



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: December 16, 2015                      REPORT NO. HO 15-143

ATTENTION:                      Hearing Officer

SUBJECT:                      FELSPAR TOWNHOMES TM CDP  
PTS PROJECT NUMBER: 381122

LOCATION:                      1367-1369 Felspar Street

APPLICANT:                      Upward Trend LLC, Property Owner (Attachment 11);  
Dan Linn, Architect/Agent

### SUMMARY

Issue(s): Should the Hearing Officer approve the construction of a three-story four-unit residential condominium building within the Pacific Beach Community Planning area?

Staff Recommendation - **APPROVE** Coastal Development Permit No. 1331585 and Tentative Map No. 1592942.

Community Planning Group Recommendation - On December 2, 2014, the Pacific Beach Planning Board voted 12-3-0 to recommend approval of the project without conditions (Attachment 10).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(1) - Existing Facilities and Section 15303(b) - New Construction. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 2, 2015, and the opportunity to appeal that determination ended July 15, 2015 (Attachment 9).

### BACKGROUND

The subject site is located at 1367-1369 Felspar Street in the RM-2-5 and Coastal (Non-Appealable) Overlay zones of the Pacific Beach Community Plan and Local Coastal Program (PBCP) (Attachment 1). The RM-2-5 zone allows multi-family residential development at a density of one dwelling unit per 1500 square feet of lot area. The site is designated by the PBCP for Residential uses at a density range of 15 - 30 dwelling units per acre (du/ac), allowing for four units to be built on the 0.143-acre property, or 28 du/ac (Attachment 2). The surrounding

area is primarily developed with single and multi-story multi-family residential development along Felspar Street, with a church and school fronting the property and commercial development across the alley (Attachment 3). The project site is located on private property approximately 7 blocks east of the Pacific Ocean and 9 blocks north of the shoreline of Mission Bay.

The existing duplex, constructed in 1950, did not meet local designation criteria as an individually significant resource under any adopted Historical Resource Board Criteria (The existing duplex will be demolished).

The proposed demolition, construction, and subdivision require a Coastal Development pursuant to San Diego Municipal Code (SDMC) Section 126.0702. A Tentative Map is required in accordance with San Diego Municipal Code (SDMC) Section 144.0210 for the creation of four residential condominium interests.

## DISCUSSION

The project proposes to demolish an existing duplex and construct a new 6,313-square-foot building comprised of four (4) residential units, and to subdivide the property into four (4) condominium interests, including a waiver to the requirement to underground existing overhead utilities. The proposed project will include a total of eight (8) parking spaces within attached garages, with all parking to be accessed from the alley. An existing driveway along the Felspar Street property frontage will be closed and reconstructed with curb, gutter and sidewalk to meet current engineering standards. The site will be landscaped with a mixture of trees, shrubs, and ground cover, including two (2) street trees within the Felspar Street public right-of-way.

The character of the neighborhood along Felspar Street is a mixture of building forms, masses, and articulation of structures. Existing residential housing in the vicinity of the project site represents a blend of development types, including a single story residential triplex dating from the 1950s to a two-story multi-family residence from the 1990s. The area also includes, directly across the street and nearly the entire length of the block, a Lutheran school and church. The Pacific Beach Community Park and Recreation Center dominates the area at the corner of Gresham and Felspar. Adjacent to and east of the PB Park and Recreation Center is the Pacific Beach Middle School. Residential development within the vicinity is predominantly multi-unit (2-4 units), two-story, residential development. The proposed development is reflective of the architectural design and scale characteristic of the project vicinity, and is consistent with the General Plan and PBCP goals encouraging neighborhood "compatibility and continuity". The proposed project complies with the RM-2-5 zone and applicable regulations of the Land Development Code, including setbacks, floor area ratio, landscaping, parking and height.

The undergrounding waiver request qualifies under the guidelines of the SDMC (Section 144.0242, "Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities") in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per draft Tentative Map conditions (Attachments 5-8).

## CONCLUSION

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

## ALTERNATIVE

1. Approve Coastal Development Permit No. 1331585 and Tentative Map No. 1592942, with modifications.
2. Deny Coastal Development Permit No. 1331585 and Tentative Map No. 1592942, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

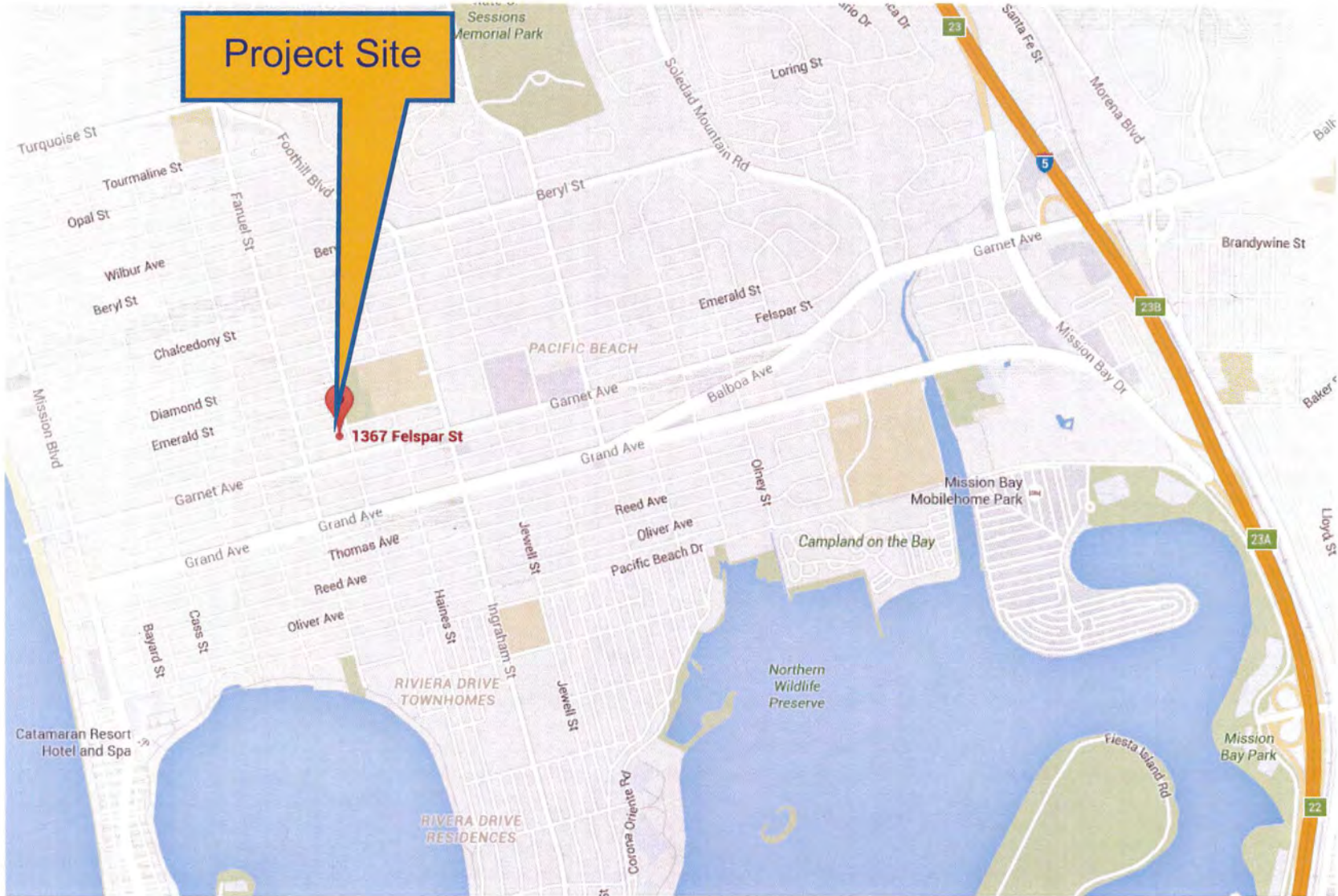


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Francisco Mendoza,  
Development Project Manager

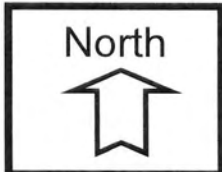
## Attachments:

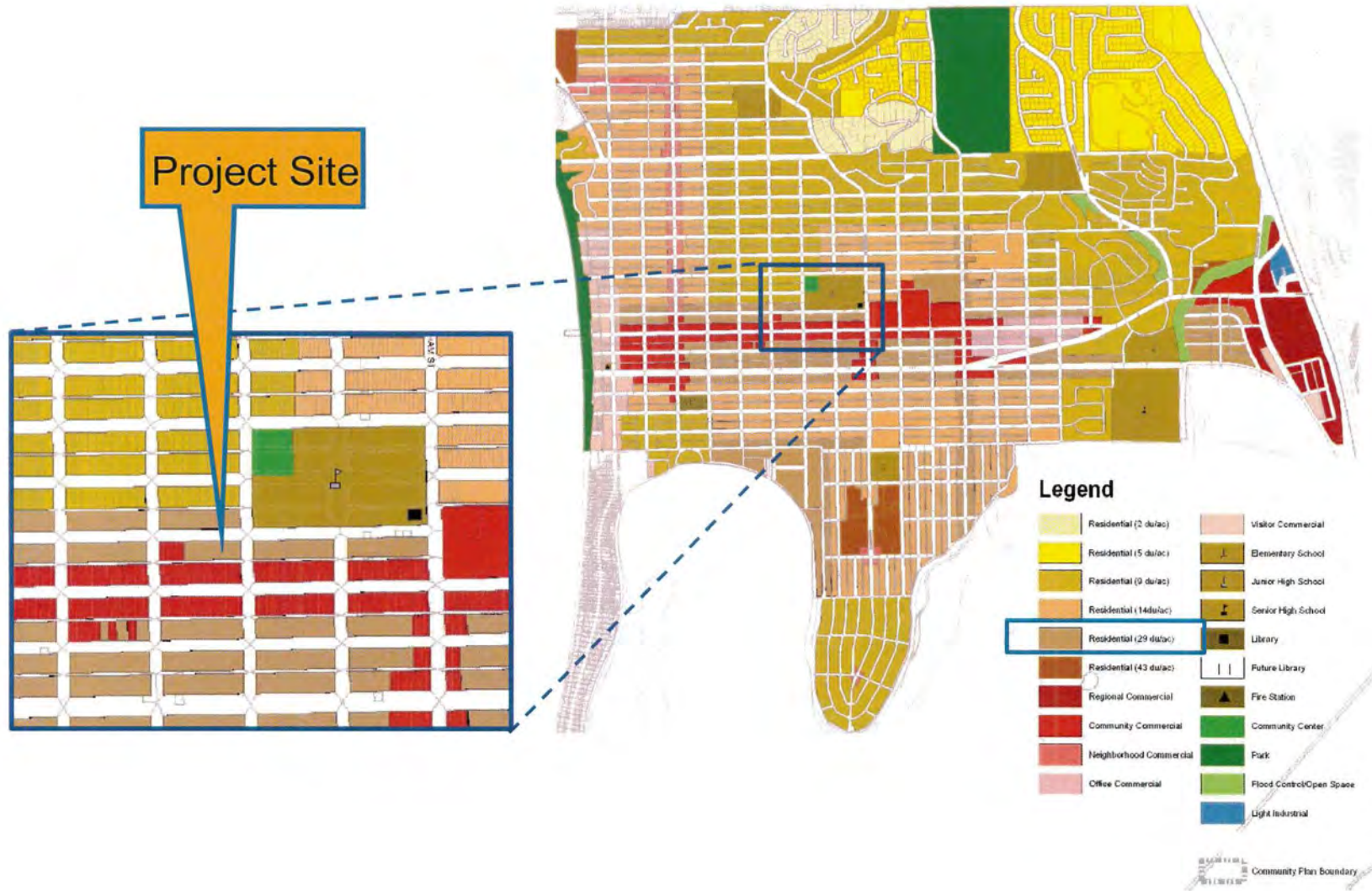
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Environmental Exemption
10. Community Planning Group Recommendation
11. Ownership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



# Project Location Map

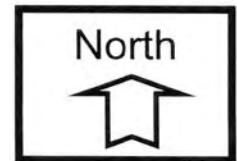
**Felspar Townhomes TM CDP / 1367 Felspar Street**  
**PROJECT NO. 381122**

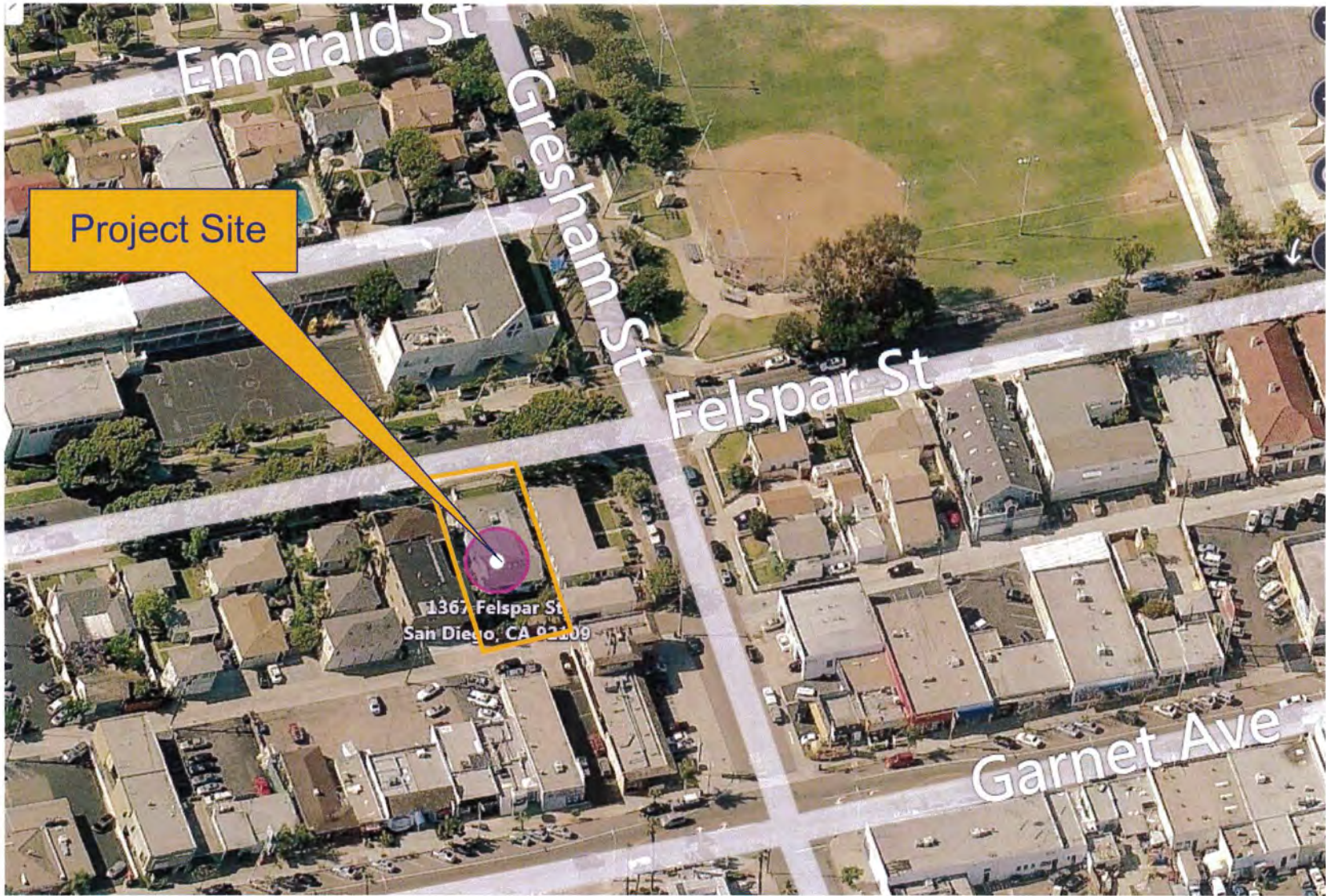




# Land Use Map

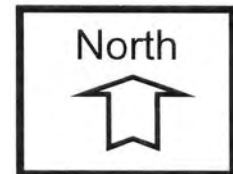
Felspar Townhomes TM CDP / 1367 Felspar Street  
**PROJECT NO. 381122**





## Location Aerial Photo

Felspar Townhomes TM CDP / 1367 Felspar Street  
PROJECT NO. 381122



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Felspar Townhomes TM CDP / 381122	
<b>PROJECT DESCRIPTION:</b>	Construction of a new three-story four-unit residential condominium building.	
<b>COMMUNITY PLAN AREA:</b>	Pacific Beach	
<b>DISCRETIONARY ACTIONS:</b>	Tentative Map (for condominium creation), Coastal Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Multi-Family Residential, Medium Density (Residential development range of 15-30 dwelling units per acre).	
<p><b><u>ZONING INFORMATION:</u></b></p> <p><b>ZONE:</b> RM-2-5: (A multi-unit residential zone that permits 1 dwelling unit for each 1,500 square-feet of lot area)</p> <p><b>HEIGHT LIMIT:</b> 30-Foot maximum height limit.</p> <p><b>LOT SIZE:</b> 6,000 square-foot minimum lot size.</p> <p><b>FLOOR AREA RATIO:</b> 1.35 maximum.</p> <p><b>FRONT SETBACK:</b> 15/20 feet (min/std).</p> <p><b>SIDE SETBACK:</b> 5 feet.</p> <p><b>STREETSIDE SETBACK:</b> 10 feet.</p> <p><b>REAR SETBACK:</b> 5 feet.</p> <p><b>PARKING:</b> 8 parking spaces required.</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Multi-Family Residential; RM-2-5.	Religious Building / School
<b>SOUTH:</b>	Commercial; CC-4-2.	Commercial/Retail
<b>EAST:</b>	RM-2-5.	Apartments
<b>WEST:</b>	RM-2-5.	Apartments
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On December 02, 2014, the Pacific Beach Planning Board voted (12-3) to approve this project, with no conditions.	

HEARING OFFICER  
RESOLUTION NO. HO-XXXX  
COASTAL DEVELOPMENT PERMIT NO. 1331585  
**FELSPAR TOWNHOMES TM CDP PROJECT NO. 381122**

WHEREAS, UPWARD TREND LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a four-unit residential condominium building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1331585), on portions of a 0.143-acre site;

WHEREAS, the project site is located at 1367-1369 Felspar Street in the RM-2-5, Coastal Overlay (Non-Appealable), Coastal Height Limit, and Parking Impact Overlay zones of the Pacific Beach Community Plan and Local Coastal Program;

WHEREAS, the project site is legally described as Lot 17 and 18 in Block 199 of Pacific Beach, Map Nos. 697 and 854;

WHEREAS, on December 16, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1331585 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 2, 2015, 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(1) (Existing Facilities) and Section 15303(b) (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; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated December 16, 2015.

FINDINGS:

**Coastal Development Permit Findings – Section 125.0607**

1. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;** The project proposes to demolish an existing duplex and construct a new 6,313-square-foot building comprised of four (4) residential units, and to subdivide the property into four (4) condominium interests, including a waiver to the requirement to underground existing overhead utilities. The project site is located on private property approximately seven (7) blocks east of the Pacific Ocean and nine (9) blocks north of the shoreline of Mission Bay, and the proposed development will not encroach upon any existing or proposed physical public access to the coast. The project site is not located on or adjacent to an identified visual access corridor, and will enhance and protect public views to and along the ocean and other scenic coastal areas as specified within the Pacific Beach Community Plan and Local Coastal Land Use Plan.



**2. The proposed coastal development will not adversely affect environmentally sensitive lands;** An environmental review was conducted which determined that the project would not have a significant environmental effect on environmentally sensitive lands and the project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(1) (Existing Facilities) and Section 15303(b) (New Construction). The site does not contain environmentally sensitive lands, and therefore, will not adversely affect environmentally sensitive lands.

**3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.** The Pacific Beach Community Plan (PBCP) designates the project site for Medium Density residential land use (between 14-30 dwelling units per acre (du/ac)), and the project density (28 du/ac) is consistent with this designation. The character of the neighborhood along Felspar Avenue is a mixture of architectural building forms, masses, and articulation of structures. Existing residential housing in the vicinity of the project site represents a blend of development types, including newer three-story condominium buildings alongside one story multi-family homes from the 1950s and two-story multi-family residential complexes dating to the 1990s. The proposed development is reflective of the architectural design and scale characteristic of the project vicinity, and is consistent with the General Plan and PBCP goals encouraging neighborhood "compatibility and continuity". The proposed project complies with the RM-2-5 zone and applicable regulations of the Land Development Code and conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Coastal Development Permit No. 1331585. The proposed coastal development is in conformity with the Pacific Beach Community Plan and Local Coastal Land Use Plan, and complies with all regulations of the certified Implementation Program.

**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.** The project site is located on private property approximately seven (7) blocks east of the Pacific Ocean and nine (9) blocks north of the shoreline of Mission Bay, and is not located between the nearest public roadway (Mission Boulevard) and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The proposed coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1331585 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1331585, a copy of which is attached hereto and made a part hereof.

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Francisco Mendoza  
Development Project Manager  
Development Services

Adopted on: December 16, 2015

SAP No.: 24004922

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

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004922

COASTAL DEVELOPMENT PERMIT NO. 1331585  
**FELSPAR TOWNHOMES TM CDP - PROJECT NO. 381122**  
HEARING OFFICER

This Coastal Development Permit No. 1331585 and is granted by the Development Services Department of the City of San Diego to UPWARD TREND LLC, a California Limited Liability Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.143-acre site is located at 1367-1369 Felspar Street in the RM-2-5 and Coastal Overlay (Non-Appealable) zone(s) of the Pacific Beach Community Plan area. The project site is legally described as: Lot 17 and 18 in Block 199, Map No. 697 and 854.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct four residential condominium units with attached garages described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 16, 2015, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing duplex and construction of a three-story 4-unit condominium building totaling 6,313 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking (eight (8) ground level, enclosed garage spaces);

- d. 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 31, 2018.
2. 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.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.

8. 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.

9. 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.

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

**AFFORDABLE HOUSING REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway, on Felspar Street, with City standard curb and gutter, satisfactory to the City Engineer.
13. Prior to the issuance of any building permit, the Owner/Permittee shall remove the existing fence from Felspar Street right-of-way, satisfactory to the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged sidewalk with the same scoring pattern City standard sidewalk, adjacent to the project site on Felspar Street, satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged alley with full-width City standard concrete alley, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee/Applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
19. Prior to the issuance of any foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

20. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit "A" Landscape Development Plan shall be submitted to the Development Services Department for approval.
21. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.

22. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

**PLANNING/DESIGN REQUIREMENTS:**

23. Owner/Permittee shall maintain a minimum of eight (8) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

24. 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.

25. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

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

**TRANSPORTATION REQUIREMENTS**

27. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveways and replace them with full-height curb, gutter, and sidewalk satisfactory to the City Engineer.

28. A minimum of eight (8) off-street automobile parking spaces within enclosed parking garages shall be permanently maintained on the property. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

29. The Owner/Permittee must disclose information to prospective purchasers/tenants of any residential unit before acceptance of any purchase contract or lease, that the parking spaces inside the garages will be difficult to efficiently and conveniently access for certain vehicles with a larger turning radius.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

30. Prior to the issuance of any construction permit, the Owner/Permittee (or "Subdivider" for Maps) shall assure by permit and bond the design and construction of all proposed public water and sewer facilities as shown on Exhibit "A" of the development's associated approved Tentative Map and/or Discretionary Permit.

31. Prior to the issuance of any construction permit, the Owner/Permittee (or "Subdivider" for Maps) shall obtain a permit to install above ground private back flow prevention as required to protect all water service lines (domestic, fire, and irrigation) in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs are typically located on private property, in-line with the water service, and immediately adjacent to the right-of-way. The Public Utilities Department will not permit BFPDs to be located below grade or within the structure.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on December 16, 2015 and [Approved Resolution Number].

ATTACHMENT 6  
Draft CDP Permit with Conditions

Coastal Development Permit No. 1331518  
Date of Approval: December 16, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Francisco Mendoza  
Development Project Manager

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

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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.

**[Upward Trend LLC]**  
Owner/Permittee

By \_\_\_\_\_  
David Lepre  
President

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



HEARING OFFICER RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 1592942, FELSPAR TOWNHOMES TM  
CDP - PROJECT NO. 381122.

WHEREAS, UPWARD TREND LLC, Subdivider, and Robert Bateman, Surveyor, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1592942) for the creation of a 4-unit residential condominium development (Felspar Townhomes TM CDP), and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 1367-1369 Felspar Street, between Fanuel and Gresham Streets, in the RM-2-5, Coastal (Non-Appealable) Overlay, Coastal Height Limit Overlay, and Parking-Impact Overlay zones of the Pacific Beach Community Plan and Local Coastal Program. The property is legally described as Lot 17 and 18 in Block 199 of Pacific Beach, Map Nos. 697 and 854; and

WHEREAS, the Map proposes the Subdivision of a 0.143-acre site into one (1) lot for a four (4) unit residential condominium development; and

WHEREAS, on July 2, 2015, 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 Sections 15301(1) – Existing Facilities and 15303(b) – 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; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on adverse timing or planning considerations in that the conversion involves a short span of overhead facilities (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on December 16, 2015, the Hearing Officer of the City of San Diego considered Tentative Map No. 1592942, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1592942:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The project proposes to demolish a duplex and replace it with four, two-bedroom condominiums located at 1367-1369 Felspar Street in the RM-2-5 zone of the Pacific Beach Community Plan. The proposed project is consistent with the residential land use designations of the Pacific Beach Community Plan by continuing to maintain a density range of 14-30 dwelling units per acre. This density occurs primarily along Sail Bay, Grand Avenue, Hornblend Street and Lamont Street, and is characterized by four-plexes or four-unit condominium developments, as noted in

the Pacific Beach Community Plan. The plan recommends that new multi-family residential developments conform to area-specific streetscape recommendations for landscape, lighting, sidewalk treatment and signage and be implemented through the citywide landscape ordinance. Additionally the plan recommends that residential neighborhoods be enhanced by establishing and maintaining street tree patterns and promoting general maintenance and improvement of residential properties. The proposed residential condominiums would meet the goals of the Pacific Beach Community Plan/Local Coastal Program by providing the appropriate residential density and implementing the community plan's street tree pattern. There is one (1) existing juniper adjacent to the site along the Felspar Street public right-of-way, which will be replaced with two (2) new street trees to meet the recommendations of street tree species for Felspar Street pursuant to the Pacific Beach Community Plan, Community Tree District 3. The proposed development will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, landscape, and, floor area ratio. Therefore, the proposed subdivision and its design or improvement is consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The project is consistent with the development regulations of the RM-2-5 zone. The proposed project meets all land development requirements of the Land Development Code, including setbacks, floor area ratio, landscaping, parking, storm water runoff, architectural design, and height. The undergrounding waiver request qualifies under the guidelines SDMC section 144.0242, *Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities*, in that the conversion involves a short span of overhead facility (less than a full block in length) and the conversion would not represent a logical extension to an underground facility. No deviations are proposed. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

**3. The site is physically suitable for the type and density of development.**

The project site is flat and has been previously graded. The site has frontage along Felspar Street with alley access at the rear. Adjacent to the site are one and two-story single family and multi-family developments. The RM-2-5 zone allows one dwelling unit for every 1,500 square feet of site area, and the existing 0.143-acre site can accommodate four dwelling units. The Pacific Beach Community Plan designates the site as residential allowing up to 30 dwelling units per acre. The addition of four units for the site is within the community plan's density range at 28 du/ac. Therefore, the site is physically suitable for the type and density of the development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The Tentative Map was reviewed for conformance to the Land Development Regulations, Californian Building Code, and Land Use Policies. The Tentative Map included a review for compliance for storm water runoff requirements during and after construction. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(1) (Existing Facilities) and Section 15303(b) (New Construction) of the State CEQA Guidelines. The project is located within an urbanized and built out environment where there are no watercourses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map and associated development permit includes conditions and corresponding exhibits of approvals including undergrounding new utilities, storm water and construction water runoff, adequate parking, public improvements, and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15303 of the State CEQA Guidelines. Therefore the project will not be detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The proposed subdivision does not contain or propose any new easements for the development. Felspar Street fronts the property to the north and an existing alley runs west and east adjacent to the site; neither is required to be vacated as a result of this Tentative Map. The subdivision proposes public improvements, including the closure of an existing curb cut along Felspar Street adjacent to subject site and replacing it with a City standard curb, gutter and sidewalk satisfactory to the City Engineer. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and provide natural heating and cooling for each dwelling unit. Each unit is exposed on two sides (east and west) allowing for passive heating through daylight openings. Those openings also provide for passive cooling through cross-ventilation of the interior spaces. Therefore, the design of the proposed subdivisions provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The site currently contains two dwelling units. The applicant has chosen the option of paying an in-lieu fee to the City to meet their affordable housing requirement rather than provide dwelling units. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. The decision maker has determined that the provision of four residential units and the associated increase in the need for public services and the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area. The Pacific Beach Community Park and Recreation Center dominates the area at the corner of Gresham and Felspar. Retail shopping exists approximately one block south of the site. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1592942, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Upward Trend LLC subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
Francisco Mendoza  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004922

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP NO. 1592942,  
FELSPAR TOWNHOMES TM CDP - PROJECT NO. 381122

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON DECEMBER 16, 2015

**GENERAL**

1. This Tentative Map will expire December 31, 2018.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 1331518.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 381122  
TM No. 1592942

**ENGINEERING**

7. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
11. The Parcel Map shall comply with the provisions of Coastal Development Permit No. 1331585 and Tentative Map No. 1592942.
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**MAPPING**

13. A Parcel Map is required to consolidate the existing lots into one lot and to subdivide the ownership interest as a condition of the Tentative Map.

14. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
15. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
16. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
17. The Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

### **WASTEWATER**

18. Prior to the recordation of the final map, any existing public sewer lateral to be retained and reused must be inspected by a California Licensed Plumbing Contractor using closed-circuit television (CCTV) to verify that the lateral is in good condition, free of debris, and properly connected to the public sewer main.

If the existing sewer lateral is determined to be unsuitable for reuse, then prior to the recordation of the final map, the lateral must be repaired, replaced in place, or abandoned with a cap at the property line and relocate.



19. Prior to, or concurrently with, the recordation of the Parcel Map, an EMRA required for the private sewer main within the Public Right of Way must be approved by the City and submitted to the County Recorder.

**INFORMATION:**

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004922

Project No. 381122  
TM No. 1592942

## NOTICE OF EXEMPTION

(Check one or both)

TO:  RECORDER/COUNTY CLERK  
 P.O. BOX 1750, MS A-33  
 1600 PACIFIC HWY, ROOM 260  
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES DEPARTMENT  
 1222 FIRST AVENUE, MS 501  
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH  
 1400 TENTH STREET, ROOM 121  
 SACRAMENTO, CA 95814

PROJECT No.: 381122

PROJECT TITLE: Felspar Townhouses TM CDP

PROJECT LOCATION-SPECIFIC: The project is located at 1365-1371 Felspar Street, San Diego, CA 92109 in the RM-2-5 zone within the Pacific Beach Community Planning Area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) and Tentative Map (TM) to demolish an existing duplex and construct two, three story duplex condominium buildings totaling 6,313 square foot (sq ft) with eight attached garage level spaces on an existing 6243 sq ft lot. The proposed duplex condominium buildings complies with height and bulk regulations and located on a project site that is currently developed and all public utilities are in place to serve duplex residential units.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Daniel Linn, Daniel Linn Architects, 5732 Bellevue Avenue, San Diego, CA 92037 (858-459-8108).

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: Sections 15301(l) (Existing Facilities) and 15303 (b) (New Construction)  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego has determined the project meets the categorical exemption criteria set forth in the CEQA State Guidelines Sections 15301(l) (Existing Facilities) and 15303(b) (New Construction). 15301(l) allows for the demolition and removal of a duplex and Section 15303(b) allows for construction of a multi-family residential structure. Since the project would demolish an existing duplex and construct two new residential duplex condominium units in a residential zone on a site lacking sensitive environmental resources the exemptions do apply and the exceptions listed in CEQA Section 15300.2 would not apply.

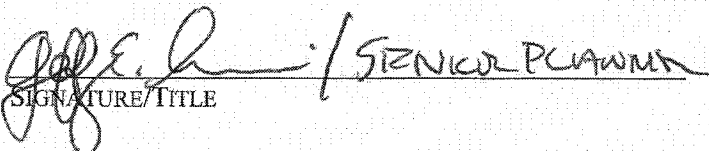
LEAD AGENCY CONTACT PERSON: de Freitas

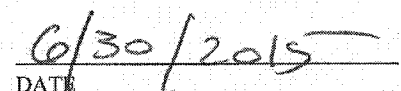
TELEPHONE: (619) 446-5187

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
 YES  NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

  
 SIGNATURE/TITLE: SENIOR PLANNER

  
 DATE

CHECK ONE:

 SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



# Pacific Beach Planning Group

[www.pbplanning.org](http://www.pbplanning.org)

Minutes – Dec 2, 2014

**1. 6:32pm meeting called to order**, quorum established. Attendees: Brian Curry, Curtis Patterson, Eve Anderson, Michael Beltran, Kathy Combs, Deborah Conca, Patricia Dobson, Larry Emlaw, Don Gross, James Krokee, Imelda McClendon, Henish Pulickal, William Ramirez, Karen Sumek, Baylor Triplett and Joe Wilding

**Members not present:** Hilary Lowe, Scott Chipman, Paul Falcone, Chris Olson

## **2. Current Agenda – Modification & Approval:**

Modifications:

- Wrong address for #4 on development subcommittee: 1367-69 Felspar.
- Subcommittee not going to approve cell phone towers and related items in the future.
- Adding Congregational church T-Mobile cell phone tower extension to development subcommittee action items. Needs a vote to add to agenda. 11-0

Eve made a motion to approve the agenda, Curtis seconded,

**Motion Passed 11-0-0.**

## **3. October 22, 2014 Minutes - Modifications and Approval:**

Modifications:

1. Chris Olson on PB pathways under item 9. A brief history of Pacific Beach EcoDistrict was given and a presentation of the proposed PBPG specific list of action items. Re: Phase 1, signage, markers – approved. Motion: Chris Olson. Second: Curtis. Passed 16-1-0. Don Gross against.
2. PB Pathways (Phase 1 routes, sharrows, markers and signage). Committee recommends motion to approve. Chris Olson made a motion to approve the Phase One routes for implementation of the following PB Pathways Elements: Sharrows, Pavement Wayfinding Markers and signage using the concepts presented. The phase one routes are a) Ocean Front Walk (boardwalk) to bike path at Mike Gotch Bridge via Reed Ave, Haines Street, and PB Drive. b) Ocean Front Walk (boardwalk) to intersection of Haines and Diamond via Law Street and Haines c) Van Nuys Street to Bayside Walk (boardwalk) via Cass Street, d) Turquoise St. to Bayside walk (boardwalk) via Fanuel Street e) Cass St. to Olney Street via Diamond. Second: Eve Anderson. Passed 15-1-1. Against: Don Gross (other ways to do this). Abstain: James Krokee (too many signs).

Debra made a motion to approve October minutes as amended. Karen seconded,

**Motion Passed 13-0-0.**

## **4. Chair's Remarks**

- Michael McQuary board of education trustee. Contacted Brian regarding PBPG involvement, MB high school, middle school and pacific language school. Wants a representative to be a liaison from our group to his group. Karen Sumak and Pat will be representatives. Passed 13-0
- Electric charging station, 8 stations on Reed. Counter proposal was 4 in library, 4 on street. Library said no to parking spots. Operator still wants to do 4 on the street. Don Gross: 3 charging stations in MB Park.

- a. Curtis: photovoltaic, jacaranda street trees, carport letter, self-assessment rubric completed. Buyers wanted front yard instead of back yard. Preferred front yard fence. Drought tolerant landscaping
  - b. Scott: 3,100sf lot, 2,300sf house. 2 car open garage, 4 bed/3bath. Set back 30'.
  - c. Motion: Curtis. Second: Michael Beltran. Passed 9-5. Against: Eve Anderson (parking), Larry Emlaw ("Beach disease"), Don Gross, Baylor Triplett, Joe Wilding (Density).
4. 871 Agate Street  
Two-unit condominium conversion.  
Subcommittee recommends motion to approve with recommendations.
- a. Drought tolerant plants. Passed subcommittee 4-1.
  - b. Don: 2 lots merged into one lot. Two 3 bed condos. 4 parking spots.
  - c. Building under density. Easement is main reason. Just changing legal title. Currently apartments, changing to condo.
  - d. Motion: Curtis. Second: Pat Dobson. Passed 11-2-1: Against: Larry Emlaw (Parking), Don Gross ("Hustle committee"), Abstain: Baylor Triplett (parking)
5. 1367-69 Felspar (PTS# 381122)  
CDP to construct four new condominiums.  
Subcommittee recommends motion to approve with recommendations.
- a. Curtis: loft not to be used as bedroom. Fence project due to proximity to school.
  - b. 2 car garage for each unit. 3 story building. All to code. Under FAR. Walls between units have sound insulation. Double stud walls.
  - c. Don Gross: How many adults live in these units?
    - i. 8 adults.
  - d. Jim Krokee: Mini dorm concern.
    - i. Curtis: It's on title that they are 2 bedroom units. Loft can't count as bedroom. Loft is 7x10. Too small for a bedroom.
  - e. Lot size 6200 sf, 50x125 RM 2-5.
  - f. Motion: Curtis. Second: Deb Conca. Passed 12-3: Against, Karen Sumek (didn't change landscaping), Joe Wilding ("which jelly donut made me fat?," doesn't like 30 foot development), Don Gross.

**\*MOTION** to extend until 8:40. Mike 1<sup>st</sup>, Joe 2<sup>nd</sup>. 16-0 approved.

## 10. Traffic & Parking Subcommittees (Action & Information Items)

Presenter: Michael Beltran

- 1. Foothill Boulevard (Action Item)  
Committee recommends motion to "Lower the speed limit to 25 mph on Foothill Blvd and implement the traffic circles and other "complete street" elements for bicycle, pedestrian and vehicular safety on Foothill Blvd. between Fanuel and Beryl."
  - a. 25mph due to speed trap laws. Average speed was 33.4. So city raised speed to 30mph so it's radar enforceable. Residents don't like it, want 25 mph. Lots of crashes, residents are posting signs. Subcommittee voted to reduce speed to 25mph 5-0-0.
  - b. Jeff Rosen: cars are going faster. 59 residents on foothill, most signed petition. Only people that didn't sign weren't home.
  - c. Went up to 30mph in September, we found out after the fact.



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

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

Project Title: FELSPAR TOWNHOMES Project No. For City Use Only: 381122

Project Address: 1265-1371 FELSPAR ST

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

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

Additional pages attached  Yes  No

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

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

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

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

Project Title: <b>FELSPAR TOWNHOMES</b>	Project No. (For City Use Only) <b>381122</b>
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

Corporation     Limited Liability -or-  General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached**     Yes     No

Corporate/Partnership Name (type or print):  
**UPWARD TREND LLC**

Owner     Tenant/Lessee


Street Address:  
**875 BANGOR ST**

City/State/Zip:  
**SAN DIEGO CA 92106**

Phone No: **619/987-4459**    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):  
**DAVID LEPRE**

Title (type or print):  
**PRESIDENT**

Signature:     Date: **JUNE 21, 2014**

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_    Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_    Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_    Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_    Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_    Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_    Date: \_\_\_\_\_

GRADING NOTES

Total amount of site to be graded	2550 s.f. (foundations)
Percent of total site graded	37
Area of 25% or greater slope	0
Amount of cut	52 cu. yd. (footings)
Amount of fill	0
Max. hgt. of cut slope	0
Amount of export	52 cu. yd. (subject to compaction)
Retaining walls	0

IMPERVIOUS AREAS ON LOT

Existing impervious areas (house, slabs, walks, etc)	2650 s.f.
Proposed impervious areas:	5490 s.f.
Difference (increase):	2840 s.f.
Percentage increase:	2840/2650 = 107%

**TOTAL DISTURBED AREA OF LOT** Lot area = 6250 s.f.  
 100% of lot: 6250 s.f.  
 (new installations on entire site; structures, walks, slabs, including 760 s.f. of new landscape area @12% of lot)

NOTE

A pre-construction inspection is required due to the height of the proposed structure being within one foot of the maximum height allowed in the Coastal Height Limit Overlay Zone (Prohibition D). The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Call (619) 581-7111 to schedule the pre-construction inspection. Contact the Inspection Services office at (619) 492-5070, if you have any questions pertaining to the pre-construction inspection.

BACKFLOW PROTECTION

- PROVIDE APPROVED BACKFLOW DEVICE FOR THE WATER SERVICE TO THE BUILDING.
- ASSEMBLY FOR DOMESTIC METER TO BE TOP PER CITY STD. DRWG. 50M47.
- LOCATE ASSEMBLY DOWNSTREAM FROM METER PRIOR TO THE FIRST USE OF THE WATER.
- DEVICE TO BE LOCATED ON PRIVATE PROPERTY. LOCATE IN SCOTCHDUNE OR NEXT TO THE BUILDING OUTSIDE OF ANY BASEMENTS (SEE PLAN).

Note: Builders constructing new for-sale residential units must provide a checklist of universal accessibility features to potential purchasers of a home. (Assembly Bill 1400 (Chapter 648 of Statutes of 2003) adopted Section 17959.6 of the Health and Safety Code, effective January 26, 2006.) (New Issue)  
 Note: Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall have a minimum stroke width of 0.5 inch and be a minimum of 4 inches high for single family dwellings and duplexes and 12 inch high for all others. (IF CBC 501.2 and municipal code)

PLANNING NOTES

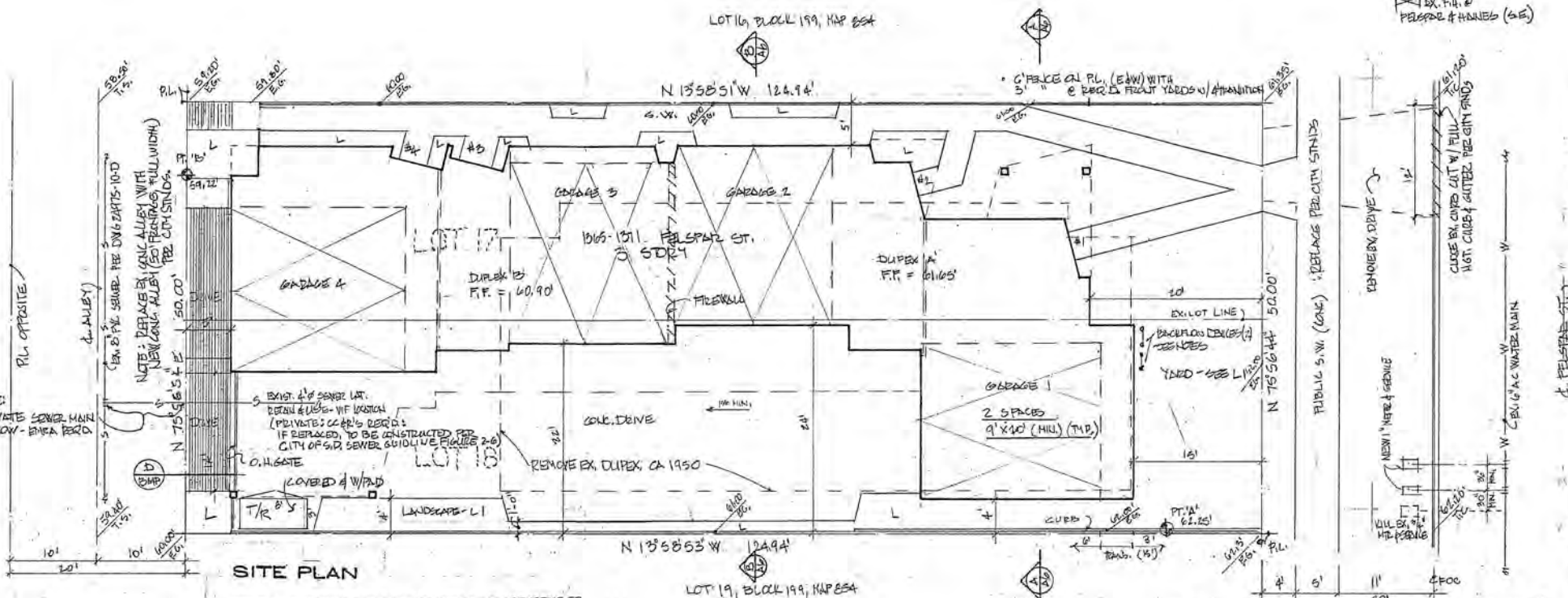
- Trash/recycle cans to be kept in enclosure slab area per site plan.
- There are no proposed or existing easements.
- Plans have been designed to comply with disabled access requirements.
- There are no existing or proposed bus stops.
- No exterior mechanical equipment exists (gas meters to be screened by landscaping).
- Provide recycle storage in cabinets of each kitchen of min. 2.5 cu. ft.
- Provide non-recycle trash storage in each kitchen of min. 2.5 cu. ft.
- Provide building address numbers that are visible and legible from the street for each unit.
- Dwellings are for sale.

ENGINEERING NOTES

- IF EXISTING IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE DAMAGED DURING CONSTRUCTION, THE REQUIRED PERMITS FOR THE REPAIRS SHALL BE OBTAINED.
- ALL EXCAVATED MATERIAL SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.
- PRIOR TO THE FOUNDATION INSPECTION, AN ELEVATION CERTIFICATE SIGNED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR SHALL BE SUBMITTED CERTIFYING THE PAD ELEVATION, BASED ON LEGS DATUM, IS CONSISTENT WITH EXHIBIT 'A', SATISFACTORY TO THE CITY ENGINEER.
- DRAINAGE SHOWN IS MINIMUM REQUIREMENT (1.5)
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR ANY ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CH. 14, ART. 2, DIV. 1 (GRADING REGULATIONS) OF THE SDMC, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS & TOPOGRAPHY BASED UPON SURVEY BY SAN DIEGO LAND SURVEYING (ROBERT BATEMAN, PLS 7046), DATED JUNE 7, 2014.
- SEE SHEET L1 FOR SITE PERMEABILITY NOTES.
- ANY AND ALL WORK IN THE RIGHT-OF-WAY TO BE DONE UNDER SEPARATE PERMITS.
- NO GRADING IS PROPOSED.
- THERE ARE NO EXISTING OR PROPOSED PUBLIC OR PRIVATE BASEMENTS ASSOCIATED WITH ANY WATER OR SEWER FACILITIES.
- ALL REQUIRED EIRMS ASSOCIATED WITH THE WORK TO BE DONE WITHIN A PUBLIC ROW OR OTHER PUBLIC EASEMENT MUST BE APPROVED BY THE CITY AND RECORDED BY THE COUNTY FIRE DEPARTMENT NOTES

- INSTALL NFPA 13R SYSTEM IN DWELLING UNITS AND DRIVE/GARAGE AREAS.
- LOCATE POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ON ADDRESS/ACCESS SIDE OF STRUCTURE PER CFC.
- PROVIDE A FIRE SPRINKLER SYSTEM FOR THE BUILDING PER FIRE DEPARTMENT REQUIREMENTS. (SEE SHEET A1 FOR FURTHER NOTES).
- ALL REQUIRED PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK PRIOR TO THE BUILDING BEING OCCUPIED.
- Provide Building Address numbers, visible and legible from the street or road fronting the property per San Diego Municipal Code Section 955.0209.
- Post Indicator Valves, Fire Department Connections, and Alarm Bell are to be located on the address/access side of the building.
- CFC 105.4.4 - Construction documents approved by the Fire Code Official are approved with the intent that such construction documents comply in all respects with this code. Review and approval by the Fire Code Official shall not relieve the applicant of the responsibility of compliance with this code.

This project proposes to export 52 cubic yards of material from this site. All export material shall be discharged to a legal disposal site. The approval of this project does not allow processing and sale of the material. All such activities require a separate conditional use permit.



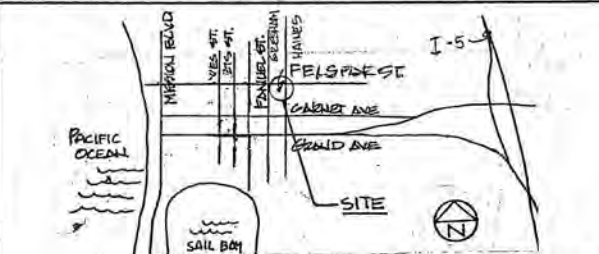
SITE PLAN

POINT 'A' HIGH POINT WITHIN 5' (or at PL if less than 5') AT EXISTING OR FINISHED GRADE (whichever is lower) FROM BUILDING  
 POINT 'B' LOW POINT WITHIN 5' (or at PL if less than 5') AT EXISTING OR FINISHED GRADE (whichever is lower) FROM BUILDING

LEGEND:  
 E.G. = EXIST. GRADE  
 F.G. = FINISHED GRADE  
 T.S. = TOP OF SLAB  
 T.C. = TOP OF CURB  
 L = LANDSCAPE AREA (SEE L1)

MAXIMUM PROJECT HEIGHT = 90.65' MSL  
 MAX. OVERALL HEIGHT = 30' ±' (ELEV. Δ WITHIN FOOTPRINT = 2')

VICINITY MAP



PROJECT DATA

SCOPE OF WORK: REMOVE EXISTING STRUCTURES (UNDER DEMO PERMIT), CONSTRUCT TWO, THREE STORY, DUPLEX CONDOMINIUM BUILDINGS (w/ DOUBLE ONE HOUR WALL SEPARATION) w/ ATTACHED GARAGE SPACES. (SEE 'CBC NOTES' THIS SHEET)

APN: 423-082-23-00  
 LEGAL: LOTS 17 & 18 BLOCK 199 PACIFIC BEACH MAP 854

ZONE: RM-2.5 LOT AREA: 6243 SF  
 BUILDING AREAS (SQ. FT.) (SEE TABLE ON A1 FOR PER UNIT AND PER FLOOR DATA)  
 LIVING: GFA 833 CBC 5945  
 GARAGE: GFA 1890 CBC 1780  
 DECK: +.918 (NON-GFA)

FAR ALLOWED: 1.38 w/ 1025 LIVING AREA (8321 S.F.), 0.3875 PARKING (2107)  
 FAR ACTUAL: 1.3 w/ 1011 LIVING (8313 S.F.), 0.30 PARKING (1890 S.F.)

COVERAGE: NVR

ZONING OVERLAYS: COASTAL (CITY/NON-APPEALABLE), COASTAL HEIGHT LIMIT, PARKING PERMITS REQUIRED: CDR, DEMO (SEPARATE), BUILDING (NO GRADING PROPOSED), ROW

CODES IN EFFECT: 2018 CBC, CRC, CPC, CHC, CFC, 2018 NEQ, CAC TITLE 24

OCCUPANCY CLASS: R3 AND U  
 CONSTRUCTION TYPE: VS SPRINKLERED

ALLOWABLE AREAS: R3/VS (SPRINKLERED), UNLIMITED PER 2018 CBC TABLE 503,  
 U OCCUPANCY, UP TO 3000 S.F. PER CBC 406.1 (1890 ACTUAL)

PARKING REQUIREMENTS:  
 4 UNITS @ 2 BEDROOMS EACH = 4 x 2 = 8 SPACES  
 PARKING PROVIDED: 8 SPACES

PARCEL INFORMATION:  
 1. SITE DOES NOT CONTAIN ENVIRONMENTALLY SENSITIVE LANDS  
 2. SITE IS NOT IN AN HISTORIC DISTRICT  
 3. SITE IS NOT IN THE FAA PART 77 NOTIFICATION AREA  
 4. GEOLOGICAL HAZARD CATEGORY IS S2, NOT AN EARTHQUAKE ZONE

DRAWING INDEX

T	SITE PLAN, PROJECT DATA		
L	FIRST FLOOR PLAN		
A1	SECOND FLOOR PLAN		
A2	THIRD FLOOR PLAN		
A3	UPPER ROOF PLAN	2	
A4	EXTERIOR ELEVATIONS	TH	
A5	EXTERIOR ELEVATION, CROSS SECTIONS	3	
L1	LANDSCAPE DEVELOPMENT PLAN		
TM	MAP EXHIBIT		

PROJECT PRINCIPALS

OWNER:  
 Upward Trend, LLC  
 875 Bangor St  
 San Diego, CA 92106

ARCHITECT:  
 DANIEL LINN ARCHITECT  
 DAN LINN  
 5732 BELLEVUE AVE  
 LA JOLLA, CA 92037  
 858/452-8108

CIVIL ENGINEERING:  
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.  
 ROBERT BATEMAN  
 9665 CHEESAPEAKE DR. 317  
 SAN DIEGO, CA 92123  
 858/565-8362

LANDSCAPE ARCHITECT:  
 OUTSIDE DIMENSIONS  
 STEVEN AMES  
 15748 RABEO PENASCO  
 ESCONDIDO, CA 92025  
 619/571-2943

PREPARED BY: DANIEL LINN ARCHITECT  
 5732 BELLEVUE AVE  
 LA JOLLA, CA 92037

PROJECT ADDRESS: 1365-1371 FELSPAR STREET  
 SAN DIEGO, CALIFORNIA 92109

PROJECT TITLE: FELSPAR TOWNHOMES  
 SHEET TITLE: SITE PLAN, PROJECT DATA  
 ORIGINAL DATE: 11/17/15  
 PROJECT NUMBER: 1119715

SHEET 1 OF 9  
 REVISION 1: \_\_\_\_\_ REVISION 4: \_\_\_\_\_  
 REVISION 2: \_\_\_\_\_ REVISION 5: \_\_\_\_\_  
 REVISION 3: \_\_\_\_\_ REVISION 6: \_\_\_\_\_

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**FELSPAR TOWNHOMES**  
 FOUR TOWNHOME DWELLINGS  
 1365-1371 FELSPAR STREET  
 SAN DIEGO, CALIFORNIA 92109

DATE: 9/16/14

REVISIONS:

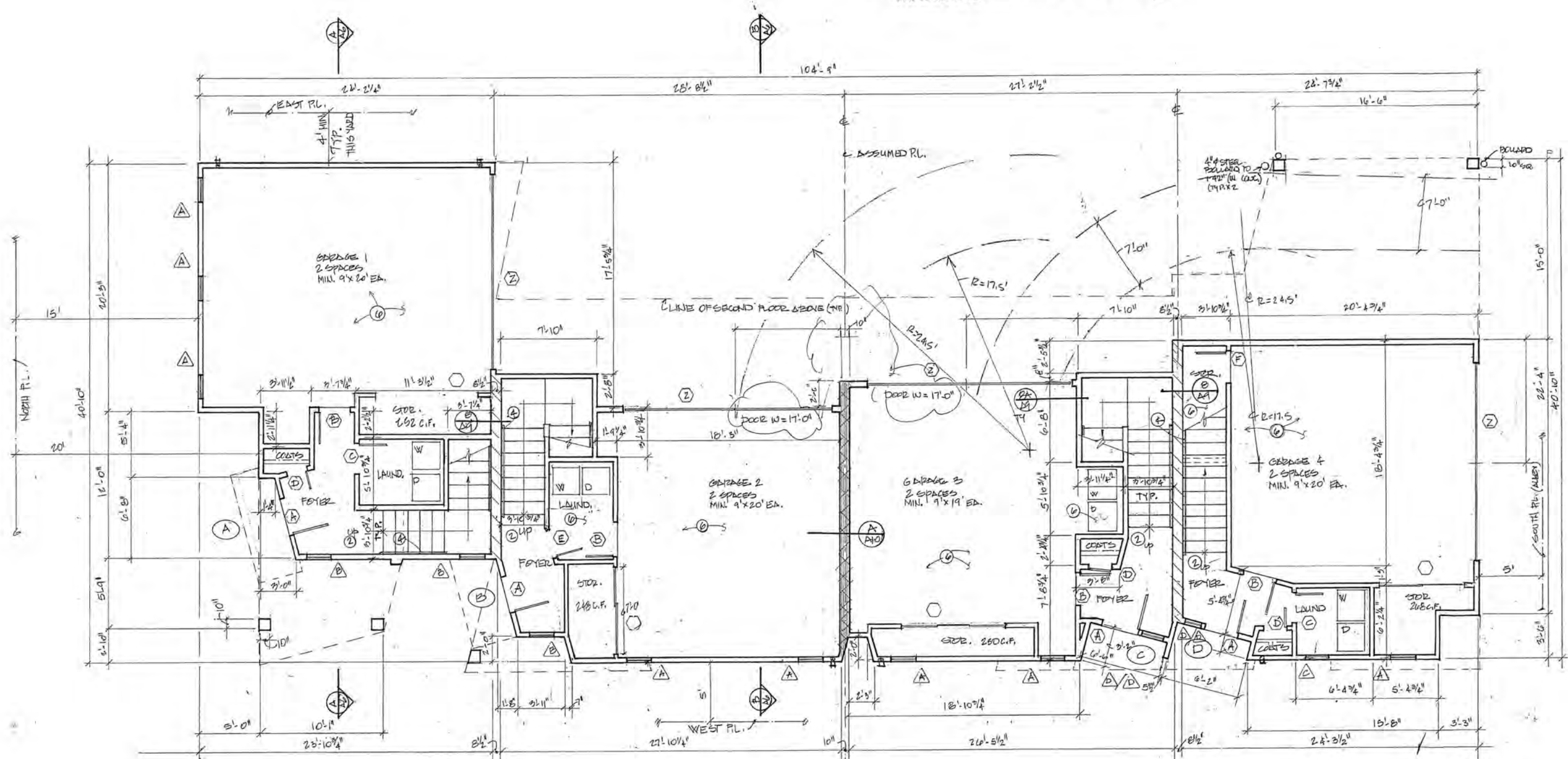
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PLAN NOTES (TYP)

- 1 STAIRS: 16 RISERS @ 7.65" EA. TREADS @ 11" + 1/4" NOSE
- 2 STAIRS: 15 RISERS @ 7.33" EA. TREADS @ 11" + 1/4" NOSE
- 3 STAIRS (concrete) RISERS @ MAX 6" EA. TREADS @ 12" EA (SEE PLAN FOR NUMBER OF RISERS)
- 4 HANDRAIL: 36" ABOVE TREAD NOSE, 1 1/2" DIA GRIP, 1 1/2" CLEAR TO WALL, RETURN RAIL TO WALL, SELF OR POST AT ALL ENDS
- 5 GUARDRAIL: MIN. 42" ABOVE WALK SURFACE, MAX BALUSTER SPACE OF 3 15/16"
- 6 PROTECTION: 5/8" TYPE X GYP. BD. ON ALL WALLS, CEILINGS AND SOFFITS
- 7 FIREPLACE: GAS ONLY APPLIANCE, DIRECT VENT, MFG BY DESA, FT-1, ICC/ESR-2542 (OR EQ), INSTALL PER MFG SPEC AND LOCAL CODE.

UNIT FLOOR AREA TABULATIONS (PER LDC)

UNIT	1(A)	2(B)	3(C)	4(D)	TOTAL
1 <sup>ST</sup> FLOOR	176	173	146	130	625
2 <sup>ND</sup> FLOOR	754	765	691	829	3039
3 <sup>RD</sup> FLOOR	525	747	703	604	2649
LIVING TOTAL	1525	1685	1540	1563	6313
DECKS	200	229	212	277	918
GARAGES	527	420	450	493	1890



FIRST FLOOR PLAN

- SEE MB SHEETS FOR SMOKE & CO DETECTORS

WALL LEGEND (TYP)

- STUD WALL: 2x 4, 16" OC (2x4 @ 1<sup>ST</sup> FLOOR W/ 3 STUDS)
- DEL. AND ONE HOUR RATED PARTY WALL: SEE (B/M)
- DEL. ONE HOUR RATED WALL @ ASSUMED PL.: SEE (A/M)

PREPARED BY: DANIEL LINN ARCHITECT  
 5732 BELLEVUE AVE.  
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 PROJECT ADDRESS: 1365-1371 FELSPAR STREET, SAN DIEGO, CALIFORNIA 92109  
 PROJECT TITLE: FELSPAR TOWNHOMES  
 SHEET TITLE: FIRST FLOOR PLAN  
 ORIGINAL DATE: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET # OF 9  
 REVISION 1 \_\_\_\_\_ REVISION 4 \_\_\_\_\_  
 REVISION 2 \_\_\_\_\_ REVISION 5 \_\_\_\_\_  
 REVISION 3 \_\_\_\_\_ REVISION 6 \_\_\_\_\_

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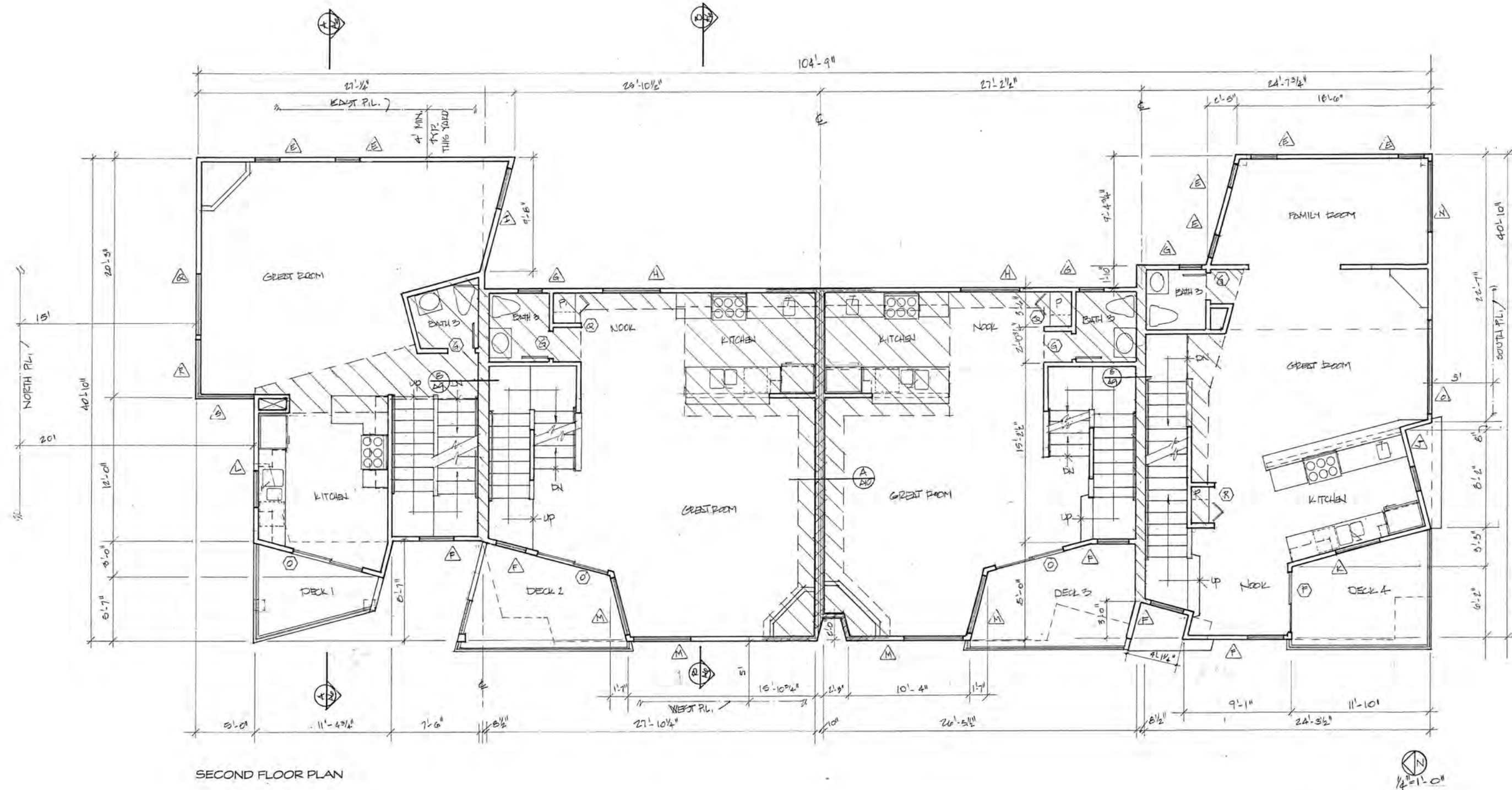
**FELSPAR TOWNHOMES**  
 FOUR TOWNHOME DWELLINGS  
 1365-1371 FELSPAR STREET  
 SAN DIEGO, CALIFORNIA 92109

A1



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**FELSPAR TOWNHOMES**  
 FOUR TOWNHOME DWELLINGS  
 1365-1371 FELSPAR STREET  
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SECOND FLOOR PLAN

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 LA JOLLA, CA 92037  
 PROJECT ADDRESS: 1365-1371 FELSPAR STREET,  
 SAN DIEGO, CALIFORNIA 92109  
 PROJECT TITLE: FELSPAR TOWNHOMES  
 SHEET TITLE: SECOND FLOOR PLAN  
 ORIGINAL DATE: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET NUMBER: \_\_\_\_\_  
 REVISION 1 \_\_\_\_\_ REVISION 4 \_\_\_\_\_  
 REVISION 2 \_\_\_\_\_ REVISION 5 \_\_\_\_\_  
 REVISION 3 \_\_\_\_\_ REVISION 6 \_\_\_\_\_

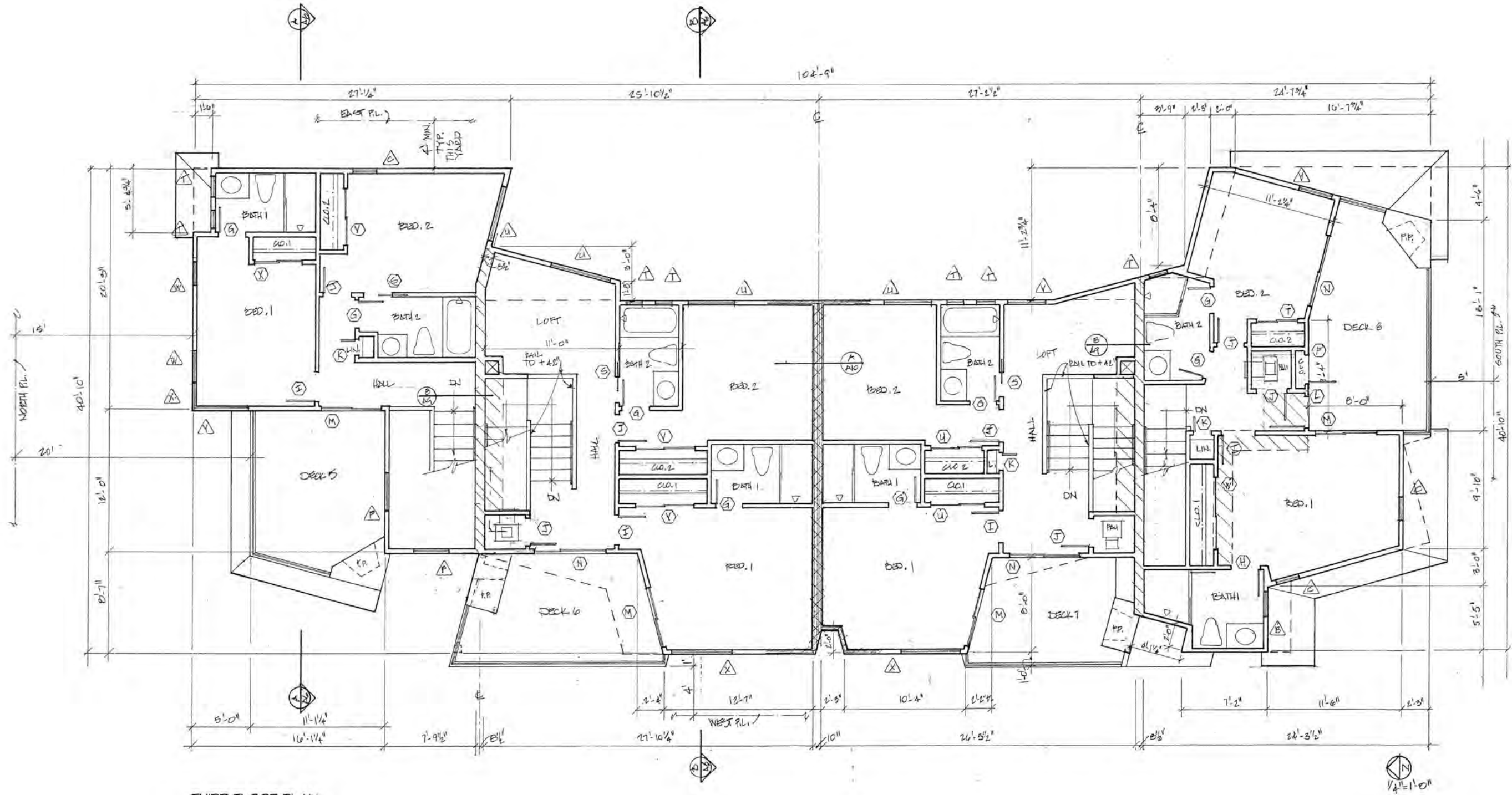
A2

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FELSPAR TOWNHOMES  
FOUR TOWNHOME DWELLINGS  
1365-1371 FELSPAR STREET  
SAN DIEGO, CALIFORNIA 92109

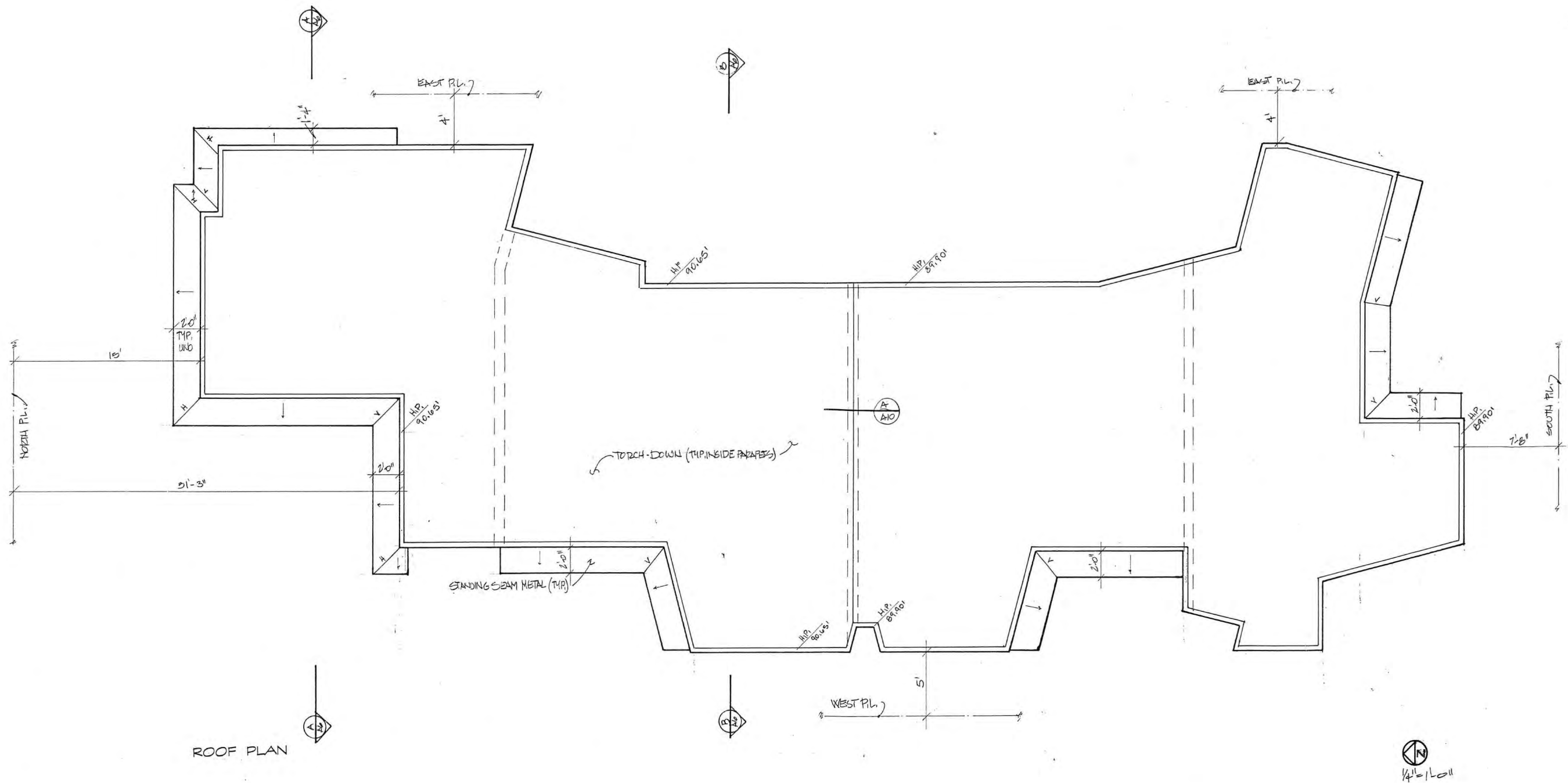
ATTACHMENT 12

A3



THIRD FLOOR PLAN

PREPARED BY: DANIEL LINN ARCHITECT  
5732 BELLEVUE AVE  
LA JOLLA, CA 92037  
PROJECT ADDRESS: 1365-1371 FELSPAR STREET  
SAN DIEGO, CALIFORNIA 92109  
PROJECT TITLE: FELSPAR TOWNHOMES  
SHEET TITLE: THIRD FLOOR PLAN  
ORIGINAL DATE: \_\_\_\_\_  
PROJECT NUMBER: \_\_\_\_\_  
SHEET NUMBER: 4 OF 5  
REVISION 1: \_\_\_\_\_ REVISION 4: \_\_\_\_\_  
REVISION 2: \_\_\_\_\_ REVISION 5: \_\_\_\_\_  
REVISION 3: \_\_\_\_\_ REVISION 6: \_\_\_\_\_



ROOF PLAN

NOTE: NO MECHANICAL EQUIPMENT IS PROPOSED TO GO ON THE ROOF THAT WOULD REQUIRE SCREENING.

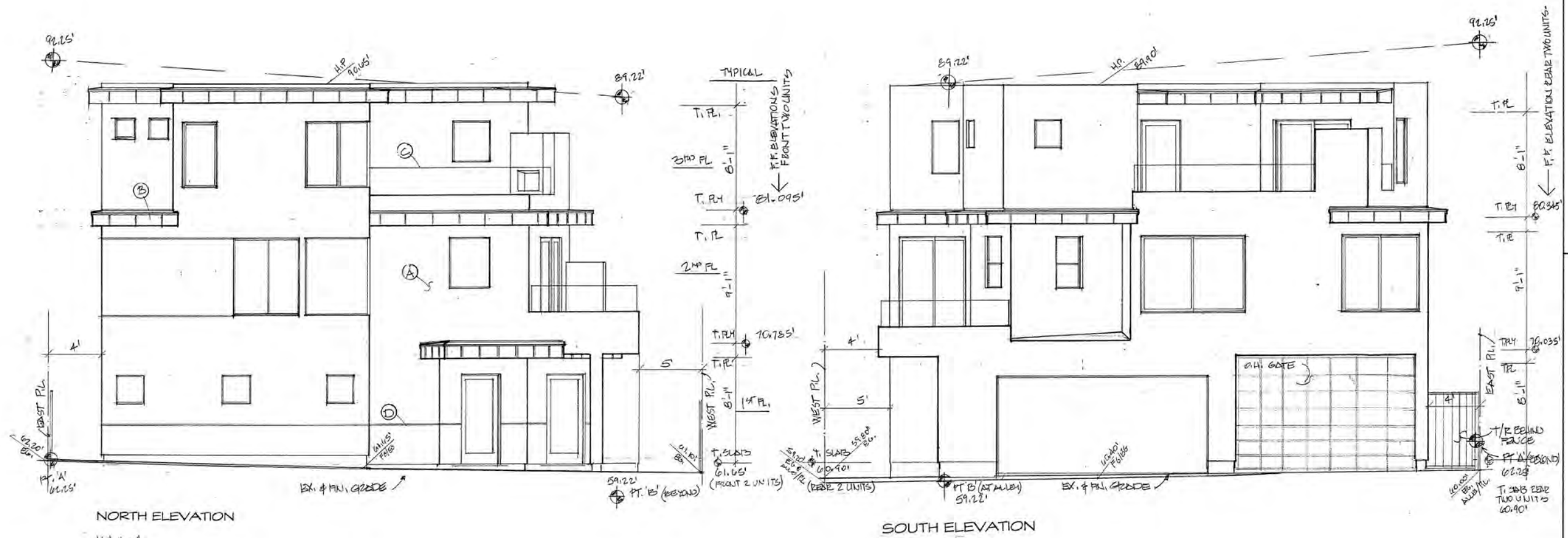
PREPARED BY: DANIEL LINN ARCHITECT  
 5732 BELLEVUE AVE.  
 LA JOLLA, CA 92037  
 PROJECT ADDRESS: 1365-1371 FELSPAR STREET,  
 SAN DIEGO, CALIFORNIA 92109  
 PROJECT TITLE: FELSPAR TOWNHOMES  
 SHEET TITLE: ROOF PLAN  
 ORIGINAL DATE: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET 5 OF 9  
 REVISION 1 \_\_\_\_\_ REVISION 4 \_\_\_\_\_  
 REVISION 2 \_\_\_\_\_ REVISION 5 \_\_\_\_\_  
 REVISION 3 \_\_\_\_\_ REVISION 6 \_\_\_\_\_

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**FELSPAR TOWNHOMES**  
 FOUR TOWNHOME DWELLINGS  
 1365-1371 FELSPAR STREET  
 SAN DIEGO, CALIFORNIA 92109

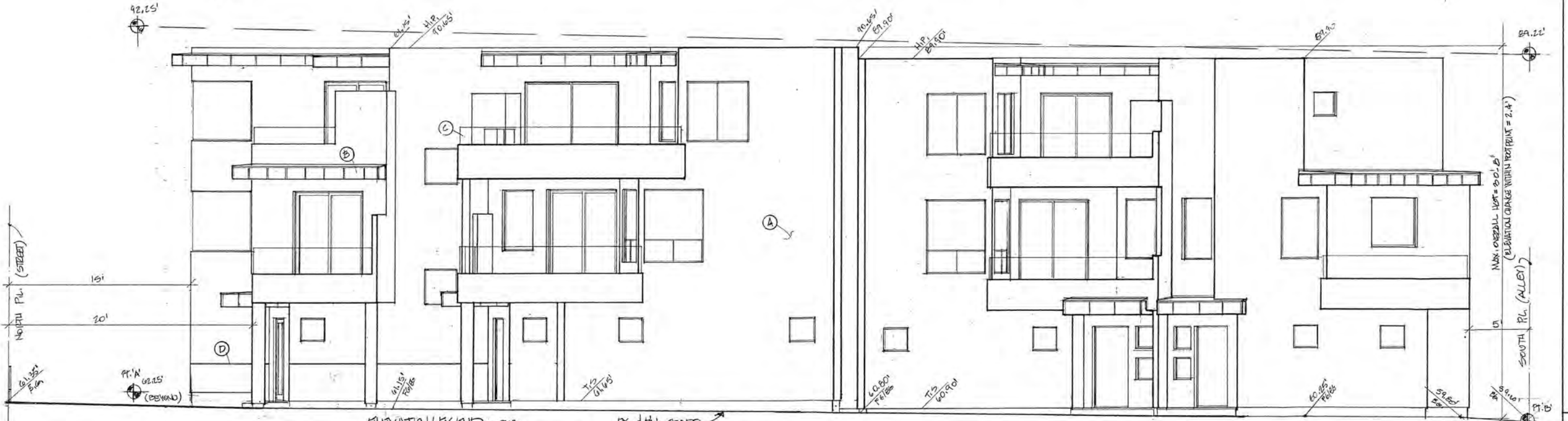
**Daniel Linn architect**  
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**FELSPAR TOWNHOMES**  
 FOUR TOWNHOME DWELLINGS  
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NORTH ELEVATION

SOUTH ELEVATION



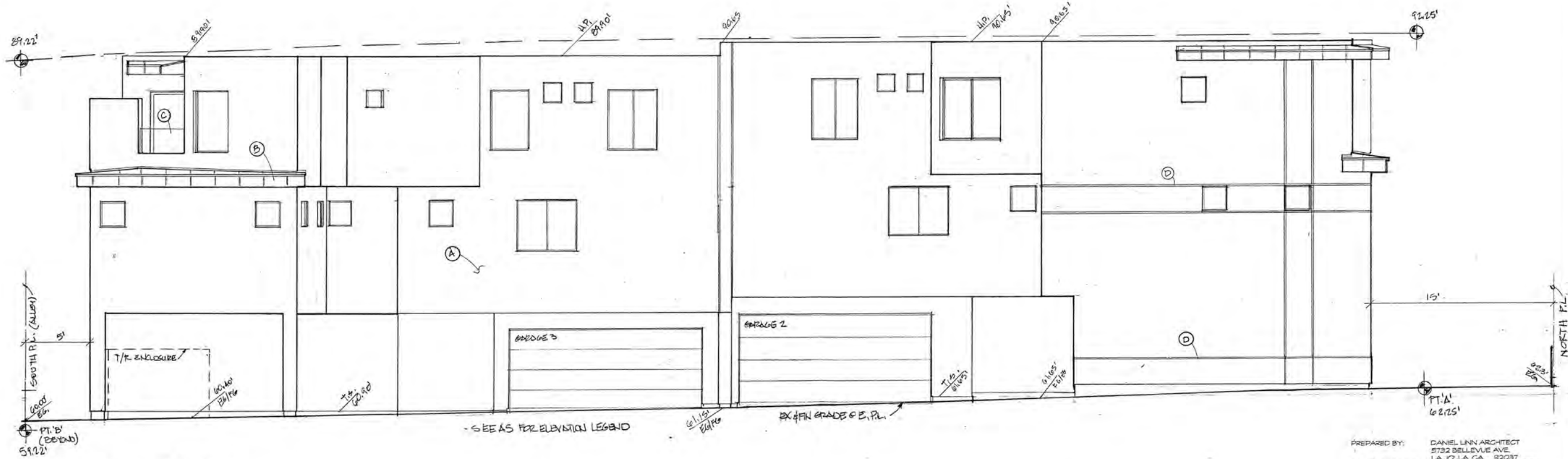
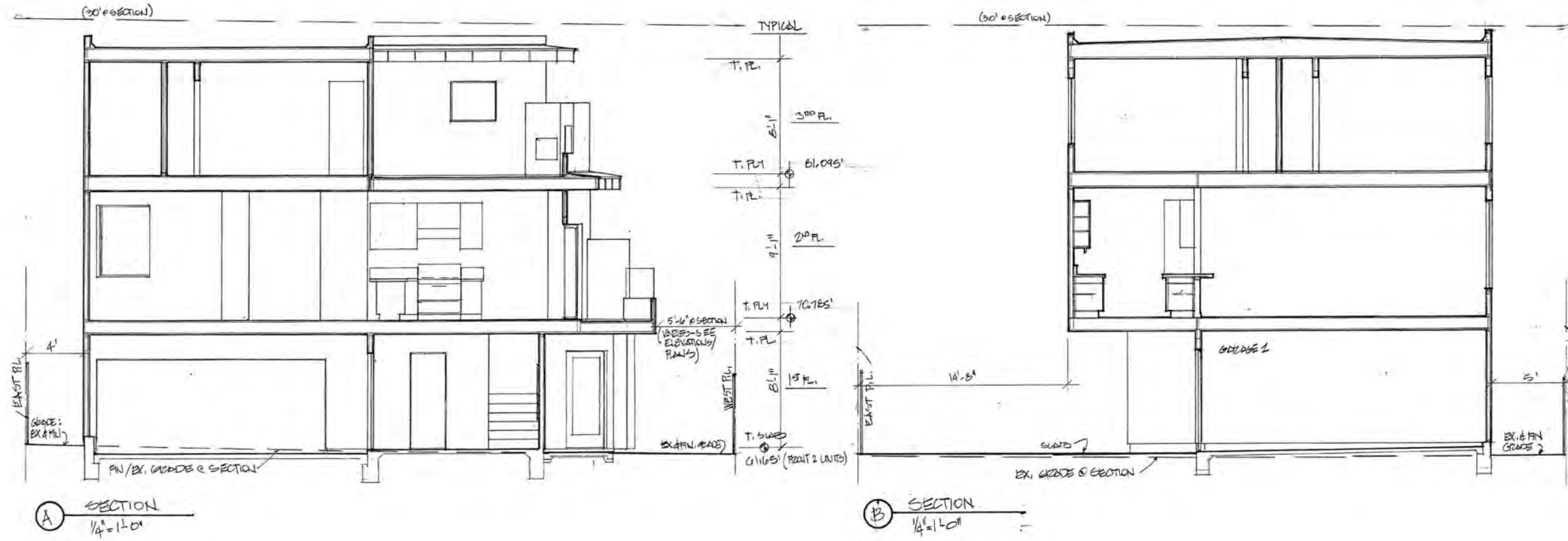
WEST ELEVATION

- ELEVATION LEGEND - TYP.**
- (A) STUCCO: SAND FINISH, COLOR PER OWNER
  - (B) ROOFING: STANDING SEAM METAL
  - (C) GUARDRAIL: TEMP. GLASS
  - (D) STUCCO BOARD: ALUMINUM, 1" TALL

PREPARED BY: DANIEL LINN ARCHITECT  
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 LA JOLLA CA 92037  
 PROJECT ADDRESS: 1365-1371 FELSPAR STREET  
 SAN DIEGO, CALIFORNIA 92109  
 PROJECT TITLE: FELSPAR TOWNHOMES  
 SHEET TITLE: EXTERIOR ELEVATIONS  
 ORIGINAL DATE: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET \_\_\_\_\_ OF \_\_\_\_\_

REVISION 1	REVISION 4
REVISION 2	REVISION 5
REVISION 3	REVISION 6

**A5**



EAST ELEVATION

1/4" = 1'-0"

PREPARED BY: DANIEL LINN ARCHITECT  
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 PROJECT ADDRESS: 1365-1367 FELSPAR STREET,  
 SAN DIEGO, CALIFORNIA 92109  
 PROJECT TITLE: FELSPAR TOWNHOMES  
 SHEET TITLE: SECTIONS & EXT. ELEVATION  
 ORIGINAL DATE: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_  
 SHEET 7 OF 9  
 REVISION 1 \_\_\_\_\_ REVISION 4 \_\_\_\_\_  
 REVISION 2 \_\_\_\_\_ REVISION 5 \_\_\_\_\_  
 REVISION 3 \_\_\_\_\_ REVISION 6 \_\_\_\_\_

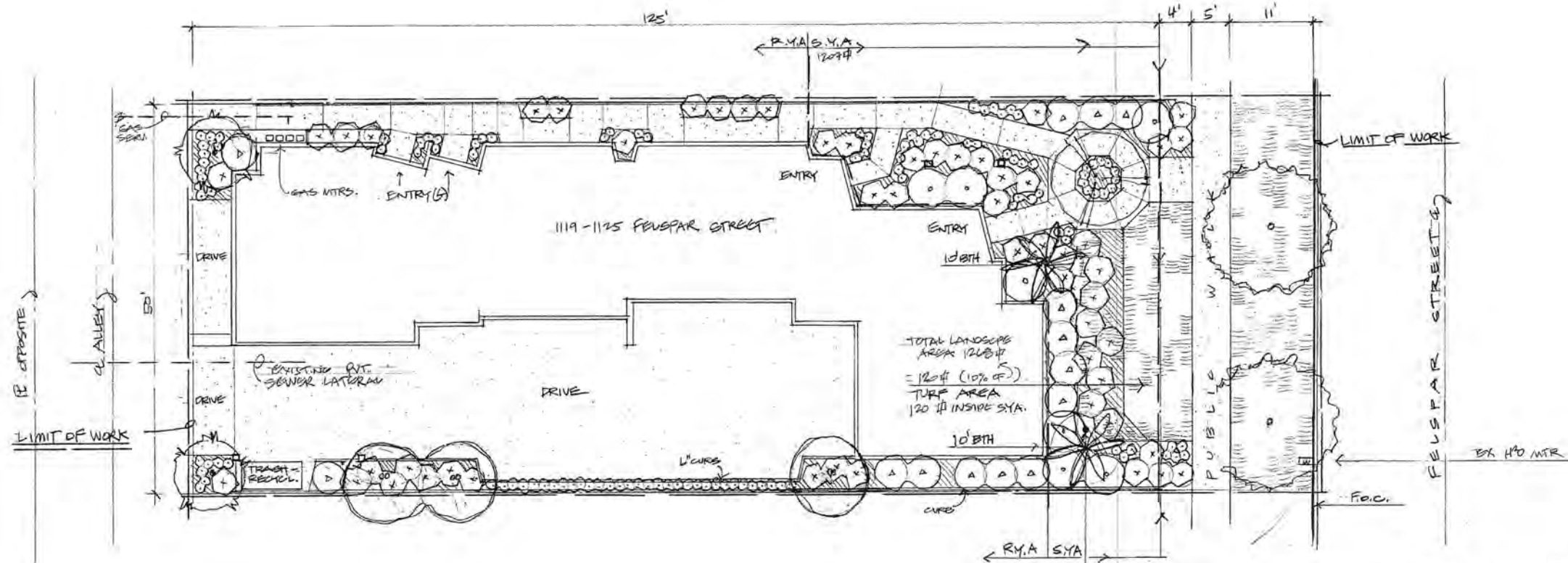
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**FELSPAR TOWNHOMES**  
 FOUR TOWNHOME DWELLINGS  
 1365-1371 FELSPAR STREET  
 SAN DIEGO, CALIFORNIA 92109

A6



Landscape Development Plan



TREES		QUAN	BOTANICAL	COMMON	SIZE	MATURE HT	SPREAD
	Street Tree		Jacaranda	Jacaranda	24" bx	25'	16'
	Patio Tree	1	Bauhinia	Orchid	24" bx	16'	12'
		2	Eriobotrya	Loquat	24" bx	16'	12'
	Vertical Evergreen	1	Albizia	Mimosa	24" bx	16'	12'
			Tristania	Brisbane Box	24" bx	16'	8'
	Palm		Arecastum	Queen	10' BTH	18'	8'
SHRUBS/GROUND COVER							
	Backgrnd/Screen		Phoroneum Tenax	Flax	15g	6'	4'
			Phloxia	Phloxia	15g	6'	4'
			Leptospermum	var: Ruby Glow	15g	6'	4'
	Mounding		Raphiolepis	var: Jack Evans	5g	4'	4'
			Cistus	Rockrose	5g	4'	4'
			Pitiosporum	var: Variegata	5g	4'	4'
	Low Mounding		Lantana	Purple	1g	18"	36"
			Trachelospermum	Star Jasmine	1g	18"	36"
	Perennial Color		Agapanthus	Lily of the Nile	1g	12"	12"
			Hemerocallis	Evergreen Daylily	1g	12"	12"
	Turf		Marathon II	Fescue Grass	scd		
	Mulch		Shredded bark mulch min. 2" depth all planter areas				

**design statement:**  
 property located at [367] Felspar Street, San Diego CA, having a Coastal Development (Discretionary) Permit required shall have Landscape Planning developed in accordance with City and Regional Stds. Street Trees shall be Jacaranda as approved species within the Pacific Beach Community Street Plan, District 3.  
 No Existing Specimen Tree or Plant Materials are on site. One Juniper approx 6' w X 8' h located at the North East PL to be removed. All other existing plant material located within the area defined as "Limit Of Work" shall be removed and replaced with size and kind described on planting plan. An Automatic Irrigation System shall be installed as per SD LTM to ensure healthy growth. All Plant materials chosen shall enhance the Architecture and be of a low maintenance and low water use variety. Irrigation system for all Planting areas shall be drip type for water conservation.

SYA REQUIRED	
area total	1201
req. Indscape	604
hardscape	331
area achieved	876
SY POINTS	
required	60
achieved	245
RYA PLANT PTS	
required	60
achieved	146
VUA	
area total	335
plant pts req	17
plant pts achvd	63

**NOTE:** ALL LANDSCAPE TREES SHALL BE PROVIDED WITH 18" X 18" ROOT BARS AND PLANTED IN 18" X 18" AND 18" X 24" PLANTERS. MIN. DIM. 5'  
 Note: 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.

Note: All landscape installation shall be maintained in accordance with the City of San Diego's Land Development Manual Landscape Standards.

Note: Maintenance: All required landscape areas shall be maintained by the 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.

Note: Root barriers shall be placed at all trees within 5' of walks or driveways.

Note: If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired or replaced in kind and of equivalent size per the approved plans

**MINIMUM TREE SEPARATION DISTANCES**

Improvement	Min. distance to street line
General Lines	10'
Traffic signal/stop sign	20'
Underground utility lines	5'
Above ground utility structures	10'
Driveway entries	10'
Intersecting curbs of 2 streets	25' 10"

Note: Irrigation: An irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation. The design shall provide adequate support for the vegetation selected.

Note: Irrigation systems are to be installed as shown on the plans and in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.

Prepared by: **OUTSIDE DIMENSIONS**

15748 Paseo Penasco  
 Escondido, CA 92025

Contact: Steven Ames

Cell: 619/977 2943

E-mail: [STEVEN@WOOD@SOL.COM](mailto:STEVEN@WOOD@SOL.COM)

Project Name: FELEPAR ST CONDO

Project Address: 1367 FELEPAR ST

SAN DIEGO, CA.

Sheet Title: LANDSCAPE DEV.

Rev # 1/1

Rev. 2 6/20/15

Rev. 1 12/8/14

Orig date: 4/1/14

Sheet      of     

Dep#     

**OUTSIDE DIMENSIONS**

landscape design  
 phone 619/977-2943

15748 Paseo Penasco  
 Escondido, CA 92025

Date: 4/1/2014  
 Scale: 1/8"=1'-0"  
 Drawn: Steven  
 Rev:

**L-1**

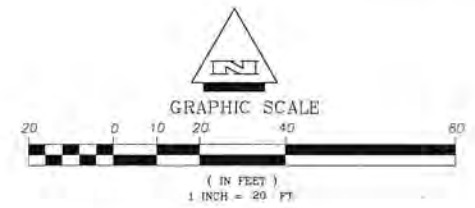
# 1367-69 FELSPAR STREET

## Tentative Map No. 1592942

### Project No. 381122

CITY OF SAN DIEGO  
DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST:  
TENTATIVE MAP TO CREATE 4 RESIDENTIAL CONDOMINIUM DWELLING UNITS AND FILE A LOT CONSOLIDATION PARCEL MAP



- LEGEND:**
- ⊠ INDICATES WATER METER
  - ⊕ INDICATES UTILITY POLE
  - INDICATES SIGN
  - DI INDICATES DRAIN INLET
  - CS INDICATES CONCRETE SURFACE
  - LS INDICATES LANDSCAPE SURFACE
  - TC INDICATES TOP OF CURB
  - FL INDICATES FLOW LINE
  - T INDICATES TRASH ENCLOSURE
  - INDICATES OVERHEAD UTILITY LINE
  - INDICATES WOOD FENCE
  - INDICATES WALL
  - INDICATES SEWER LATERAL
  - INDICATES WATER SERVICE
  - INDICATES PARKING SPACE
  - INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY

2. STREET ADDRESS: 1367 FELSPAR STREET  
N SIDE  
BETWEEN FANJEL STREET AND GRESHAM STREET

3. SITE AREA:  
TOTAL SITE AREA (GROSS): (6,247 SF) 0.14 AC.  
NET SITE AREA: (6,247 SF) 0.14 AC.

4. DENSITY: (RESIDENTIAL)  
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 4  
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0  
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 4  
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 4

5. YARD/SETBACK STANDARD MINIMUM  
FRONT YARD: 20' 15'  
SIDE YARD: — 4'  
REAR YARD: — 5'

6. PARKING:  
PARKING CRITERIA:  
 RESIDENTIAL  COMMERCIAL  INDUSTRIAL  
 MIXED USE  OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	4	2.0	8.0
TOTAL REQUIRED BY ZONE			8.0
TOTAL PROVIDED ON-SITE			8.0

**ZONING INFORMATION**

EXISTING AND PROPOSED ZONE: RM-2-5  
COMMUNITY PLAN NAME: PACIFIC BEACH  
PLANNED DISTRICT: N/A  
OVERLAY ZONES: COASTAL HEIGHT LIMIT  
COASTAL NON-APPEALABLE

**UTILITY TABLE:**

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

**UNIT AREAS**

UNIT	NO. 1	NO. 2	NO. 3	NO. 4	TOTAL SQ. FT.
1ST FLOOR	176	173	146	130	625
2ND FLOOR	754	765	691	829	3039
3RD FLOOR	595	747	703	604	2649
TOTAL	1,525	1,685	1,540	1,563	6,313

**MONUMENTATION & MAPPING**

ALL PROPERTY CORNERS WILL BE SET AND A LOT CONSOLIDATION PARCEL MAP WILL BE FILED WITH THE COUNTY OF SAN DIEGO. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON SAID MAP.

**EXISTING IMPROVEMENTS**

SEWER DRAWING NO. 24975-10-D

**EXISTING & PROPOSED EASEMENTS:**

- THERE ARE NO EXISTING EASEMENTS ON SITE
- THERE ARE NO PROPOSED EASEMENTS.

**DEVELOPMENT NOTES:**

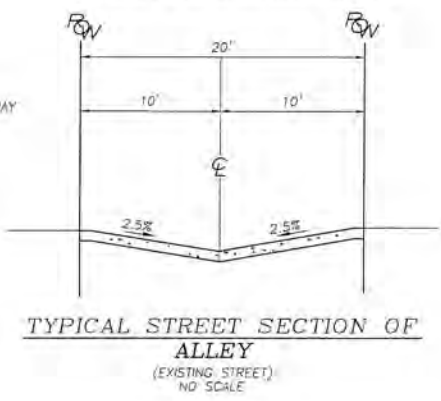
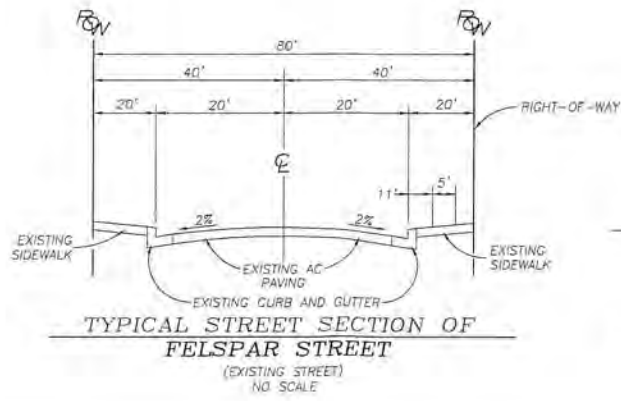
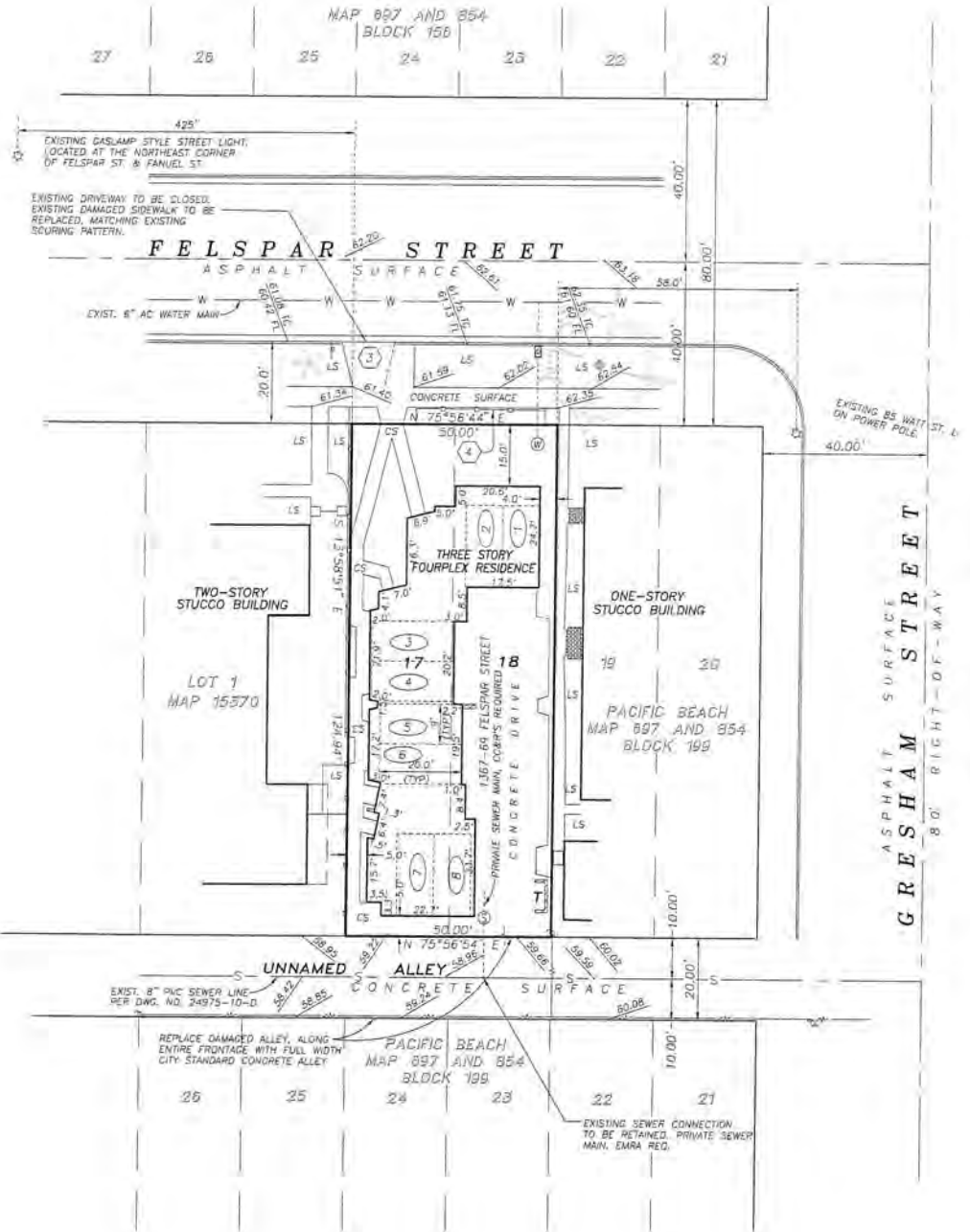
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 4.
- NUMBER OF EXISTING LOTS = 2  
NUMBER OF PROPOSED LOTS = 1
- INDICATES THE SUBDIVIDER SHALL CLOSE THE EXISTING NON-UTILIZED DRIVEWAY WITH CURRENT CITY STANDARD CURB, GUTTER AND SIDEWALK ADJACENT TO THE SITE ON FELSPAR STREET.
- INDICATES THE PROPERTY IS SUBJECT TO AN ENCROACHMENT REMOVAL AGREEMENT REGARDING A WOOD PICKET FENCE, RECORDED JUNE 11, 1998 AS INSTRUMENT NO. 1998-354111 OF OFFICIAL RECORDS
- THE ON-SITE PRIVATE SEWER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S SEWER DESIGN GUIDE FIGURE 2-6.

**OWNER/DEVELOPER:**  
UPWARD TREND, LLC  
875 BANGOR STREET  
SAN DIEGO, CA 92106

DAVID LEPRE, MANAGING MEMBER

**PROFESSIONAL LAND SURVEYOR:**  
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
9665 CHESAPEAKE DRIVE, SUITE 445  
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

*Robert J. Bateman* 11-23-2015  
ROBERT J. BATEMAN, P.L.S. 7046 DATE



Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1354 PHONE: 858-565-8362 FAX: 858-565-4354 EMAIL: rbateman@sdlse.com	
Consultants:	
Benchmark: NORTHWEST BRASS PLUG AT THE INTERSECTION OF FELSPAR STREET AND EVERTS STREET. ELEVATION = 52.755 M.S.L.	Project Soil Condition: Existing developed site.
Project Legal Description: LOT 17 AND 18 IN BLOCK 199 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 697 AND 854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 8, 1892 AND SEPTEMBER 28, 1898, RESPECTIVELY.	Source of Topography: Field survey by San Diego Land Surveying on 06-07-2014
LAMBERT COORDINATES: NAD 27 = 230-1693 NAD 83 = 1670-8253 A.P.N. 423-082-23	Project Permits Required: Tentative Map Coastal Development Permit
Project Name: 1367-69 FELSPAR STREET	Project Address: 1367-69 Felspar Street San Diego, CA 92103
Sheet Title: Tentative Map No. 1592942 PTS No. 381122	Project Owner: UPWARD TREND, LLC 875 Bangor Street San Diego, CA 92106
Scale: 1" = 20' Original Date: April 27, 2014 Revised: November 10, 2015 Revised: November 23, 2015	TM Sheet 9 of 9