



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: NOVEMBER 13, 2024 REPORT NO. HO-24-057
HEARING DATE: NOVEMBER 20, 2024
SUBJECT: 809 SUNSET COURT, PROCESS THREE DECISION
PROJECT NUMBER: [PRJ-1111718](#)
OWNER/APPLICANT: Alyson Day, Owner (BlackinBusiness LLC) / Eric Buchanan, Applicant

SUMMARY

Issues: Should the Hearing Officer approve an application for a Coastal Development Permit to demolish an existing 700-square-foot dwelling unit and construct a new 1,596-square-foot, three-story single-dwelling unit with attached Accessory Dwelling Unit located at 809 Sunset Court in the Mission Beach Planned District Ordinance Residential Northern (MBPDO-R-N) zone, and the Coastal Overlay Zone (Appealable Area) within the Mission Beach Precise Plan and Local Coastal Program Land Use Plan?

Proposed Actions:

1. APPROVE Coastal Development Permit PMT-3277673.

Community Planning Group Recommendation: On October 15, 2024, the Mission Beach Precise Planning Board (MBPPB) denied the project 0-9-0 based on the idea that an ADU is required to have a dedicated parking space. Per SMC 141.0302(b)(3)(A), ADUs do not require a parking space. The project is in the Beach Impact Area and also in the Transit Priority Area (not outside the Transit Priority Area), so it does not need a parking space according to the zoning map and the code section 141.0302(b)(3)(A), which also refers to section (B), see discussion below (Attachment 7).

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(I) (Existing Facilities) and 15303(a) (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 5, 2024, and the opportunity to appeal that determination ended on September 19, 2024 (Attachment 6).

BACKGROUND

The 0.28-acre site is located at 809 Sunset Court in the Mission Beach Planned District Ordinance Residential North (MBPDO-R-N) zone, the Coastal Overlay Zone (Appealable Area), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact) and a Transit Priority Area within the Mission Beach Precise Plan and Local Coastal Program (Community Plan) Planning area.

The site is an infill lot on the east side of Mission Boulevard, west of Bayside Lane. The lot is surrounded by single-dwelling units. The Community Plan designates the site and surrounding area as residential with allowed density of up to 36 dwelling units per acre. This is characterized as medium residential with a goal to promote a mix of housing types and styles.

DISCUSSION:

Project Description:

The project proposes to demolish an existing 700-square-foot dwelling unit and construct a new 1,596-square-foot, three-story single-dwelling unit with an attached 267 square-foot Accessory Dwelling Unit (ADU) and garage. Two parking spaces are provided for the single dwelling unit, and no parking spaces are required for the ADU in accordance with San Diego Municipal Code (SDMC) Section 141.0302(b)(3)(A).

A Coastal Development Permit is required for development in the appealable area of the Coastal Overlay Zone with a decision by the Hearing Officer, appealable to the Planning Commission in accordance with SDMC Section 112.0506.

The Community Plan contains Residential Land Use Goals, which state that development should include, "The encouragement of good building, site and neighborhood design through the use of bonuses as rewards for extraordinary development." The architectural style is a modern three-story home with nautical windows that are consistent in design with homes in the surrounding neighborhood. Materials include white stucco and cementitious rustic wood siding with dark window trim. The structure's height is twenty-nine feet eight inches, placing the building under the maximum thirty-foot coastal height limit.

A neighborhood survey demonstrates that the proposed residence is in general conformity with adjacent development patterns regarding architectural compatibility and bulk and scale. The adjacent building to the east is a three-story building similar in bulk and scale. In addition, the proposed project will observe neighborhood setbacks per SDMC 1513.0304(c)(2) for all property lines. The project's setbacks and angled building envelope proposed conform to the Mission Beach Planned District regulations per SDMC 1513.0304(c)(2). Adjacent buildings do not follow a single or common architectural theme; however, the proposed project architecture and materials are harmonious with adjacent buildings. Therefore, the proposed project conforms with the Community Plan and the surrounding area.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the SDMC.

The project is designed in general conformity with setbacks, bulk and scale, and general design regulations as required by the Community Plan and the MBPDO-R-N base zone. Staff supports the determination that the project meets the regulations of the SDMC and conforms to the recommendations of the Community Plan. Including the provided draft findings and draft permit conditions, staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT- 3277673, with modifications.
2. Deny Coastal Development Permit No. 3277673, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Will Rogers

Will Rogers
Development Project Manager
Development Services Department

Attachments:

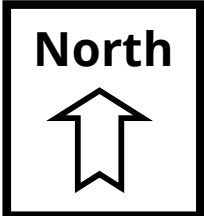
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans

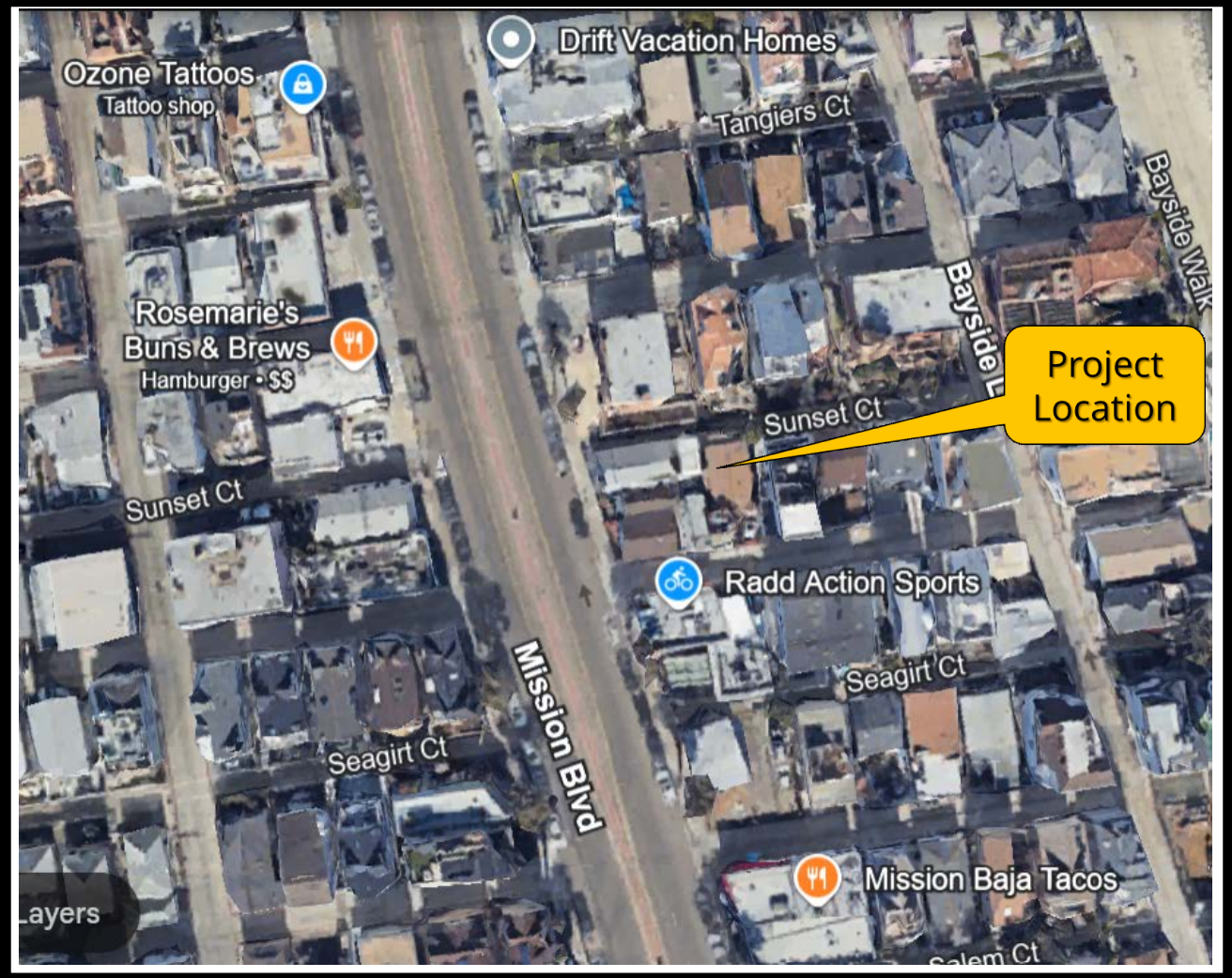


Aerial Photo

809 Sunset Court / CDP
Project No. PRJ 1111718







Location Map

809 Sunset Court / CDP
Project No. PRJ 1111718



HEARING OFFICER, RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. PMT- 3277673
809 SUNSET COURT - PROJECT NO. PRJ-1111718

WHEREAS, BLACKINBUSINESS LLC, an Oregon Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 700-square-foot dwelling unit and construct a 1,596-square-foot, three-story single-dwelling unit with an attached Accessory Dwelling Unit and garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3277673) on a 0.28-acre site;

WHEREAS, the project site is located at 809 Sunset Court in the Mission Beach Planned District Ordinance Residential Northern (MBPDO-R-N) zone, the Coastal (Appealable Area) Overlay Zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Beach Impact), and Transit Area within the Mission Beach Precise Plan and Local Coastal Program Planning area;

WHEREAS, the project site is legally described as THAT PORTION OF BLOCK 208 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1809 FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914;

WHEREAS, on September 5, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301(l) (1) (Existing Facilities) and 15303(a) (New Construction), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 20, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PTM-3277673 pursuant to the Land Development Code of the City of San Diego;

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708(a)]

1. Findings for all Coastal Development Permits:

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

The proposed development would not encroach upon any existing or proposed physical accessway as identified in the Mission Beach Precise Plan (MBPP) and Local Coastal Program (LCP). Physical access to the Pacific Ocean and Mission Bay is along an existing unobstructed alley and Sunset Court Accessway.

The proposed structures and any projections will not exceed the 30'-0" maximum height limit allowed by the Coastal Height Limit Overlay Zone (CHLOZ). The proposed building height would be approximately 29-feet-eight-inches (29'-8") therefore, in conformance with the height limit. In addition, the project's location relative to coastal resources would not obscure public views to and along the ocean, and other scenic coastal areas as specified in the MBPP and LCP land use plan. The proposed project also aids in the protection of views by conforming to setback requirements including the front yard 10-foot setback with an allowable encroachment per SDMC Section 1513.0304(d)(2) where an encroachment of 18 inches is allowed and the project is proposing an encroachment of 16 inches for a nine-foot three-inch portion of the front building façade. A rear yard setback of twenty feet where the required setback is zero feet and side yard setbacks encroachment of three feet per SDMC 1513.0304(d)(4)(B) where a five-foot setback is required. By conforming to setback requirements, the proposed project will ensure the protection of views across the project site towards the coastal views.

The project proposes site, building and landscape designs that will enhance public views of the project site by contributing to the public realm and street livability as outlined in the Overall Urban Design Goals of the MBPP. The proposed site grading, building designs and site access will follow and take advantage of the contours of the site to respect the local topography as much as possible. The proposed landscape design will incorporate vegetation consistent with the surrounding Mission Beach Area context, including Grassy Coastal Dune plant material such as Flax Lily (*Dianella revoluta*), Agave (*Agave Blue Glow*) and ground cover silver carpet (*Dymondia*

Margaretea) as well as other low water use regionally adapted species, non-invasive species.

Therefore, for all the reasons stated above, the proposed development would not encroach upon any existing or proposed physical access ways that are legally used by the public identified by the Mission Beach Precise Plan and 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 Mission Beach Precise Plan and Local Coastal Program Land Use Plan.

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

The proposed development would not adversely affect any environmentally sensitive lands as none are present on the site.

The project is in a residential urbanized area of the Mission Beach Community, with surrounding development consisting of small retail shops, restaurants, and multi-unit residential dwelling units. While the site is located 314 feet from Mission Bay and 562 feet from the Pacific Ocean, there are no environmentally sensitive lands on or adjacent to the site. The project has been conditioned to comply with the City of San Diego Storm Water Regulations that will manage and minimize storm water drainage impacts to Mission Bay and the Pacific Ocean.

The project site is within the Coastal Overlay Zone, and Section 143.0146(c) and Section 143.0146(g) apply to dwelling units constructed outside of Special Flood Hazard Areas and within an area of future sea level rise (within a 75-year horizon). The project site ranges from approximately 7.50 feet above mean sea level (AMSL) at the highest elevation of the property (first floor) to 5.97 feet AMSL at the lowest elevation of the property (finish grade) and the first floor is located above the 6.6 feet projected periodic flooding over a 75-year of project lifespan for a medium-high risk aversion sea level rise. Therefore, the project site complies with the regulations in Section 143.0146(c) and Section 143.0146(g).

Given the fact that no environmentally sensitive lands are present and required compliance with applicable regulations, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed development is in conformity with the certified Local Coastal Program Land use plan and complies with all regulations and goals identified in the Mission Beach Planned District Ordinance (MBPDO), Mission Beach Precise Plan (MBPP) and Local Coastal Program (LCP) Land Use Plan including the following goals and policies:

The MBPP designates the site within Community Plan Land Use (CPLU) zone with a density of 36 dwelling units per acre (DU/AC) that provides a medium density development, and this project a density of 28 dwelling units per acre (DU/AC) The project provides a structure height of 29 feet 8 inches which does not exceed the maximum 30-foot height limit allowed by the Coastal Height Limit Overlay Zone (CHLOZ) and two on-site parking space and a trash enclosure off the alley.

The proposed project supports Community Plan goals, policies, and recommendations (Page 11), including, but not limited to, the following:

“The accommodation of visitors to the beach without creating an adverse impact upon the residents of Mission Beach.” (Page 46)

The proposed project is within the center of an existing neighborhood and will not limit access to the beach. In addition, the improvements implemented by the project are to include landscaping, street trees that will not create an adverse impact to the residence but provide an immediate benefit to the community.

“The provision of increased residential, commercial and recreational parking in order to reduce the serious deficit that presently exists.” (Page 65)

The proposed project is providing two parking spaces, one in a garage and the other open to the alley way where one parking space was previously provided. In addition, this area will accommodate a screened refuse area not previously provided. This will provide a benefit to visual ethics of the alley way and a benefit to the community.

The site is consistent with the Local Coastal Land Use Plan by continuing to supply shoreline access to Mission Bay, the Pacific Ocean and recreational facilities. In addition, the project continues to supply access to visual resources by not obstructing views to the Pacific Ocean and Mission Bay along the alley ways and Sunset Court. The third floor utilizes a step back design which allows the existing view from the adjacent three-story building to be preserved.

The project complies with the Mission Beach Planned District Ordinance - Residential Neighborhood – Northern zone (MBPDO-R-N) and the Mission Beach Precise Plan by meeting the goals and policies listed above.

The project meets all requirements for residential development in the Mission Beach Planned District Ordinance - Residential Neighborhood, including, but not limited to:

Requirement	Required	Proposed	SDMC
Floor area ratio	1.25	1.75	1513.0304(g)(1)
FAR Off-Street Parking	Under 200 SF	196 SF	1513.0304(g)(2)
Parking	2	2	142.0535

Front Setback	10.0 feet	10.0 feet with an encroachment per 1513.0304(d)(2)	1513.0304(c)(2)(A)
Side Setbacks	5.0 feet	3.0 feet per SDMC 1513.0304(d)(4)(B)	1513.0304(c)(3)(A)
Rear Setback	0. feet	20.0 feet	1513.0304(c)(6)
Height	30.0 feet	29.6 feet	1513.0304(h)
Building wall	Begins at 20.0 feet then 45 degrees back	Begins at 20.0 feet then 45 degrees back	1513.0304(c)(1)(D)(i)

The project also meets MBPDO requirements for articulation above the first story, and for providing varied façade treatments along street frontages by stepping back on the second and third floor to meet the forty-five-degree angle as required in the MBPDO regulations, SDMC Section 1513.0304(c)(2)(C)(i) and Diagram 1513-03A.

The project site is within the Coastal Overlay Zone, and Section 143.0146(c) and Section 143.0146(g) apply to dwelling units constructed outside of Special Flood Hazard Areas and within an area of future sea level rise (within a 75-year horizon). The project site ranges from approximately 7.50 feet above mean sea level (AMSL) at the highest elevation of the property (first floor) to 5.97 feet AMSL at the lowest elevation of the property (finish grade) and the first floor is located above the 6.6 feet projected periodic flooding over a 75-year of project lifespan for a medium-high risk aversion sea level rise. Therefore, the project site complies with the regulations in Section 143.0146(c) and Section 143.0146(g).

For the reason stated above, 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.

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

The project is in a residential urbanized area of the Mission Beach Community, with surrounding development consisting of small retail shops, restaurants, and multi-unit residential dwelling units. While the site is located 314 feet from Mission Bay and 562 feet from the Pacific Ocean, the proposed development is not located between the first public roadway and the sea or shoreline of any body of water because the site located inland from Strand Way Alley, the first public roadway between the site and the Pacific Ocean, and it is also inland of Bayside Lane, which is

the first public roadway between the site and Mission Bay. Therefore, this finding is not applicable to the project site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, COASTAL DEVELOPMENT PERMIT NO. PMT-3277673 are hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Permit No. PMT-3277673, a copy of which is attached hereto and made a part hereof.

Will Rogers
Development Project Manager
Development Services

Adopted on: November 20, 2024

IO#: 24009850

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009850

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3277673
809 SUNSET COURT PROJECT NO. PRJ-1111718
HEARING OFFICER

This Coastal Development Permit No. PMT-3277673 is granted by the Hearing Officer of the City of San Diego to Blackinbusiness, LLC, an Oregon Limited Liability Company, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0708. The 0.28-acre site is located at 809 Sunset Court in the Mission Beach Planned District Ordinance Residential Northern (MBPD-R-N) zone, the Coastal (Appealable Area) Overlay Zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Beach Impact), and Transit Area within the Mission Beach Precise Plan and Local Coastal Program Planning area. The project site is legally described as: THAT PORTION OF BLOCK 208 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1809, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to demolish an existing dwelling unit and construct a new single-dwelling unit with an attached Accessory Dwelling Unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2024, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 700-square-foot dwelling unit;
- b. The construction of a new 1,596-square-foot three-story single dwelling unit with an attached Accessory Dwelling Unit and garage;
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 5, 2027.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENGINEERING REQUIREMENTS:

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

13. Prior to the issuance of any building permit, the Owner 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.

14. Prior to the issuance of any building permit, 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.
15. Prior to the issuance of any building permit, the Owner 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.
16. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95-percent 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.
17. Prior to the issuance of any building permit, the Owner/Permittee shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus two feet.
18. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an approved Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency for the subject project. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.
19. When as-built grading and Public Improvement Plans are available, the Permittee must submit a request for the Final LOMA or Final LOMR to FEMA via the Floodplain Management Section of the Development Services Department. The Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.
20. The bond for this project will not be released until the Final LOMA or Final LOMR is issued by FEMA. The Floodplain Management Section of the City of San Diego's Transportation and Stormwater Department will notify the Development Services Department of such issuance as soon as it is informed by FEMA. Development of this project shall comply with all permanent stormwater requirements of Municipal Stormwater Permit No. 2013-0001, or subsequent order, and the current version of the City of San Diego's Stormwater Standards Manual.
21. Development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

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

PLANNING/DESIGN REQUIREMENTS:

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

26. The Owner/Permittee shall not rent the ADU for less than 31 days per SDMC 141.0302(b)(1)(B).

27. 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.

28. The dwelling units shall comply with the regulations in Section 143.0146(c) and, if applicable, Section 143.0146(g). The base flood elevation utilized, and the applicability of Section 143.0146(g), shall be based on the FIRM Zone of the Special Flood Hazard Area in closest proximity to the premises on which the dwelling unit is proposed.

29. Owner/Permittee acknowledges that the development is proposed at a site subject to coastal hazards and assumes the risks of development.

30. Prior to issuance of any construction permit, Owner/Permittee shall waive in writing any rights under Public Resources Code Section 30235 and related Local Coastal Program policies to any hard shoreline armoring to protect the dwelling unit.

31. Upon occupancy of each individual tenant, Owner/Permittee shall provide written notice to all occupants of the dwelling unit of the provisions in SDMC Section 132.0404(a)(1)(B).

32. Prior to building permit issuance, the applicant shall record a deed restriction against the property that imposes the conditions of the permit for the purpose of providing notice to future property owners.

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

LANDSCAPE REQUIREMENTS:

34. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the

satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

35. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

36. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

37. In the event that a "foundation only" permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

38. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

39. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction plans is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

ATTACHMENT 5

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 20, 2024, and approved Resolution Number **xxxxx**.

DRAFT

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Will Rogers
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

BLACKINBUSSINES, LLC
an Oregon Limited Liability Company
Owner/Permittee

By _____
Alyson Day
Manager

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

NOTICE OF EXEMPTION

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

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

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

Project Title / Number: 809 Sunset Court / PRJ-1111718

State Clearinghouse No.: N/A

Project Location-Specific: 809 Sunset Court, San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit to demolish an existing 700 square-foot (sq. ft.) dwelling unit and construct a new 1,560 sq. ft. three-story structure located at 809 Sunset Court. The proposed structure would contain a main dwelling unit on the second and third floors, with an Accessory Dwelling Unit (ADU) and garage on the first floor. The 0.28-acre site is zoned Mission Beach Planned District: Residential Neighborhood and designated for Residential (36 dwelling units per acre) use in the Mission Beach Community Plan. The project site is in the following overlays/areas: Coastal Overlay Zone (Coastal Appealable), Transit Priority Area, Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone, Affordable Housing Parking Demand (High), Coastal Height Limit Overlay Zone and the Mission Beach Local Coastal Program Area. Council District 2. (LEGAL DESCRIPTION: That portion of Block 208 of Mission Beach, according to map thereof No. 1809, filed in the Office of County Recorder of San Diego County, December 14, 1914.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Eric Buchanan, 1015 Turquoise Street, Suite 2, San Diego, CA 92109, (858) 273-5632.

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: CEQA Section 15301(l) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures)
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15301(l) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures). The project meets the criteria set forth in CEQA Section 15301(l) which allows for the demolition of one-single family residence or up to three single-family residences in an urban area. This exemption was deemed appropriate since the project proposes to demolish an existing 700 sq. ft. single-family residence. Additionally, the project meets the criteria set forth in CEQA Section 15303(a) which allows for construction and location of one single-family residence, or a second dwelling unit in a residential zone. This exemption was deemed appropriate since the project would construct a new three-story, single-family residence and first floor ADU on a lot which is zoned Residential Neighborhood. The exceptions listed in CEQA Section 15300.2 would not apply in that it is not located in a particularly sensitive environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highways; the project would not cause substantial adverse change in the significance of a historical resource; and the project is not included on any list compiled pursuant to Section 65962.5 of the Government Code of hazardous waste sites.

Lead Agency Contact Person: Carissa L. Garcia

Telephone: (619) 687-5959

If filed by applicant:

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

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



_____/Senior Planner

September 20, 2024
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant


Date Received for Filing with County Clerk or OPR:

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: PRJ 1111718 809 Sunset Court		Project Number: PRJ 1111718	
Community: Mission Beach			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input checked="" type="checkbox"/> Vote to Deny			Date of Vote: <p style="text-align: center;">October 15, 2024</p>
# of Members Yes 0	# of Members No 9	# of Members Abstain 0	
Conditions or Recommendations: There is no parking spot for the ADU. 2 are required for the house, 1 should be required for the ADU. For this reason, the project is denied due to missing parking space.			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Robert Brown			
TITLE: MBPPB Chair		DATE: October 27, 2024	

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

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

DS-5620 (08-18) ONLINE FORM

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
---	---	---	--

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

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

Project Address: 809 Sunset Court
San Diego, CA 92109

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

Corporation Limited Liability -or- General - What State? Oregon Corporate Identification No. 92-3451496
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Alyson Day for Blackinbusiness, LLC Owner Tenant/Lessee Successor Agency

Street Address: 6221 SW 40th Ave

City: Portland State: OR Zip: 97221

Phone No.: 917-916-5326 Fax No.: _____ Email: alyson.day@gmail.com

Signature:  Date: 2/3/2024

Additional pages Attached: Yes No

Applicant

Name of Individual: Alyson Day Owner Tenant/Lessee Successor Agency

Street Address: 6221 SW 40th Ave

City: Portland State: OR Zip: 97221

Phone No.: 917-916-5326 Fax No.: _____ Email: alyson.day@gmail.com

Signature:  Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

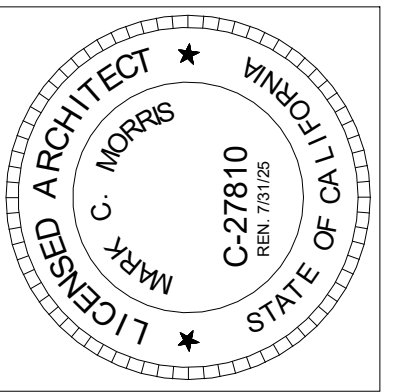
City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at
 Upon request, this information is available in alternative formats for persons with disabilities.



DAY RESIDENCE
 809 SUNSET COURT
 SAN DIEGO, CA 92109

PROJECT STATUS	
1.	
2.	
3.	
4.	
5.	
6.	

OASIS
 ARCHITECTURE
 &
 DESIGN, INC.
 858-273-5632
 1015 TURQUOISE ST.
 SUITE 2
 SAN DIEGO, CA
 92109

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DRAWN BY	CHECKED BY
LAH	MCM
DATE	JOB NO.
9/9/24	2312

TITLE SHEET

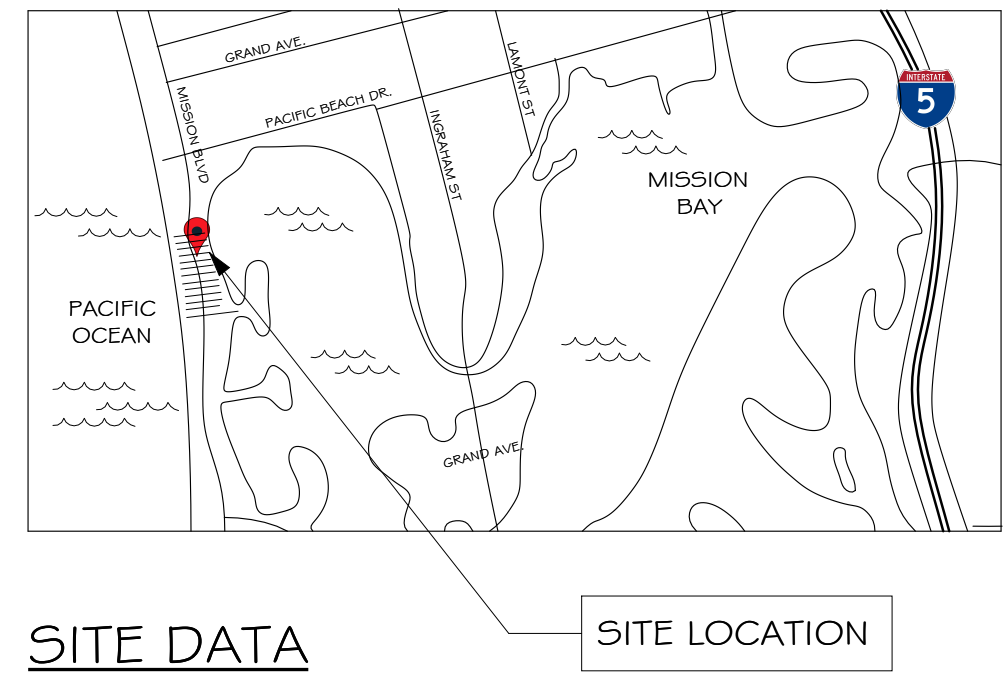
TS

SHEET INDEX

TS TITLE SHEET

- ARCHITECTURAL
- A-1.0 SITE PLAN
 - A-1.3 LANDSCAPE PLAN
 - A-1.4 WATER CONSERVATION PLAN
 - A-2.1 DEMOLITION PLAN
 - A-3.1 FLOOR PLANS
 - A-4.1 ROOF PLAN
 - A-5.1 EXTERIOR ELEVATIONS
 - A-6.1 BUILDING SECTIONS

VICINITY MAP:



SITE DATA

BUILDING ADDRESS
 809 SUNSET COURT
 SAN DIEGO, CA 92109

ASSESSORS PARCEL NUMBER
 423-574-0200

LEGAL DESCRIPTION
 BLOCK 208, MAP 1809 RECORDED ON 7/11/1974

ZONE: R-N (MISSION BEACH PLAN DISTRICT)
OVERLAYS: CITY COASTAL ZONE (CST-APP), COASTAL HEIGHT LIMIT, PARKING IMPACT (BEACH & COASTAL IMPACT), TRANSIT AREA OVERLAY, TRANSIT PRIORITY AREA, AFFORDABLE HOUSING PARKING DEMAND (HIGH), PALEONTOLOGICAL SENSITIVITY AREA (HIGH), SPECIAL FLOOD HAZARD AREA ZONE

GEOLOGICAL HAZARD CATEGORY: 52
SEISMIC ZONE 4
CLIMATE ZONE 7

LOT SIZE: 1,251 SF
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B SPRINKLERED (NFPA 13D)

YEAR STRUCTURE WAS BUILT: 1927
 DEEMED NON-HISTORIC PER PRJJ-1108155

BUILDING AREAS

EXISTING LIVING AREA: (TO BE DEMO'D)	700 SF
PROPOSED 1ST FLOOR ADU AREA:	267 SF
PROPOSED 1ST FLOOR ENTRY AREA:	75 SF
PROPOSED 2ND FLOOR LIVING AREA:	669 SF
PROPOSED 3RD FLOOR LIVING AREA:	362 SF
PROPOSED 1-CAR GARAGE AREA:	223 SF
TOTAL BUILDING AREA:	1,596 SF
(800 SF ADU ALLOWABLE FOR MAX FAR)	-21 SF
(200 SF PER SPACE EXEMPT FROM FAR)	-200 SF
TOTAL BUILDING AREA TOWARDS FAR	1,375 SF
MAX FAR SF:	1,375 SF

PROPOSED FAR: 1.1 (1,375 SF)
MAX. FAR: 1.1 (1,375 SF)

TOTAL LIVING ADDITION AREA: 1,375 SF
TOTAL DECK/TERRACE AREA: 185 SF

MAX COVERAGE: 65% = 813 SF
PROPOSED COVERAGE: 56% = 699 SF

HEIGHT LIMIT: 30'-0"

PROJECT TEAM:

OWNER
 ALYSON DAY
 809 SUNSET COURT
 SAN DIEGO, CA 92109

ARCHITECT
 OASIS ARCHITECTURE & DESIGN, INC.
 1015 TURQUOISE STREET
 SUITE 2
 SAN DIEGO, CA 92109
 TEL: (858) 273-5632
 FAX: (858) 273-5655
 CONTACT: MARK MORRIS

SCOPE OF WORK

THE PROPOSED PROJECT IS REQUESTING A COASTAL DEVELOPMENT PROCESS 3 PERMIT FOR THE FOLLOWING SCOPE OF WORK.

THE COMPLETE DEMOLITION OF THE EXISTING ONE-STORY SINGLE FAMILY RESIDENCE. THIS SCOPE WILL BE UNDER A SEPARATE DEMOLITION PERMIT.

THE NEW CONSTRUCTION OF A TWO-STORY SINGLE FAMILY RESIDENCE WITH TERRACE OVER AN ATTACHED FIRST FLOOR ADU AND 1-CAR GARAGE.

SITE IMPROVEMENTS WILL INCLUDE NEW LANDSCAPING, NEW HARDSCAPE AND NEW 36" HIGH FENCE AND GATE OFF SUNSET COURT.

ONE ADDITIONAL SURFACE PARKING SPACE WILL BE PROVIDED OFF THE ALLEY.

PROJECT TO COMPLY WITH THE FOLLOWING BUILDING CODES:

- 2022 CA RESIDENTIAL CODE
- 2022 CA BUILDING CODE
- 2022 CA ELECTRICAL CODE
- 2022 CA PLUMBING CODE
- 2022 CA MECHANICAL CODE
- 2022 CA FIRE CODE
- 2022 CA GREEN BUILDING CODE

PARKING TABLE				
PROPOSED USE	AREA (SF)	RATIO	REQ. SPACES	PROV. SPACES (TOTAL)
RESIDENTIAL	1,375 SF	1 SPACE / 1 BEDROOM	2	2
RESIDENTIAL	269 SF	NOT REQUIRED PER 141.0302(b)(3)(A)	0	0

CERTIFICATION STATEMENT

THIS CERTIFICATION REQUIRES PROFESSIONALS TO BE ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS, AND SUBMITTAL REQUIREMENTS APPLICABLE TO THE PROPOSED DEVELOPMENT. THE FOLLOWING CERTIFICATION STATEMENT MUST BE SIGNED AND APPEAR ON THE FIRST SHEET OF THE PLANS OR ADDED AS AN ATTACHMENT.

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS, AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS OR RESULT IN A CHANGE IN FEE/DEPOSIT REQUIREMENTS.
- CERTIFYING SUBMITTALS WITHOUT A DEVELOPMENT PERMIT COMPLETENESS REVIEW IS A PRIVILEGE AND REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS.
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE DENIAL OF FUTURE SUBMITTALS BY CERTIFICATION WITHOUT A DEVELOPMENT PERMIT COMPLETENESS REVIEW.
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING OR NOT IN THE CORRECT DIGITAL FORMAT (PDF), THE PROJECT REVIEW WILL BE DELAYED.
- I HAVE REVIEWED THE DSD CUSTOMER BILL OF RIGHTS AND UNDERSTAND THAT DSD STRIVES FOR AN ATMOSPHERE OF MUTUAL RESPECT, COURTESY AND ACCOUNTABILITY ON BOTH SIDES OF THE TABLE. I AGREE TO WORK IN GOOD FAITH WITH MY DEVELOPMENT PROJECT MANAGER, ASK CLARIFYING QUESTIONS, PROMPTLY RESPOND TO REQUESTS FOR INFORMATION AND DOCUMENTS, AND TREAT ALL STAFF WITH PROFESSIONAL COURTESY AND RESPECT.
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4, SECTION 5, AND/OR SECTION 6 (FOR REZONES).

FOR THE PROPOSED PROJECT, I HAVE DETERMINED THE APPROPRIATE PROCESS AND APPROVAL TYPES TO BE AS FOLLOWS:

PROJECT SCOPE (IN ACCORDANCE WITH ABOVE)

PROJECT PROCESS LEVEL (2-5): CDP-3 PROJECT APPROVAL(S) NEEDED: _____

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: _____

SIGNATURE: _____ DATE: _____

BUILDING ADDRESS
 809 SUNSET COURT
 SAN DIEGO, CA 92109

ASSESSORS PARCEL NUMBER
 423-574-0200

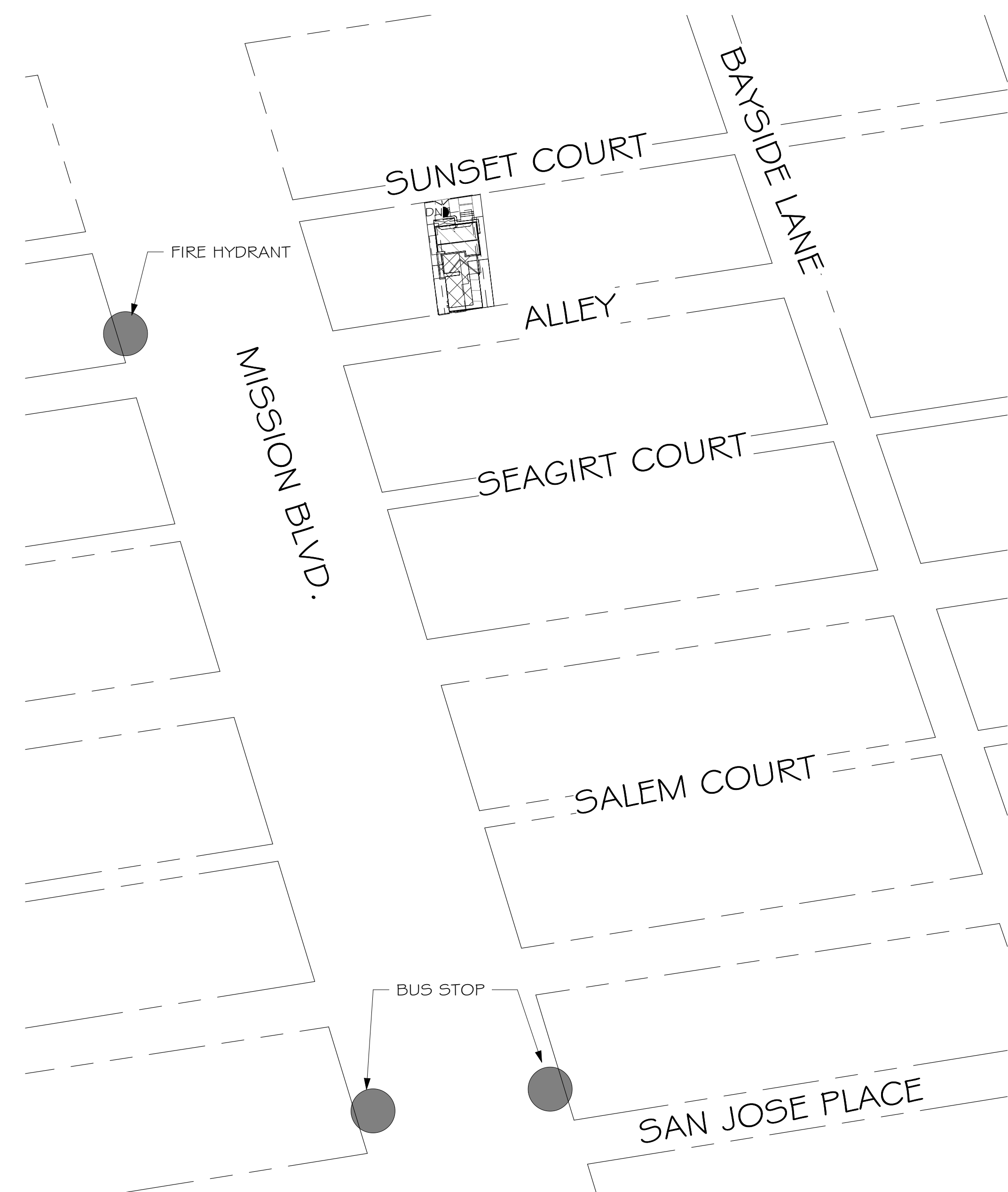
LEGAL DESCRIPTION
 BLOCK 208, MAP 1809

EARTHWORK QUANTITIES:

CUT INSIDE BUILDING FOOTPRINT:	0 CY
CUT OUTSIDE BUILDING FOOTPRINT:	0 CY
TOTAL CUT:	0 CY
TOTAL ON-SITE FILL:	0 CY
TOTAL OFF-SITE EXPORT:	0 CY
MAX VERTICAL CUT:	0
MAX VERTICAL SIDE YARD:	0

SECTION 7.2.1(1)
 A PLOT PLAN OF THE LOT SHOWING THE LOCATION RELATIVE TO THE PROPERTY LINE OF ALL EXISTING AND PROPOSED IMPROVEMENTS AND ANY RESTRICTED USE AREAS AND/OR EASEMENTS WITHIN THE LOT.

BASIS OF ELEVATION:
 CITY OF SAN DIEGO CONTROL:
 STANDARD STREET SURVEY MONUMENT "M-10" ON THE EASTERLY 4 FOOT LINE LOCATED AT THE INTERSECTION OF MISSION BOULEVARD AND TANGIERS COURT.
 ELEVATION = 5.184 M.S.L.

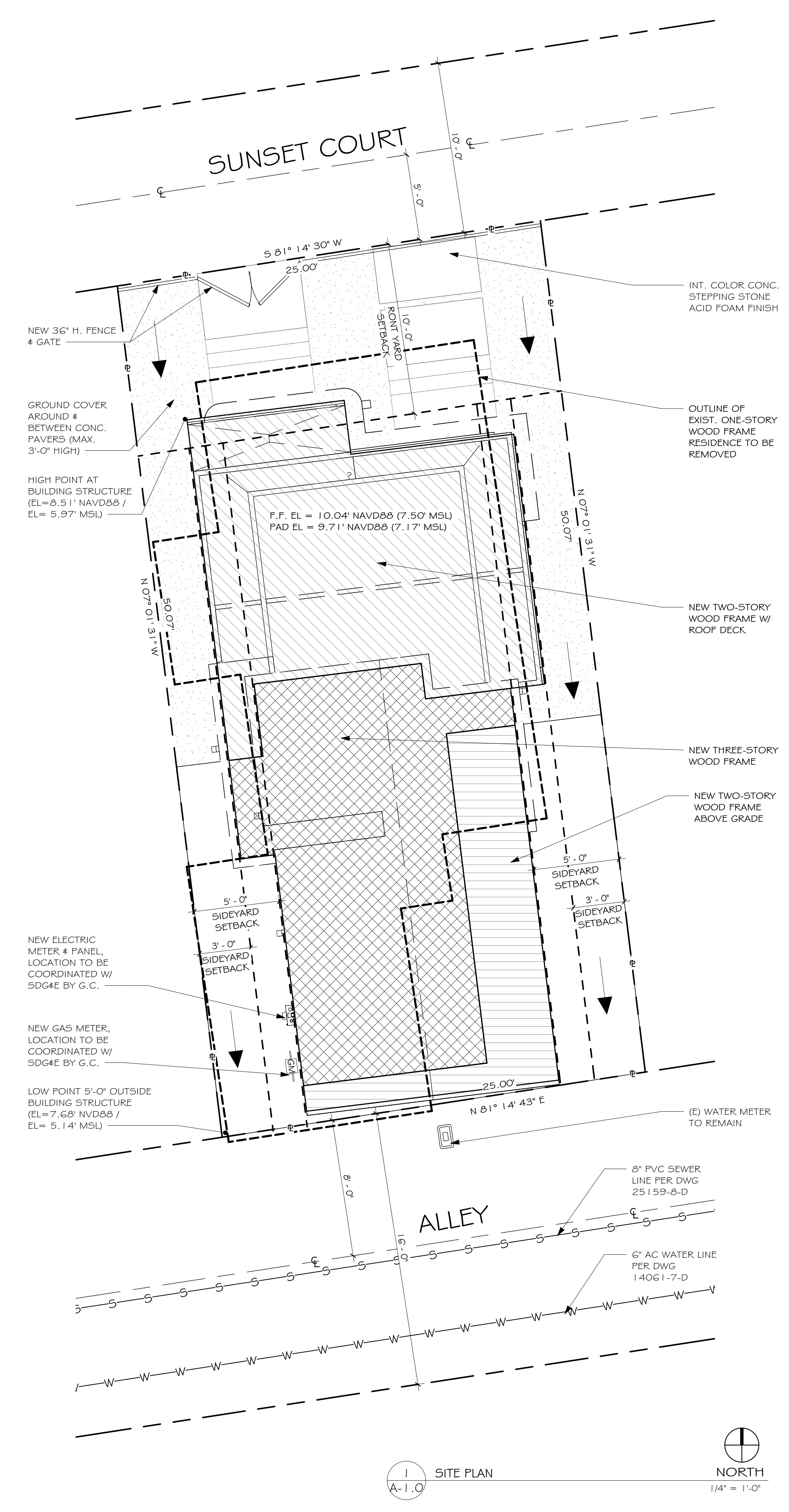


2 SITE PLAN TRANSPORTATION
 A-1.0

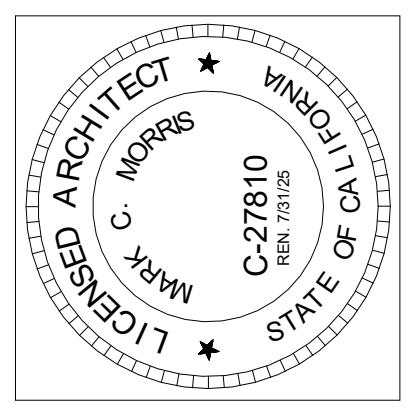
TOTAL DISTURBANCE AREA:	1,251 SF
EXISTING IMPERVIOUS AREA:	1,090 SF
NEW AND/OR REPLACED IMPERVIOUS AREA:	997 SF
TOTAL IMPERVIOUS AREA:	997 SF
IMPERVIOUS % DECREASE:	9%

- NOTES:**
- NO WORK WILL BE PERFORMED IN THE RIGHT OF-WAY.
 - ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

- NOTES:**
- NO WORK WILL BE PERFORMED IN THE RIGHT OF-WAY.
 - PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.010, 129.0104(A)(4), AND 142.0220, PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT NOT LIMITED TO, STORMWATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.
 - ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
 - "SUBJECT TO INUNDATION" ALL AREAS LOWER THAN 10' NAVD88 WHICH IS BASE FLOOD ELEVATION PLUS 2.0'.
 - THE APPLICANT SHALL FLOODPROOF ALL STRUCTURES SUBJECT TO INUNDATION. THE FLOOD PROOFED 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.
 - PRIOR TO OCCUPANCY, THE APPLICANT SHALL PROCESS A "NON CONVERSION AGREEMENT" FOR THE GARAGE AREA, SUBJECT TO INUNDATION.
 - THE PROPERTY OWNER 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.
 - THE APPLICANT 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 THE PERPETUAL MAINTENANCE.
 - 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 PROTECTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.
 - THE APPLICANT WILL BE REQUIRED TO SUBMIT AN APPROVED CONDITIONAL LETTER OF MAP REVISION (CLOMR FROM TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE SUBJECT PROJECT PRIOR TO THE ENVIRONMENTAL DOCUMENT BEING CIRCULATED FOR PUBLIC COMMENT. THE DEVELOPER MUST PROVIDE ALL DOCUMENTATION, ENGINEERING CALCULATIONS, AND FEES WHICH ARE REQUIRED BY FEMA.
 - 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) 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.



1 SITE PLAN
 A-1.0



DAY RESIDENCE
 809 SUNSET COURT
 SAN DIEGO, CA 92109

PROJECT STATUS

1.
2.
3.
4.
5.
6.

OASIS
 ARCHITECTURE &
 DESIGN, INC.
 858-273-5632
 1015 TURQUOISE ST.
 SUITE 2
 SAN DIEGO, CA
 92109

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DRAWN BY	CHECKED BY
LAH	MCM
DATE	JOB NO.
9/9/24	2312

SITE PLAN

A-1.0

BUILDING ADDRESS
 809 SUNSET COURT
 SAN DIEGO, CA 92109

ASSESSORS PARCEL NUMBER
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LEGAL DESCRIPTION
 BLOCK 208, MAP 1809



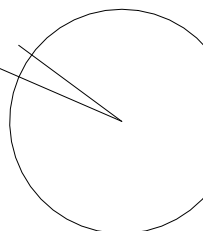
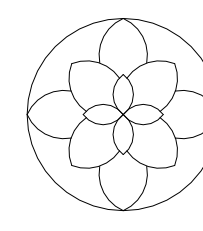
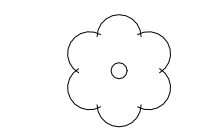
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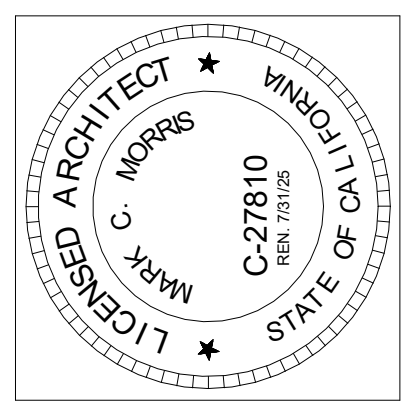
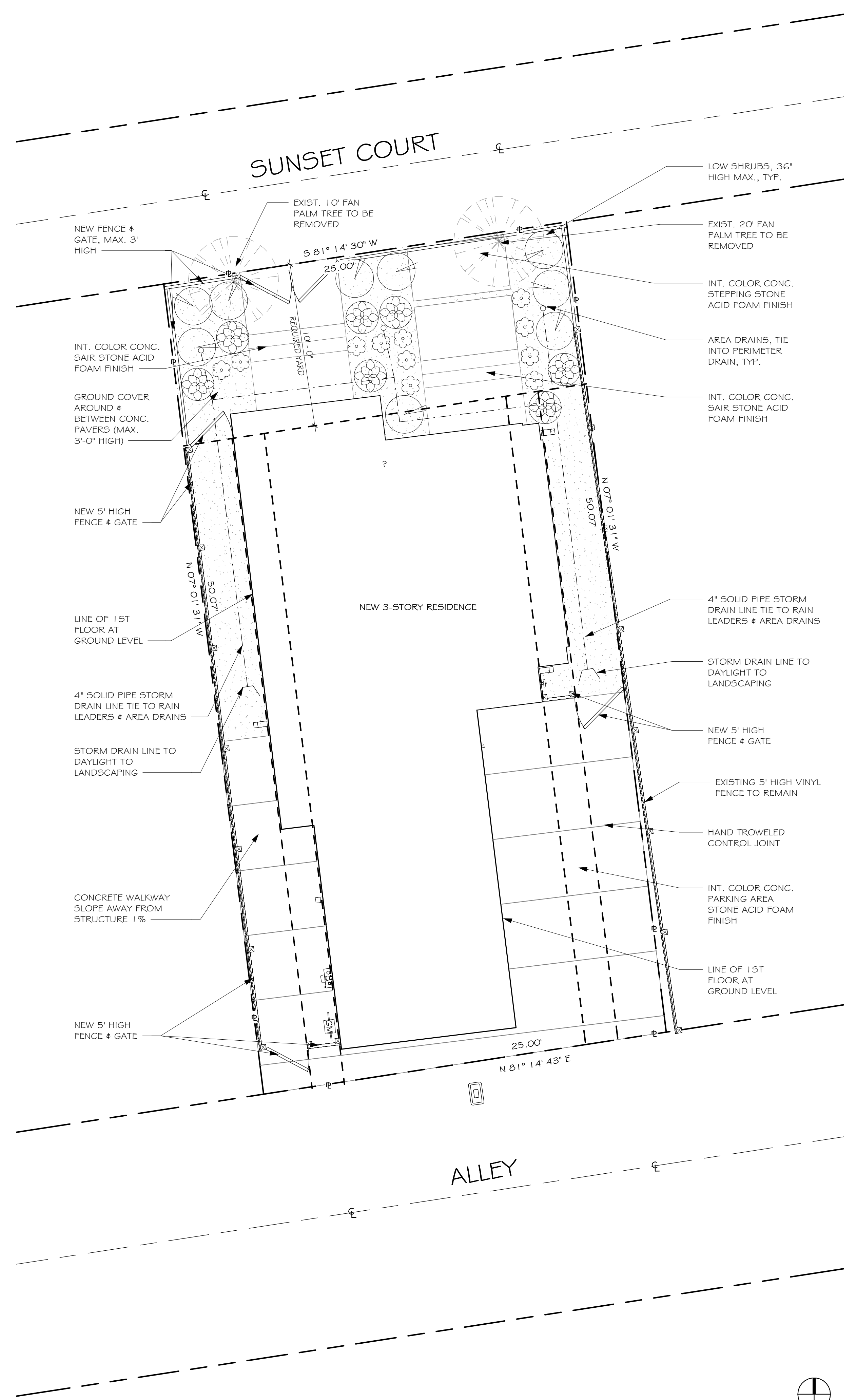
1. MAINTENANCE: ALL REQUIRED LANDSCAPE AREA SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
2. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMA 142.0403(b)(6).
3. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
4. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SDMC 142.0403(b)(11).
5. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING PER SDMC 142.0403(b)(8). TOPPING OF TREES IS NOT PERMITTED.
6. A VIEW CORRIDOR, 10' FEET WIDE, SHALL BE PRESERVED IN THE NORTH YARD AREA ADJACENT TO SUNSET COURT. ALL PROPOSED LANDSCAPING IN THE NORTH YARD AREA SHALL BE MAINTAINED AT A HEIGHT OF THREE FEET OR LOWER (INCLUDING RAISED PLANTERS) TO PRESERVE THE VIEWS FROM MISSION BLVD. TOWARDS THE BAY.
7. ALL LANDSCAPING SHALL BE DROUGHT TOLERANT, NATIVE OR NON-INVASIVE PLANT SPECIES. ALL LANDSCAPING MATERIALS WITHIN THE IDENTIFIED VIEW CORRIDORS SHALL BE SPECIES WITH A GROWTH POTENTIAL NOT TO EXCEED THREE FEET AT MATURITY. NO PLANT SPECIES LISTED AS PROBLEMATIC AND/OR INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLANT COUNCIL, OR IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE. NO PLANT SPECIES LISTED AS "NOXIOUS WEED" BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY. IF USING POTABLE WATER FOR IRRIGATION, THE PROJECT SHALL USE WATER-CONSERVING EMITTERS (E.G. MICROSPRAY) AND DRIP IRRIGATION. USE OF WEATHER-BASED IRRIGATION CONTROLLERS AND RECLAIMED WATER FOR IRRIGATION IS ENCOURAGED.
8. ANY FENCING AND WALLS, INCLUDING GLASS WALLS, TRELIS WALLS, AND RETAINING WALLS, IN THE NORTHERN YARD SETBACK AREAS ALONG SUNSET COURT SHALL NOT EXCEED A HEIGHT OF THREE FEET ABOVE THE EXISTING GRADE OR PROPOSED GRADE, WHICHEVER IS LOWER.
9. A WRITTEN COMMITMENT BY THE APPLICANT THAT FIVE YEARS FROM THE DATE OF THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT FOR THE RESIDENTIAL STRUCTURE, THE APPLICANT WILL SUBMIT FOR REVIEW AND WRITTEN APPROVAL OF THE EXECUTIVE DIRECTOR A LANDSCAPING MONITORING REPORT, PREPARED BY A LICENSED LANDSCAPE ARCHITECT OR QUALIFIED RESOURCE SPECIALIST, THAT CERTIFIES WHETHER THE ON-SITE LANDSCAPING IS IN CONFORMANCE WITH THE LANDSCAPE PLAN APPROVED PURSUANT TO THIS SPECIAL CONDITION. THE MONITORING REPORT SHALL INCLUDE PHOTOGRAPHIC DOCUMENTATION OF PLANT SPECIES AND PLANT COVERAGE. IF THE LANDSCAPE MONITORING REPORT INDICATES THE LANDSCAPING IS NOT IN CONFORMANCE WITH OR HAS FAILED TO MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE LANDSCAPING PLAN APPROVED PURSUANT TO THIS PERMIT, THE APPLICANT, OR SUCCESSOR IN INTEREST, SHALL SUBMIT A REVISED OR SUPPLEMENTAL LANDSCAPE PLAN FOR THE REVIEW AND WRITTEN APPROVAL OF THE EXECUTIVE DIRECTOR. THE REVISED LANDSCAPING PLAN MUST BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT OR RESOURCE SPECIALIST AND SHALL SPECIFY MEASURES TO PREMEDITATE THOSE PORTIONS OF THE ORIGINAL PLAN THAT HAVE FAILED OR ARE NOT IN CONFORMANCE WITH THE ORIGINAL APPROVED PLAN.
10. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
12. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES PER SDMC 142.0413(c), EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
13. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
14. MINIMUM TREE SEPARATION DISTANCE:
 TRAFFIC SIGNALS / STOP SIGNS = 20 FEET
 UNDERGROUND UTILITY LINES = 5 FEET (10 FEET FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES = 10 FEET
 DRIVEWAY (ENTRIES) = 10 FEET
 INTERSECTIONS
 (INTERSECTING CURB LINES OF TWO STREETS) = 25 FEET

LANDSCAPE CALCS:
 TOTAL STREET YARD AREA = 250 SF
 STREET YARD LANDSCAPE AREA = 140 SF
 STREET YARD HARDSCAPE AREA = 110 SF
 PERCENTAGE OF LANDSCAPE = 56%
 PERCENTAGE OF HARDSCAPE = 44%

TOTAL SITE AREA = 1,251 SF
 TOTAL LANDSCAPE AREA = 254 SF
 PERCENTAGE OF LANDSCAPE AREA = 20%

LEGEND

-  HARDSCAPE
-  DYMONDIA MARGARETAE
-  DIANELLA REVOLUTA 'COOL VISTA'
-  AGAVE 'BLUE GLOW'
-  DYMONDIA MARGARETAE



DAY RESIDENCE
 809 SUNSET COURT
 SAN DIEGO, CA 92109

PROJECT STATUS	
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LANDSCAPE PLAN

A-1.3

Legend for Estimated Total Water Use (ETWU) Calculation Formula

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area ² -(square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Use the following table to track information about each controller in the system.

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
A	1		0.3	129.5 sf	DRIP	0.81	51%
A	2		0.3	124.5 sf	DRIP	0.81	49%
Total							100%

WATER BUDGET LANDSCAPE WORKSHEET

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: Day Residence Project #: PRJ-1111718

Project Address: 809 Sunset Court

Individual/Business Completing the Worksheet: Eric Buchanan / Oasis Architecture & Design

Phone Number: 858-273-5632

I. DEFINITIONS:

Estimated Total Water Use (ETWU): The total water used for the landscape based on the plants used and irrigation method selected for the landscape design. The ETWU shall not exceed the MAWA.

Evapotranspiration: The quantity of water as measured in average inches per year that evaporated from adjacent soil surfaces and transpired by plants during a specific time period. (Evapotranspiration data may be found at www.cjms.water.ca.gov. You may obtain a free password from the Department of Water Resources. The site also holds an abundance of informational links and complete instructions.)

Evapotranspiration Adjustment Factor (ETAF): A factor that when applied to reference evapotranspiration adjusts for plant water requirements and irrigation efficiencies, two major influences on the amount of water that is required for a healthy landscape.

Hydrozone: A section or zone of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For the purpose of the calculation, the surface area of manmade water features (see LDM Section 1.8) are included in the high water use hydrozone, and the surface area of artificial turf and temporary irrigation is included in the low water use hydrozone.

Irrigation Audit: An in-depth evaluation of the performance of an irrigation system conducted by a professional authorized by the State to perform such work. An irrigation audit includes,

Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. **The total ETWU cannot exceed the total Water Budget-MAWA.**

Controller No.	ETWU $[(ETo)(0.62)] \left[\left(\frac{PF \times HA}{IE} \right) + SLA \right]$	Result in Gallons per Year
A-ZONE 1	$[(40)(0.62)] \left[\left(\frac{0.3 \times 129.5}{0.81} \right) + 0 \right]$	1,468.5
A-ZONE 2	$[(40)(0.62)] \left[\left(\frac{0.3 \times 124.5}{0.81} \right) + 0 \right]$	1,411.8
Total ETWU gallons per year		2,880.3

MAWA CALCULATIONS

MAWA (RESIDENTIAL) = $(ETo)(0.62)[(ETAF \times LA) + ((1 - ETAF) \times SLA)]$
 $(40)(0.62)[(0.55 \times 254) + (0.45 \times 0)]$
 $24.8 [139.7 + 0]$
 $24.8 (139.7)$
3,456 GALLONS PER YEAR

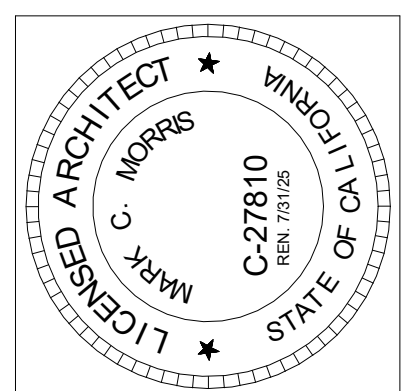
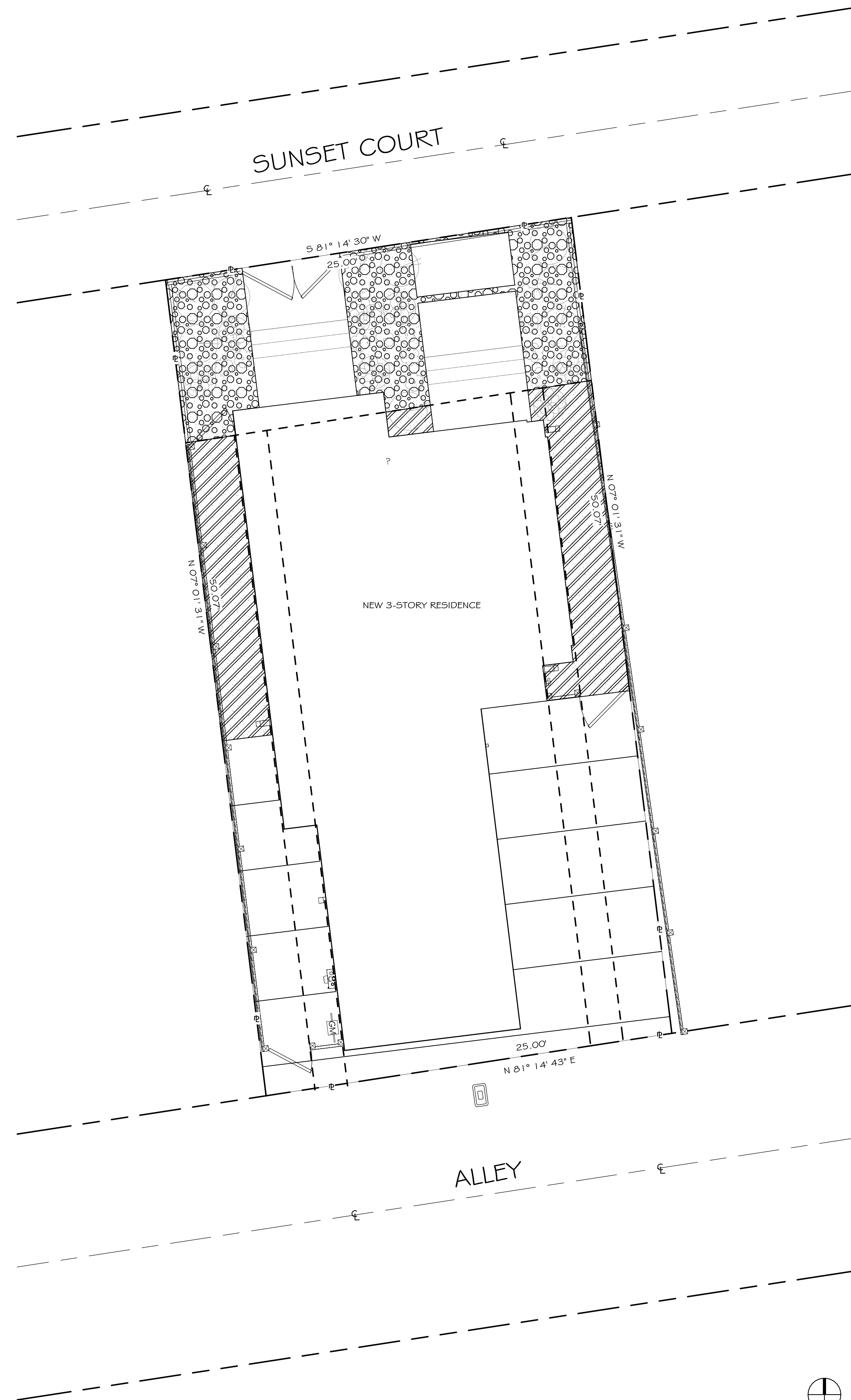
MAWA (TOTAL) = **3,456 GALLONS PER YEAR**

ETWU FROM TABLES ABOVE = **2,880.3 GALLONS PER YEAR**
 ETWU DPES NOT EXCEED MAWA.

NOTE: THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(h), AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

LEGEND

SYMBOL	DESCRIPTION	AREA	% OF TOTAL
	ZONE 1: PRIVATE LOW WATER USE SHRUB PLANTING	129 SF	51%
	ZONE 2: PRIVATE LOW WATER USE SHRUB PLANTING	125 SF	49%
TOTAL WATER USE AREA		254 SF	100%



DAY RESIDENCE
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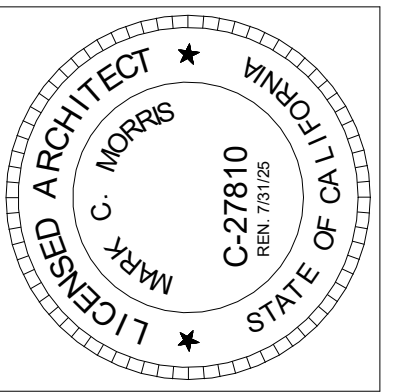
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WATER CONSERVATION PLAN

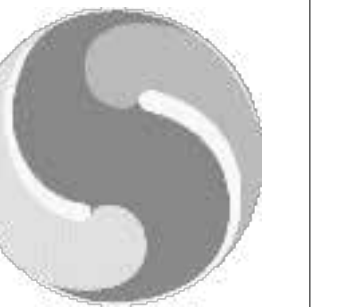
A-1.4



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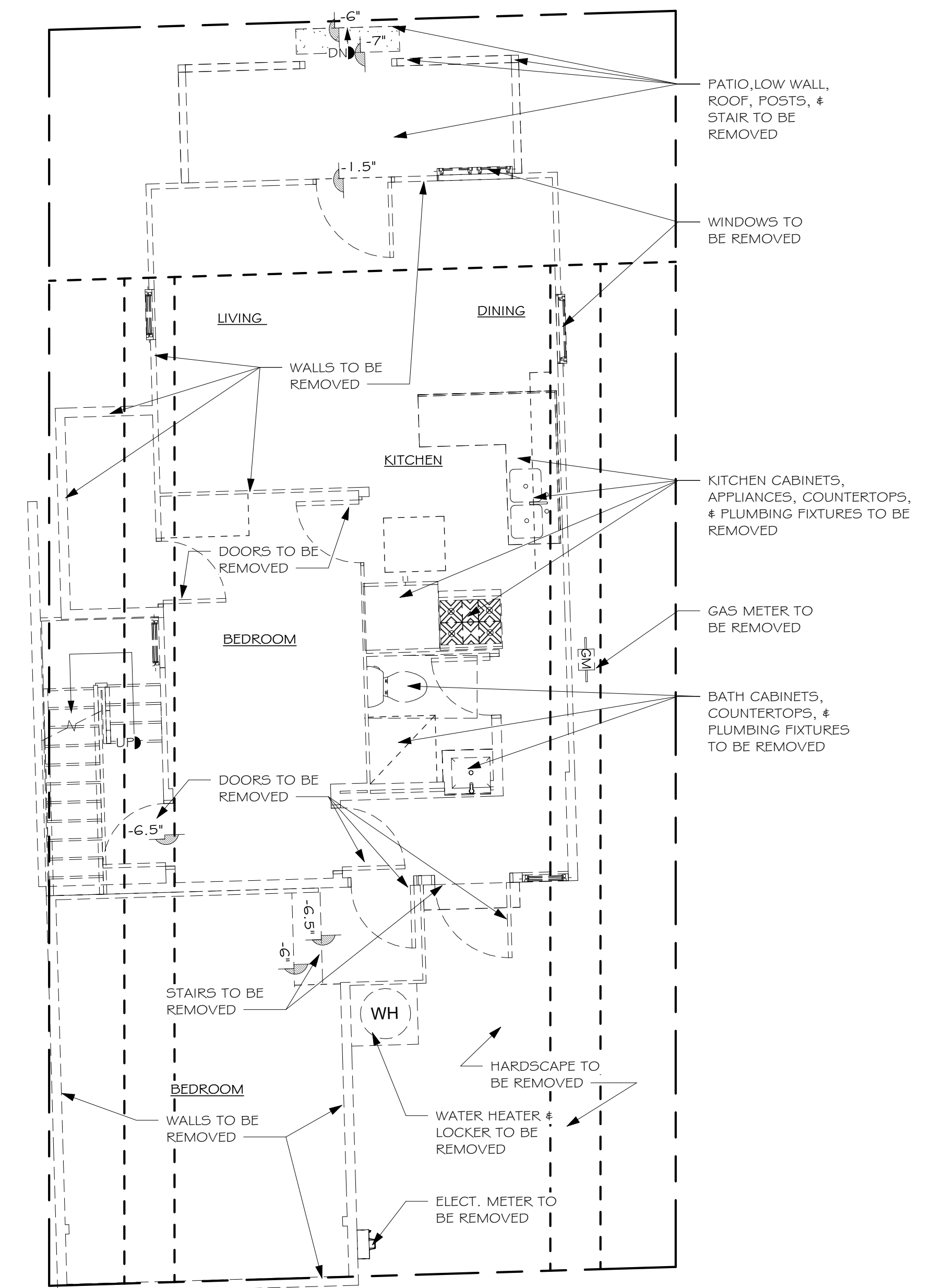
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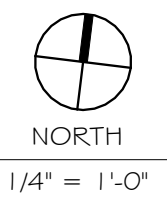
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DEMOLITION PLAN

A-2.1



1 FIRST FLOOR DEMO PLAN
A-2.1

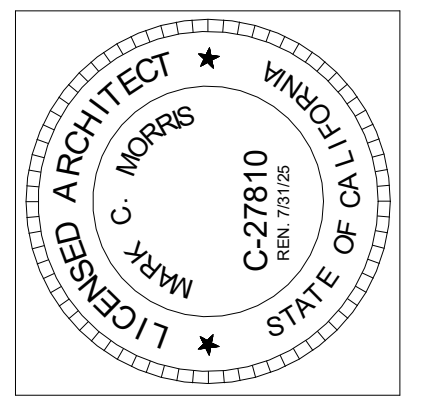


LEGEND

- WALLS TO BE DEMOLISHED
- WALLS TO REMAIN
- WINDOW TO BE REMOVED
- WINDOW TO REMAIN
- DOOR TO BE REMOVED
- DOOR TO REMAIN
- AREA OF NEW ADDITION

DEMOLITION NOTES:

1. ALL ITEMS NOTED AS "REMOVED" SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF.
2. DISCONNECTION AND/OR REMOVAL OF UTILITIES AND PHONE AND CABLE TELEVISION LINES SHALL BE COORDINATED AS REQUIRED WITH THE APPROPRIATE COMPANIES OR AGENCIES.
3. BEFORE SCRAPING OR REMOVING CEILING LID WHERE SPRAYED ACOUSTICAL CEILING TEXTURE OCCURS, CONTRACTOR SHALL HAVE MINIMUM NUMBER OF SPRAYED ACOUSTICAL TEXTURE SAMPLES TESTED BY AN APPROVED LAB. IF SAMPLES TEST POSITIVE FOR ASBESTOS, CONTRACTOR SHALL CONTRACT WITH A COMPANY THAT IS LICENSED BY THE STATE OF CALIFORNIA FOR ASBESTOS REMOVAL TO REMOVE SPRAYED ACOUSTICAL TEXTURE MATERIAL BEFORE DEMOLISHING ANY AFFECTED CEILINGS.
4. SELECTED EXISTING TREES AND SHRUBS SHALL REMAIN AND SHALL BE PROTECTED DURING THE COURSE OF
5. DEMOLITION AND CONSTRUCTION. IF ANY TREES OR SHRUBS MUST BE TEMPORARILY REMOVED DUE TO CONSTRUCTION, THEY SHALL BE CAREFULLY STORED, MAINTAINED AND REPLANTED IN THEIR ORIGINAL LOCATION.
6. CONTRACTOR TO COMPLY WITH AND FILL OUT THE WASTE MANAGEMENT FORM FOR CONSTRUCTION AND DEMOLITION DEBRIS DEPOSIT PROGRAM. 50% OF ALL DEBRIS GENERATED FROM THE PROJECT MUST BE RECYCLED AND DOCUMENTED.



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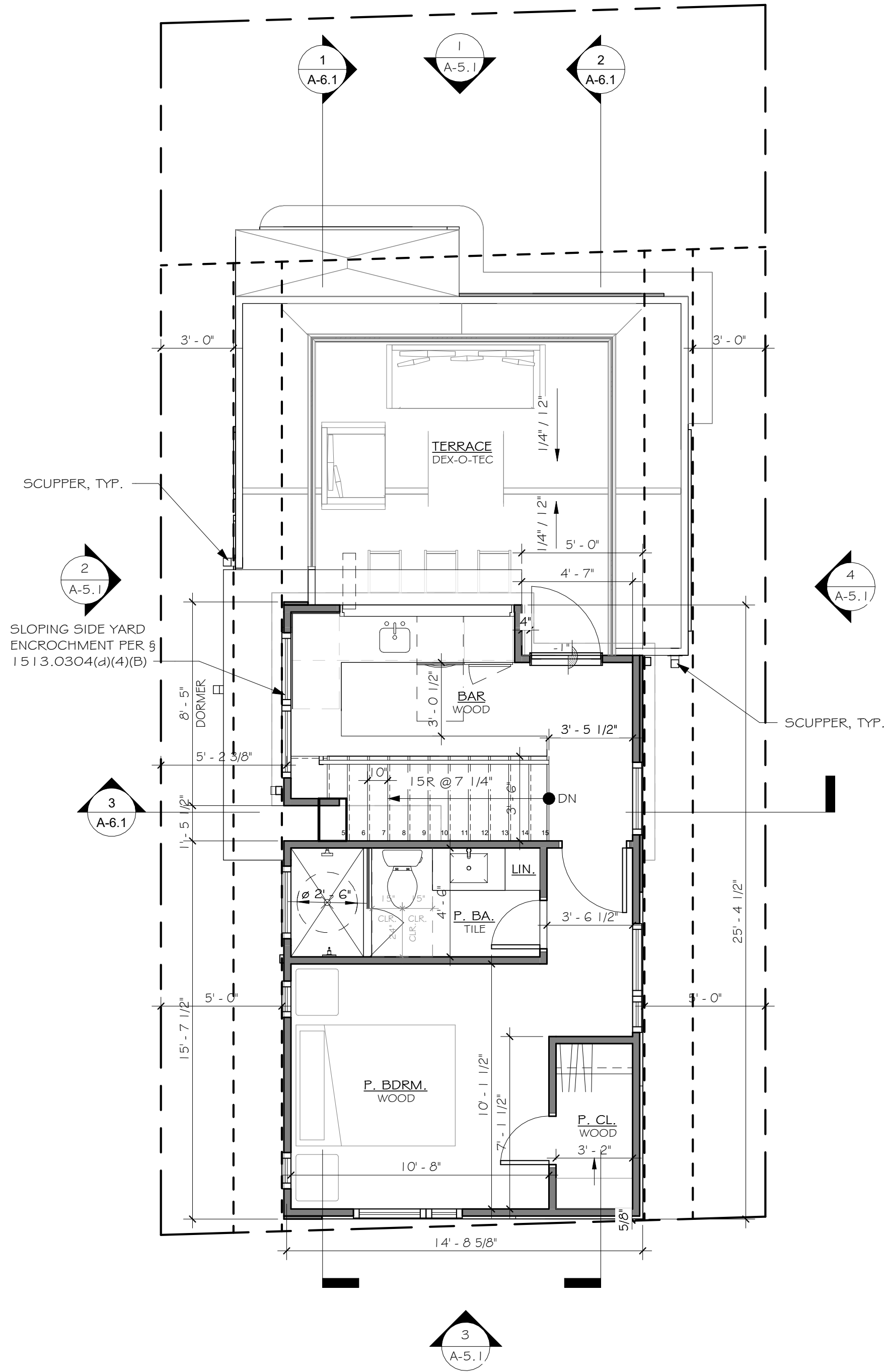
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FLOOR PLANS

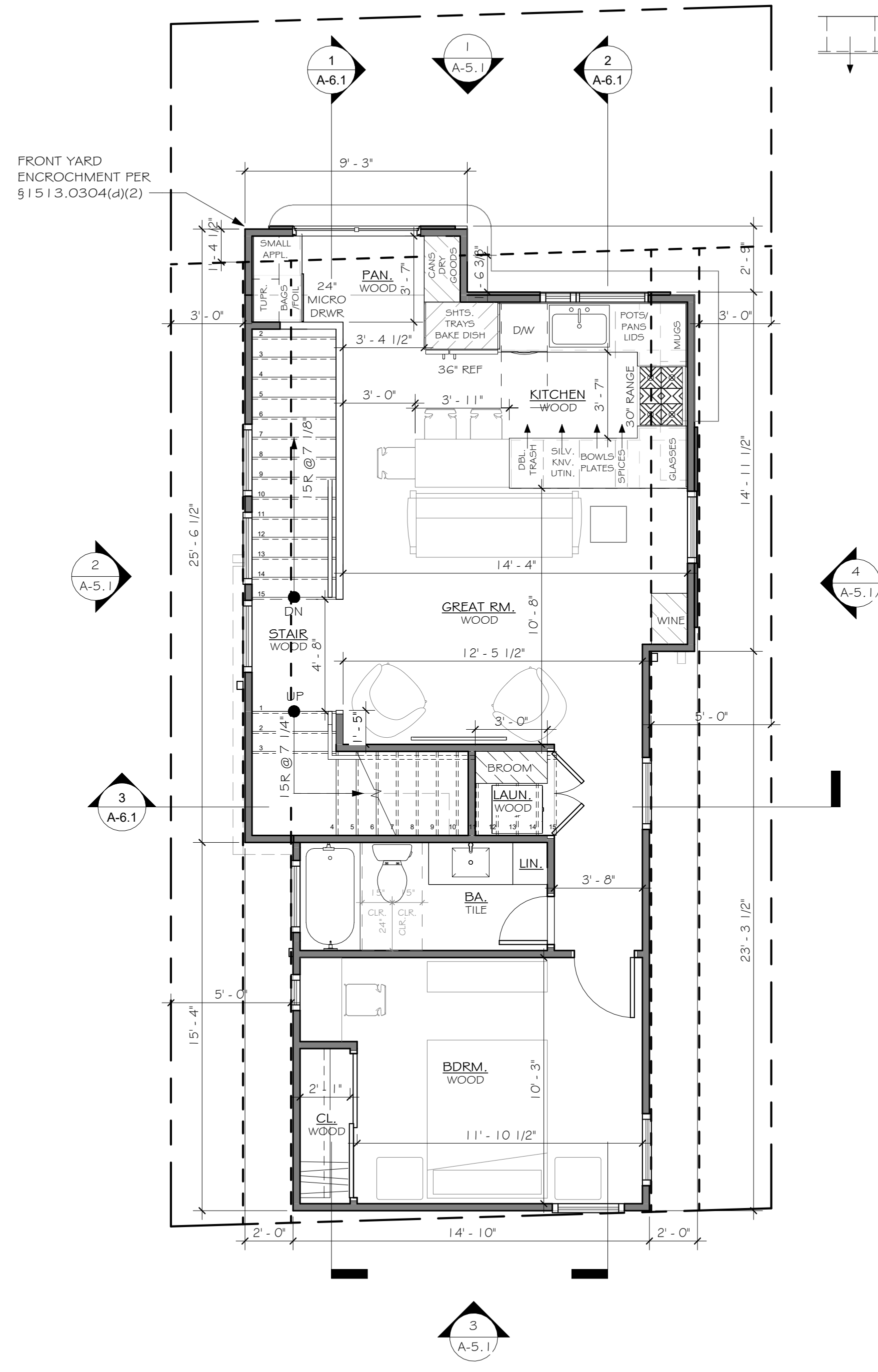
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LEGEND

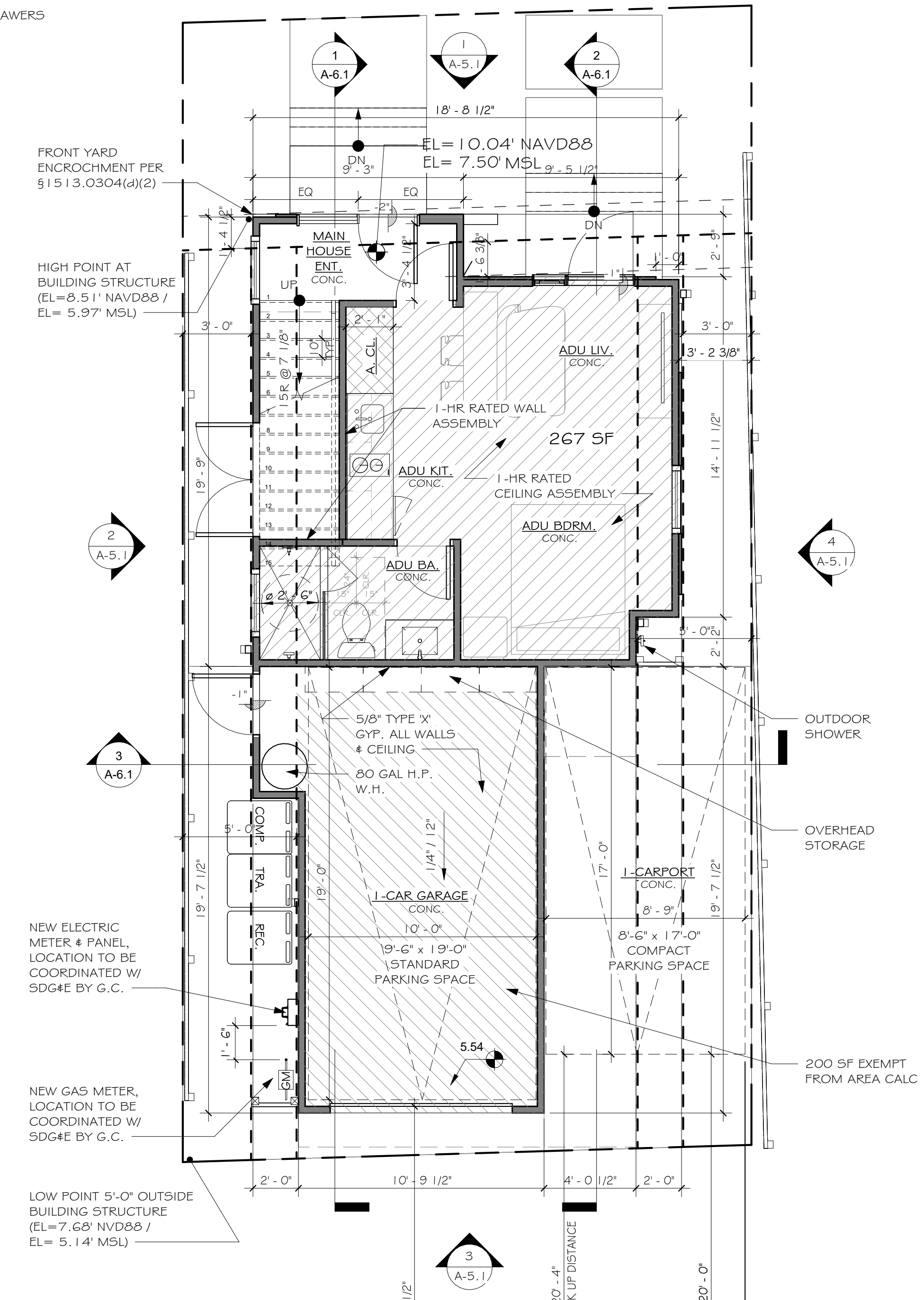
- EXIST. WALLS TO REMAIN
- NEW STUD WALLS
- NEW SHEAR WALLS, SEE STRUCTURAL FOR DETAILS
- WINDOW TO REMAIN
- NEW WINDOW, SEE SCHEDULE
- EXISTING DOOR TO BE REUSED
- NEW DOOR, SEE SCHEDULE
- FULL HEIGHT CABINET
- DRAWERS



3 THIRD FLOOR PLAN
A-3.1

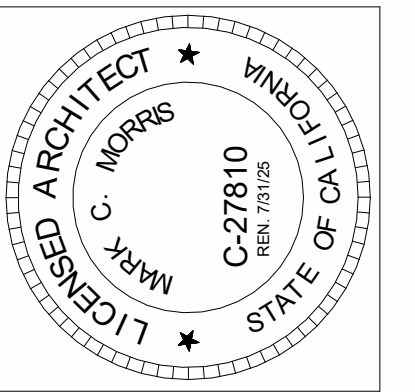


2 SECOND FLOOR PLAN
A-3.1



1 FIRST FLOOR PLAN
A-3.1





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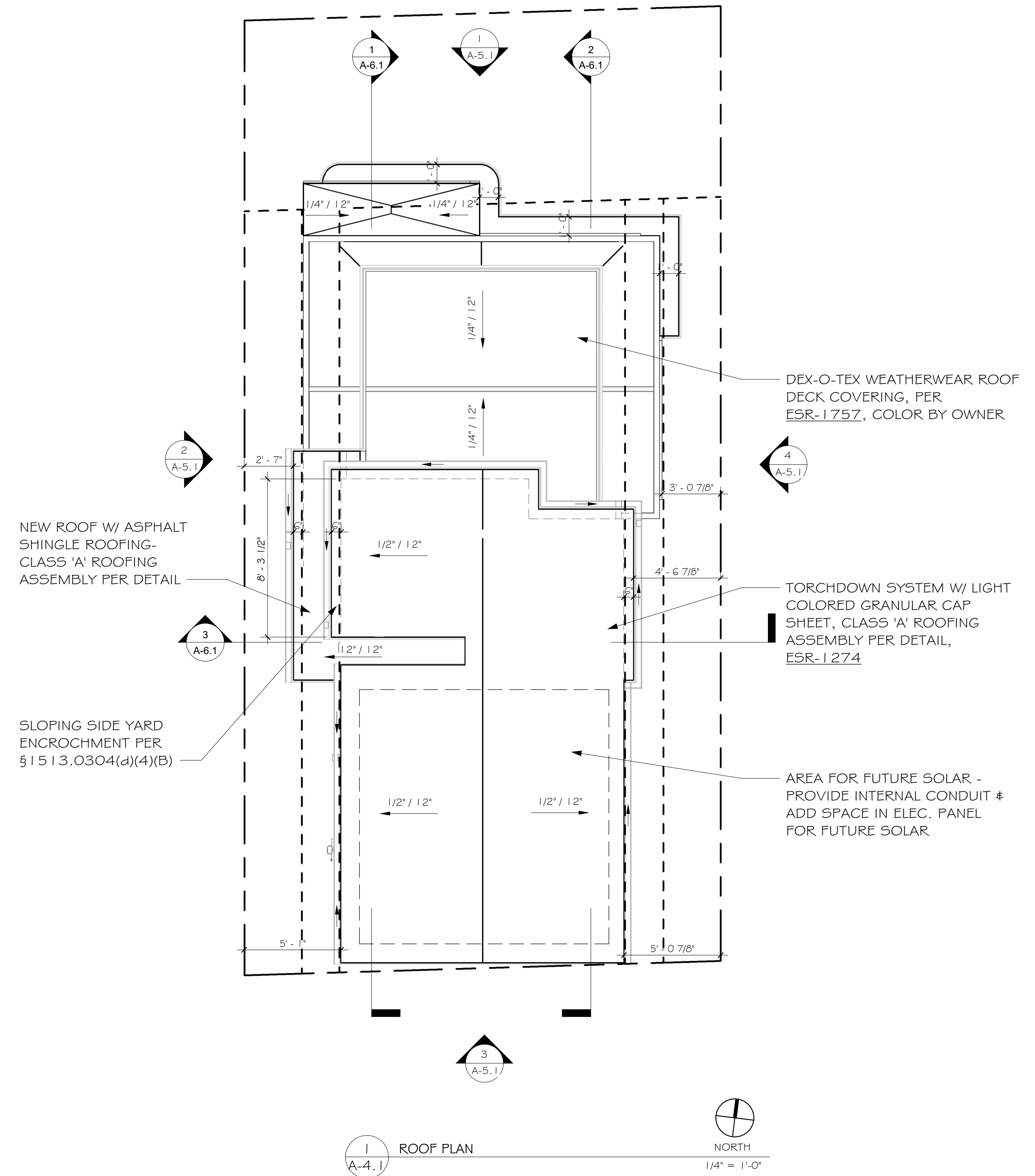
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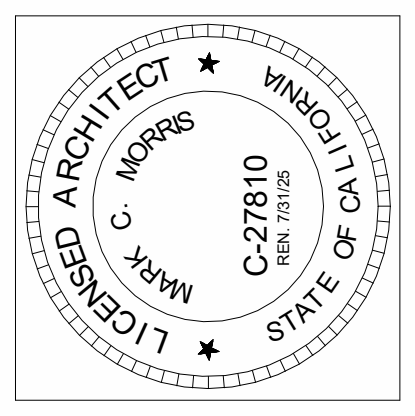
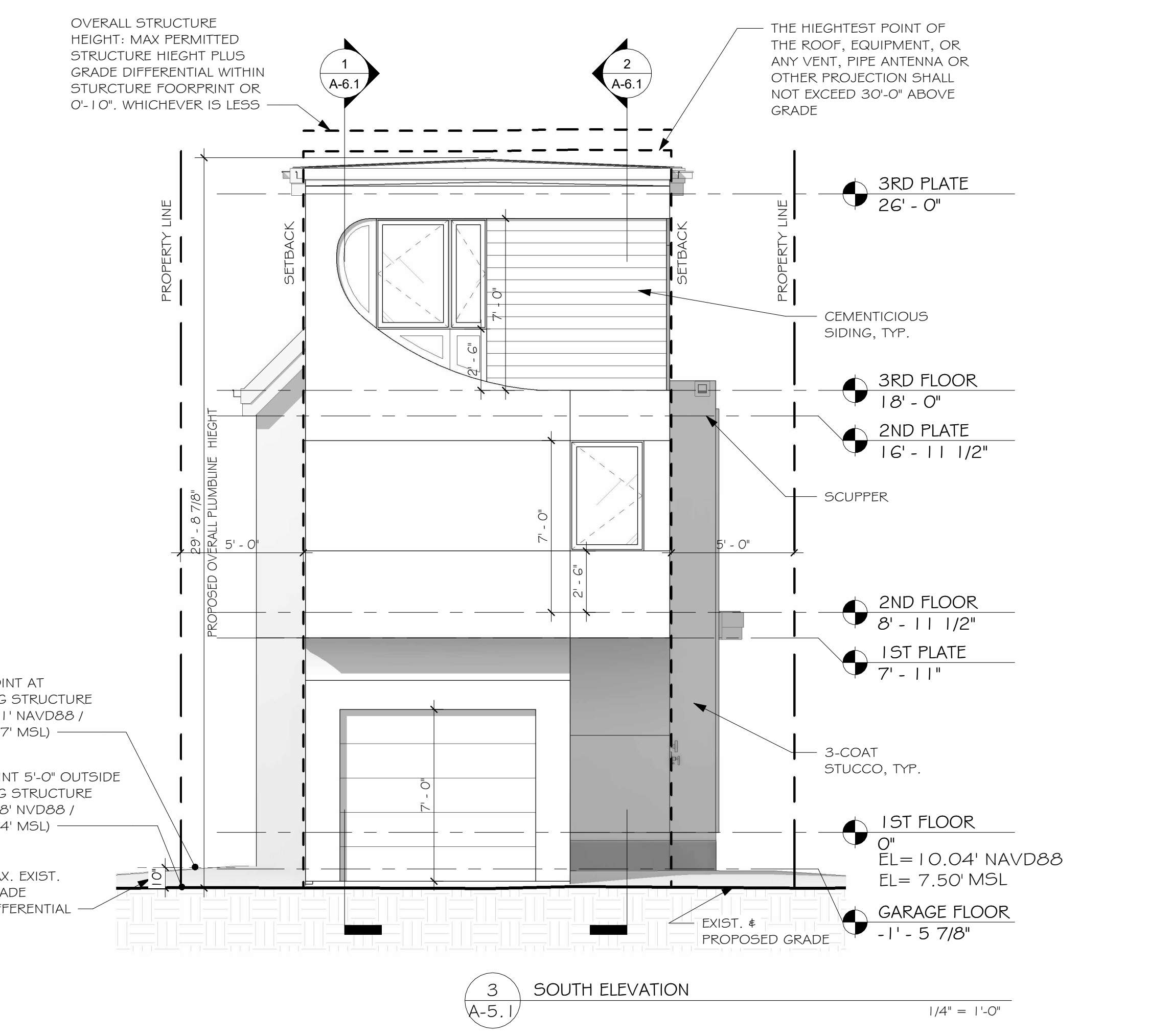
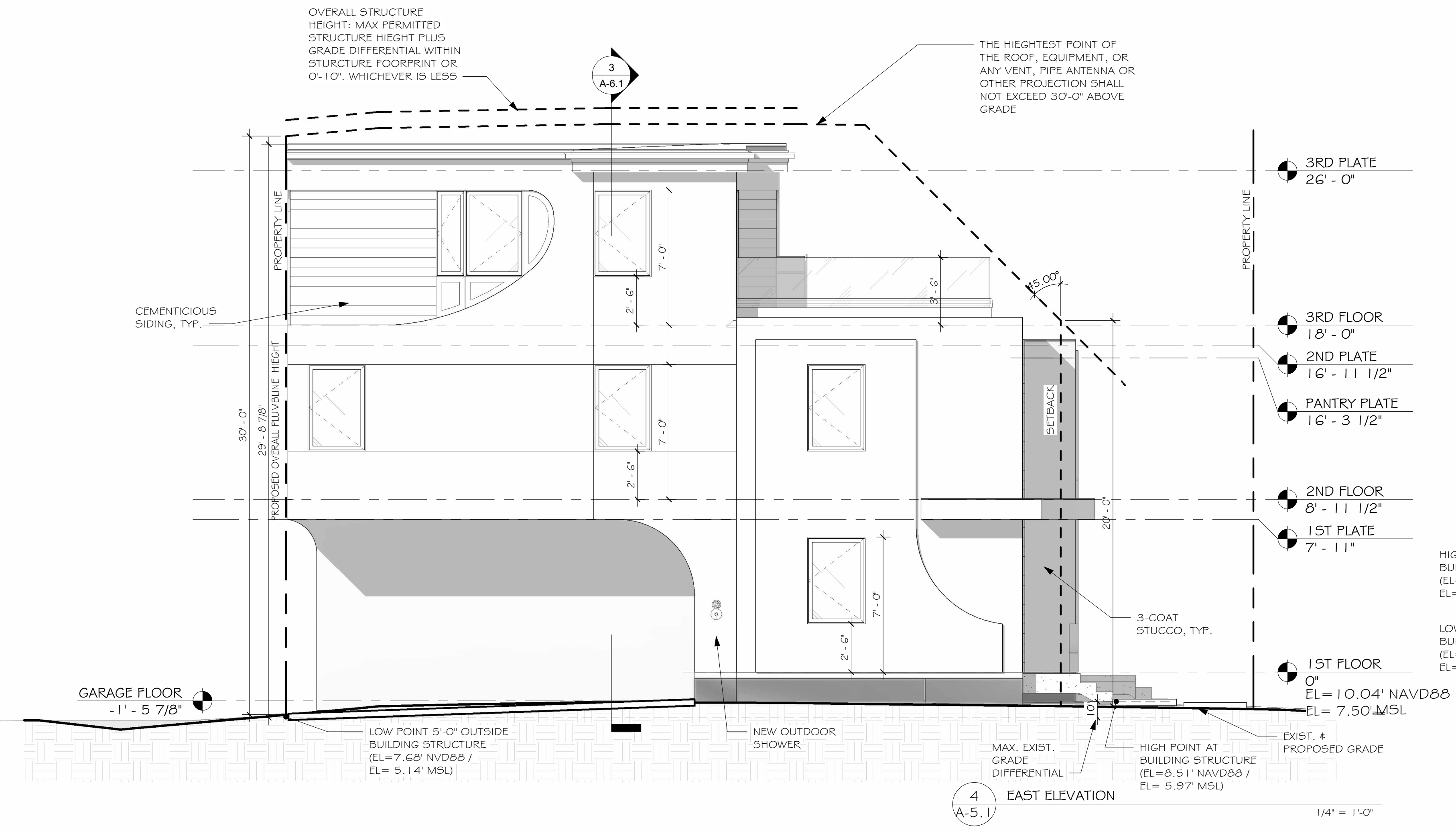
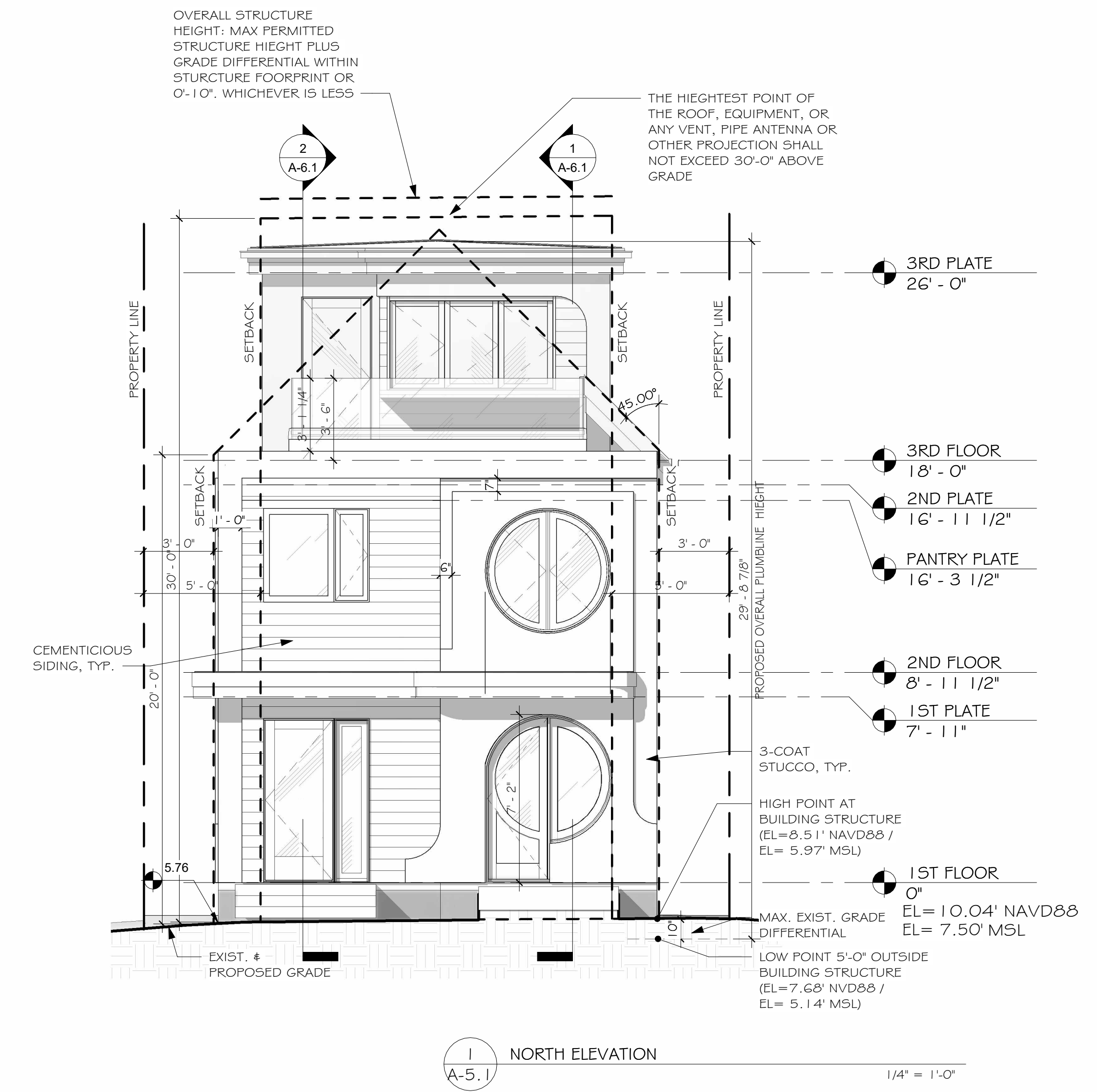
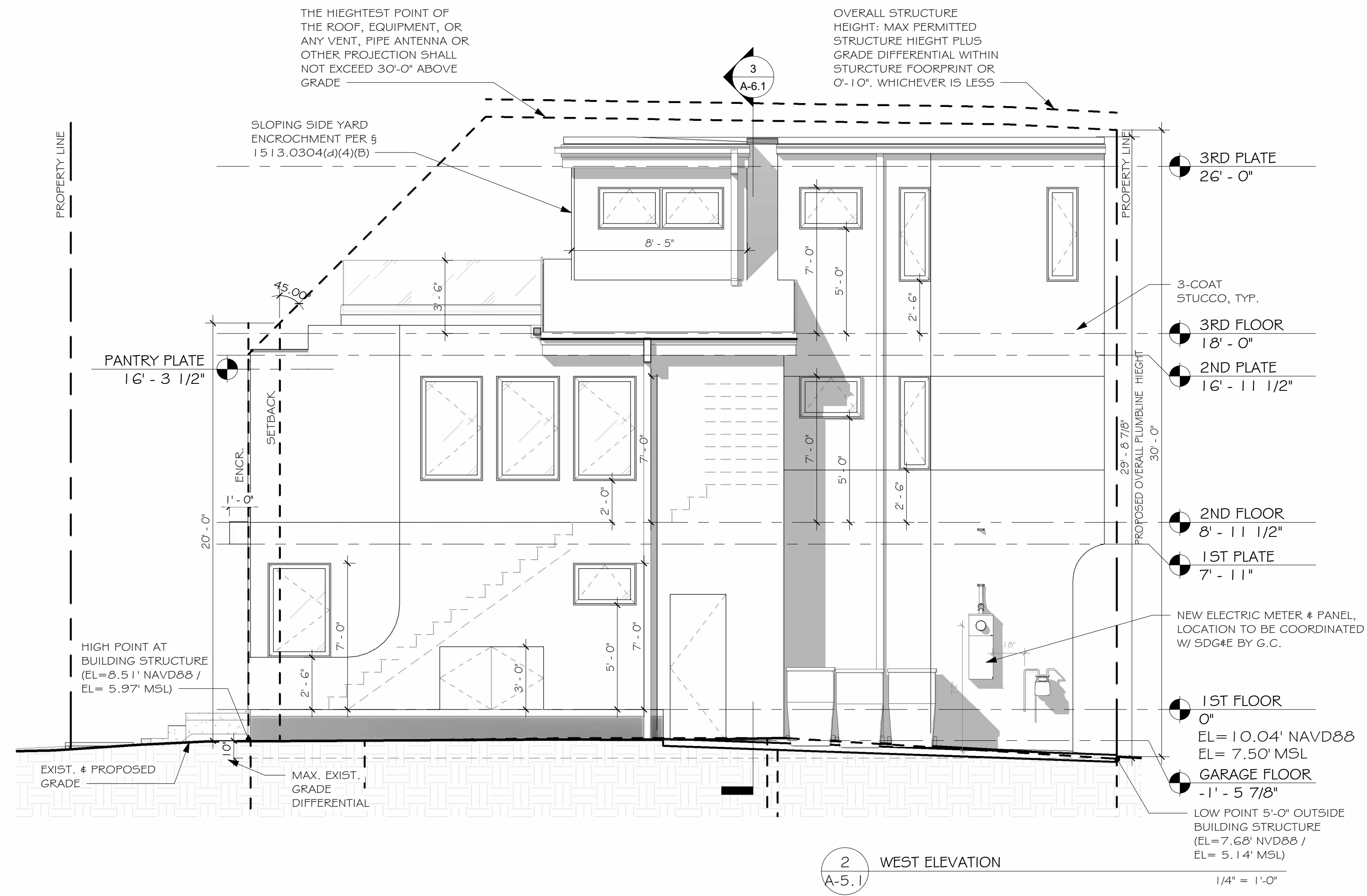
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ROOF PLAN

A-4.1





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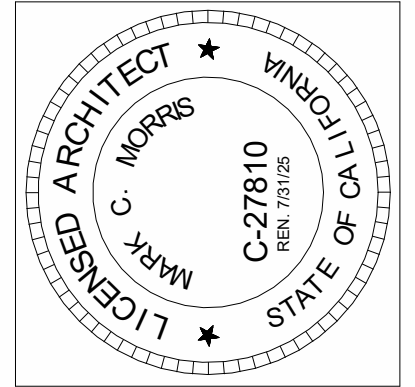
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EXTERIOR ELEVATIONS

A-5.1



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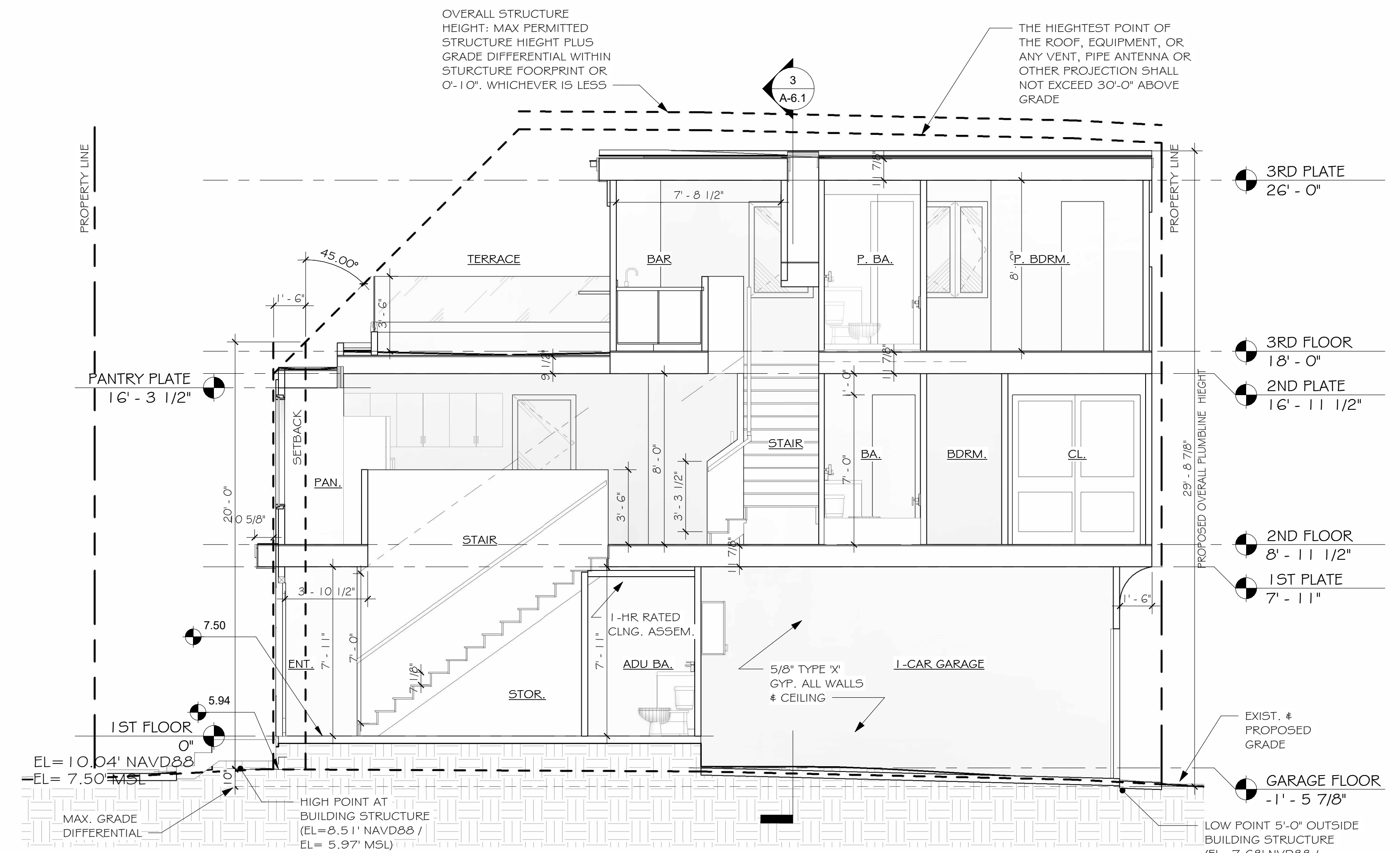
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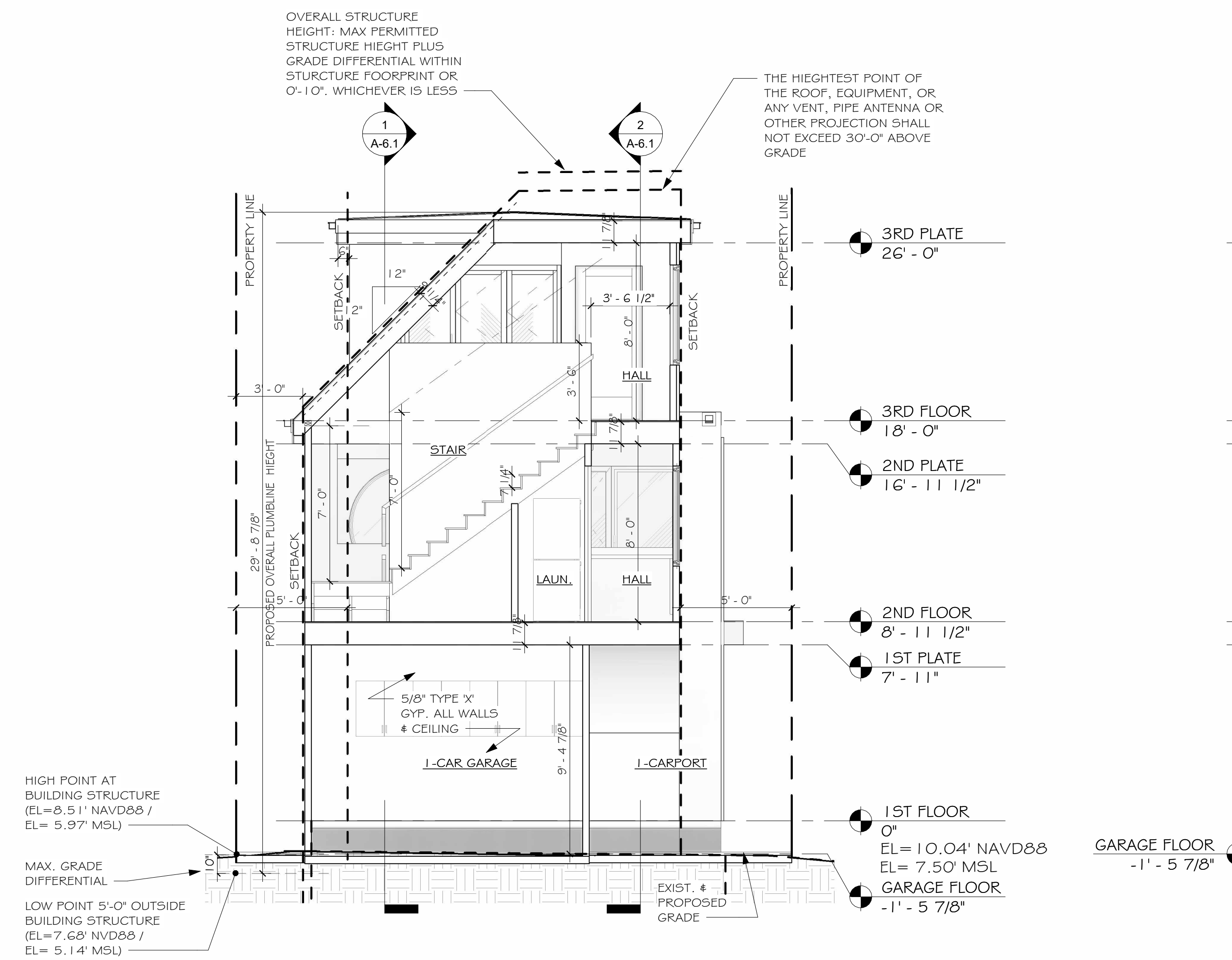
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BUILDING SECTIONS

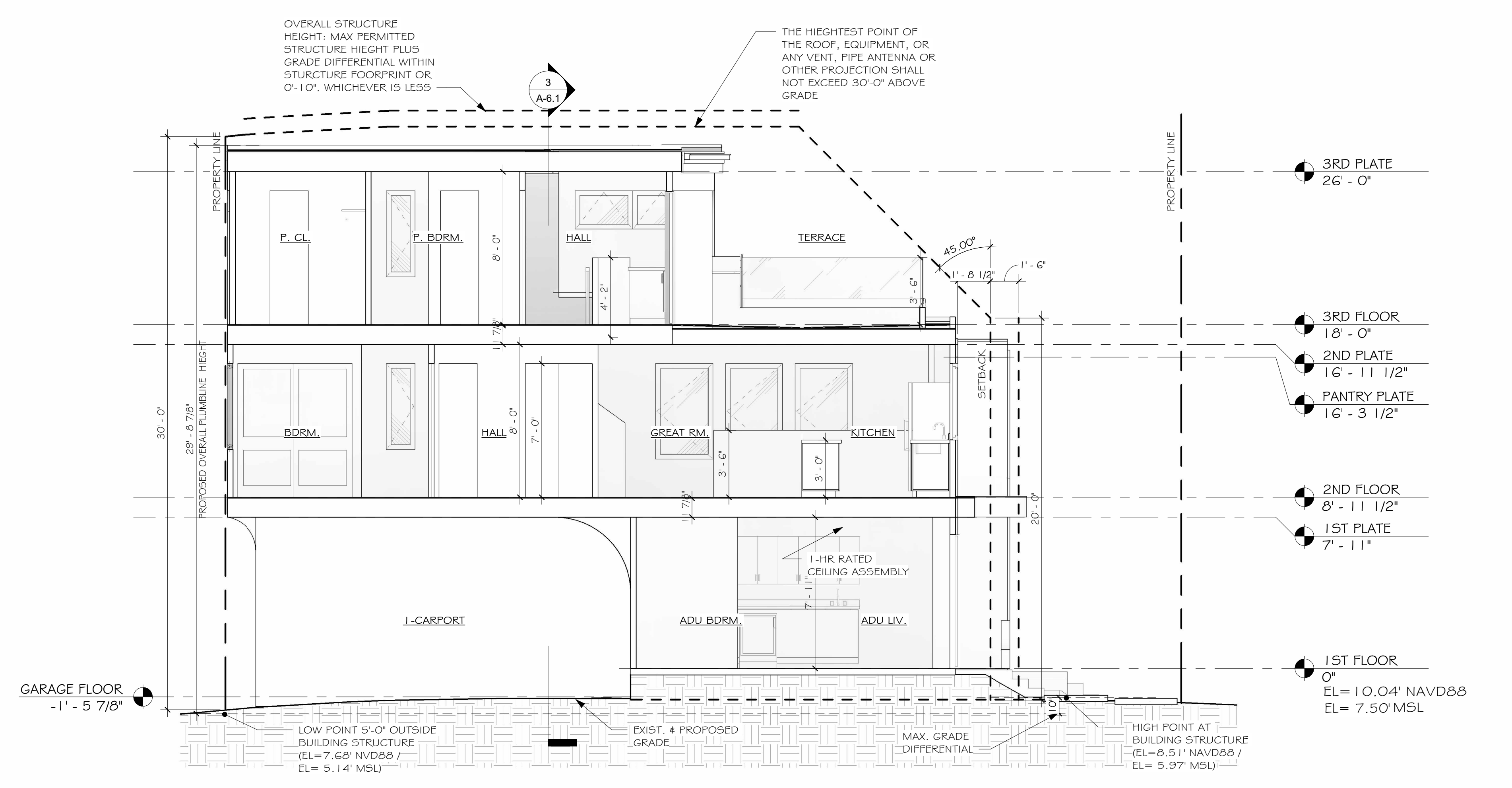
A-6.1



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



3 BUILDING SECTION 3
1/4" = 1'-0"



2 BUILDING SECTION 2
1/4" = 1'-0"