

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



W10b

Click here to go to
original staff report

Addendum

October 29, 2015

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item W10b**, Coastal Commission Permit Application
No. 6-15-0972 (Benko), for the Commission Meeting of Wednesday,
November 4, 2015

Staff recommends the following corrections be made to the above-referenced staff report. Deletions shall be marked by a ~~strike through~~ and additions shall be underlined:

1. On Page 5 of the staff report, Special Condition No. 2 shall be corrected as follows:
 - 2) **Final Landscape/Yard Area Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final landscaping and fencing plans approved by the City of San Diego. The plans shall be in substantial conformance with the landscape plans drafted by Scot Frontis and submitted on October 8, 2015, and shall include the following:
 - a. A view corridor, 10 feet wide, shall be preserved in the south yard area adjacent to Whiting Court. All proposed landscaping in the south yard area shall be maintained at a height of three feet or lower (including raised planters) to preserve the views from Mission Boulevard toward the ocean.
 - b. All landscaping shall be drought tolerant and native or non-invasive plan species. All landscape 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 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.

- c. Any fencing and walls, including glass walls, trellis walls, and retaining walls, in the south yard setback area shall not exceed a height of 3-feet above the existing grade or proposed grade, whichever is lower.
- d. If using potable water for irrigation, only drip or microspray irrigation systems may be used.
- e. 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 the 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 remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

The applicant shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



W10b

Filed: 7/13/15
180th Day: 1/9/16
Staff: A. Llerandi-SD
Staff Report: 10/12/15
Hearing Date: 11/4/15

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-15-0972

Applicant: Andrea Benko

Agent: Scot Frontis

Location: 702 & 708 Whiting Ct. Mission Beach, San Diego,
San Diego County (APN: 423-551-21 & 423-551-22)

Project Description: Demolish existing one-story single family residence and remodel existing single family residence on adjacent lots to create a 3-story, 30-ft. tall, 3,930 sq. ft. duplex with attached 4-car garage across both lots totaling 2,880 sq. ft.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval with conditions.

The primary issues raised by the proposed development relate to public access and protection of public views. The presence of workers and equipment in such a densely populated, popular beach area could impact public access by occupying public parking spaces for storage or blocking public right-of-ways to and along the beach, especially during the summer months when beach use is at its peak. Visual resources could be impacted by blockage of designated view corridors to or along the ocean by the new

6-15-0972 (Benko)

home or landscaping, especially as the western single family residence being expanded into a duplex is at the intersection of Whiting Court and Ocean Front Walk, a popular beach boardwalk, and the western single family residence is previously conforming with regards to minimal setbacks from Ocean Front Walk.

Recommended conditions to minimize these impacts include requirements to not conduct any development during the peak summer months, to verify and receive written approval that the residence and landscaping are built according to plans that protect view corridors, and having the applicant record a deed restriction against the property that imposes the conditions of the permit as covenants, conditions, and restrictions on the use and enjoyment of the property for the purpose of providing constructive notice to successors in interest.

Commission staff recommends **approval** of coastal development permit application 6-15-0972 as conditioned.

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APPENDICES

Appendix A – Substantive File Documents

EXHIBITS

[Exhibit 1 – Vicinity Map](#)

[Exhibit 2 – Aerial View](#)

[Exhibit 3 – Site Plan](#)

[Exhibit 4 – Elevations](#)

[Exhibit 5 – Landscape Plan](#)

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Final Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final project plans. Said plans shall first be approved by the City of San Diego and be in substantial conformance with the plans drafted by Scot Frontis and submitted on October 8, 2015.

The applicant shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. **Final Landscape/Yard Area Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final landscaping and fencing plans approved by the City of San Diego. The plans shall be in substantial conformance with the landscape plans drafted by Scot Frontis and submitted on October 8, 2015, and shall include the following:

- a. A view corridor, 10 feet wide, shall be preserved in the south yard area adjacent to Whiting Court. All proposed landscaping in the south yard area shall be maintained at a height of three feet or lower (including raised planters) to preserve the views from Mission Boulevard toward the ocean.
- b. All landscaping shall be drought tolerant and native or non-invasive plant species. All landscape 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 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.
- c. Any fencing and walls, including glass walls, trellis walls, and retaining walls, in the south yard setback area shall not exceed a height of 3-feet above the existing grade or proposed grade, whichever is lower.
- d. 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 the 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 remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

The applicant shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. **Timing of Development.** No development activity approved under this permit may occur between Memorial Day weekend and Labor Day of any year. Access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of existing public parking areas and traffic flow on coastal access routes (e.g. no street closures or use of public parking as staging areas).
4. **Deed Restriction.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property subject to the terms and conditions that restrict the use and enjoyment of that property, and (2) imposing the special conditions of this permit as covenants, conditions, and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The proposed project is to demolish an existing one-story single family residence and remodel an existing single family residence on adjacent lots to create a 3-story, 30-foot tall, 3,930 sq. ft. duplex with attached 4-car garage across both lots totaling 2,880 sq. ft. at 702 and 708 Whiting Ct. in the Mission Beach community of San Diego.

The 2,880 square foot project site is on the north side of Whiting Court, at the intersection of Whiting Court and Ocean Front Walk, the popular beach boardwalk. In the Mission Beach neighborhood, the public right-of-way of the various courts and places, which are generally east-west running streets, as well as the yard setbacks of the adjacent properties comprise the community's public view corridors. Additionally, the adjacent public boardwalk – Ocean Front Walk – which runs north-south along the beach, serves not only as a highly popular public access way, but also serves as a public view corridor along the shoreline.

As proposed, no new development would encroach into the Whiting Court view corridor. However, the western wall of the western residence proposed to be retained lies on the western property line along Ocean Front Walk, and thus encroaches into the required seven-foot first-floor setback and the twelve-foot upper-floor setbacks from Ocean Front Walk. The northern portion of the western residence to be retained, at the end of the rear alley, also encroaches into the setback required from the northern property line, which would have provided a public ocean view down the alley. As less than fifty percent of the western residence's exterior walls are being demolished to create the new, expanded duplex, and the portion being retained includes the aforementioned encroaching sections, these encroachments will remain associated with the a legal, non-conforming structure.

Special Condition No. 1 requires the applicant to construct the home in substantial conformance with the plans submitted to the Commission. In order to ensure that landscaping in the northern yard area does not impede views west to the ocean, **Special Condition No. 2** requires the applicant to submit a landscaping plan requiring all landscape and hardscape in the south yard areas to consist of low-lying materials not exceeding three feet in height. **Special Condition No. 3** prohibits any development during the busy summer peak months to avoid impacts to public access from demolition and construction activity occupying public parking spaces or blocking public right-of-ways with materials or debris. Finally, **Special Condition No. 4** ensures that recordation of the permit conditions against the property will bind any future successors to the property to the above mentioned protections and conditions.

B. COMMUNITY CHARACTER/VISUAL QUALITY

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact

public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

C. PUBLIC ACCESS/PARKING

As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

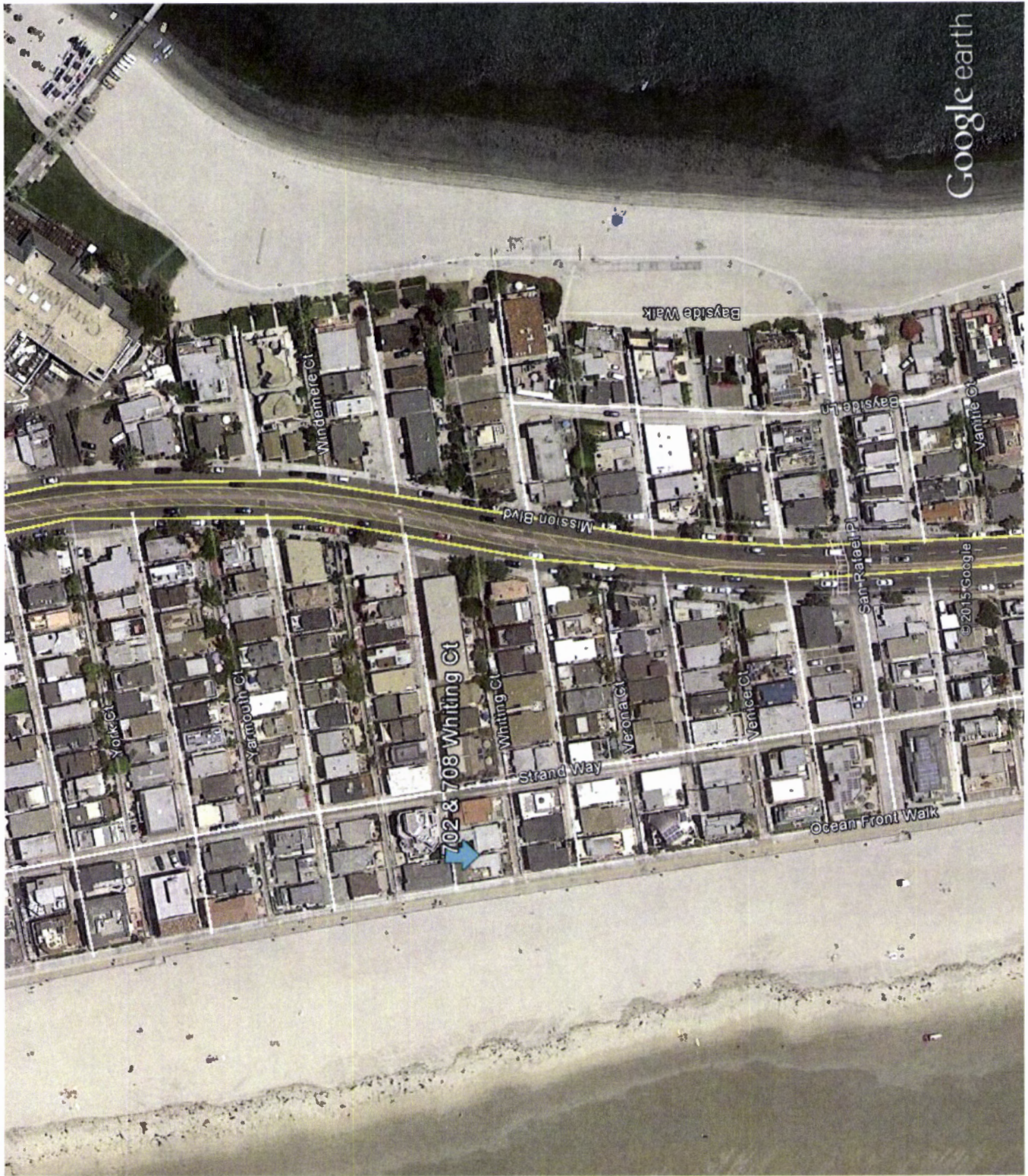
D. LOCAL COASTAL PLANNING

The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the City of San Diego to continue to implement its certified LCP for the Mission Beach community.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.





900

200

feet

meters

earth

EXHIBIT NO. 2

APPLICATION NO.

6-15-0972

Aerial View



California Coastal Commission

FRONT
ST

830 Missouri St., Suite 2
San Diego, CA 92109
City of San Diego
Email: info@scotfrontis.com

Whiting Court Residences

702 & 708 Whiting Ct.
San Diego, CA 92109

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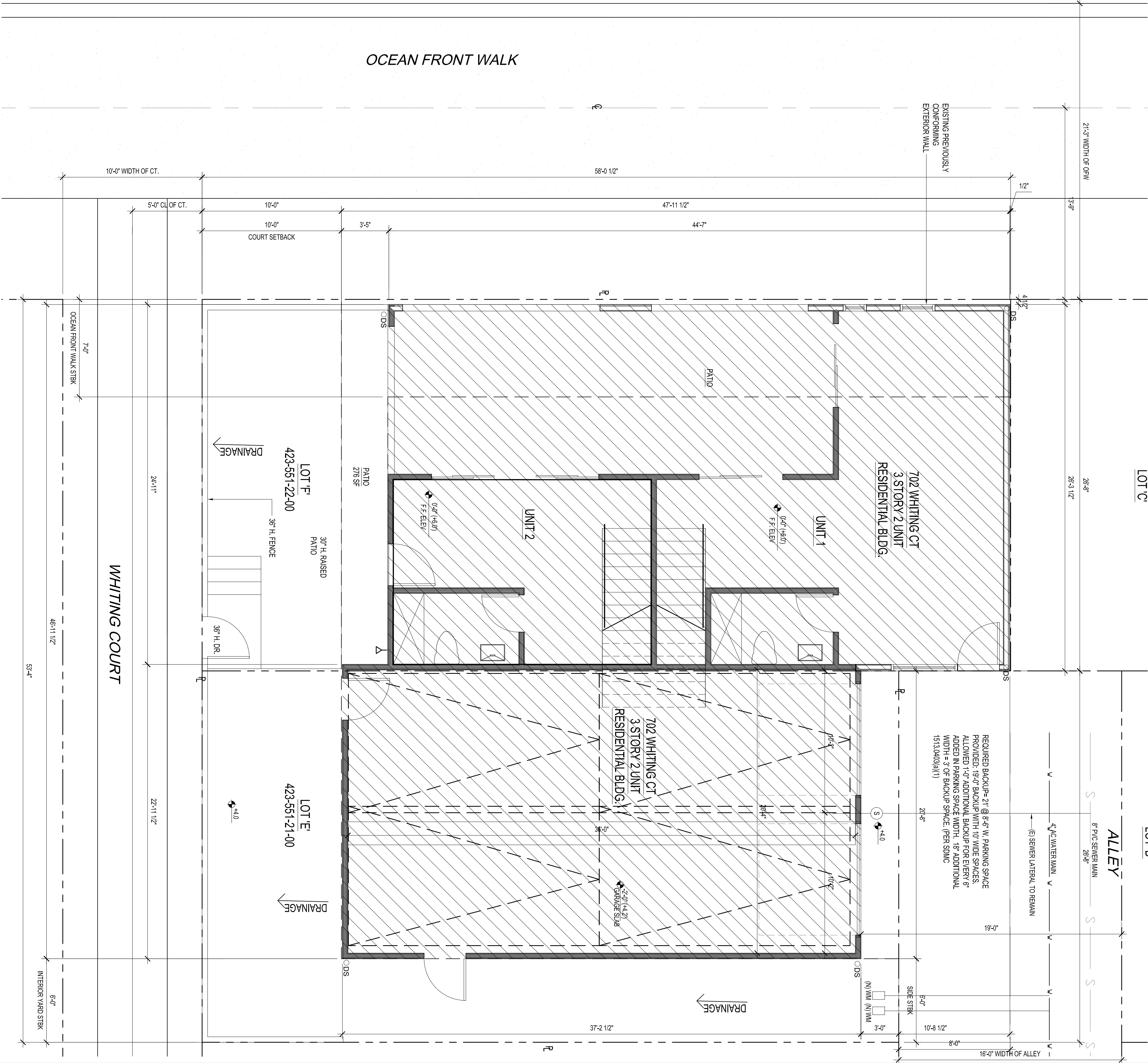
All ideas, designs, and arrangements indicated on these drawings are the property of the designer and are intended to be used in accordance with the specific project only and shall not be used for any other purpose. There shall be no changes or additions to these drawings without the written consent of the designer.

Date: 05.11.15
Job: 1904

Title: TITLE SHEET / SITE PLAN

Sheet: A1.1

PROJECT SCOPE		PROJECT DATA	
REQUEST COSTAL PERMIT FOR RELOCATION OF EXISTING 600 SF SINGLE FAMILY RESIDENCE AND REPAIR OF EXISTING 1,208 SF 3-STORY SINGLE FAMILY RESIDENCE ON TWO SEPARATE LOTS INTO A THREE-STORY, 2-UNIT RESIDENTIAL BUILDING WITH AN ATTACHED TWO CAR TANDDEM GARAGE.		PROJECT INFORMATION: PROJECT ADDRESS: 702 & 708 WHITING COURT, SAN DIEGO, CA 92109 ASSESSORS PARCEL NUMBER: 423-551-00 - 423-551-22-00 LEGAL DESCRIPTION: LOT 17 AND 5 ON BLOCK 227 OF MISSION BEACH UNIT IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACC TO MAP THEREOF NO. 1889 FILED IN THE OFFICE OF THE COUNTY OF SAN DIEGO COUNTY. EXISTING USE: SINGLE FAMILY RESIDENCE YEAR BUILT: 1988 LOT 17 - 1988 LOT 5 - CALIFORNIA BUILDING CODE (CBC) 2013 BUILDING CODE: CALIFORNIA RESIDENTIAL CODE (CRC) 2013 OCCUPANCY TYPE: TYPE: R-3 CONSTRUCTION TYPE: THE 48	
GENERAL NOTES 1. NEAREST EXISTING BUS STOPS TO PROJECT SITE IS LOCATED @ MISSION BLVD. 2. PROVIDE BUILDING ADDRESS THAT IS VISIBLE AND EASY TO READ FROM THE STREET FRONTING THE PROPERTY PER PHS POLICY P-04-6 (JULY 98) 4.1.3. ALL OUTDOOR LIGHTING SHALL BE SHARED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED. 3. DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE. 4. GRADING PROPOSED: NO GRADING PROPOSED		ZONING INFORMATION: ZONE: MRP-2M FIRST PUBLIC ROADWAY: BAYVIEW LANE NUMBER OF DWELLINGS: 2 (PROPOSED) NUMBER OF STORIES: 3 SETBACKS: OCEAN FRONT WALK: 7 FT (14 FT ELEV.) 10' / 12' (2nd LEVEL) COURT: 10 FT INTERIOR YARD: 3'-0" W/ 45' AFTER 20' 0 FT ALLEY: MAXIMUM ALLOWABLE HEIGHT: 28'-11" FT ACTUAL BLDG HEIGHT: 29'-11" FT F.A.R.: 1.1 LOT AREA: 2,880 SF ALLOWABLE GFA: 171, 2,880 SF = 3,160 SF PROPOSED GFA: 3,160 SF ALLOWABLE LOT COVERAGE: 65% LOT COVERAGE: 1,828 SF / 2,880 LOT SF = 63.5% ACTUAL GFA: RESIDENTIAL AREA FIRST LEVEL: 686 SF UNIT 1: 463 SF UNIT 2: 223 SF SECOND LEVEL: 1,492 SF UNIT 1: 891 SF UNIT 2: 601 SF THIRD LEVEL: 972 SF UNIT 1: 383 SF UNIT 2: 579 SF TOTAL: 3,160 SF	
CONSTRUCTION BMP'S STORM WATER QUALITY NOTES CONSTRUCTION BMP'S This project shall comply with all requirements of the state permit: California Regional Water Quality Control Board San Diego Region, order No. 2007-01 WPDES NO. C458100675 (http://www.swrcd.ca.gov/waterqualitycontrolboard/san_diego_region/). Notes 1-4 below represent key minimum requirements for construction BMP's. 1. Sediment BMPs must be installed to prevent all mud or other construction debris from being tracked into the adjacent street(s) or storm water conveyance system due to construction activities 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. 2. All stock piles of uncompacted soil and/or building materials that are intended to be left unprotected for a period greater than seven calendar days are to be protected with erosion and sediment controls. Such soil must be protected each day when the probability of rain is 40% or greater. 3. A concrete curbwall shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place. 4. All erosion/sediment control devices shall be maintained in working order at all times. 5. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times. 6. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.		SITE PLAN LEGEND RESIDENCE AREA ASPHALTIC CONCRETE DRIVEWAY STONE ENTRYWAY PAVERS SITE DRAINAGE PATTERN EXISTING & PROPOSED CONTOURS DOWNSPOUT LOCATION - TO BE DISCHARGED INTO LANDSCAPED PLANTERS CDS	
STORM WATER BMP'S SITE DESIGN BMP'S: 1. Erosion control measures proposed to reduce impervious surfaces. Permeable concrete pavers shall be used. Draining stormwater impervious surfaces shall drain into adjacent landscaping. 2. Natural areas shall be conserved with natural drainage into landscaping areas. 3. Footing runoff shall drain to pervious areas such as yards, or vegetated areas, and avoid routing runoff runoff runoff to the roadway or the storm water conveyance system. 4. Landscaping canopy interception and water conservation by preserving existing native trees and shrubs. 5. Runoff shall safely drain from slopes. 6. Slopes shall have vegetation with native or drought tolerant vegetation. 7. Channel crossings shall be stabilized. 8. Energy dissipaters shall be installed at outlets of new storm drains. 9. SOURCE CONTROL BMP'S shall be installed & protected to prevent runoff or spillage to storm water conveyance system. 10. Trash enclosures shall be installed with an impervious surface and shall be covered to minimize direct precipitation. 11. EROSION INTEGRATED PEST MANAGEMENT PRINCIPLES 12. NPV educational materials shall be implemented. 13. Name plates shall be designed in order to eliminate the need for pesticides. 14. The irrigation system shall use drip irrigation. 15. Water flows shall be controlled using flow reducers or shut off valves in the event of broken water lines. 16. PROVIDE STORM WATER SYSTEM STENCILING & SIGNAGE. 17. Signs which provide illegal dumping at public access points shall be posted.		FIRE HYDRANT LOCATION MAP ● FIRE HYDRANT 600 FT RADIUS	



SHEET INDEX		PROJECT TEAM	
SHEET# SHEET TITLE A1.1 TITLE SHEET / SITE PLAN A1.2 DEMO / EXISTING FLOOR PLAN A2.1 FIRST FLOOR PLAN A2.2 SECOND FLOOR PLAN A2.3 THIRD FLOOR PLAN A2.4 STORM WATER SYSTEM A4.1 BUILDING SECTIONS A4.2 LANDSCAPE DEVELOPMENT PLAN		ADDITIONAL INFORMATION CHECK EACH APPLICABLE OVERLAY ZONE <input type="checkbox"/> AIRPORT APPROACH <input type="checkbox"/> AIRPORT ENVIRONS <input type="checkbox"/> COASTAL HEIGHT LIMIT <input type="checkbox"/> SENSITIVE COASTAL <input type="checkbox"/> MOBILE HOME PARK <input type="checkbox"/> FLOOD PLAIN <input type="checkbox"/> SPECIAL STUDY AREAS <input type="checkbox"/> LANDSCAPE DEVELOPMENT PLAN ADJACENT TO ... <input type="checkbox"/> SENSITIVE BIOLOGICAL RESOURCES <input type="checkbox"/> STEEP HILLSIDES <input type="checkbox"/> COASTAL BEACHES <input type="checkbox"/> 100 YEAR FLOODPLAIN	
OWNER: MISSION BEACH 702 & 708 WHITING COURT SAN DIEGO, CA 92109 PH: 654-42270 P: 654-42270		PREPARED BY: FRONTIS STUDIO 830 MISSOURI ST. #2 SAN DIEGO, CA 92109 P: 654-42270 P: 654-42270	
DESIGNER: FRONTIS STUDIO 830 MISSOURI ST. #2 SAN DIEGO, CA 92109 CONTACT: SCOT FRONTS PH: 654-42270 EMAIL: scot@scotfrontis.com		LEGAL DESCRIPTION: LOT 17 AND 5 IN Block 227 of Mission Beach, according to Map thereof No. 1889, APN: 423-551-00 - 423-551-22-00 PROJECT NAME: Whiting Court Residences SUBMITTAL: SHEET TITLE: TITLE SHEET / SITE PLAN SHEET COUNT: 6 REVISION 1: 05.11.15 REVISION 2: 05.11.15 REVISION 3: 05.11.15	

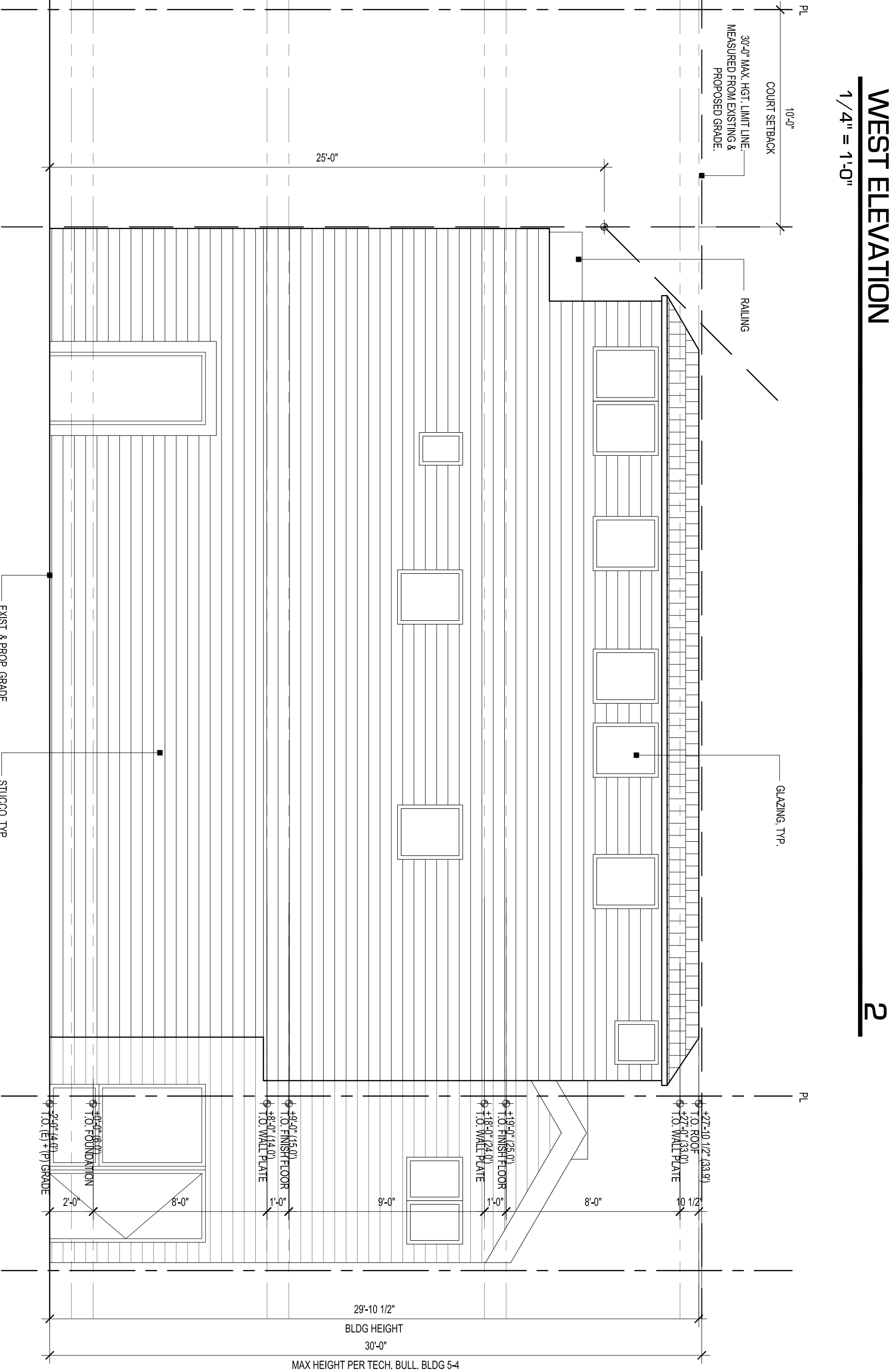
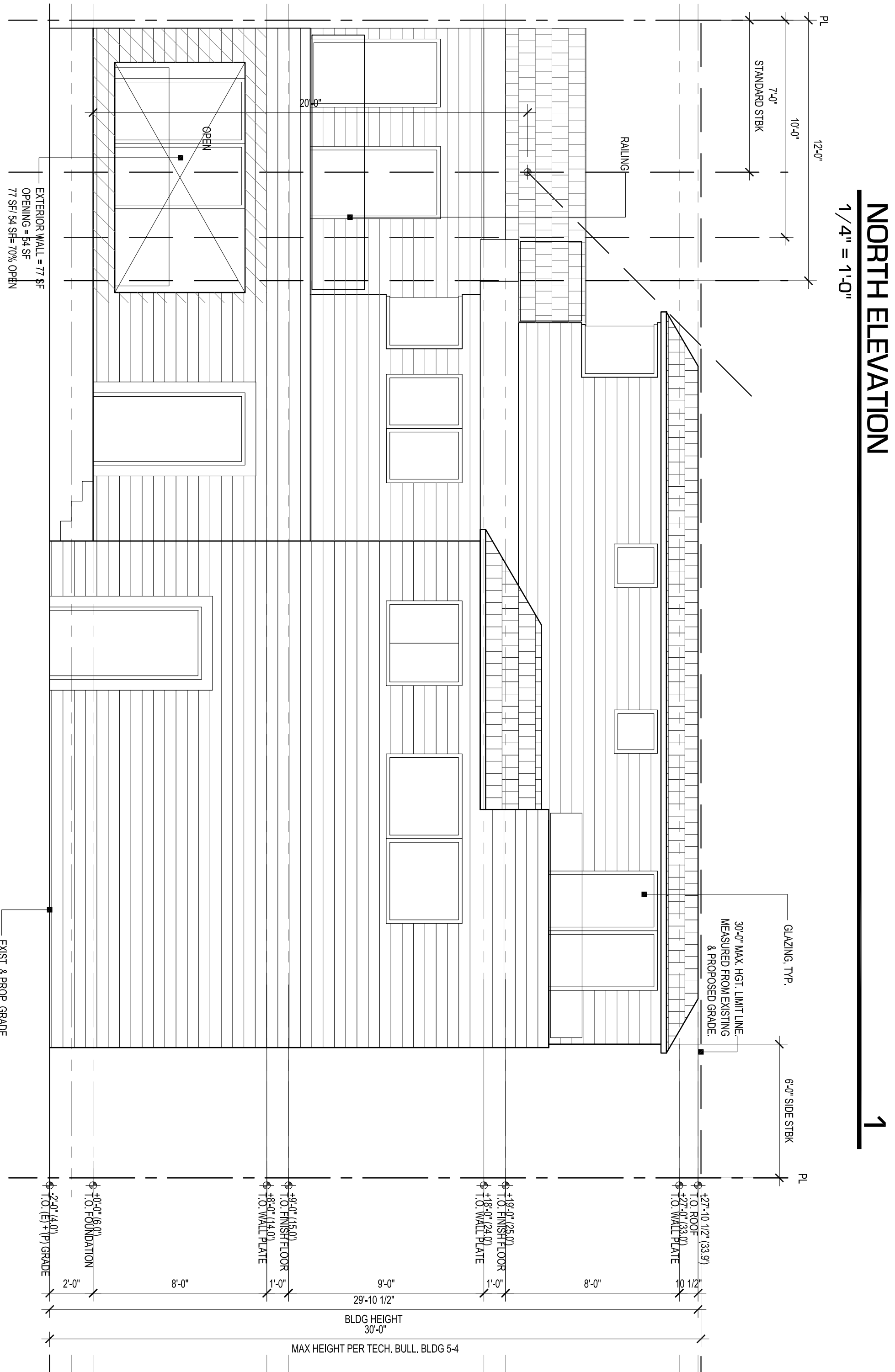
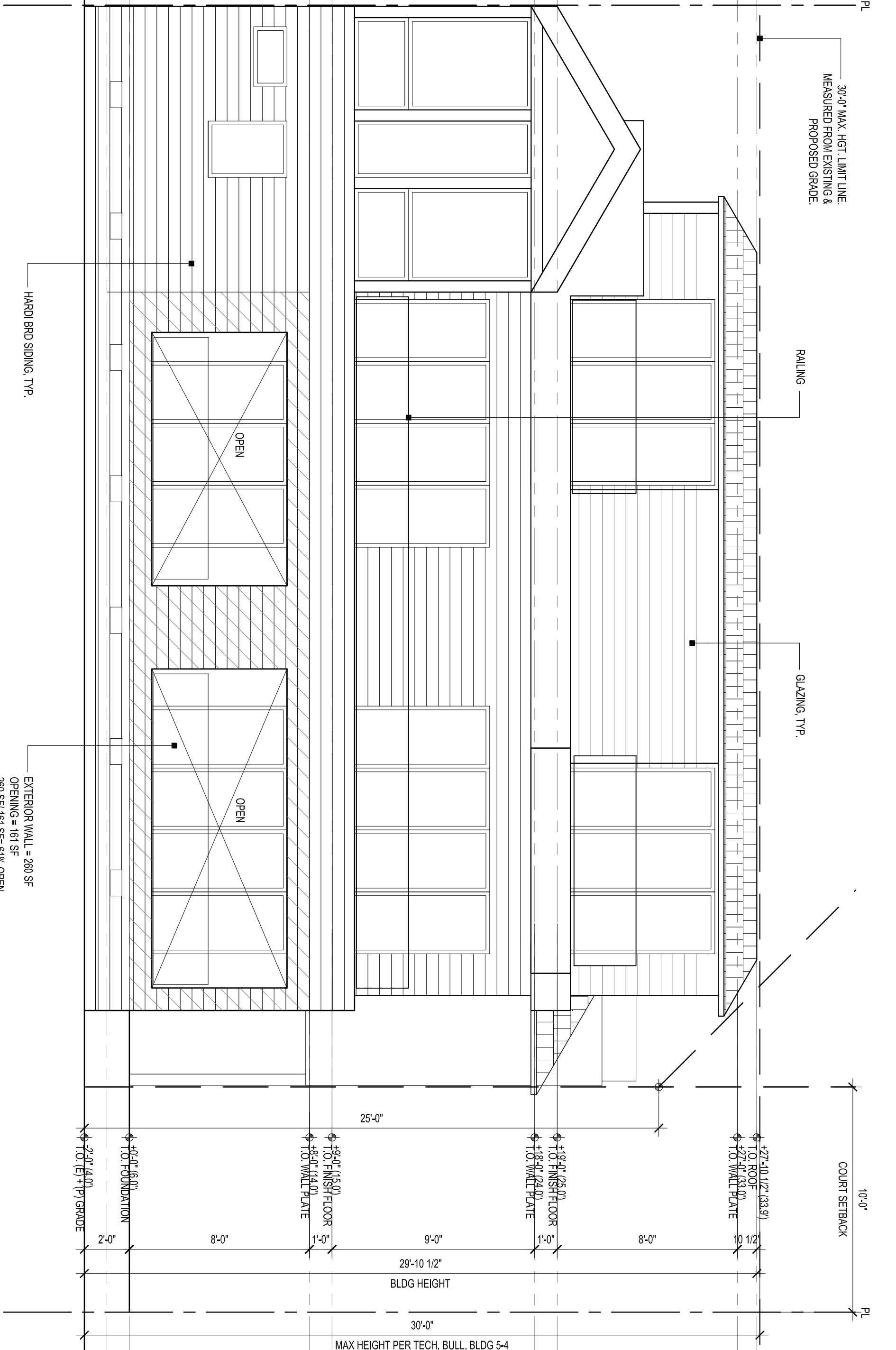
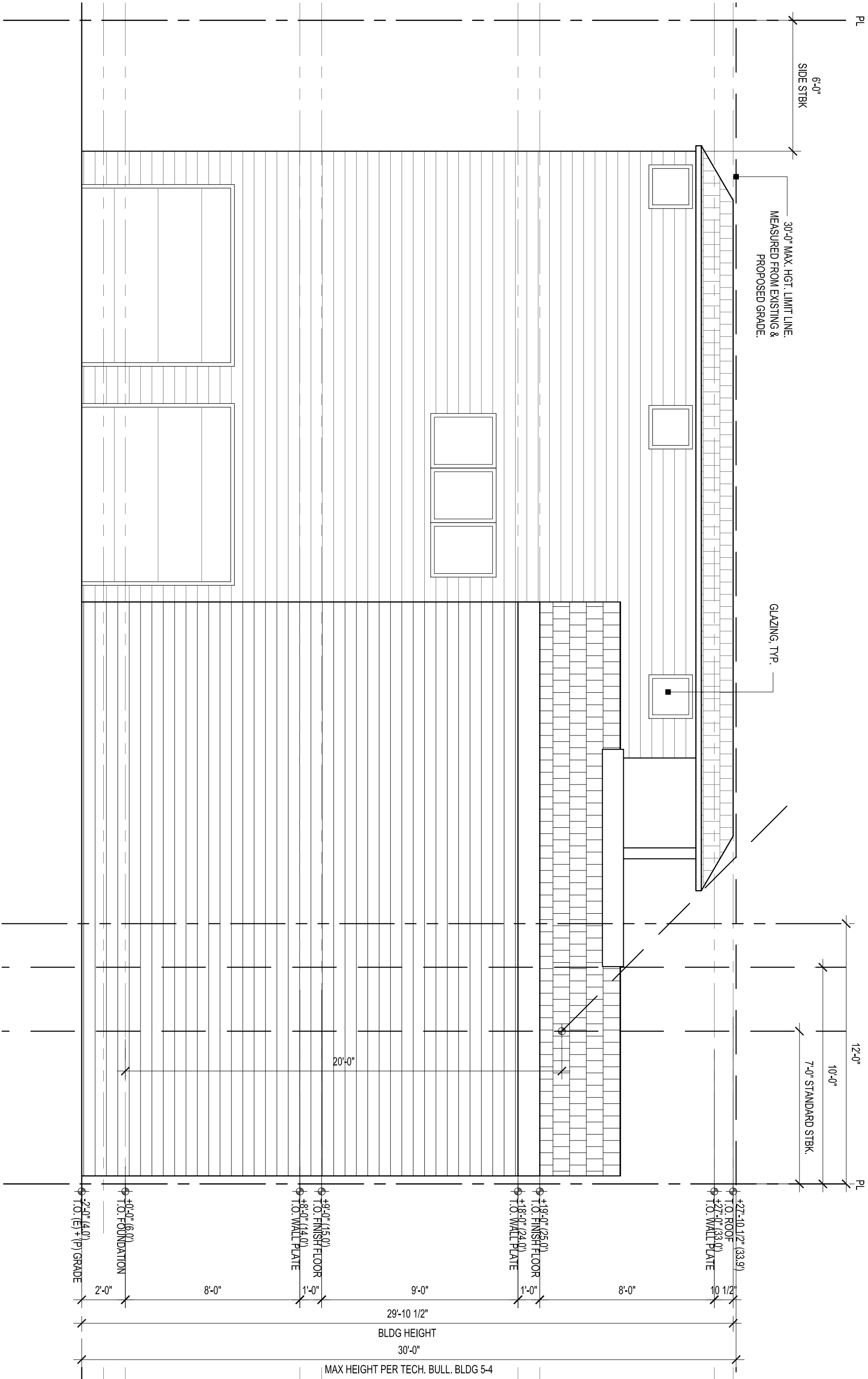


EXHIBIT NO. 4

APPLICATION NO.

6-15-0972

Elevations

FRONT
STUDIO

830 Missouri St., Suite 2
San Diego, CA 92109
Ph: 619.697.2078
Email: info@scotfrontis.com

Whiting Court Residences

702 & 708 Whiting Ct.
San Diego, CA 92109

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All ideas, sketches, and arrangements
are the property of FRONTIS STUDIO
and are to be used in connection with
the project for which they were
prepared. They shall be no charge or
otherwise be used for any other
purpose. There shall be no charges or
fees for the use of the drawings or
the written content of FRONTIS
STUDIO.

Date: 05.21.15

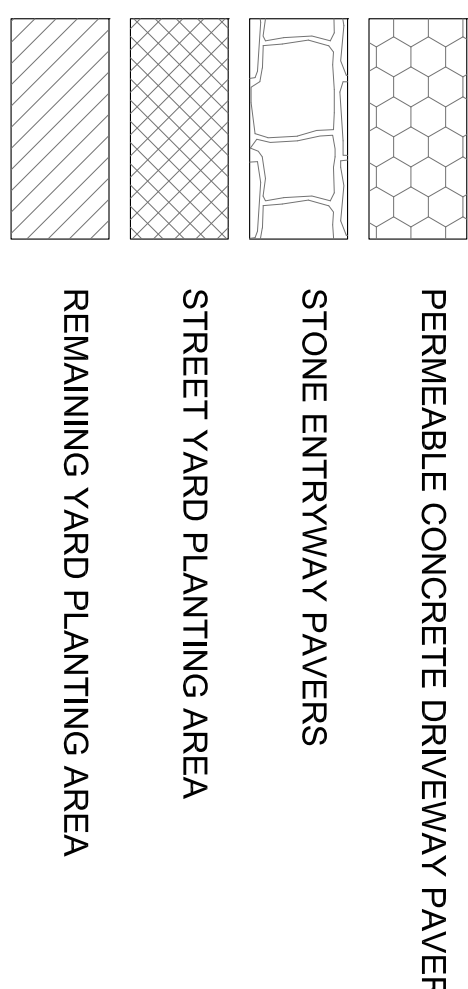
Job: 1504

Title: ELEVATIONS

Sheet: A3.1

PLANT MATERIAL LEGEND

SITE LEGEND:



LANDSCAPE LEGEND

TYPE: QTY / % / SIZE

PALM TREES:

1 / 100% / 24" BOX / 20 points each

6" DIA. PALM

*King Palm - *Archonophoenix**

8-9" min. tall

mature height: 40'; mature spread: 10'

CHINESE REDBUD - *Cercis chinensis*

mature height: 30'; mature spread: 15'



MEDIUM GROWING PERENNIAL

MEDIUM - LARGE SHRUBS: 100% / 5 GAL. / 2.0 points each

BIRD OF PARADISE (Dwarf)

Shrubby Bird of Paradise

mature height: 4'; mature spread: 4'

WHITE SAGE

White Sage

mature height: 3'; mature spread: 3'

PONTTAL PALM

Bournevillea recurvata

mature height: 3'; mature spread: 3'

LOW GROWING MASSING SUCCULENTS

SMALL - MED. SHRUBS: 100% / 1 GAL. / 1.0 point each

JOHNSONS HYBRID

Alone

mature height: 1'; mature spread: 3'

OSCUARIA

Oscularia Deloides

mature height: 1'; mature spread: 2'

AURORA

Sodium Rubrobractea

mature height: 6'; mature spread: 2'

CAPE BLANCO

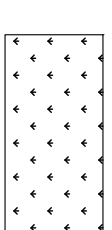
Sodium Spinalifolium

mature height: 6'; mature spread: 2'

GRASSY

GROUND COVER: --- / 100% / SOD

TURF GRASS



STREET TREE LEGEND

6" DIA. PALM

*King Palm - *Archonophoenix**

8-9" min. tall

mature height: 40'; mature spread: 10'

TO CONFORM TO MISSION BEACH COMMUNITY PLAN STREET TREE GUIDELINES, PLANT ONE 10" TRUNK HGT. PER 20' OF STREET FRONTAGE. STREET TREES DO NOT COUNT FOR LANDSCAPE POINTS.

LANDSCAPE DEV. PLAN

PREPARED BY:

SCOT FRONTIS

830 MISSOURI ST., #2

SAN DIEGO, CA 92109

PH: 619.594.6323

F: 619.594.6323

LEGAL DESCRIPTION:

Lot F and E in Block 237 of Mission Beach,

according to Map thereof No. 1893.

APN:

PROJECT NAME:

Whiting Court

SHEET TITLE:

LANDSCAPE DEVELOPMENT PLAN

SHEET COUNT:

9 OF 9

PTS.#:

REVISION: 3

LANDSCAPE NOTES:

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SDMC SECTION 142.041.1. ALL REQUIRED VEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET PER SDMC 142.0403(B)(5).

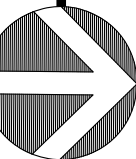
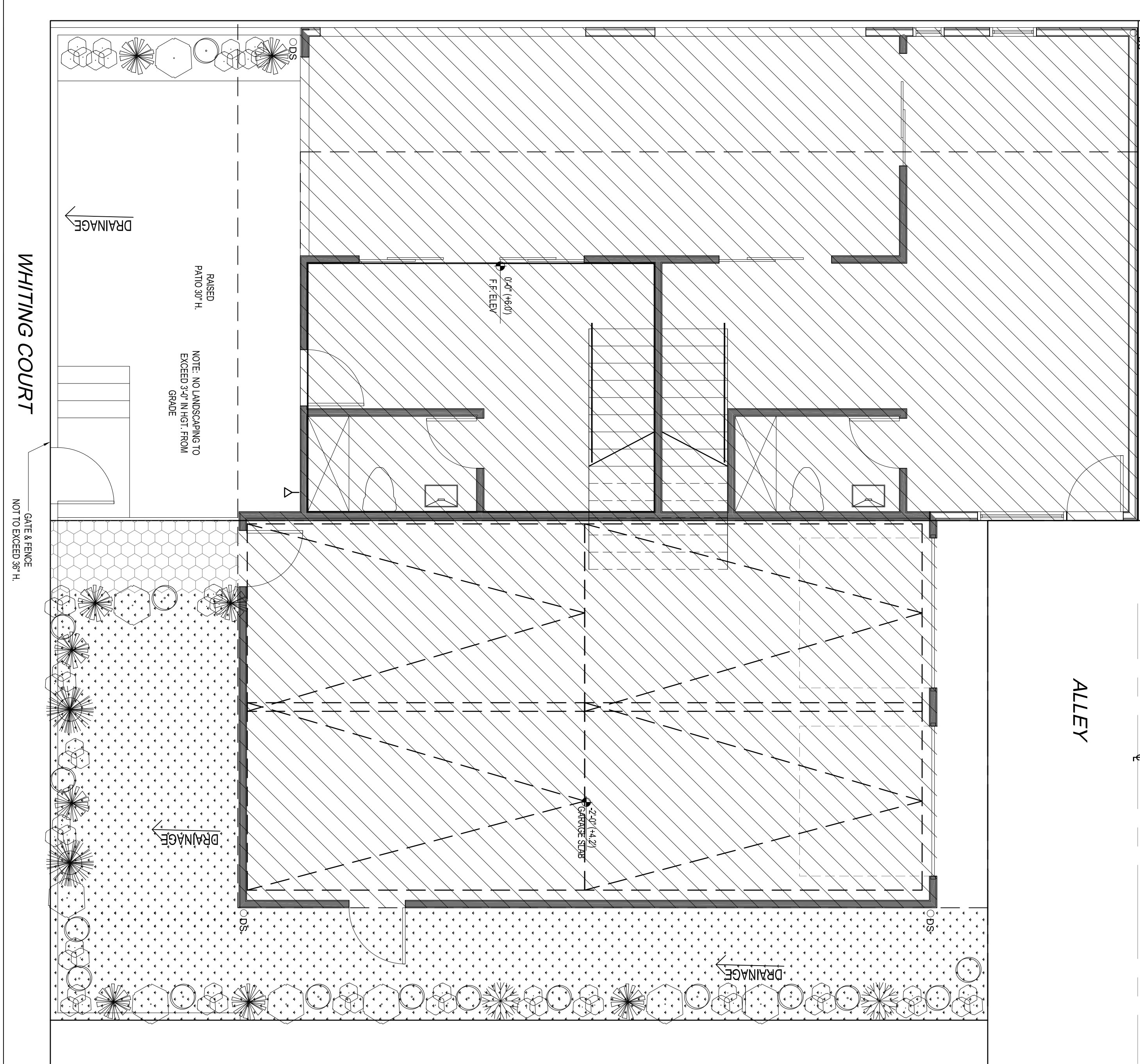
TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL PER THE SDMC SECTION 142.0403(B)(10).

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

LANDSCAPE TABLE	AREA	%
FRONT YARD AREA	517 SF	
LANDSCAPED FRONT	293 SF	56.6 %

ALLEY

OCEAN FRONT WALK



MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY 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 THIS PERMIT.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN: 20 FEET
UNDERGROUND UTILITY LINES: 5 FEET / 10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES: 10 FEET
DRIEWAY (ENTRIES): 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS): 25 FEET

WATER CONSERVATION STATEMENT

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:

- AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDNANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER 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.
- 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.
- PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
- 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.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.