proposed plans do not show this section being met. The third floor as designed violates §1513.0304(c)(B)(i) of the PDO and increases the degree of non-conformity. See diagrams attached hereto as pages 5, 6, 7, and 8.

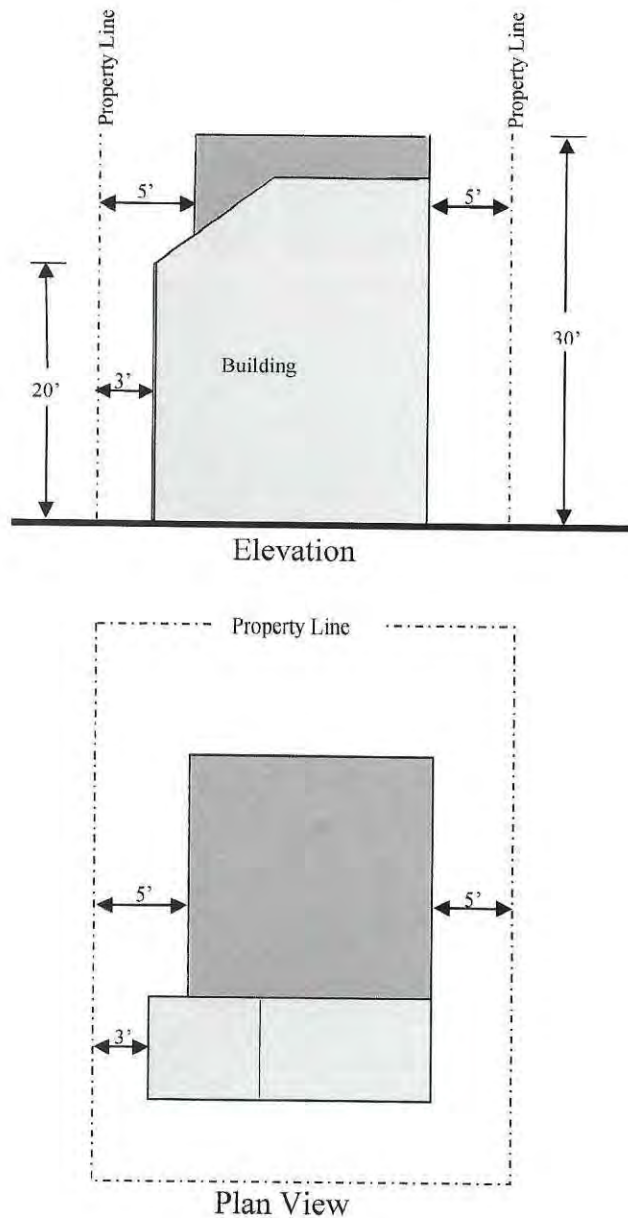
Further, the MBPDO applies to all construction including additions (§1513.0201). Pursuant to §151.0103(a) (1) of the SDMC Chapter 15 *Planned Districts*, Article 1, Division 1 *General Provisions for Planned Districts*, no exceptions to a planned district ordinance are allowed. §151.0103 of Chapter 15 *Planned Districts* directs that in the event of any conflicts, the planned district ordinance governs. In this instant case, the MBPDO governs. §1513.0103 of the MBPDO clarifies this even further: “Where there is a conflict between the Land Development Code and the Mission Beach Planned District Ordinance, the Planned District Ordinance applies.” The MBPDO implements the goals of the Mission Beach Precise Plan dealing with bulk, light and air through setbacks, height and FAR regulations. The existing structure sets the parameters (setbacks, height and FAR) for applying the MBPDO regulations to determine conformity of existing and proposed new development.

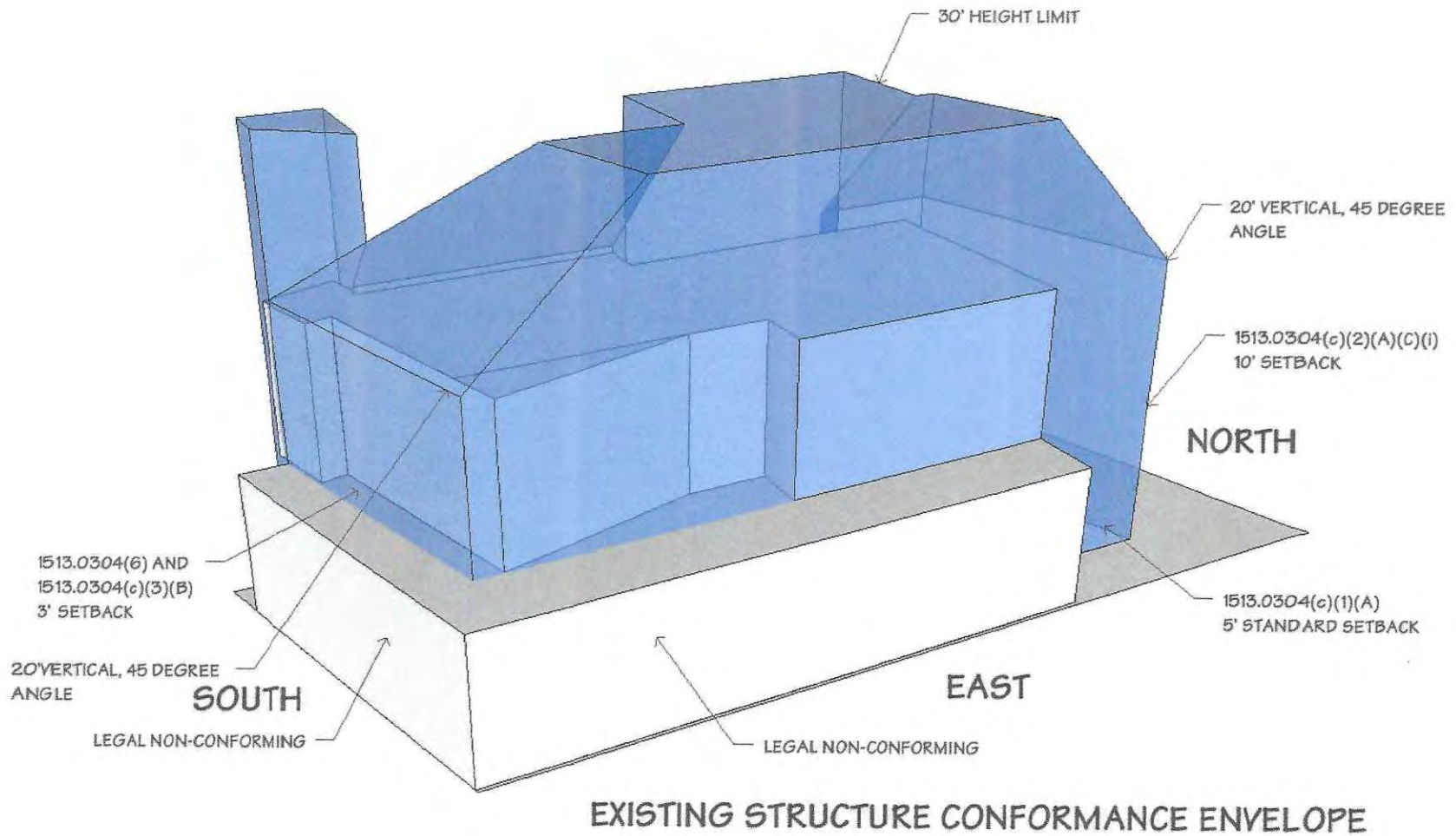
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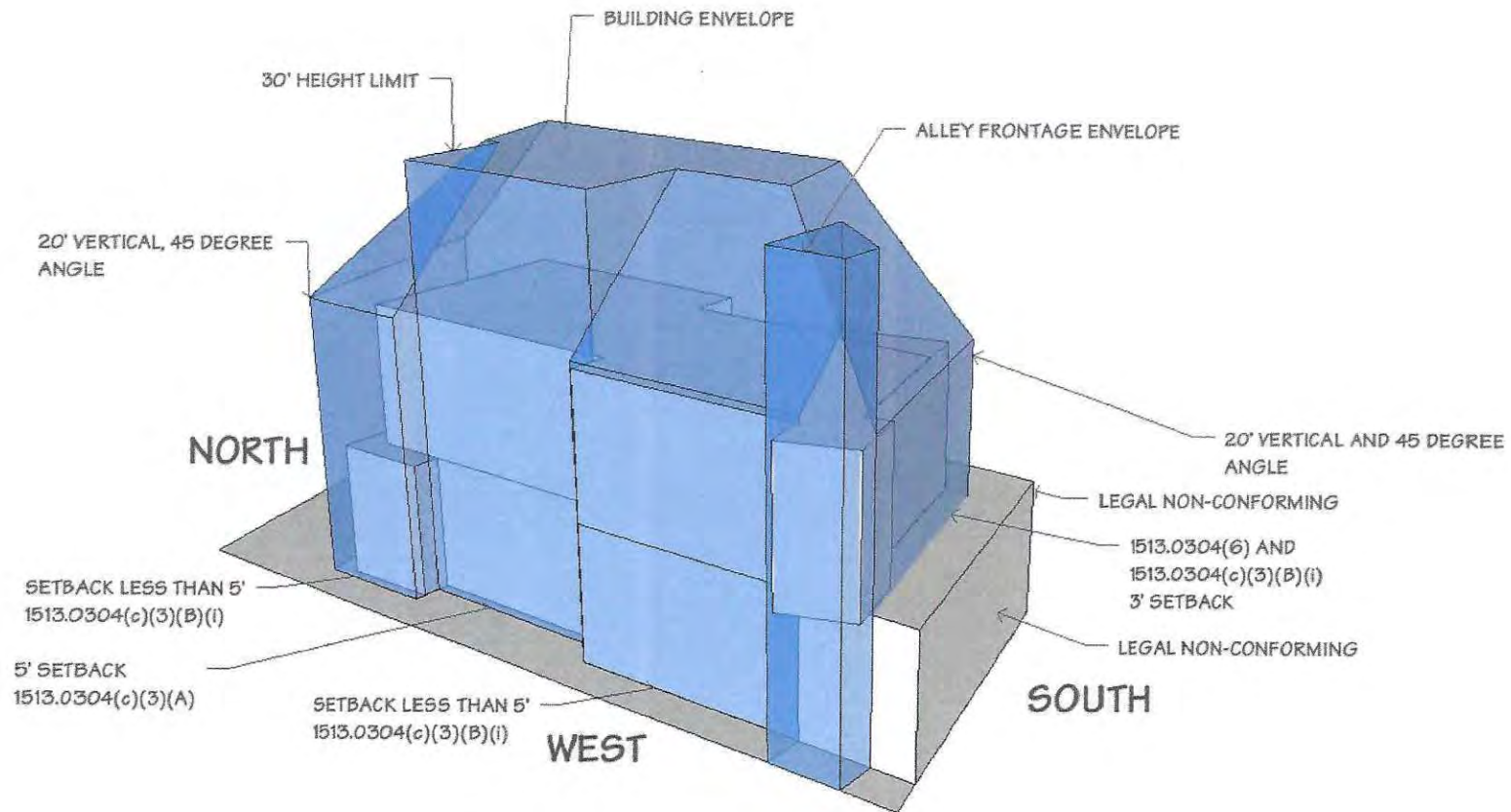
(6) Minimum Rear Yards.

No rear yard is required except where the rear yard abuts an interior or rear yard of an adjacent lot; then, the regulations in Section 1513.0304(c)(3) shall apply.

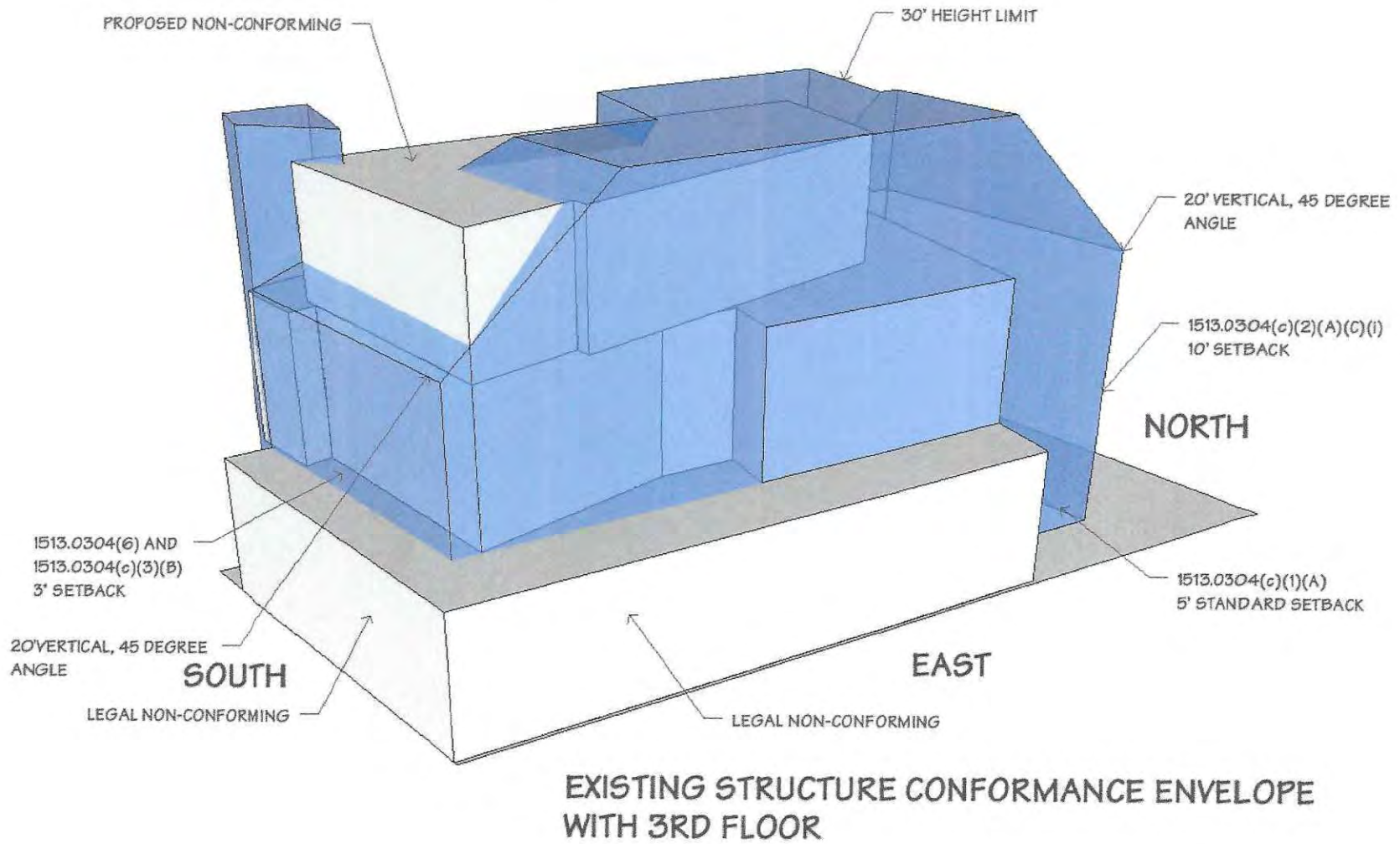
Diagram 1513-03C
Interior Yards and Building Height

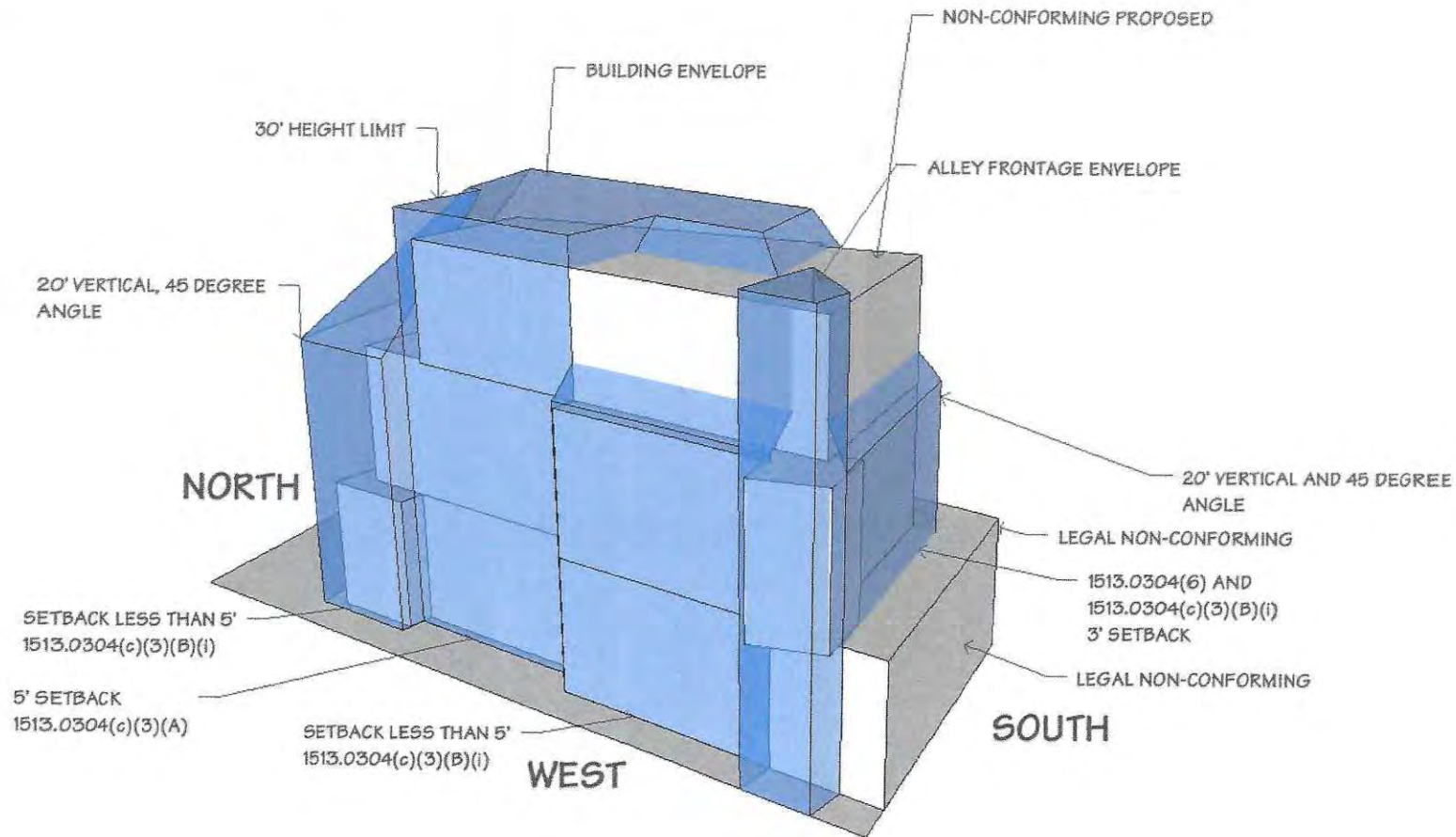






EXISTING STRUCTURE CONFORMANCE ENVELOPE





EXISTING STRUCTURE CONFORMANCE ENVELOPE WITH 3RD STORY

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: _____ **Project No. For City Use Only:** _____

Project Address: _____

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____

Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. 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.

Property Owner

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Coastal Hazard Sea Level Rise Adaptation Measures

The following measures are to be incorporated into this project in order to address future flood hazard concerns:

1. Electric service meter to be elevated to 4 feet above grade.
2. Impermeable membrane is to be applied to exterior of the ground level habitable floor area.
3. Flood vents are to be installed at non-habitable area to allow future flood water out.

STATISTICS

LOT AREA	1597 sf
ALLOWABLE FLOOR AREA (FAR 1.1) HABITABLE	1757 sf
ALLOWABLE GARAGE AREA-CREDIT	200 sf
TOTAL ALLOWABLE GROSS FLOOR AREA	1957 sf
ALLOWABLE LOT COVERAGE (65%)	1039 sf
TOTAL PROPOSED LOT COVERAGE	841 sf (53% lot coverage)
EXISTING GROSS FLOOR AREA- GROUND LEVEL	1034 sf
EXISTING GROSS FLOOR AREA- SECOND LEVEL	353 sf
TOTAL EXISTING GROSS FLOOR AREA	1387 sf (including 226sf garage)
TOTAL PROPOSED GROSS FLR AREA GROUND LEVEL	841 SF
TOTAL PROPOSED GROSS FLR AREA SECOND LEVEL	594 sf
TOTAL PROPOSED GROSS FLR AREA THIRD LEVEL	386 sf
TOTAL PROPOSED GROSS FLOOR AREA	1821 sf (including 322sf garage)
TOTAL PROPOSED AREA ADDED TO GROSS FLR AREA	434 sf (31% increased floor area)
EXISTING BALCONY AREA-SECOND LEVEL	663 sf
BALCONY AREA SECOND LEVEL	323 sf
BALCONY AREA ADDED- THIRD LEVEL	156 sf
TOTAL PROPOSED BALCONY AREA	479 sf (This represents a decrease of -198 sf.)
AREA SUBJECT TO 50% LANDSCAPE REQUIREMENT	274 sf
REQUIRED LANDSCAPING PROVIDED	137 sf (57% (See Sheet 'L' for more info.)

NOTE: The square footages in the data sheet align with the definition of 1513.0105. Definitions- Purpose and intent "Gross Floor Area"- The total horizontal area, expressed in square feet, of all the floors of a building included within the surrounding walls. For calculating gross floor area, an exterior wall thickness of 6 inches shall be used. Including any other exterior enclosed areas defined in (a)-(d)

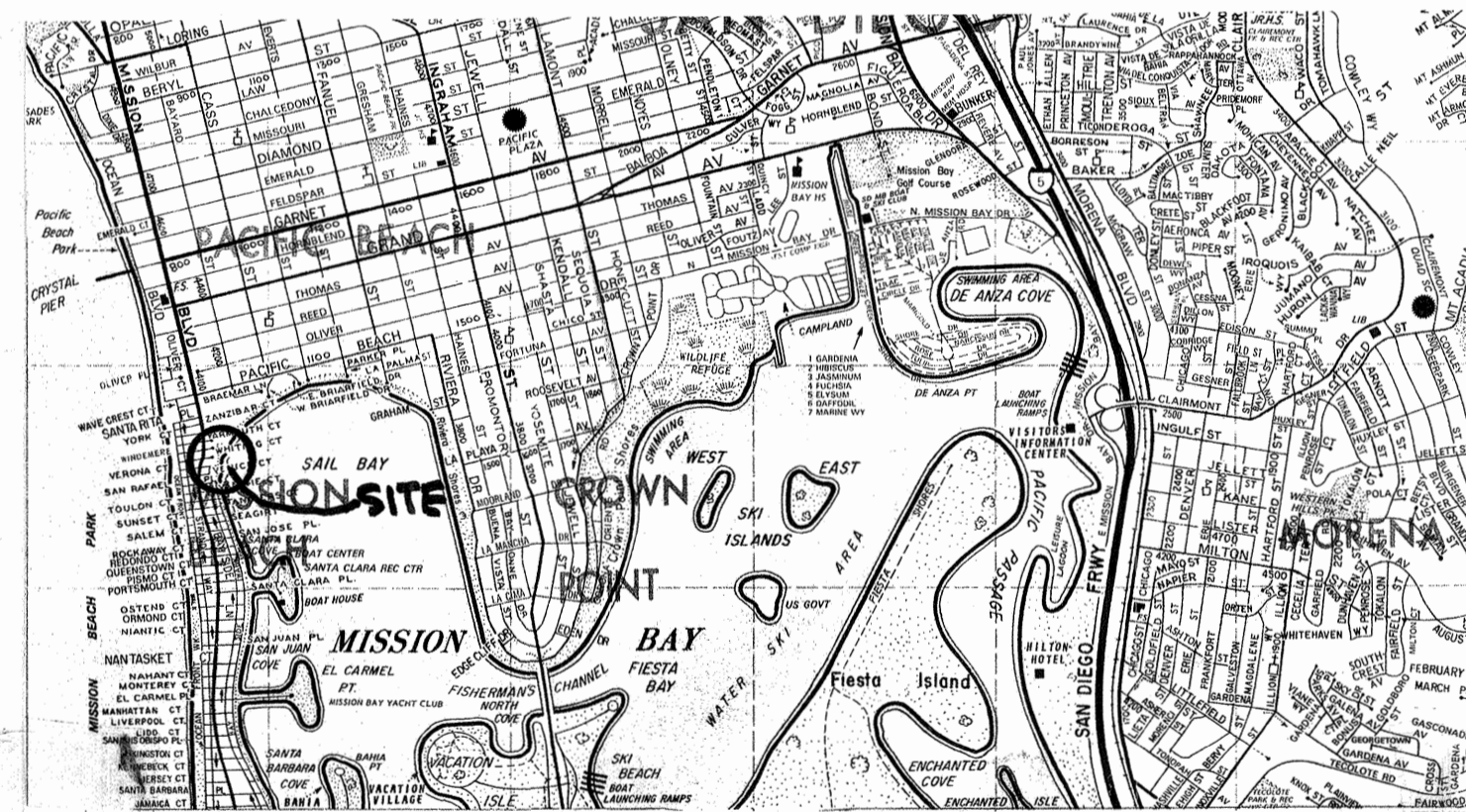
SCOPE OF WORK

Addition and remodel to an existing two story, previously conforming, single family residence (2-bed, 2-bath) with attached one car garage will result in a three story single family residence and attached garage (2-bed, 2 1/2-bath). Existing residence has 1387 sq. ft. gross floor area (including a 226 sq. ft. garage). Proposed addition will add 434 sq. ft. to the gross floor area of the existing residence. Total proposed gross floor area of residence will be 1831 sq. ft. (Including 322sf garage).

A This project is **NOT** to be considered a Substantial Improvement in accordance with FEMA regulations. Approved Exemption by LDR-Engineering 8/23/2022.

B This project shall comply with the FEMA standards and regulations, and to the SDMC sections 143.0145 and 143.0146 for non-substantial development. This location is "Subject to Inundation" for areas lower than the base flood elevation plus 2 feet.

C This project is considered a remodel to a Previously Conforming Structure. More than 50% of existing walls are to be maintained, 73.3% existing wall remain. (See Sheet #6 Demolition Plan and Calculations) New construction to comply with current zoning regulations)



HOW PROJECT MEETS THE GOALS, BULK & SCALE AND POLICIES IN THE MISSION BEACH COMMUNITY PLAN.

1. The project is not built to the front yard setback line.
2. Because the project has less square footage than is allowed by the FAR, this reduces the bulk and scale that could be built.
3. The project is also below the limit for lot coverage.
4. There are many articulations throughout the building elevations which breaks up the bulk that would be found if the walls went straight up without interruption.
5. The project does not fill its allowable building envelope.
6. Third floor plan is relatively small.
7. This project complies with the Mission beach Community Plan and does not ask for any variances, thereby meeting the goals and policies set forth in the guidelines.

NOTES

1. Site is located entirely in FEMA Flood Zone- AE-8. **This project is NOT to be considered a Substantial Improvement in accordance with FEMA regulations as Determined by LDR-Engineering on 8/23/2022 Cycle Review. This project shall comply with the FEMA standards and regulations, and to the SDMC sections 143.0145 and 143.0146**
2. The existing footprint of the house is to remain unchanged. So the existing and proposed area outside of the footprint will be the same. Existing house complies as Previously Conforming.
3. The proposed expansion does not include development of a basement with building area 5 feet or more below grade or the use of caisson foundations;
4. Per 127.0106(c)(7). The applicant agrees to execute and record a waiver of future shoreline protection, and the execution and recordation shall occur prior to the issuance of the first building permit. The above requirement shall be required as a condition of the Coastal Development Permit.

SHEET INDEX

1. Site Plans, General Info, Statistics, Vicinity Map, Preliminary review-# 692435
2. Ground Level Floor Plan, West & South Elevations
3. Second Level Floor Plan, East & North Elevations
4. Third Level Floor Plan, Building-Site Sections A & B
5. Roof Plan, FEMA Substantial Improvement Regulation (FEDERAL LAW), CAP Specs.
6. Demolition Plans and Demolition Calculation. Existing Floor Plans, Assessors building record, Grant Deed,
7. Site Survey- Existing Condition
8. Transcript of Preliminary Review: Project No. 692435. Establishes 5 ft setback facing Mission Bay Park. Property does not abut Bayside Walk.
9. CAP Consistency Checklist Submittal Application, Bulletin 515-Geotechnical Study Requirements
10. FEMA- Non-Substantial Development-Analysis. Replacement Cost appraisal, Project cost/bid
- L. Landscape Plan, Planting Schedule, Bus Stop & Fire hydrant map

GRADING DATA TABLE

Cut quantities	0
Fill quantities	20 yds
Import/Export quantities	20 yds-import
Maximum cut depth under building footprint	2 ft (depth of footings)
Maximum cut depth outside building	1 ft (depth of footings, fences and walls)
Maximum fill depth under building footprint	2 ft (to reach the underside of interior slab-on-grade)
Maximum fill depth outside building footprint	2 ft

IMPERVIOUS AREAS TABLE

A. Lot area	1597 sf
B. Existing & Proposed footprint	1299 sf
C. Total Disturbance Area (all area outside of the footprint)	298 sf (Existing & Proposed)
D. Existing amount of impervious area	227 sf
E. Existing amount of pervious area	71 sf
F. Proposed amount of impervious area	87 sf
G. Impervious % Increase	0% (proposes reduction 160sf impervious)

GENERAL INFORMATION

ADDRESS / OWNER Whitman-Oleinik Family Trust
829 Verona Court
San Diego, CA 92109

APN: 423-554-06
LEGAL: LOT A, BLOCK 233, MAP 1809
ZONE DESIGNATION: Mission Beach Plan District: R-N (residential north), (MBPD-R-N)
OVERLAY ZONES: Coastal. Coastal height limit. Coastal transit area. Tandem parking.
AIRPORT INFLUENCE AREA: NO
ENVIRONMENTALLY SENSITIVE: NO
EASEMENTS: NO
DISCRETIONARY APPROVALS: Single Issue Preliminary Review: Project No 692435
Established setback interpretations on East side, established interpretation for offsetting planes, additions to previously conforming buildings in Coastal

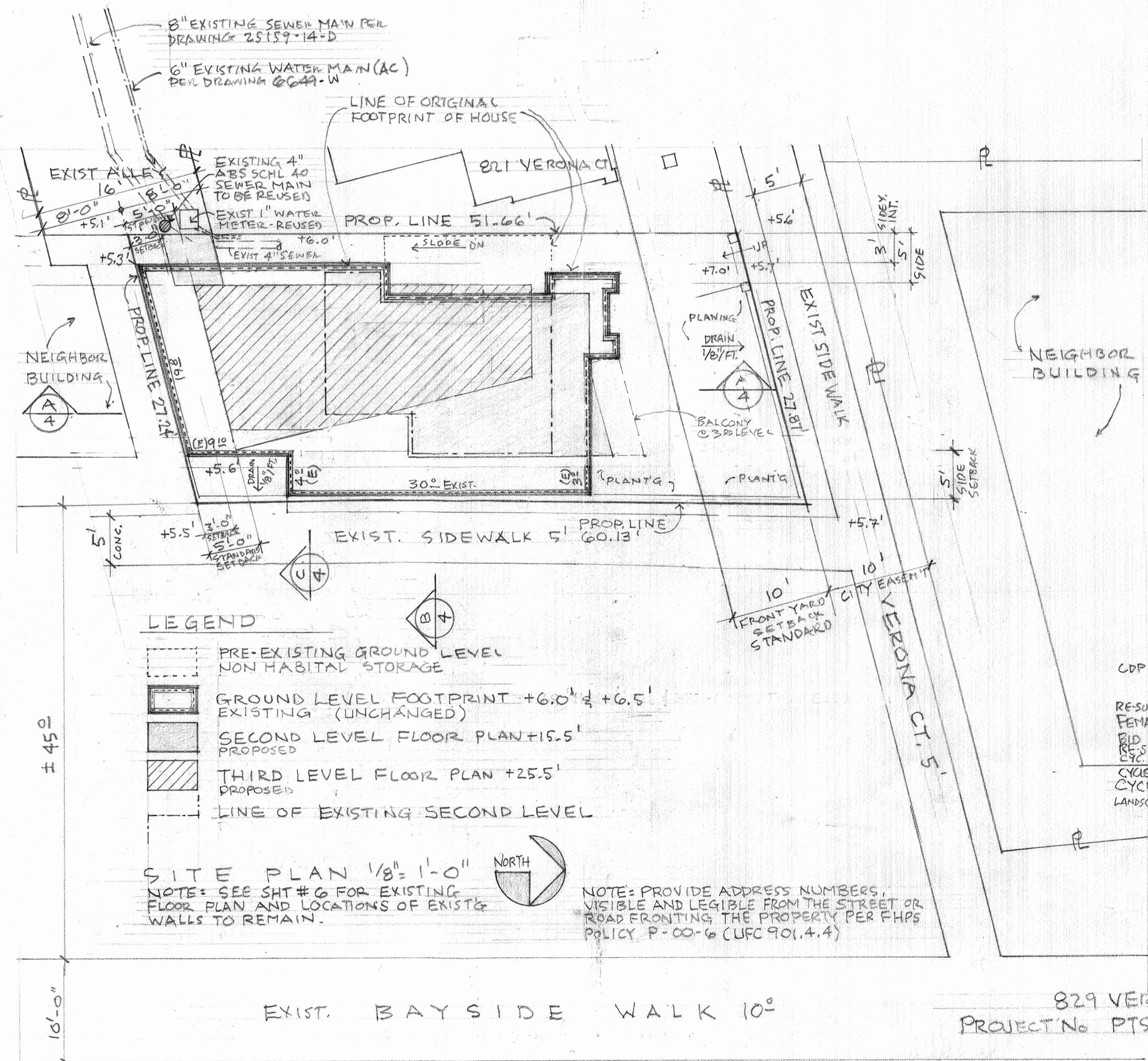
TYPE OF CONSTRUCTION: 5-B
OCCUPANCY CLASSIFICATION: R-3
YEAR BUILT: 1940, Remodeled 2008
HISTORIC DESIGNATION: NO
HISTORIC DISTRICT: NO
GEOLOGIC HAZARD CATEGORY: Category #31
TSUNAMI RISK CATEGORY: Category II
FEMA FLOOR ZONE & BFE: AE-8 ft. (NAVD 88) = 5.9 ft. (NGVD 1929)-BASE FLOOD ELEVATION
AE-8 ft. + 2ft (NAVD 88) = 7.9 ft. (NGVD 1929)
Location of flood plain includes entire site.
Project is not a: "SUBSTANTIAL IMPROVEMENT"

FEMA COMPLIANCE

PROJECT TEAM

ARCHITECT
Ann Whitman + John Oleinik Architects
829 Verona Court
San Diego, CA 92109
Phone 858 945 3251, Email oleinikarchitect@gmail.com

SURVEYOR
Lundstrom Engineering and Surveying
Darrell Begley, Surveyor
5333 Mission Center Road
San Diego, CA 92108
619 814 1220



LEGEND

- PRE-EXISTING GROUND LEVEL
- NON HABITABLE STORAGE
- GROUND LEVEL FOOTPRINT +6.0' & +6.5'
- EXISTING (UNCHANGED)
- SECOND LEVEL FLOOR PLAN +5.5'
- PROPOSED
- THIRD LEVEL FLOOR PLAN +25.5'
- PROPOSED
- LINE OF EXISTING SECOND LEVEL

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

NOTE: SEE SHT #6 FOR EXISTING FLOOR PLAN AND LOCATIONS OF EXIST'G WALLS TO REMAIN.

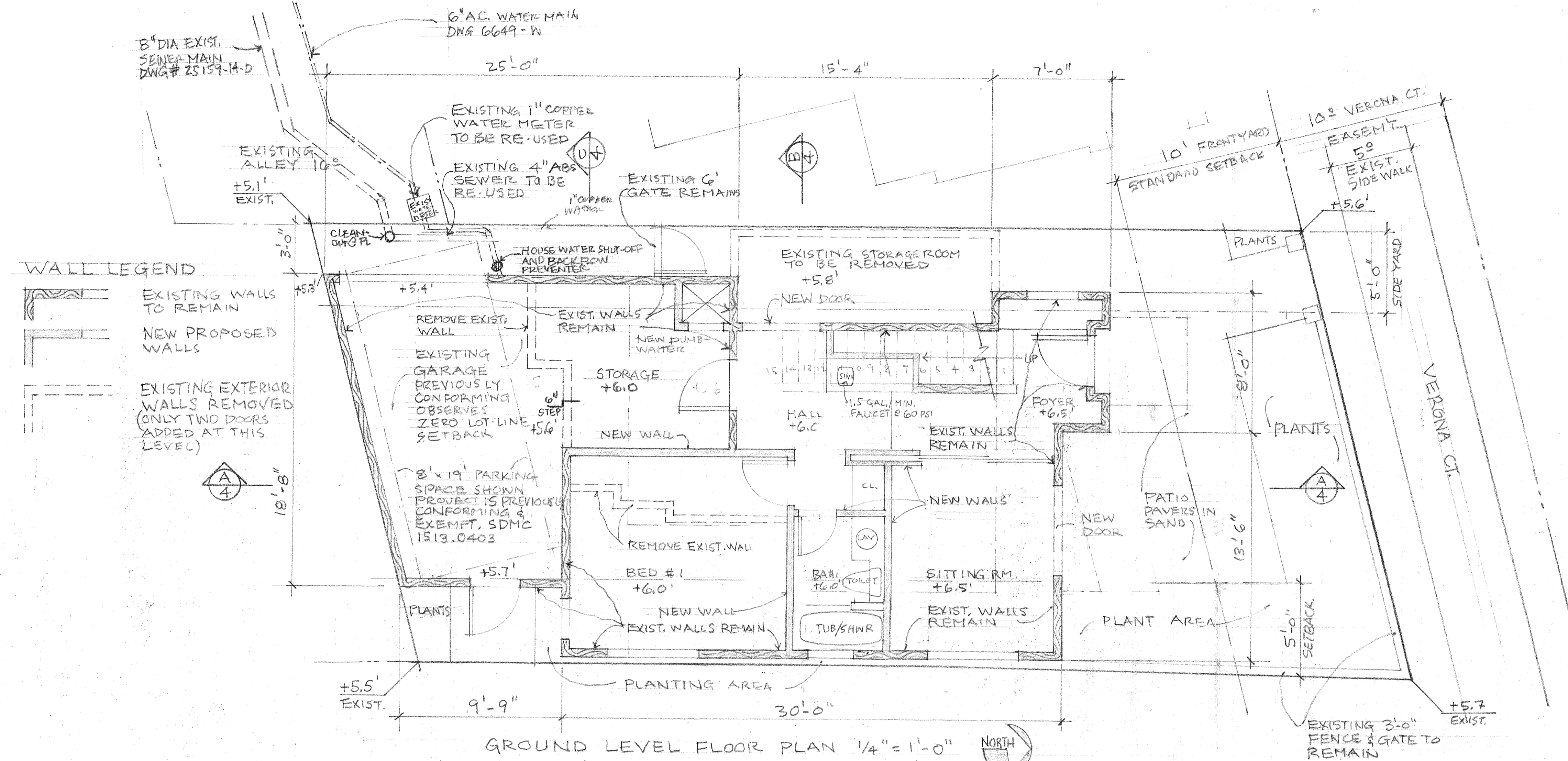
NOTE: PROVIDE ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (LUC 901.4.4)



WHITMAN & OLEINIK
ARCHITECTURE
829 VERONA COURT, SAN DIEGO, CA 92109
PHONE 858 945 3251
EMAIL oleinikarchitect@gmail.com
WEBSITE oleinikarchitect.com #argjohno

829 VERONA CT
PROJECT No. PTS-0697489

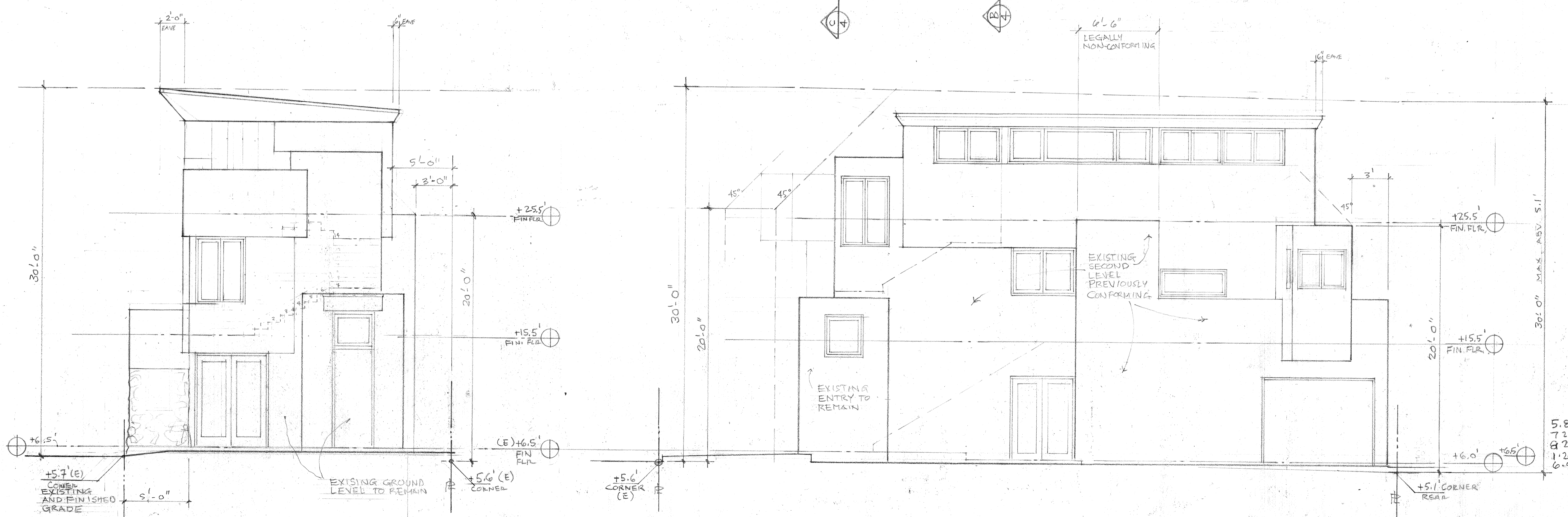
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WALL LEGEND

- EXISTING WALLS TO REMAIN
- NEW PROPOSED WALLS
- EXISTING EXTERIOR WALLS REMOVED (ONLY TWO DOORS ADDED AT THIS LEVEL)

GROUND LEVEL FLOOR PLAN 1/4" = 1'-0" NORTH



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

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



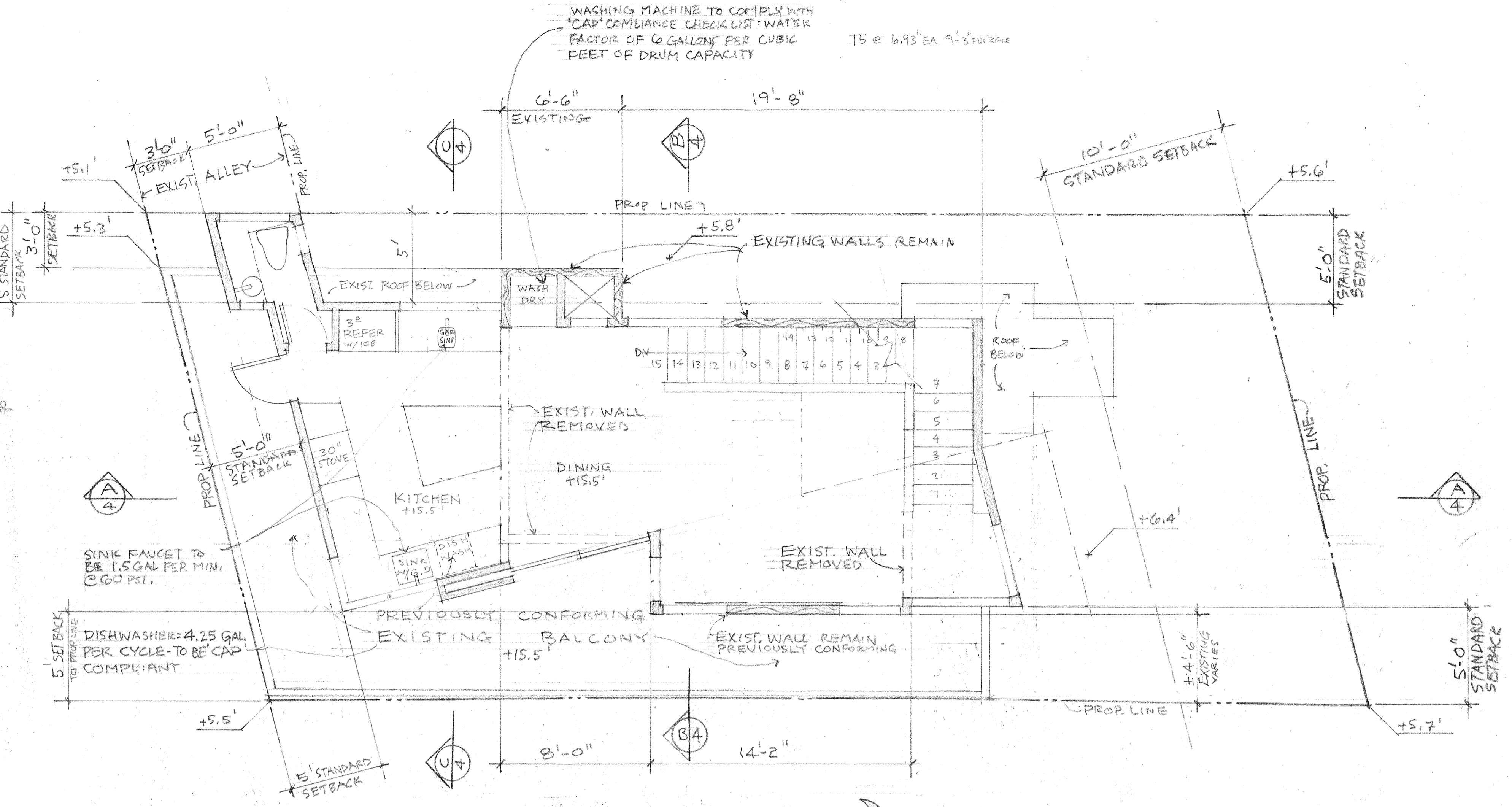
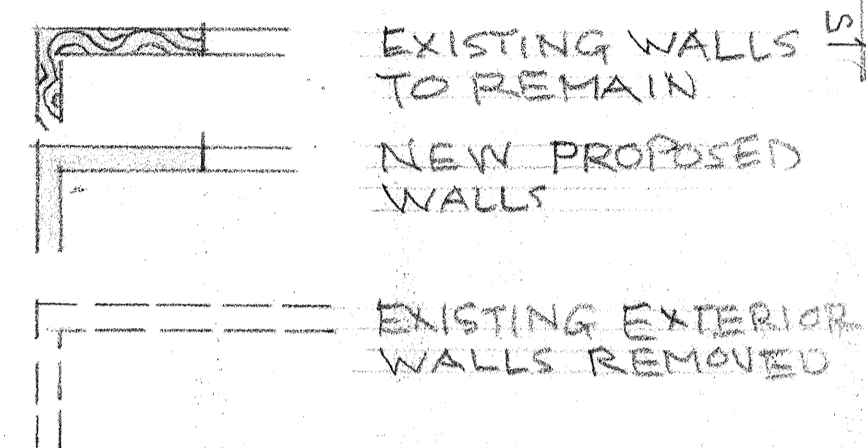
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WHITMAN & OLEINIK
ARCHITECTURE
829 VERONA COURT, SAN DIEGO, CA 92109
PHONE 858 945 3251
EMAIL oleinikarchitect@gmail.com
WEBSITE oleinikarchitect.com #arjgdm

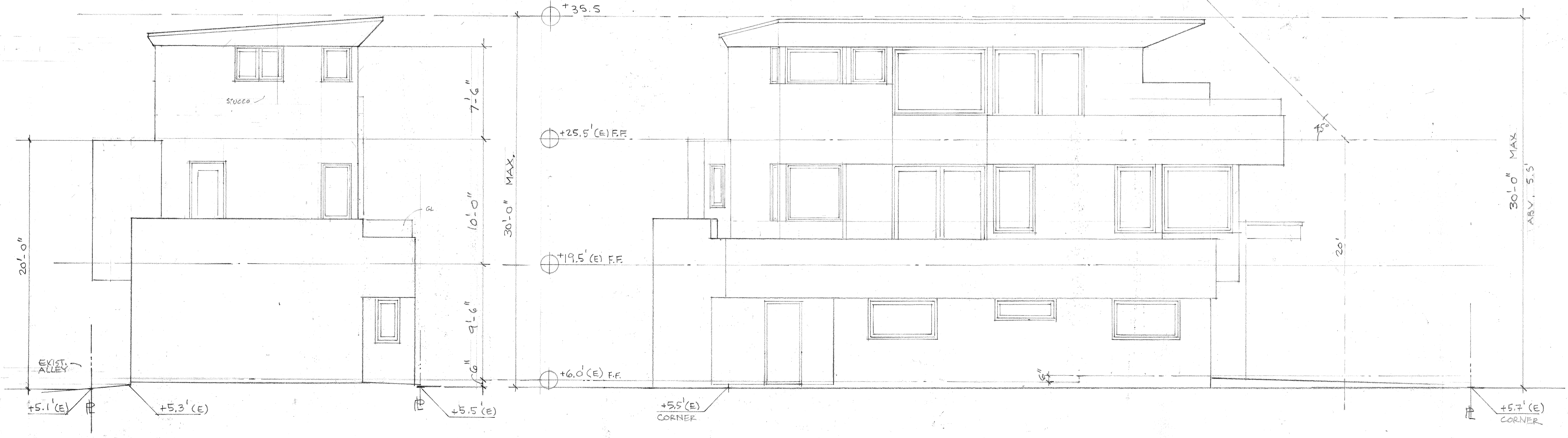
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6.5.23

829 VERONA CT
PROJECT No PTS-0697489

WALL LEGEND



SECOND LEVEL FLOOR PLAN 1/4" = 1'-0" NORTH



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

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

829 VERONA CT
PROJECT NO. PTS-0697489

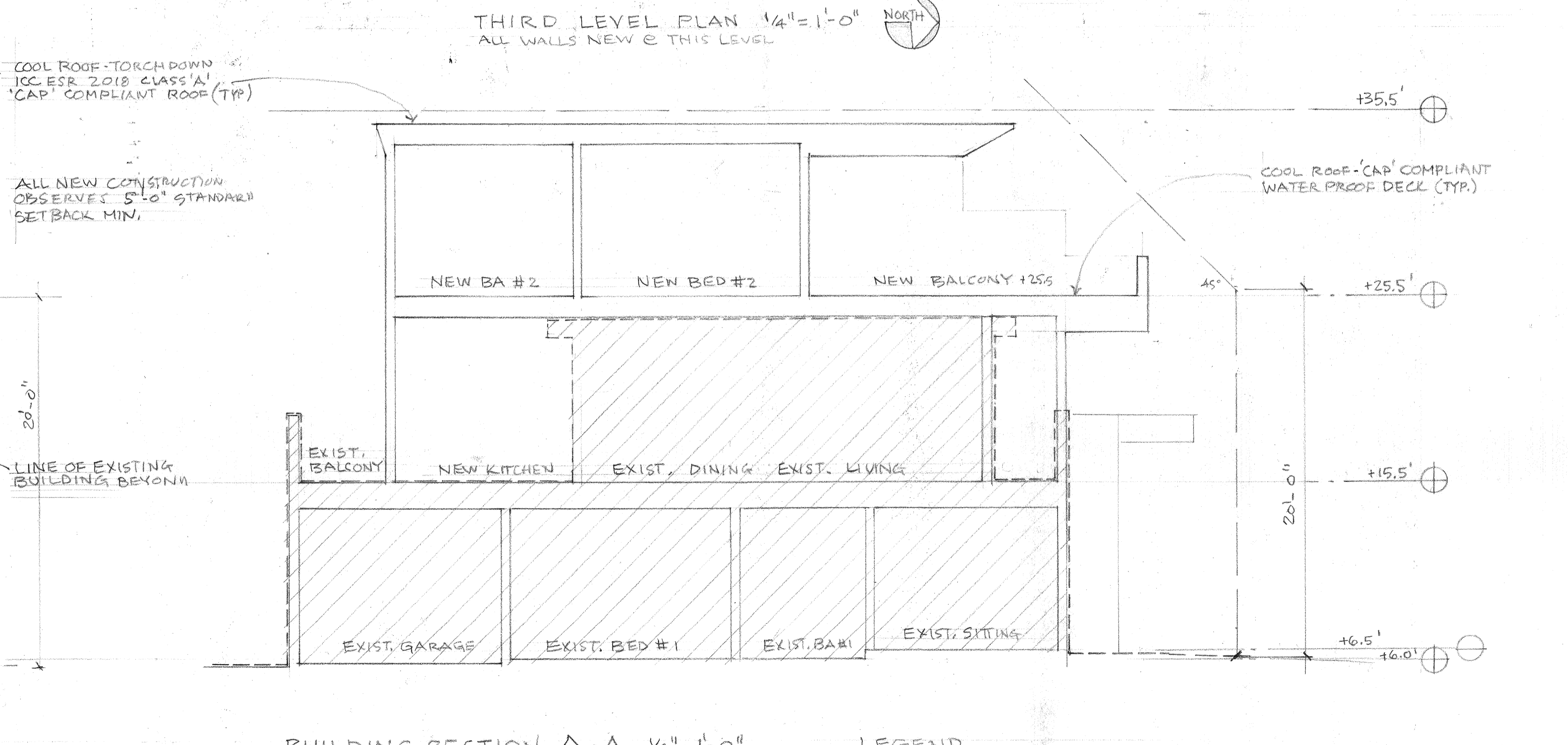
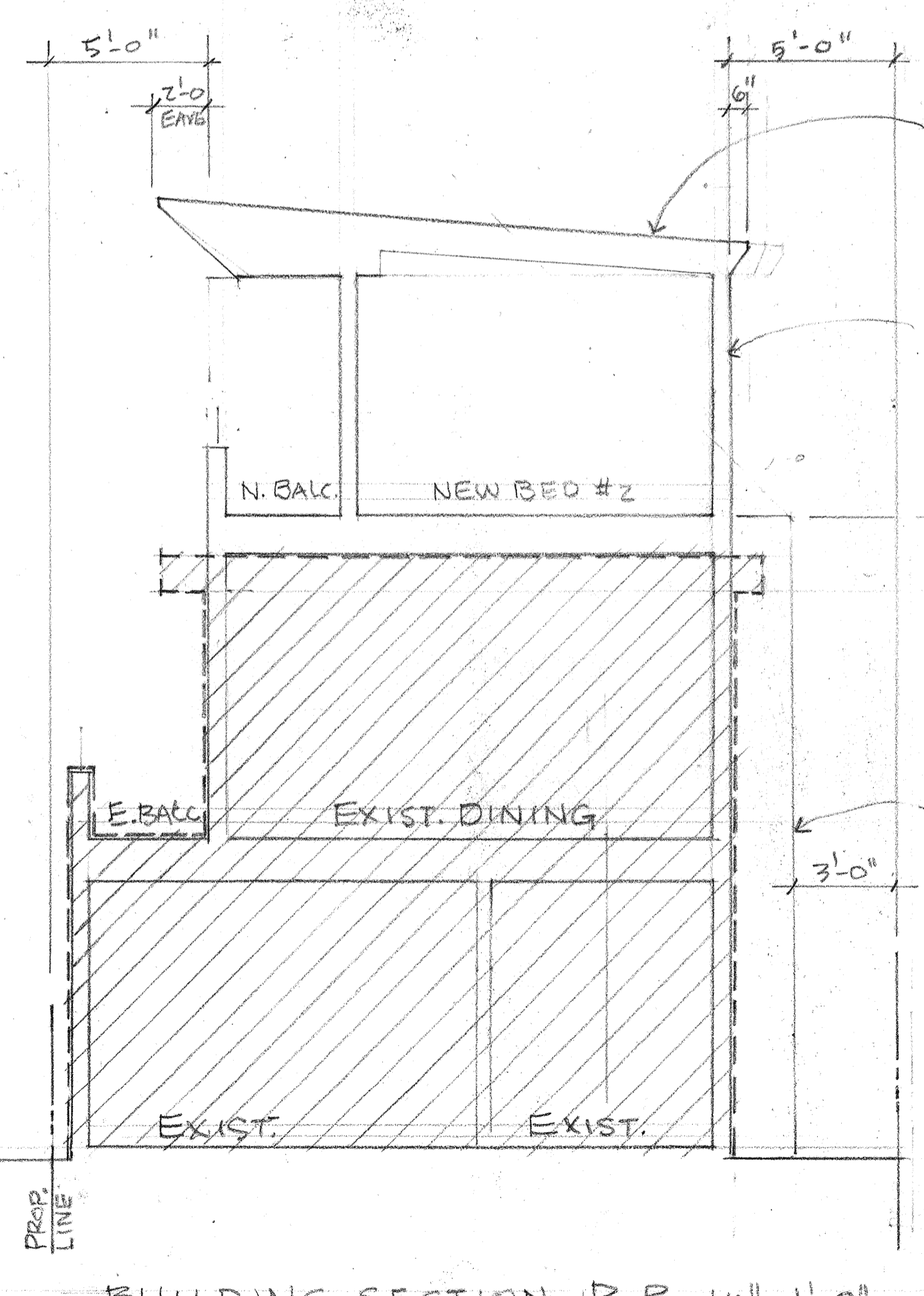
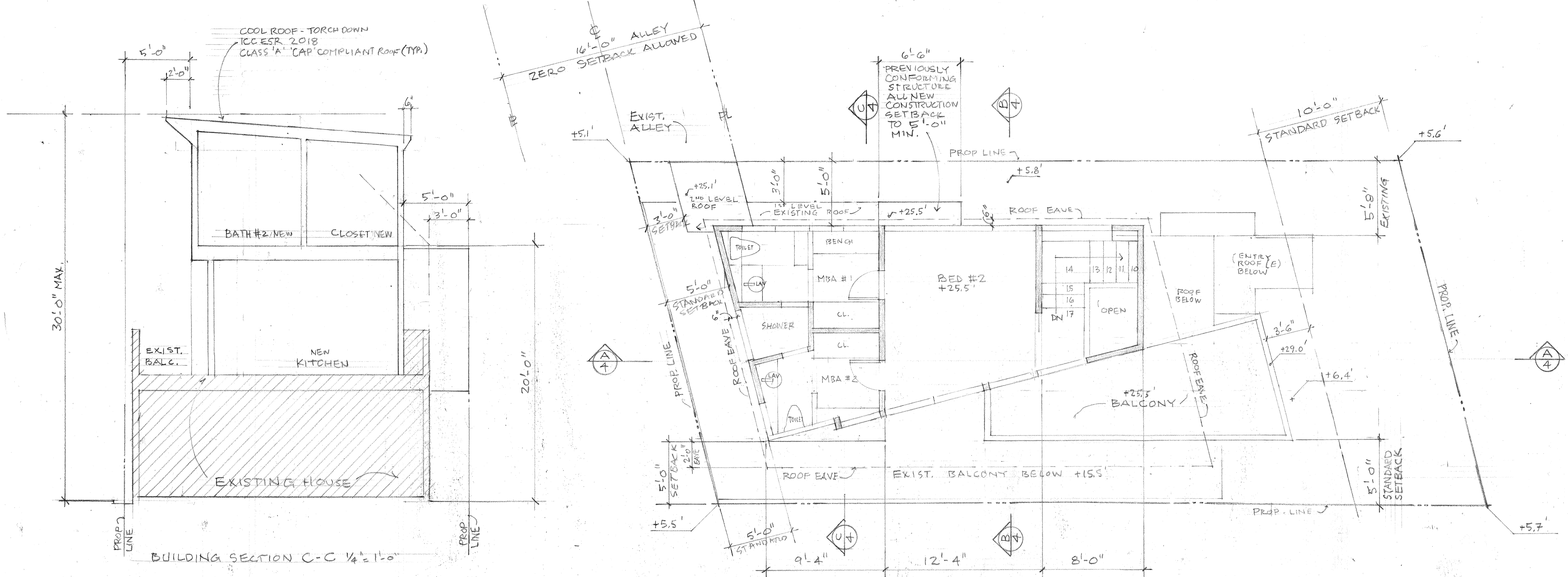
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WHITMAN & OLEINIK
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PHONE 858 945 3251
EMAIL oleinikarchitect@gmail.com
WEBSITE oleinikarchitect.com #arjohno

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J.21.22
8.29.22
1.20.23
6.5.23

3



LEGEND

PROFILE OF EXISTING RESIDENCE

PROPOSED RESIDENCE

829 VERONA CT
PROJECT No. PTS-0697489

DUNNMOVIN

WHITMAN & OLEINIK ARCHITECTURE

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LICENSED ARCHITECT
JOHN OLEINIK
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REN. 12-31-23
STATE OF CALIFORNIA

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4 of 8

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤2:12	0.55	0.75	64
	>2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤2:12	0.55	0.75	64
	>2:12	0.20	0.75	16
Non-Residential	≤2:12	0.55	0.75	64
	>2:12	0.20	0.75	16

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 residential and non-residential voluntary measures shown in Tables AS.303.2.3.1 and AS.303.1.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.

CALGreen does not include recommended values for low-rise residential buildings with roof slopes of < 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @ 60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 (rim spaced) / 20 gpm @ 60 psi
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 (rim spaced) / 20 gpm @ 60 psi
Gravimetric Tank Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Urinals	0.5 gallons/flush

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Tables AS.303.2.3.1 and AS.303.1.2.2, respectively. See the California Plumbing Code for definitions of each fixture type.

When complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

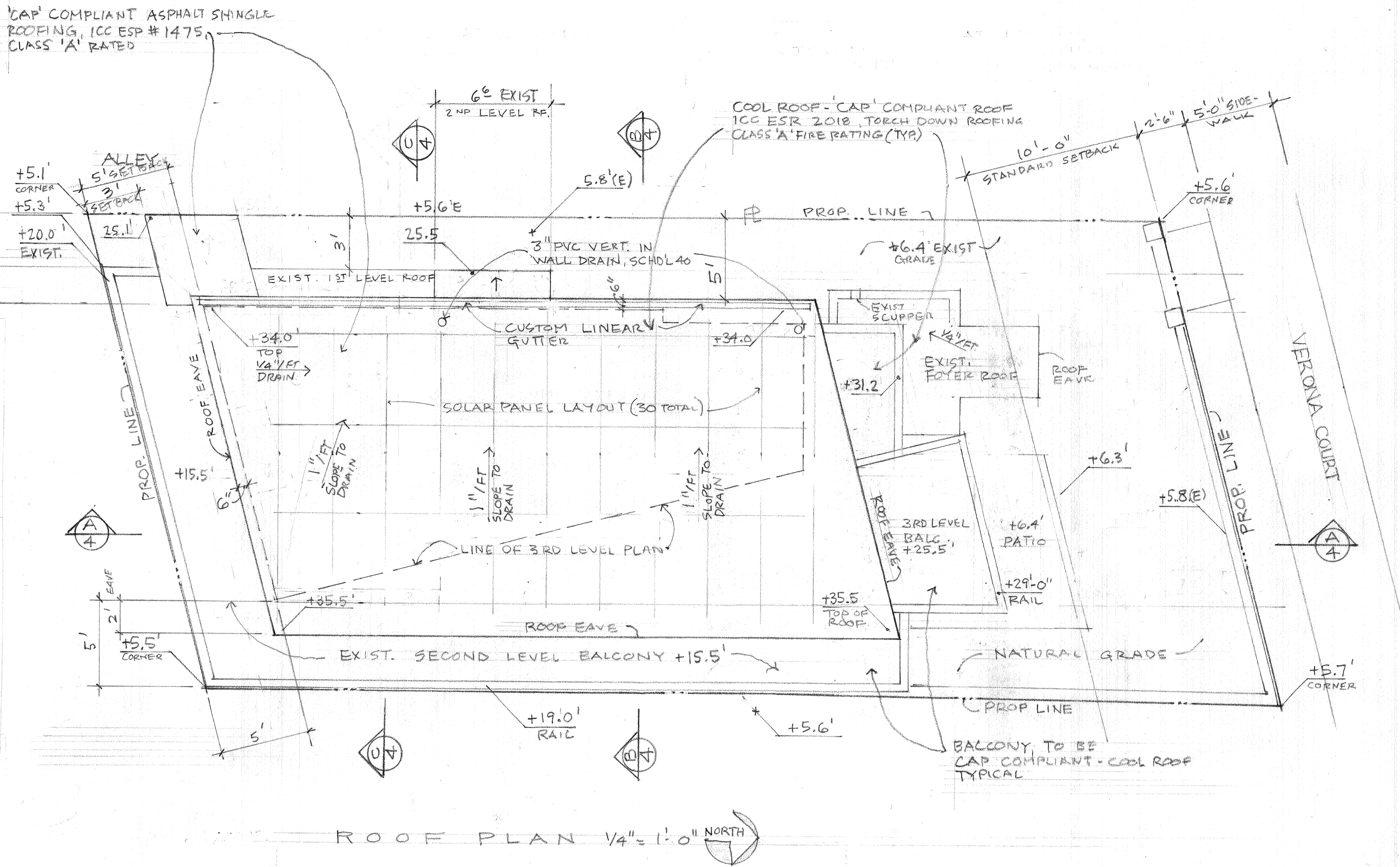
Abbreviations:
L = liter
L/h = liters per hour
L/s = liters per second
psi = pounds per square inch (unit of pressure)
kPa = kilopascal (unit of pressure)

Table 3 Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Appliance/Fixture Type	Standard
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commission's WF standards for commercial clothes washers located in Title 20 of the California Code of Regulations.
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature) 0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature) 1.16 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature) 0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and: <ul style="list-style-type: none">Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate.Be equipped with an integral automatic shutoff.Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less.

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Section AS.303.3. See the California Plumbing Code for definitions of each appliance/fixture type.

Abbreviations:
L = liter
L/h = liters per hour
L/s = liters per second
psi = pounds per square inch (unit of pressure)
kPa = kilopascal (unit of pressure)



Section 3 How to Determine Substantial Improvement and Substantial Damage

This section addresses general questions about making SI/SD determinations. Questions in Section 4 typically arise after disasters.

10. What is the basis for determining whether a building or manufactured home is substantially damaged? Is the basis for making a substantial improvement determination different?

When making a substantial improvement or substantial damage determination, the calculation is the same: the cost of the improvement (or the cost to repair to pre-damage condition) is compared to the pre-improvement or pre-damage market value of the structure:

$$\frac{\text{Cost of Improvement or Cost to Repair to Pre-Damage Condition}}{\text{Pre-Improvement or Pre-Damage Market Value of Building}} \geq 50\%$$

When improvements to a building are proposed, the cost of the work must include all labor and materials necessary to perform the work. Minimum costs necessary to correct previously cited health, sanitary, or safety code violations may be excluded. The market value of the structure is the market value before the improvements are performed.

When repair of substantial damage is necessary, the cost of the work must include all labor and materials necessary to fully restore the structure to its pre-damage condition, even if the owner proposes to perform less work or do the work over time. In addition, the value of volunteer labor (including work performed by owners) and donated materials must be estimated. The market value of the structure is the market value before the damage occurred.

Who Makes SI/SD Determinations?
See Question 3.

Determining Market Value
See Question 12.

Costs to Include & Exclude
See Questions 16 and 17.

Existing Violations
See Question 18.

Section 3 How to Determine Substantial Improvement and Substantial Damage

11. What level of accuracy is required when determining whether a building or manufactured home is being substantially improved or has been substantially damaged?

Local officials are responsible for reviewing the validity of all cost estimates provided by applicants, whether prepared by licensed contractors, engineers, architects, professional cost estimators, or property owners. When applicants submit professional appraisals of market value, local officials should examine the documentation to determine whether the appraisals reflect the specific characteristics of the buildings. Local officials also should inspect damaged buildings and manufactured homes to verify that the proposed costs include all work necessary to restore the structures to pre-damage condition.

Estimates may be used for both costs and market values. To be consistent, local officials should decide and document in advance the estimation methods that will be used, especially in post-disaster situations when many damaged structures may need to be evaluated to determine whether they have been substantially damaged.

When using estimates, the closer the ratio of estimated costs to estimated market value is to 50 percent, the greater the accuracy needed to make the SI/SD determination. Especially in the post-disaster period when using estimates to focus attention on the structures for which additional data are needed, local officials may decide that if the ratio of estimated costs compared to estimated market value is less than 40 percent, no further evaluation is necessary because the work obviously does not constitute SI/SD. Using that same logic, the community may decide that if the ratio is greater than 60 percent, no further evaluation is necessary because the work obviously does constitute substantial improvement. However, when the ratio falls between 40 percent and 60 percent, the local official may require the applicant to provide a detailed list of costs or to obtain a professional appraisal of the structure's market value.

12. For purposes of making SI/SD determinations, how should the market value of a building or manufactured home be determined?

Market value refers to the price that a seller of real property can expect to receive from a buyer in a fair and open negotiation. For SI/SD determinations, only the market value of the building or manufactured home is important (land, land improvements, and accessory structures are excluded). In addition, the market value must always be based on the condition of the structure before the improvement is undertaken or before damage occurred. If structures have not been maintained and have deteriorated over time, then the pre-improvement or pre-damage market values are the values as of the date applications for permits are submitted.

Many communities require permit applicants to obtain appraisals of market value prepared by qualified professionals who are licensed to perform appraisals in the State or community where the properties are located. In addition, three other methods can be used to estimate market value:

- Values developed for property tax assessment purposes, adjusted to approximate market value
- Estimates of a structure's actual cash value, including depreciation
- "Qualified estimates" based on the professional judgment of a local official

How to Determine Substantial Improvement and Substantial Damage Section 3

Local officials may need to use other methods to estimate market value after disaster events that damage many structures, when it is important to quickly and efficiently focus attention on those structures most likely to have sustained substantial damage.

13. If property appraisals used for tax assessment purposes are used to determine market value, what are some of the limitations that should be considered?

Property assessment values determined by a State or local taxing or assessment authority can be used if the values are adjusted to reasonably represent market value. The assessor's office should provide an adjustment factor that, when applied to assessed value, yields the "adjusted assessed value," which can be used as an estimate of market value.

Local officials who elect to use adjusted assessed values for making SI/SD determinations should consult with the authority that prepared the assessment values to understand the limitations on use of the data. These limitations are the length of the appraisal cycle (how old are the data), whether land value is listed separately, and the assessment level (an established statutory ratio between the assessor's estimate of value and the true fair market value). If not considered and accounted for, those limitations can produce erroneous estimates of market value.

In post-disaster situations when no other market value estimates are available or the number of permit applications is overwhelming, unadjusted assessed values may suffice as the estimate of market value.

14. Can actual cash value or replacement cost value be substituted as estimates for market value?

If depreciated to account for physical conditions, then actual cash value (ACV) or replacement cost value (RCV) can be used to estimate market value.

ACV is the cost to replace a structure on the same parcel with a new structure of like kind and quality, minus depreciation due to age, use, and neglect. ACV does not consider loss in value due simply to outdated design or location factors. Depreciation accounts for the physical condition of a structure. The concept of ACV is used in both the insurance industry and the construction industry. In most situations, ACV is a reasonable approximation of market value, provided depreciation is accounted for.

RCV is the cost to replace a structure on the same parcel with a new structure that is intended for the same purpose and using comparable materials and quality (at the present day cost of materials and labor). The concept of RCV is also used by both the insurance industry and the construction industry. Definitions may vary from State to State.

RCV can be estimated easily, even when a large number of damaged structures must be assessed. Therefore, local officials may find it useful to use RCV to estimate market values during the post-disaster period. However,

Post-Disaster Permitting
See Questions 26, 27, and 28.

See Section 4.5.2 of the SI/SD Desk Reference.

Post-Disaster Permitting
See Questions 26, 27, and 28.

See Sections 4.5.3 and 7.4.3 of the SI/SD Desk Reference.

Section 3 How to Determine Substantial Improvement and Substantial Damage

the older and more deteriorated a structure is, the greater the potential for a difference between RCV and market value. Thus, local officials who use RCV estimates for screening are advised to set a low threshold for the ratio of cost to repair to RCV, such as 30 percent. In that case, any structure that the screening indicates has a ratio value of greater than 30 percent would be examined carefully to ensure that valid cost estimates and market values are used in the substantial damage determinations.

15. How are the costs of improvements and costs to repair determined?

"Costs of improvements" include the complete costs associated with all of types of work being done. "Costs to repair" include the costs of all work necessary to restore a damaged building or manufactured home to its pre-damage condition. Both include the costs of all materials, labor, and other items necessary to perform the proposed work. Most costs must be included, although certain costs may be excluded.

Applicants for permits must provide estimates of the cost of the proposed work. Acceptable sources of cost information include:

- Itemized costs of materials and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators.
- Building valuation tables published by building code organizations and cost-estimating manuals, and tools available from professional building cost-estimating services.
- "Qualified estimates" of cost prepared by the local official using professional judgment and knowledge of local and regional construction costs.
- Structure owners may submit cost estimates that they prepare themselves. Owners should submit as much supporting documentation as possible.

Costs can also be estimated by using the FEMA *Substantial Damage Estimator* (SDE) software. The program is most effective in the post-disaster period, when many estimates of repair costs and many substantial damage determinations must be made.

16. What items must be included in the cost of improvements or repairs?

Items that must be included in the costs of improvement are those directly associated with the work being done on a building or manufactured home. The costs of repairs must include all work necessary to restore a structure to its pre-damage condition. Whether determining costs of improvement or costs of repairs, the determination must include costs associated with complying with any other regulation or code requirement that is triggered by the work. Any list of costs that must be included cannot be exhaustive; however, the following list characterizes the types of costs that must be included:

See Section 4.4 of the SI/SD Desk Reference.

Included Costs
See Question 16.
Excluded Costs
See Question 17.
Donated and Owner Labor Costs
See Questions 21 and 22.

Substantial Damage Estimator (SDE)
See Question 23.

See Section 4.4.1 and a similar Note to Property Owners, Contractors, and Design Professionals in Appendix D of the SI/SD Desk Reference.

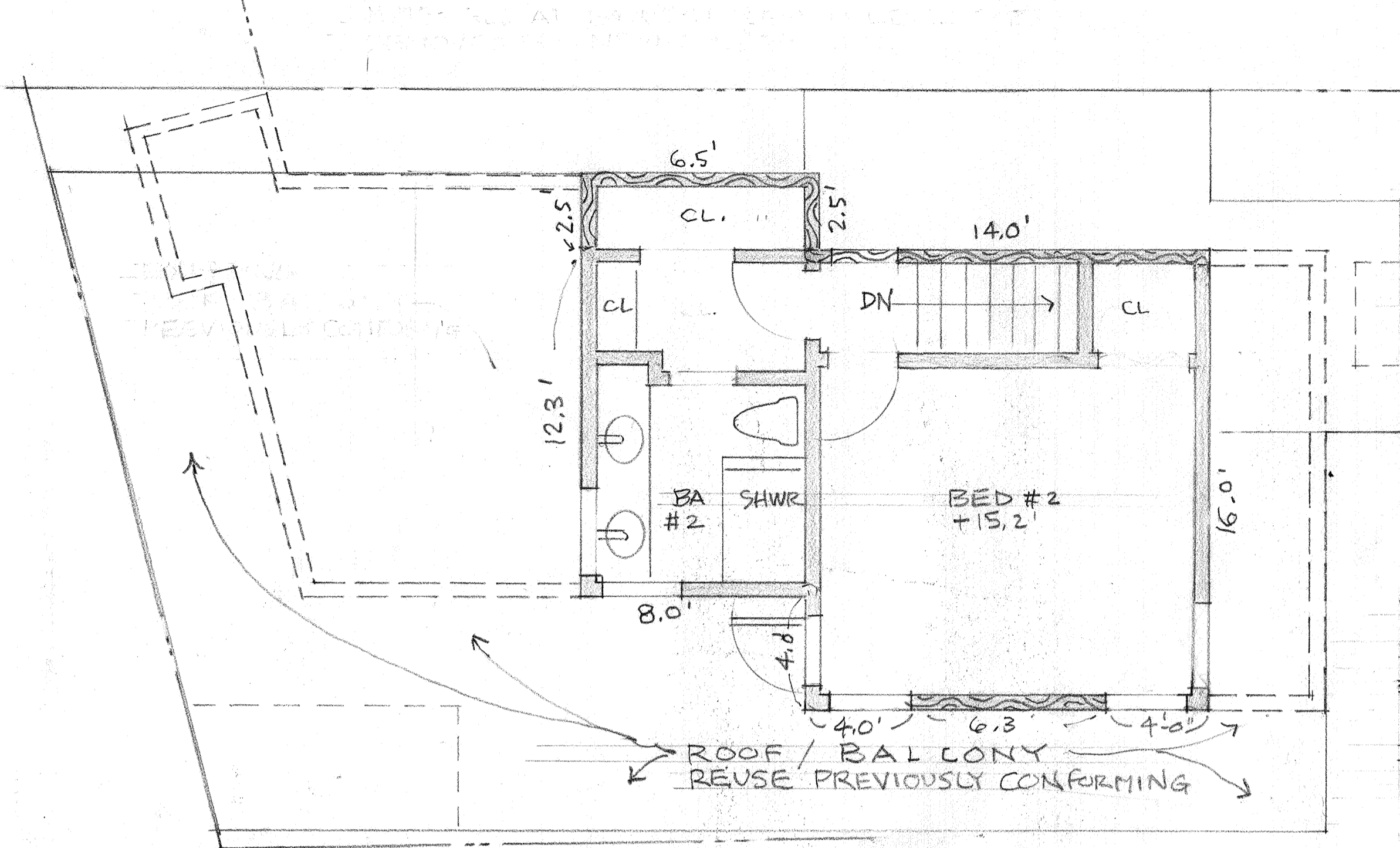
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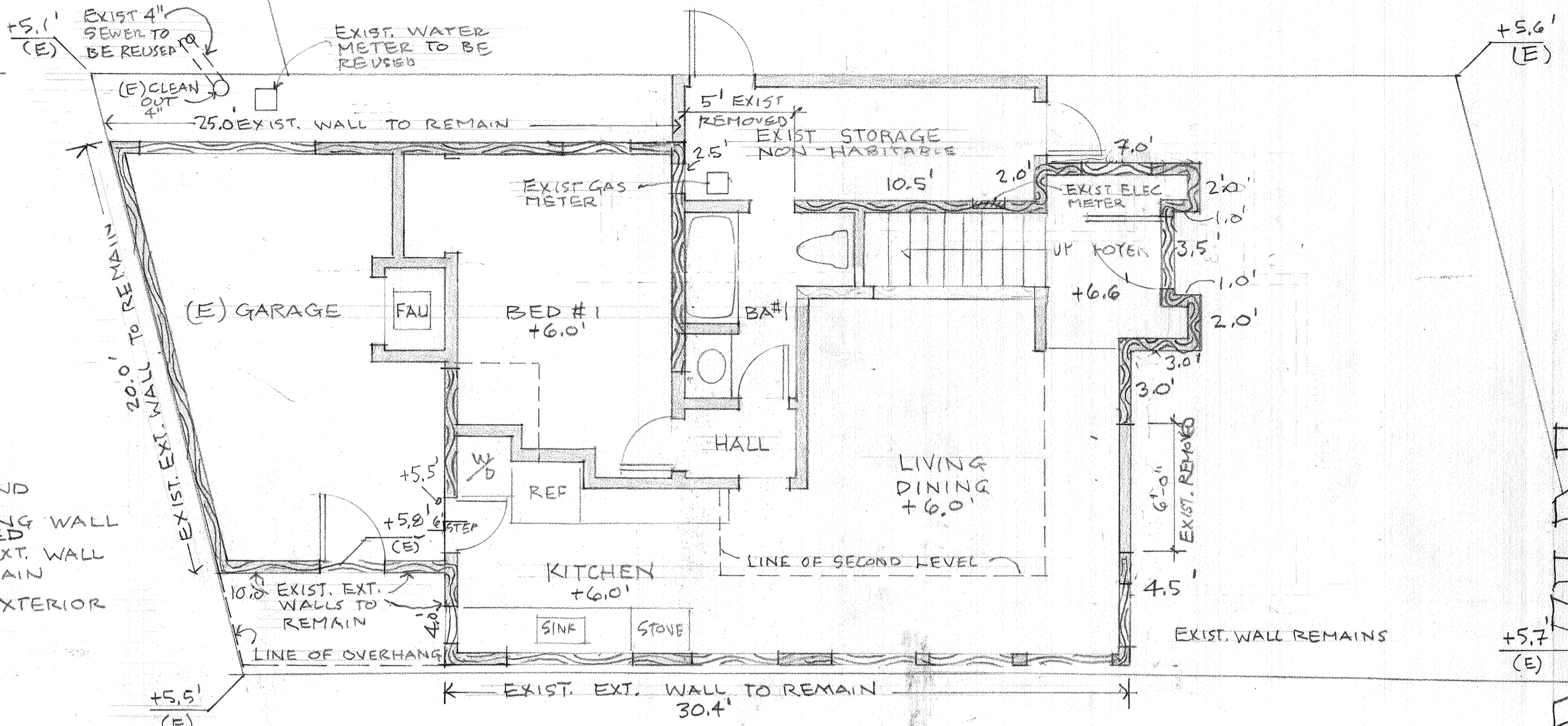
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6-82-77

EXISTING SECOND LEVEL 1/4"=1'-0" DEMOLITION PLAN

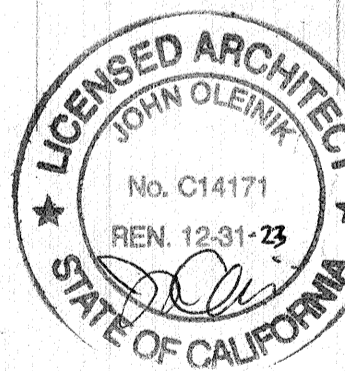


EXISTING GROUND LEVEL 1/4"=1'-0" DEMOLITION PLAN



WALL LEGEND
 [Symbol] EXISTING WALL TO REMAIN
 [Symbol] EXIST. EXT. WALL TO REMAIN
 [Symbol] NEW EXTERIOR WALL

DUNMOWAN



WHITMAN & OLEINIK ARCHITECTURE
 829 VERONA COURT, SAN DIEGO, CA 92109
 PHONE 858 945 3251
 EMAIL oleinikarchitect@gmail.com
 WEBSITE oleinikarchitect.com #arjohno

9.27.21
 10.17.21
 2.12.22
 5.8.22
 7.21.22
 8.27.22
 1.20.23
 6.5.23

DEMOLITION WALL MATRIX

	EXISTING TO REMAIN	EXISTING REMOVED	TOTALS
GROUND LEVEL	128.4	11	139.4
SECOND LEVEL	31.8	47.3	79.1
TOTALS	160.2	58.3	218.5 LF
PERCENTAGES	73%	27%	

CALC

	EXISTING TO REMAIN	EXISTING REMOVED	SECOND LEVEL	EXISTING TO REMAIN	EXISTING REMOVED
FIRST LEVEL	20	5	2.5	12.3	
	25	6	6.5	8	
	2.5		2.5	15	
	10.5		14	4	
	2		6.3	4	
	7			4	
	2				
	1				
	3.5				
	1				
	2				
	1				
	10				
TOTAL	128.4	11	31.8	47.3	

MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.

COMPUTATIONS

14x4 = 56
 20x12 = 240
 23x2 = 46
 11x2 = 22

OR 14x8 = 112
 2x6 = 12
 74

Remarks:

COUNTY ASSESSOR SAN DIEGO CO. CALIFORNIA

RESIDENTIAL BUILDING RECORD SHEET 1 OF 1 SHEETS PARCEL 423-554-65 ADDRESS 829 VERONA COURT 423-554-06

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOMS	FLOORS	ROOM AND FINISH DETAIL
Single	Frame	Stucco on	Shingles	Asph/Flt	W.T.	None	1	1	Living, Dining, Kitchen, Bath, Bed, Hall

CONSTRUCTION RECORD

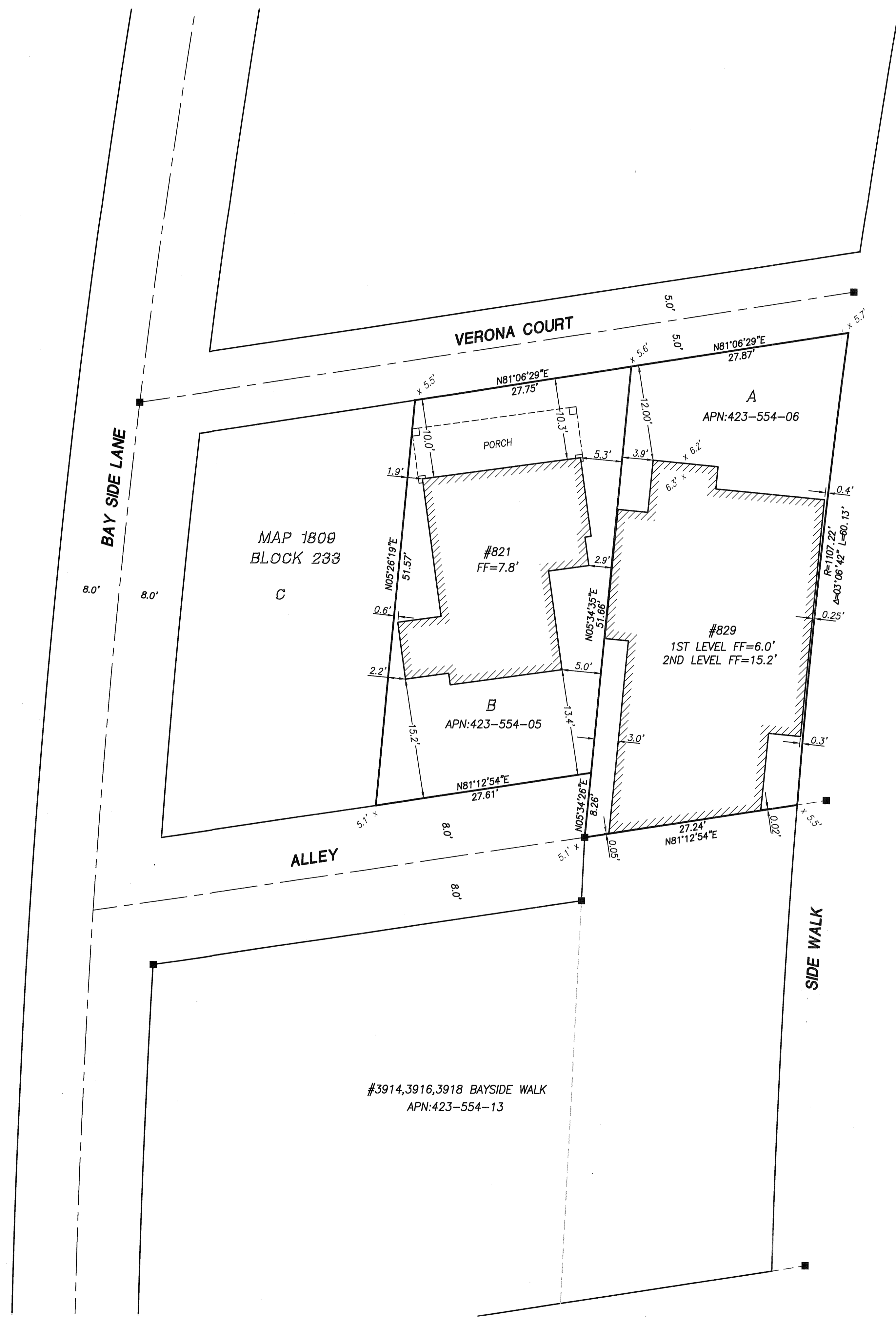
YEAR	APPR.	EFFEC.	NORMAL	% GOOD	RATING (E, G, A, F, P)
1940	1963	1967	1970	1974	1977

COMPUTATION

Unit	Area	R.D.B.	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	
D	636	2.20	1400	882	5215	10200	6487	1120	7123
Floor	320	6.20	1984	620	1984	8.50	2720	1120	3584
c.c.p.	24	1.90	46	190	46	2.00	48		
G	201	2.50	502	250	502	3.40	683	4.30	864
Roof	102	.80	82	80	82	1.00	102		
A.C.			100	100	100		200		
TOTAL			7929	7929	10118		11921	LINE 20,000	38,745
NORMAL % GOOD			76	70	65		60		100
R.C.L.N.D.			6026	4	5350		6577		753

* see attached plans

829 VERONA CT
 PROJECT No.
 PTS-0697489



PARCEL DESCRIPTION

LOTS A, B & C, BLOCK 233, MAP 1809, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA.

NOTES

BENCHMARK:

ELEVATIONS FOR THIS SURVEY DERIVED FROM CITY OF SAN DIEGO SURVEY CONTROL BENCHMARK LOCATED AT THE SOUTHEAST CORNER OF MISSION BOULEVARD AND PACIFIC BEACH DRIVE.

BRASS PLUG IN TOP OF CURB
ELEVATION = 4.083' (NGVD 29)
(NGVD 29) = (NAVD 88) - 2.1'

* DATUM TRANSFORMATION VALUE OF (-2.1') DERIVED FROM THE NATIONAL GEODETIC SURVEY (NGS) "CORPSCON" DATA TRANSFORMATION SOFTWARE AS PROVIDED AND MAINTAINED BY THE US ARMY CORE OF ENGINEERS.

ALL ELEVATIONS SHOWN HEREON ARE (NGVD 29)

FEMA FLOOD ZONE CLASSIFICATION: AE-8

BASE FLOOD ELEVATION (BFE)=8.0' (NAVD 88) / 5.9 (NGVD 29)

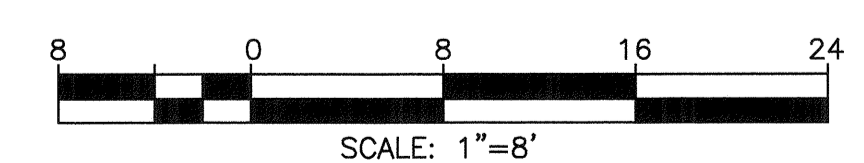
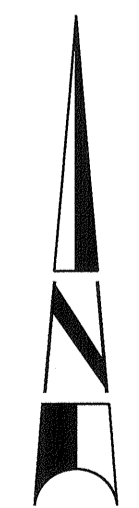
THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN NOVEMBER 2019, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 3" SPECTRA PRECISION FOCUS 30 SERIES ELECTRONIC TOTAL STATION; (B) SPECTRA PRECISION EPOCH 50 SERIES GPS, DATA COLLECTED IN RTK MODE. ALL EQUIPMENT MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS.

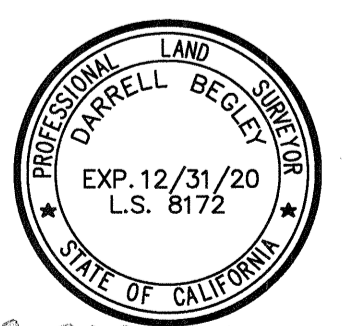
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, IF ANY.

LEGEND

- x SPOT ELEVATION
- FOUND LEAD AND DISC
- FF FINISH FLOOR ELEVATION ● THRESHOLD DOORWAY
- PROPERTY LINES
- - - CENTER LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- - - OLD LOT LINES



7 OF 8



2-2-22

PROJECT No. PTS-0697489

CAD/CALC	DCB				
DRAWN	DCB				
MAP CHK	JRL				
	SYM	REVISION	DATE	BY	APP'D

Lundstrom
Engineering and Surveying, Inc.
5333 Mission Center Road, #115 • San Diego, CA 92108
Phone (619) 814-1220 • Fax (619) 641-5910

821 & 829 VERONA COURT
SAN DIEGO, CA
APN:423-554-05 & 06

DATE	2/1/22
SCALE	1"=8'
SURVEY TEAM	DCB
FIELD BOOK	FILE
DWG FILE	VERONA-BDRY.dwg

LOT SURVEY
FOR
JOHN OLEINIK

PROJECT NO.	VERONA
SHEET	1 OF 1

Gmail - DSD Cycle Issues report [Customer Id:3487 / Email De... https://mail.google.com/mail/u/0/?ik=b03a57160f&view=pt&se...



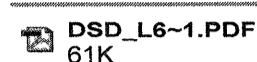
john oleinik <oleinikarchitect@gmail.com>

DSD Cycle Issues report [Customer Id:3487 / Email Destination Id: 494882]

7 messages

Tsherer@sandiego.gov <Tsherer@sandiego.gov> Wed, Jul 14, 2021 at 5:06 PM To: oleinikarchitect@gmail.com

Please see attached.



DSD_L6-1.PDF 61K

john oleinik <oleinikarchitect@gmail.com> Thu, Jul 15, 2021 at 8:46 AM To: Tsherer@sandiego.gov

Good morning Tyler

Re: 829 Verona Ct, San Diego, CA 92109, Project Nbr: 692435

Thank you for providing the review for our proposed project. In order for us to proceed with the design of our project, there are some clarifications that we are requesting.

1. Response to question #1. We realize that we will need a Coastal Development Permit (CDP). We are not going to use any Exemption to the CDP. We have an existing, previously conforming (legally non-conforming) Single Family Residence on the property that does not comply with current setback requirements (on the East & South sides). We understand that any new, additional construction will be required to comply with current codes. The question is: Are there any special requirements for preserving the previously conforming structure when doing an addition in the Coastal Zone?

2. Response to question #2. Attached is the section of the code (Mission Beach PDO) concerning bayfront (east side) setbacks (highlighted). We understand that the Standard Setback is 5 feet per 1513.0304(c)(A). Are we correct that section 1513.0304(c)(D) does not apply to this property, since the property does not abutt Bayside Walk? Therefore, the full setback requirement on the East Side is the 5 ft Standard setback.

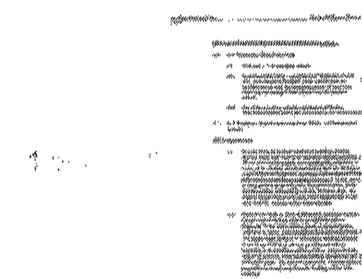
Thanks John Oleinik, Architect C-14171

On Wed, Jul 14, 2021 at 5:06 PM <Tsherer@sandiego.gov> wrote: Please see attached.

1 of 4

7/18/2022, 11:29 AM

Gmail - DSD Cycle Issues report [Customer Id:3487 / Email De... https://mail.google.com/mail/u/0/?ik=b03a57160f&view=pt&se...



MB-PDO-east setback.jpg 437K

Sherer, Tyler <Tsherer@sandiego.gov> Fri, Jul 16, 2021 at 2:31 PM To: john oleinik <oleinikarchitect@gmail.com>

Hi John, I will answer #2 first: your site does not abut Bayside Walk, therefore the additional 5ft setback will not be required.

As for #1, I can't say there are any special requirements - only that the non-conformity cannot be increased. I will be happy to discuss this on a virtual meeting so we can view the code sections together. What days/times are good for you next week?

Tyler Sherer

Associate Planner

City of San Diego

Development Services Department

(619) 446-5378

SanDiego.gov/DSD

What's the latest? Visit sandiego.gov/dsd-email to sign up to get the latest news and updates.

What are the current processing times? You can now check on permit processing timelines for intake and issuing a permit.

Need help with your project? You can now book free virtual counter appointments to get direct assistance from a DSD representative before you apply for a permit.

CONFIDENTIAL COMMUNICATION

2 of 4

7/18/2022, 11:29 AM

Gmail - DSD Cycle Issues report [Customer Id:3487 / Email De... https://mail.google.com/mail/u/0/?ik=b03a57160f&view=pt&se...

This electronic mail message and any attachments are intended only for the use of the address(es) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this email to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this email message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

Correspondence to and from this address may be monitored by third parties.

From: john oleinik <oleinikarchitect@gmail.com> Sent: Thursday, July 15, 2021 8:46 AM To: Sherer, Tyler <Tsherer@sandiego.gov> Subject: [EXTERNAL] Re: DSD Cycle Issues report [Customer Id:3487 / Email Destination Id: 494882]

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

[Quoted text hidden]

john oleinik <oleinikarchitect@gmail.com> Sat, Jul 17, 2021 at 12:24 PM To: "Sherer, Tyler" <Tsherer@sandiego.gov>

Tyler

It looks like we are both on the same page. I do think that it would be a good idea that we have a Facetime just so that we are clear about it all.

Available: Monday 10-12, 2-6 Tuesday after 10am Wednesday 2-6 Thursday & Friday open.

Thanks John Oleinik 858 945 3251 [Quoted text hidden]

Sherer, Tyler <Tsherer@sandiego.gov> Mon, Jul 19, 2021 at 7:02 PM To: john oleinik <oleinikarchitect@gmail.com>

Hey - Sorry, just seeing this. I will shoot you a meeting request tomorrow.

[Quoted text hidden]

john oleinik <oleinikarchitect@gmail.com> Tue, Jul 20, 2021 at 10:36 AM To: "Sherer, Tyler" <Tsherer@sandiego.gov>

3 of 4

7/18/2022, 11:29 AM

Gmail - DSD Cycle Issues report [Customer Id:3487 / Email De... https://mail.google.com/mail/u/0/?ik=b03a57160f&view=pt&se...

Great. Thanks

John Oleinik [Quoted text hidden]

john oleinik <oleinikarchitect@gmail.com> Fri, Jul 23, 2021 at 10:50 AM To: "Sherer, Tyler" <Tsherer@sandiego.gov>

Good morning Tyler

Re: 829 Verona Ct, Project No. 692435

Thank you again for speaking with me yesterday regarding my project at 829 Verona Court.

1. Per our discussion, the setback requirement along the easterly property line is 5'-0" standard setback, which allows for the building to go straight up vertically to 30'-0" while maintaining the 5'-0" setback (per SDMC 1513.0304 (c)(1)(A)).

The site does not abut Bayside Walk, therefore, section 1513.0304 (c)(1)(D)(i) does not apply.

2. When calculating offsetting planes for an addition to an existing residence (legally non-conforming), the calculations are to be based solely on the footprint of the new construction, while maintaining the existing structure.

Please confirm that I have understood these 2 points correctly.

Sincerely, John Oleinik, Architect

[Quoted text hidden]

4 of 4

7/18/2022, 11:29 AM

Cycle Issues THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154 7/14/21 5:02 pm Page 1 of 2

L64A-003A

Project Information
 Project Nbr: 692435 Title: Digital-829 Verona Ct Prelim
 Project Mgr: "System Managed, Project (619) 446-5000 DSDProjectInfo@sandiego.gov

Review Information
 Cycle Type: 1 Prelim(LDR-Planning Review) Submitted: 06/14/2021 Deemed Complete on 07/09/2021
 Reviewing Discipline: LDR-Planning Review Cycle Distributed: 07/09/2021
 Reviewer: Sherer, Tyler Assigned: 07/09/2021
 (619) 446-5378 Started: 07/12/2021
 Hours of Review: 4.00 Review Due: 07/16/2021
 Next Review Method: Prelim(LDR-Planning Review) Completed: 07/14/2021 COMPLETED ON TIME

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
 Your project still has 14 outstanding review issues with LDR-Planning Review (all of which are new).
 Last month LDR-Planning Review performed 78 reviews, 57.7% were on-time, and 37.0% were on projects at less than < 3 complete submittals.

Prelim 071421

Prelim Info

Cleared	Issue Num	Issue Text
<input type="checkbox"/>	1	These comments are for a preliminary review only and are in response to the applicant's submitted questions. A complete review of the project will be made when a complete set of plans have been submitted as a part of the formal application. (New Issue)
<input type="checkbox"/>	2	Preliminary reviews are designed to answer specific questions the applicant asks regarding a potential project and to identify major issues with the project. The absence of any information not addressed within the course of this review should not be construed as approval of any particular part of your project. Moreover, determinations made in a preliminary review are not binding and only determinations made after review of submitted projects are valid. (New Issue)
<input type="checkbox"/>	3	Although it is the intent of this preliminary review to aid you in the development of your project, it is ultimately the applicant's responsibility to ensure compliance with all applicable laws, including information that may or may not have been addressed in this review. (New Issue)
<input type="checkbox"/>	4	The applicant is responsible for knowing and understanding the governing policies and regulations applicable to the proposed development, and the City is not liable for any damages or loss resulting from any actual or alleged failure to inform the applicant of any laws or regulations that may be applicable to proposed development. (New Issue)

Project Rev Q&A

Cleared	Issue Num	Issue Text
<input type="checkbox"/>	5	Q1. The applicant will be submitting the plans to Ca Coastal Commission for approval of a remodel and addition. This applicant does not anticipate using the 50% wall rule for Coastal Exemption. What are the City of San Diego requirements to allow previously conforming construction to remain when the project is a remodel and addition? Is there a written guideline the City uses to call the walls to remain? If so, please provide the text or cite where the reference can be found. (Refer to sheets #2 and #3 for proposed floor plans and sheet #5 for existing floor plans.) (New Issue)
<input type="checkbox"/>	6	A1. The site lies within the Coastal Overlay Zone, Applicable Area. Therefore, the City of San Diego is responsible for the Coastal Review and the CA Coastal Commission may appeal the City's decision. As for Coastal exemptions, please see SDMC 128.0704(a). This site is within 300ft of the beach, therefore, any improvements to any structure that would result in an increase of 10 percent or more of interior floor area or an additional improvement of 10 percent or less when an exemption to the structure had previously been exempted or an increase in building height by more than 10 percent. (New Issue)
<input type="checkbox"/>	7	Q2. 829 Verona Court, in North Mission Beach, is very uniquely situated. The Easterly property line is located approx. 45ft away from Bayside Walk and, therefore, does not abut Bayside Walk. SDMC 1513.0304(c) states that setback measurements are to be measured from Bayside Walk. As such, what are the setback requirements for this unique condition? This is a general question, and not specific to the plans we have submitted. (Refer to Sheet #1 Site Plans, Site Sec A, and Aerial Photo. (New Issue)
<input type="checkbox"/>	8	A2. The Side Setback for the site's east side is 5ft per SDMC 1513.0304(c)(1)(A). (New Issue)

For questions regarding the LDR-Planning Review review, please call Tyler Sherer at (619) 446-5378. Project Nbr: 692435 / Cycle 1

p2k v 02.03.38 DSD Reports 446-5000

Cycle Issues THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154 7/14/21 5:02 pm Page 2 of 2

L64A-003A

Cleared	Issue Num	Issue Text
<input type="checkbox"/>	9	Please review and confirm whether the plans submitted are in compliance with the building envelope required setbacks. Specifically, there are 3 additional questions we would like reviewed.
<input type="checkbox"/>	10	Q3. Encroachments of SDMC 1513.0304(d)(2)(A)(i) 2, 18, Vertical Offset. Confirm the vertical offsets on the North and East elevations have been calculated properly to be in compliance with the code. (Refer to Site Plans Sht #1) (New Issue)
<input type="checkbox"/>	11	A3. It appears that the proposed encroachments for vertical offsets conform as proposed, however additional data is required to ensure neither extends further than 50% of the building width and that the required undeveloped inset areas are equal to the area of the encroachment area. (New Issue)
<input type="checkbox"/>	12	Q4. (d)(3)(iv) Encroachment into the required 45 degree angled setback. Confirm that the two 10ft dormers at the roof on the west and south sides of the project are in compliance with the code. Refer to Site Plans Sht #1, Floor and Roof Plans, Shts #2, #4, and West and North Elevations, Sht #2) (New Issue)
<input type="checkbox"/>	13	A4. More detail on the dormers is required. Please clarify the roof plans to call out the dormers, their widths, and use shading to verify the area of encroachment into the required 45 degree setback. (New Issue)
<input type="checkbox"/>	14	Q5. Eight feet of the property line along the west side abuts an alley. Confirm that this section of the building can be built with a zero-lot line. (Refer to Site Plans Sht #1 and Second Floor Plan Sht #3) (New Issue)
<input type="checkbox"/>	15	A5. Confirmed. (New Issue)

For questions regarding the LDR-Planning Review review, please call Tyler Sherer at (619) 446-5378. Project Nbr: 692435 / Cycle 1

p2k v 02.03.38 DSD Reports 446-5000

JOHN OLEINIK
 LICENSED ARCHITECT
 No. C14171
 (REN. 12-31-23)
 STATE OF CALIFORNIA

WHITMAN & OLEINIK
 ARCHITECTURE
 829 VERONA COURT, SAN DIEGO, CA 92109
 PHONE 858 945 3251
 EMAIL oleinikarchitect@gmail.com
 WEBSITE oleinikarchitect.com #arjohno

7/21/22
8/29/22
1/20/23
6-5-23

829 VERONA CT. PTS-0697489

8

SD CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- The Checklist is required only for projects subject to CEQA review.²
- If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in **Chapter 11: Land Development Procedures** of the City's Municipal Code.
- The requirements in the Checklist will be included in the project conditions of approval.
- The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Check Information
 Project No./Name: PTS-0697489
 Property Address: 829 Verona Ct., San Diego, CA 92109
 Applicant Name/Co.: Ann Whitman & John Oleinik
 Contact Phone: 858 945 3251 Contact Email: oleinikarchitect@gmail.com
 Was a consultant retained to complete this checklist? Yes No If Yes, complete the following
 Consultant Name: Applicant Contact Phone:
 Company Name: Contact Email:

Project Information

1. What is the size of the project (acres)? 1597 sf. (0.036662 acres)
 2. Identify all applicable proposed land uses:
 Residential (indicate # of single-family units): one single family residence
 Residential (indicate # of multi-family units):
 Commercial (total square footage):
 Industrial (total square footage):
 Other (describe):
 3. Is the project or a portion of the project located in a Transit Priority Area? Yes No
 4. Provide a brief description of the project proposed:
 Addition/remodel of an existing 1387 sf. two-story, single family residence with a one car attached garage. The proposed project will result in an addition of 434 sf of floor area resulting in a total proposed gross floor area of 1821 sf.

2 Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial review. See Supplemental Development Regulations in the project's community plan to determine applicability.

Shower Facilities

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below?

Number of Tenant Occupants (Employees)	Minimum Number of Showering Facilities Required	Minimum Number of Changing Facilities Required
0-5	0	0
6-15	1 shower stall	2
16-100	1 shower stall	3
101-200	1 shower stall	4
Over 200	1 shower stall plus 1 additional shower stall for each additional 100 tenant-occupants	1 locker for each 50 additional tenant-occupants

Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

This project is a single family residential project.

SD CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the land use assumptions used in the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Checklist Item

Checklist Item	Yes	No	N/A
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? ^{2,3}	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department? ^{2,3}	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If "Yes" proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designations for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If "No" in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15301. Proceed and complete Step 2 of the Checklist.

The project is consistent with the existing General Plan and Community Plan land use and zoning designation.

3 This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections as determined by the Planning Department.
 This category applies to all projects that answered in the affirmative to question 3 on the previous page. Is the project or a portion of the project located in a transit priority area?

Designated Parking Spaces

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Registered Electric Vehicles	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.
 Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

This project is a single family residential project.

SD CAP CONSISTENCY CHECKLIST QUESTIONS

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that would require a certificate of occupancy from the Building Official or projects composed of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.² All other development projects that do not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the GreenBook (for public projects).

Step 2: CAP Strategies Consistency

Checklist Item (Check the appropriate box and provide explanation for your answer)

Checklist Item	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
1. Cool/Roofing: <ul style="list-style-type: none"> Would the project include roofing materials with a minimum 3-year aged solar reflectance and thermal emittance or solar reflectance index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A), and Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated green roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?² OR Would the project include a combination of the above two options? Check "N/A" only if the project does not include a roof component.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof will comply with attachment A. Low-rise residential with Slopes < 2:12, 3 year solar reflectance of 0.55, thermal emittance 0.75, solar reflective 64. Slopes > 3 year solar reflectance of 0.20, thermal emittance 0.75, solar reflective 16. See Sheet #4 Building sections A,B,C See Sheet #5 Roof Plan-Noted See Sheet #9 Attachment A			

2 Actions that are not subject to Step 2 would include, for example: 1) low-rise temporary uses that do not project specific development; 2) projects allowing member construction for other than special events; 3) use of permits or other mechanisms that do not result in the requirement to manage building checks, plans, and/or drawings; 4) projects that are not subject to the requirements of the California Green Building Standards Code, such as small and medium-scale projects in existing buildings; 5) projects that are not subject to the requirements of the California Green Building Standards Code, such as projects in an existing building that are not subject to the requirements of the California Green Building Standards Code.

Transportation Demand Management Program

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

- Parking cash out program
 - Parking management plan that includes charging employees market rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpoolers or vanpools
 - Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase/lease for the development for the life of the development
- And at least three of the following components:
- Commitment to maintaining an employer network in the SANDAG iCommuter program and promoting its RideMatcher service to tenants/employees
 - On-site carsharing vehicle(s) or bikesharing
 - Flexible or alternative work hours
 - Telework program
 - Transit, carpool, and vanpool subsidies
 - Pre-tax deduction for transit or vanpool fares and bicycle commute costs
 - Access to services that reduce the need to drive, such as cafes, commercial stores, banks, pool offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?

Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

This project is a single family residential project.

Plumbing Fixtures and Fixings

With respect to plumbing fixtures and fixings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
- Standard dishwashers: 4.25 gallons per cycle;
- Compact dishwashers: 3.3 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Nonresidential buildings:
 • Plumbing fixtures and fixings that do not exceed the maximum flow rate specified in Table AS 3012.2.1 (voluntary measures) of the California Green Building Standards Code (See Attachment A), and
 • Appliances and fixtures for commercial applications that meet the provisions of section AS 3013 (voluntary measures) of the California Green Building Standards Code (See Attachment A)?
 Check "N/A" only if the project does not include any plumbing fixtures or fixings.

The project will be consistent with attachment A and all of the following:
 Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60psi;
 Standard dishwashers: 4.25 gallons per cycle;
 Compact dishwashers: 3.5 gallons per cycle; and
 Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?
 See Sheet 3, Second Level Floor Plan
 See Sheet #9 - Attachment A

Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

- Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?**
 Considerations for this question:
 - Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
 - Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
 - Does the land use and zoning associated with the project increase the capacity for transit-supportive employment densities within the TPA?
- Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?**
 Considerations for this question:
 - Does the proposed project support/encourage identified transit routes and stop/stations?
 - Does the project include transit priority measures?
- Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?**
 Considerations for this question:
 - Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
 - Does the proposed project urban design include features for walkability to promote a transit supportive environment?
- Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?**
 Considerations for this question:
 - Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
 - Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?
- Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?**
 Considerations for this question:
 - Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
 - Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
 - Do the zoning/implementation regulations associated with the proposed project support the efficient use of parking through mechanisms such as shared parking, parking districts, unbundled parking, reduced parking post-or time-limited parking, etc?
- Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?**
 Considerations for this question:
 - Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying pathway widths?
 - Does the proposed project include policies or strategies for preserving existing trees?
 - Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?

City Council Approved July 12, 2016 Revised June 2017

Strategy 3: Bicycling, Walking, Transit & Land Use

(Complete this section if project includes non-residential or mixed uses)

- Bicycle Parking Spaces**
 Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?
 Check "N/A" only if the project is a residential project.
 This project is a single family residential project.

City Council Approved July 12, 2016 Revised June 2017

Strategy 3: Bicycling, Walking, Transit & Land Use

(Complete this section if project includes non-residential or mixed uses)

- Bicycle Parking Spaces**
 Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?
 Check "N/A" only if the project is a residential project.
 This project is a single family residential project.

City Council Approved July 12, 2016 Revised June 2017

SD CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Land Use Type	Roof Solar	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflectance Index
Low-Rise Residential	> 2:12	0.55	0.75	64
High-Rise Residential Buildings, Hotels and Motels	> 2:12	0.20	0.75	16
Non-Residential	> 2:12	0.55	0.75	64

Table 3: Plumbing Fixtures and Fixings - High-Residential Buildings (Aligned to Question 2: Plumbing Fixtures and Fixings) (applying Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan)

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @ 60 psi
Kitchen Faucets	1.6 gpm @ 80 psi
Wash Fountains	1.6 gpm @ 80 psi
Misting Fountains	0.35 gpm @ 80 psi
Misting Fountains for Wash Fountains	0.18 gpm @ 80 psi
Gray-Water Urinals Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Urinals	0.5 gpm/flush

Table 4: Maximum Water Factor for Commercial Clothes Washers

Appliance Model Type	Maximum Water Factor (MWF)
Clothes Washers	MWF that will reduce the use of water by 10 percent below the California Energy Commission's WF standards for commercial clothes washers specified in Title 20 of the California Code of Regulations.
Conveyer-type Dishwashers	0.70 minimum gallons per rack (2.6 L) 0.62 maximum gallons per rack (4.4 L) (Chemical)
Cook-top Dishwashers	0.95 minimum gallons per rack (3.6 L) 1.10 maximum gallons per rack (2.6 L) (High-Temperature)
Undercounter-type Dishwashers	0.60 minimum gallons per rack (3.4 L) 0.68 minimum gallons per rack (2.7 L) (High-Temperature)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.12 L/min) at 60 psi (41.4 kPa) and: • Be equipped with an integral automatic shut-off. • Operate at a maximum of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/min) or less.

Special Approval Required: A project that is required to comply with the requirements of this table must also comply with the requirements of Table 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DEVELOPMENT PERMIT AND GRADING PERMIT INFORMATION BULLETIN 515 OCTOBER 2016

Geotechnical Study Requirements

This information bulletin describes the minimum submittal requirements for geotechnical reports supporting development permits, subdivision approvals, or grading permits. Geotechnical report requirements for building permits are contained in Land Development Code Section 145.1803.

Geologic conditions exist within the City of San Diego that can pose serious problems when land is developed. Unstable slopes, slide-prone geologic formations, faults, and liquefaction-prone soils occur in many parts of the City. The relative risk of these potential conditions has been mapped as part of City of San Diego Seismic Safety Study (available at <http://www.sandiego.gov/development-services/industry/hazards/index.shtml>). The maps indicate where potentially adverse geologic conditions may exist. Correction of these conditions may create unintended environmental impacts which must be addressed during the development permit phase of the project.

- ### Documents Referenced in this Information Bulletin
- San Diego Municipal Code, (SDMC)
 - Information Bulletin 513, Preliminary Review
 - Technical Guidelines for Geotechnical Reports

- GEOTECHNICAL/GEOLOGICAL STUDIES**
 The City recognizes two basic types of geotechnical/geotechnical studies: preliminary geotechnical reports and as-built or as-graded geotechnical reports. Geotechnical reports that address a proposed project are considered preliminary reports whether they address development or construction plans. Types of preliminary geotechnical reports include soils reports, geologic reconnaissance reports, geologic hazard investigation reports, geotechnical investigation reports, or many other types of focused geotechnical reports addressing a proposed development or construction project. All geotechnical reports submitted to the City should be prepared in accordance with the most current version of the City's Guidelines for Geotechnical Reports. The appropriate scope of a geological/geotechnical investigation is a function of the type of proposed land use or project.
- REQUIRED GEOTECHNICAL INVESTIGATION REPORTS FOR DEVELOPMENT PROJECTS**
 Table 515A identifies when a geotechnical investigation report is required for proposed development projects based upon the geologic hazard category of the site (as identified on the San Diego Seismic Safety Study, Geologic Hazards and Faults maps) and other conditions. A preliminary geotechnical investigation report is required for all proposed subdivisions, except condominium conversions.
- EXCEPTIONS TO STUDY REQUIREMENTS FOR DEVELOPMENT PROJECTS**
 The submittal requirement for a geotechnical investigation report may be waived by the City for proposed subdivisions of less than 500 square feet of floor area, or other project of a minor nature, not located in Geologic Hazard Categories 11-13, 21, 41-47, not located on slopes greater than 25 percent, and for standard projects where no storm water infiltration/percolation BMPs are proposed.

City of San Diego - Information Bulletin 515 October 2016

TABLE 515A GEOTECHNICAL REPORT REQUIREMENTS FOR PROPOSED DEVELOPMENT

Geologic Hazard Category	Geotechnical Investigation Report Required
Fault Rupture Hazard	
11-12	Conditional ^{1,2}
13	Conditional ^{1,3,4,5}
Potential Slope Instability	
21, 22, 24, 26	All proposed development ¹
23, 25, 27	Conditional ^{1,4,5}
Liquefaction Potential	
31-32	All proposed development
Coastal Bluffs	
41-47	All proposed development
Coastal Beach	
48	All proposed development
Other Conditions	
51	Conditional ^{4,5}
52-55	Conditional ^{3,4,5}

Proposed Development or Specific Conditions Requiring Geotechnical Investigation Report:

- See Section III for exceptions
- Proposed subdivision (condominium conversions exempt)
- Proposed structure for human occupancy (2000 person hours/year)
- Proposed development on a slope 25 percent or greater, existing or proposed (*including basement excavations)
- Proposed development on property with Environmentally Sensitive Lands (ESL)
- Most priority development projects and proposed projects that include storm water infiltration/percolation BMPs.

located on slopes greater than 25 percent, and for standard projects where no storm water infiltration/percolation BMPs are proposed.

A geotechnical investigation report may be required or waived based on site conditions and the nature of the proposed development. To determine if a geotechnical investigation report will be required prior to project submittal, a preliminary review may be requested (see Information Bulletin 513, Preliminary Review).

An as-graded geotechnical report is required following the completion of permitted grading shown on a standard City Drawing (D-sheet with City title block). The as-graded geotechnical report is required to document implementation of the geotechnical recommendations and specifications. The submittal requirements for an as-graded geotechnical report will be noted on the grading plan.

EXCEPTIONS TO GEOTECHNICAL INVESTIGATION REPORTS FOR PROPOSED GRADING PERMITS

A preliminary geotechnical investigation report may be waived for minor filling of a void or pit created by removal of an underground storage tank (UST) or removal of a swimming pool where adjacent structures or improvements will not be treated. The grading is typically shown on a construction plan, not a D-sheet. An as-graded geotechnical report or uncontrolled embankment agreement will be required for placement of fill shown on a construction plan.

City Council Approved July 12, 2016 Revised June 2017

ATTACHMENT 9
 LICENSED ARCHITECT
 JOHN OLEINIK
 No. C14171
 BEN 12-31-23
 STATE OF CALIFORNIA
 7/21/2016
 8/29/2016
 1,2023
 6-5-23
 WHITMAN & OLEINIK
 ARCHITECTURE
 829 VERONA COURT, SAN DIEGO, CA 92109
 PHONE 858 945 3251
 E-MAIL oleinikarchitect@gmail.com
 WEBSITE oleinikarchitect.com #arjohno

THE LACKNER GROUP Residential Appraisal Report

Property Address: 829 Verona Ct, San Diego, CA 92109
 Appraiser: Todd R. Lackner
 Date: July 21, 2022

Property Description:
 1.07 +/- ac, 0.00 +/- ac, 11,290.93 sq ft, 11,290.93 sq ft, 11,290.93 sq ft
 Landed Lot, 3464 Bayshore Ln, San Diego, CA 92109
 11,290.93 sq ft, 11,290.93 sq ft, 11,290.93 sq ft

Comparable Sales:

Address	Sale Date	Sale Price	Sq. Ft.	Acres
11,290.93 sq ft, 11,290.93 sq ft, 11,290.93 sq ft

Final Value: \$2,299,000

Notes: The subject property is located in the Mission Beach area of San Diego, approx. 7 miles Northwest of Downtown San Diego.

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 Appraiser: Todd R. Lackner
 Date: July 21, 2022

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THE LACKNER GROUP Residential Appraisal Report

Property Address: 829 Verona Ct, San Diego, CA 92109
 Appraiser: Todd R. Lackner
 Date: July 21, 2022

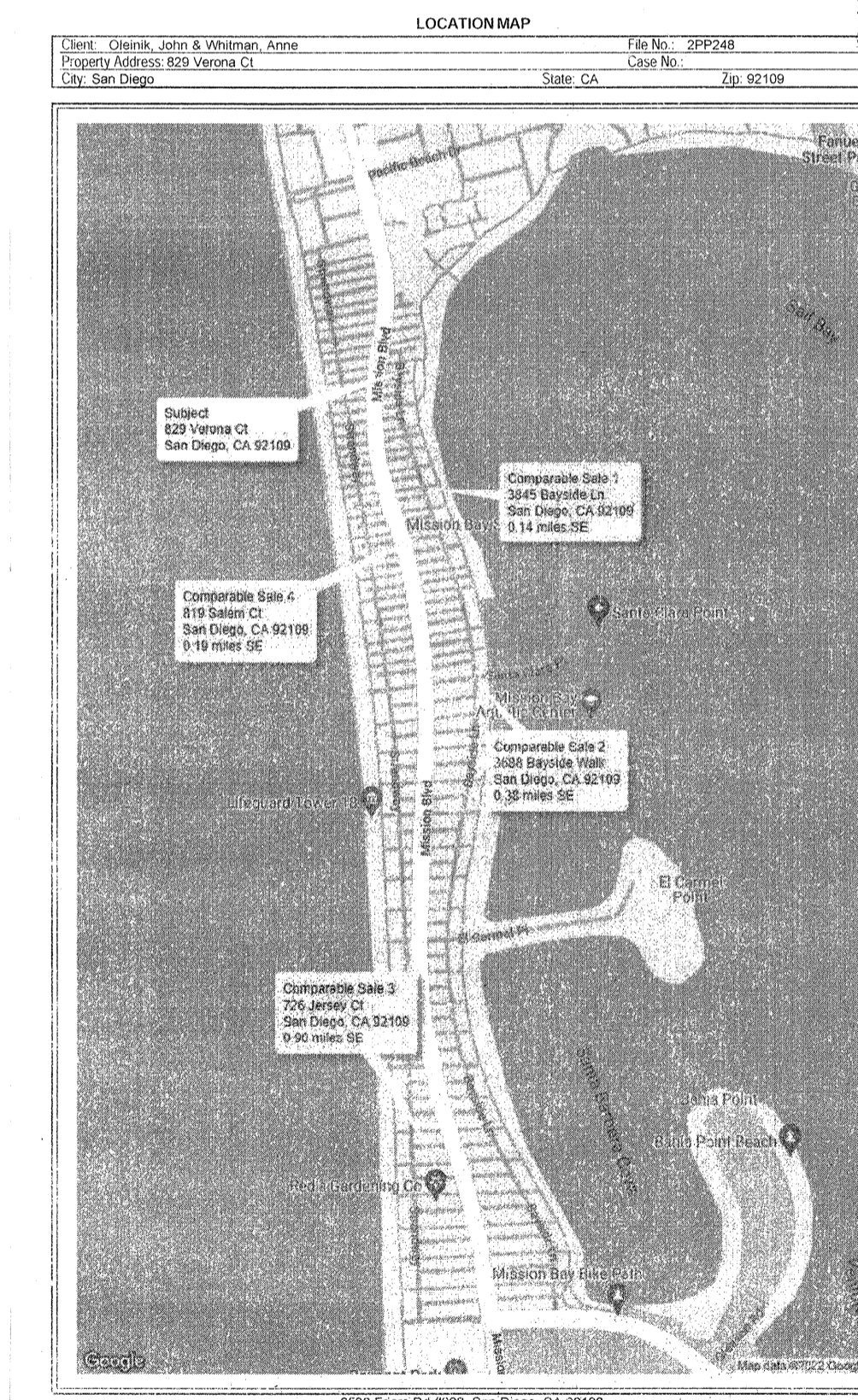
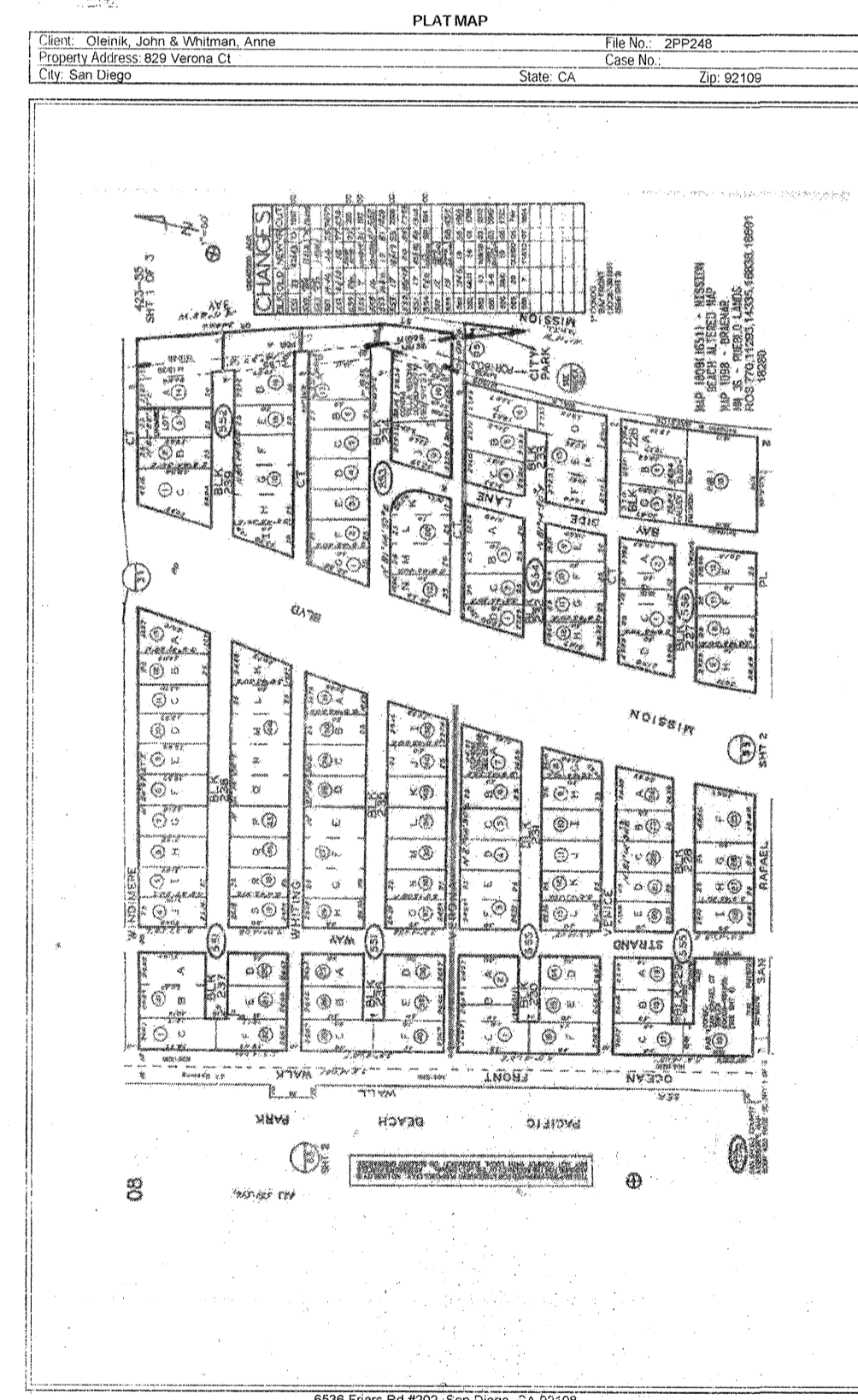
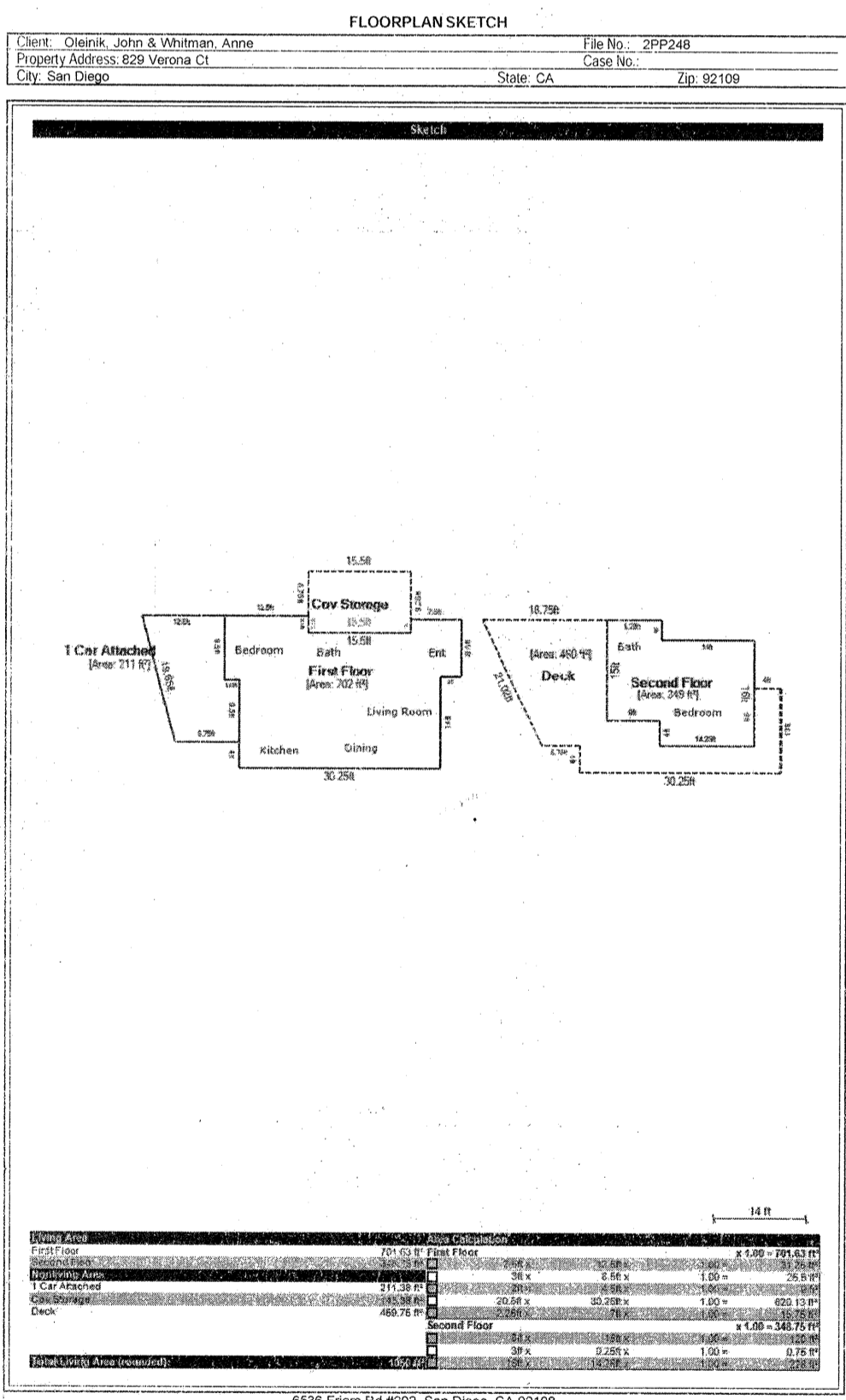
Property Description:
 1.07 +/- ac, 0.00 +/- ac, 11,290.93 sq ft, 11,290.93 sq ft, 11,290.93 sq ft
 Landed Lot, 3464 Bayshore Ln, San Diego, CA 92109
 11,290.93 sq ft, 11,290.93 sq ft, 11,290.93 sq ft

Comparable Sales:

Address	Sale Date	Sale Price	Sq. Ft.	Acres
11,290.93 sq ft, 11,290.93 sq ft, 11,290.93 sq ft

Final Value: \$2,299,000

Notes: The subject property is located in the Mission Beach area of San Diego, approx. 7 miles Northwest of Downtown San Diego.



PROPOSAL

August 7, 2022

OWNER'S NAME: Ann Whitman and John Oleink
 829 Verona Court
 San Diego, CA 92109

This proposal is based on plans dated July 21, 2022 for the remodel and addition at 829 Verona Ct. Coastal Development Project #697489.

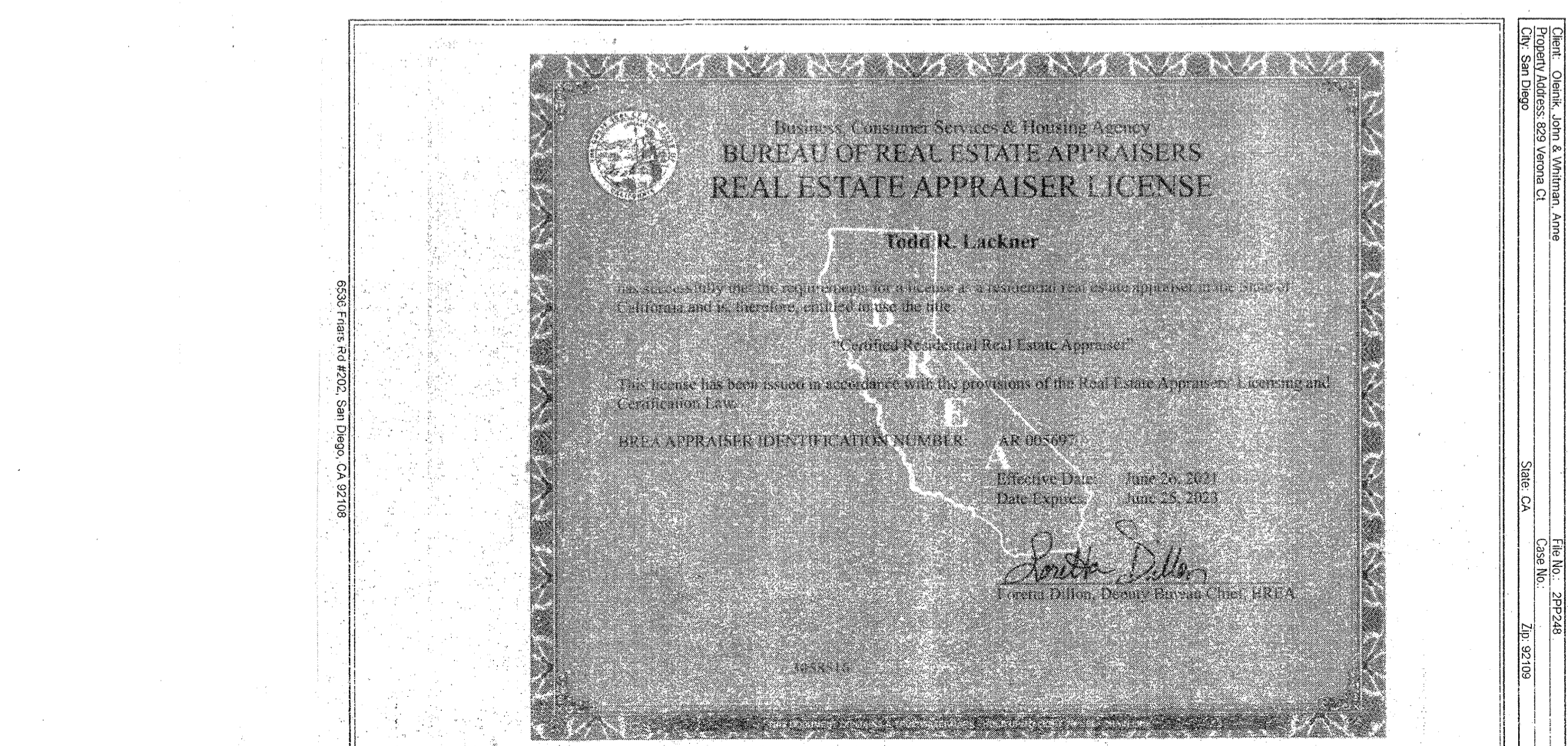
Price
 We propose to complete all work at 829 Verona Court for a fixed fee of \$285,047.00

Clarifications:
 Windows are bid as White Vinyl
 Reuse existing kitchen cabinets
 Re use existing plumbing fixtures.
 Re use existing appliances

Included:
 Demo
 Concrete foundation
 Framing
 Rough electrical and set owner supplied fixtures
 Rough plumbing and set owner supplied fixtures
 Insulation
 Drywall
 Stucco
 Doors and Windows
 Roofing
 Railings
 Countertops
 Tile
 Wood floors
 Painting
 Waterproofing deck
 Closet shelf and poles
 Baseboards
 Removal of all construction debris
 Jobsite temporary fence
 Temporary jobsite toilet
 Temporary construction fence

Not Included:
 Plans
 Permits
 Landscaping

Respectfully submitted,
 Alan Gross
 Distinctive Construction
 License #12902



DUNNOVIN

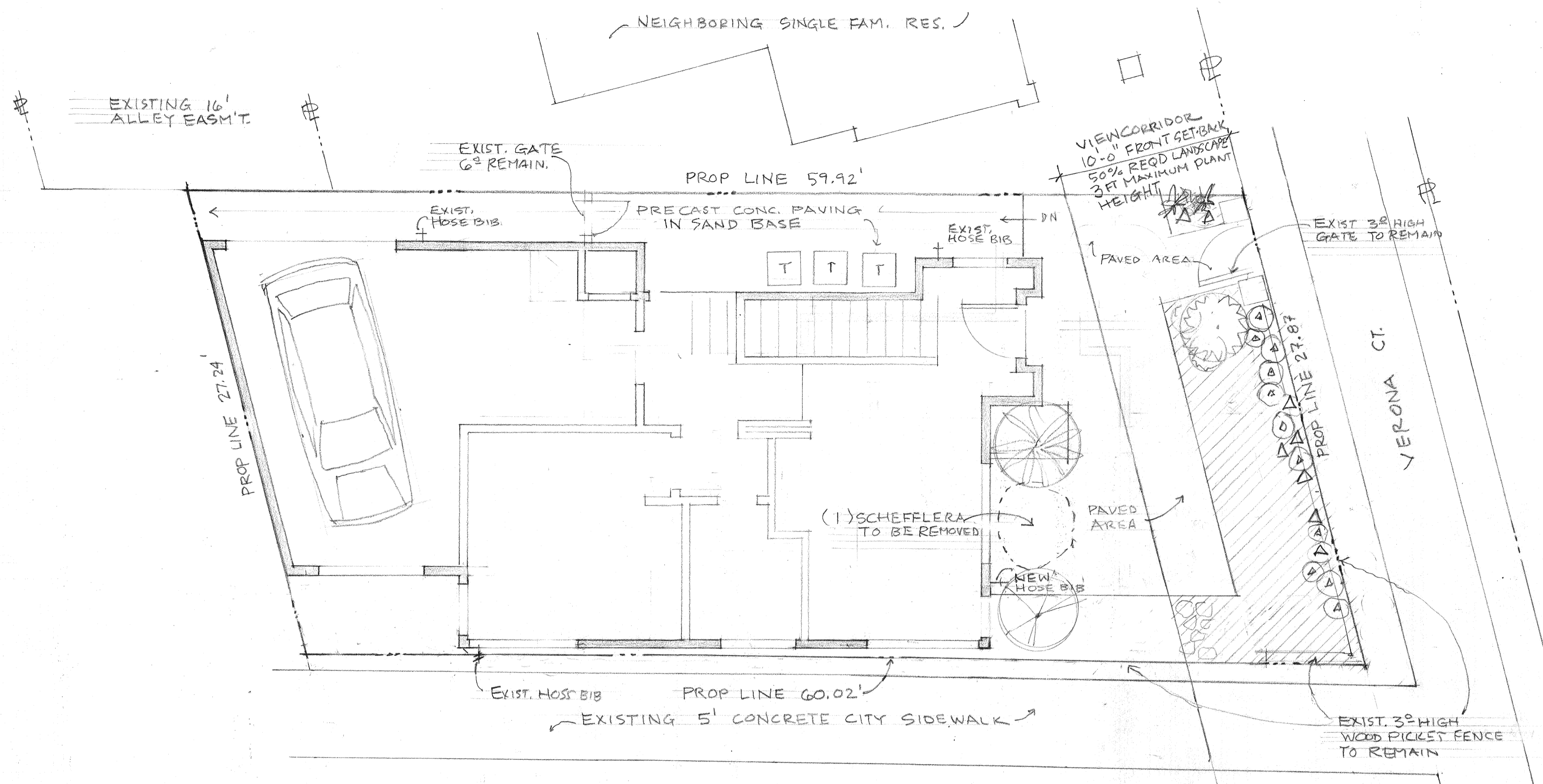
6-5-23

WHITMAN & OLEINK ARCHITECTURE
 829 VERONA COURT, SAN DIEGO, CA 92109
 PHONE 858 945 3251
 EMAIL oleinkarchitect@gmail.com #anjohno
 WEBSITE oleinkarchitect.com

10

LANDSCAPING LEGEND

SIZE	QUAN.	SYMBOL	CONTAINER SIZE AND PERCENTAGE	NAME=SCIENTIFIC, COMMON, FUNCTION
15 FT.	1	(Circle with crosshairs)	NOT REQ'D	EXISTING SCHEFFLERA TO BE REMOVED PER PLAN
15 FT.	1	(Circle with radial lines)	NOT REQ'D	EXISTING SCHEFFLERA TO REMAIN-MULTI-TRUNK DOES NOT ENCR OACH INTO VIEW CORRIDOR-SCREENING
15-20 FT.	1	(Starburst)	NOT REQ'D	24" Box 100% DRACAENA DRACO DOES NOT ENCR OACH INTO VIEW CORRIDOR DECORATIVE FOCAL POINT
3.0 FT.	1	(Starburst)	24" Box 100%	SEGO PALM- CYCAS REVOLUTA DECORATIVE ELEMENT
5-7 FT.	3	(Circle with dots)	1 GAL. 100%	RHAPIS SHORT VERTICAL SCREEN BORDER
>3.0 FT.	12	(Circle with 'A')	1 GAL. 100%	JADE PLANT OR ANIGOZANTHOS CRASSULA OVATA OR KANGAROO PAW LOW BORDER-SEASONAL COLOR
>3.0 FT.	8	(Triangle with 'A')	1 GAL. 100%	AFRICAN IRIS DIETES VEGETA IRIDIODES DECORATIVE BORDER
>2.0 FT.	3	(Starburst)	1 GAL. 100%	ALOE VERA OR KNIPHOFIA BORDER & COLOR RED HOT
GROUND COVER >1.0 FT.	10	(Hatched box)	FLATS 100%	SILVERCARPET DYMONDIA MARGARETAE & STEPPING STONE-FLAG & RIVER ROCK & HENS+CHICKENS-ECHEVERIA & DUPLYEA SPECIES
	3	(Square with 'T')		TRASH RECEPTILES TRASH, RECYCLE, ORGANICS
	3	(Triangle with 'V')		IRRIGATION VALVE CONTROL OCCASIONAL WATER DISTRIBUTION/ESTABLISH DROUGHT RESISTANT LANDSCAPE.
	4	(Circle with '+')		HOSE BIB PROVIDES WATER



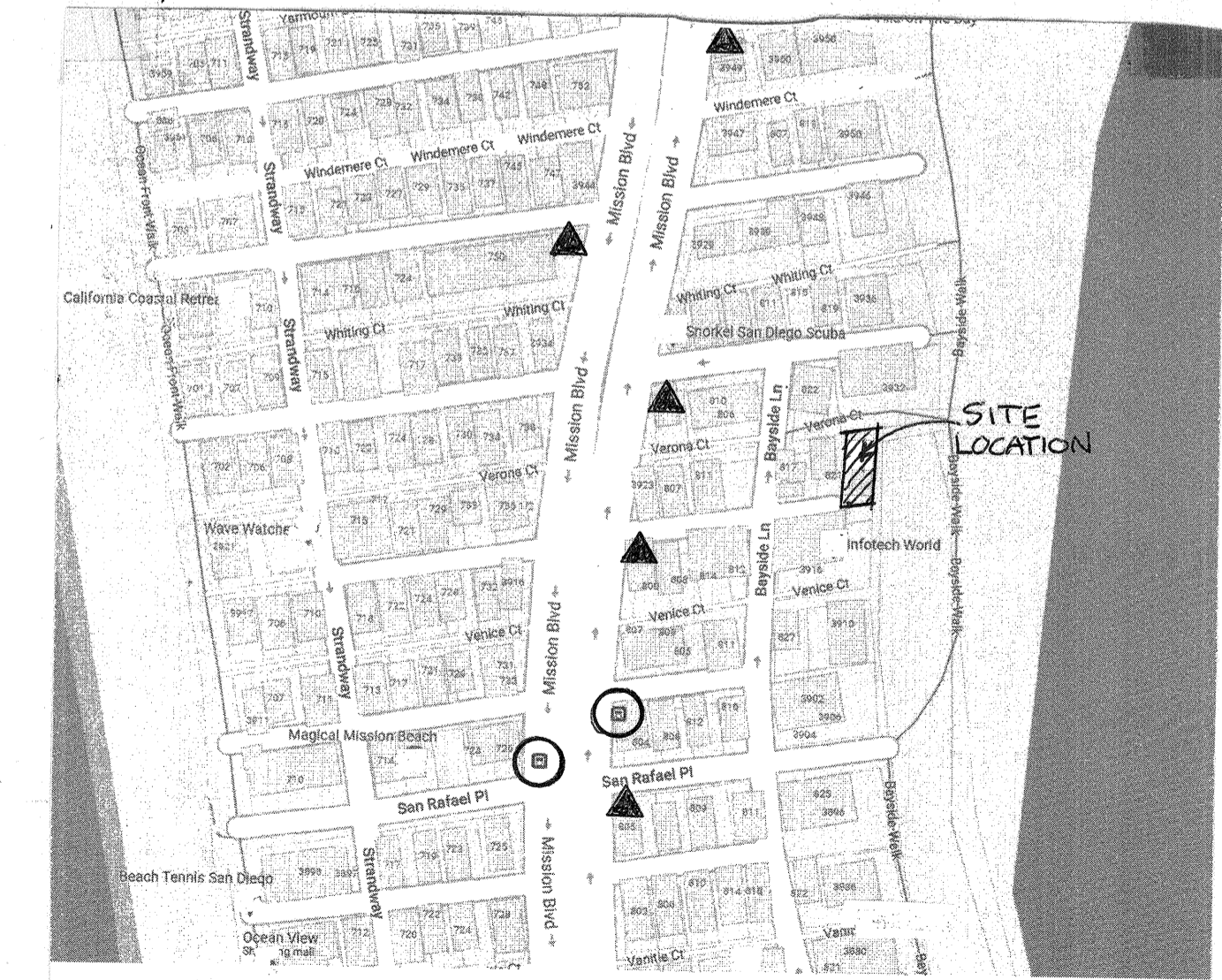
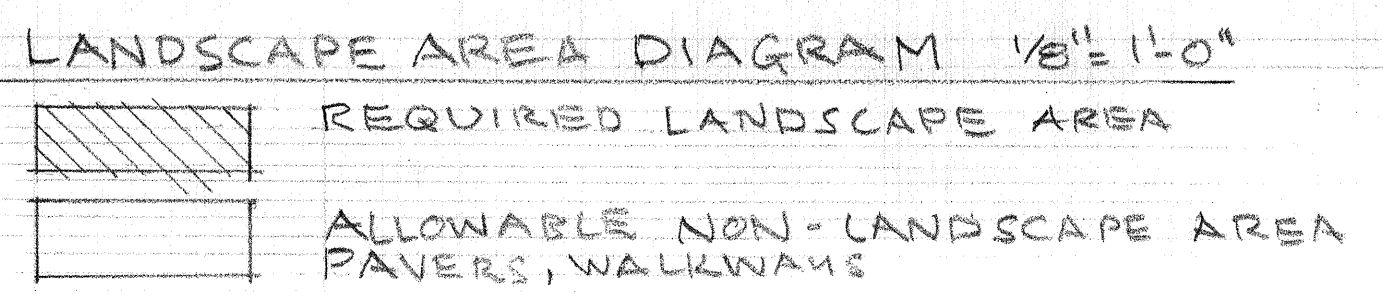
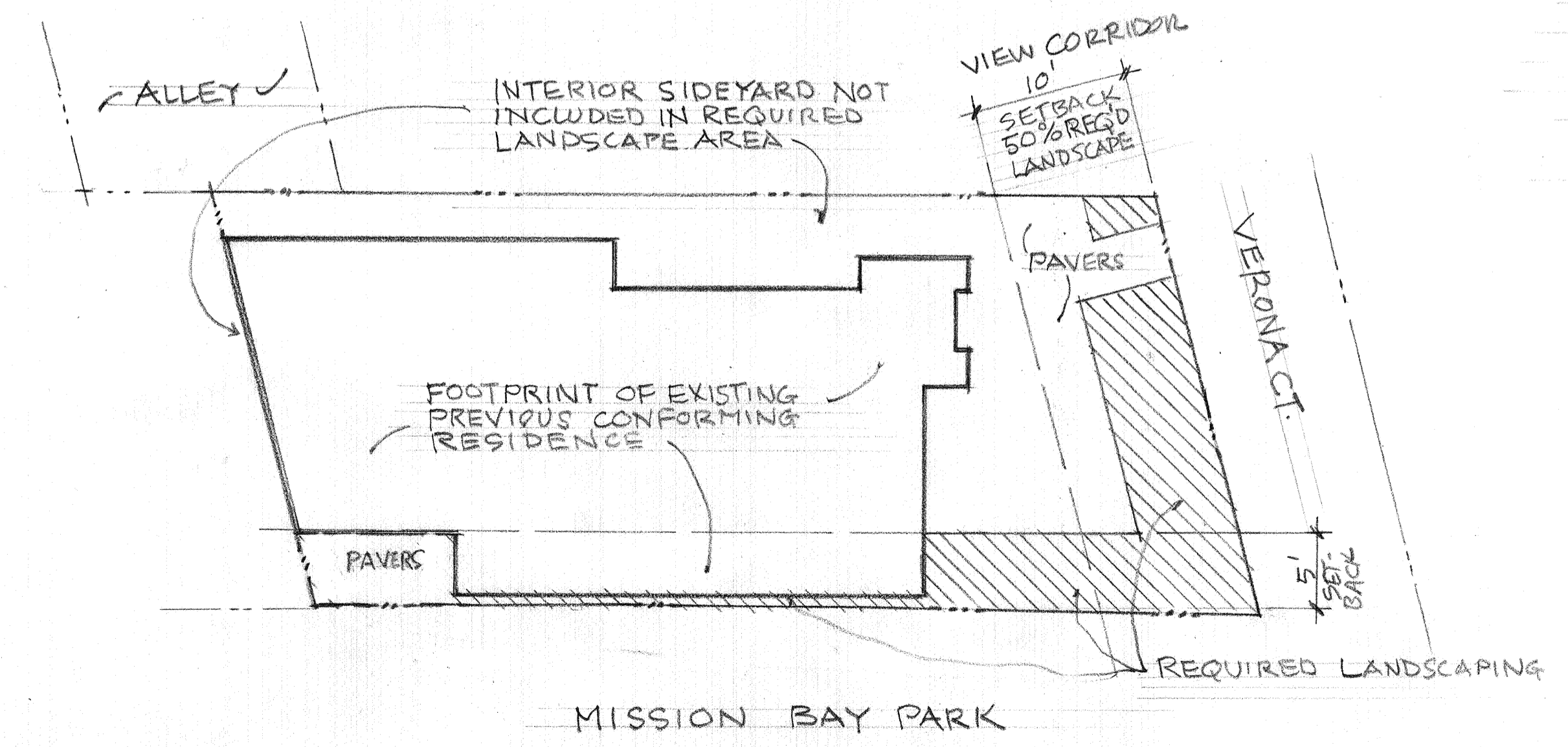
LANDSCAPE PLAN 1/4" = 1'-0" NORTH

NOTES
PLANTING IN POTTERY DOES NOT COUNT TOWARDS REQ'D PLANTING AREAS.

LANDSCAPE SF. CALCULATION

FRONT YARD AREA (VERONA CT)	274 SF
TOTAL AREA SUBJECT TO 50% LANDSCAPING	274 SF
TOTAL REQUIRED LANDSCAPING (50%)	137 MIN REQ'D.
PAVING FRONT PAVED AREA IN SAND	137 SF.
TOTAL LANDSCAPED AREA	137 SF ≥ 50% OK

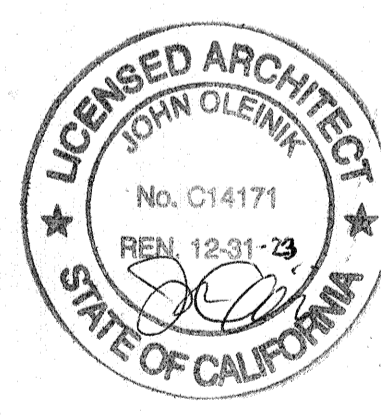
NOTES
1. VIEW CORRIDOR - PER SECTION 1513.0402, ALL PLANTS PROPOSED WITHIN THE 10' SETBACK/VIEW CORRIDORS MUST BE LESS THAN 3 FT HEIGHT A MATURITY
2. TOTAL LANDSCAPE AREA 137 SF. PER SDMC 142.0413 (d)(1) SINCE LANDSCAPE AREA DOES NOT MEET 500 SF THRESHOLD FOR IMPLEMENTATION OF "MAXIMUM APPLIED WATER ALLOWANCE" (MAWA) WATER BUDGET. ALL PROPOSED LANDSCAPING IS DROUGHT TOLERANT.



LEGEND
▲ FIRE HYDRANT-EXIST'G
⊙ BUS STOP-EXIST'G

829 VERONA CT
PROJECT No PTS-0697489

DUNMOVIN



9.27.21
10.27.21
2.2.22
3.8.22
7.21.22
8.29.22
1.20.23
6-5-23
7-21-23

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