



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 15, 2013

REPORT NO. HO 13-041

ATTENTION: HEARING OFFICER

SUBJECT: NELSON DUPLEX; PROJECT NO. 296192
PROCESS 3

LOCATION: 729 Devon Court

OWNER/
APPLICANT: Dennis Nelson and Trine Nelson

SUMMARY

Requested Action: Should the Hearing Officer approve the demolition of an existing single-family dwelling unit and construction of a new three story, 2,557 square-foot residential duplex on a 0.055-acre site located at 729 Devon Court in the Mission Beach Precise Plan and Local Coastal Program Area?

Staff Recommendation: **APPROVE** Coastal Development Permit No. 1037938.

Community Planning Group Recommendation: On March 19, 2013, revised plans were presented to the Mission Beach Precise Planning Board, which voted 11-0-0 to recommend approval of the project (Attachment 10).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15332 (Infill Development), of the California Environmental Quality Act (CEQA). The project proposes the demolition of an existing single-family dwelling unit and subsequent construction of a replacement two-unit duplex. The environmental exemption determination for this project was made on March 29, 2013, and the opportunity to appeal that determination ended April 22, 2013 (Attachment 12).

BACKGROUND

The project site is located at 729 Devon Court (Attachment 1), west of Mission Boulevard and east of Strandway (Attachment 2). The site is in the R-S Zone in the Mission Beach Planned District (Attachment 3) within the Mission Beach Precise Plan and Local Coastal Program Area (Attachment 4), Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Airport Environs Overlay Zone (AEOZ), Airport Influence Area (AIA) for the San Diego International Airport (SDIA), the 60 decibel (dB) 1990 Community Noise Equivalent Level

(CNEL) as depicted in the adopted 2004 Airport Land Use Compatibility Plan (ALUCP) for SDIA, Federal Aviation Administration (FAA) Part 77 for SDIA, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone. The zoning designation allows for one residential dwelling unit per 1,200 square feet of lot area and the Mission Beach Precise Plan (MBPP) designates the proposed project site for residential land use at a maximum 36 dwelling units per acre (DU/AC). The project site, occupying 0.055-acres, could accommodate two dwelling units based on the underlying zone, and two dwelling units based on the community plan.

The project site is a rectangular shaped lot with frontage along Devon Court with vehicular access from the alley. The parcel has been previously graded and developed with a single-family dwelling unit, which was constructed in 1941. A historical assessment was performed and City staff determined that the property and associated structure would not be considered historically or architecturally significant under the California Environmental Quality Act (CEQA) in terms of architectural style, appearance, design, or construction associated with important persons or events in history.

DISCUSSION

Project Description:

The project proposes the demolition of the single-family dwelling unit and construction of a three story, 2,557 square-foot residential duplex, a 483 square-foot garage (400 square feet exempt from GFA/FAR calculation), and accessory improvements on a 0.055-acre site. The project site is located approximately 354 feet from the Pacific Ocean and 590 feet from the shoreline of Mission Bay. Strandway is identified as the first public roadway paralleling the ocean; the property is not located between the ocean and Strandway. The project proposes a maximum building height of 29 feet 8.25 inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. The proposed development would be on private property and proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site.

Development of the proposed project requires the approval of a Process 3 Coastal Development Permit (CDP) for the demolition of an existing single-family dwelling unit and construction of a residential duplex within the Coastal Overlay Zone. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 50-percent or more of the projected total energy consumption on site through photovoltaic technology (solar panels). Because the project utilizes renewable technologies and qualifies as a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Project-Related Issues:

Airport Land Use Commission Consistency Determination- The project site is located at 729 Devon Court in AEOZ, AIA for the SDIA, the 60 decibel (dB) 1990 CNEL as depicted in the adopted 2004 ALUCP for SDIA, FAA Part 77 for SDIA. The project proposes the demolition of

the single-family dwelling unit and construction of a residential duplex, which would establish a new residential unit on the project site; therefore, a consistency determination with the SDIA ALUCP was required to be made.

On February 14, 2013, the San Diego County Regional Airport Authority (SDRAA), acting in the capacity as the San Diego County Airport Commission (ALUC), determined that the proposed project is conditionally consistent with the SDIA ALUCP pursuant to Resolution No. 2013-0003 ALUC (Attachment 11). As a condition of the project approval, the residences must have a sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder. The ALUC conditions have been included in Coastal Development Permit conditions.

Community Plan Analysis:

The project site is located at 729 Devon Court, west of Mission Boulevard and east of Strandway. The MBPP designates the proposed project site for residential land use at a maximum 36 DU/AC. The project proposes two residential dwelling units on a 2,410 square-foot lot for a density of 36 DU/AC; therefore, the project is consistent with the designated use and density in the community plan. The MBPP contains goals and policies for design and development, including criteria for yards and setbacks, height, FAR and density. These design criteria have been incorporated in the Mission Beach Planned District Ordinance (MBPDO) regulations that govern the site.

The project site is located approximately 354-feet from the Pacific Ocean and 590-feet from the shoreline of Mission Bay. Strandway is identified as the first public roadway paralleling the ocean; the property is not located between the ocean and Strandway. Devon Court is designated as a physical accessway, but the property does not contain and/or designated as a physical accessway. Although no specific views are identified through the project site in the MBPP, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In order to maximize the existing and potential views to the ocean looking west along Devon Court, landscaping shall comply with the regulations in LDC Section 1513.0402, regarding the siting, height and species of preferred ground cover and trees within the Devon Court required yard.

The project meets all applicable regulations and complies with all policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development would not affect any physical accessway and/or public views to the Pacific Ocean and Mission Bay or other scenic coastal areas as specified in the Local Coastal Program.

Community Group:

On November 20, 2012, the Mission Beach Precise Planning Board voted 8-0-0 to deny the project (Attachment 9) for the following reason: 1) The open tandem parking space must be 8 ½-foot wide LDC Section 1513.0403(b)(4)(A). 2) The roof eave cannot encroach into interior side yards more than 6 inches. Exact measurements of eaves were not noted on the plans. 3) The tree located in the front yard setback must be planted within 4 to 5 feet of the primary structure [see

PDO, effective August 9, 2012, Section 1513.0402(a)(1)]. No man-made objects greater than 36 inches shall be located in the required front yard setback.

Staff's Response: 1) The width of the tandem parking space is 10-feet, which is in conformance with and exceeds the minimum requirements of the LDC. 2) The roof eave encroach into interior side yards a maximum of 6-inches, as illustrated on the elevation plans. 3) The landscape areas are shown on the site plan and comply with LDC Section 1513.0402 (landscape requirements of the MBPDO) and the tree within the front yard setback is located 4 feet from of the primary structure, as illustrated on the Landscape Plan.

On February 21, 2013, at the request of the applicant, staff routed a set of the revised plans to the group for reconsideration. On March 19, 2013, the Mission Beach Precise Planning Board reconsidered the project and voted 11-0-0 to recommend approval (Attachment 10).

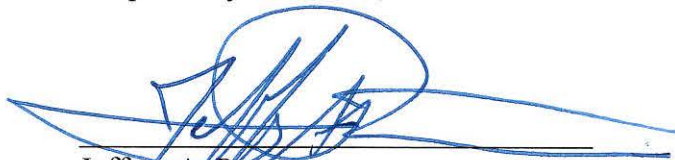
Conclusion:

The project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted MBPP, Local Coastal Program, LDC, and the General Plan. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50 percent of the projected total energy consumption on site through photovoltaic technology (solar panels).

ALTERNATIVES

1. **APPROVE** Coastal Development Permit No. 1037938, **with modifications.**
2. **DENY** Coastal Development Permit No. 1037938, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Jeffrey A. Peterson
Development Project Manager
Development Services Department

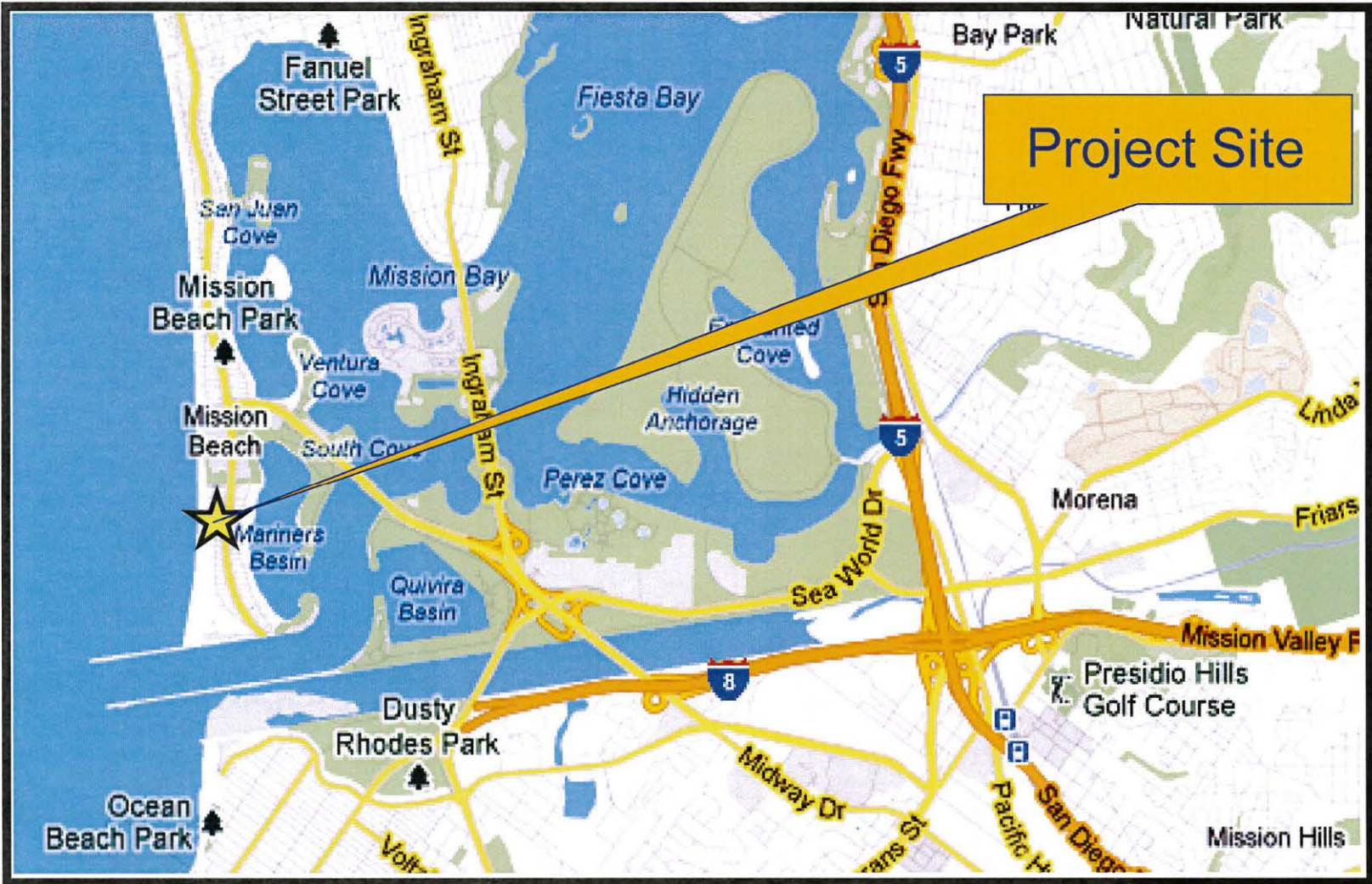
WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map

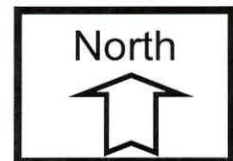
5. Project Data Sheet
6. Project Plans
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Community Group Recommendation
10. Second Community Group Recommendation
11. SDIA ALUCP Resolution No. 2013-0003 ALUC
12. Environmental Exemption
13. Ownership Disclosure Statement
14. Project Chronology
15. Copy of Public Notice (forwarded to HO)
16. Copy of Project Plans (full size-forwarded to HO)

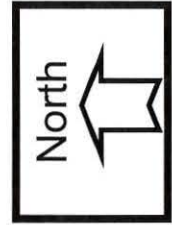
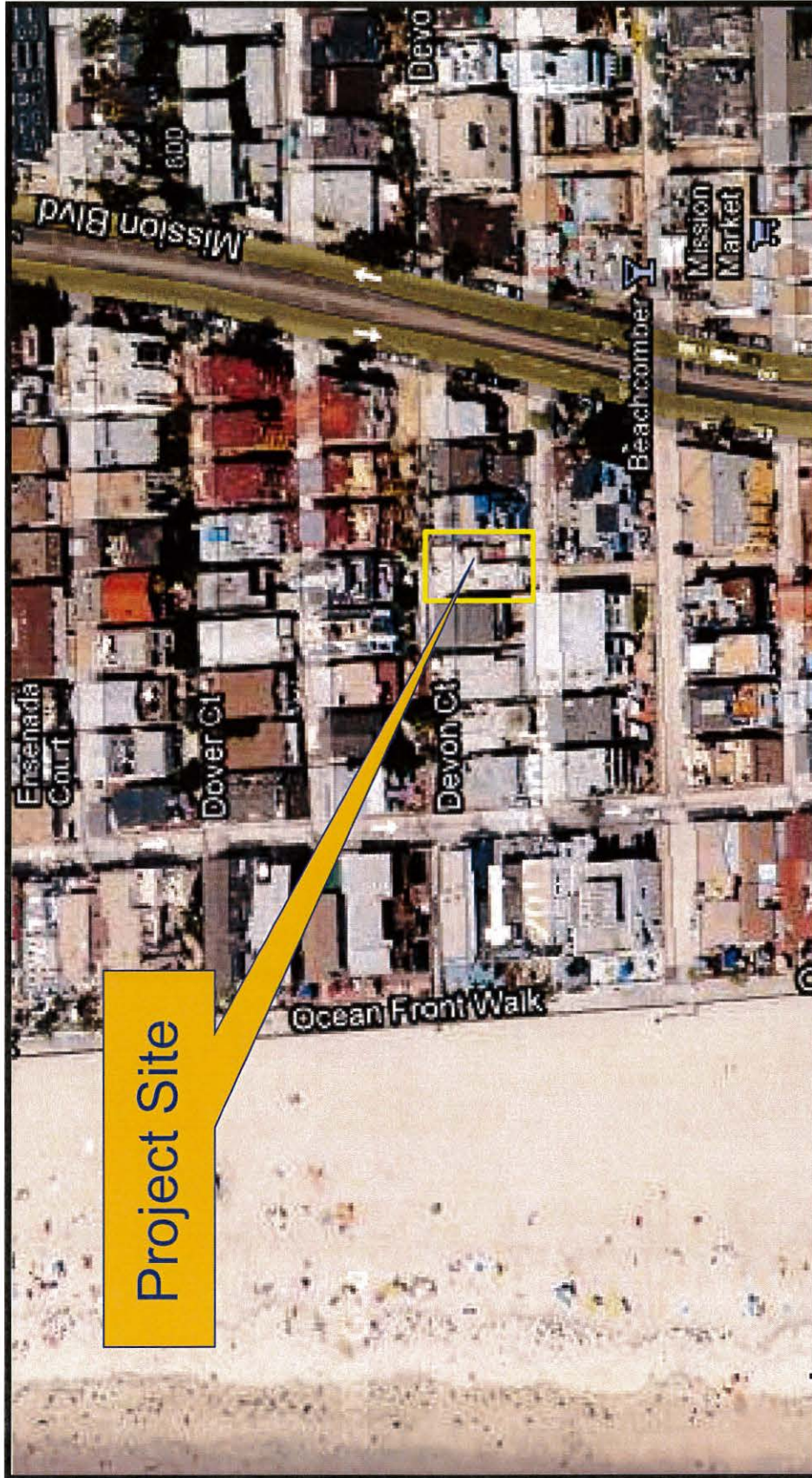
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Location Map

Nelson Duplex; Project No. 296192
729 Devon Court





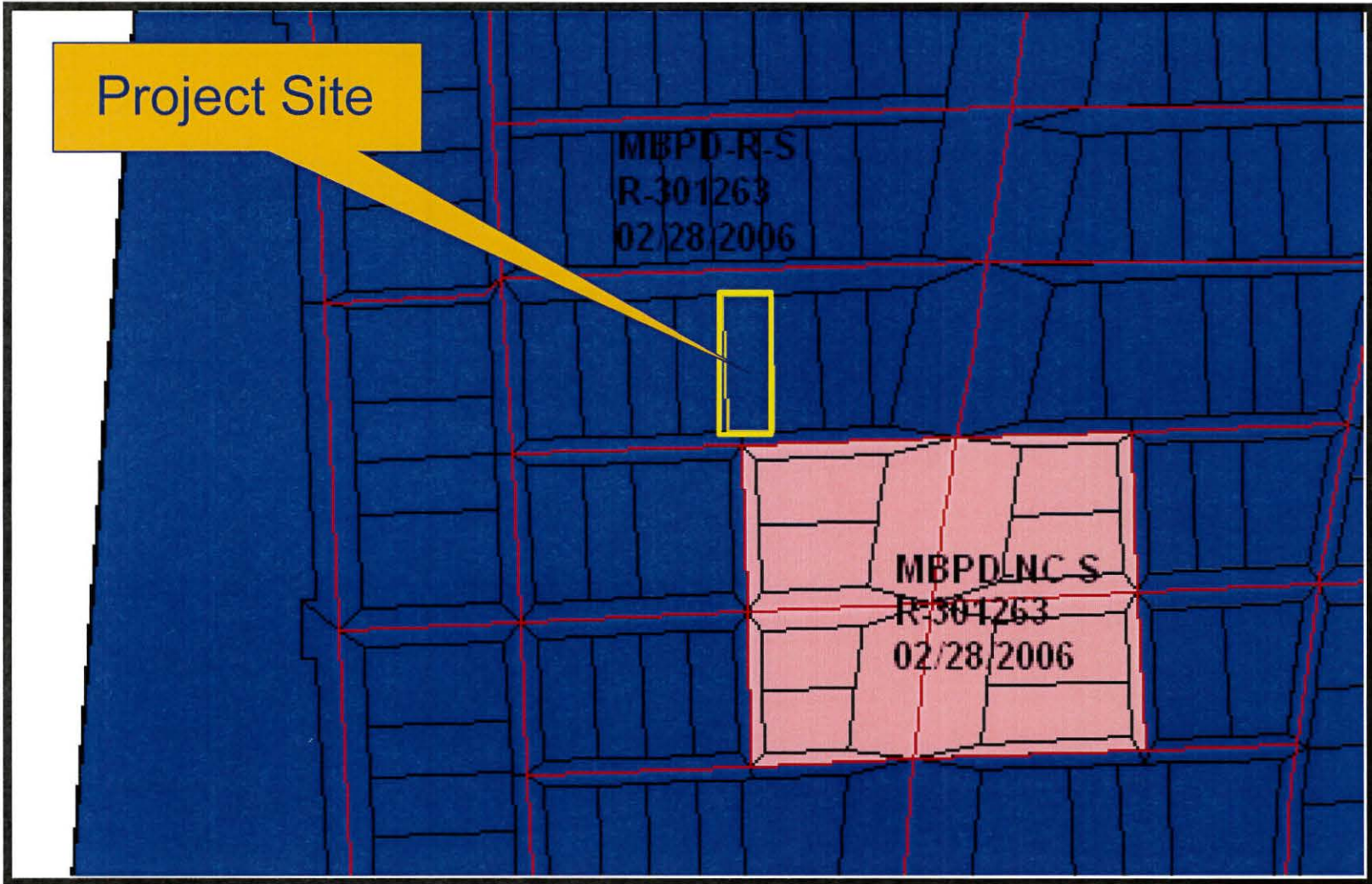
Project Site

Aerial Photograph

Nelson Duplex; Project No. 296192

729 Devon Court

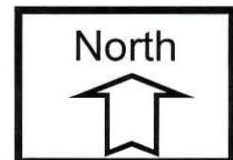


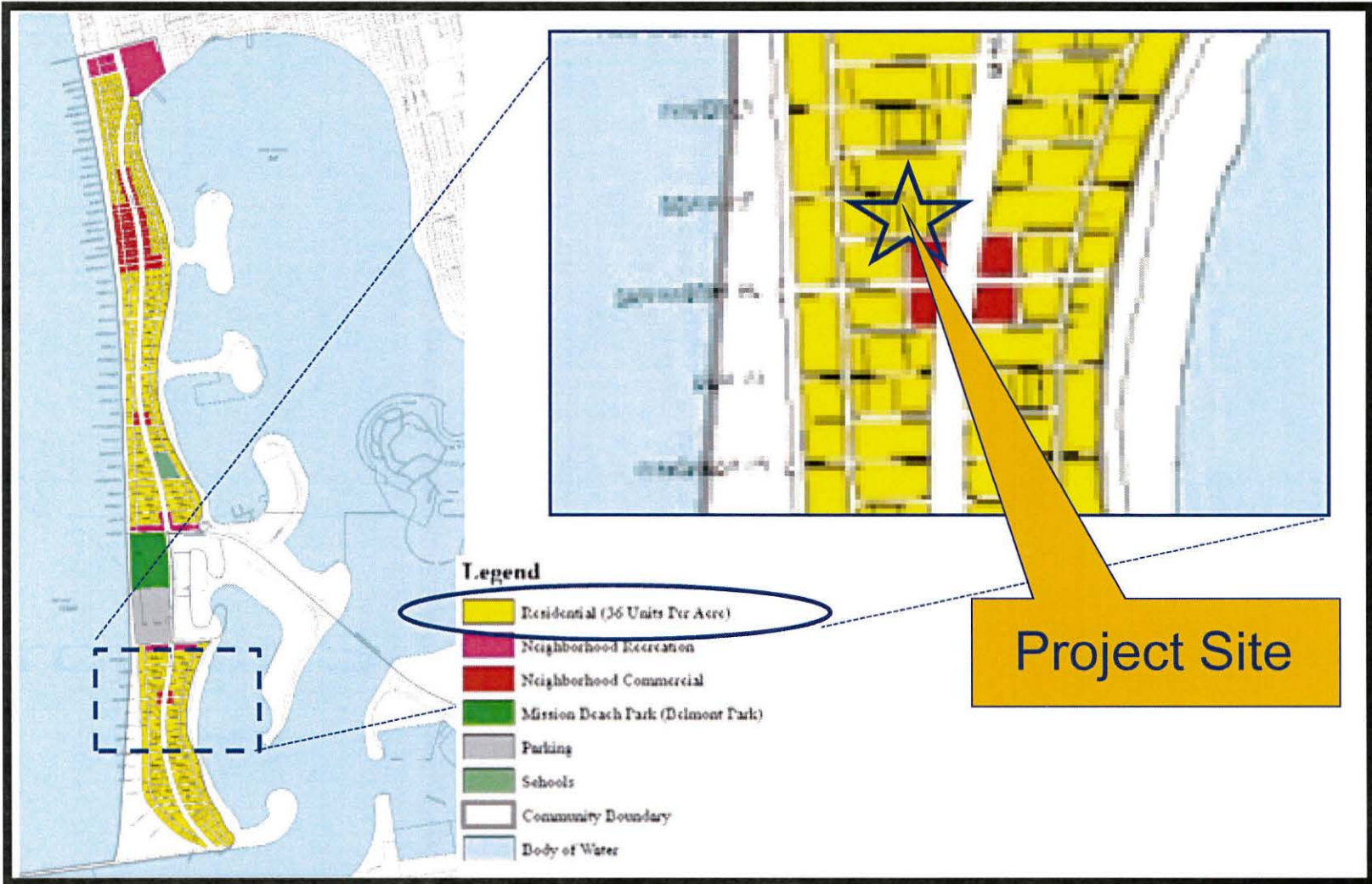


Zoning Map (R-S Zone MBPD)

Nelson Duplex; Project No. 296192

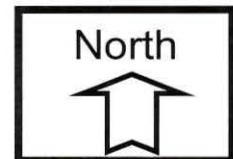
729 Devon Court





Mission Beach Community Land Use Map

Nelson Duplex; Project No. 296192
729 Devon Court



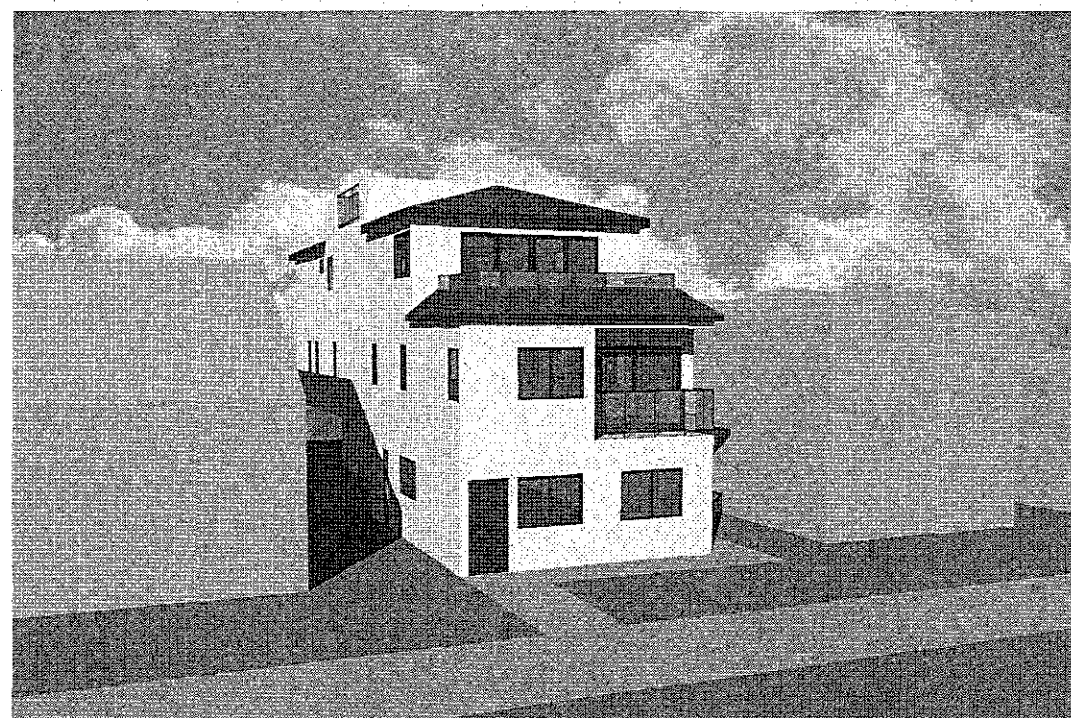
PROJECT DATA SHEET

PROJECT NAME:	Nelson Duplex - Project No. 296192	
PROJECT DESCRIPTION:	Demolition of an existing single-family dwelling unit and construction of a three story, 2,640 square-foot residential duplex.	
COMMUNITY PLAN AREA:	Mission Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential land use at a maximum 36 dwelling units per acre (DU/AC).	
<u>ZONING INFORMATION:</u>		
ZONE: R-S HEIGHT LIMIT: 30-foot maximum height limit/Coastal Height Limitation Overlay Zone LOT SIZE: 2,400 square feet FLOOR AREA RATIO: 1.1 LOT COVERAGE: 65 percent FRONT SETBACK: 10-foot SIDE SETBACK: 3-foot (min.) and 5-foot (Heights greater than 20-foot) STREETSIDE SETBACK: NA REAR SETBACK: 0-foot (min.) PARKING: 2 on-site spaces		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; R-S	Multi-Family Residential
SOUTH:	Residential & Neighborhood Commercial; R-S & NC-S	Multi-Family Residential & Mixed-Use
EAST:	Residential; R-S	Multi-Family Residential
WEST:	Residential; R-S	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 20, 2012, the Mission Beach Precise Planning Board voted 8-0-0 to deny the project. On March 19, 2013, revised plans were presented to the Mission Beach Precise Planning Board and they voted 11-0-0 to recommend approval of the project.	

NELSON DUPLEX

729 DEVON COURT
SAN DIEGO, CALIFORNIA 92109

A SUSTAINABLE PROJECT



COASTAL DEVELOPMENT PERMIT SUBMITTAL SET

MARCH 6, 2013

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

Project Address:
729 Devon Court
San Diego, CA 92109

Project Name:
NELSON RESIDENCE

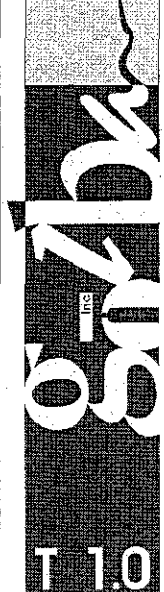
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TITLE SHEET

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 05-6-2013
Revision 1: 01-04-13

Original Date: 08-18-12
Sheet 1 of 12

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

NELSON RESIDENCE
729 DEVON COURT
SAN DIEGO, CA 92109



SPECIAL INSPECTIONS:

- GENERAL REQUIREMENTS:
- THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER DS-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
 - TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
 - A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION.
 - AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION.
 - A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.

GENERAL PLAN DEVELOPMENT GOALS

- THE PROPOSED INFILL DEVELOPMENT PROJECT AT 724 DEVON COURT RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.
- IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING:
- SOLAR PHOTO VOLTIC SYSTEM FOR GENERATING POWER ON SITE.
 - HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS IN BATHROOMS AND LAUNDRY AREAS.
 - ENERGY STAR APPLIANCES.
 - DUAL PANE LOW-E GLAZING ON ALL WINDOWS.
 - USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
 - USE OF ENGINEERED HOOD PRODUCTS.
 - NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS.
 - WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE.
 - USE OF PERMEABLE PAVING AT TANDEM PARKING.
 - USE OF RAIN SENSOR SHUT OFF DEVICES.
 - HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

ABBREVIATIONS

ACOB. ACoustical	ACCOUS. ACoustical	MATL. MATERIAL	MATERIAL
A.C.T. ADJUSTABLE	ACCOUS. ACoustical	MAX. MAXIMUM	MECHANICAL
A.F.F. AT FINISHED FLOOR	ADJ. ADJUSTABLE	MCH. MECHANICAL	MENBR. MEMBRANE
AGG. AGGREGATE	A.F.F. AT FINISHED FLOOR	MEZ. MEZZANINE	MFR. MANUFACTURER
ALUM. ALUMINUM	AGG. AGGREGATE	MIN. MINIMUM	MISC. MISCELLANEOUS
ALT. ALTERNATE	ALUM. ALUMINUM	MNO. MASONRY OPENING	M.S. MASONRY
A.P. ACCESS PANEL	ALT. ALTERNATE	MOV. MOVABLE	MUL. MULLION
APPROX. APPROXIMATE	A.P. ACCESS PANEL	MTD. MOUNTED	
ARCH. ARCHITECTURAL	APPROX. APPROXIMATE	MTL. METAL	
ASPH. ASPHALT	ARCH. ARCHITECTURAL	N. NORTH	
ASST. ASSISTANT	ASPH. ASPHALT	N.I.C. NOT IN CONTRACT	
AUTO. AUTOMATIC	ASST. ASSISTANT	NO. NUMBER	
	AUTO. AUTOMATIC	NOH. NOMINAL	
		N.T.S. NOT TO SCALE	
BD. BOARD			
BLDG. BUILDING			
BOT. BOTTOM			
B.U.R. BUILT UP ROOFINGS			
CAB. CABINET			
CIRC. CIRCULATION			
C.L. CENTER LINE			
CL. CLEAR			
CLS. CEILING			
CLO. CLOSET			
C.M.U. CONCRETE MASONRY UNIT			
C.O. COLUMN			
CONC. CONCRETE			
CONF. CONFERENCE			
CONN. CONNECTION			
CONSTR. CONSTRUCTION			
CONT. CONTINUOUS			
CONTR. CONTRACTOR			
COORD. COORDINATE			
CORR. CORRUGATED			
C.P.T. CARPET			
C.J. CONTROL JOINT			
C.T. CERAMIC TILE			
C.T.R. CENTER			
C.W. COLD WATER			
DBL. DOUBLE			
DEMO. DEMOLITION			
DEPT. DEPARTMENT			
DIAG. DIAGONAL			
DIF. DIFFUSER			
DIM. DIMENSION			
DIV. DIVISION			
DN. DOWN			
D.P. DAMPROOFING			
DR. DOOR			
DTL. DETAIL			
E. EAST			
EA. EACH			
EL. ELEVATION			
ELAS. ELASTOMERIC			
ELEC. ELECTRICAL			
ELEV. ELEVATOR			
EMER. EMERGENCY			
ENCL. ENCLOSURE			
ENSR. ENGINEER			
ENT. ENTRANCE			
E.J. EXPANSION JOINT			
E.PNL. ELECTRICAL PANEL			
E.Q. EQUIPMENT			
E.K.C. ELECTRIC WATER COOLER			
EXH. EXHAUST			
EXST. EXISTING			
EXP. EXPANSION			
EXT. EXTERIOR			
F.D. FLOOR DRAIN			
FEN. FOUNDATION			
F.E. FIRE EXTINGUISHER			
F.F. FINISH FLOOR			
F.H.C. FIRE HOSE CABINET			
FIN. FINISH			
FL. FLOOR			
FLEX. FLEXIBLE			
FLOR. FLUORESCENT			
FT. FOOT			
FRN. FURNITURE			
FURL. FURRING			
FUT. FUTURE			
GA. GAUGE			
GALV. GALVANIZED			
GEN. GENERAL			
GL. GLASS			
GND. GROUND			
GR. GRADE			
GYP. BO. GYPSUM BOARD			
H.C. HARD CORE			
HDWD. HARDWARE			
H.H. HOLLOW METAL			
HORZ. HORIZONTAL			
HR. HOUR			
HT. HEIGHT			
HTS. HEATING			
H.V.A.C. HEATING VENTILATION			
HXL. HOT WATER			
IN. INCHES			
INCAND. INCANDESCENT			
INCL. INCLUDED			
INSUL. INSULATED			
INT. INTERIOR			
INTERM. INTERMEDIATE			
JAN. JANITOR			
JT. JOINT			
KIT. KITCHEN			
LAM. LAMINATE			
LAIN. LAUNDRY			
LAV. LAVATORY			
LD(S). LINEAR FOOT			
L.F. LINEAR FOOT			
LT. LIGHT			
MACH. MACHINE			
MAINT. MAINTENANCE			
MAS. MASONRY			

SYMBOLS

SHEET NUMBER

A15

SHEET NUMBER
CATEGORY NUMBER
DISCIPLINE LETTER

NORTH ARROW

ELEVATION MARKS

BUILDING SECTION MARKS

WALL SECTION MARKS

DETAIL TARGETS

PLAN BLOW-UP DETAILS

DOOR SYMBOL

WINDOW SYMBOL

BATT INSULATION

PLAN NOTE TARGET

CENTER LINE

ELEVATION TARGETS

INTERIOR ELEVATION TARGETS

PROJECT DATA

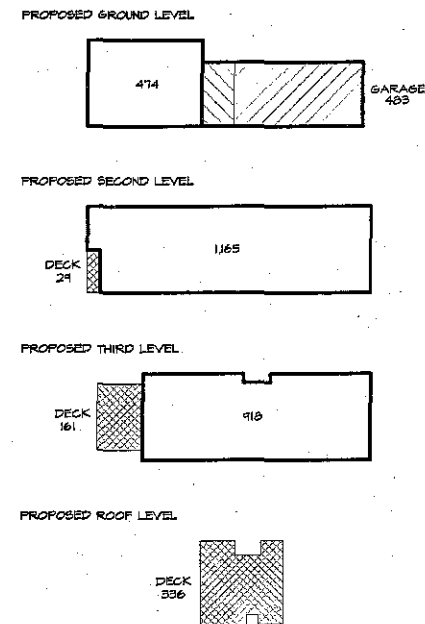
PROJECT DESCRIPTION:	DEMOLITION OF EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A RESIDENTIAL DUPLEX WITH GARAGE AND GARPORT.
SITE ADDRESS:	724 DEVON COURT SAN DIEGO, CA 92109
ASSESSORS PARCEL NUMBER:	423-645-05
LEGAL DESCRIPTION:	MAP 1804 (1851) MISSION BEACH ALTERED MAP
YEAR EXISTING STRUCTURE WAS BUILT:	1941
EXISTING SOIL CONDITIONS:	DISTURBED
LOT USE	EXISTING: SINGLE FAMILY RESIDENCE. PROPOSED: RESIDENTIAL DUPLEX
LOT ZONING:	MBPD-R-5
LOT SIZE:	2,410 S.F.
ALLOWABLE LOT COVERAGE:	1,561 SF (65% OF LOT)
PROPOSED LOT COVERAGE:	1,052 SF (1,052 SF < 1,561 SF)
OVERLAY ZONES:	COASTAL HEIGHT LIMITATION, COASTAL OVERLAY ZONE (APPEALABLE AREA), PARKING IMPACT (BEACH IMPACT), RESIDENTIAL TANDEM PARKING, MISSION BEACH PRECISE PLAN & LOCAL COASTAL PROGRAM AREA, AIRPORT ENVIRONS, ALLCP NOISE (LINDBERG FIELD), AIRPORT INFLUENCE, AIRPORT APPROACH OVERLAY ZONE.
OCCUPANCY:	R-3
BUILDING CODE:	2010 C.B.C.
CONSTRUCTION TYPE:	TYPE V-B
NUMBER OF STORIES	EXISTING: 1 PROPOSED: 3
BUILDING HEIGHT	EXISTING: 12'-6" (4-1) PROPOSED: 24'-0 1/4" (MAX 30'-0" ALLOWED)
ALLOWABLE FAR:	2.651 (2,410 X 1.1)
PROPOSED SQ. FT.	HABITABLE: 474 S.F. GROUND LEVEL: 1,165 S.F. SECOND LEVEL: 916 S.F. THIRD LEVEL: 85 S.F. (483 S.F. - 400 S.F.) NON-EXEMPT (GARAGE): 483 S.F. TOTAL HABITABLE: 2,640 S.F.
NON-HABITABLE:	GARAGE: 483 S.F. TOTAL NON-HABITABLE: 483 S.F.
TOTAL FLOOR AREA:	2,644 S.F. < 2,651 S.F. ALLOWED
DECKS:	SECOND LEVEL: 24 S.F. THIRD LEVEL: 161 S.F. ROOF DECK: 356 S.F. TOTAL DECKS: 526 S.F.
PARKING REQUIREMENTS	PROPOSED: 4 SPACES (7.00 PER UNIT AS REQUIRED)

PROJECT DIRECTORY

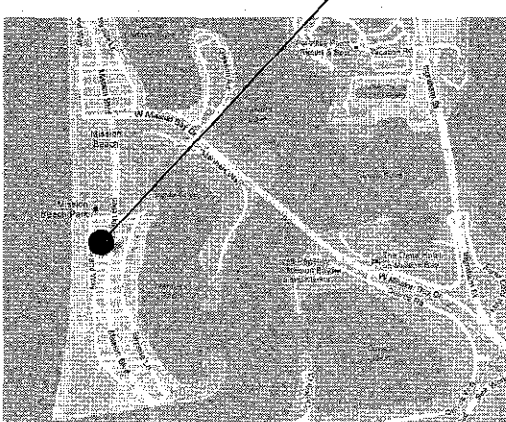
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TS	TOPOGRAPHIC SURVEY
ARCHITECTURAL	A1.0 SITE PLAN A1.1 FIRST & SECOND LEVEL FLOOR PLAN A1.2 THIRD LEVEL FLOOR & ROOF PLAN A2.0 ELEVATIONS A2.1 ELEVATIONS A2.2 SECTIONS L1 LANDSCAPE PLAN

CONSULTANT DIRECTORY

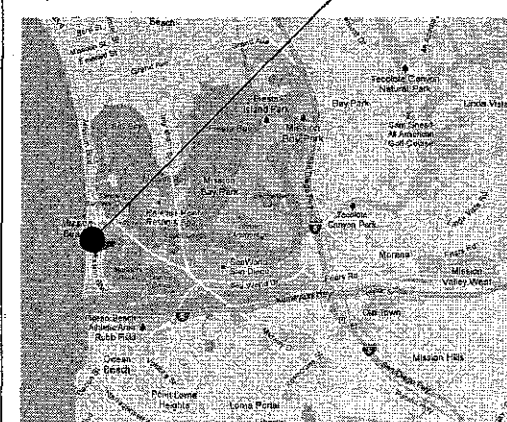
OWNER:	TRINE AND DENNIS NELSON 124 DEVON COURT SAN DIEGO, CA 92109
ARCHITECT:	GOLBA ARCHITECTURE, INC. 1940 GARNET AVE., #100 SAN DIEGO, CA 92104 TEL: (619) 231-4405 CONTACT: CHAD BEAVER
SURVEYOR:	SAN DIEGO LAND SURVEYING 5665 CHEESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92128 TEL: (858) 565-8862 CONTACT: ROBERT BATEMAN



VICINITY MAP NO SCALE SITE LOCATION



AREA MAP NO SCALE SITE LOCATION



Prepared By:
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Golba Architecture
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(619) 231-4405
Fax: (858) 750-3471

Project Address:
724 Devon Court
San Diego, CA 92109

Project Name:
NELSON RESIDENCE

Sheet Title:
LEGEND & PROJECT DATA

Revision 14:
Revision 13:
Revision 12:
Revision 11:
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Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 03-06-15
Revision 1: 01-04-13

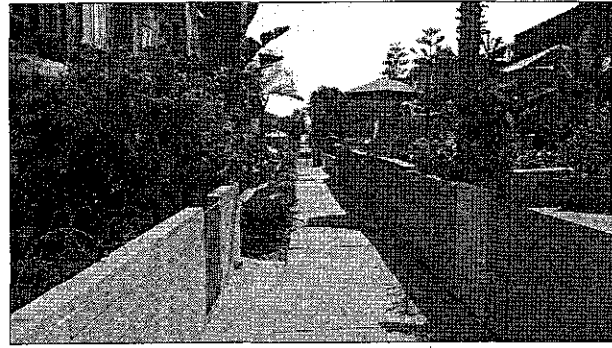
Original Date: 08-18-12
Sheet 2 of 12

GOLBA ARCHITECTURE in c
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego, California 92109
Phone: (619) 231-4405 Fax: (858) 750-3471

NELSON RESIDENCE
724 DEVON COURT
SAN DIEGO, CA 92109

STATE REGISTERED ARCHITECT
STATE OF CALIFORNIA
No. 4478

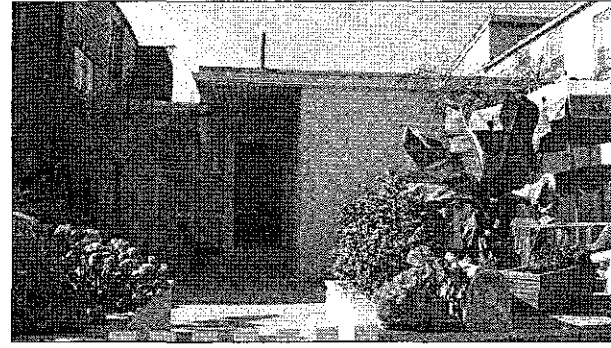
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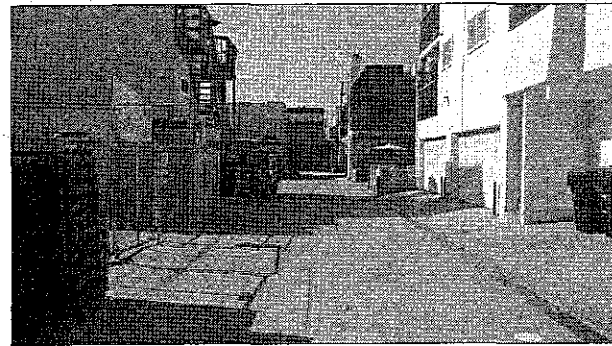
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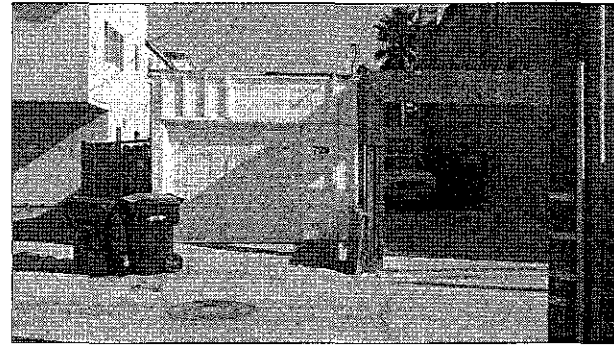
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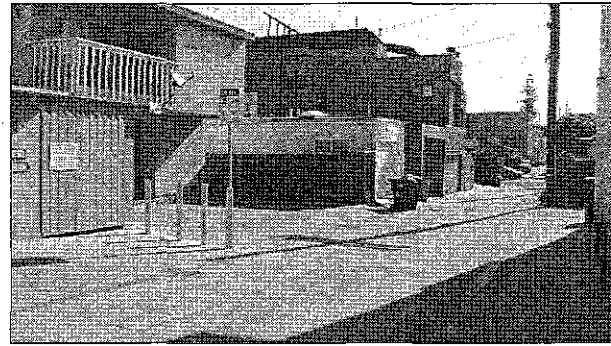
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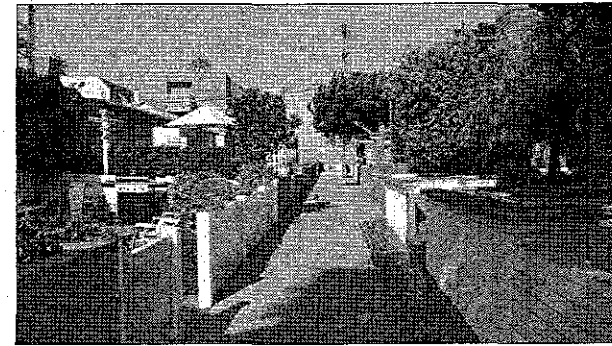
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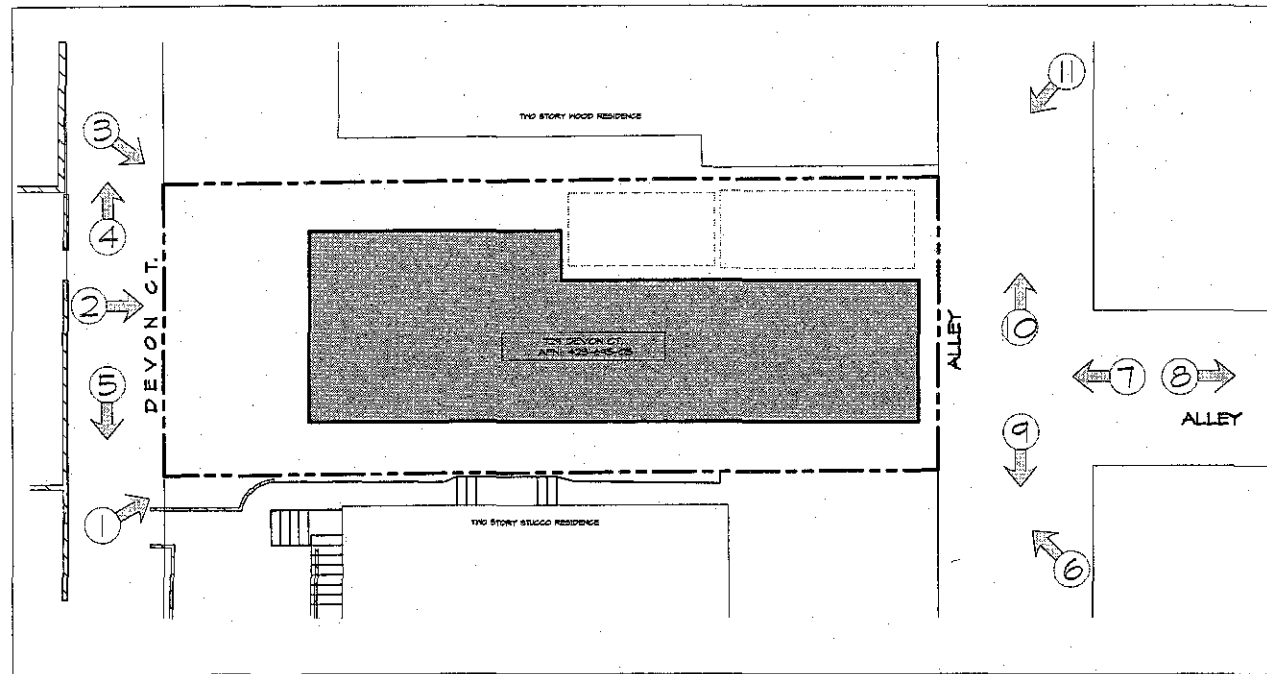
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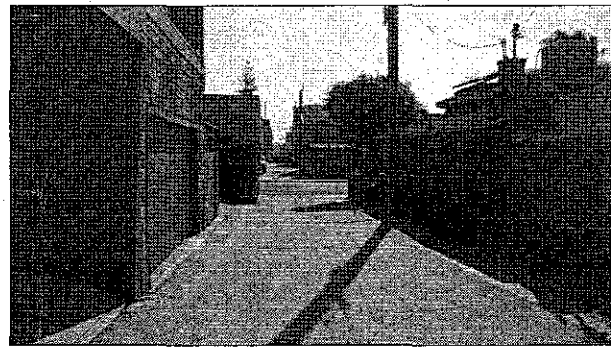
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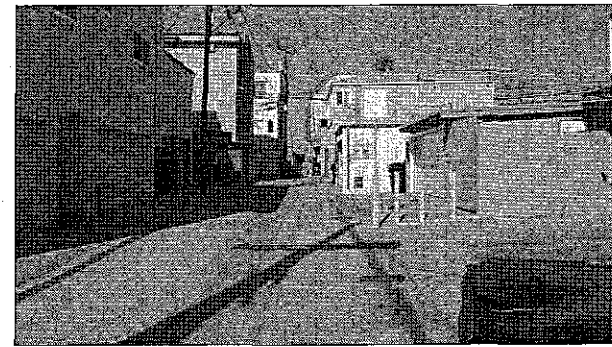
⑤



PHOTOGRAPHIC SURVEY
SCALE: N.T.S.



⑩



⑨



⑪

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Project Name:
NELSON RESIDENCE
Sheet Title:

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Revision 1: 04-31-12

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PHOTOGRAPHIC
SITE SURVEY

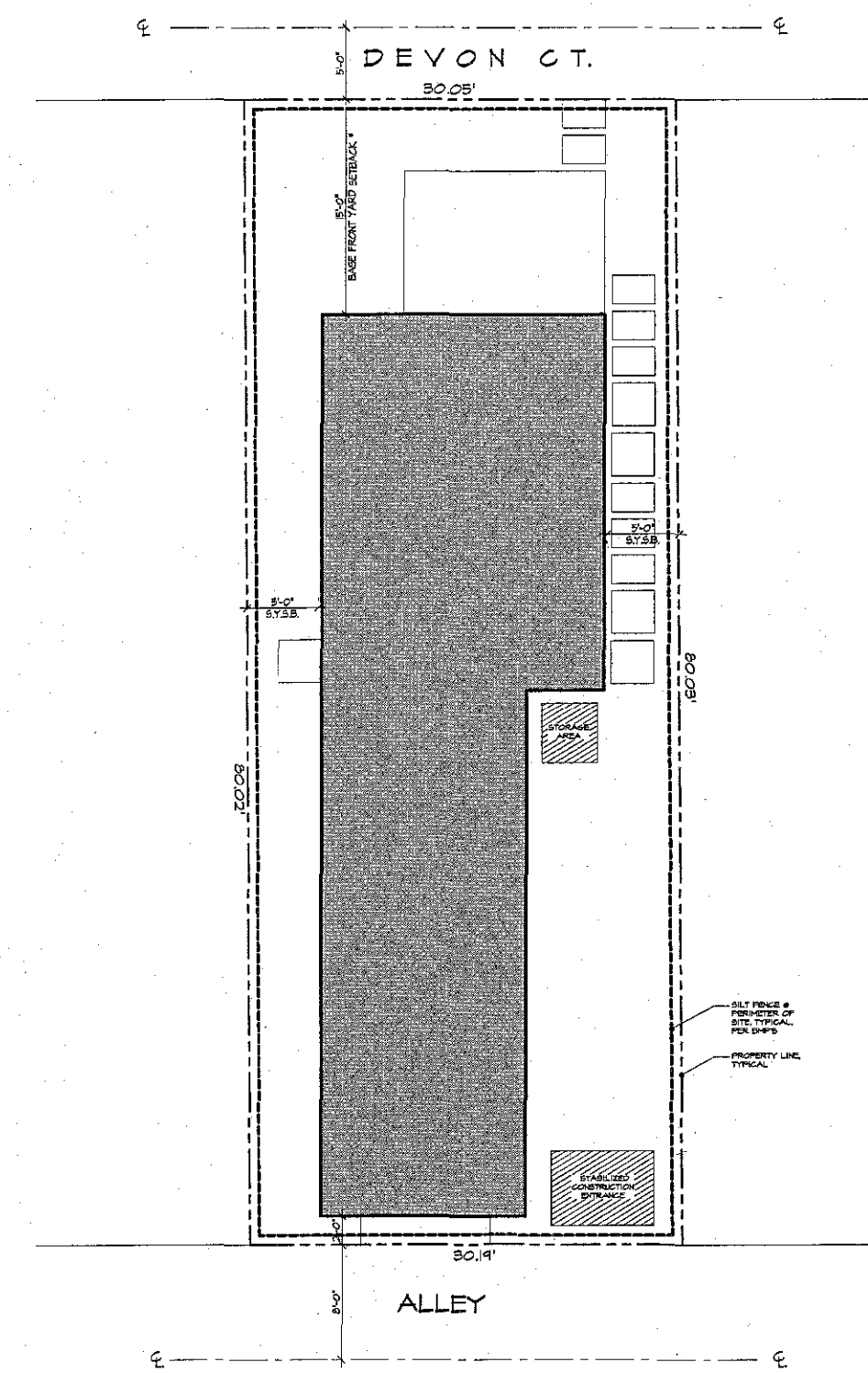
GOLBA ARCHITECTURE
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NELSON RESIDENCE
729 DEVON COURT
SAN DIEGO, CA 92109



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REV. DATE: DATE:



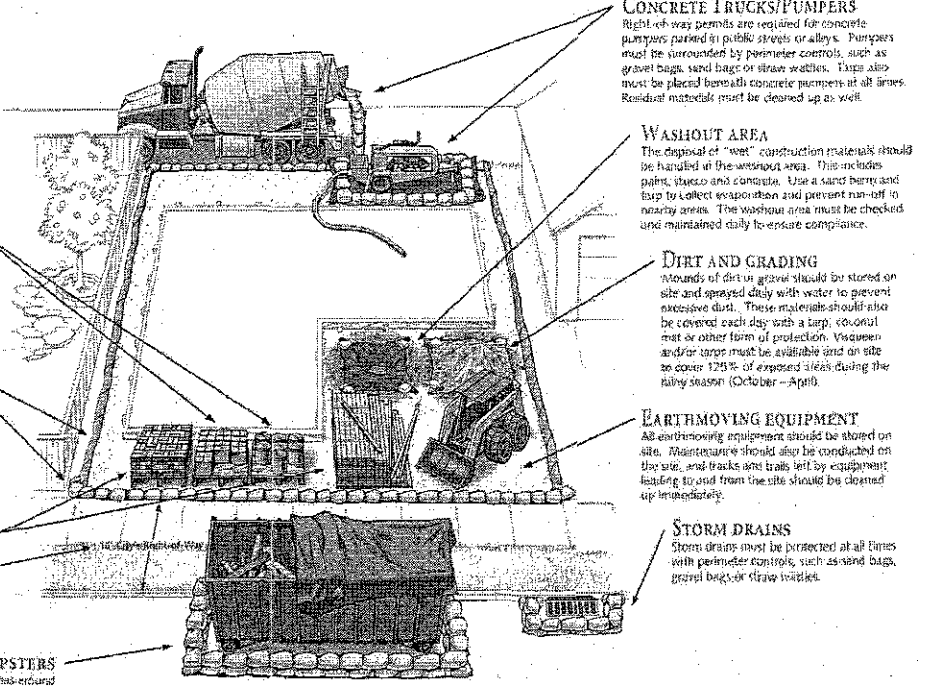
SITE OVERVIEW
Protecting clean air and clean water improves our quality of life and preserves the local environment for our children and future generations.
Unauthorized spills at work sites can flow into storm drains and pollute the ocean or bay. These spills are prohibited by law.
The following drawing illustrates Best Management Practices (BMPs) that must be used at all construction sites in the City to protect storm drains and minimize pollution.

PAINT AND STUCCO
All paint and stucco materials stored on the site must be contained and covered. It is illegal for contractors to wash out paint brushes in the street or dump any residues in the sewer or storm drains. Paint brushes and spray guns shall be cleaned/reformed out into a hazardous materials drum or back into its original container and disposed of properly.

PERIMETER CONTROLS
Gravel bags, silt fences and straw wattles are acceptable perimeter controls, and shall be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment, as they can damage the materials. Keep extra absorbent materials and/or a wet/dry vacuum on site to quickly pick up unintended spills. Sites must also be checked and maintained daily.

BUILDING MATERIALS/STAGING AREAS
Construction materials must be stored on site at all times. The only exception is if you have a right-of-way permit. The City's right-of-way is generally 16' from the face of the curb to the vehicle roadway line. Building materials should always be covered when not in use to prevent run-off caused by wind or rain. To apply for a right-of-way permit, contact the Engineering and Project Development Department at (619) 444-2000.

DUMPSTERS
Always cover dumpsters with a tarp/blanket. Areas around dumpsters should be swept daily. Perimeter controls should also surround dumpsters. If dumpsters are kept on the street, right-of-way permits are needed for them.



CONCRETE TRUCKS/PUMPHERS
Right-of-way permits are required for concrete pumps/pumpers parked in public streets or alleys. Pumps must be surrounded by perimeter controls, such as gravel bags, sand berm or straw wattles. Tarp also must be placed beneath concrete pumps at all times. Residual materials must be cleaned up as well.

WASHOUT AREA
The disposal of "wet" construction materials should be handled at the washout area. This includes paint, stucco and concrete. Use a sand berm and tarp to collect washout and prevent run-off to nearby areas. The washout area must be checked and maintained daily to ensure compliance.

DIRT AND GRADING
Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. These materials should also be covered each day with a tarp, erosion mat or other form of protection. Visqueen and/or tarp must be available and on site to cover 125% of exposed areas during the rainy season (October - April).

EARTHMOVING EQUIPMENT
All earthmoving equipment should be stored on site. Maintenance should also be conducted on the site, and tracks and trails left by equipment leaving to and from the site should be cleaned up immediately.

STORM DRAINS
Storm drains must be protected at all times with perimeter controls, such as sand bags, gravel bags or straw wattles.

POST-CONSTRUCTION BMP REPORT

PROJECT: LIK RESIDENCE
ADDRESS: 108 SAN JOSE PLACE, SAN DIEGO, CA 92104
APN: 423-570-13

PROJECT DESCRIPTION
THE PROJECT IS THE CONSTRUCTION OF A NEW 3-STORY, 1,422 S.F. SINGLE FAMILY RESIDENCE.

ACCORDING TO APPENDIX A, STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST, THIS PROJECT IS SUBJECT ONLY TO THE STANDARD PERMANENT STORM WATER BMP REQUIREMENTS. IT IS ALSO RATED "LOW PRIORITY" FOR THE CONSTRUCTION SITE.

POLLUTANTS
THE POTENTIAL POLLUTANTS ACCORDING TO SECTION III.A THAT ARE RELEVANT TO THIS PROJECT WOULD BE SEDIMENTS, NUTRIENTS, PESTICIDES, TRASH & DEBRIS.

SITE DESIGN BMPs:
NEW LANDSCAPING AND HARDSCAPING TO BE INSTALLED PER THE CITY OF SAN DIEGO GUIDELINES. NEW DECKS SHALL SLOPE AND DRAIN TO LANDSCAPING BELOW. SILT FENCE TO BE PROPERLY AND EFFECTIVELY INSTALLED AROUND PERIMETER OF PROJECT DURING CONSTRUCTION.

SOURCE CONTROL BMPs:
THERE WILL BE NO HAZARDOUS WASTE STORED. NEW LANDSCAPING AND IRRIGATION TO BE INSTALLED PER CITY OF SAN DIEGO GUIDELINES.

OPERATION AND MAINTENANCE:
MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER. THE OWNER AGREES TO KEEP THE LANDSCAPE AREAS TRIMMED AND CLEARED OF DEBRIS. NATURAL FORMS OF PEST CONTROL WILL BE IMPLEMENTED.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (http://www.sandiego.gov/water_quality/programs/stormwater/), AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (<http://www.sandiego.gov/development-services/index/stormwater.shtml>)
2. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREETS OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
3. ALL STOCKPILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
5. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
6. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

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Revision 2: 05-06-13
Revision 1: 01-09-13

Project Name: NELSON RESIDENCE
Original Date: 08-18-12
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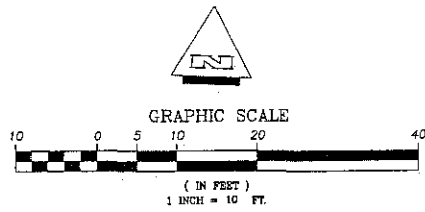
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WPCP SHEET

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LEGAL DESCRIPTION:

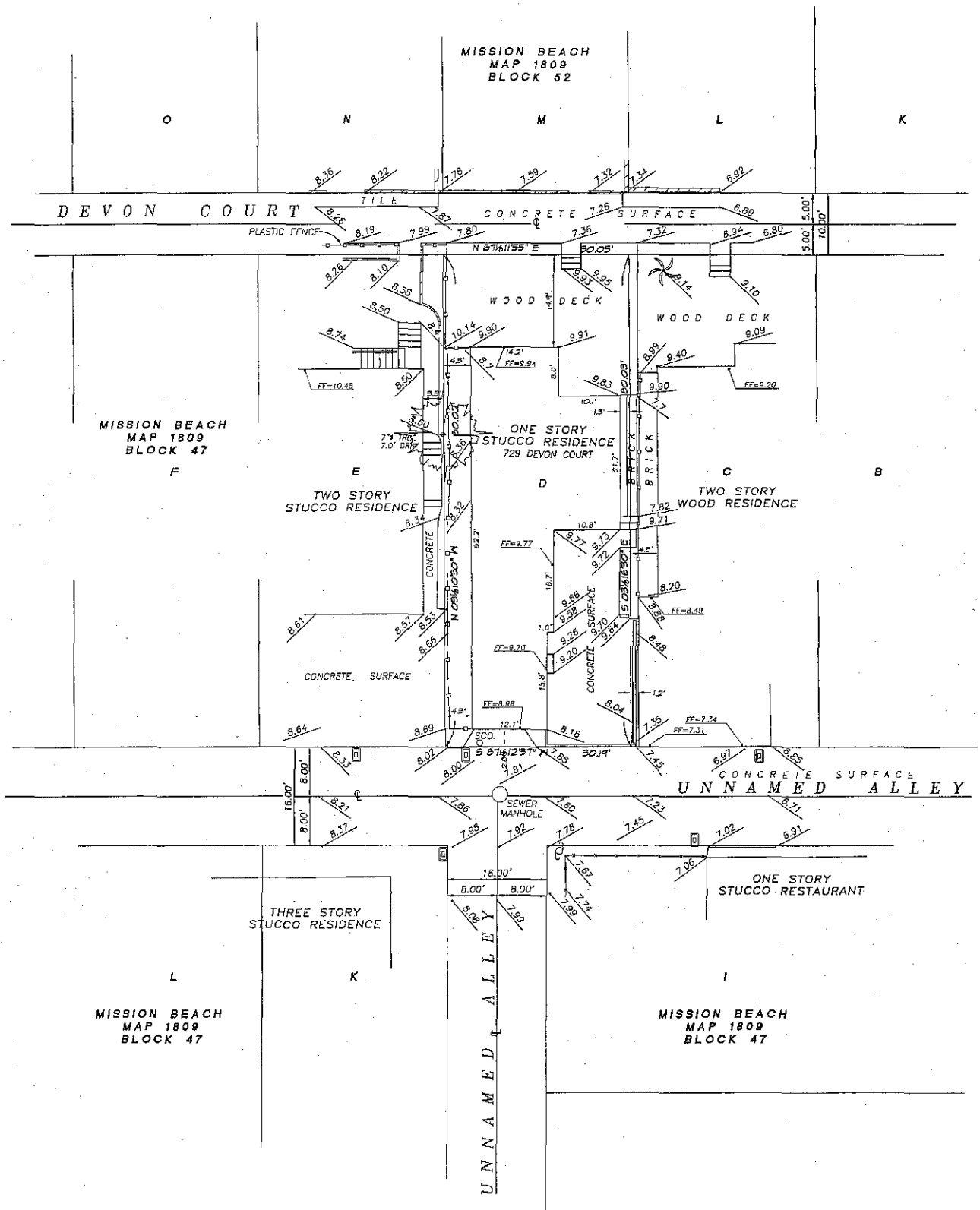
LOT D IN BLOCK 47 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1809, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 13, 1924.

BENCH MARK:

CITY OF SAN DIEGO BENCH MARK:
SOUTHEAST BRASS PLUG AT THE INTERSECTION OF MISSION BOULEVARD AND CAPISTRANO PLACE.
ELEVATION = 5.029 M.S.L.

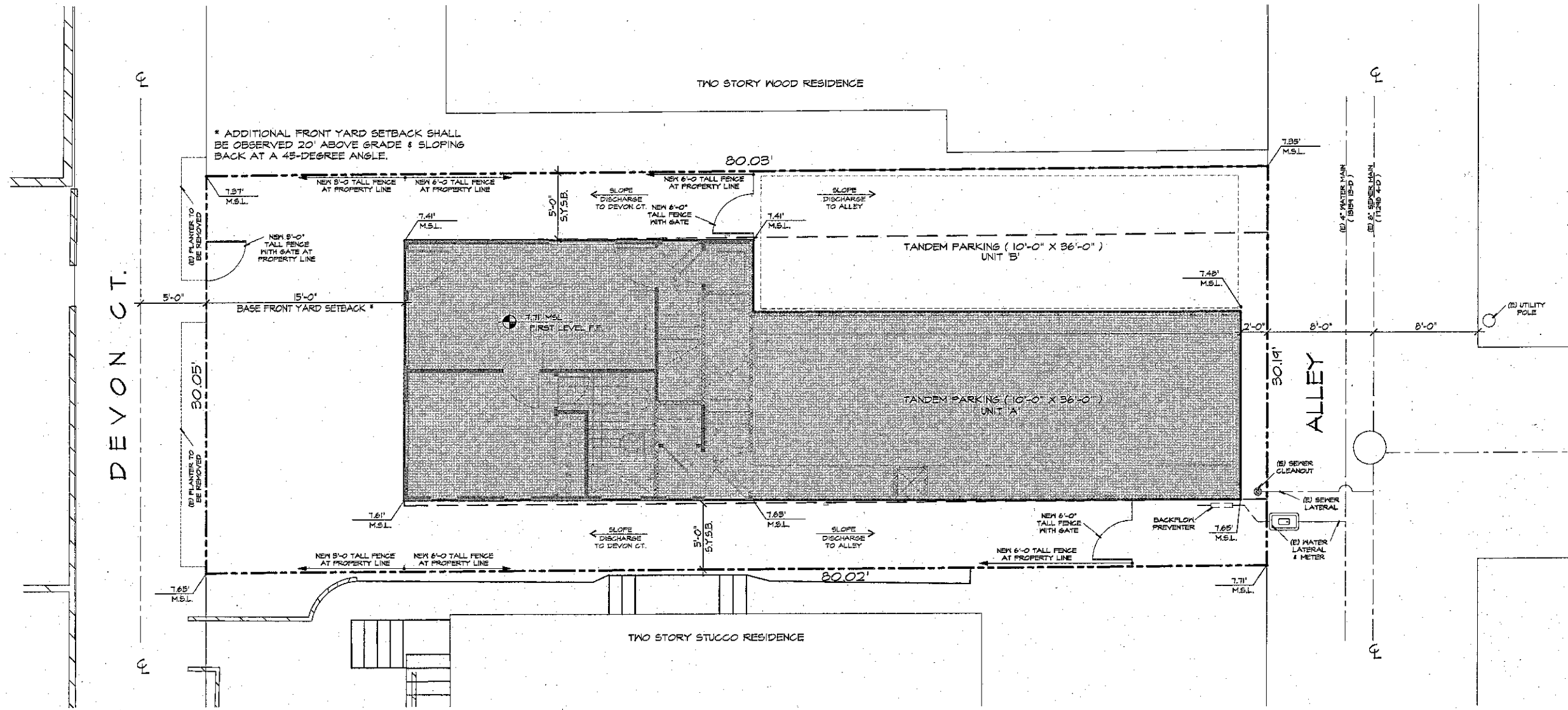
LEGEND:

- ⊕ INDICATES UTILITY POLE
- SCD INDICATES SEWER CLEAN OUT
- ⊞ INDICATES WATER METER
- — — — — INDICATES CHAIN LINK FENCE
- — — — — INDICATES WOOD FENCE, EXCEPT AS NOTED.
- ▬▬▬▬▬▬ INDICATES WALL



TOPOGRAPHICAL SURVEY		
For the exclusive use of: DENNIS NELSON 4920 RICHWOOD CT FAIR OAKS, CALIFORNIA 95628		
San Diego Land Surveying & Engineering, Inc. 9665 Chesapeake Drive, Suite 446, San Diego, California 92123-1364 Phone: (619) 585-8262 Fax: (619) 585-4354		
Date: 01-05-2012	Revised:	Revised:
Scale: 1"=10'	Drawn by: C.H.G.	Sheet 1 of 1 Sheet
Drawing: Devon Ct 729 Topo	A.P.N. 423-695-05	

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



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

SITE NOTES:

- THIS PROJECT SHALL NOT EXCEED 50' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 152.0505(a).
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
- THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
- PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW & EXISTING STRUCTURES VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (MPC 401.4.4) MIN. SIZE OF NUMBERS SHALL BE 12".
- RECONSTRUCT ANY DAMAGED PORTIONS OF THE SIDEWALK, MAINTAINING THE EXISTING HISTORIC SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTOR'S STAMP, ADJACENT TO THE SITE ON DEVON COURT.
- NO ACCESS GATE SHALL SWING OPEN INTO THE DEVON COURT OR ALLEY RIGHT OF WAY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

SPECIAL NOTE 1:
THE EXISTING WATER AND SEWER SERVICES WILL REMAIN. CITY IMPROVEMENT PLANS:
- 1B184 B-D
- 1T248 4-D

SPECIAL NOTE 2:
PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL REMOVE ALL THE PRIVATE ENCROACHMENTS IN THE DEVON COURT RIGHT OF WAY.

CATEGORY	VOLUME	DEPTH
CUT	14.0 CU. YDS.	3'-0"
FILL	14.0 CU. YDS.	3'-0"
EXPORT	N/A	N/A
IMPORT	N/A	N/A

-----	INDICATES PROPERTY LINE
-----	INDICATES SETBACK LINE

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NELSON RESIDENCE

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SITE PLAN

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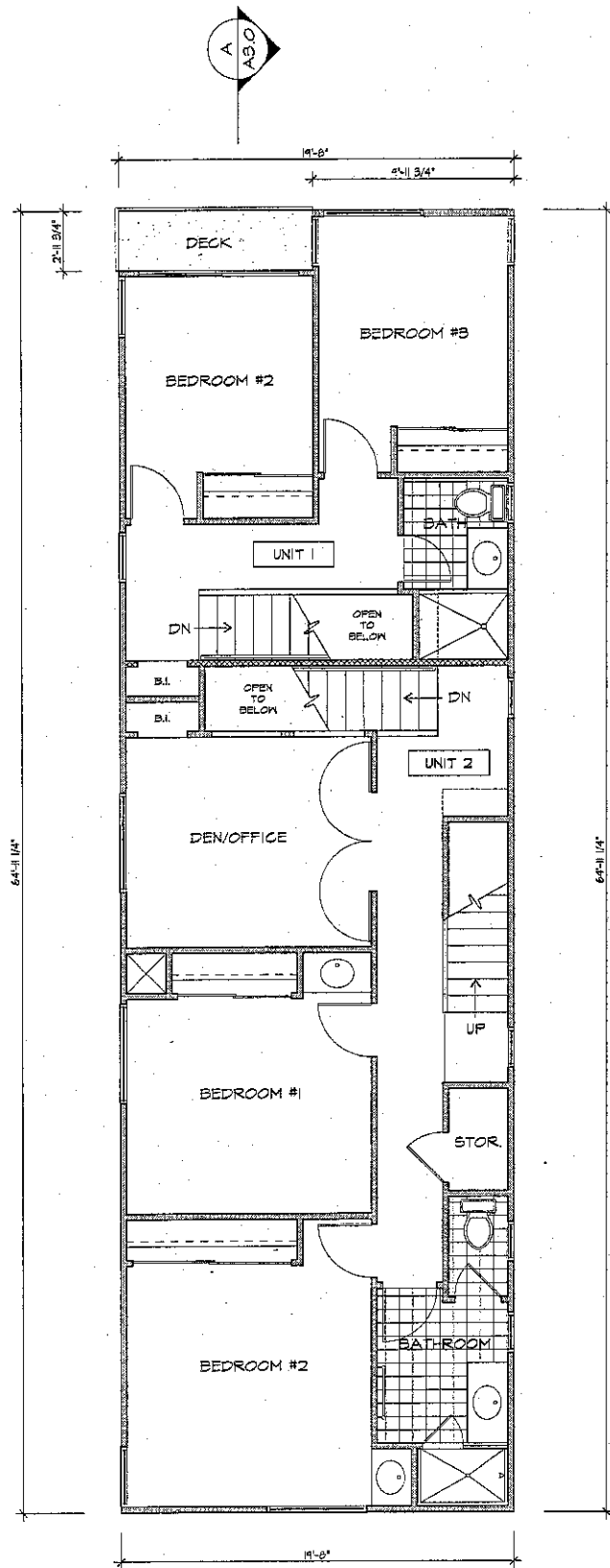
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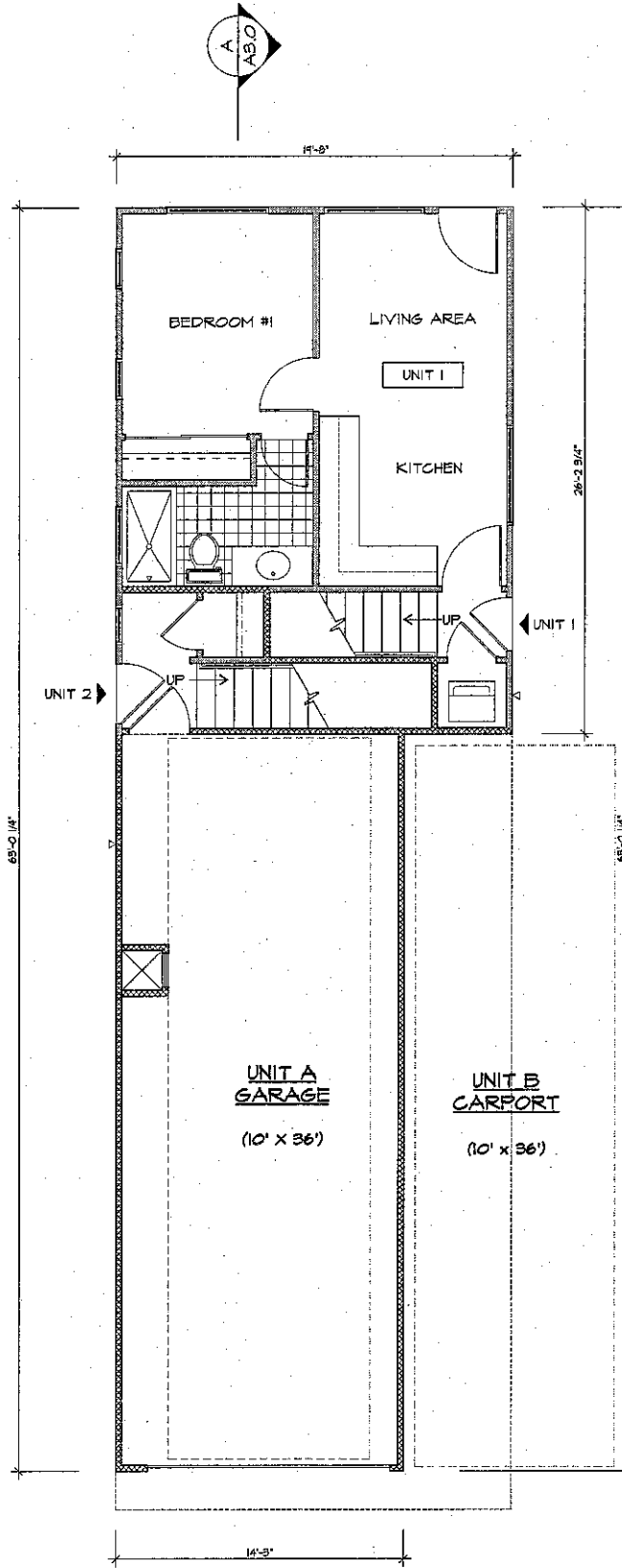
NELSON RESIDENCE
729 DEVON COURT
SAN DIEGO, CA 92109



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SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



PLAN NOTES:

- NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45DB (COMMUNITY NOISE EQUIVALENT LEVEL) FOR ALL HABITABLE ROOMS.

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FLOOR PLANS

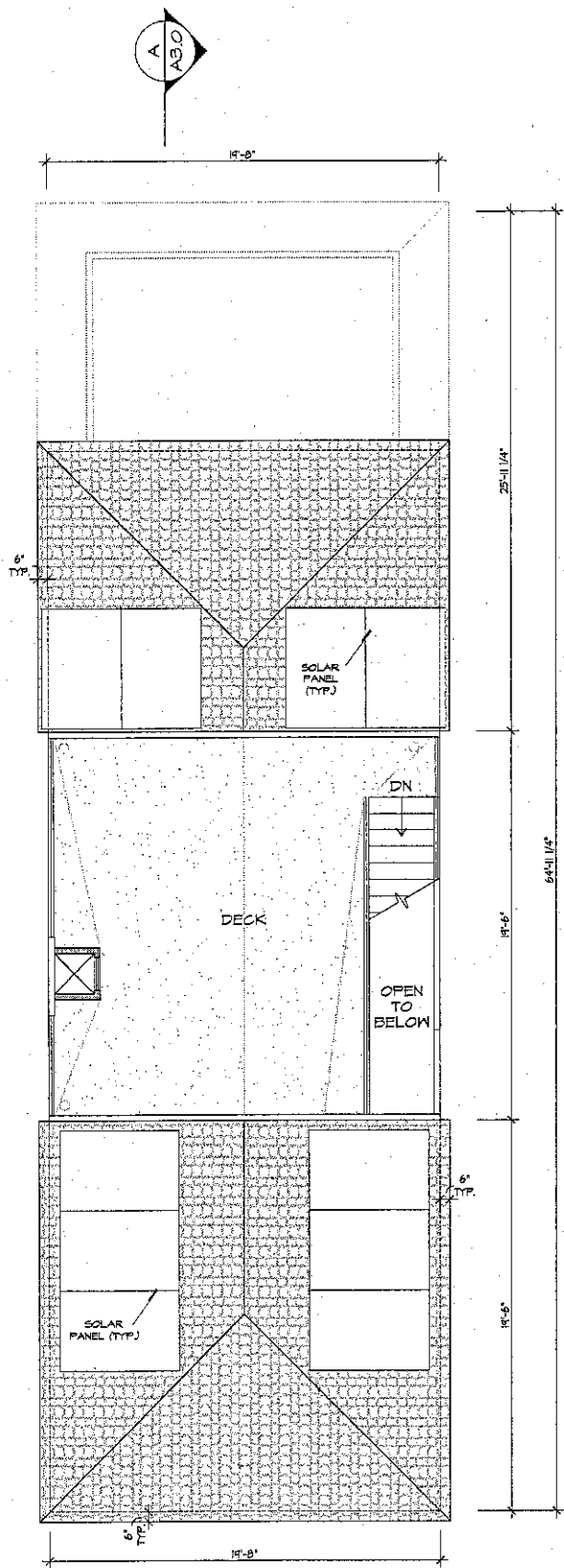
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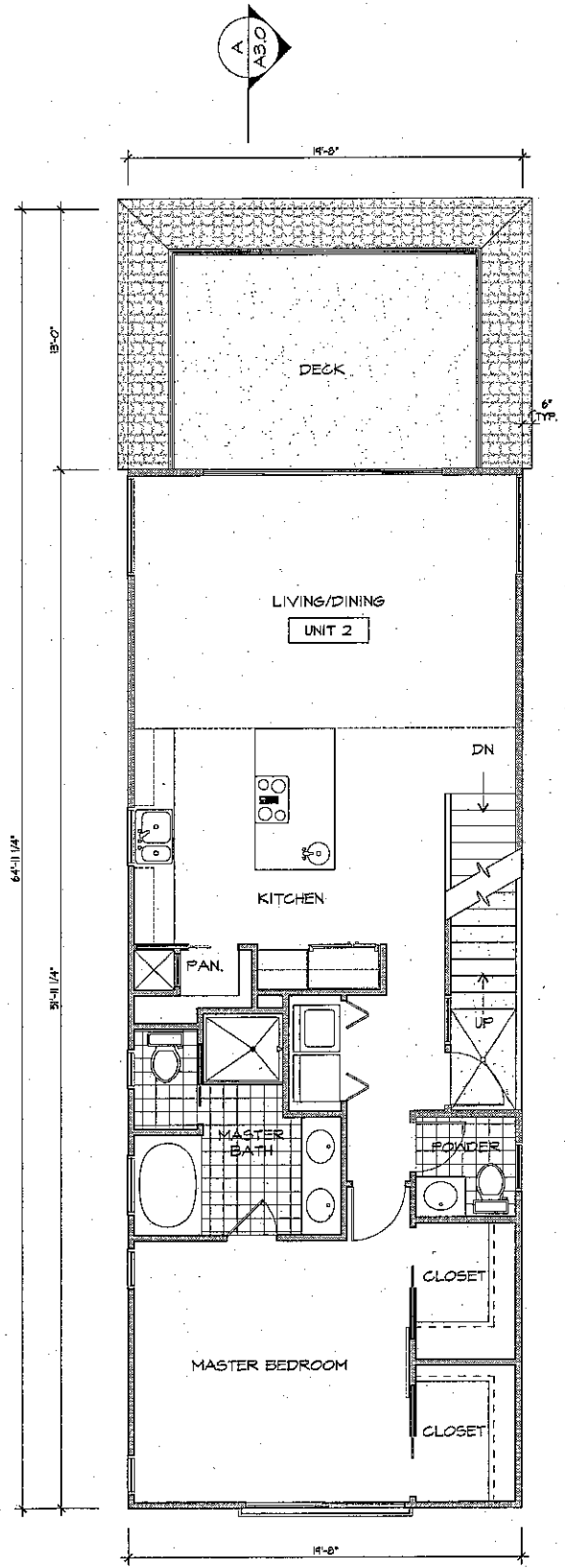


San Diego
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DWG 07-25-12



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



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

PLAN NOTES:
1. NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45dB CNEL/COMMUNITY NOISE EQUIVALENT LEVEL FOR ALL HABITABLE ROOMS.

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**FLOOR & ROOF
PLAN**

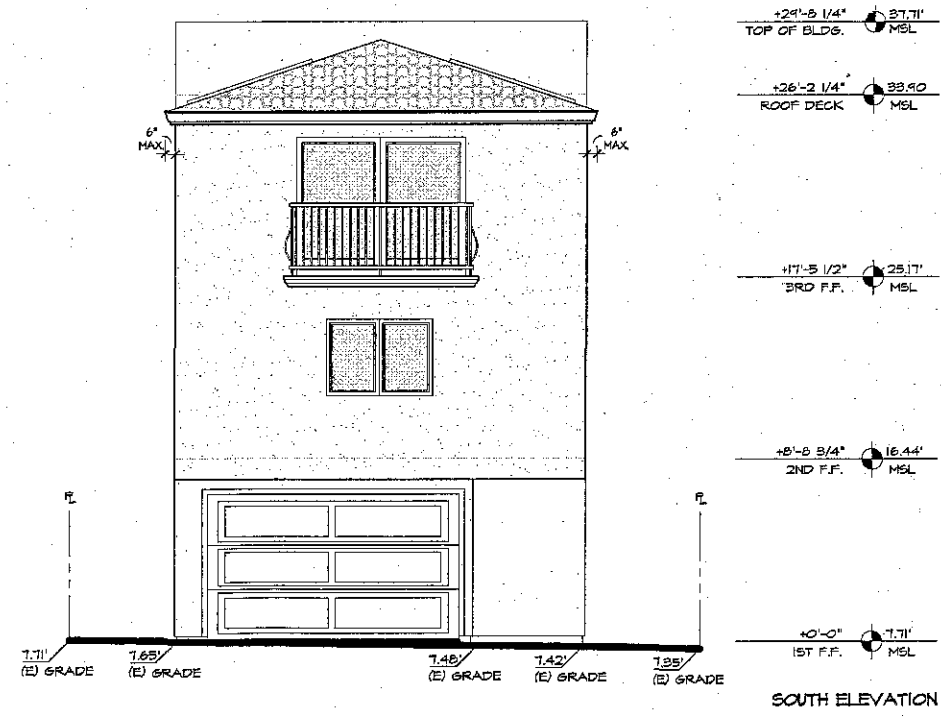
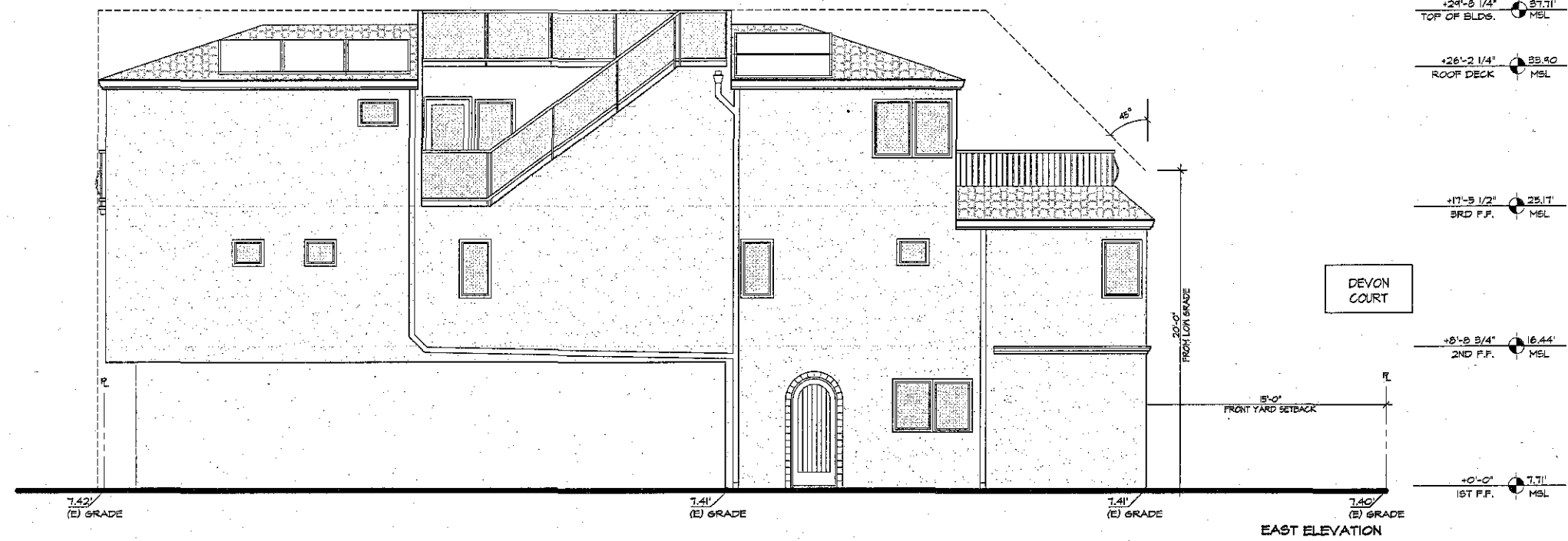
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ALL



SOUTH ELEVATION

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

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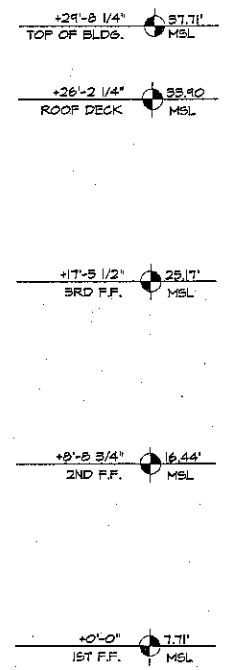
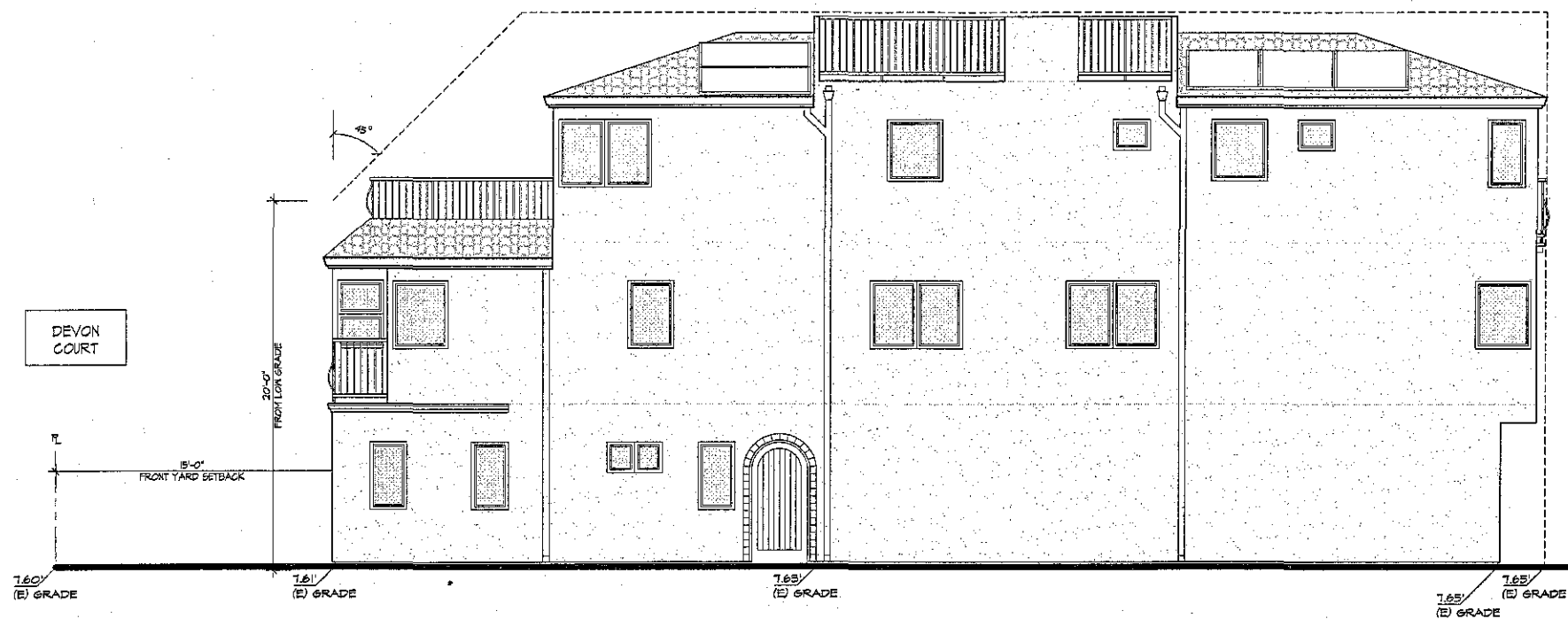
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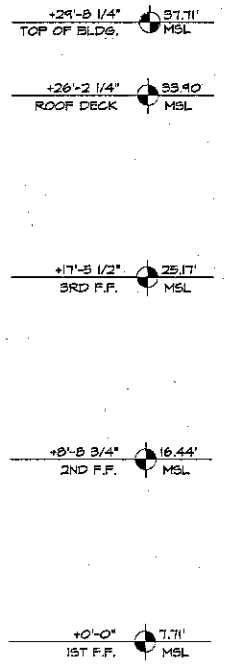
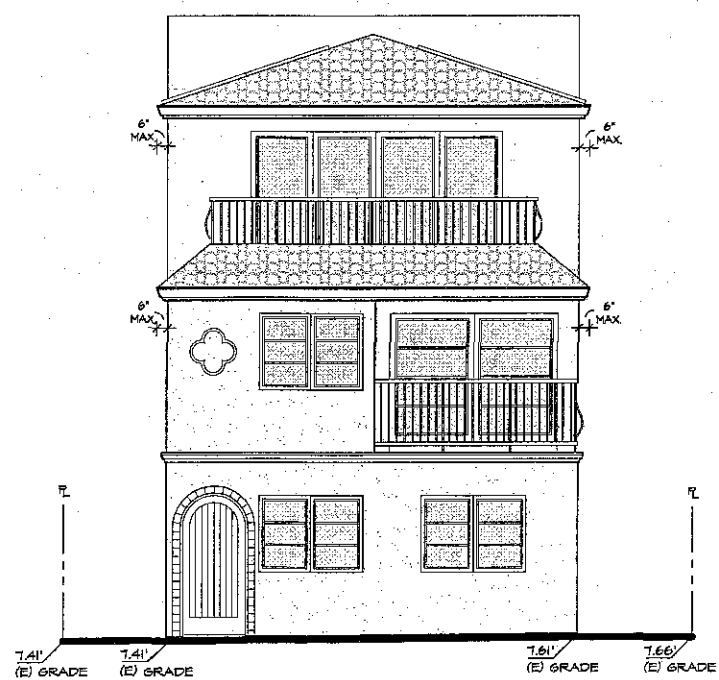


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DATE: _____ REV. DATE: _____



WEST ELEVATION



NORTH ELEVATION

ELEVATIONS

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

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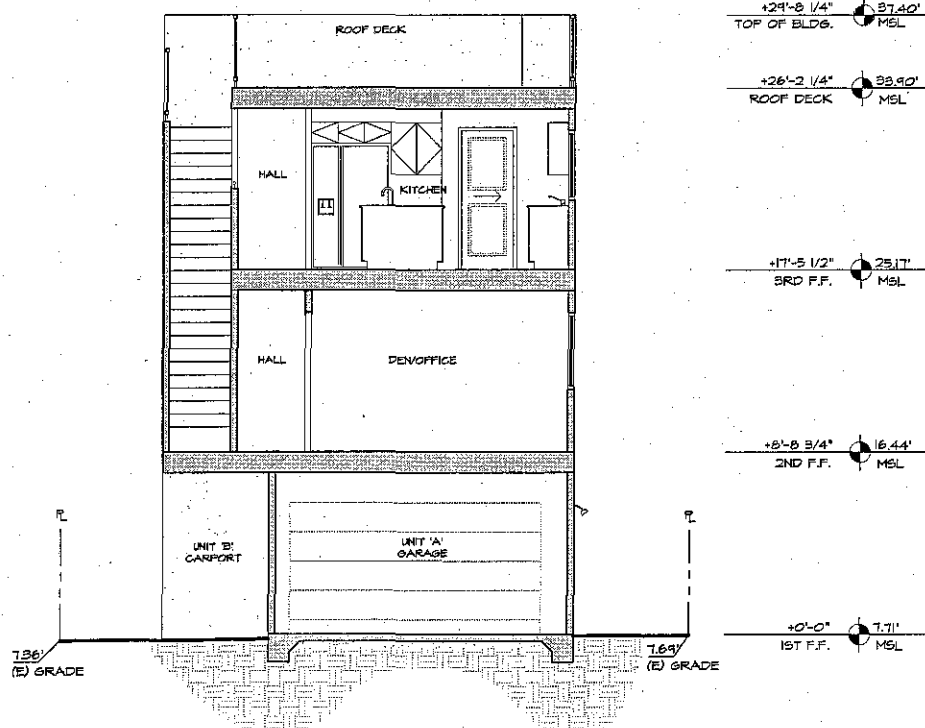
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REV. DATE:
 DATE:
 DATE:



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

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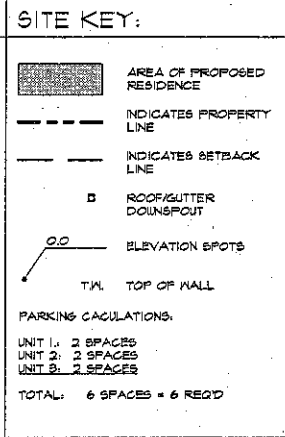
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LANDSCAPE CALCULATIONS:

FRONT YARD:	65% LANDSCAPE (218 SF LANDSCAPE / 451 SF AREA)
SIDE YARD (EAST):	65% LANDSCAPE (230 SF LANDSCAPE / 400 SF AREA)
SIDE YARD (WEST):	40% LANDSCAPE (391 SF LANDSCAPE / 400 SF AREA)
REAR YARD (ALLEY):	NOT REQUIRED (82 SF LANDSCAPE)
PERCENTAGE OF LANDSCAPE FOR LOT:	40% (914 SF LANDSCAPE / 2,410 LOT AREA)



LANDSCAPING LEGEND

<p>TREES:</p> <p>FORM: UPRIGHT TREE FUNCTION: SCREENING & SHADE</p> <p>NASHINGTONIA ROBUSTA MEXICAN FAN PALM 10' BTM (BROWN TRUNK HEIGHT) BROADLEAF EVERGREEN MIN. HEIGHT AT MATURITY: 25 FEET</p> <p>OPTIONAL ALTERNATIVES: *DAUHINIA PURPUREA PURPLE ORCHID TREE *CASSIA LEPTOPHYLLA GOLD MEGALION TREE *BRAHIA ARMATA FAN PALM</p> <p>(*ALL TREES FROM CITY OF SAN DIEGO TREE SELECTION GUIDE)</p>	<p>SHRUBS:</p> <p>FORM: VERTICAL SHRUB FUNCTION: SCREENING</p> <p>PHORMIUM TENAX NEW ZEALAND FLAX 5 GAL. MIN. EVERGREEN PERENNIAL COLOR</p> <p>FORM: VERTICAL SHRUB FUNCTION: SCREENING</p> <p>PITTOSPORUM TOBIRA "VARIEGATED TOBIRA" 5 GAL. MIN. PERIMETER HEDGE</p> <p>OPTIONAL ALTERNATIVES FOR SHRUBS: BUDDLEIA DAVIDII BUTTERFLY BUSH - DECIDUOUS LAVANDULA ANGSTUFOLIA ENGLISH LAVENDER - BROADLEAF EVERGREEN</p>	<p>GROUND COVER:</p> <p>FORM: HORIZONTAL SHRUB FUNCTION: GROUND COVER</p> <p>HEDRA HELIX ENGLISH IBY FLATS ANNUAL COLOR</p> <p>INVISIBLE STRUCTURES, INC. POROUS PAVEMENT, MODEL "GRAVELPAVE2"</p> <p>OPTIONAL ALTERNATIVES FOR GROUND COVER: CYNODON DACTYLON BERMUDAGRASS MEYER ZOYSIA FESTUCA ARUNDINACEA TALL FESCUE</p>	<p>HARDSCAPE:</p> <p>CONCRETE</p>
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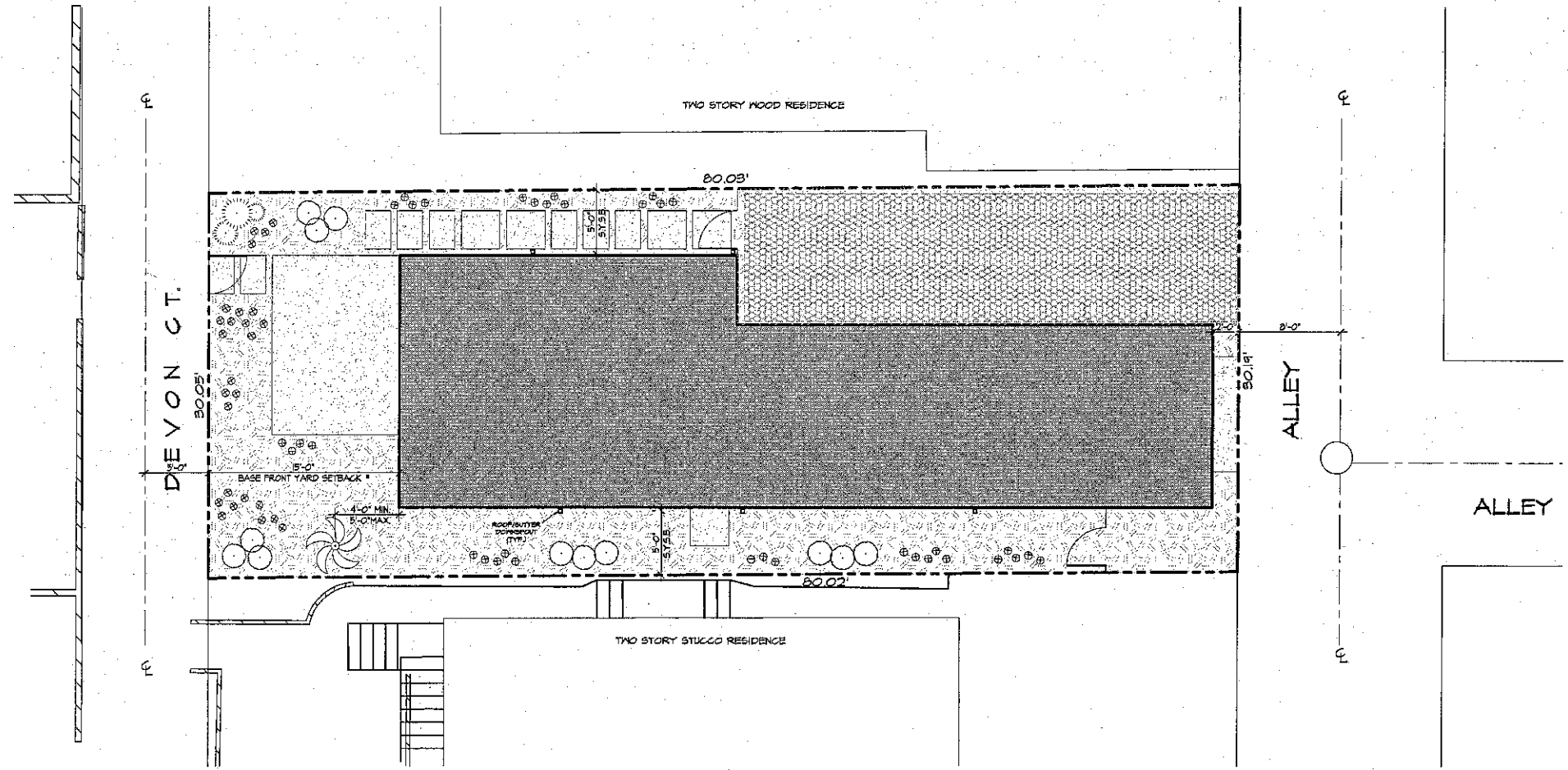
- NOTES:**
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE LANDSCAPE TECHNICAL MANUAL AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 - IRRIGATION TO BE PROVIDED BY AN UNDERGROUND IRRIGATION SYSTEM. IRRIGATION TO BE DESIGNED TO INCORPORATE STATE OF THE ART IRRIGATION HEADS AND CONTROLLERS TO PROVIDE EFFICIENT APPLICATION OF WATER TO THE PLANT MATERIAL WITHOUT GENERATING RUN-OFF.
 - SITE PLAN CONFORMS TO THE 50% HARDSCAPE/ 50% LANDSCAPE IN REQ'D YARDS WITH A COMBINATION OF TREES, SHRUBS, AND GROUND COVER AS REQUIRED BY THE MISSION BEACH PLANNED DISTRICT ORDINANCE REQUIREMENTS.
 - THE PROPERTY OWNER SHALL BE THE RESPONSIBLE PARTY FOR THE LONG TERM LANDSCAPE AND SITE MAINTENANCE FOR THIS PROJECT.
 - LANDSCAPING MATERIALS SHALL NOT ENCRDACH OR OVERHANGS INTO DEVON COURT RIGHT-OF-WAY BELOW A HEIGHT OF (6') FEET ABOVE THE FINISH SURFACE OR FINISH GRADE AS MEASURED FROM THE TRUNK.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER CONDITION AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - ALL LANDSCAPING AND IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE MISSION BEACH PLANNED DISTRICT ORDINANCES.
 - ALL PLANTERS WITHIN PROPERTY NOT TO EXCEED 3'-0" IN HEIGHT.
 - NO MAN-MADE OBJECTS GREATER THAN 36" SHALL BE LOCATED IN THE REQUIRED FRONT YARD SETBACK.

**STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2007-01 NPDES NO. CAG000978

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS, DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET, A STABILIZED CONSTRUCTION BMP MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
- ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIAL THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN (7) DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS .40".
- A CONCRETE PAVEMENT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE PAVED IN PLACE ON SITE.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RAIN-OFF PROLONGING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



SITE & LANDSCAPE PLAN
SCALE: 3/16"=1'-0"

Prepared By:
Chad Beaver
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
(619) 251-9405
fax: (658) 750-3471

Project Address:
724 Devon Court
San Diego, CA 92109

Project Name:
NELSON RESIDENCE

Sheet Title:
LANDSCAPE PLAN

Revision 14:	Original Date: 08-18-12
Revision 13:	Sheet 12 OF 12
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	05-06-2013
Revision 1:	01-09-13

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

NELSON RESIDENCE
724 DEVON COURT
SAN DIEGO, CA 92109

REGISTERED ARCHITECT
No. 42878
STATE OF CALIFORNIA

11

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003265

COASTAL DEVELOPMENT PERMIT NO. 1037918
NELSON DUPLEX - PROJECT NO. 296192
 HEARING OFFICER

This Coastal Development Permit No. 1037938 is granted by the Hearing Officer of the City of San Diego to DENNIS NELSON and TRINE NELSON, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0708. The 0.055-acre site is located at 729 Devon Court, west of Mission Boulevard and east of Strandway. The site is in the R-S Zone in the Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program Area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Airport Environs Overlay Zone (AEOZ), Airport Influence Area (AIA) for the San Diego International Airport (SDIA), the 60 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 Airport Land Use Compatibility Plan (ALUCP) for SDIA, Federal Aviation Administration (FAA) Part 77 for SDIA, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone. The project site is legally described as: Lot D, Block 47 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of a single-family dwelling unit and construction of a three story residential duplex, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 15, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of a single-family dwelling unit and construction of a three story, 2,557 square-foot residential duplex, a 483 square-foot garage (400 square feet exempt from GFA/FAR calculation) and accessory improvements;

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Construction of associated site improvements (i.e. hardscape, fences and site walls);
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____, 2016.
2. This 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.

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

15. Prior to the foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing historic sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Devon Court.

17. Prior to the issuance of any building permits, the Owner/Permittee shall remove all the private encroachments in the Devon Court right-of-way.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

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

20. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

21. Prior to the issuance of any construction permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.
22. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A," Landscape Development Plan.
23. Prior to Final Inspection, the Owner/Permittee shall install all required landscape and obtain all required landscape inspections.
24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection, whichever occurs earlier.
25. The Owner/Permittee shall replace any required planting that dies within 3 years of installation, within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

AIRPORT REQUIREMENTS:

26. Prior to the issuance of any building permits, the construction documents shall illustrate that the habitable portions of the residences will be sound attenuated so that interior noise levels will not exceed 45 dB CNEL.
27. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.
28. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of a signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

PLANNING/DESIGN REQUIREMENTS:

29. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption.
30. 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.
31. 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.

TRANSPORTATION REQUIREMENTS:

32. The Owner/Permittee shall permanently maintain no fewer than 4 off-street parking spaces (with 2 tandem off-street parking spaces provided; 4 overall parking spaces) on the property within the approximate location shown on the project's Exhibit "A". Further, 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 by the Development Services Department Director.
33. Both parking spaces provided within each tandem parking space shall be assigned to the same dwelling unit.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

34. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water facilities, including services and meters, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public sewer facilities are to be in accordance with established criteria in the most current City of San Diego Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

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

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on May 15, 2013, pursuant to Resolution No. HO-XXXX.

Permit Type/PTS Approval No.: CDP No. 1037938

Date of Approval: May 15, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
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.**

DENNIS NELSON
Owner/Permittee

By _____
Dennis Nelson

TRINE NELSON
Owner/Permittee

By _____
Trine Nelson

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

HEARING OFFICER
 RESOLUTION NO. HO-XXXX
 COASTAL DEVELOPMENT PERMIT NO. 1037938
NELSON DUPLEX - PROJECT NO. 296192

WHEREAS, DENNIS NELSON and TRINE NELSON, Owner and Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family dwelling unit and to construct a three story residential duplex (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1037938), on portions of a 0.055-acre site;

WHEREAS, the project site is located at 729 Devon Court, west of Mission Boulevard and east of Strandway. The site is in the R-S Zone in the Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program Area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Airport Environs Overlay Zone (AEOZ), Airport Influence Area (AIA) for the San Diego International Airport (SDIA), the 60 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 Airport Land Use Compatibility Plan (ALUCP) for SDIA, Federal Aviation Administration (FAA) Part 77 for SDIA, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone;

WHEREAS, the project site is legally described as Lot D, Block 47 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914;

WHEREAS, on May 15, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1037938 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 29, 2013, 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 15332 (Infill Development), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated May 15, 2013.

FINDINGS:

I. Coastal Development Permit - Section 126.0708(a)

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

The project site is located at 729 Devon Court, west of Mission Boulevard and east of Strandway, in the R-S Zone in the Mission Beach Planned District within the Mission Beach Precise Plan (MBPP) and Local Coastal Program Area. The site, occupying 0.055-acres, could accommodate two dwelling units based on the underlying zone and two dwelling units based on the community plan.

The property is an interior lot, and is located approximately 354-feet from the Pacific Ocean and 590-feet from the shoreline of Mission Bay. Strandway is identified as the first public roadway paralleling the ocean; the property is not located between the ocean and Strandway. Devon Court is designated as a physical accessway, but the property does not contain and/or designated as a physical accessway, and the proposed development would be on private property. Although no specific views are identified through the project site in the MBPP, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In order to maximize the existing and potential views to the ocean looking west along Devon Court, landscaping shall comply with the regulations in Land Development Code (LDC) Section 1513.0402, regarding the siting, height and species of preferred ground cover and trees within the Devon Court required yard.

The project proposes a maximum building height of 29 feet 8.25 inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone (CHLOZ). The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to protect and enhance the public views, and would not affect any existing or proposed physical accessway and/or public views to the Pacific Ocean and Mission Bay or other scenic coastal areas as specified in the Local Coastal Program.

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

The project proposes the demolition of a single-family dwelling unit and to construction of a three story, 2,557 square-foot residential duplex on a 0.055-acre site. The property is an interior lot, and is located approximately 354 feet from the Pacific Ocean and 590-feet from the shoreline of Mission Bay. Strandway is identified as the first public roadway paralleling the ocean; the property is not located between the ocean and Strandway. The site is approximately 7 feet above Mean Sea Level (MSL) and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in LDC 113.0103.

The City of San Diego conducted an environmental review of this site in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15332 (Infill Development). Therefore, it has been determined that the project does not contain environmentally sensitive lands and would not adversely affect these resources.

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

The project site is located at 729 Devon Court, west of Mission Boulevard and east of Strandway, in the R-S Zone in the Mission Beach Planned District within the MBPP and Local Coastal Program Area. The site, occupying 0.055-acres, could accommodate two dwelling units based on the underlying zone and two dwelling units based on the community plan.

The property is an interior lot, and is located approximately 354 feet from the Pacific Ocean and 590 feet from the shoreline of Mission Bay. Strandway is identified as the first public roadway paralleling the ocean; the property is not located between the ocean and Strandway. Devon Court is designated as a physical accessway, but the property does not contain and/or designated as a physical accessway, and the proposed development would be on private property. Although no specific views are identified through the project site in the MBPP, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In order to maximize the existing and potential views to the ocean looking west along Devon Court, landscaping shall comply with the regulations in LDC Section 1513.0402, regarding the siting, height and species of preferred ground cover and trees within the Devon Court required yard.

The project proposes a maximum building height of 29 feet 8.25 inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the CHLOZ. The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located at 729 Devon Court, west of Mission Boulevard and east of Strandway, in the R-S Zone in the Mission Beach Planned District within the MBPP and Local Coastal Program Area. The property is an interior lot, and is located approximately 354 feet from the Pacific Ocean and 590 feet from the shoreline of Mission Bay. Strandway is identified as the first public roadway paralleling the ocean; the property is not located between the ocean and Strandway. Devon Court is designated as a physical accessway, but the property does not contain and/or designated as a physical accessway, and the proposed development would be on private property.

The project meets all applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site and public access to the water, public recreation facilities, or public parking facilities

would not be adversely affected by the approval of this development. Therefore, the proposed development has demonstrated conformance with the public access and recreation policies of the California Coastal Act as required by this finding.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Coastal Development Permit No. 1037938 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. 1037938 a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Adopted on: May 15, 2013

Internal Order No. 24003265

**Mission Beach Precise Planning Board
Tuesday, November 20, 2012
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Nick Cantalupo	Carole Havlat	Dennis Lynch	Carlton Nettleton
Robert Ondeck	John Ready	John Vallas	Mary Willmont
Debbie Watkins			

Absent:

Peggy Bradshaw	Mike Meyer	Mary Saska	Gernot Troff
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OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:05 p.m.

- **Approval of Minutes** for October, 2012
Copies of the draft of the October 16, 2012 Minutes of Meeting were distributed and reviewed. There were no changes. The Minutes were approved by unanimous consent as written.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the November 20, 2012 Agenda were distributed and reviewed. A motion was duly made to continue the Action Item "Project No. 290417 – Triplex for WIR Holdings, LLC at 2719 Bayside Walk" to Tuesday, January 15, 2013 so architects for the property owners can file appropriate amendments with the City to adhere with the Mission Beach Planned District Ordinance, effective August 9, 2012; and add an Action Item to approve the use of the Mission Boulevard Maintenance Assessment District Funds for FY 2013 to mail postcards to property and business owners of record inviting them to participate in an on-line survey regarding project improvements in the community.

Motion 1 was made by Debbie Watkins and seconded by Carole Havlat TO REVISE the November 20, 2013 Agenda as discussed above.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

- **Chair's Report**

(1) **FY 2014 Capital Improvement Program Project Request Forms** – Chair Watkins reminded the Board that seven (7) capital improvements project request forms were submitted and discussed at the October 16, 2012 Meeting. A majority of the Board and community members agreed on five (5) projects to be submitted to the City. Chair referred to the October 16th minutes for the list of these projects. Two (2) projects regarding adding traffic signals at San Jose Place and El Carmel Place did not receive a majority agreement. Chair stated she checked with the City's CIP representatives and was informed that only those projects agreed to by the majority needed to be submitted. Therefore, the two traffic signal projects were not submitted pursuant to community input.

(2) **MB Precise Planning Board Appeals Update:**

- **Project No. 271240 at 2975 Ocean Front Walk** – Chair Watkins reported that according to the City's Project Manager, there are some issues to be resolved prior to obtaining the required building permits. The property has been recorded "Pending Administrative Enforcement Action" and will not be released until the property is in full compliance. As soon as the City determines the project is in full compliance, an appeal hearing will be scheduled.
- **Appeal of AT&T's 30-ft Clocktower at Bonita Cove** – Chair reminded the Board the alternative location at Belmont Park to locate cell phone antennas and computer room equipment has been agreed to by AT&T and plans were filed with the City to accomplish this siting. She stated that according to City representatives, Belmont Park has a new owner as of last Friday and both the City and AT&T are still patiently waiting for the new owner's approval.

(3) **Mission Beach Elementary School Update** – Chair reported the latest update is the San Diego Unified School Board voted to not sell the school at this time. Chair stated she invited School Board Trustee Scott Barnett to attend the Board's January 15, 2013 meeting as a community outreach to discuss the status of the school, and take questions and suggestions from residents of the community. So far, Mr. Barnett has a tentative meeting on the calendar for that date; however, there is a possibility it will be cancelled.

- **Secretary's Report**
None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ricardo Flores** (Community Representative - Office of Congresswoman Susan A. Davis)
Mr. Flores reported he will no longer represent the coastal areas, and he can relay any concerns to Scott Peters' transition team. He handed out the *The Davis Dispatch* November 2012 for review. He pointed out Congresswoman Davis led a bipartisan effort to make the border more efficient and faster. By 2016, three phases will be complete by adding 33 lanes. Also, she held a small business forum to help San Diego small businesses get information to achieve doing business with the Federal Government contracting market.

OTHER**Possible Action Item:**

- **Mission Boulevard Maintenance Assessment District ("MBMAD") Proposed FY 2014 Budget Approval**

Andy Field, Assistant Deputy Director, Park & Recreation Dept., Maintenance Assessment Districts and Bob Smith, Grounds Maintenance Manager, Open Space, Maintenance Assessment District distributed the "Final Draft 10/29/12 Proposed Budget for FY 2014 (07-01-13 to 06-30-14)" for review and discussion. They noted the scope of the MBMAD has not changed i.e., to maintain 191 tree wells on both sides of Mission Boulevard from the southern end near Jetty north to Pacific Beach Drive, including two (2) tree wells on West Mission Bay Drive. After further discussion and questions, the following motion was duly made to approve the FY 2014 Proposed Budget as follows:

Motion 2 was made by Mary Willmont and seconded by Carlton Nettleton TO APPROVE the MBMAD Proposed Budget for FY 2014 (07-01-13 to 06-30-14) as presented.

VOTE

For: 8

Against: 0

Abstain: 0

Motion passes.

BUILDING PLAN REVIEWS

Action Items:

- **3458 Bayside Walk – Project No. 295461 (EOT Mayer Duplex):** Approve 3-year extension of time for Coastal Development Permit to demolish existing four units and construct two residential for-rent units

Architect Chad Beaver of Golba Architecture, Inc. represented Property Owner and presented the project plans for Ricardo Torres; Architect Sara Horton assisted.

Chair Watkins and Architect Beaver pointed out there are three (3) conditions to consider when granting an extension of time pursuant to Section 126.0111 as follows:

1. The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety;
2. There are no changed circumstances which would affect the project's consistency with the local coastal program; and
3. No new condition is required to comply with state or federal law

Plan Reviewer Dennis Lynch reviewed the plans on behalf of the Board for compliance with the newly revised Planned District Ordinance, effective August 9, 2012. He presented his review and pointed out several areas in the project plans that do not conform to the new PDO as follows:

- (1) Tandem parking space must be 36 feet in length, not 35 feet as shown on project plans [See: PDO, effective August 9, 2012, Section 1513.0403 (b) (4) (A)];
- (2) Roof structure encroaches into interior side yards on North and South sides of building. Construction is too tall to be considered as eaves. Roof drains are allowed if they do not encroach more than 6 inches into the required interior side yards;

Plan Reviewer Lynch stated landscaping appears okay. There are no trees in the front yard that would require placement within 4 to 5 feet from building structure, and no man-made objects in the front yard setback greater than 36 inches in height.

Board Member Cantalupo pointed out the Board is being asked to approve an extension of time and not whether the plans conform to the new PDO. The Board agreed but wants the minutes to reflect the project plans do not adhere to the new PDO requirements. After further discussion, the following motion was duly made:

Motion 3 was made by Dennis Lynch and seconded by Mary Willmont TO APPROVE the three-year extension of time for the Coastal Development Permit to demolish four units and construct two residential for-rent units.

VOTE For: 7 Against: 0 Abstain: 1

Motion passes.

[Abstain: J. Vallas: needed more information regarding the definition of eaves]

- **729 Devon Court – Project No. 296192 (Nelson Duplex):** Sustainable Expedite Program Coastal Development Permit to demo Single Family Residence and construct a 2,646 sq. ft. Duplex with attached 496 sq. ft. garage on a 0.05 acre site

Architect Chad Beaver of Golba Architecture, Inc. represented Property Owner and presented the project plans.

Plan Reviewer Dennis Lynch reviewed the plans on behalf of the Board for compliance with the newly revised Planned District Ordinance, effective August 9, 2012. He presented his review and pointed out several areas in the project plans that do not conform to the new PDO as follows:

- (1) Tandem parking space on the Eastern portion of the lot must be 8 ½ feet wide [See: PDO, effective August 9, 2012, Section 1513.0403 (b) (4) (A)];
- (2) Roof eaves can not encroach into interior side yards more than 6 inches. Exact measurements of eaves are not noted on the plans; and
- (3) The tree located in the front yard setback must be planted within 4 to 5 feet of the primary structure [See: PDO, effective August 9, 2012, Section 1513.0402 (a) (1)]. No man-made objects greater than 36 inches shall be located in the required front yard setback.

Plan Review Lynch pointed out the revised PDO makes trees optional unlike the General City Code. After further discussion, the following motion was duly made to deny the project plans for the above-mentioned reasons:

Motion 4 was made by Dennis Lynch and seconded by Mary Willmont TO DENY the Coastal Development Permit to demo Single Family Residence and construct a 3-story 2,646 sq. ft. Duplex with attached 496 sq. ft. garage at 729 Devon Court for the above-mentioned reasons.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

- **3610 Bayside Walk – Project No. 296187 (Cadena Residence):** Sustainable Expedite Program Coastal Development Permit to demo Single Family Residence and construct a 2,762 sq. ft. Single Family Residence with attached 399 sq. ft. garage on a 0.06 acre site

Architect Chad Beaver of Golba Architecture, Inc. represented Property Owner and presented the project plans for Rebecca Marquez.

Plan Reviewer Dennis Lynch reviewed the plans on behalf of the Board for compliance with the newly revised Planned District Ordinance, effective August 9, 2012. He presented his review and pointed out several areas in the project plans that do not conform to the new PDO as follows:

- (1) The open tandem parking space must be 36 feet long and 8 ½ feet wide [See: PDO, effective August 9, 2012, Section 1513.0403 (b) (4) (A)];
- (2) The eaves on the third floor roof can not encroach more than 6 inches into the interior side yard setbacks on the North and South elevations. This also applies to the first floor garage eave on the North interior side yard;
- (3) The railings have a curved portion that encroaches into the front yard second story setback on the East and into the side yard setbacks on the North third floor and on the second and third floors on the South.

With regard to landscape, Plan Reviewer Lynch pointed out no landscape plans were submitted. He discussed the 50% softscape/50% hardscape provision in the revised PDO. He noted trees must be planted within 4 to 5 feet from the building, and no man-made objects greater than 36 inches shall be located in the required front yard setback.

After further discussion, the following motion was duly made to deny the project plans for the above-mentioned reasons:

Motion 5 was made by Dennis Lynch and seconded by Nick Cantalupo TO DENY the Coastal Development Permit to demo Single Family Residence and construct a 2,762 sq. ft. Single Family Residence with attached 399 sq. ft. garage at 3610 Bayside Walk for the above-mentioned reasons.

VOTE For: 8 Against: 0 Abstain: 0
Motion passes.

BOARD COMMUNICATIONS

Possible Action Item:

- **Mission Boulevard Maintenance Assessment District Ad-hoc Subcommittee Update –** Approve community survey for distribution to Mission Beach residents, property owners, and business owners to gauge public interest in expanding the Mission Boulevard Maintenance Assessment District beyond its current purpose of providing maintenance of landscaped right-of-way trees and planters located on Mission Boulevard

John Vallas, Chair, Ad-hoc Subcommittee distributed its November 16, 2012 Report with proposed survey for review. Several Board Members made comments and suggestions regarding questions on the survey for further modification before distributing to participants. After further discussion, the following was duly made to approve the survey for distribution with reflected changes:

Motion 6 was made by Carlton Nettleton and seconded by Carole Havlat TO APPROVE the community survey with reflected changes for distribution to Mission Beach property owners, business owners, and residents to gauge public interest in expanding the Mission Boulevard Maintenance Assessment District beyond its current purpose of providing maintenance of landscaped right-of-way trees and planters located on Mission Boulevard.

VOTE For: 8 Against: 0 Abstain: 0
Motion passes.

Action Item:

- **Approve use of FY 2013 MBMAD funds for mailing postcards to property owners of record inviting them to participate in an on-line survey regarding project improvements in the community**

Chair Vallas distributed a cost breakdown to print and mail the surveys at a total cost of \$971.20. After further discussion, a motion was duly made to approve the use of FY 2013 MBMAD funds as follows:

Motion 7 was made by Carlton Nettleton and seconded by John Ready TO APPROVE use of FY 2013 MBMAD funds to print and mail postcards to property owners of record inviting them to participate in an on-line survey regarding project improvements in the community in the amount of \$971.20.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

Chair Watkins stated Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board meeting. The next Board Meeting is **Tuesday, January 15, 2013** in the Belmont Park Community Room.

ADJOURNMENT

Motion 8 was made and seconded to ADJOURN the meeting.

VOTE For: 8 Against: 0 Abstain: 0

Meeting was adjourned at 9:00 p.m.

Completed by:
Debbie Watkins, Secretary

Peterson, Jeff

From: Dkwatks@aol.com
Sent: Monday, March 25, 2013 3:01 PM
To: Peterson, Jeff
Cc: chadb@golba.com; dcl7777@aol.com
Subject: MBPPB Second Review - Project No. 296192

Re: 729 Devon Court – Project No. 296192 – Results of Mission Beach Precise Planning Board Meeting on March 19, 2013

Hi Jeffrey:

Architect Chad Beaver of Golba Architecture represented owner.

Architect Beaver presented revised plans for the above-referenced project.

The Board voted (11-0-0) to APPROVE the project at 729 Devon Court because the plans now meet the requirements set forth in the Mission Beach Planned District Ordinance (PDO) and all concerns have been resolved.

Let me know whether you need anything else.

Thank you.

Debbie Watkins, Chair
Mission Beach Precise Planning Board
(868) 344-1684

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

P.O. BOX 82776, SAN DIEGO, CA 92138-2776
619.400.2400 WWW.SAN.ORG

March 1, 2013

Mr. Jeff Peterson
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Re: *Airport Land Use Commission Consistency Determination – 729 Devon Court, City of San Diego; Construction of 2 Multi-Family Residential Units; APN 423-695-05; San Diego International Airport - Airport Land Use Compatibility Plan – LIN-13-002; Resolution No. 2013-0003 ALUC*

Dear Mr. Peterson:

This letter is to notify the City of San Diego (“City”) of the February 14, 2013, consistency determination that was made by the San Diego County Regional Airport Authority (“Authority” or “SDCRAA”), acting in its capacity as the San Diego County Airport Land Use Commission (“ALUC”), for the referenced project. The ALUC has determined that the proposed project is **conditionally consistent** with the San Diego International Airport (“SDIA”) Airport Land Use Compatibility Plan (“ALUCP”). A copy of Resolution 2013-0003 ALUC, approved by the ALUC on February 14, 2013, and memorializing the consistency determination, is enclosed for your information.

The ALUC’s determination that the 729 Devon Court project is **conditionally consistent** with the SDIA ALUCP was made consistent with the ALUC Policies and the State Aeronautics Act provisions (Cal. Pub. Util. Code §21670-21679.5), and was based on numerous facts and findings, including those summarized below:

- (1) The proposed project involves the construction of a three-story residential duplex.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder.
- (3) The proposed project is located outside the AAOZ. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project proponent has certified that notification to the FAA is not required pursuant to FAR Part 77 if a structure is located within an urbanized area and shielded by existing structures or natural terrain of equal or greater height and could not reasonably pose adverse safety to air navigation.
- (4) The proposed project is located outside the RPZ.



SAN DIEGO
INTERNATIONAL
AIRPORT

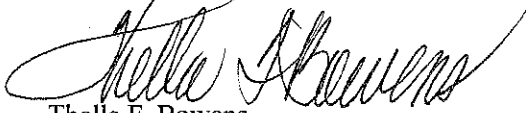
Mr. Peterson
Page 2

(5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

(6) This ALUC action is not a "project" as defined by the California Environmental Quality Act (CEQA) Pub. Res. Code Section 21065; and is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

Please contact Mr. Ed Gowens at (619) 400-2244 if you have any questions regarding the issues addressed in this letter.

Very truly yours,



Thella F. Bowens
President/CEO

TFB/EG

Enclosures: Resolution 2013-0003 ALUC

cc: Amy Gonzalez, SDCRAA, General Counsel
Ron Bolyard, Caltrans, Division of Aeronautics
Chris Schmidt, Caltrans, District 11
Tait Galloway, City of San Diego, City Planning & Community Development

RESOLUTION NO. 2013-0003 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 2 MULTI-FAMILY RESIDENTIAL UNITS AT 729 DEVON COURT, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of 2 Multi-Family Residential Units at 729 Devon Court, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of a three-story residential duplex; and

WHEREAS, the proposed project would be located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level, and that an aviation easement is recorded with the County Recorder; and

WHEREAS, the proposed project is located outside the Airport Approach Overlay Zone (AAOZ), and is in compliance with the ALUCP airspace protection surfaces because the project proponent has certified that notification to the Federal Aviation Administration (FAA) is not required pursuant to Section 77.15 of Title 14 of the Code of Federal Regulations (FAR Part 77) if a structure is located within an urbanized area and shielded by existing structures or natural terrain of equal or greater height and could not reasonably pose adverse safety to air navigation; and

WHEREAS, the proposed project is located outside the Runway Protection Zone (RPZ); and

Resolution No. 2013-0003 ALUC
Page 2 of 3

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 2 Multi-Family Residential Units at 729 Devon Court, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of a three-story residential duplex.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder.
- (3) The proposed project is located outside the AAOZ. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project proponent has certified that notification to the FAA is not required pursuant to FAR Part 77 if a structure is located within an urbanized area and shielded by existing structures or natural terrain of equal or greater height and could not reasonably pose adverse safety to air navigation.
- (4) The proposed project is located outside the RPZ.
- (5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

BE IT FURTHER RESOLVED that this ALUC determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

Resolution No. 2013-0003-ALUC
Page 3 of 3


PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a special meeting this 14th day of February, 2013, by the following vote:

AYES: Commissioners: Alvarez, Boland, Cox, Desmond, Gleason, Hubbs, Robinson, Sessom, Smisek

NOES: Commissioners: None

ABSENT: Commissioners: None

ATTEST:



TONY B. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL

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 92101-2422

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/ NO.: NELSON DUPLEX CDP / 296192

PROJECT LOCATION-SPECIFIC: 729 Devon Court, San Diego, 92109

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The applicant is requesting a COASTAL DEVELOPMENT PERMIT to demolish an existing single-dwelling residence and construct a three-story, 2,646-square-foot duplex, attached 496-square-foot garage, carport, and 510 square feet of deck area. Additionally, the project would construct various associated site improvements, which include hardscape and landscaping. The project would also incorporate a variety of sustainable features including photovoltaic roof panels to achieve a LEED Silver Certification. The 2,410-square-foot (0.055 acre) project site is located at 729 Devon Court. The land use designation for the project site is residential development, (with a maximum density of 36 dwelling units per acre) within the community plan. The project site is within the R-S (Residential Subdistrict – Southern) of the Mission Beach Planned District. The project site is also within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, the Airport Environs Overlay Zone, the Airport Land Use Compatibility Plan Noise Overlay for Lindbergh Field (60-65 CNEL), the Airport Influence Area (San Diego International Airport), and the Federal Aviation Administration Part 77 Notification Area of the Mission Beach Precise Plan and Local Coastal Program Area. (LEGAL DESCRIPTION: Lot D in Block 47 of Mission Beach, Map No. 1651).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Dennis Nelson, Trine and Nelson, 729 Devon Court, San Diego, 92109, (619) 231-9905.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: 15332 (Infill Development Projects)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development consistent with all applicable general and community plans and with zoning designation and regulations within urbanized areas that can be adequately served by all required utilities and public services. The development occurs within the City of San Diego jurisdiction and the project

site is less than five acres (0.55 acre) and is surrounded by urban uses; the project site is currently developed and does not contain any habitat for endangered, rare or threatened species; the project would not result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality; and lastly, the project can be adequately be served by all required utilities and public services. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

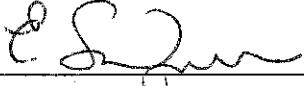
LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

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 CEQA.



SIGNATURE/TITLE

SENIOR PLANNER

March 29, 2013

DATE OF PROJECT APPROVAL

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: March 29, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24003265

PROJECT NAME/NUMBER: NELSON DUPLEX CDP / 296192

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 2

LOCATION: 729 Devon Court, City and County of San Diego, 92109

PROJECT DESCRIPTION: The applicant is requesting a COASTAL DEVELOPMENT PERMIT to demolish an existing single-dwelling residence and construct a three-story, 2,646-square-foot duplex, attached 496-square-foot garage, carport, and 510 square feet of deck area. Additionally, the project would construct various associated site improvements, which include hardscape and landscaping. The project would also incorporate a variety of sustainable features including photovoltaic roof panels to achieve a LEED Silver Certification. The 2,410-square-foot (0.055 acre) project site is located at 729 Devon Court. The land use designation for the project site is residential development, (with a maximum density of 36 dwelling units per acre) within the community plan. The project site is within the R-S (Residential Subdistrict – Southern) of the Mission Beach Planned District. The project site is also within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, the Airport Environs Overlay Zone, the Airport Land Use Compatibility Plan Noise Overlay for Lindbergh Field (60-65 CNEL), the Airport Influence Area (San Diego International Airport), and the Federal Aviation Administration Part 77 Notification Area of the Mission Beach Precise Plan and Local Coastal Program Area. (LEGAL DESCRIPTION: Lot D in Block 47 of Mission Beach, Map No. 1651).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer Decision.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (Infill Development Projects).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development consistent with all applicable general and community plans and with zoning designation and regulations within urbanized areas that can be adequately served by all required utilities and public services. The development occurs within the City of San Diego jurisdiction and the project site is less than five acres (0.55 acre) and is surrounded by urban uses; the project site is currently developed and does not contain any habitat for endangered, rare or threatened species; the project would not result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality; and lastly, the project can be adequately be served by all required utilities and public services. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Jeffrey A. Peterson
MAILING ADDRESS: 1222 First Avenue, MS-501, San Diego CA 92101
PHONE NUMBER: (619) 446-5237

On March 29, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 448-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Walver Land Use Plan Amendment Other _____

Project Title: NELSON DUPLEX Project No. For City Use Only: 296192

Project Address: 729 DEVON COURT, SAN DIEGO, CA 92109

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): DENNIS NELSON
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 729 DEVON COURT
 City/State/Zip: SAN DIEGO CA 92109
 Phone No: 619 891-9905 Fax No: 858-750-3471
 Signature: [Signature] Date: 9/17/12

Name of Individual (type or print): TRINE NELSON
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: SAME
 City/State/Zip: SAN DIEGO CA 92109
 Phone No: _____ Fax No: _____
 Signature: [Signature] Date: 9.17.2012

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

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

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
NELSON DUPLEX - PROJECT NO. 296192

Date	Action	Description	City Review Time (Working Days)	Applicant Response
10/9/2012	First Submittal	Project Deemed Complete	-	-
11/1/2012	First Assessment Letter		17 days	
1/9/2013	Second Submittal			41 days
1/24/2013	Second Assessment Letter		10 days	
3/6/2013	Third Submittal			28 days
3/19/2013	Third Review Completed	All issues resolved.	9 days	
3/29/2013	NORA Posted	Appeal period ends on 4/22/2013	8 days	
5/15/2013	Public Hearing	First available date.	32 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	76 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		69 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	145 working days (218 calendar days)	