



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: May 22, 2013 REPORT NO. HO 13-051

ATTENTION: Hearing Officer

REFERENCE: Planning Commission Report No. PC-12-066  
<http://www.sandiego.gov/planning-commission/pdf/pcreports/2012/pcreports12066-120628.pdf>

SUBJECT: DOUMA RESIDENCE - PROJECT NUMBER: 236671

LOCATION: 5168 W. Pt. Loma Boulevard

APPLICANT: John and Cindy Douma

### SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit, Neighborhood Development Permit and a Variance for the demolition of an existing duplex and the construction of a single-family home in the Ocean Beach Community Planning area?

Staff Recommendation: **DENY** the application for Coastal Development Permit No. 859246, Neighborhood Development Permit No. 1123798 and Variance No. 859248.

Community Planning Group Recommendation: On March 11, 2013, the Ocean Beach Planning Board voted 10-0-1 to recommend denial of the project (Attachment 4).

Environmental Review: On January 14, 2013, the Environmental Analysis Section of the Development Services Department determined that the Douma Residence project was exempt pursuant to CEQA Section 15302 (Replacement or Reconstruction). On January 22, 2013, Jane Gawronski, Chair of the Ocean Beach Community Planning Board, filed an appeal of this environmental determination. On April 15, 2013, the City Council denied the appeal and approved the environmental determination that the project is exempt.

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

Code Enforcement Impact: None with this action.

## **BACKGROUND:**

The project is located at 5168 W. Point Loma Boulevard in the RM- 2-4 zone within the Ocean Beach Precise Planning area and Local Coastal Program Land Use Plan (LCP) which designates the property and surrounding neighborhood for multi-family land use at a maximum density of 25 dwelling units per acre. The site is improved with an existing duplex that was constructed in 1955. Several other similar structures are constructed on 25-foot wide parcels. The property is also subject to the Coastal Overlay Zone (appealable-area), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, Airport Influence Area (San Diego International Airport), Residential Tandem Parking Overlay Zone, and the 100-year Floodplain Overlay Zone. Additionally, the 0.057-acre site is located between the Pacific Ocean shore and the First Public Roadway. The site is not located on or adjacent to a designated public view area. A prior proposal on this site was heard by the Planning Commission and on appeal by the City Council in 2012. (Please reference Attachment 7, Planning Commission Report No. PC-12-066 for Attachments 1 through 3).

## **Project Description/Approvals:**

The Douma Residence project proposes to demolish a one-story 1,250-square-foot duplex containing one and two bedrooms and construct a three level 1,712-square-foot, three bedroom single-family residence. The project requires the following approvals:

1. Coastal Development Permit (CDP) for demolition and new construction within the Coastal Overlay Zone (Process 3).
2. Variance for two deviations to the development regulations of the RM-2-4 zone:
  - a. To allow 100 percent of the allowable floor area ratio to be utilized for habitable areas where 25 percent must be reserved for required parking.
  - b. To construct a carport in front of the building façade where carports must be setback (offset) a minimum of 5 feet from the front façade.
3. Neighborhood Development Permit (NDP) is requested for development within a Special Flood Hazard Area (Process 2).

## **Historical Information:**

In July 2011, the applicant submitted a project for the demolition of the duplex and the construction of a 1,712-square-foot single-family residence which included a Process 4 SDP for a deviation to the Special Flood Hazard Area regulations to allow the structure to be located 1 foot above base flood elevation where 2 feet is required. Other required approvals were a CDP and a Variance to re-allocate floor area from parking use to habitable use and, to allow a carport that would not observe the required 5-foot offset from habitable space. Staff recommended approval of the project. On July 12, 2012, the Planning Commission approved the item as presented by staff by a vote of 5-1-1.

On July 12, 2012, the Ocean Beach Precise Planning Board appealed the project to City Council. The item was docketed for the October 20, 2012 Council hearing, however the item was not heard as the Council continued the item to December 4, 2012 in order to obtain additional information about the proposed project. During deliberations of the December 4<sup>th</sup> hearing, the Council expressed concerns regarding the floor area ratio deviations. Prior to a motion being made, the applicant requested that the item be withdrawn from the docket. The item was withdrawn and no action was taken on the appeal.

In January 2013, the applicant submitted a revised project which eliminated the SDP for the floodplain deviation, but included the same Variance requests and CDP as described above. The proposed residence is the same size and design as the initial project. As the site is within a Special Flood Hazard Area and no deviations are requested, the revised project requires an NDP for development within a Special Flood Hazard Area rather than the SDP.

On January 22, 2013, as stated above (Summary section), the Ocean Beach Precise Planning Board appealed the environmental determination of exemption of this current project and the City Council denied the appeal on April 15, 2013. As such, the project may now move forward through the hearing process.

The project site is surrounded by established multi-family residential developments to the west, east, and south and the Ocean Beach Public Park to the northwest. The San Diego River is located approximately 650 feet to the north of the proposed development and the Pacific Ocean to the west.

The Planning Commission has approved three similar projects within this block of W. Point Loma Boulevard as noted below (Reference Attachment 5 – Aerial/Street View Discretionary Sites). All of these projects requested the FAR Variance and the carport setback Variance.

1. Stebbins Residence Project No. 51076 located at 5164 W. Point Loma Boulevard (2008).
2. Cox Residence Project No. 168660 located at 5166 W. Point Loma Boulevard (2011).
3. Burks Residence located at 5170 W. Point Loma Boulevard. (2012).

The Stebbins Residence included an SDP for the floodplain deviation and has been constructed. The Cox Residence is under construction.

## DISCUSSION

The Development Services Department is unable to recommend support of the project due to the Variances requested. Staff's analysis is that Finding No. 2 (reasonable use) cannot be made. However, staff has concluded that 3 of the 4 Variance findings can be substantiated in the record as summarized below. Staff is unable to recommend approval of the Coastal Development Permit and Neighborhood Development as finding number 3, which addresses compliance with the Land Development Code, cannot be supported due to the Variances requested as part of the

project design. Please reference Attachment 1, the resolution containing the draft findings of fact for consideration.

#### Variance Finding No. 1

The proposed design of the structure would comply with all of the applicable development regulations of the RM-2-4 zone with the exception of the Variance requests. The RM-2-4 zone allows a floor area ratio of 1.2 percent in all other areas of the city with the exception of the Ocean Beach and Peninsula community planning areas. Additionally, the city-wide San Diego Municipal Code regulations require that 25 percent of the allowable floor area ratio be reserved for required parking. The site does not have alley access, measures 25 feet by 100 feet in dimension and totals 2,500 square feet in area. The lack of alley access, substandard lot size and street frontage and restrictive floor area ratio allotment create design constraints. The property has additional restrictions in that it is located within a flood plain which further limits design flexibility for below grade structures. Staff has determined that the site does contain unusual circumstances that are not of the making of the applicant, that do not apply in general to the neighborhood and are not of the making of the applicant. Therefore, Variance finding number 1 can be made.

#### Variance Finding No. 2

For finding number 2, the decision maker must determine that requiring compliance with the FAR and carport offset regulation would result in a denial of reasonable use to the applicant and, that the decision maker may only grant the minimum Variance necessary. In this instance, reasonable use of the site is a single-family residence. The applicant has not established in the record that a single-family residence could not be constructed at this location without the additional floor area (approximately 400 square feet) and without providing the offset. Therefore, the circumstances or conditions described in Variance finding number 1 are not such that strict application of these regulations would deprive the applicant of reasonable use of the land or premises, and therefore, the minimum Variance is no Variance.

#### Variance Finding No. 3

Finding number 3 requires that the decision maker find that the Variance will be in harmony with the purpose and intent of the regulations and that it will not be detrimental to the public health, safety and welfare. The project complies with the allowable floor area of the zone which is 0.70 or 1,712 square feet of floor area. The Variance would facilitate the construction of a carport thereby providing two off-street parking spaces improving the previously conforming condition of the site (vehicles are parked within the front yard setback). Therefore, finding number 3 can be made.

#### Variance Finding No. 4

Finding number 4 requires that the decision maker find that the Variance will not adversely affect the land use plan and, if sought in conjunction with a CDP, conforms to the certified land use plan. The site is designated for residential development within the Ocean Beach Precise Plan (25 dwelling units per acre). A goal of the plan is to maintain the existing residential character of Ocean Beach as exemplified by a mixture of small-scale residential building types and style. Surrounding uses include single and multi-family residential developments of varying heights

and numbers of stories. The project proposed one single-family residence in keeping with the density range for the land use designation, and in keeping with other two and three story developments north of W. Point Loma Boulevard. The Local Coastal Program element of the Plan implements the California Coastal Act policies for protection, enhancement and expansion of public visual and physical access to the shoreline. Approval of the Variances would not impact these policies as there are no physical public access points or designated public view corridors on the site. Therefore, finding number 4 can be made.

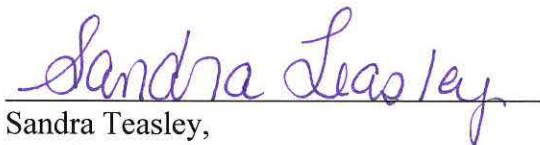
CONCLUSION:

With the exception of the Variance request, the proposed project complies with all relevant development regulations, standards, and policies in effect for the project site per the Ocean Beach Precise Plan and Local Coastal Program and all other City regulations, policies, guidelines, design standards and adopted land use plans applicable to this site. However, all findings of fact be made in order to approve the project. Because all of the required findings cannot be made, the Development Services Department Staff recommends that the Hearing Officer deny the project.

ALTERNATIVES:

1. **Approve** Coastal Development Permit No. 859246, Neighborhood Development Permit No. 1123798 and Variance No. 859248 if the findings required to approve the project can be affirmed.
2. **Deny** Coastal Development Permit No. 859246, Neighborhood Development Permit No. 1123798 and Variance No. 859248, with modifications.
3. **Approve** Coastal Development Permit No. 859246 and Neighborhood Development Permit No. 1123798 and **Deny** Variance No. 859248.

Respectfully submitted,



Sandra Teasley,  
Development Project Manager

1. Draft Resolution with Findings
2. Draft Permit
3. Environmental Exemption
4. Community Planning Group Vote
5. Aerial/Street View of Discretionary Sites
6. Project Plans
7. Planning Commission Report No. PC-12-066 (This Attachment Not Labeled; Hard Copies Available Upon Request)

HEARING OFFICER  
RESOLUTION NO. XXXX  
COASTAL DEVELOPMENT PERMIT NO. 859246  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1123798  
VARIANCE NO. 859248  
**DOUMA RESIDENCE- PROJECT NO. 236671**

WHEREAS, JOHN AND CINDY DOUMA, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing one-story duplex, and construct a three-story single family residence and attached carport (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits Nos. 859246, 1123798 and 859248, on portions of a 0.057-acre (2,500-square-foot) site;

WHEREAS, the project site is located at 5168 West Point Loma Boulevard in the RM 2-4 Zone, Coastal Overlay Zone (appealable-area), Coastal Height Limit Overlay Zone, First Public Roadway, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, Airport Influence Area (San Diego International Airport, Residential Tandem Parking Overlay Zone, and the 100-year Flood-Plain Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as Lot 13, Block 90 of Ocean Bay Beach Map No. 1189;

WHEREAS, on May 22, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 859246, Neighborhood Development Permit No. 997294 and Variance No. 859248, pursuant to the Land Development Code of the City of San Diego;  
NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated May 22, 2013:

FINDINGS:

**Coastal Development Permit Findings:**

- 1. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCESSWAY THAT IS LEGALLY USED BY THE PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED IN A LOCAL COASTAL PROGRAM LAND USE PLAN; AND THE PROPOSED COASTAL DEVELOPMENT WILL ENHANCE AND PROTECT PUBLIC VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS AS SPECIFIED IN THE LOCAL COASTAL PROGRAM LAND USE PLAN.**

The 0.057-acre site is bounded by single and multiple story, multi-family developments to the east, west and across W. Point Loma Boulevard to the south. The site is immediately south of the San Diego River outfall at the Pacific Ocean and the Ocean Beach Public Park (“Dog Beach”). The project proposes the demolition of an existing one-story, duplex and construction of a three-story, 1,712-square-foot residence with attached carport. The subject property is located at 5168 W. Point Loma Boulevard, on an interior, level lot on a property located in the RM-2-4 zone within the Ocean Beach community. The site is not identified in the Ocean Beach Precise Plan and the Local Coastal Program Land Use Plan (LCP) as a proposed access way to be utilized by the general public for providing access to the ocean or other coastal scenic area, and there is existing coastal access in the area. Existing coastal access in the area will not be affected by the project. All development would occur on private property, and would comply with all the relevant development regulations of the zone, (with the exception of the gross floor area regulation relating to parking areas and the requirement to setback the carport an additional five feet from the building facade) including the 30-foot height limit. The proposed project will not encroach upon any adjacent existing physical access way used by the public nor will it adversely affect any proposed physical public accessway identified in the Local Coastal Program Land Use Plan. The proposed development is located in an area designated as being between the first public road and the Pacific Ocean, therefore potential views to the ocean must be preserved. As such, a visual corridor of not less than the side yard setbacks will be preserved to protect potential views. Accordingly, the proposed project will not impact any public views to or along the ocean or other scenic coastal areas as specified in the Local Coastal Program land use plan.

## **2. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY SENSITIVE LANDS.**

The project proposes the demolition of an existing one-story duplex and construction of a three-story, 1,712-square-foot residence with attached carport. The subject property is located within the Ocean Beach community. The project requires a Neighborhood Development Permit due to the presence of Environmentally Sensitive Lands (ESL) in the form of the Special Flood Hazard Area. The proposed structure will be constructed within a 100 Year Floodplain with a base flood elevation of 10.6 feet above mean sea level. The restrictions on development within the floodplain require that the lowest floor be elevated at least 2 feet above the base flood elevation in accordance with San Diego Municipal Code (SDMC) section §143.0146(c)(6), while the Federal Emergency Management Agency (FEMA) requires that the finished floor elevation be at one or more feet above the base flood elevation (BFE). The project was revised to eliminate the previously requested deviation to construct the residence one-foot above base flood elevation where two-feet is required and is now in compliance with the Special Flood Hazard Area regulations.

The development was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). The project site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City’s Multiple Species Conservation Program. The project site is located within an existing urbanized area. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**3. THE PROPOSED COASTAL DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM LAND USE PLAN AND COMPLIES WITH ALL REGULATIONS OF THE CERTIFIED IMPLEMENTATION PROGRAM.**

The project proposes the demolition of an existing one-story duplex and construction of a three-story, 1,712-square-foot residence with attached carport. The lot is zoned RM-2-4, which allows a maximum of one dwelling unit per 1,750 square feet of lot area. Therefore, the zone would allow only one dwelling unit on the 2,500-square-foot lot ( $2,500/1,750 = 1.43 = 1$  dwelling unit). The Ocean Beach Precise Plan's designation is multi-family residential at a maximum density of 25 du/ac). The resulting density for the project is 17.42 dwelling units per acre ( $43,560/2,500 = 17.42$ ). Although the site is zoned for multi-dwelling unit development, the lot is substandard in terms of lot area and dimension. An additional dwelling unit on this site would exceed the allowable density of the zone and the community plan. The proposed project is therefore consistent with the land use designation as it relates to the allowable density.

The building would have a height of up to 30'-0", which would comply with the zone regulations and the Coastal Height Limitation Overlay Zone's maximum allowable height of 30 feet. The proposed development project meets all applicable regulations (with the exception of the gross floor area ratio and carport setback regulations) and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Ocean Beach Precise Plan and LCP, and the Progress Guide and General Plan.

The community plan states that visual access from the community to the shoreline shall be preserved and enhanced and that the existing residential scale character of Ocean Beach be maintained as exemplified by a mixture of small scale residential building types and styles. The plan calls for the renovation of substandard and dilapidated properties. The plan further states that floor area ratio plays the most important role in regulating building bulk and consideration should be given to the provision of increases or decreases in floor area ratio as incentives where community plan goals can be implemented.

The proposed coastal development includes Variances to allow a portion of the floor area to be used as habitable space rather than designated for parking and to allow the construction of the carport to be located in front of the building façade where the regulations require the carport to be set back at least 5 feet from the façade. If these Variances were approved, the coastal development would comply with the regulations of the Certified Implementation Program. The proposed development is located in an area designated as being between the first public road and the Pacific Ocean, therefore views to the ocean shall be preserved. A visual corridor of not less than the side yard setbacks will be preserved to protect potential views toward Ocean Beach Park and the San Diego River. In addition, this area is not designated as a view corridor or as a scenic resource. Existing public views to the ocean from this location will be maintained and potential public views from the first public roadway will not be impacted or altered by the development. The building would observe the allowable height limit and setbacks, and provide for terraced articulation within the building façade thereby reducing the appearance of bulk and scale. The surrounding area is composed of buildings of varying heights and designs including one, two and three-story residences, duplexes and larger multi-family buildings. The existing building, according to the applicants, is in a state of disrepair with respect to current building code



standards and provides no on-site parking pursuant to current requirements. The project meets the intent of the guidelines for the Coastal Overlay and Coastal Height Limitation Overlay zones, and the Ocean Beach Precise Plan and Local Coastal Program Addendum. Therefore, with the exception of the Variance requests, the proposed coastal development would conform with the certified Local Coastal Program land use plan and comply with all regulations of the certified Implementation Program.

This area is not designated as a view corridor or as a scenic resource however a visual corridor of not less than the required side yard setbacks will be preserved to protect potential views. Accordingly, the proposed project will not impact any public views to or along the ocean or other scenic coastal areas.

The project as designed is dependent upon two Variances requests to allow 100 percent of the allowable floor area ratio (0.70 percent) to be utilized for habitable areas where 25 percent of the floor area ratio must be reserved for required parking and, construct a carport in front of the building façade where the regulations require the carport to be set back at least 5 feet from the façade. These Variances cannot be supported as Variance Finding # 2 cannot be made. This finding requires that an applicant would be denied reasonable use of the property if the Variances are not approved. In this instance, reasonable use of the site is a single-family residence. The applicant has not established in the record that a single-family residence could not be constructed at this location without the additional floor area (438 square feet) and without providing the five-foot offset from habitable space. Please reference Variance Finding # 2 for expanded analysis.

As the current proposed project design requires the Variances to be granted in order to be compliant with the Land Development Code, this finding (CDP No. 3) cannot be made because the current proposed project design will not comply with all applicable regulations of the Land Development Code.

**4. FOR EVERY COASTAL DEVELOPMENT PERMIT ISSUED FOR ANY COASTAL DEVELOPMENT BETWEEN THE NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL OVERLAY ZONE THE COASTAL DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE CALIFORNIA COASTAL ACT.**

The proposed development is to demolish an existing one-story duplex and construct a new three-story single family residence. The subject property is designated as being between the first public road and the Pacific Ocean within the Coastal Overlay Zone.

The site is located adjacent to the Ocean Beach Park which is designated in the Local Coastal Program as a public park and recreational area. Public access to the park area is available at the end of Voltaire Street and West Point Loma Boulevard. All development would occur on private property; therefore, the proposed project will not encroach upon the existing physical access way used by the public. The proposed coastal development will conform to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**Neighborhood Development Permit:****1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.**

The project proposes the demolition of an existing one-story duplex and construction of a three-story, 1,712-square-foot residence with attached carport. The site is zoned RM-2-4 zone and designated for multi-family residential development with a density range of 15 to 25 dwelling units per net residential acre in the Ocean Beach Precise Plan. The Neighborhood Development Permit is required due to the presence of environmentally sensitive lands as the site is within a Special Flood Hazard Area. The proposal to demolish two units and construct a single-family dwelling is within the density range of the Precise Plan.

The lot is zoned RM-2-4, which allows a maximum of one dwelling unit per 1,750 square feet of lot area. Therefore, the zone would allow only one dwelling unit on the 2,500-square-foot lot ( $2,500/1,750 = 1.43 = 1$  dwelling unit). The Ocean Beach Precise Plan's designation is multi-family residential at a maximum density of 25 du/ac). The resulting density for the project is 17.42 dwelling units per acre ( $43,560/2,500 = 17.42$ ). Although the site is zoned for multi-dwelling unit development, the lot is substandard in terms of lot area and dimensions. An additional dwelling unit on this site would exceed the allowable density of the zone and the community plan. The proposed project is therefore consistent with the land use designation, as it related to the allowable density, and the zoning density regulations. Therefore, the proposed development within a Special Flood Hazard Area, will not adversely affect the applicable land use plan.

**2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.**

The proposed development is to demolish an existing one-story, duplex and construct a 1,712-square-foot, three-story single-family dwelling unit with a carport on a 2,500 square-foot site. The subject property is located at 5168 West Point Loma Boulevard, on an interior, level lot on a property located in the RM-4-2 zone within the Coastal (appealable) and Coastal Height Limit Overlay zones, within the Ocean Beach Community Planning Area.

The project requires a Neighborhood Development Permit due to the presence of Environmentally Sensitive Lands (ESL) in the form of the Special Flood Hazard area. The proposed structure will be constructed within the 100 Year Floodplain (*Special Flood Hazard Area*), and has a Base Flood Elevation of 11.6 feet mean sea level. The restrictions on development within the floodplain require that the lowest floor to be elevated at least 2 feet above the base flood elevation in accordance with San Diego Municipal Code (SDMC) section §143.0146(C)(6), while the Federal Emergency Management Agency (FEMA) requires that the finished floor elevation be at one or more feet above the base flood elevation (BFE). The project is consistent with these regulations and no deviations to the ESL regulations have been requested.

The development was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302(Replacement or Reconstruction). The applicant has submitted that the existing units to be demolished may contain asbestos and lead-based paint, potentially posing a risk to human health and public safety. All demolition activities must be conducted in accordance with the San Diego County Air Pollution Control District (SDAPCD) and the California Code of Regulations Title 8 and 17 regarding the handling and disposal of asbestos-containing materials and lead-based paints. As conditioned by this permit, a notice is to be provided to the Air Pollution Control District prior to demolition.

The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of ministerial permit(s) and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. In conclusion and due to these facts, the proposed development will not be detrimental to the public health, safety, and welfare.

### **3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE APPLICABLE REGULATIONS OF THE LAND DEVELOPMENT CODE.**

The proposed development is to demolish an existing one-story, duplex and construct a 1,712-square-foot, three-story single-family dwelling unit with a carport on a 2,500 square-foot site. The subject property is located at 5168 West Point Loma Boulevard, on an interior, level lot on a property located in the RM-4-2 zone within the Coastal (appealable) and Coastal Height Limit Overlay zones, within the Ocean Beach Community Planning Area.

The proposed development complies with all of the regulations of the underlying zone with the exception of the requirement to reserve 25 percent (438 square feet) of the total gross area for required parking within enclosed parking areas, and to allow the construction of the carport to be located in front of the building façade where the regulations require the carport to be set back at least 5 feet from the façade.

The project as designed is dependent upon two Variances requests to allow 100 percent of the allowable floor area ratio (0.70 percent) to be utilized for habitable areas where 25 percent of the floor area ratio must be reserved for required parking and, construct a carport in front of the building façade where the regulations require the carport to be set back at least 5 feet from the façade. These Variances cannot be supported as Variance Finding # 2 cannot be made. This finding requires that an applicant would be denied reasonable use of the property if the variances are not approved. In this instance, reasonable use of the site is a single-family residence. The applicant has not established in the record that a single-family residence could not be constructed at this location without the additional floor area (438 square feet) and without providing the five-foot offset from habitable space. Please reference Variance Finding # 2 for expanded analysis. As the current proposed project design requires the Variances to be granted in order to be compliant with the Land Development Code, this finding (NDP No. 3) cannot be made because

the current proposed project design will not comply with all applicable regulations of the Land Development Code.

**Supplemental Findings, Environmentally Sensitive Lands:**

**1. THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED DEVELOPMENT AND THE DEVELOPMENT WILL RESULT IN MINIMUM DISTURBANCE TO ENVIRONMENTALLY SENSITIVE LANDS.**

The project proposes the demolition of an existing one-story duplex and construction of a three-story, 1,712-square-foot residence with attached carport. The subject property is located at 5168 West Point Loma Boulevard, on an interior, level lot on a property located in the RM-2-4 zone within the Coastal (appealable) and Coastal Height Limit Overlay zones, within the Ocean Beach community. The project requires a Neighborhood Development Permit due to the presence of Environmentally Sensitive Lands (ESL) in the form of the Special Flood Hazard area. The proposed structure will be constructed within the 100 Year Floodplain (*Special Flood Hazard Area*), and has a Base Flood Elevation of 11.6 feet mean sea level. The restrictions on development within the floodplain require that the lowest floor, including basement to be elevated at least 2 feet above the base flood elevation in accordance with San Diego Municipal Code (SDMC) section §143.0146(c)(6), while the Federal Emergency Management Agency (FEMA) requires that the finished floor elevation be at one or more feet above the base flood elevation (BFE). The project is consistent with these regulations and no deviations to the ESL regulations have been requested.

The previous site grading and construction of the existing duplex have completely disturbed the site. The property is relatively flat and does not include any sensitive topographical or biological resources. The site is neither within nor adjacent to Multi-Habitat Planning Area (MHPA) lands. The development was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). The project site is located within an existing urbanized area. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**2. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATION OF NATURAL LAND FORMS AND WILL NOT RESULT IN UNDUE RISK FROM GEOLOGIC AND EROSIONAL FORCES, FLOOD HAZARDS, OR FIRE HAZARDS.**

The proposed project will be sited on a 2,500 square-foot disturbed lot. The majority of the site is relatively flat at 8 feet above mean sea level across an approximately 25 foot x 100 foot lot. The proposed development is surrounded by existing residential development and the Ocean Beach Park and is within a seismically active region of California. As the potential exists for geologic hazards such as earthquakes and ground failure. The project required the preparation of a Water Quality Technical Report to ensure that site drainage issues, grading requirements and the requirements of the Special Flood Hazard Areas would be adequately addressed with project implementation. As conditioned by this permit, structures that are subject to inundation must be

flood proofed and all fill placed within the Special Flood Hazard Area must be compacted to 95 percent relative compaction. The project site is located within geologic hazard zones 31 and 52 of the City's Seismic Safety Study Geologic Hazards Maps. Zone 31 is characterized by high potential for liquefaction, shallow groundwater, major drainages, and hydraulic fills. Zone 52 is characterized by other level areas, gently sloping to steep terrain with favorable geologic structure, low risk. A Report of Preliminary Geotechnical Investigation was also required to ensure that the soil and geologic conditions of the site could accommodate the proposed development. Proper engineering design of the new structures would minimize potential for geologic impacts from regional hazards. Therefore, the proposed development will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ADJACENT ENVIRONMENTALLY SENSITIVE LANDS.**

The proposed development is to demolish an existing one-story duplex and construct a 1,712-square-foot, three-story, single family dwelling unit with a carport on a 2,500 square-foot site. The subject property is located at 5168 W. Point Loma Boulevard, on an interior, level lot on a property located in the RM-2-4 zone within the Coastal (appealable) and Coastal Height Limit Overlay zones, within the Ocean Beach Community Planning Area. The site is within the 100 year floodplain and is therefore considered environmentally sensitive land. The properties adjacent to the site are also located within the Special Flood Hazard Area. The project as designed will have no impact to the floodway and no adverse impacts to the flood levels of these adjacent properties. The site is neither within nor adjacent to Multi-Habitat Planning Area (MHPA) lands. Therefore, the development will not impact adjacent environmentally sensitive lands.

**4. THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE CITY OF SAN DIEGO'S MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) AND SUBAREA PLAN.**

The project proposes the demolition of the existing duplex and construction of a three-level single dwelling unit with a carport. The project site is south of, but not adjacent to, the Multiple Species Conservation Program (MSCP), Multiple Habitat Planning Area (MHPA) of the San Diego River floodway. Therefore, the project does not need to show consistency with the Multiple Species Conservation Program Subarea Plan.

**Variance:**

**1. THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS APPLYING TO THE LAND OR PREMISES FOR WHICH THE VARIANCE IS SOUGHT THAT ARE PECULIAR TO THE LAND OR PREMISES AND DO NOT APPLY GENERALLY TO THE LAND OR PREMISES IN THE NEIGHBORHOOD, AND THESE CONDITIONS HAVE NOT RESULTED FROM ANY ACT OF THE APPLICANT AFTER THE ADOPTION OF THE APPLICABLE ZONE REGULATIONS.**

The project proposes the demolition of an existing one-story duplex and construction of a three-story, 1,712-square-foot residence with attached carport. A Variance is required to allow a deviation to the development regulations of the RM-2-4 Zone to allow 100 percent of the allowable floor area ratio (FAR) of 70 percent to be utilized for habitable areas where 25 percent of the floor area ratio must be reserved for required parking. The proposed carport is an open air design that does not count towards the calculation of FAR. The second Variance request is to allow the construction of the carport to be located in front of the building façade where the regulations require the carport to be set back at least 5 feet from the façade.

There are special circumstances associated with the site that are not the result of the actions of the owner. The lot contains environmentally sensitive lands being located within the 100 Year Floodplain (Special Flood Hazard Area). The site is zoned RM-2-4 which is intended to encourage multi-family residential development on lots of larger size. However, within the Ocean Beach Community Planning area, the RM-2-4 zone is restricted to a significantly lower FAR than other communities. The allowable FAR in most communities is 1.2 percent of the lot size. Additionally, the property does not have alley access. The subject property is a substandard lot totaling 2,500 square feet where the underlying zone requires a minimum lot size of 6,000 square feet. The property contains only 25 feet of lot frontage on a dedicated street, where 50 feet is the minimum. These RM-2-4 zone standards are intended for development of multiple units on larger lots with alley access. These special circumstances and conditions do not generally apply to the land or premises in the neighborhood.

**2. THE CIRCUMSTANCES OR CONDITIONS ARE SUCH THAT THE STRICT APPLICATION OF THE REGULATIONS OF THE LAND DEVELOPMENT CODE WOULD DEPRIVE THE APPLICANT OF REASONABLE USE OF THE LAND OR PREMISES AND THE VARIANCE GRANTED BY THE CITY IS THE MIMIMUM VARIANCE THAT WILL PERMIT REASONABLE USE OF THE LAND OR PREMISES.**

The project proposes the demolition of an existing one-story, duplex and construction of a three-story, 1,712-square-foot residence with attached carport on a 2,500-square-foot lot. A Variance is required to allow a deviation to the development regulations of the RM-2-4 Zone to allow 100 percent of the allowable floor area ratio (0.70 percent) to be utilized for habitable areas where 25 percent of the floor area ratio must be reserved for required parking. The second Variance request is to allow the construction of the carport to be located in front of the building façade where the regulations require the carport to be set back at leave 5 feet from the façade.

The RM-2-4 zone allows a floor area ratio of 1.2 percent in all other areas of the city with the exception of the Ocean Beach and Peninsula community planning areas. Additionally, 25 percent of the allowable floor area ratio must be reserved for enclosed parking. The code further stipulates that if basement parking is provided, the required 25 percent for parking uses may then be utilized for habitable areas.

This finding requires that an applicant would be denied reasonable use of the property if the Variances are not approved. In this instance, reasonable use of the site is a single-family residence. The applicant has not established in the record that a single-family residence could not be constructed at this location without the additional floor area (438 square feet) and without providing the five-foot offset from habitable space. One option could be to construct a maximum 19-foot wide structure, including 10-feet of habitable area and a 9-foot wide attached tandem garage, with the required 5-foot offset, within the front façade. Such a design would result in a reasonably sized residence for the community (approximately 1,300 square feet) with attached tandem garage, providing 2 parking spaces and the 5-foot offset from non-habitable space to habitable space. As such, the circumstances or conditions described in Variance Finding # 1 are not such that strict application of these regulations would deprive the applicant of reasonable use of the land or premises.

**3. THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE REGULATIONS AND WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE.**

The project proposes the demolition of an existing one-story, duplex and construction of a three-story, 1,712-square-foot residence with attached carport on a 2,500-square-foot lot. A Variance is required to allow a deviation to the development regulations of the RM-2-4 Zone to allow 100 percent of the allowable floor area ratio (0.70 percent) to be utilized for habitable areas where 25 percent of the floor area ratio must be reserved for required parking. The second Variance request is to allow the construction of the carport to be located in front of the building façade where the regulations require the carport to be set back at least 5 feet from the façade.

The proposed development complies with all other regulations of the underlying zone. The allowable floor area ratio per the zone and for this community will not be exceeded. The development would demolish an older, dilapidated structure currently in disrepair and with no on-site parking. The Ocean Beach Community Plan's residential element states that substandard and dilapidated properties should be renovated. The Variances would facilitate the construction of a project that incorporates a carport into the front façade providing parking for two vehicles and improving the previously conforming condition of the site by replacing the existing faulty structure with a flood proofed structure. The development incorporates required side yard setbacks and a deed restriction to provide a visual corridor through the site to protect potential views. The Planning Commission has approved three similar projects within this block of W. Point Loma Boulevard deviating from the FAR allotment and carport setback requirement: The Stebbins Residence Project No. 51076, approved in 2008, located at 5164 W. Point Loma Boulevard – this project is constructed; and the Cox Residence Project No. 168660, approved in 2011, located at 5166 W. Point Loma Boulevard and the Burks Residence Project No. 235485, located at 5170 W. Point Loma Boulevard, approved on 5/31/12). Therefore, the granting of the Variances will be in harmony with the general purpose and intent of the gross floor area regulations and will not be detrimental to the public health, safety or welfare.

**4. THE GRANTING OF THE VARIANCE WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN. IF THE VARIANCE IS BEING SOUGHT IN**

**CONJUNCTION WITH ANY PROPOSED COASTAL DEVELOPMENT, THE REQUIRED FINDING SHALL SPECIFY THAT THE GRANTING OF THE VARIANCE CONFORMS WITH, AND IS ADEQUATE TO CARRY OUT, THE PROVISIONS OF THE CERTIFIED LAND USE PLAN.**

The project proposes the demolition of an existing one-story, duplex and construction of a three-story, 1,712-square-foot residence with attached carport on a 2,500-square-foot lot. A Variance is required to allow a deviation to the development regulations of the RM-2-4 Zone to allow 100 percent of the allowable floor area ratio (0.70 percent) to be utilized for habitable areas where 25 percent of the floor area ratio must be reserved for parking. The second Variance request is to allow the construction of the carport to be located in front of the building façade where the regulations require the carport to be set back at least 5 feet from the façade.

The site is designated for multi-family development within the Ocean Beach Precise Plan. One of the goals of the plan is to maintain the existing residential character of Ocean Beach as exemplified by a mixture of small-scale residential building types and styles. Surrounding uses include single and multi-family residential of varying heights and stories. The project proposes one single family residence in keeping with the density range for the land use designation, maintaining a lower density appropriate for the small lot and in keeping with other two and three story developments north of W. Point Loma Boulevard. The lot is zoned RM-2-4, which allows a maximum of one dwelling unit per 1,750 square feet of lot area. Therefore, the zone would allow only one dwelling unit on the 2,500-square-foot lot ( $2,500/1,750 = 1.43 = 1$  dwelling unit). The Ocean Beach Precise Plan's designation is multi-family residential at a maximum density of 25 du/ac). The resulting density for the project is 17.42 dwelling units per acre ( $43,560/2,500 = 17.42$ ). Although the site is zoned for multi-dwelling unit development, the lot is substandard in terms of lot area and dimensions. An additional dwelling unit on this site would exceed the allowable density of the zone and the community plan. The proposed project is therefore consistent with the land use designation, as it related to the allowable density, and the zoning density regulations.

The Local Coastal Program element of the Ocean Beach Precise Plan implements the California Coastal Act policies for protection, enhancement and expansion of public visual and physical access to the shoreline. The requested Variances would not impact these policies. There are no physical public access points or designated public view corridors on the site. Therefore, the granting of the Variances will not adversely affect the land use plan and conforms with the certified land use plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 859246, Neighborhood Development Permit No. 1123798 and Variance No. 859248, are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 859246, 1123798 and 859248, a copy of which is attached hereto and made a part hereof.



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SANDRA TEASLEY  
Development Project Manager  
Development Services

Adopted on: May 22, 2013

Job Order No. 24001780

cc: Legislative Recorder

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 24001780

COASTAL DEVELOPMENT PERMIT NO. 859246

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1123798

VARIANCE NO. 859248

**DOUMA RESIDENCE- PROJECT NO. 236771** HEARING OFFICER

This Coastal Development Permit No. 859246, Neighborhood Development Permit No. 1123798 and Variance No. 859248 are granted by the Planning Commission of the City of San Diego to JOHN AND CINDY DOUMA, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708, 126.0504 and 126.0805. The 0.1-acre project site is located at 5168 West Point Loma Boulevard in the RM 2-4 Zone, Coastal Overlay Zone (appealable-area), Coastal Height Limit Overlay Zone, First Public Roadway, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and the 100-year Flood-Plain Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan (LCP). The project site is legally described as Lot 13, Block 90 of Ocean Bay Beach Map No. 1189.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing one-story duplex, and construct a three-story single family residence, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 22, 2013, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing one-story duplex;
- b. Construction of a 1,712-square-foot, three-story single family residence and carport consisting of:
  - 1) 1,712-square-foot of habitable living area.
  - 2) 388-square-foot carport (310 square feet of the carport exempt from gross floor area; 72 square feet of the carport counted in gross floor area);

- 3) 505-square-foot decks and a 54-square-foot first floor patio.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Variance to the RM-2-4 zoning regulations as follows:
  - i. To allow 100% of the gross floor area to count as habitable space where the San Diego Municipal Code requires that 25% must be reserved for parking.
  - ii. Allow the construction of the carport to be located in front of the building façade where the regulations require the carport to be set back at least 5 feet from the facade.
- e. Off-street parking;
- 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. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and

conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

5. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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.

In the event that 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.

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the closure of the existing shared driveway and the construction of two separate 12-foot wide City standard driveways to serve this project and the adjacent property, per Standard Drawings G-14B, G-16 and SDG-100, satisfactory to the City Engineer.
13. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of City standard curb and gutter, between the proposed two driveways, adjacent to the site on W. Point Loma Boulevard, satisfactory to the City Engineer.
14. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
18. 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.

19. Prior to the issuance of the any building permit, the Owner/Permittee shall include a note on the grading plans to state: "Subject to Inundation" all areas lower than elevation 10.6 ft which is base flood elevation plus 1 foot.

20. Prior to the issuance of any construction permits the Owner/Permittee shall include a note on the grading plans to state: The Owner/Permittee shall floodproof all structures subject to inundation. The floodproofed structures must be constructed to meet the requirements of the Federal Insurance Administration's Technical Bulletin 3-93. Additionally, a registered civil engineer or architect must certify prior to occupancy that those requirements have been met.

21. Prior to the issuance of the building permit, the Owner/Permittee shall execute a "Non Conversion Agreement" for the carport area, subject to inundation.

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

23. Prior to the issuance of the building permit, the Owner/Permittee shall include a note on the building plans to state: Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

24. Prior to the issuance of the building permit, the Owner/Permittee shall include a note on the grading plans to state: If the structures will be elevated on fill, such that the lowest adjacent grade is at or above the BFE, the applicant must obtain a Letter of Map Revision based on Fill (LOMR-F) prior to occupancy of the building. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA to process and approve the LOMR-F.

**GEOLOGY REQUIREMENTS:**

25. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall submitted for review and approval by the Geology Section of the Development Services Department prior to issuance of any construction permits.

26. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be submitted for review and approval by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**PLANNING/DESIGN REQUIREMENTS:**

27. No fewer than two off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

28. 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.

29. Prior to issuance of a construction permit, the Owner/Permittee shall record a deed restriction preserving a visual corridor of 3 feet along the eastern property line and 3 feet along the western property line, running the full depth of the premises. No landscape or structure shall exceed a height of 3 feet within the visual corridor.

30. Prior to the issuance of any construction permits, the Owner/Permittees shall grant to the San Diego County Regional Airport Authority an aviation easement for the purpose of maintaining all aircraft approach paths to Lindbergh Field, which shall be recorded in the office of the San Diego County Recorder. This easement shall permit the unconditioned right of flight of aircraft in the federally controlled airspace above the subject property. This easement shall identify the easement's elevation above the property and shall include prohibitions regarding use of and activity on the property that would interfere with the intended use of the easement. This easement may require the grantor of the easement to waive any right of action arising out of noise associated with the flight of aircraft within the easement.

31. Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an aviation easement has been granted across the property. The note shall include the County Recorder's recording number for the aviation easement.

**INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May 22, 2013 by Resolution No. **XXXX**.

ATTACHMENT 2

Permit Type/PTS Approval No.: Coastal Development  
Permit No. 859246, Neighborhood Development Permit  
No. 1123798 and Variance No. 859248.

Date of Approval: May 22, 2013

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

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Sandra Teasley  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1180 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.

Owner/Permittee

By \_\_\_\_\_  
John and Cindy Douma

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**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1180 et seq.**

## NOTICE OF EXEMPTION

*(Check one or both)*

TO:   X   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.: **DOUMA RESIDENCE / 236671**

PROJECT LOCATION-SPECIFIC: 5168 West Point Loma Boulevard, San Diego 92107

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Applicant is requesting a Coastal Development Permit, a Neighborhood Development Permit, and a Variance to allow for the demolition of an existing single-dwelling unit and subsequent construction of a 1,712 square-foot single-dwelling unit. In addition, the project would construct associated site improvements (i.e. hardscape and landscaping). The Variance is required for the reallocation of floor area ratio from parking use to non-parking use and from SDMC 131.0464(e)(2), which requires the carport to be stepped back an additional five feet from the façade that encloses habitable space. The subject property is located 5168 West Point Loma Boulevard in the RM-2-4 Zone, the Airport Environs Overlay Zone, the Airport Approach Overlay Zone, the Airport Influence Area, the FAA Part 77 Notification Area, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and is designated multi-family residential (25 dwelling units per acre) within the Ocean Beach Precise Plan and Local Coastal Program Area. (LEGAL DESCRIPTION: Lot 13, Block 90 of Map No. 1189).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: John Douma, 4218 Cartulina Road, San Diego, CA 92124, (619) 417-6448.

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: 15302 (Replacement or Reconstruction)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is proposing the demolition of an existing single-dwelling unit and subsequent construction of a replacement single-dwelling unit. The project is consistent with the General Plan, Community Plan, and zoning requirements. The project meets the criteria set forth in CEQA Section 15302 which allows for the replacement or reconstruction of existing structures where the new structure will be located on the same site.

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


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

January 14, 2013  
DATE OF PROJECT APPROVAL

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



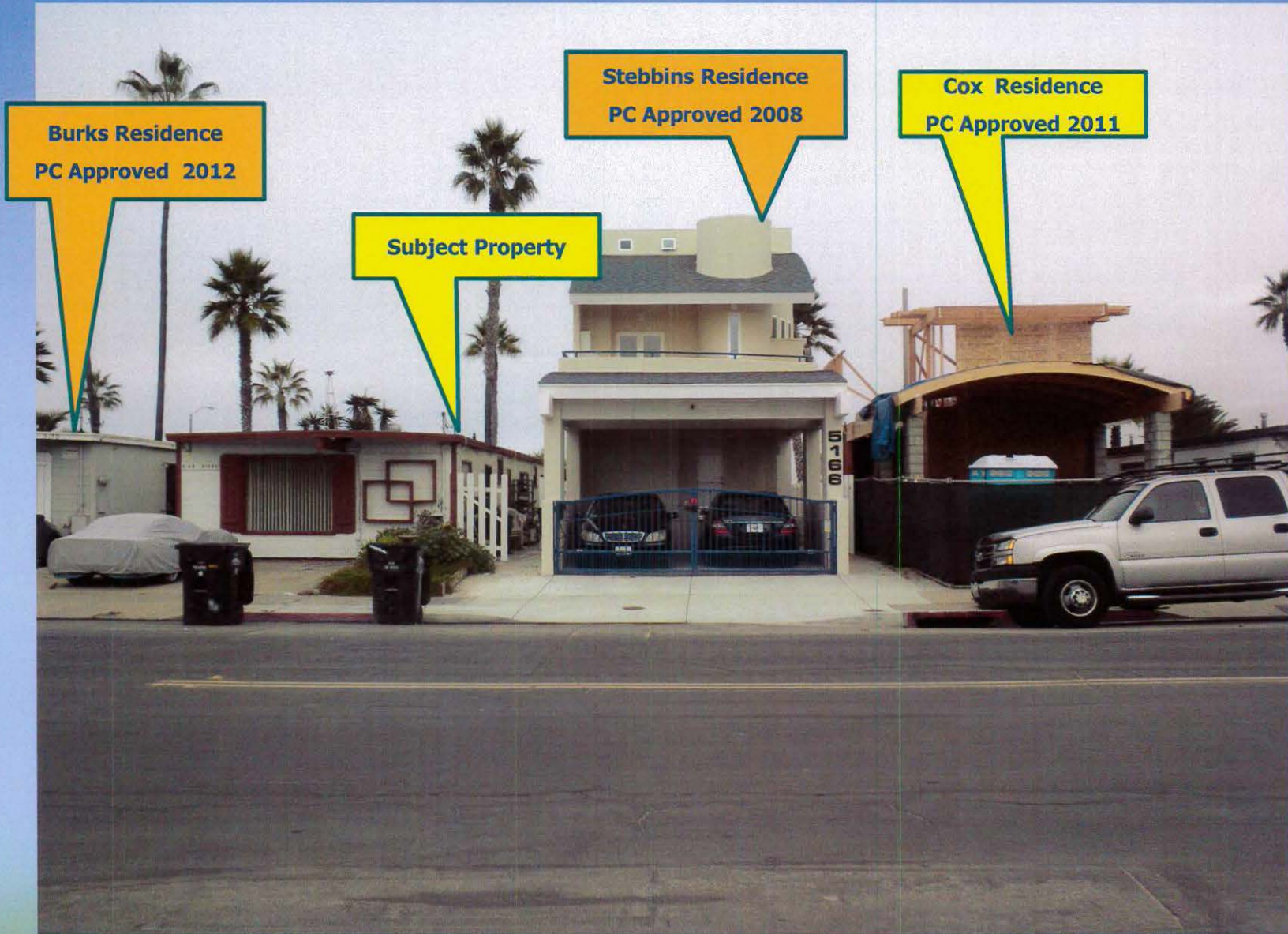
City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

THE CITY OF SAN DIEGO

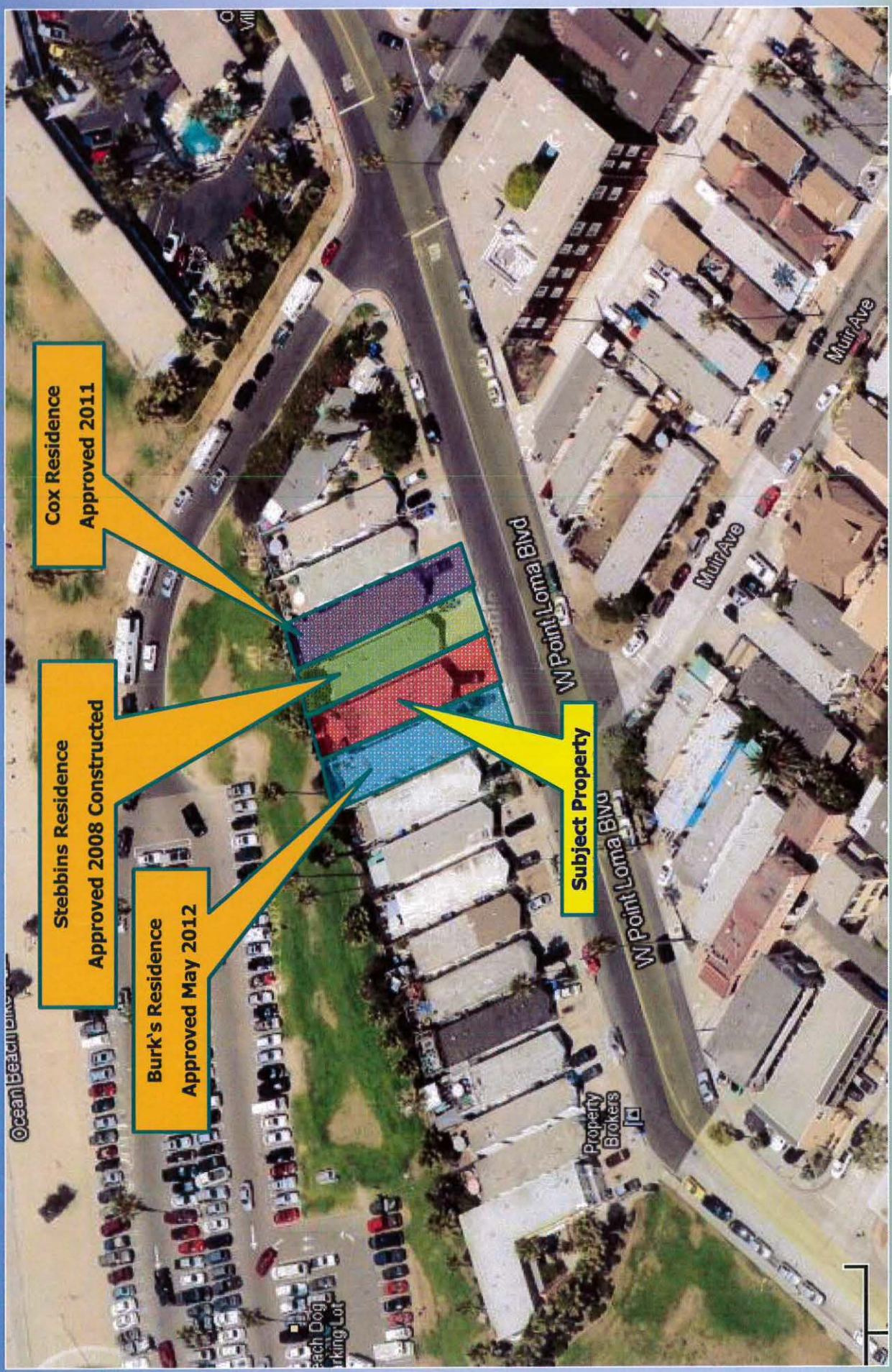
## Community Planning Committee Distribution Form Part 2

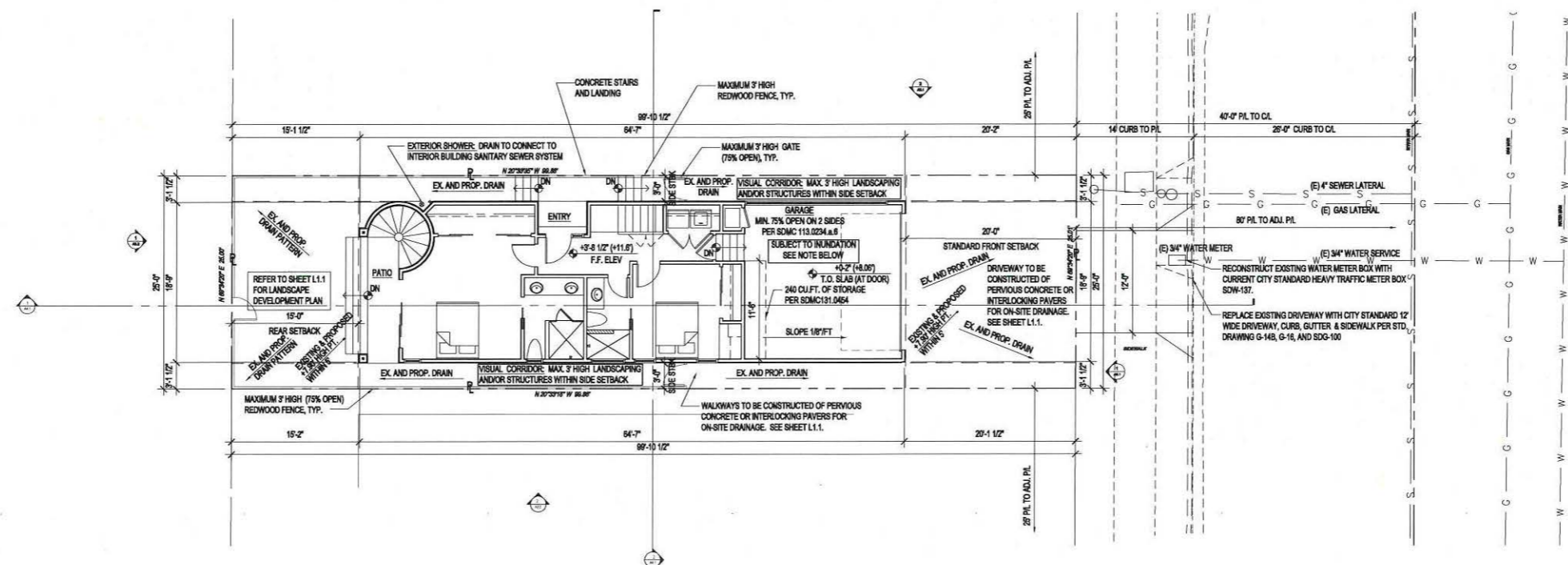
Project Name: <i>Douma Residence</i>		Project Number: <i>236671</i>	Distribution Date:
Project Scope/Location: <i>5168 West Point Loma Blvd</i> <i>CDP and NDP for environmentally sensitive lands and a</i> <i>variance to demolish an existing duplex and construct</i> <i>a 1,712 sq ft SFR with reduced dedicated parking on a</i> <i>0.05 acre site</i>			
Applicant Name: <i>Douma/Elizabeth Young</i>		Applicant Phone Number: <i>619-203-9251</i>	
Project Manager: <i>Sandra Teasley</i>	Phone Number:	Fax Number: <del><i>(619) 446-3245</i></del>	E-mail Address: <i>steasley@sandiego.gov</i>
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Deny	Members Yes <i>8</i>	Members No <i>0</i>	Members Abstain <i>1</i>
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: <i>Jane D. Gawronski</i>		TITLE: <i>Chair</i>	
SIGNATURE: <i>Jane D. Gawronski</i>		DATE: <i>3/11/13</i>	
<i>Attach Additional Pages If Necessary.</i>		Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			

# Development Services Department Project Management Section



# Development Services Department





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

DATE	REVISIONS

BSD Missouri Street, #2  
San Diego, CA 92108  
www.frontisyoung.com

**FRONTIS + YOUNG**  
architecture

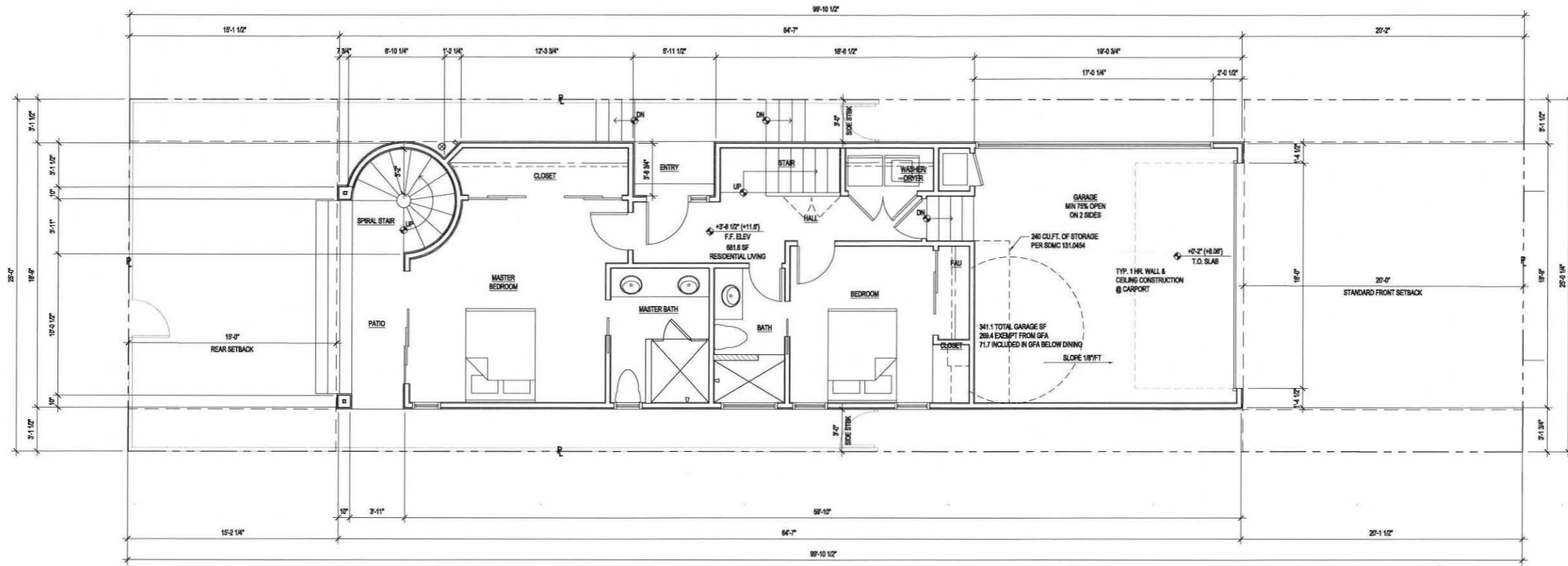
CONSERVATION ELEMENT NOTES	PROJECT DATA	CONSTRUCTION BMP'S	SITE NOTES																																																
<p>1. MAXIMIZE RECYCLED DEMOLITION MATERIAL FROM EXISTING BUILDING.</p> <p>2. LANDSCAPING WITH SAN DIEGO NATIVE DROUGHT TOLERANT, HIGH PEST RESILIENT PLANTS. MINIMUM PLANT TRIMMINGS, NO GRASS PROPOSED. SEE SHEET L1.1.</p> <p>3. ENERGY EFFICIENT IRRIGATION CONTROLS AND IRRIGATION SCHEDULED PER CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM DATA FOR LANDSCAPING. USE OF DRIP IRRIGATION IN PLANTING AREAS.</p> <p>4. SHADE TREE AT BACK YARD.</p> <p>5. PERVIOUS HARDSCAPE OR INTERLOCKING PAVERS.</p> <p>6. RECYCLED CONTENT PAVERS WHERE FEASIBLE FOR USE AS HARDSCAPE.</p> <p>7. LIGHT COLOR ROOF AND EXTERIOR WALLS. LIGHT COLOR PAVERS AND/OR CONCRETE. CRIC RATED COOL ROOF TILE ROOF.</p> <p>8. WALL FACING SOUTHWEST LIMITED GLAZING TO 8%. WINDOWS AND DOORS WITH ENERGY STAR LABEL, LOW SOLAR HEAT GAIN COEFFICIENTS. LOW FLUSH TOILETS AND LOW FLOW SHOWERS AND FAUCETS.</p> <p>9. OPERABLE SKYLIGHTS FOR VENTILATION AND PASSIVE COOLING.</p> <p>10. BUILDING DESIGNED TO MAXIMIZE NATURAL LIGHTING IN EACH ROOM. MINIMIZE NECESSITY OF ARTIFICIAL LIGHTING.</p> <p>11. NO AIR CONDITIONING OR CFC BASED REFRIGERANTS USED IN MECHANICAL SYSTEMS.</p> <p>12. LOW VOC AND LOW EMITTING ADHESIVES, PAINTS, COATINGS, CARPET SYSTEMS, COMPOSITE WOOD, ETC. WHERE FEASIBLE.</p> <p>13. RECYCLED CONTENT BUILDING MATERIALS, LOCAL SUSTAINABLE PRODUCTS WHERE FEASIBLE.</p> <p>14. TANKLESS WATER HEATERS. PROVIDES 27-50% ENERGY EFFICIENCY. ENERGY STAR LABEL. RECIRCULATING PUMPS AT REMOTE FAUCETS.</p> <p>15. ENERGY STAR LABEL APPLIANCES INCLUDING BUT NOT LIMITED TO: REFRIGERATOR, WASHER/DRYER, DISHWASHER.</p> <p>16. HIGH EFFICIENCY LIGHTING, MOTION SENSORS AND DIMMERS. TASK LIGHTING REDUCES USE OF GENERAL OVERHEAD LIGHTING.</p> <p>17. OPERABLE WINDOWS AND MECHANICAL VENTILATION SYSTEMS IN BATHROOMS.</p>	<p><b>PROJECT INFORMATION</b></p> <p>PROJECT ADDRESS: 5188 WEST POINT LOMA BLVD, San Diego, CA 92107</p> <p>ASSESSOR'S PARCEL NUMBER: 448-041-12</p> <p>LEGAL DESCRIPTION: LOT 14, BLOCK 80, MAP 1188, MAP OF OCEAN BAY BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER, JUNE 22, 1998</p> <p>YEAR BUILT: 1948</p> <p>BUILDING CODE: CALIFORNIA BUILDING CODE (CBC), 2007 EDITION</p> <p>OCCUPANCY TYPE: City of San Diego Municipal Code Single Family Residence; R.3 &amp; U-1 GARAGE</p> <p>CONSTRUCTION TYPE: TYPE 6 B</p> <p>NUMBER OF STORES: 3 stories</p> <p>BUILDING HEIGHT: 30'-0" MAX.</p> <p>REQUIRED PERMITS: COASTAL DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT, VARIANCES: 6.1 ACRES</p> <p><b>LOT ZONING INFORMATION</b></p> <p>ZONE: RM-2.4</p> <p>NUMBER OF DWELLINGS: 1 SFR</p> <p>SETBACKS: Front Standard Setback: 20'-0" (SANC 131.0442 a.1); Side Setback: 3'-0" 10% of lot width, minimum 3' (SANC 131.0442 a.2); Rear Setback: 15'-0" (SANC 131.0442 a.4)</p> <p>BUILDING HEIGHT LIMITATIONS: 40' (30' coastal height limit)</p> <p>ACTUAL BUILDING HEIGHT: 29'-11"</p> <p>MAXIMUM FLOOR AREA RATIO: 0.7 Ocean Beach Community Plan (SANC 131.0443 TABLE G)</p> <p>LOT AREA: 2,487.89 S.F.</p> <p>MIN. LOT AREA: 6,000.00 S.F. (SANC 131.0431 TABLE G)</p> <p>ALLOWABLE FAR: 1.748 S.F. (SANC 131.0431 TABLE G)</p> <p>ACTUAL FAR: 1.7121 S.F. (SANC 131.0431 TABLE G)</p> <p><b>BUILDING AREAS</b></p> <table border="1"> <thead> <tr> <th>Area</th> <th>New Total</th> </tr> </thead> <tbody> <tr> <td>FIRST FLOOR AREA:</td> <td>700.0 S.F.</td> </tr> <tr> <td>SECOND FLOOR AREA:</td> <td>631.0 S.F.</td> </tr> <tr> <td>THIRD FLOOR AREA:</td> <td>308.9 S.F.</td> </tr> <tr> <td><b>RESIDENTIAL AREA:</b></td> <td><b>1,640.0 S.F.</b></td> </tr> <tr> <td>GARAGE AREA EXEMPT:</td> <td>310.0 S.F. (SANC 131.0234 a.6)</td> </tr> <tr> <td>GARAGE AREA COUNTEd:</td> <td>71.7 S.F. 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SECOND FLOOR DECKS:	364.7	THIRD FLOOR DECKS:	136	<b>BALCONY / DECK TOTAL:</b>	<b>688.8 S.F.</b>	<b>PARKING:</b>	<b>2</b>	REQUIRED PER UNIT:	2	PROVIDED PER UNIT:	2	<p><b>STORM WATER QUALITY NOTES CONSTRUCTION BMP'S</b></p> <p>This project shall comply with all requirements of the state permit, California Regional Water Quality Control Board, San Diego Region, order NO. 2001.01 NPDES NO. CAS010675 (<a href="http://www.sandag.ca.gov/hq26/programated_stormwater.html">http://www.sandag.ca.gov/hq26/programated_stormwater.html</a>)</p> <p>Notes 1-4 below represent minimum requirements for construction BMP's.</p> <p>1. Sufficient BMP's must be installed to prevent all mud or other construction debris from being tracked into the adjacent street(s) or storm water conveyance systems due to construction vehicles or any other construction activity. The contractor shall be responsible for cleaning any such debris that may be in the street at the end of each work day or after a storm event that causes a breach in the installed construction BMP's.</p> <p>2. All stock piles of uncompacted soil and/or building materials that are intended to be left unattended for a period greater than seven calendar days are to be provided with erosion and sediment controls. Such soil must be protected each day when the probability of rain is 40% or greater.</p> <p>3. A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the site.</p> <p>4. All erosion/sediment control devices shall be maintained in working order at all times.</p> <p>5. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.</p> <p>6. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.</p> <p><b>FLOOD NOTES</b></p> <p>1. THE OWNER/PERMITTEE SHALL FLOODPROOF ALL STRUCTURES SUBJECT TO MINUDATION. THE FLOODPROOFED STRUCTURES MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FEDERAL INSURANCE ADMINISTRATION'S TECHNICAL BULLETIN 3-88. ADDITIONALLY, A REGISTERED CIVIL ENGINEER OR ARCHITECT MUST CERTIFY PRIOR TO OCCUPANCY THAT THOSE REQUIREMENTS HAVE BEEN MET.</p> <p>2. THE OWNER/PERMITTEE SHALL ENTER INTO AN AGREEMENT WITH THE CITY WAIVING THE RIGHT TO OPPOSE A SPECIAL ASSESSMENT INITIATED FOR THE CONSTRUCTION OF FLOOD CONTROL FACILITIES AND THEIR PERPETUAL MAINTENANCE.</p> <p>3. THE OWNER/PERMITTEE SHALL ENTER INTO AN AGREEMENT TO INDEMNIFY, PROTECT AND HOLD HARMLESS THE CITY, ITS OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OR ACTION, LIABILITY OR LOSS BECAUSE OF, OR ARISING OUT OF FLOOD WATERS.</p> <p>4. FILL PLACED IN THE SPECIAL FLOOD HAZARDOUS AREA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 80% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-998. GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.</p> <p>5. IF THE STRUCTURES WILL BE ELEVATED ON FILL, SUCH THAT THE LOWEST ADJACENT GRADE IS AT OR ABOVE THE BFE, THE APPLICANT MUST OBTAIN A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) PRIOR TO OCCUPANCY OF THE BUILDING. THE DEVELOPER MUST PROVIDE ALL DOCUMENTATION, ENGINEERING CALCULATIONS, AND FEES WHICH ARE REQUIRED BY FEMA TO PROCESS AND APPROVE THE LOMR-F.</p>	<p><b>DRAIN</b> DIRECTION OF DRAINAGE: DIRECT TO PLANTING AREAS PER SHEET L1.1</p> <p><b>SITE NOTES</b></p> <p>A. The site plan is for general site reference only. Refer to other construction documents for complete scope of work.</p> <p>B. Before commencing any site location construction the contractor shall verify location of all site dimensions and conditions. These include but are not limited to property lines, setback locations to all over or existing walls, easements (if any), existing site utilities, existing water, sewer, gas and electrical lines and any other use or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of the property lines, easements (if any) underground utilities, and building site lines.</p> <p>C. Mark perimeter of construction zone. Remove all trees and vegetation within 5' of proposed new structures, unless otherwise shown.</p> <p>D. Slope drain grade to direct ground water away from building and new additions. Drainage to be directed as shown, provide 2% slope. Check in planting areas.</p> <p>E. Provide building address numbers, visible and legible from street or road fronting the property.</p> <p>F. The highest point of the road, equipment, or any well, entrance, or any other projection shall not exceed 30" feet above grade.</p> <p><b>PROJECT SCOPE</b></p> <p>DEMOLITION OF EXISTING DUPLEX AND REQUESTING COASTAL DEVELOPMENT PERMIT AND PROCESS NEIGHBORHOOD DEVELOPMENT PERMIT FOR CONSTRUCTION OF A NEW THREE STORY, SINGLE FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE. REQUESTING VARIANCE DUE TO SUB-STANDARD LOT SIZE FOR SDCM 131.0446 &amp; REQUESTING DEDICATED 25% FAR TO PARKING AND FOR SDCM 131.0446.2 REQUIRING CARPORTS TO BE SETBACK 5' FROM BUILDING FACADE.</p> <p><b>NESTING BIRD DISCLOSURE</b></p> <p>NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION, AND ARE PROTECTED UNDER FEDERAL AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR, STATE LAW - FISH AND GAME CODE - SECTION 3503.</p> <p>IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO.</p>																
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<p><b>VICINITY MAP</b></p> <p><b>PROJECT LOCATION</b> 5188 W Point Loma Blvd, San Diego, CA 92107-1215</p>	<p><b>GENERAL NOTES</b></p> <p>1. NEAREST EXISTING BUS STOPS TO PROJECT SITE IS LOCATED @ WEST POINT LOMA BLVD.</p> <p>2. PROVIDE BUILDING ADDRESS THAT IS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-048 (LFC 901.4.3). ALL OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.</p> <p>3. DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.</p> <p>4. GRADING PROPOSED: NO GRADING PROPOSED.</p> <p>5. CURED, CUT; 0 CURED, FILL</p> <p>6. 0 FT. MAX. CUT; 0 FT. MAX. FILL</p> <p>7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE.</p> <p>8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCL) THE PLAN SHALL BE IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.</p>	<p><b>SHEET INDEX</b></p> <table border="1"> <thead> <tr> <th>SHEET#</th> <th>TITLE</th> <th>CHECK EACH APPLICABLE OVERLAY ZONE</th> </tr> </thead> <tbody> <tr> <td>A1.1</td> <td>SHEET SHEET / SITE PLAN</td> <td><input checked="" type="checkbox"/> AIRPORT APPROACH</td> </tr> <tr> <td>C1.1</td> <td>TOPOGRAPHIC SURVEY</td> <td><input checked="" type="checkbox"/> AIRPORT INFLUENCE AREA</td> </tr> <tr> <td>A2.1</td> <td>FIRST &amp; SECOND FLOOR PLAN</td> <td><input checked="" type="checkbox"/> FAA PART 77</td> </tr> <tr> <td>A2.2</td> <td>SECOND FLOOR &amp; ROOF PLAN</td> <td><input type="checkbox"/> AIRPORT ENVIRONS</td> </tr> <tr> <td>A3.1</td> <td>SOUTH AND WEST ELEVATIONS</td> <td><input checked="" type="checkbox"/> COASTAL (CITY APPEALABLE)</td> </tr> <tr> <td>A3.2</td> <td>NORTH AND EAST ELEVATIONS</td> <td><input checked="" type="checkbox"/> COASTAL HEIGHT LIMIT</td> </tr> <tr> <td>A4.1</td> <td>BUILDING SECTIONS</td> <td><input type="checkbox"/> SENSITIVE COASTAL</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> MOBILE HOME PARK</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> PARKING IMPACT</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> RESIDENTIAL TANDEM PARKING</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> TRANSIT AREA</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> URBAN VILLAGE</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> MISSION TRAILS DESIGN DISTRICT</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> CLAIEMENT MESA HEIGHT LIMIT</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> COMMUNITY PLAN IMPLEMENTATION</td> </tr> </tbody> </table> <p>CHECK IF PROPOSED SITE IS ON OR ADJACENT TO ...</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> SENSITIVE BIOLOGICAL RESOURCES</li> <li><input type="checkbox"/> STEEP HILLSIDES</li> <li><input type="checkbox"/> COASTAL BEACHES</li> <li><input type="checkbox"/> SENSITIVE COASTAL BLUFFS</li> <li><input type="checkbox"/> 100 YEAR FLOODPLAIN</li> <li><input checked="" type="checkbox"/> FIRST PUBLIC ROADWAY</li> </ul>	SHEET#	TITLE	CHECK EACH APPLICABLE OVERLAY ZONE	A1.1	SHEET SHEET / SITE PLAN	<input checked="" type="checkbox"/> AIRPORT APPROACH	C1.1	TOPOGRAPHIC SURVEY	<input checked="" type="checkbox"/> AIRPORT INFLUENCE AREA	A2.1	FIRST & SECOND FLOOR PLAN	<input checked="" type="checkbox"/> FAA PART 77	A2.2	SECOND FLOOR & ROOF PLAN	<input type="checkbox"/> AIRPORT ENVIRONS	A3.1	SOUTH AND WEST ELEVATIONS	<input checked="" type="checkbox"/> COASTAL (CITY APPEALABLE)	A3.2	NORTH AND EAST ELEVATIONS	<input checked="" type="checkbox"/> COASTAL HEIGHT LIMIT	A4.1	BUILDING SECTIONS	<input type="checkbox"/> SENSITIVE COASTAL			<input type="checkbox"/> MOBILE HOME PARK			<input type="checkbox"/> PARKING IMPACT			<input type="checkbox"/> RESIDENTIAL TANDEM PARKING			<input type="checkbox"/> TRANSIT AREA			<input type="checkbox"/> URBAN VILLAGE			<input type="checkbox"/> MISSION TRAILS DESIGN DISTRICT			<input type="checkbox"/> CLAIEMENT MESA HEIGHT LIMIT			<input type="checkbox"/> COMMUNITY PLAN IMPLEMENTATION	<p><b>CONSERVATION ELEMENT NOTES</b></p> <p>1. MINIMUM LOT SIZE IS 8,000 S.F., PROPERTY IS 2,487 S.F. = 41% OF MINIMUM LOT SIZE. LOT IS SUBSTANDARD.</p> <p>2. ALLOWABLE FAR IN OCEAN BEACH COMMUNITY PLAN = 0.7 = 1,748 S.F. 1/4 OF FAR RESERVED FOR PARKING = 437 SF, LIVING AREA = 1,311 SF = 52% OF LOT AREA. SF OF EXISTING BUILDING IS 1,294 S.F. WITH NO RESERVED SF FOR PARKING.</p> <p>3. PROPERTY IS LOCATED WITHIN FLOOD ZONE. UNDERGROUND PARKING IS NOT AN OPTION ON THIS PROPERTY PER 131.0446.</p> <p>4. REQUESTING VARIANCE TO USE SQUARE FOOTAGE RESERVED FOR PARKING FOR RESIDENTIAL LIVING TO PERMIT THE REASONABLE USE OF LAND.</p> <p>5. REQUESTING VARIANCE TO HAVE CARPORT LESS THAN 5' FROM BUILDING FACADE PER 131.0446.2. LOT IS SUB-STANDARD AND NO ALLEY ACCESS. LOT IS TOO NARROW TO CONFORM TO CODE.</p> <p>6. THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE REGULATIONS AND WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE. THE PROJECT PROPOSED TOTAL FAR IS BELOW MAXIMUM FAR. VARIANCE REQUESTED HAS PRECEDENCE FOR BEING GRANTED TO SUBSTANDARD LOTS IN THE OCEAN BEACH COMMUNITY PLAN.</p> <p>7. THE GRANTING OF THE VARIANCE CONFORMS WITH, AND IS ADEQUATE TO CARRY OUT, THE PROVISIONS OF THE CERTIFIED LAND USE PLAN.</p>
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**DOUMA RESIDENCE**  
5188 WEST POINT LOMA BLVD.  
San Diego Ca 92107

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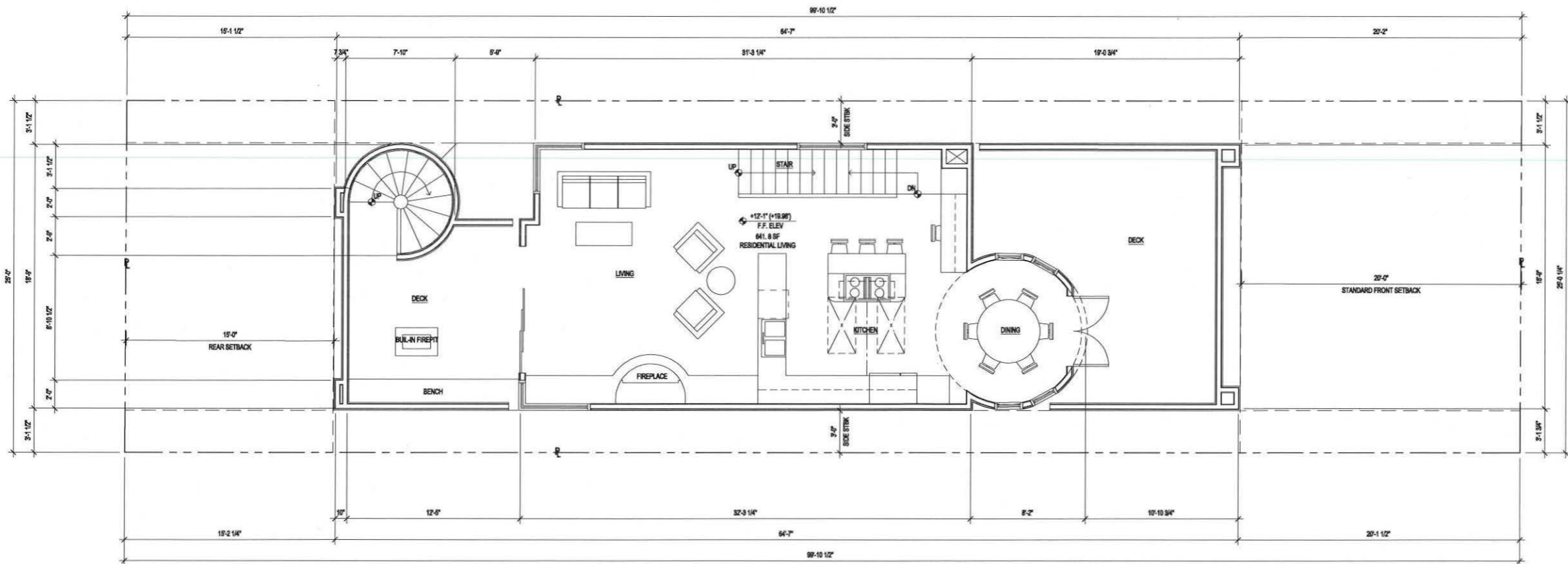
All ideas, designs, and arrangements indicated on these drawings are the property of Frontis Young Inc and are intended to be used in connection with the specific project only and shall not otherwise be used for any other purpose. There shall be no changes or deviations from these drawings without the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

Date: 02.09.12  
Job: 103X  
Title: TITLE SHEET / SITE PLAN  
Sheet: A-1.1



FIRST FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

NO.	REVISIONS

830 Missouri Street, #2  
 San Diego, CA 92103  
 P: 619.203.9251  
 www.frontisyoung.com

**FRONTIS + YOUNG**  
 architecture



**DOUMA RESIDENCE**  
 5168 WEST POINT LOMA BLVD.  
 San Diego Ca 92107

FIRST & SECOND FLOOR PLAN

PREPARED BY:  
 FRONTIS-YOUNG ARCHITECTURE  
 830 MISSOURI STREET, #2  
 SAN DIEGO CA 92109  
 619.203.9251

LEGAL DESCRIPTION:  
 LOT 13, BLOCK 96, MAP 1186, MAP OF OCEAN BAY BEACH  
 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,  
 STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1186  
 FILED IN THE OFFICE OF THE COUNTY RECORDER, JUNE 22, 1988  
 APN:  
 448-041-12

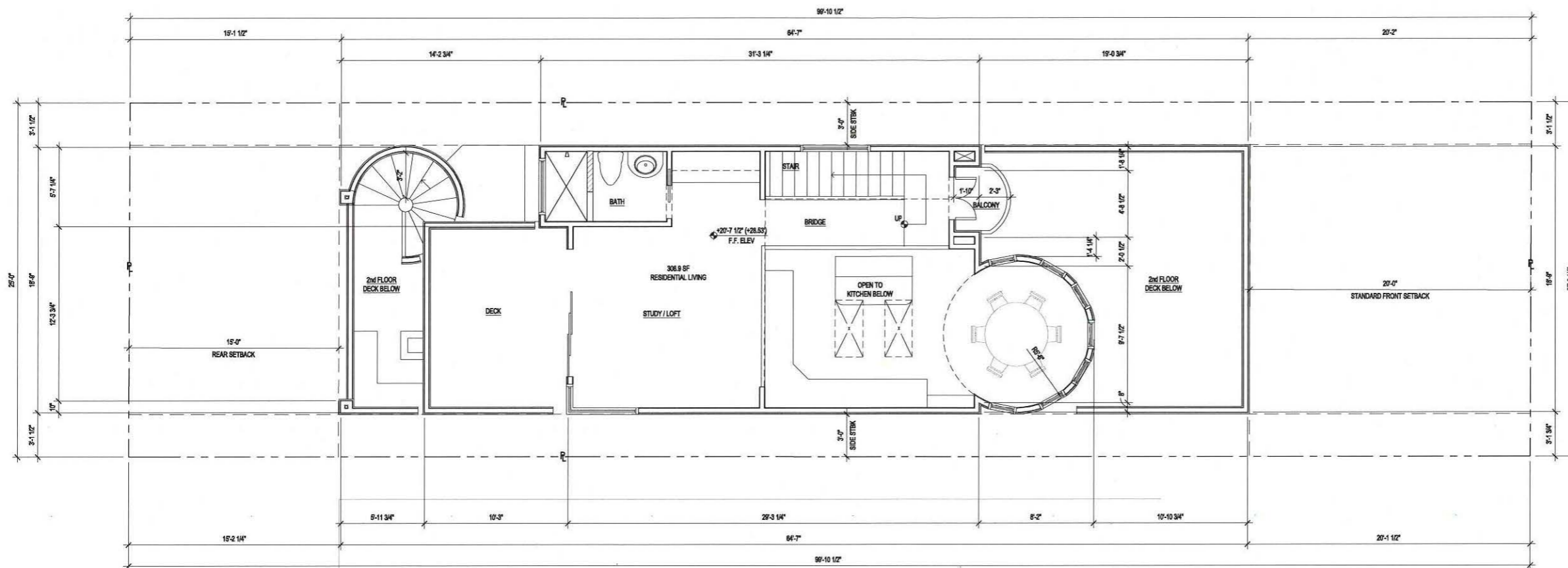
PROJECT NAME:  
 DOUMA RESIDENCE  
 SHEET TITLE:  
 FIRST & SECOND FLOOR PLAN  
 SHEET COUNT:  
 3 OF 7  
 PTS #: 236671

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Date:	02.08.12
Job:	10XX
Title:	FIRST AND SECOND FLOOR PLAN

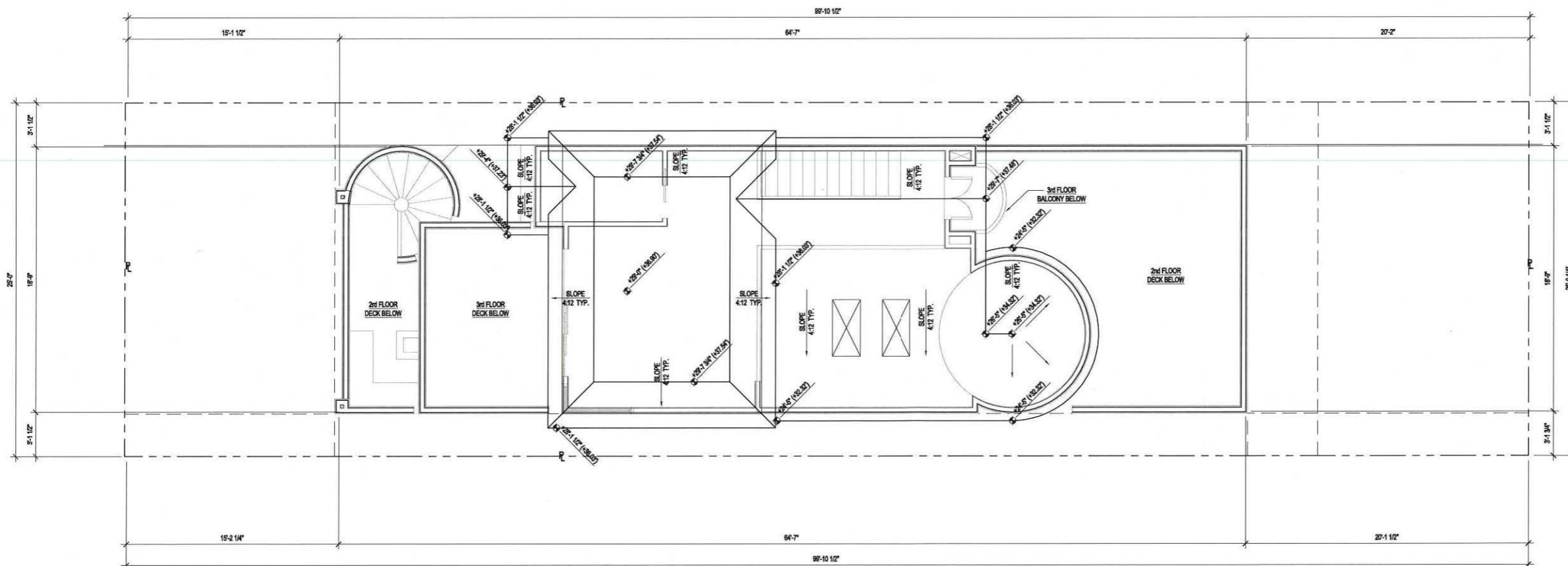
Sheet:  
**A-2.1**





**THIRD FLOOR PLAN**

1/4" = 1'-0"



**ROOF PLAN**

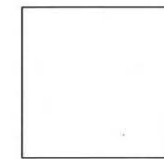
1/4" = 1'-0"



REVISIONS	DATE

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architecture

830 Missouri Street, #2  
San Diego, CA 92103  
www.frontisyoung.com



**DOUMA RESIDENCE**  
5168 WEST POINT LOMA BLVD.  
San Diego Ca 92107

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**THIRD FLOOR & ROOF PLAN**

PREPARED BY:  
FRONTIS+YOUNG ARCHITECTURE  
830 MISSOURI STREET, #2  
SAN DIEGO CA 92109  
619.203.9251

LEGAL DESCRIPTION:  
LOT 15, BLOCK 10, MAP 1186, MAP OF OCEAN BAY BEACH  
IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,  
STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.1186  
FILED IN THE OFFICE OF THE COUNTY RECORDER, JUNE 22, 1904  
APN:  
448-041-12

PROJECT NAME:  
DOUMA RESIDENCE

SHEET TITLE:  
THIRD FLOOR & ROOF PLAN

SHEET COUNT:  
4 OF 7

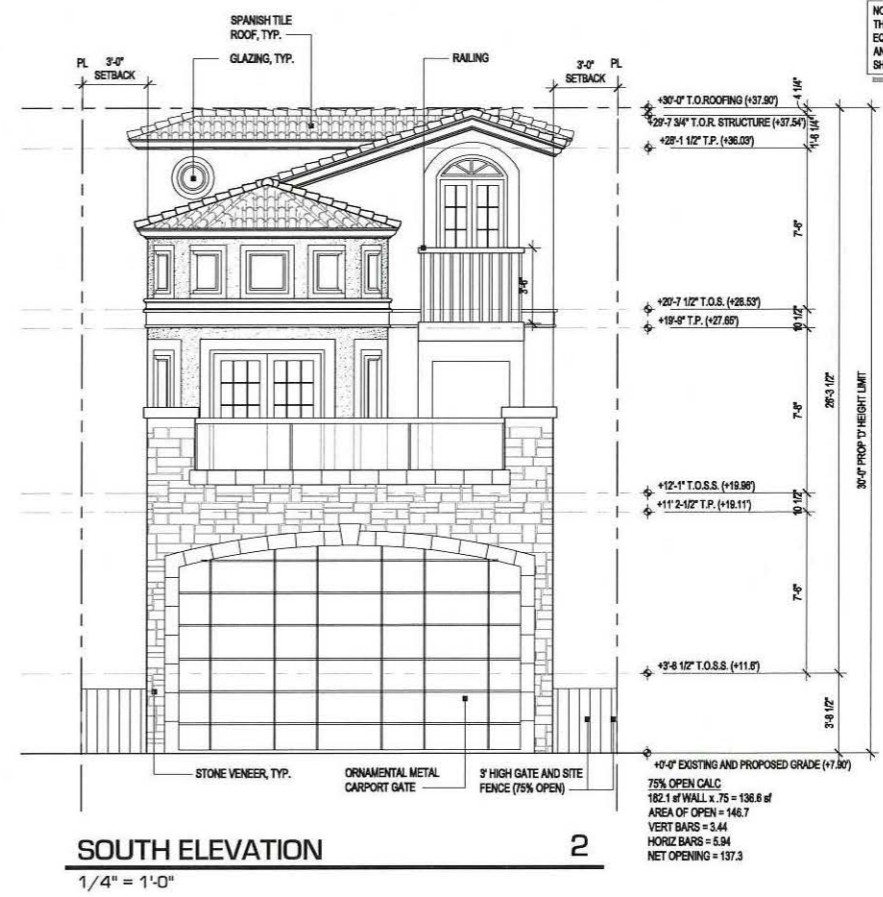
PTS #: 228671

Date:	02.08.12
Job:	18XX
Title:	THIRD FLOOR & ROOF PLAN
Sheet:	A-2.2

DATE	REVISIONS

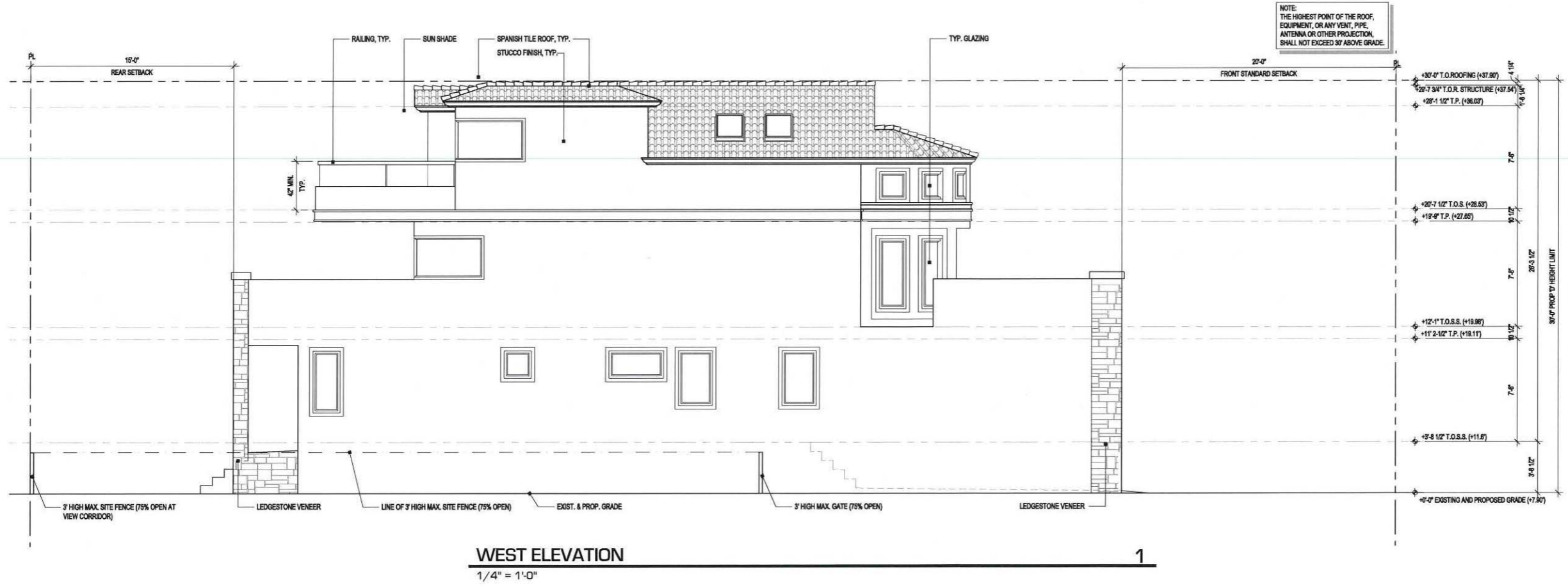
830 Missouri Street, #2  
 San Diego, CA 92103-8251  
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**SOUTH ELEVATION** 2  
 1/4" = 1'-0"

75% OPEN CALC.  
 182.1 sf WALL x .75 = 136.6 sf  
 AREA OF OPEN = 146.7  
 VERT BARS = 3.44  
 HORIZ BARS = 5.94  
 NET OPENING = 137.3



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

**SOUTH AND WEST ELEVATIONS**

PREPARED BY:  
 FRONTIS-YOUNG ARCHITECTURE  
 830 MISSOURI STREET, #2  
 SAN DIEGO CA 92109  
 619.203.8251

LEGAL DESCRIPTION:  
 LOT 13, BLOCK 96, MAP 1198, MAP OF OCEAN BAY BEACH  
 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,  
 STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1198  
 FILED IN THE OFFICE OF THE COUNTY RECORDER, JUNE 22, 1909  
 APN:  
 448-041-12

PROJECT NAME:  
 DOUMA RESIDENCE

SHEET TITLE:  
 SOUTH AND WEST ELEVATIONS

SHEET COUNT:  
 5 OF 7

PTS #: 236671

**DOUMA RESIDENCE**  
 5168 WEST POINT LOMA BLVD.  
 San Diego Ca 92107

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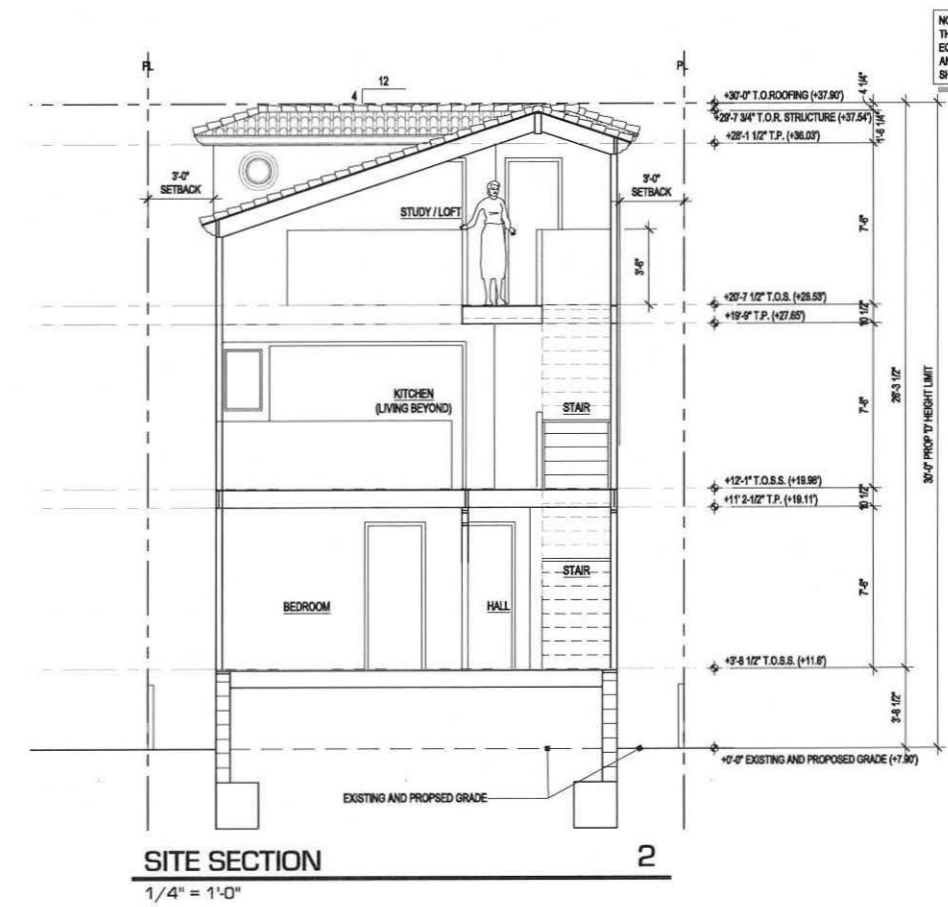
Date:	02.08.12
Job:	100X
Title:	SOUTH AND EAST ELEVATIONS
Sheet:	A-3.1



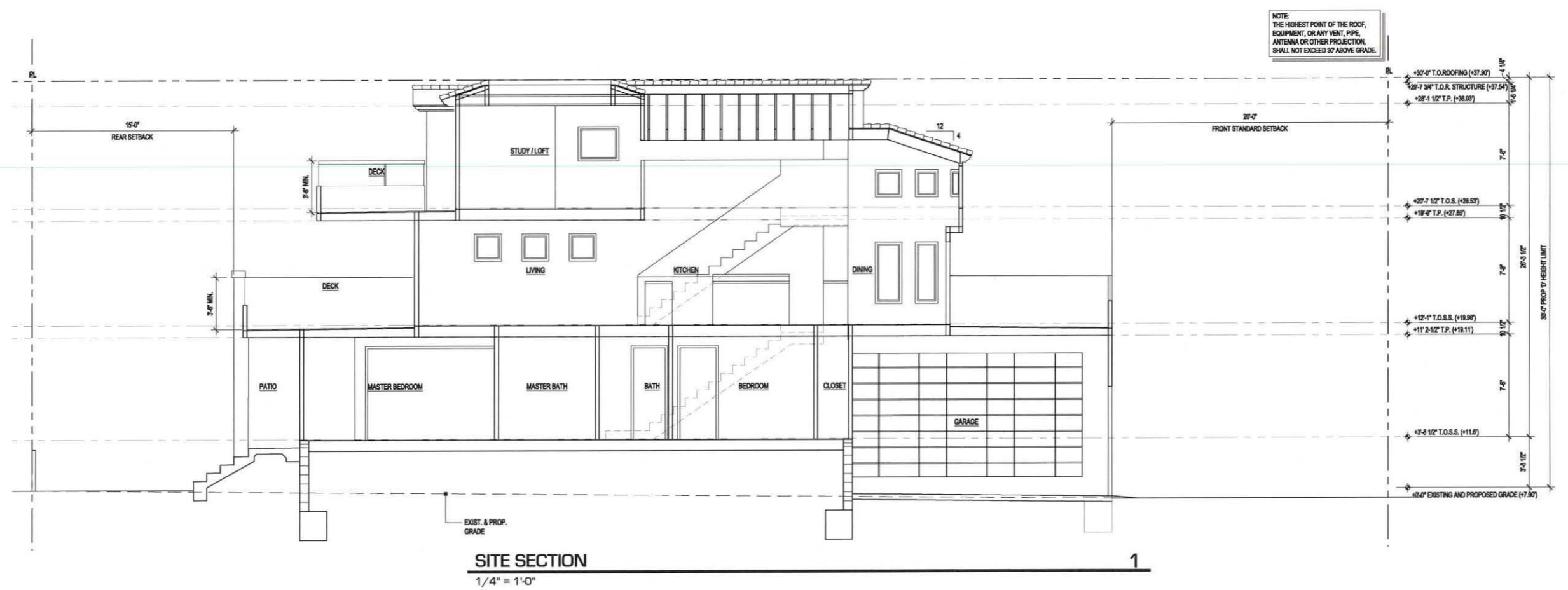
DATE	REVISIONS

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**SITE SECTION 2**  
 1/4" = 1'-0"



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

**SITE SECTIONS**

PREPARED BY:  
 FRONTIS+YOUNG ARCHITECTURE  
 830 MISSOURI STREET, #2  
 SAN DIEGO CA 92109  
 619.203.5251

LEGAL DESCRIPTION:  
 LOT 13, BLOCK 18, MAP 1188, MAP OF OCEAN BAY BEACH  
 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,  
 STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.1188  
 FILED IN THE OFFICE OF THE COUNTY RECORDER, JUNE 22, 1969

APN:  
 448-041-12

PROJECT NAME:  
 DOUMA RESIDENCE

SHEET TITLE:  
 NORTH AND WEST ELEVATIONS

SHEET COUNT:  
 7 OF 7

PTS #: 28871

**DOUMA RESIDENCE**  
 5188 WEST POINT LOMA BLVD.  
 San Diego Ca 92107

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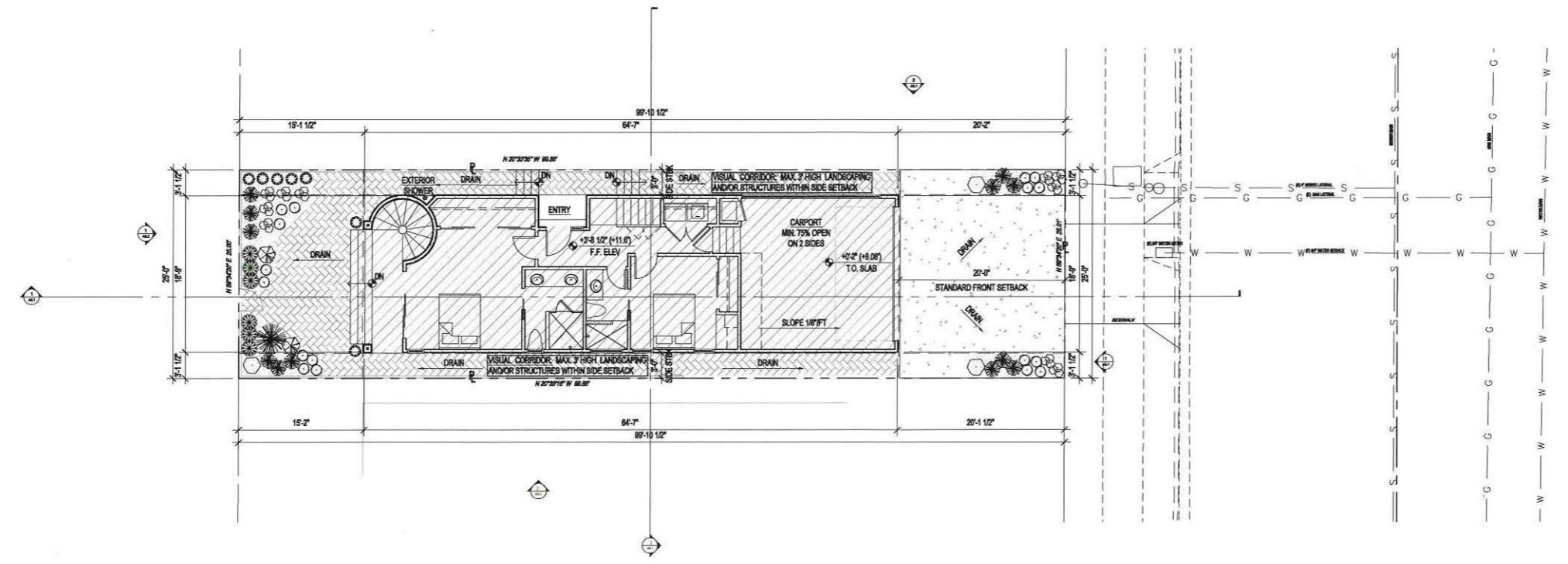
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Date:	02.26.12
Job:	100X
Title:	SITE SECTIONS
Sheet:	A-4.1

REVISIONS	DATE

830 Missouri Street, #2  
 San Diego, CA 92103  
 P: 619.203.8201  
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**LANDSCAPE DEVELOPMENT PLAN**  
 1/8" = 1'-0"

GENERAL NOTES	WATER CONSERVATION STATEMENT	PLANT MATERIAL LEGEND
<p>1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; THE MISSION BEACH PLANNED DISTRICT; AND ALL OTHER CITY AND REGIONAL STANDARDS.</p> <p>2. PROVIDE BUILDING ADDRESS THAT ARE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-8 (UFC 901.4.4).</p> <p>3. ALL OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.</p> <p>4. DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.</p> <p>5. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.</p> <p>6. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.</p> <p>7. MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE: TRAFFIC SIGNALS (STOP SIGNS)- 20'. UNDERGROUND UTILITY LINES- 5'. ABOVE GROUND UTILITY LINES- 10'. DRIVEWAY (ENTRIES)- 10'. INTERSECTIONS- 25'. SEWER LINES- 10'.</p>	<p>IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:</p> <p>1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.</p> <p>2. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE HOME OWNER. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.</p> <p>3. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.</p> <p>4. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.</p> <p>5. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.</p> <p>PROPOSED IRRIGATION SYSTEM WILL BE A COMBINATION OF SPRAY AND DRIP.</p>	<p><b>SITE LEGEND:</b></p> <ul style="list-style-type: none"> <li>AREA OF FIRST FLOOR</li> <li>PERVIOUS PAVERS</li> <li>PERVIOUS CONCRETE OR PAVERS</li> </ul> <p><b>LANDSCAPE LEGEND</b></p> <p>TYPE: QTY. / 1% / SIZE / PTS. EACH / PTS. TOTAL / FORM / FUNCTION</p> <p><b>PALM TREES:</b> 1 / 100% / 24" BOX / 5 PTS. / 5 PTS. / NARROW / SHADE</p> <ul style="list-style-type: none"> <li>6" DIA. PALM QUEEN PALM - <i>Syagrus romanzoffiana</i> 8'-0" min. tall mature height: 50'; mature spread: 10'</li> <li>6" DIA. PALM KING PALM - <i>Archontophoenix</i> 8'-0" min. tall mature height: 40'; mature spread: 10'</li> <li>PONY TAIL PALM - <i>Beaucarnea recurvata</i> mature height: 20'; mature spread: 6'</li> </ul> <p><b>MEDIUM GROWING PERENNIAL</b>          MEDIUM - LARGE SHRUBS: 5 / 100% / 5 GAL. / 2.0 / 10.0 / REED SHAPED / SCALE</p> <ul style="list-style-type: none"> <li>PAPER REED <i>Cyperus Papyrus</i> mature height: 6'; mature spread: 6'</li> <li>HORSETAIL <i>Equisetum hiemale</i> mature height: 2'-4'; mature spread: 2'-4'</li> <li>BIRD OF PARADISE (Dwarf) <i>Strelitzia Reginae</i> mature height: 4'; mature spread: 4'</li> </ul> <p><b>LOW GROWING MASSING</b>          PERENNIALS AND EVERGREEN          SMALL - MED. SHRUBS: 8 / 100% / 1 GAL. / 1.0 PT. EACH / 8.0 PTS. / ROUND / ACCENT</p> <ul style="list-style-type: none"> <li>SAGE <i>Ceanothus Hearstiorum</i> mature height: 6'; mature spread: 3'</li> <li>HYBRID CORAL BELLS <i>Heuchera</i> mature height: 1'; mature spread: 3'</li> <li>BUSH POPPY <i>Dendromecon rigida</i> mature height: 4'-6'; mature spread: 3'</li> <li>WESTERN REDBUD <i>Cercis occidentalis</i> mature height: 2-3'; mature spread: 3'</li> <li>SEA DAHLIA <i>Coreopsis maritima</i> mature height: 3'-4'; mature spread: 4'</li> </ul> <p><b>GRASSY GROUND COVER:</b> — / 100% / SOD / 1 PT. PER SQFT. / 22.8 SQFT = 22.8 PTS. / SPREADING / SPECIMEN</p> <ul style="list-style-type: none"> <li>IRISH MOSS <i>Aranaria Verna</i></li> <li>MANZANITA <i>Arctostaphylos</i></li> <li>SILVER CARPET <i>Corethrogyne filaginifolia</i></li> </ul>
<p><b>MAINTENANCE RESPONSIBILITY</b></p> <p>ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE PROPERLY MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITION OF THE PERMIT.</p>	<p><b>DESIGN STATEMENT</b></p> <p>DESIGN INTENT: TO KEEP WITH NATIVE DROUGHT-RESISTANT PLANTS THAT AREA VIALBE IN THE COASTAL REGION. SITE AMENITIES INCLUDE EXTERIOR SHOWER. OPEN SPACE PROVIDED IN COURT YARD WITH LIMESTONE PAVERS. PEDESTRIAN CIRCULATION INCLUDES NORTH INTERIOR YARD AND FRONT AND YEAR YARDS.</p>	<p><b>LANDSCAPE DEV. PLAN</b></p> <p>PREPARED BY:              FRONTIS+YOUNG ARCHITECTURE              830 MISSOURI STREET, #2              SAN DIEGO CA 92109              619.203.8201</p> <p>LEGAL DESCRIPTION:              LOT 13, BLOCK 66, MAP 1188, MAP OF OCEAN BAY BEACH              IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,              STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1188              FILED IN THE OFFICE OF THE COUNTY RECORDER, JUNE 22, 1988              APN:              448-041-12</p> <p>PROJECT NAME:              DOUMA RESIDENCE</p> <p>SHEET TITLE:              SITE PLAN</p> <p>SHEET COUNT:              8 OF 8</p> <p>PTS #: 236671</p>

DOUMA RESIDENCE  
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 San Diego Ca 92107

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Date:	02.08.12
Job:	10XX
Title:	LANDSCAPE DEVELOPMENT PLAN
Sheet:	L-1.1