



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 15, 2010 **REPORT NO. PC-10-31**

ATTENTION: Planning Commission, Agenda of April 22, 2010

SUBJECT: MARKS RESIDENCE - Project No. 197604. Process 4.

**OWNER/
APPLICANT:** San Diego Community College District (Attachment 11).

SUMMARY

Issue(s) - Should the Planning Commission approve the relocation, rehabilitation and reuse of a historic resource from 1037 15th Street to 2644 Island Avenue in the Grant Hill Historic District in the Southeastern San Diego Planned District?

Staff Recommendation:

1. **State for the record** that the Planning Commission has reviewed and considered the information in Mitigated Negative Declaration SDCCD No. 09-01 and **Adopt** the Mitigation Monitoring and Reporting Program; and
2. **Approve** Site Development Permit No. 699676, Southeastern San Diego Development Permit No. 714238 and Southeastern San Diego Historic Permit No. 709324.

Community Planning Group Recommendation - On February 8, 2010 the Southeastern San Diego Community Group voted 9:0:0 to recommend approval of the proposed project, with five suggested requirements. For further information refer to the Discussion section of this report.

Historic Resources Board Recommendation - The Historic Resources Board, on March 25, 2010, recommended approval of the proposed project by a consent vote of 6:0:0.

Environmental Review - The San Diego Community College District is the Lead Agency and the City of San Diego is the Responsible Agency in this matter. On February 1, 2010, a Mitigated Negative Declaration for this project was issued by the Lead Agency, the San Diego Community College District.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The proposal to relocate an 1893 historic residential structure (Historic Resource #887) from the East Village neighborhood of Centre City to a vacant residential parcel located at 2644 Island Avenue in the Grant Hill neighborhood of Southeastern San Diego meets the goals and objectives of the Southeastern San Diego Community Plan and the General Plan.

BACKGROUND

The proposed relocation property is located at 2644 Island Avenue in the Grant Hill Historic District in the Southeastern San Diego Planned District. The receiver site is identified by the Southeastern San Diego Community Plan for Single Family Residential uses at a density range of 10-15 dwelling units per acre (Attachment 1). The site is presently vacant (Attachment 2). The site is adjacent to commercial property to the north, multi-family residential to the east and west, and single family residential to the south. South of the single family residences on the south side of Island Avenue is the Grant Hill Park (Attachment 3).

DISCUSSION

Project Description

The project proposes to relocate, rehabilitate and reuse a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea at 1037 15th Street to 2644 Island Avenue in the Grant Hill Historic District (Attachment 4). All work would be monitored and be required to conform to the Standards of the Secretary of the Interior for historic structures. The property and the relocated and rehabilitated historical resource would be sold by the San Diego Community College District for reuse as a single family residence.

The addition of the historic structure at this location would provide value to the neighborhood and community by the establishment of a historic structure in the neighborhood occupied by a resident and by other improvements to the site, including yet not limited to site grading, drainage, walls, fences, lighting, an irrigation system, landscaping and ongoing maintenance of the property by the San Diego Community College District. The site would be graded to improve drainage of the site to protect the historic resource and to prepare the vacant site for the proposed use. The site would be landscaped using trees, shrubs, ground cover and drought tolerant grasses (Attachment 5).

Required approvals

A Site Development Permit and Southeastern San Diego Development Permit are required when relocating a structure onto a property within the Southeastern San Diego Planned District. A Southeastern San Diego Historic Permit is also required for construction within the Grant Hill Park Historic District.

Community Plan Analysis

The 8,400 square foot site is designated Single Family Residential in the Southeastern San Diego Community Plan which would allow a residential density of between ten and fifteen dwelling units per acre. The proposed placement of a single residence on the parcel is consistent with the allowable residential density. The project as proposed implements the goals and objectives embodied in the Southeastern San Diego Community Plan and the General Plan which places an emphasis on preservation of the historic character of the neighborhood, historic structures, and sensitive infill housing complementary to the community style and scale.

Environmental Analysis

The San Diego Community College District is the Lead Agency and the City of San Diego is the Responsible Agency in this matter. In compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, the San Diego Community College District conducted an Initial Study for the proposed project to evaluate if there could be significant environmental effects as a result of implementing the project. The Initial Study concluded the proposed project could have significant environmental effects in the areas of Historical Resources (Archaeology), Historical Resources (Architecture) and Human Health/Public Safety/Hazardous Materials. On February 1, 2010, a Mitigated Negative Declaration for this project was issued by the Lead Agency, the San Diego Community College District. Subsequent revisions in the project proposal now create the specific mitigation identified in Section V of the Mitigated Negative Declaration SDCCD No. 09-01.

On February 18, 2010, the Lead Agency certified the Mitigated Negative Declaration SDCCD No. 09-01 and, per the Notice of Determination, found that: (1) the project will not have a significant impact on the environment; (2) a Mitigated Negative Declaration was prepared pursuant to CEQA; (3) mitigation measures were made a condition of the approval of the project; and (4) a MMRP was adopted for the project. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified and preparation of an Environmental Impact Report is not required.

Community Planning Group Recommendation

On February 8, 2010 the Southeastern San Diego Planning Group voted 9:0:0 to recommend approval of the proposed project, with the following five suggested requirements (Attachment 6):

1. Police Department Review and Recommendations be supported and implemented;
2. All Project Tracking System (PTS) issues (must) be cleared;
3. Any and all applicable historical guidelines and standards must be met;
4. Approach/communicate with the 8th District Council Office regarding the need for a mid-block light at the northeastern corner of the alley (this should be a capital improvement project expense).
5. Added at the Board meeting: that the crawl space under the house (must) be functional enough to actually get under (the house) should future work need to be done.

Staff has these responses to the five suggested requirements from the Southeastern San Diego Planning Group.

1. Police Department Review and Recommendations be supported and implemented.

Residential projects are not reviewed by the San Diego Police Department Crime Prevention Unit.

2. All Project Tracking System (PTS) issues (must) be cleared.

All issues identified by City staff during the review and processing of this application have been resolved in accordance with adopted City Council policies and the regulations of the Land Development Code.

3. Any and all applicable historical guidelines and standards must be met.

The project is required by the conditions of approval to conform to the Secretary of the Interior Standards for the removal, relocation and rehabilitation of historic structures.

4. Approach/communicate with the 8th District Council Office regarding the need for a mid-block light at the northeastern corner of the alley (this should be a capital improvement project expense).

The proposed project does not create the need for a signalized intersection and no requirement is proposed in the draft permit.

5. Added at the Board meeting: that the crawl space under the house (must) be functional enough to actually get under (the house) should future work need to be done.

Staff has not made this a condition of approval as there is no basis in the Land Development Code for such a requirement.

Conclusion

The relocation, rehabilitation and reuse of the historic resource would be consistent with the goals of the General Plan and Southeastern San Diego Community Plan and the regulations of the Land Development Code. No net change to the availability of housing would result from the project approval. The project would provide drought tolerant landscaping. The resulting benefits of the project would be positive for the community and City of San Diego. Moving the historic resource from its present location would allow an expansion of the San Diego City College facilities and would materially assist in accomplishing the goal of providing educational opportunities in the City together with the social and economic benefits that accrue from an educated citizenry.

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the proposed development (Attachment 7) and draft conditions of approval (Attachment 8). Staff is recommending the Planning Commission approve the project as proposed.

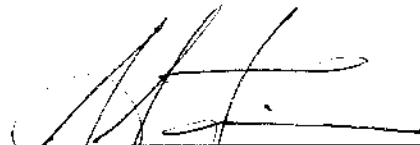
ALTERNATIVES

1. Approve Site Development Permit No. 699676, Southeastern San Diego Development Permit No. 714238 and Southeastern San Diego Historic Permit No. 709324, **with modifications.**
2. Deny Site Development Permit No. 699676, Southeastern San Diego Development Permit No. 714238 and Southeastern San Diego Historic Permit No. 709324, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



John S. Fisher
Development Project Manager
Development Services Department

BROUGHTON:JSF

Attachments:

1. Southeastern San Diego Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Proposed Site/Landscape Plan
5. Proposed Plans
6. Southeastern San Diego Planning Group recommendation
7. Draft Development Permit Resolution with Findings
8. Draft Development Permit with Conditions
9. Project Chronology
10. Project Data Sheet
11. Ownership Disclosure Statement



Legend

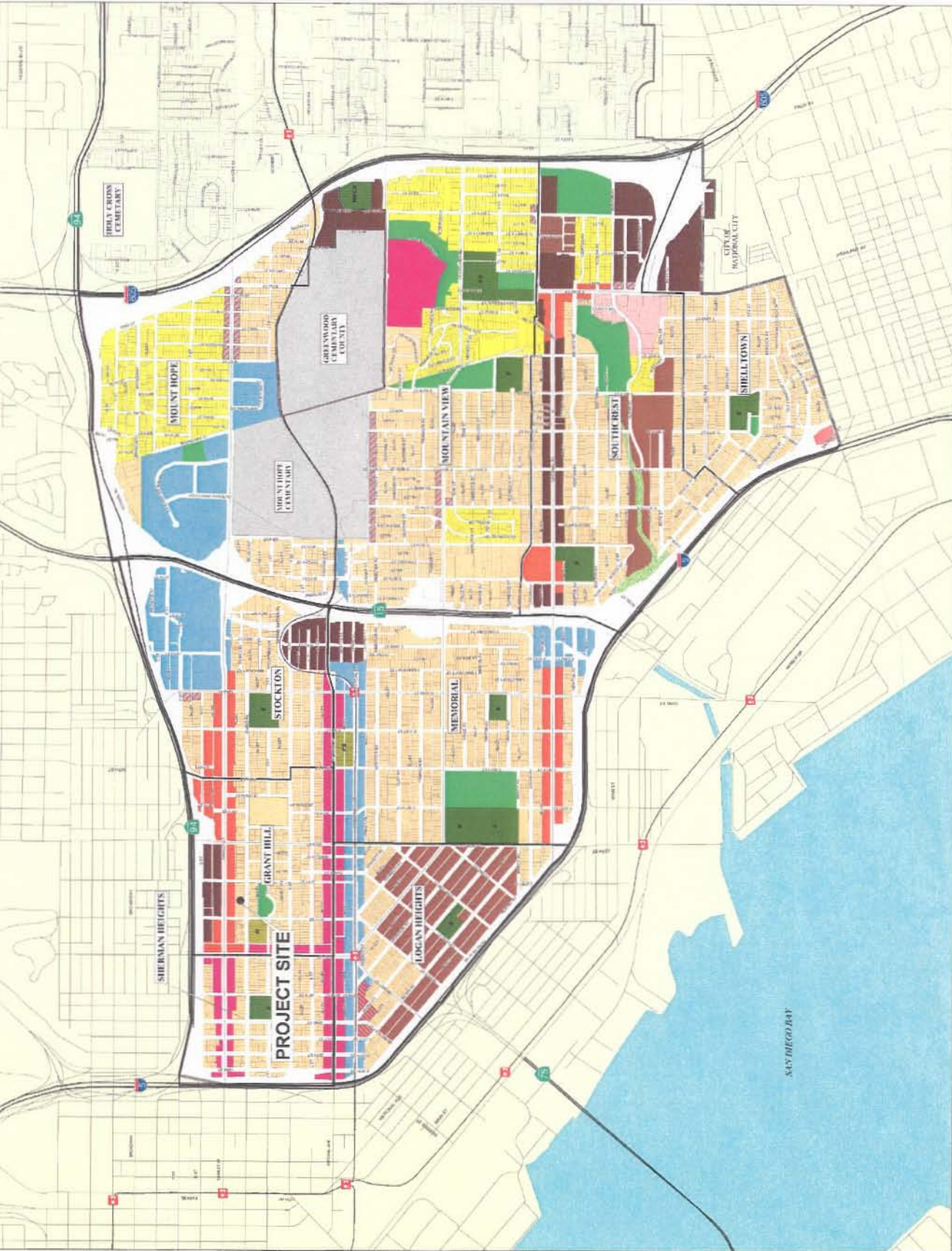
- Community Plus Boundary
- Single Family R1-15 (2-3 Units)
- Single Family R1-15 (3-5 Units)
- Single Family R1-15 (5-10 Units)
- Single Family R1-15 (10-15 Units)
- Single Family R1-15 (15-17 Units)
- Multi-Family R1-15 (18-24 Units)
- Multi-Family R1-15 (25-30 Units)
- Multi-Family R1-15 (31-40 Units)
- Neighborhood Village
- Neighborhood Commercial
- Recreational/Personal (1-14 Units)
- Multiple Use
- General Commercial
- Community Commercial
- Neighborhood Commercial
- Open Space
- Industrial
- Dark
- Open Space
- Community
- Institutional
- School/Public Facilities
- Educational Cultural Complex (ECC)
- Elementary School
- Hospital
- Senior High School
- Police Station
- YMCA
- Municipal Boundary
- Neighborhood InterLanes
- Parkway
- Rail Road
- Trolley Station

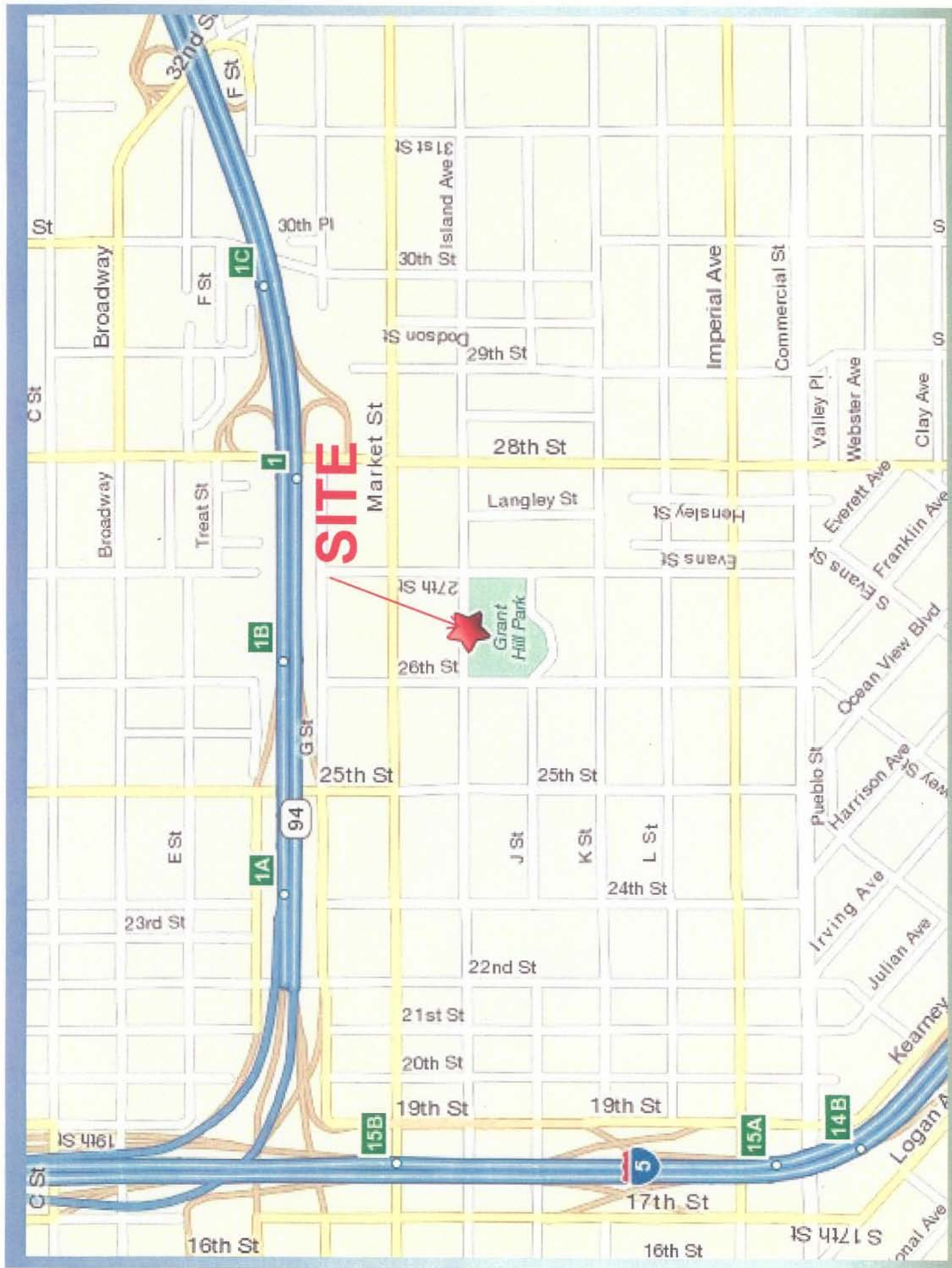
- DRAFT -

NOT FOR PERMITS
 This map is for advisory purposes only. No administrative changes have been automatically made. All changes to the community plan must be approved by the City Council. This map is not to be used for any other purpose without the prior written consent of the City of San Diego.



**Southeastern San Diego
 Community Plan Land Use**









JOB NO.:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY: OWNER

1ST SUBMITTAL 10/19/09
 2ND SUBMITTAL 07/15/10

PLANT PALETTE

| ABBR. | SCIENTIFIC NAME | COMMON NAME | NOTES |
|--------------------------------------|---------------------------------------|-----------------------------------|---|
| STREET TREES | | | |
| JAC. MH. | JACARANDA MIMOSIFOLIA | JACARANDA | PURPLE FLOWERS IN LATE SPRING ARE A SHOW STOPPER. NICE FERN-LIKE FOLIAGE. BRIEFLY DECIDUOUS. |
| TREES | | | |
| CI. SPP. | CITRUS SPP. | LEMON, LIME, NAVEL, VALENCIA | USE SEMI-DWARF HYBRIDS. NARROW FORM GOOD FOR CONFINED SPACES. 3-6" FLOWERS, LARGE FRUIT AND LEAF DROP REQUIRES MAINTENANCE. |
| MAG. L.S. | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | LITTLE GEM MAGNOLIA | ROUND HEADED CANOPY, BROADENS WITH AGE, BRIGHT GREEN NEEDLES, TAKES COASTAL CONDITIONS, AND HEAT, EDIBLE SEEDS (PINE NUTS). |
| PI. PIN. | PINUS PINEA | ITALIAN STONE PINE | |
| UPRIGHT SCREENING SHRUBS | | | |
| DOD. PUR. | DODONAEA V. PURPUREA' | PURPLE HOPSPEED BUSH | FAST GROWING SHRUB, LONG NARROW PURPLE LEAVES, PAPERY SEED CAPSULES, DROUGHT TOLERANT. |
| LEU. G.C. | LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' | TEXAS RANGER | DENSE UPRIGHT SHRUB 6-8' TALL BY 3-5' WIDE. SILVER GREEN FOLIAGE WITH DEEP PURPLE FLOWERS IN SUMMER. |
| LIS. TEX. | LIGUSTRUM J. 'TEXANUM' | TEXAS PRIVET | UPRIGHT, DENSE SHRUB WITH GLOSSY GREEN LEAVES AND WHITE FLOWERS. |
| PT. TEL. | PITIOSFORUM TENIFOLIUM | N.C.N. | GREAT TALL SCREEN. HAS GOOD TOLERANCE FOR SEACOAST. |
| ROS. T.B. | ROSMARINUS O. 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY | LEAVES ARE RICH, GREEN, FLOWERS BLUE VIOLET. RIGID UPRIGHT BRANCHES. |
| LARGE PROCUMBENT SHRUBS | | | |
| CS. CRE. | CISTUS CRETICUS | CORSICAN ROCKROSE | PURPLE FLOWERS ON LOOSE FOLIAGE. VERY DROUGHT RESISTANT. |
| SAL. SB. | SALVIA 'SANTA BARBARA' | DWARF MEXICAN SAGE | 2-3 FEET TALL ULTIMATELY THICE AS WIDE. WONDERFUL PURPLE AND WHITE 'TIFE CLEANER' FLOWER SPIKES THROUGHOUT LATE SPRING AND SUMMER. ALKALINE TOLERANT. |
| SAL. M.S. | SALVIA 'NIPFERD SILMAN' | NIPFERD SILMAN HYBRID SAGE | CLEVELAND SAGE WITH LAVENDER TO BLUE FLOWERS. FRAGRANT GREY-GREEN LEAVES. |
| MEDIUM FLOWERING SHRUBS | | | |
| CS. CRE. | CISTUS CRETICUS | CORSICAN ROCKROSE | PURPLE FLOWERS ON LOOSE FOLIAGE. VERY DROUGHT RESISTANT. |
| LAN. IRE. | LANTANA S. 'IRENE' | IRENE LANTANA | SP. X 4 FT. SHRUB W/ MAGENTA AND LEMON YELLOW FLOWERS, COAST, FULL SUN. CLASSIC OLD CALIFORNIA AND OLD WORLD PLANT. DONT OVERWATER. DARK BLUE LEAVES AND BERRIES, WHITE FLOWERS, DENSE AND COMPACT. SLOW. |
| MYR. G.C. | MYRTUS COMMIS 'COMPACTA' | COMPACT MYRTLE | EVERGREEN SHRUB, NATIVE TO CALIFORNIA. LARGE BERRIES, GREEN, THEN RED, THEN BLACK WHEN RIPE. GROWS 4-8' TALL WITH EQUAL SPREAD. |
| RHA. E.G. | RHAMNUS CALIFORNICA 'EVE CASE' | EVE CASE CALIF. COFFEEBERRY | PINK FLOWERS. THICE A YEAR, HEAVILY IN SPRING THEN LATER IN SEPT. EASY CARE SHRUB REQUIRES LITTLE PRUNING. |
| RHA. SPR. | RHAPHIOLEPIS INDICA 'SPRINGTIME' | SPRINGTIME INDIAN HAWTHORN | |
| SMALL SHRUBS & PERENNIALS | | | |
| CAR. BB. | CARISSA M. 'BOXHOOD BEAUTY' | BOXHOOD BEAUTY NATAL PLUM | WHITE FLOWERS ON DARK GREEN FOLIAGE, 2.5 FT. HIGH BY 4 FT. WIDE, COAST ONLY, SUN OR SHADE. |
| LAN. T.S. | LANTANA 'TEENIE BEEBEE' | TEENIE BEEBEE LANTANA | COMPACT GLOBE TO 2 1/2 FEET, NEARLY YEAR ROUND BLOOM OF FUCHSIA PINK AND YELLOW FLOWERS, NEEDS LITTLE PRUNING OR CARE. FULL SUN. |
| LAV. G.C. | LAVANDULA 'WOODFIN CREEK GREY' | WOODFIN GREEK GREY LAVENDER | MORE GRAY, COMPACT THAN LIDENTATA, BUT ALSO FLURS. MOST OF GROWING SEASON. WIDELY TOLERANT OF SOILS. CONTRACT GROW (IN ADVANCE) FOR LARGE SUPPLY. |
| PE. B. B. | PELLARONIS PELTATUM 'BLUE BLIZZARD' | IVY GERANIUM HYBRID | EASY CARE PLANT WITH ALMOST YEAR ROUND BRIGHT PURPLE BLOSSOMS. |
| ACCENT PLANTS | | | |
| DIE. BIG. | DIETES BIGLORA | AFRICAN IRIS | YELLOW GREEN IRIS-LIKE FLOWERS WITH DARK BROWN- PURPLE CENTERS ON STRAP-LIKE LEAVES TO 3 FEET. |
| HES. PAR. | HESTERALOE PARVIFLORA | RED YUCCA | FOUNTAIN-LIKE, NARROW SWORD SHAPED LEAVES WITH PINK TO RED FLOWER CLUSTERS ON LONG SPIKES. |
| LIM. FER. | LIMONIUM PEREZII | STATICE, SEA LAVENDER | PERENNIAL GOOD NEAR COAST, PURPLE FLOWERS, TOLERANT OF ADVERSE CONDITIONS, SPREADS BY SEED. |
| MH. CAP. | MULLEBERGIA CAPILLARIS | PINK HISP GRASS, PINK HURLY GRASS | DELICATE, AIRY VIOLET COLORED PANICLES APPEAR AS CLOUDS OF PURPLE OVER THE FOLIAGE. |
| PHO. AC. | PHORNIUM T. 'ATROPURPUREUM COMPACTUM' | DWARF BRONZE NEW ZEALAND FLAX | COMPACT VERSION OF ATROPURPUREUM, PURPLE OR REDDISH BROWN FOLIAGE, UPRIGHT. |
| PHO. JS. | PHORNIUM T. 'LACK SPRAY' | HYBRID NEW ZEALAND FLAX | DWARF HYBRID, 10 IN. HIGH AND WIDE, REDDISH BROWN TRUSTED LEAVES. |
| VINES | | | |
| MAC. ILC. | MACPADIENA INQUIS-CATI | CAT'S CLAW VINE | VIGOROUS CROPER, CLIMBS BY HOOKED TENDRILS, GLOSSY GREEN LEAVES, YELLOW TRUMPET FLOWERS IN SPRING, MODERATE WATER. |
| GROUNDCOVERS | | | |
| CAL. HAR. | CALYLOPHIS HARTWEGII | HYDROPSIS | CA NATIVE, LOW SPREADING PERENNIAL, NARROW GREEN LEAVES, 1" LEMON YELLOW FLOWERS SPRING/SUMMER, WATER 2X/WD IN SUMMER, SUN/PT. SHADE. |
| GAZ. MY. | GAZANIA 'MITSUBA YELLOW' | SUNDRIP GAZANIA | BRIGHT YELLOW FLOWERS HYBRID ON DEEP GREEN FOLIAGE. |
| MYO. PAR. | MYOPORIUM PARVIFOLIUM 'PUTAH CREEK' | N.C.N. | VISCOROUS CROPER, 1 FT. TALL AND 3 FT. WIDE. |
| SAL. BB. | SALVIA 'BEES BLISS' | HYBRID SAGE | HYBRID OF S. CLEVELANDII, NICE MOUNDING GROUNDCOVER, GREY GREEN LEAVES, SPIKES OF LAVENDER FLOWERS, BEES LOVE IT. |
| DROUGHT TOLERANT LAWN | | | |
| ZOY. ET. | ZOYSIA EL TORO' | EL TORO ZOYSIA GRASS | |

GENERAL NOTES

ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE [42.0408].

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, SAN DIEGO COMMUNITY COLLEGE DISTRICT. 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.

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

MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH [42.0418(5)].

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.

LANDSCAPE AREAS FOR TREES: THE OPENINGS FOR TREES PLANTED IN PAVED AREAS SHALL BE A MINIMUM 40 SQUARE FEET IN AREA AND WATER PERMEABLE. UNCONSOLIDATED MULCH MATERIALS MUST BE COVERED BY TREE GRATES OR UNATTACHED PAVERS.

MAINTENANCE CRITERIA

TREES SHALL BE WATERED DEEPLY, BUT INFREQUENTLY, TO PROMOTE DEEPER ROOTING, AND SHALL BE FERTILIZED AS REQUIRED BY SOUND HORTICULTURAL PRACTICES.

PLANTS SHALL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC.

TREE GUYS AND STAKE TIES SHALL BE INSPECTED AND ADJUSTED PERIODICALLY, AND REMOVED WHEN NECESSARY, TO INSURE THAT THEY ARE ADEQUATELY SURROUNDING THE TREE WITHOUT GIRDLING TRUNKS OR BRANCHES.

PLANTS SHALL BE PRUNED TO AVOID BLOCKING WALKS, PASSAGEWAYS AND SIGHT DISTANCE VIEWS FOR VEHICULAR TRAFFIC.

DEAD PLANTS SHALL BE REPLACED, DAMAGED BRANCHES SHALL BE REMOVED, AND OVERGROWN AREAS SHALL BE THINNED BY THE SELECTIVE REMOVAL OF UNNECESSARY PLANTS.

SHRUBS AND VINES USED FOR SCREENING TRASH ENCLOSURES AND SERVICE AREAS SHALL BE PRUNED TO MAXIMIZE SCREENING WHILE ALLOWING ACCESS TO THE STORAGE/SERVICE AREAS.

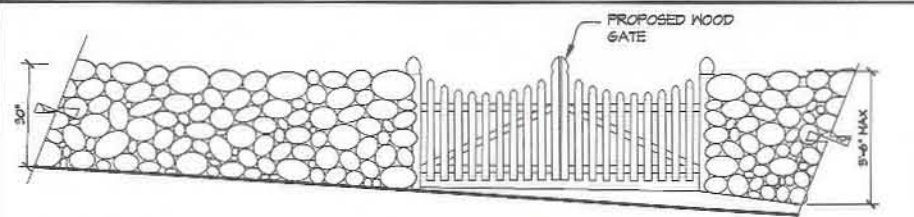
SHRUBS, TREES, AND VINES USED TO MEET THE "REMAINING YARD RESIDENTIAL BUFFERING" REQUIREMENT OR FOR SCREENING ADJACENT PROPERTIES SHALL BE KEPT PRUNED SO THEY DO NOT INTERFERE WITH PEDESTRIAN TRAFFIC AND DO NOT ENCROUGH EXCESSIVELY ONTO THE ADJACENT PROPERTY.

IRRIGATION NOTES

ALL PLANTED AREAS SHALL BE IRRIGATED WITH A PERMANENT, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM USING LOW PRECIPITATION AND PRECIPITATION MATCHED HEADS. LAWN AREAS SHALL HAVE SEPARATE SYSTEMS. ALL SPRINKLER HEADS IN THE RIGHT-OF-WAY OR WITHIN TWO FEET OF THE SIDEWALK SHALL HAVE EXCESS FLOW VALVES IN THEM AND BE ON VALVES CONTROLLED FROM WITHIN THE PROPERTY.

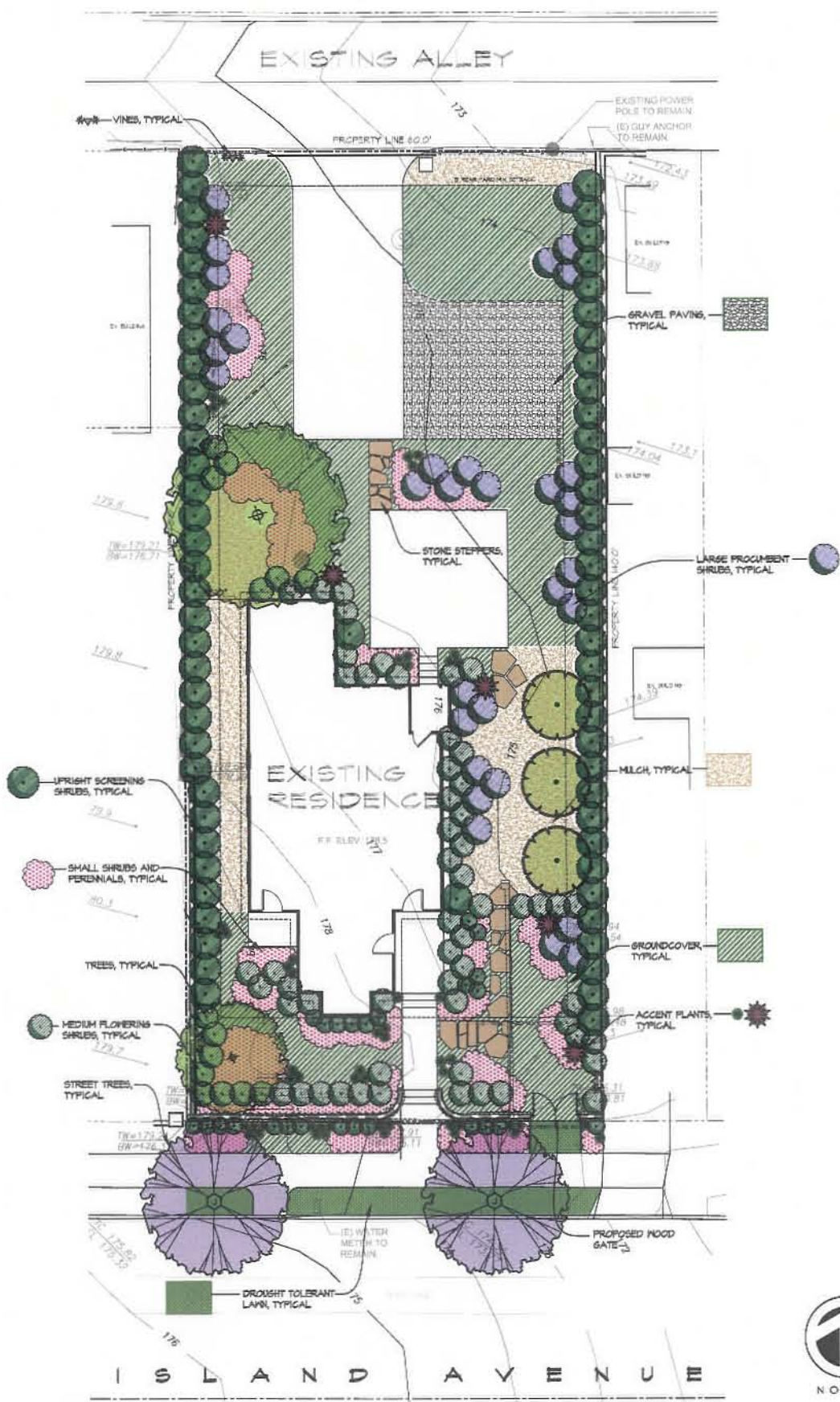
MAINTENANCE NOTES

LANDSCAPE MAINTENANCE SHALL BE PERFORMED ON ALL IMPROVED AREAS OF THE SITE, PER THE CRITERIA OF THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AS WELL AS THE REQUIREMENTS OF THE MAINTENANCE MANUAL AND SPECIFICATIONS OF DAVID REED, LANDSCAPE ARCHITECTS.

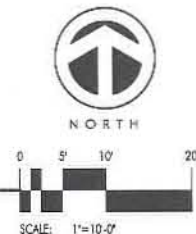


WOOD GATE

SCALE: 1/2"=1'-0"



LANDSCAPE CONCEPT PLAN



OUR PLANS ARE PRINTED ON RECYCLED PAPER...
 REVISIONS: 1. 10/19/09...
 CHECKED BY: [Signature]...
 DESIGNED BY: [Signature]...
 DATE: 10/19/09

DRAINAGE NOTES

1. ALL MAIN DRAIN LINES SHOWN TO BE 3" PVC @ 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
2. ALL CATCH BASIN LEADS TO BE 3" PVC @ 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
3. HARDSCAPE GRADES TO BE 1% MINIMUM TO DRAINS AND AWAY FROM STRUCTURE.
4. SOFTSCAPE GRADES TO BE 2% MINIMUM TO DRAINS (1% WHERE FLOW IS CONCENTRATED) AND 2% MINIMUM AWAY FROM STRUCTURE.
5. SOIL COVER ABOVE DRAIN LINES SHALL BE 12" MINIMUM UNLESS OTHERWISE NOTED.
6. NOTIFY CIVIL ENGINEER IF ANY NON-DRAINING SUMP CONDITIONS BECOME APPARENT DURING CONSTRUCTION.

STORMWATER NOTES

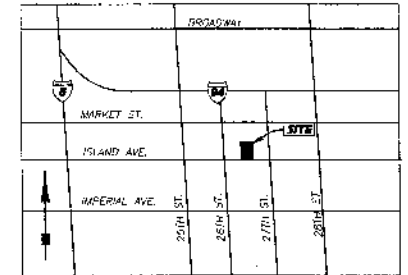
- A. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2 DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- B. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- C. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

ATTACHMENT 5
LEGEND

| DESCRIPTION | STD DWG | SYMBOL |
|-------------------------------------|--------------------|--------|
| PROPERTY LINE | N45°45'45"W | --- |
| ROW CENTERLINE | | --- |
| EXISTING CONTOUR | 90 | --- |
| PROPOSED CONTOUR | 90 | --- |
| EXISTING SPOT ELEVATION | 100.00 | ○ |
| PROPOSED SPOT ELEVATION | | ○ |
| DRAINAGE SWALE OR DIRECTION OF FLOW | | → |
| 3" PVC DRAIN LINE | | --- |
| PROPOSED 3" LANDSCAPE DRAIN | | ○ |
| 12"x12" PVC SQUARE DRAIN W/GRATE | | □ |
| RETAINING WALL | PER CITY STANDARDS | --- |
| BUILDING FOOTPRINT | | --- |

ABBREVIATIONS

| | |
|------|-------------------------------------|
| AC | ALPHATIC CONCRETE |
| BRW | (GRADE AT) BOTTOM OF RETAINING WALL |
| CB | CATCH BASIN |
| FF | FINISH FLOOR |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| HP | HIGH POINT |
| IE | INVERT ELEVATION |
| PCC | PORTLAND CEMENT CONCRETE |
| TC | TOP OF CURB |
| TRW | (GRADE AT) TOP OF RETAINING WALL |
| C.O. | CLEANOUT |



VICINITY MAP
THOMAS BROS. MAP 1289-04
NO SCALE

CIVIL ENGINEER:

JOHN S. COFFEY
COFFEY ENGINEERING, INC.
10650 SCRIPPS RANCH BLVD., SUITE 210
SAN DIEGO, CA 92131
(858) 831-0111
FAX: (858) 831-0179

JOHN S. COFFEY
EXP 06/30/10
RCE 062715

DATE



SOURCE OF TOPOGRAPHY

COFFEY ENGINEERING, INC.
10650 SCRIPPS RANCH BLVD SUITE 210
SAN DIEGO, CA 92131.

DATE OF SURVEY MARCH 24, 2009

BENCHMARK

SEBP AT INSPIRATION DRIVE & INSPIRATION WAY, ELEV. 489.403, CITY OF SAN DIEGO VERT CONTROL BOOK

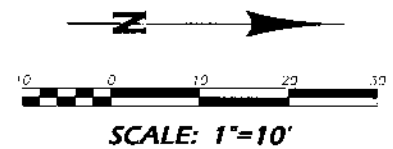
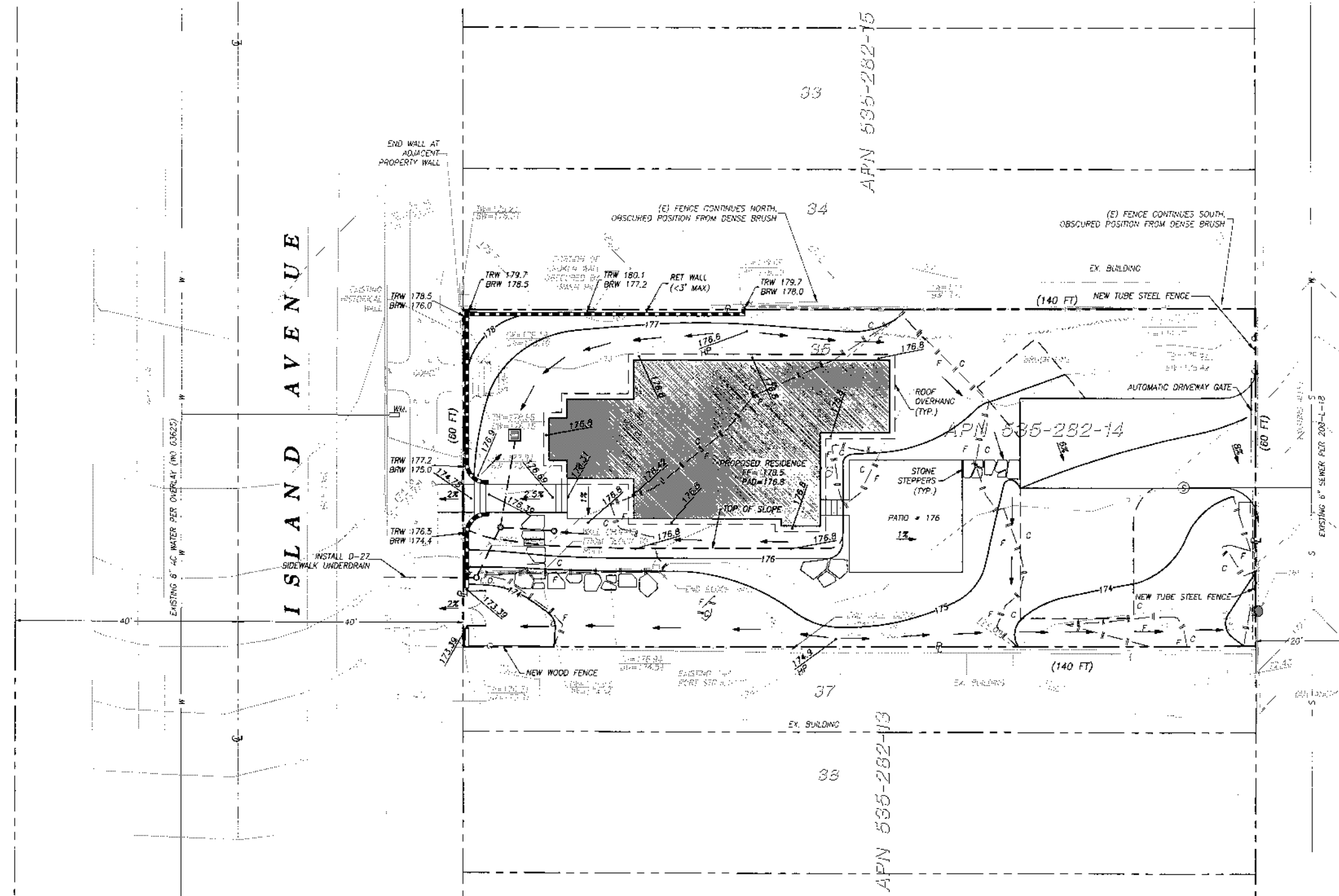
LEGAL DESCRIPTION

DEED BOOK 0014, PAGE 83, BLOCK 39, LOTS 35 & 36, PORTION OF LOT 37, FILED WITH THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

APN: 535-282-14

EASEMENT NOTE:

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE EASEMENTS MAY BE PRESENT ON THE SUBJECT PROPERTY.



* QUANTITIES INCLUDE 830 CY OF REMEDIAL GRADING (830 CUT / 830 FILL ONSITE)

GRADING TABULATIONS

| | | | |
|------------------------------------|------------------|------------------------|------------|
| TOTAL AMOUNT OF SITE TO BE GRADED: | 0.184 ACRES | % OF TOTAL SITE: | 35% |
| AMOUNT OF CUT: | 949 CUBIC YARDS* | MAXIMUM DEPTH OF CUT: | 4.75 FEET* |
| AMOUNT OF FILL: | 940 CUBIC YARDS* | MAXIMUM DEPTH OF FILL: | 1 FEET |
| MAXIMUM HEIGHT OF FILL SLOPE(S): | 3 FEET | SLOPE RATIO: | 2.5:1 |
| MAXIMUM HEIGHT OF CUT SLOPE(S): | 2 FEET | SLOPE RATIO: | 3:1 |
| AMOUNT OF IMPORT/EXPORT SOIL: | -0- CUBIC YARDS | MAXIMUM HEIGHT: | 3 FEET |
| RETAINING/ CURB WALLS: | LENGTH 97 FEET | | |

| | |
|---|-----------------------|
| CITY OF SAN DIEGO, CALIFORNIA | |
| SITE DEVELOPMENT PERMIT | |
| VICTORIAN HOME | ORIGINAL 10/19/09 |
| 2644 ISLAND AVENUE SAN DIEGO, CA 92102 | REVISIONS |
| DRAINAGE AND PERMANENT BMP PLAN | C.2 |
| DRAWN BY: FR | CHECKED BY: J. COFFEY |
| SHEET 1 OF 1 | |

COFFEY ENGINEERING, INC.
10650 SCRIPPS RANCH BLVD., SUITE 210, SAN DIEGO, CA 92131
PH: (858) 831-0111 FAX: (858) 831-0179

SITE PLAN KEYNOTES

- 1 EXISTING COBBLE WALL TO BE TORN DOWN TO MOVE HOUSE ON TO PROPERTY - PREVIOUSLY EXISTING COBBLE TO BE USED AS FACING FOR NEW RETAINING WALLS.
- 2 EXISTING CONCRETE STEPS TO BE REMOVED AND REPLACED IN NEW LOCATION.
- 3 REMOVE EXISTING DRIVEWAY
- 4 PARKING FOR 2 CARS
- 5 NEW GATE
- 6 NEW FENCE & GATE.
- 7 NEW 8' FENCE
- 8 NEW 400 SQ FT HARDSCAPE PLAY AREA

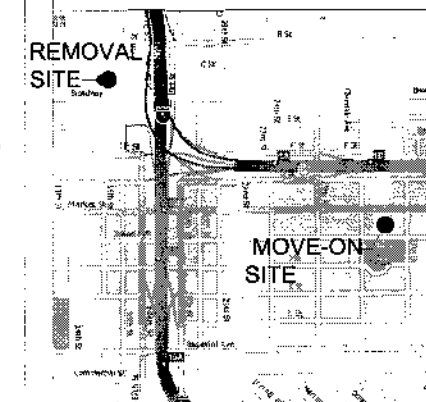
NOTES

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.

BUILDING ADDRESS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY (UFC 901.4.4)

VICINITY MAP



HEIGHT LIMIT:
NO BUILDING OR STRUCTURE SHALL BE ERECTED, CONSTRUCTED, ALTERED, MOVED OR ENLARGED TO A GREATER HEIGHT THAN 24 FEET FOR STRUCTURES WITH A FLAT ROOF NOR GREATER THAN 30 FEET MEASURED TO THE RIDGE LINE ON STRUCTURES WITH ROOFS HAVING A PITCH OF 3:12 OR STEEPER. ALL BUILDINGS IN THE SINGLE-FAMILY (SF) ZONES SHALL BE LIMITED TO TWO STORIES.

EXISTING USE: SINGLE-FAMILY RESIDENCE
PROPOSED USE: SINGLE-FAMILY RESIDENCE

OCCUPANCY GROUP:
R-3

BUILDING TYPE:
V-B

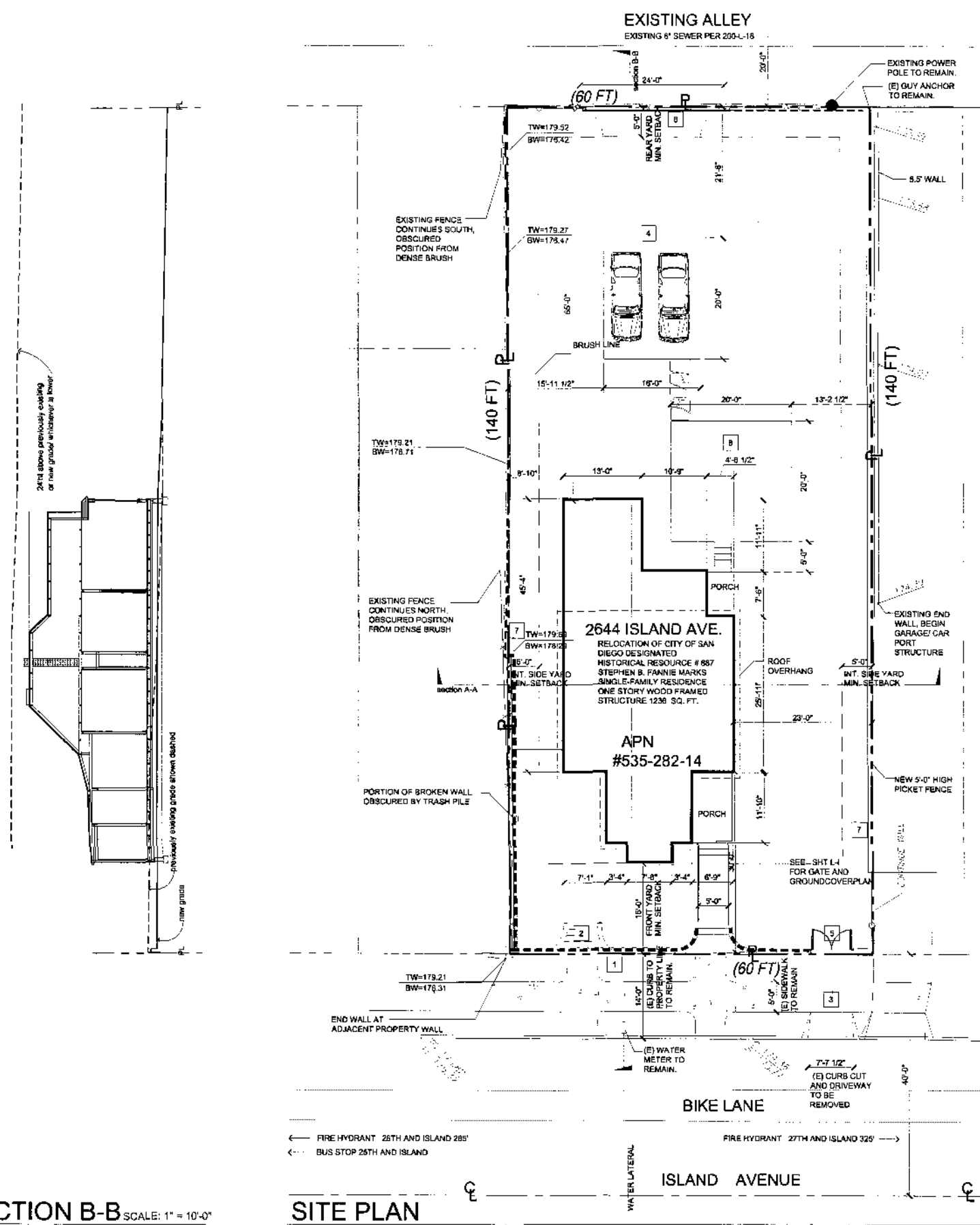
CONSTRUCTION YEAR OF EXISTING HOUSE:
1866-1893 PERIOD OF SIGNIFICANCE

LOT AREA:
8400 SQ. FT.

FLOOR AREA RATIO (FAR) ALLOWED: 0.50
FLOOR AREA RATIO (FAR) PROPOSED:
1257 SQ. FT. / 8400 SQ. FT. = 0.15

SITE SECTION B-B SCALE: 1" = 10'-0"

SITE PLAN SCALE: 1" = 10'-0"



PROJECT: CITY OF SAN DIEGO HISTORIC RESOURCE #887 STEPHEN B. AND FANNIE MARKS RESIDENCE

SHEET TITLE: PROJECT DEVELOPMENT SUMMARY SITE PLAN AND SECTION FOR MOVE-ON SITE

DATE: 10-19-09
REV. REV.

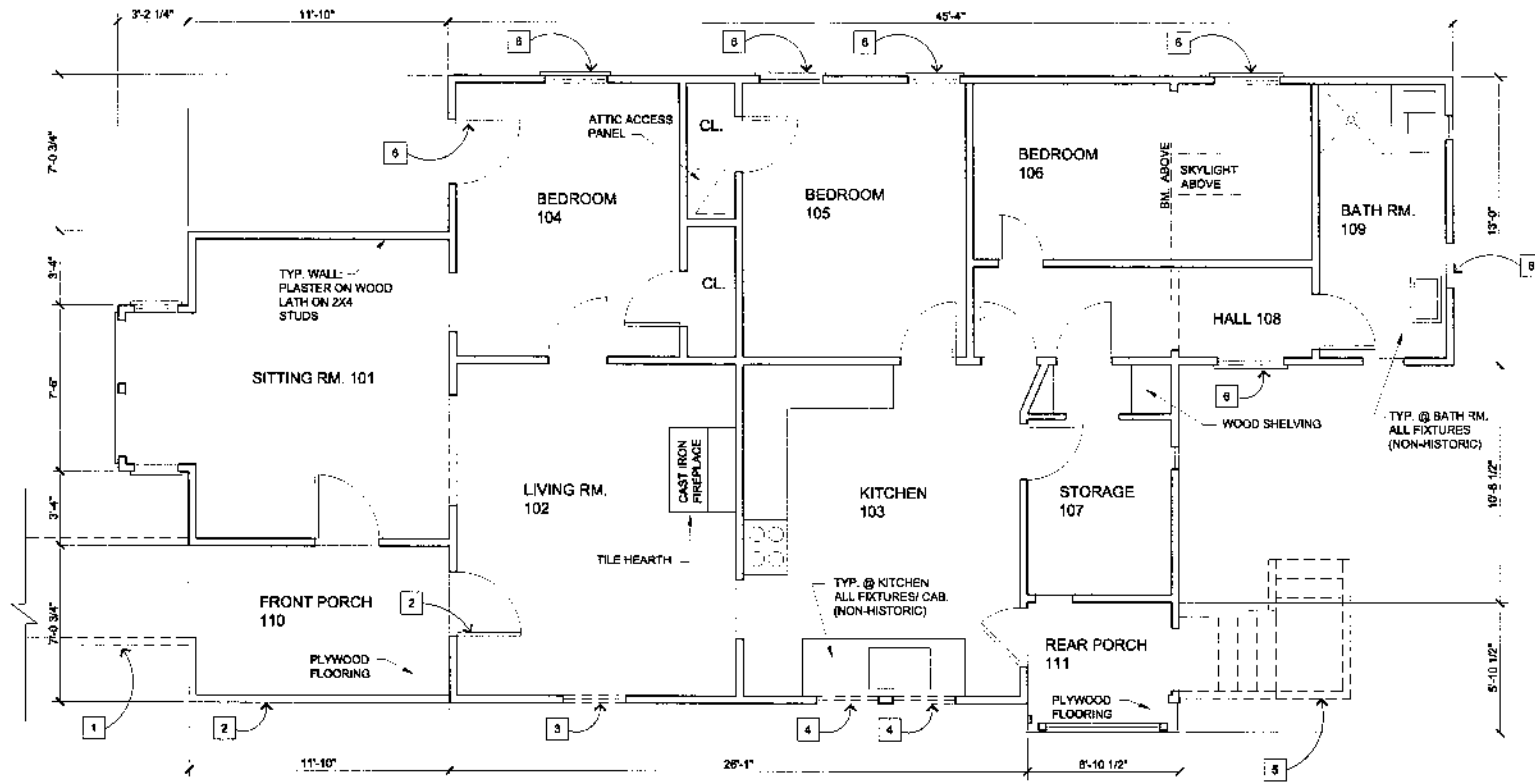
A1
SHEET OF

These drawings and specifications are the property and copyright of the architect and shall not be used on any other work without the written consent of the architect. Within dimensions shall also reference near scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of the architect prior to the commencement of any work.

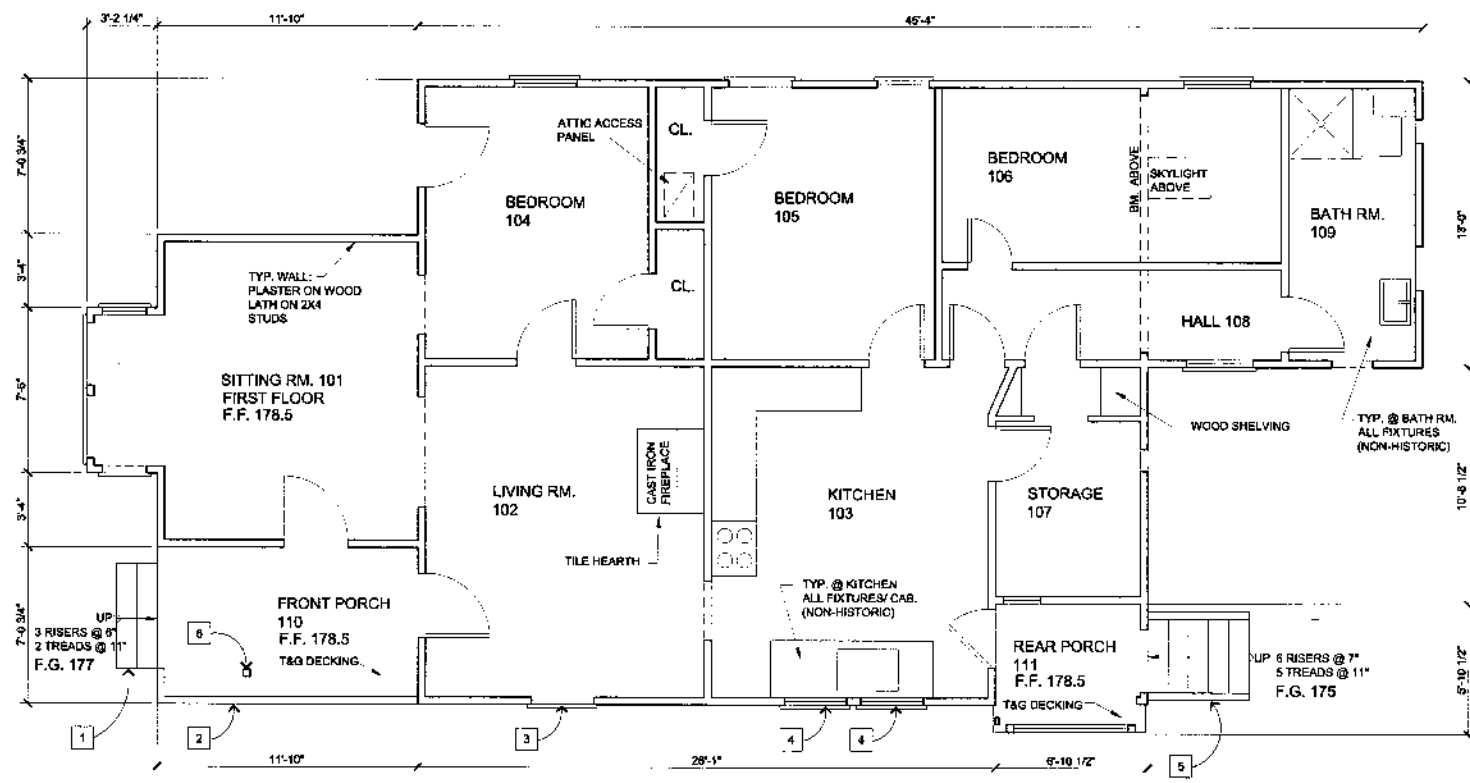
PROJECT NO:
09070

ARCHITECT:
GALVIN CRISTILLI PARSHALLE ARCHITECTS

PREPARED BY: JIM GALVIN
1775 HANCOCK STREET, SUITE 295
SAN DIEGO, CA 92110
EMAIL: jim@gcparshalle.com
1-619-298-8344 phone



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



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

- 1 DEMO NON-HISTORIC WOOD RAMP & WOOD RAILING. REPLACE W/ NEW WOOD STAIR. SEE NEW FLOOR PLAN BELOW.
- 2 DEMO NON-HISTORIC WOOD RAILING.
- 3 DEMO NON-HISTORIC 2'-10" X 8'-11" FIXED VINYL WINDOW. REPLACE W/ NEW WINDOW. SEE FLOOR PLAN BELOW.
- 4 DEMO NON-HISTORIC 2'-10" X 4'-2 1/2" HORIZONTAL SLIDER VINYL WINDOW. REPLACE W/ NEW WINDOW. SEE FLOOR PLAN BELOW.
- 5 DEMO NON-HISTORIC WOOD STAIRS, WOOD POST & RAILING - REPLACE W/ NEW SEE NEW FLOOR PLAN BELOW.
- 6 DEMO NON-HISTORIC WROUGHT IRON SECURITY BARS - TYPICAL @ DOORS & WINDOWS.

LEGEND

DEMO EXISTING - - - - -

KEYNOTES - NEW

- 1 NEW WOOD STAIRS.
- 2 NEW WOOD RAILING.
- 3 NEW HISTORICALLY CORRECT 2'-10" X 8'-11" WOOD WINDOW & TRIM.
- 4 NEW HISTORICALLY CORRECT 2'-10" X 4'-2 1/2" WOOD WINDOW & TRIM.
- 5 NEW WOOD STAIRS, WOOD POST & RAILING.
- 6 NEW WOOD POST AND WOOD BRACKET.

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98070

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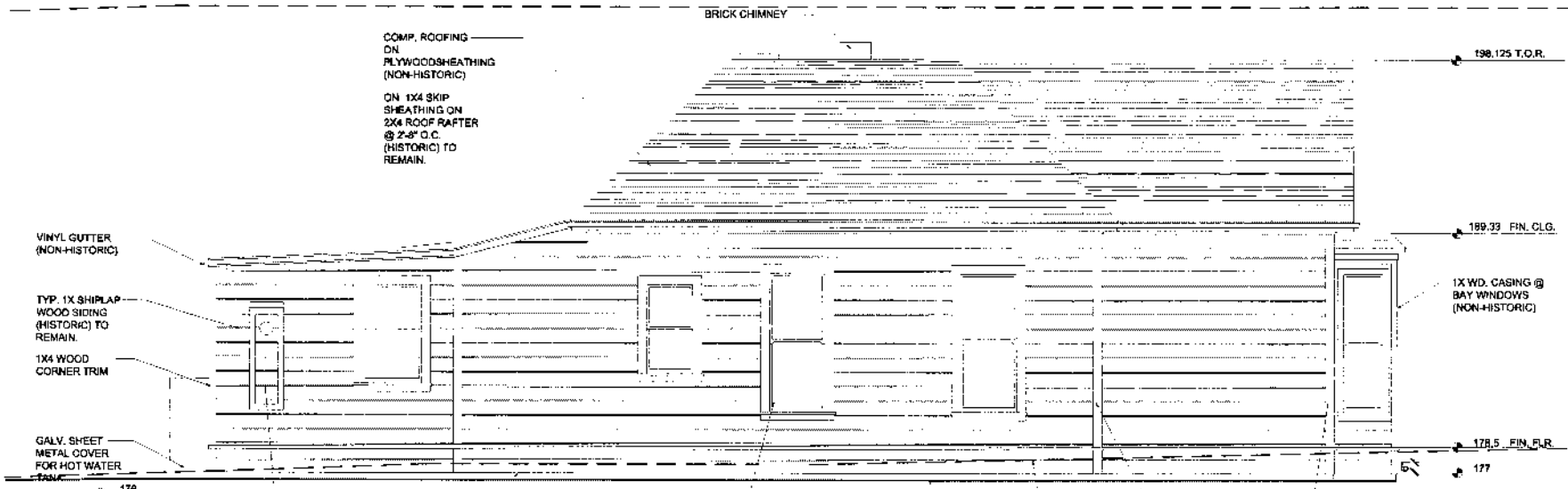


PROJECT:
CITY OF SAN DIEGO HISTORIC RESOURCE #887
STEPHEN B. AND FANNIE MARKS RESIDENCE

SHEET TITLE:
FLOOR PLANS SHOWING NEW DECKS

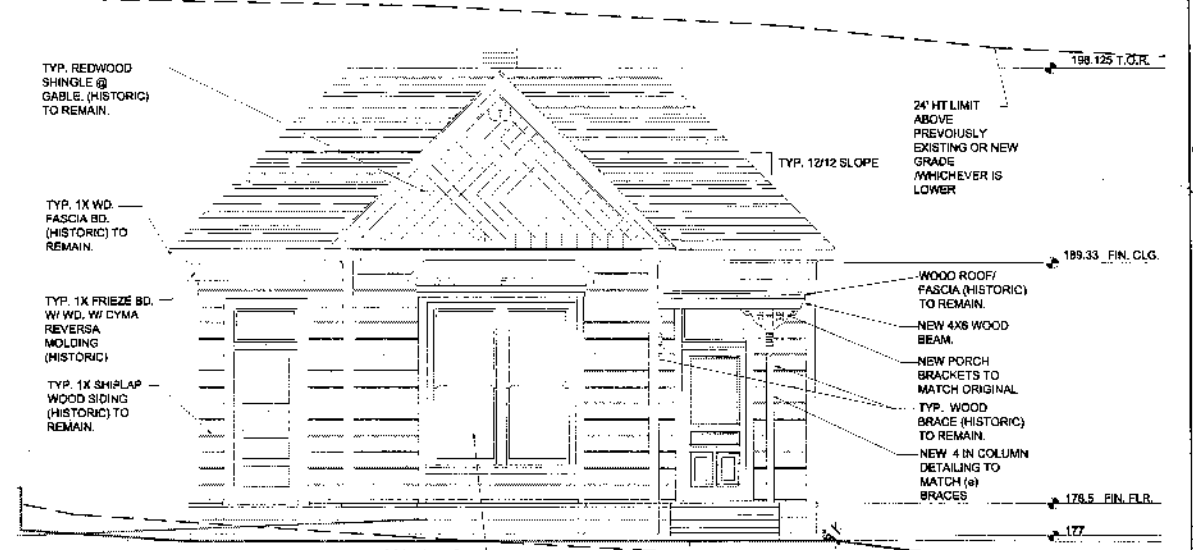
DATE: 10-19-09
REV.
REV.

A2
SHEET OF



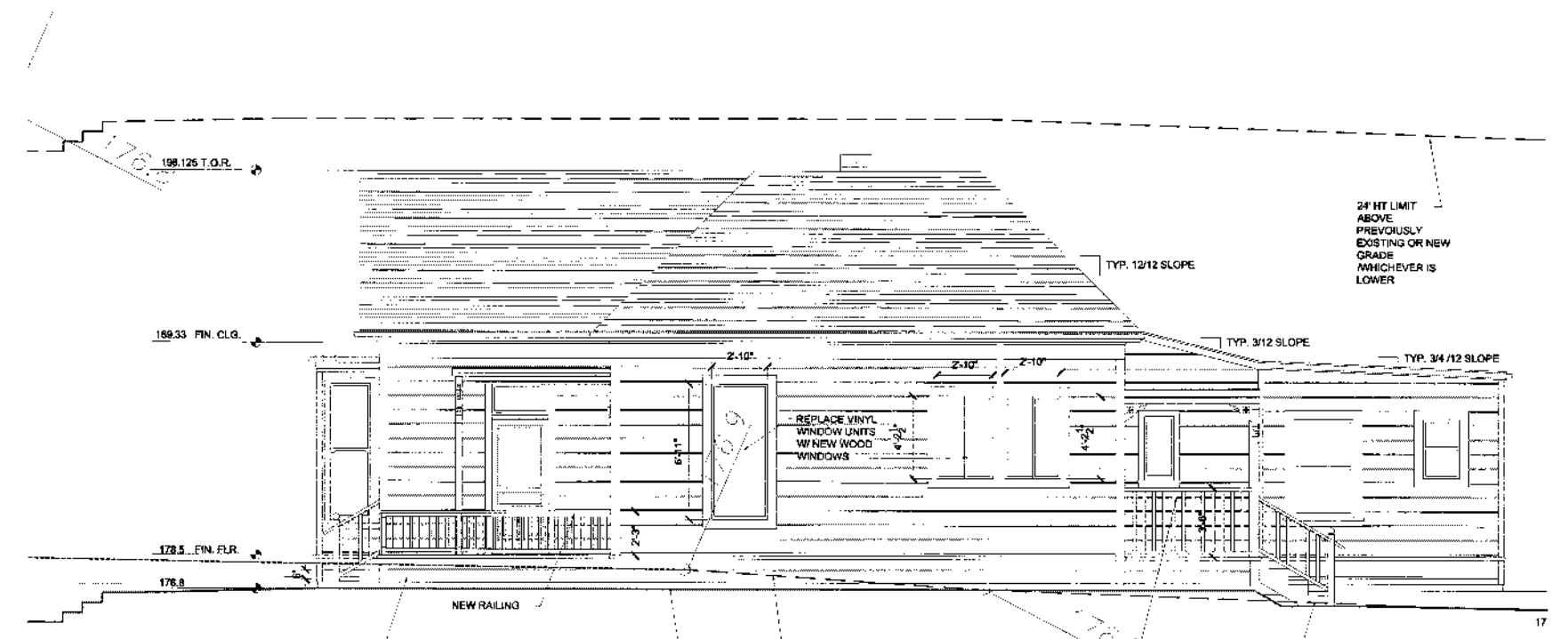
SCALE: 1/4" = 1'-0"

EAST ELEVATION A
SIDE ELEVATION



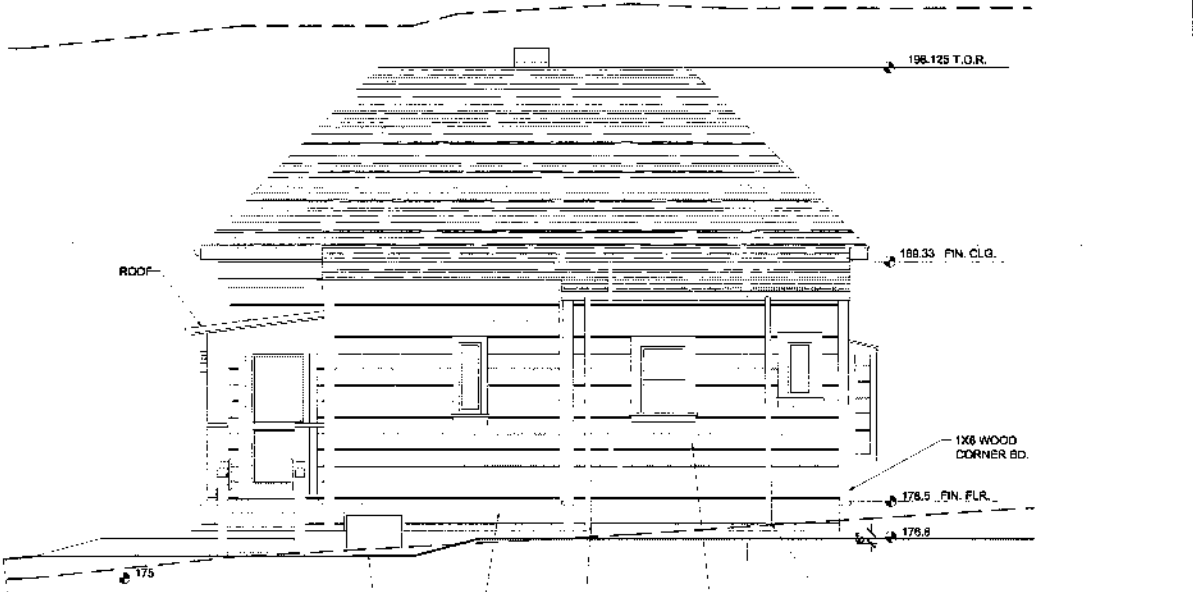
SCALE: 1/4" = 1'-0"

WEST ELEVATION AND SITE SECTION B-B
STREET ELEVATION



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

SOUTH ELEVATION C
SIDE ELEVATION



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

NORTH ELEVATION D
REAR ELEVATION

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PROJECT NO:
08070

ARCHITECT:
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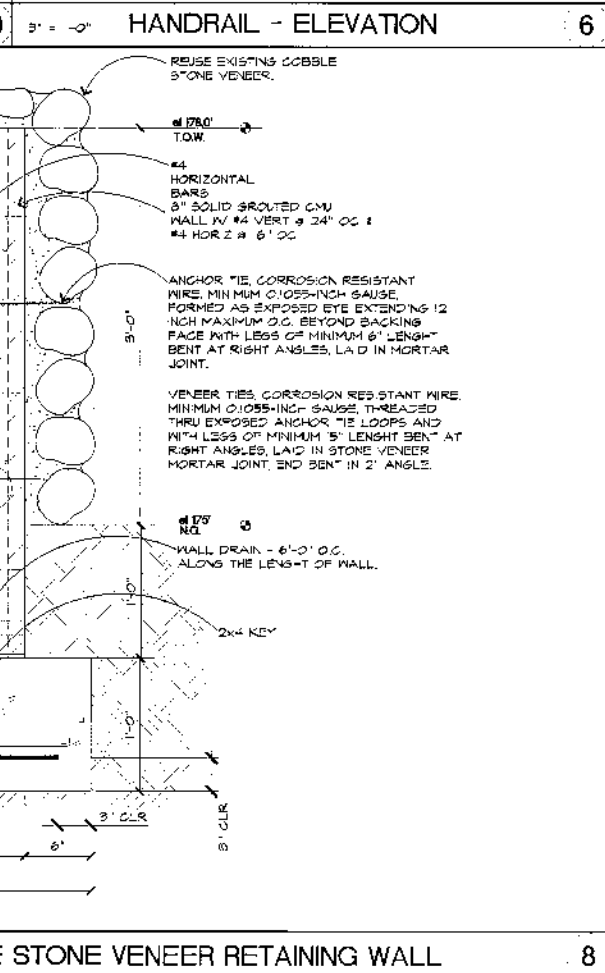
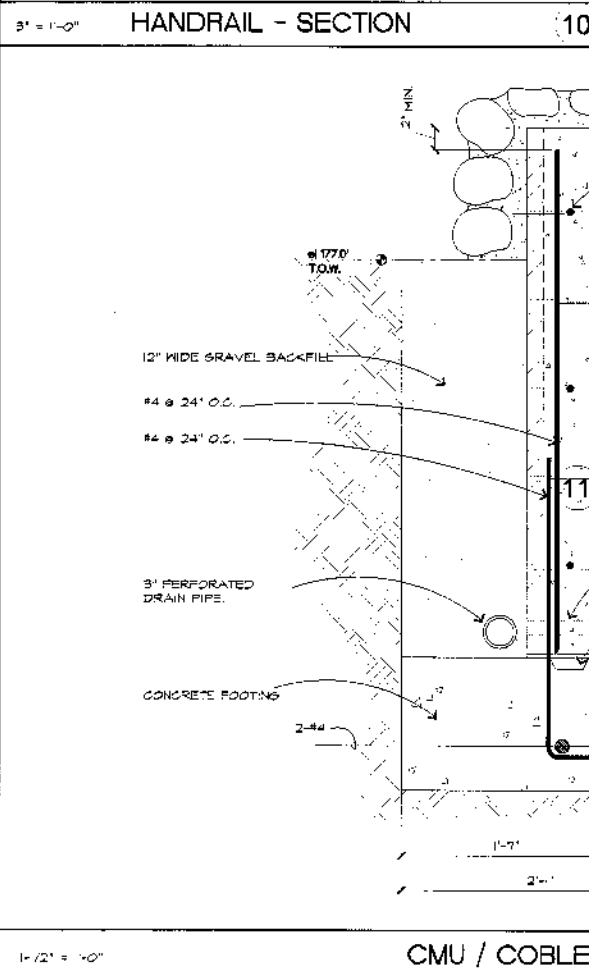
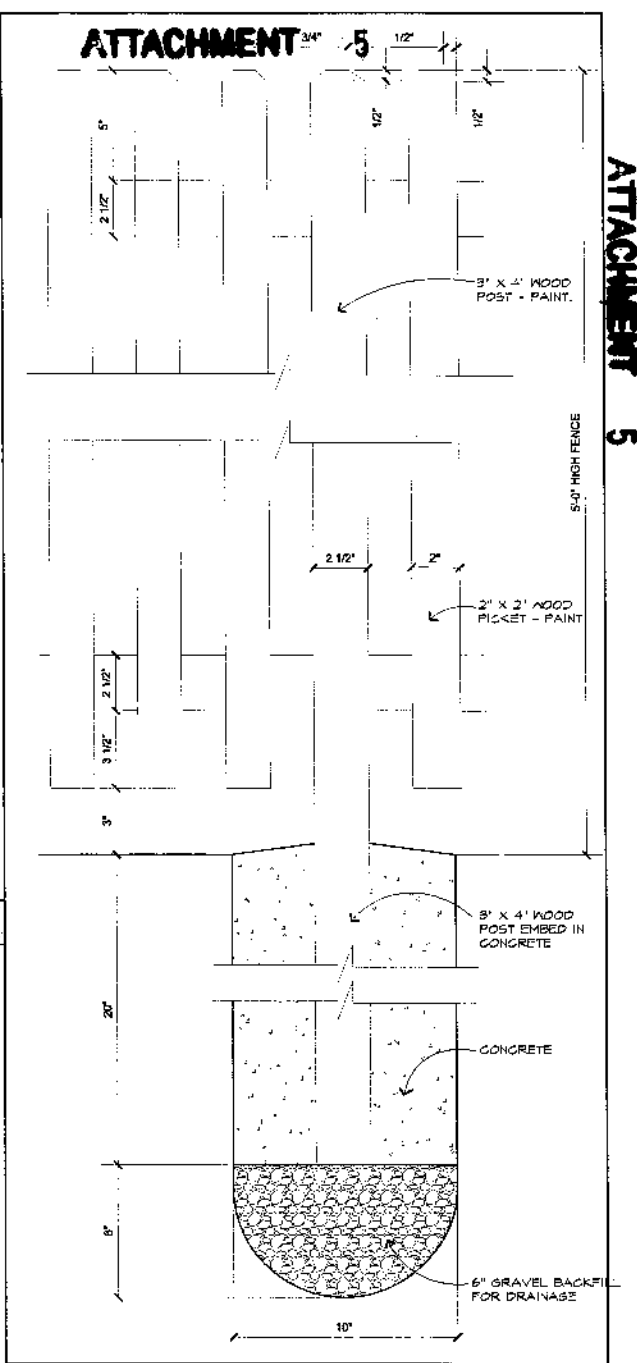
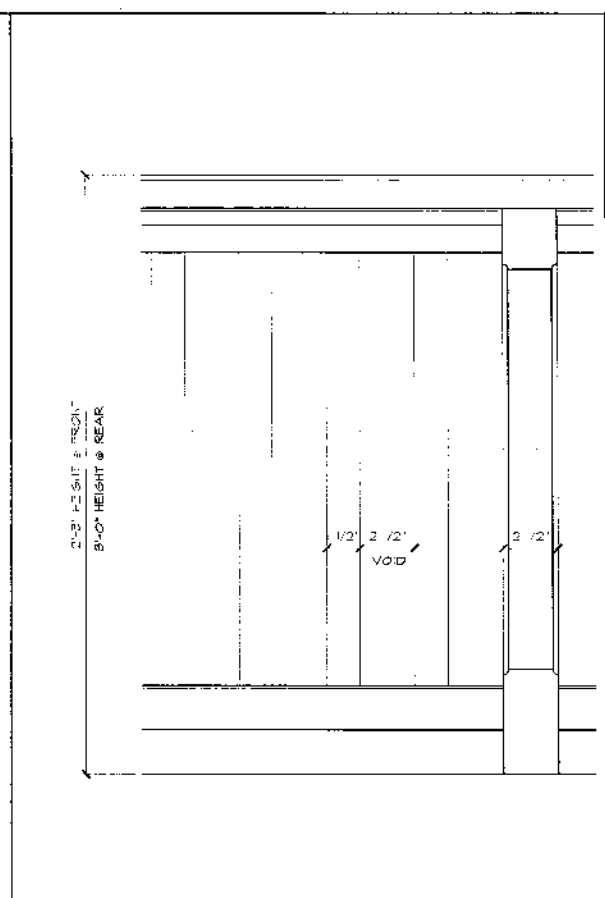
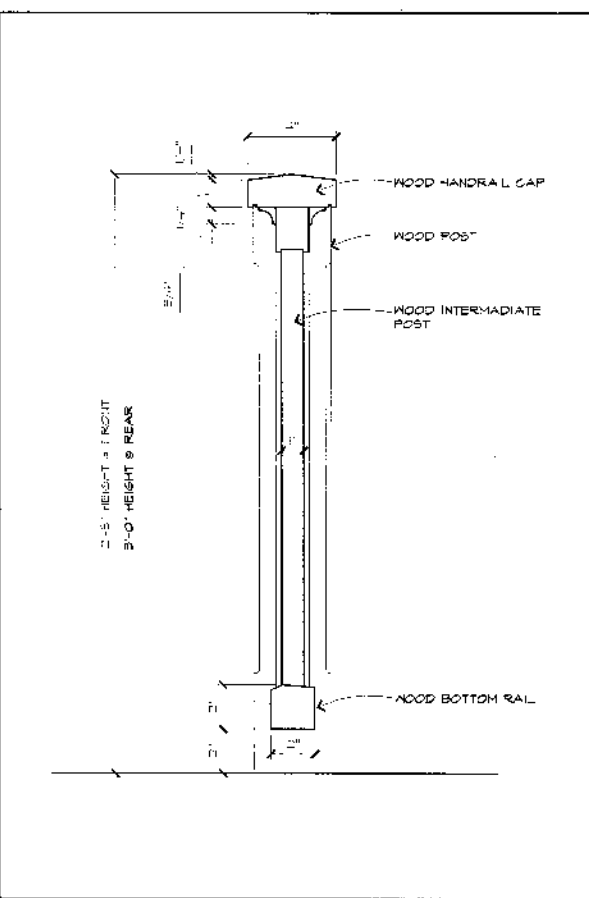
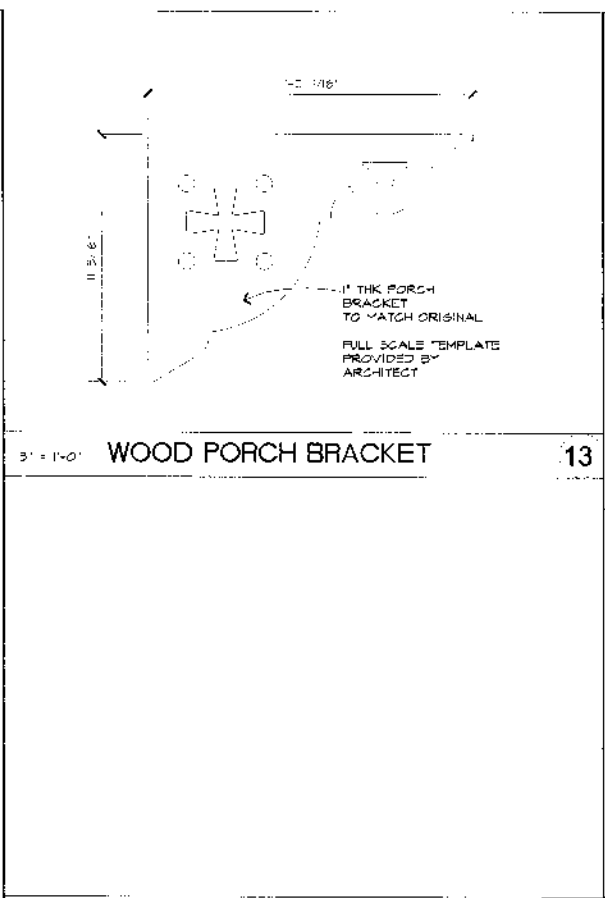
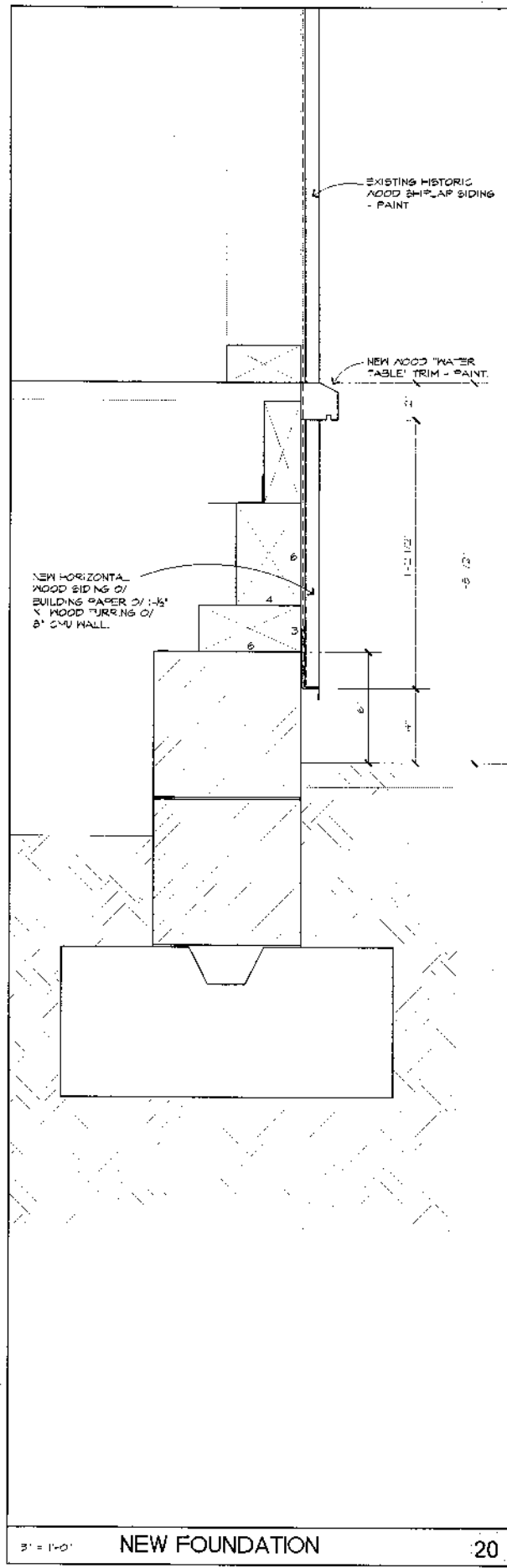


PROJECT:
CITY OF SAN DIEGO HISTORIC RESOURCE #887
STEPHEN B. AND FANNIE MARKS RESIDENCE

SHEET TITLE:
**EXTERIOR ELEVATIONS
AND SITE SECTION BB** MOVE ON SITE

DATE: 10-19-09
REV. REV.

A3
SHEET OF



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PROJECT NO: 08070

ARCHITECT: GALVIN CRISTILLI PARSHALLE ARCHITECTS

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PROJECT: CITY OF SAN DIEGO HISTORIC RESOURCE #887
STEPHEN B. AND FANNIE MARKS RESIDENCE

DATE: 10-19-09
REV. REV.

SHEET TITLE: A4 SHEET OF



TREATMENT PLAN

STEPHEN B. AND FANNIE MARKS RESIDENCE

1037 15th STREET SAN DIEGO, CA.

Treatment Plan

DATE: January 21, 2010

PROJECT: Stephen B. and Fannie Marks House
Located at 1037 15th Street, San Diego, CA 92101
APN - 534-225-04-00
HRB Site # 887

SUBJECT: Treatment Plan

PROJECT TEAM:

Historic Architect and Monitor: John Eisenhart
Principal Investigator: Office of Marie Burke Lia
Project Architect: Galvin Cristilli Parshalle Architects
House Mover: Qualified historical structure mover
General Contractor:

PROPERTY DESCRIPTION:
The Stephen B. and Fannie Marks house is a historically designated easily recognizable example of a single story Victorian - era cottage. This treatment plan is being prepared to move this historic residence from its current location at 1037 15th Street in Centre City San Diego to 2644 Island Avenue located in the Grant Hills historic district in south east San Diego.

INTRODUCTION:
The implementation of the Treatment Plan of the structure for relocation and transportation of the structure will be facilitated by a qualified historic structure mover, under the supervision of the Project Architect and Historic Architect / Monitor in a manner consistent with the mitigation, monitoring and reporting program for this project. This Treatment Plan is accompanied by a copy of the HABS drawings of the property prepared by the Historic Architect and Monitor, drawings that detail the proposed stabilization and preparation of the structure for relocation and drawings of the proposed rehabilitation of the structure at the new location. This Treatment Plan and its related drawings will be included in all subsequent plans for the discretionary permit processing and construction documents.

PREPARATION/RELOCATION OF STRUCTURE:

1. Preparation of the structure prior to move.
Entire structure to be stabilized, braced and secured. Specific actions to be determined by qualified historic structure mover. Structural framing members at non-visible areas may be braced with sheathing/ blocking, etc. as required.

2. Movement of structure:
The house will be moved to 2644 Island Avenue site. Orientation of structure shall be consistent with neighborhood. The existing street elevation 15th Street. (West Elevation) will be orientated to the new site facing Island Avenue (South Elevation). New perimeter/ pier footings, foundation walls and sub-framing structure will be in place to accept structure. Any temporary bracing will be removed and any required rehabilitation of the historic structure will commence.

3. House Mover to outline path of move, sequence of move and means in which historic resource is secured for move. Monitor / city staff to approve plan prior to moving date.

EXISTING FOUNDATION:
The residence currently sits on a mix of complex footings and beams with a perimeter concrete footing at some points. All structural members below bottom of floor joists may be removed as required for move. Standard # 6

NEW FOUNDATION:
All foundation work shall be completed prior to move. The finish floor shall be a minimum of 1'-6" above grade at the lowest point (front porch of structure) and maximum 5'-6" above grade at the highest point. (rear porch of structure) Perimeter foundation to be concrete or wood. Sill plate / foundation wall shall be installed to accommodate new water table trim and wood siding below finish floor. Standard # 9

ROOF:
Existing composite roofing to remain. Inspection of roofing membranes to identify any potential breaches of the waterproof membranes shall be done with minimal intrusion. New painted aluminum gutters and downspouts to be installed at fascia. Locate downspouts at side and rear of structure at inconspicuous areas. New cresting element to be added at perimeter of flat roof. Cresting to comply with U.S. Secretary Of Interior Standards for Rehabilitation. Standard # 2,6,10

INTERIOR FINISHES:
The interior finishes will remain as is. Proper care should be given to all wood finish floors. Floors to be clean, sanded, polished. The existing interior walls and finishes will remain and be repaired if damaged. Salvage lumber in wall cavity if damaged, and reuse. Wall to match existing wood lath construction. Finished in plaster, match existing. Standard # 6,7

EXTERIOR FINISHES:
The existing exterior ship lap siding above the floor line will remain as is. Repair all holes, cracks missing pieces. Wood fenestration trim to remain. The area below the finish floor line will be replaced with wood water table and wood siding finish to be consistent with U.S. Secretary of Interior Standards. Prime and paint. Foundation grade redwood for furring where wood contacts concrete. Colors of exterior to be same as existing. Warm clay field with white trim accent color. Standard # 2,6,7,9

DOORS & WINDOWS:
The existing doors and windows, non-original and original will remain with the exception of the existing vinyl units on the South elevation in the Living Room 102 and Kitchen 103. These three units are to be removed and replaced with similar sized wood double hung units. Match existing original profile of window in Bedroom 104. See floor plan and elevations. The W.I. security bars will be removed and affected areas to be repaired. Standard # 2,6,7,9

EXTERIOR PORCHES:
The Porches 110 and 111 finish floor shall be replaced with sheathing sub floor and wood tongue and groove finish floor decking. Slope for positive drainage. Wood flooring to be 2 1/2" to 4" in width. Historic post and brackets for front porch to be installed. New siding at rear porch and railing, handrails, stairs for all porches shall conform to U.S. Secretary of Interior Standards. Standard # 2,6

CHIMNEY:
The chimney brick from foundation to top of attic shall be dismantled, salvaged and stored. The fireplace flue is presently inactive. New chimney to be reconstructed using existing brick above finish roof line. Bricks should be cleaned of mortar. New mortar to be lime type TYPE S or SA hydrated lime. Joint work to conform to existing joint work. Do not use Portland cement mortar. Approximately 2'-8" height. Standard # 2,6,7

FIREPLACE: The fireplace shall be carefully removed and stored. Repair damage to existing wall/ ceiling floors. All work to match existing if damaged. Reinstall fireplace. Reconstruct plaster/ lath wall around flue. Standard # 5

ELECTRICAL & LIGHTING:
The existing lighting and electrical system will be left as is, unless a non-conforming code issue situation is discovered and then repair shall be undertaken to conform to code. Fixtures to be removed, stored and returned to original location. New exterior electrical hookups will be put in place. Electrical meter shall be located to the side or rear of the building away from direct public view. Standard # 9

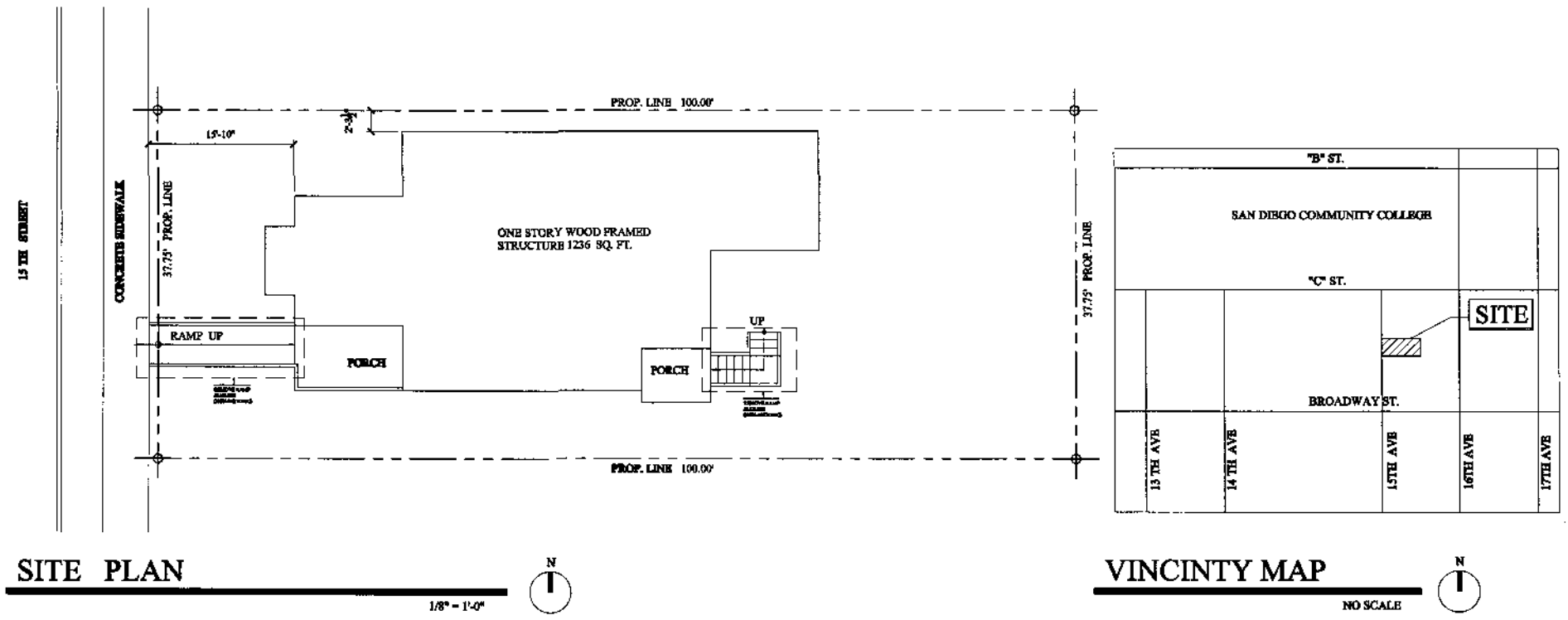
PLUMBING:
All exterior plumbing pipes to be dismantled. New interior pipes, vents to be installed as required. Repair areas where old pipes have been removed. Existing plumbing system will be left as is, unless a non-conforming code issue situation is discovered and then repair shall be in undertaken to conform to code. Water heater and cover to remain as is. Standard # 9

HEATING:
A new forced air unit will be installed in the attic or crawl space. Location and material of new supply and return vents shall be sensitive to existing finishes in each room. Structure shall be modified to accommodate unit. Standard # 9

LANDSCAPING:
The Island Ave. site has existing concrete steps and curved retaining wall at western portion of front yard. This stair shall be left in place, salvaged and relocated, or reconstructed in similar style. The Island Ave. site has a cobble stone retaining wall. The cobble stone shall be salvaged and used as a veneer with new C.M.U. or concrete retaining wall. New public concrete sidewalk, private walkways and driveway apron shall be the same color palette and scoring pattern as surrounding walks in the district. (Fine float finish with medium warm gray color.) The new site will be landscaped according to the Grant Hill historic district requirements. Fence shall be wood picket type. Standard # 9

RECONSTRUCTION/ REHABILITATION:
Historic Material Repair, Reattachment. Clean all materials thoroughly using the gentlest means possible. Provide for appropriate means of control and disposal of lead or other chemicals. Historic fabric to be retained as much as possible. Use same species and old growth lumber/ siding for repairs to historic fabric. Attachment of materials to be similar to historic method. Should damage occur to resource, it shall be undertaken in conformance with the Secretary of the Interiors Standards for Rehabilitation or Reconstruction. The Grant Hill Historic District Guidelines shall also be followed during reconstruction. Standard # 6, 9.

ATTACHMENTS:
TREATMENT DRAWINGS: A-1 THROUGH A-5



1 A-1 SITE PLAN 1/8" = 1'-0" N

VINCINTY MAP NO SCALE N

All dates covered by this plan of the drawing may be required by city with without the written permission of architect.

ARCHITECT:
UNION
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1-619-269-4941 phone

PROJECT: HISTORICAL AMERICAN BUILDING SURVEY
1037 15TH STREET. SAN DIEGO, CA.
1888-1893 PERIOD OF SIGNIFICANCE

OWNER: S.D.C.C.D.
3375 CAMINO DEL RIO SOUTH RD. SAN DIEGO, CA.

PROJECT: CITY OF SAN DIEGO HISTORIC RESOURCE #887
STEPHEN B. AND FANNIE MARKS RESIDENCE
1037 15th STREET SAN DIEGO, CA.
1888-1893 PERIOD OF SIGNIFICANCE

DATE: 05-18-09
REV: 09-15-09
REV01-21-10.

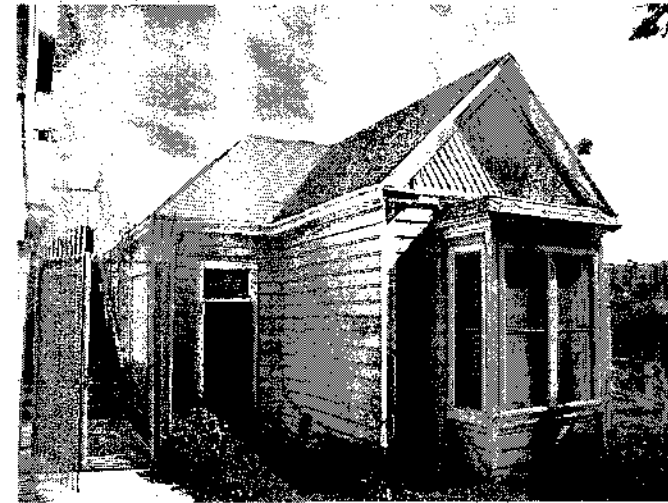
A-1
SHEET 1 OF 8



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3.



2.



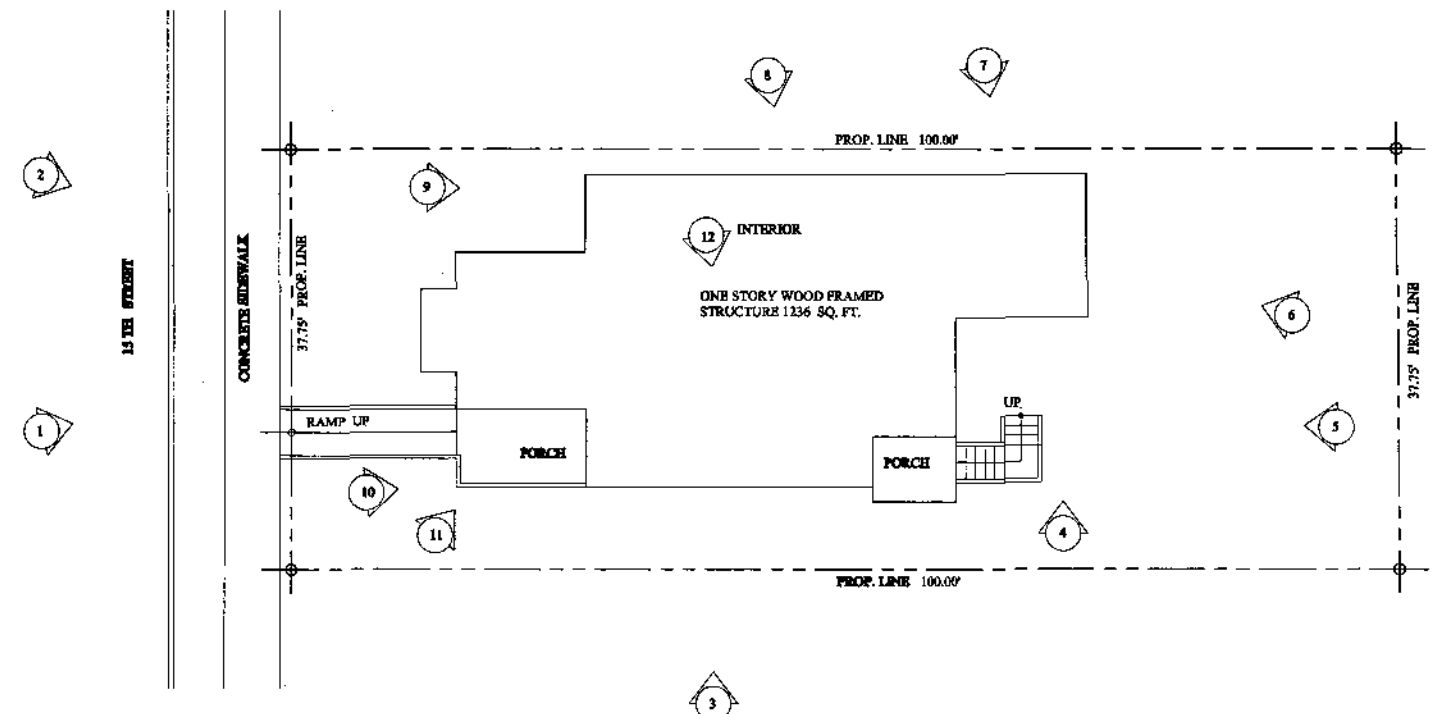
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6.



4.



1
A-1

PHOTOGRAPHIC SURVEY SITE PLAN



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ARCHITECT:
UNION

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1037 15TH STREET. SAN DIEGO, CA.
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STEPHEN B. AND FANNIE MARKS RESIDENCE
1037 15th STREET SAN DIEGO, CA.
1888-1893 PERIOD OF SIGNIFICANCE

DATE: 05-18-09
REV. 01-18-10
REV.
A-1.1
SHEET 2 OF 8



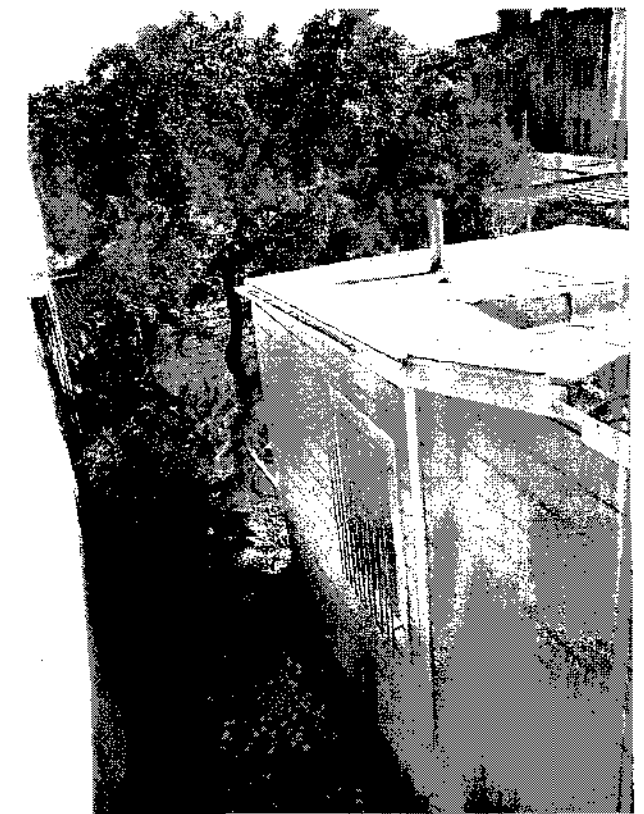
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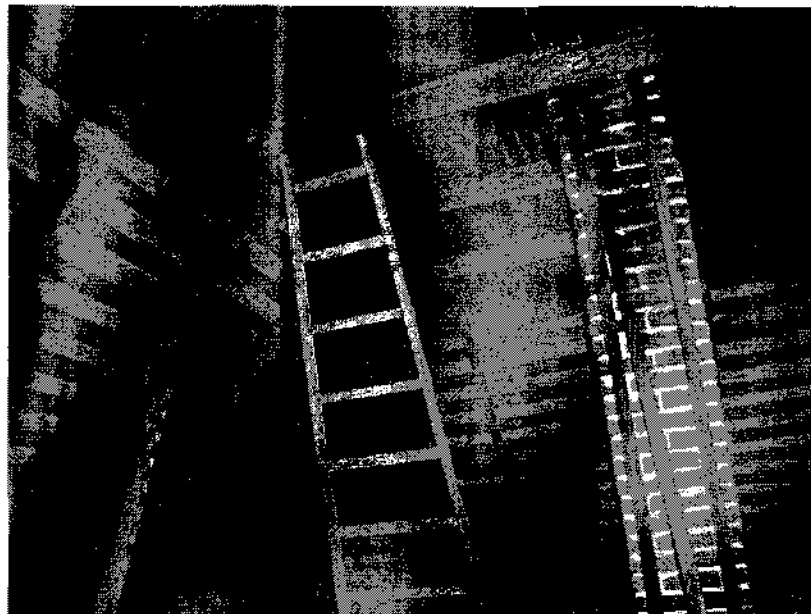
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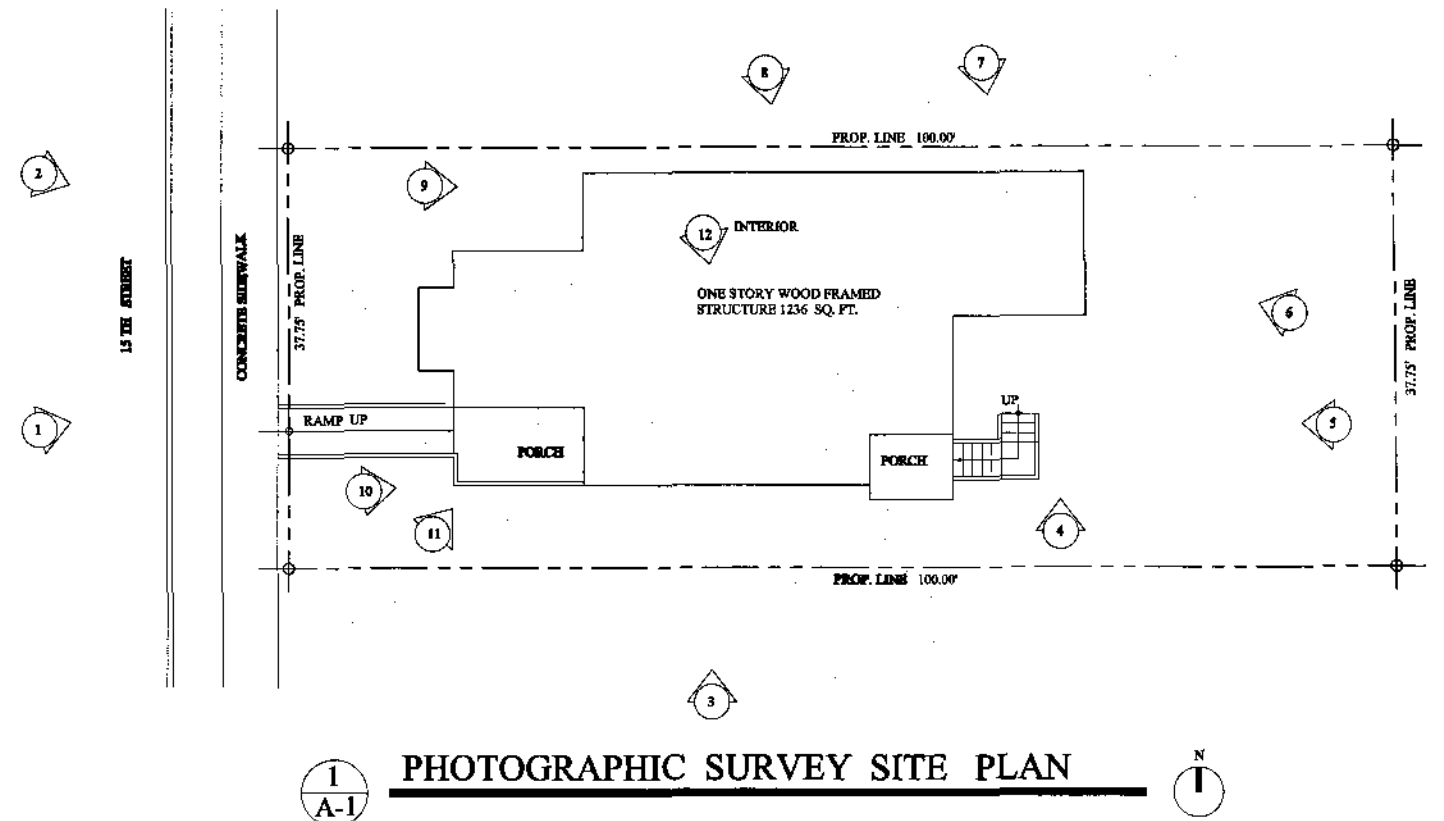
7.



12.



10.



1
A-1

PHOTOGRAPHIC SURVEY SITE PLAN



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ARCHITECT:
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STEPHEN B. AND FANNIE MARKS RESIDENCE
1037 15th STREET SAN DIEGO, CA.
1888-1893 PERIOD OF SIGNIFICANCE

DATE: 05-18-09
REV. 01-18-10
REV.
A-1.2
SHEET 3 OF 8

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Page 3 of 4 Resource Name or # (Assigned by recorder) 1037 15th Street

Recorded by: Ruth C. Alter Date: 8/26/08

SUMMARY OF RESOURCE ELIGIBILITY UNDER SAN DIEGO HISTORICAL RESOURCES BOARD GUIDELINES

Criterion A: Event Association. The 1037 15th Street residence does not qualify under event association resources which are associated with events that have made a significant contribution to the cultural heritage of the city and county and cultural heritage.

Criterion B: Individual Association. The 1037 15th Street residence does not qualify under individual association resources which are associated with the lives of persons important to our past. It is not listed on the Register.

Criterion C: Design/Construction. The subject residence qualifies under California Register Criterion C as a property which reflects the distinctive characteristics of a type, period, or method of construction.

Criterion D: Historic Work. The design of the architect and the builder were not discovered during this study. It is likely the house was completed, possibly as a pattern book. The house would not be considered a notable work of a master architect or builder.

Criterion E: National Register of Historic Places or State Register of Historic Resources. The subject resource has not been previously determined eligible for listing in the National Register of Historic Places or the State Register of Historic Resources and would not be considered eligible for either.

Criterion F: Historic District Contribution. The subject property could be considered a contributor to a potential historical district.

INTEGRITY

Location: Location is the place where the historic property was constructed or the place where the historic event occurred.

The location of the 1037 15th Street residence has remained the same since its construction. The building, however, remains its function and form for integrity purposes.

Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Historic records have determined that the residence has been minimally modified and/or altered since its original construction. It appears that the original combination of form, plan, space, structure, and style exists so that the building retains its design element for integrity purposes.

Setting: Setting is the physical environment of a historic property.

The portion of Sanborn fire insurance maps compiled with a grid were understood within the neighborhood indicates that the original setting of this residence has been significantly altered.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Page 4 of 4 Resource Name or # (Assigned by recorder) 1037 15th Street

Recorded by: Ruth C. Alter Date: 8/26/08

Materials: Materials are the physical elements that have remained or disappeared during a particular period of time within a particular pattern or setting relative to form a historic property.

The materials used in the construction of this house are considered typical for the period. It was not built of anything exceptional or unusual.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or period during any given period in history or prehistory.

For the Residential Building Record, the quality of workmanship in the house is average.

Feeling: Feeling is a property's expression of the aesthetic or historic context of a particular period of time.

The house at 1037 15th Street retains its Victorian Cottage feeling and is easily recognizable as an example of this style.

Association: Association is the direct link between an important historic event or person and a historic property.

No one of particular importance ever owned or resided in the subject house. Therefore, there is no direct association link between the 1037 15th Street house and any of its owners or occupants.

CONCLUSION

This resource qualifies under Criterion C as a rare extant local example of a middle class Victorian Cottage and therefore is eligible for listing in the San Diego Historical Resources Board Register. Further, this resource was identified as locally significant in the City of San Diego's survey of buildings over 45 years of age.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 4 Resource Name or # (Assigned by recorder) 1037 15th Street

Recorded by: Ruth C. Alter Date: 8/26/08

B1. Historic Name: Stephen B. and Fannie Marks Residence B2. Common Name: None B3. Original Use: Single-family residence B4. Present Use: Single-family residence B5. Architectural Style: Victorian Cottage B6. Construction History: (Construction time, alterations, and date of demolition) Constructed circa 1898 per the City Directory. A wood ramp has been placed over the concrete walkway leading to the building. B7. Moved? No Yes Unknown Date: Original Location: B8. Related Features: None B9a. Architect: Unknown B9b. Builder: Unknown B10. Significance: Residential Development Area: Uptown, San Diego, California Period of Significance: 1890-1900 Property Type: Single-family residence Applicable Criteria: C (Obvious Importance in terms of historical or architectural context as defined by theme, period, and geographic scope. See Section 7.2.1(d).)

Urban land speculation provided the impetus for the development of the city of San Diego in general and played an important role in the specific development of the present area as well. In 1857, Alvaro Ponce, recognized as the founder of modern San Diego, arrived here with the intent to buy and sell real estate. His purchase of 600 acres in what now includes downtown San Diego and uptown created a land boom of previously unused portions lasting two years. Fueled by the prospect of a rich and relatively cheap land, the population swelled to about 4,200 by 1859. When the railroad did not materialize, the population decreased to 1,500 by 1875. This boom and bust set the tone for the development of the city that continues to this day.

The second land boom was also fairly short lived, but led again by land speculation based on climate and self-protection, the population grew from 3,000 in 1885 to over 35,000 at the height of the second land boom in early 1888. That boom ended later that year when the real estate market collapsed financially during many reverses. The following 15 years brought slower, steady growth and greater urban density. During this period, the city expanded east and south, and west San Diego became one of its first true suburbs. Neighborhoods - Golden Hill, Sherman Heights, Harbor's Hill, and Logan Heights. The study area, largely single-family residential and middle class, housed a population of 45 residents in 1905.

The third great population boom occurred from 1905 to 1920. Based on commercial development, some led to the completion of the Panama Canal, including the Panama Canal Mail Expedition to Balboa Park, and other local attractions, as well as public works, people were flocking to San Diego through carefully calculated public relations campaigns. The completion of the subject study area coincides with early middle class suburban growth, although the area became more working class in nature. Between 1910 and 1925, commercial tenements and multiple-family dwellings began to infiltrate the previously single-family neighborhoods. The population increased and the area became more densely occupied. Between 1920 and 1940 the trend of densification and commercial use continued in the study area. The number of households dropped as commercial use increased, a trend which continues today. The military, particularly the Navy, helped to reinforce the trend toward greater urban density. It supported the area economically during the Great Depression of the 1930s and helped to direct the city's increasing focus on the emerging aerospace industry which proved advantageous during World War II. This was reflected in the study area by an increasing presence of military personnel and aviation industry workers residing here from the mid-1920s until the early post-war years.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Page 2 of 4 Resource Name or # (Assigned by recorder) 1037 15th Street

Recorded by: Ruth C. Alter Date: 8/26/08

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B11. Additional Resource Attributes: (List attributes and notes) None B12. Reference: See Attachment F B13. Remarks: B14. Evaluator: Ruth C. Alter, Archivist, 11209 Golden Birch Way, San Diego, California 92131

Date of Evaluation: 8/26/08

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Page 2 of 4 Resource Name or # (Assigned by recorder) 1037 15th Street

Recorded by: Ruth C. Alter Date: 8/26/08

P1b. Resource Attributes: (List attributes and codes) KP 2: Single-family private P1a. Resource Present: Existing Substantially Altered Destroyed Relocated Element of District Other (describe, etc.)



P2b. Description of Home (Show date, section C). View of east facade 8/26/08; RL1101

P3. Date Constructed/Revised and Sources: Historic Prehistoric Both: Cites 1905 per the City Directory; the residential building record estimated date is circa 1898. Home is approximately 120 years old.

P7. Owner and Address: R. Valdezera & R. Lacerda, 1037 15th Street, San Diego, CA 92101

P8. Recorded By: (Name, title, and address) Ruth C. Alter, Archivist, 11209 Golden Birch Way, San Diego, CA 92131

P9. Date Recorded: 8/26/08

P10. Survey Type: (Describe) Building significance evaluation

P11. Report Citation: (Give survey report title and number, or title of Cultural Resources Report for the Historical Assessment of 1037 15th Street, San Diego, California 92101)

Other Record: Census Census Map Census of Street Building Structure and Other Record Anthropological Record Ethical Record Other Feature Record Other (describe)

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD

Page 1 of 3 Resource Name or # (Assigned by recorder) 1037 15th Street

Recorded by: Ruth C. Alter Date: 8/26/08

P1. Other Identifier: Stephen B. and Fannie Marks Residence

P2. Location: Not for Publication Unrestricted In, County: San Diego and P2b and P2c of P2d. Attach a Location Map as necessary.

P3. UGDS 7.5' Quad: Print Form. Date: 1905 T 16c R 31; 1/4 of 1/4 of Sec. 16, T16c R 31, S. M. San Bernardino

P4. Address: 1037 15th Street City: San Diego Zip: 92101

P5. Other Locational Data: (e.g. parcel # defines a resource, elevation, etc.) as appropriate: The legal description of this property is the north quarter of Lot 19 and the south half of Lot 10, Block 17, Gardner's Addition. The Assessor's Parcel Number is 531-225-01. The original address of the property was 1029 15th Street, which changed to the present address, 1037 15th Street, in 1914.

P6a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, form, setting, and surroundings.)

The resource consists of a one-story irregularly shaped, modest sized, 1,225 sq ft, Victorian Cottage with an asymmetrical facade. The house rests on mud sills and has horizontal wood siding. The design of the house was outlined with vertical boards. The roof has steeply pitched front and hipped planes covered with asphalt roofing material with the eaves are narrow and boxed. The front gable has a broken pediment with diamond patterned shingles in the gable area. A one brick chimney is located behind the front roof plane.

The foundation consists of original paired and single 12x12 double hung sills with wood surrounds. The foundation on the north side of the house is a wood concrete grade. A three-quarter height bay window is located behind the front gable. The bay has a 1/2" x 1/2" x 1/2" double hung.

Access is from the sidewalk over a raised walkway that leads to the flat main, wood deck back porch. The porch roof is supported by a wood post and two turned posts. Two original single wood doors open onto the front porch, a common feature of the style. One of the doors is covered by a metal screen screen, Art Deco style, and is located over the front door. A shed addition is located at the rear of the house.

The landscaping consists of mature bushes and trees. A wood gate fence covers all the east side of the yard and a wrought iron fence closes off the north. The house appears to be in good condition, particularly considering its age.

The RMR describes the architectural attributes of the house and its workmanship as follows: 8/26/08. The house is well-maintained and appears to be in good condition.

CULTURAL RESOURCES REPORT FOR THE HISTORICAL AND ARCHITECTURAL BUILDING EVALUATION OF 1037 15th STREET, SAN DIEGO, CALIFORNIA 92101

The San Diego Community College District 3375 Camino del Rio South San Diego, California 92108-3003 (619) 388-6300

Submitted to: Potter & Associates 4975 Milton Street San Diego, California 92110-1246

Prepared by: Archibots 11209 Golden Birch Way San Diego, California 92131 (658) 549-2181

Ruth C. Alter, M.A. (RPA) Principal

Archival Job #1110 August, 2008

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD

Page 2 of 3 Resource Name or # (Assigned by recorder) 1037 15th Street

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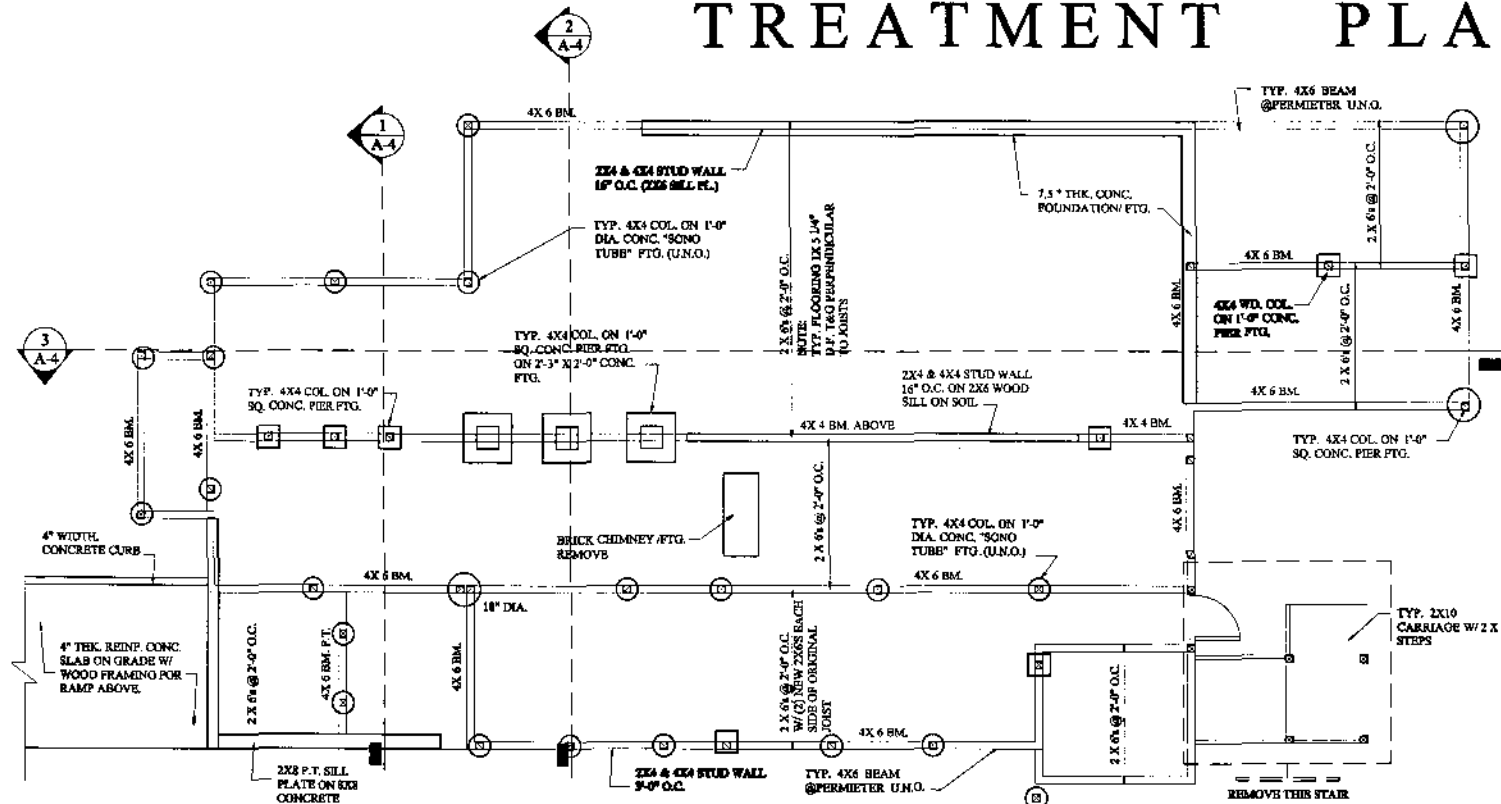
The RMR describes the architectural attributes of the house and its workmanship as follows: 8/26/08. The house is well-maintained and appears to be in good condition.

ARCHITECT: UNION JOHN H. RISENHART ARCHITECT 1530 BROOKES AVENUE, SAN DIEGO, CA. 92103 E-MAIL: john@unionarch.com 1-619-269-4941 phone

PROJECT: HISTORICAL AMERICAN BUILDING SURVEY 1037 15TH STREET, SAN DIEGO, CA. 1888-1893 PERIOD OF SIGNIFICANCE OWNER: S.D.C.C.D. 3375 CAMINO DEL RIO SOUTH RD. SAN DIEGO, CA.

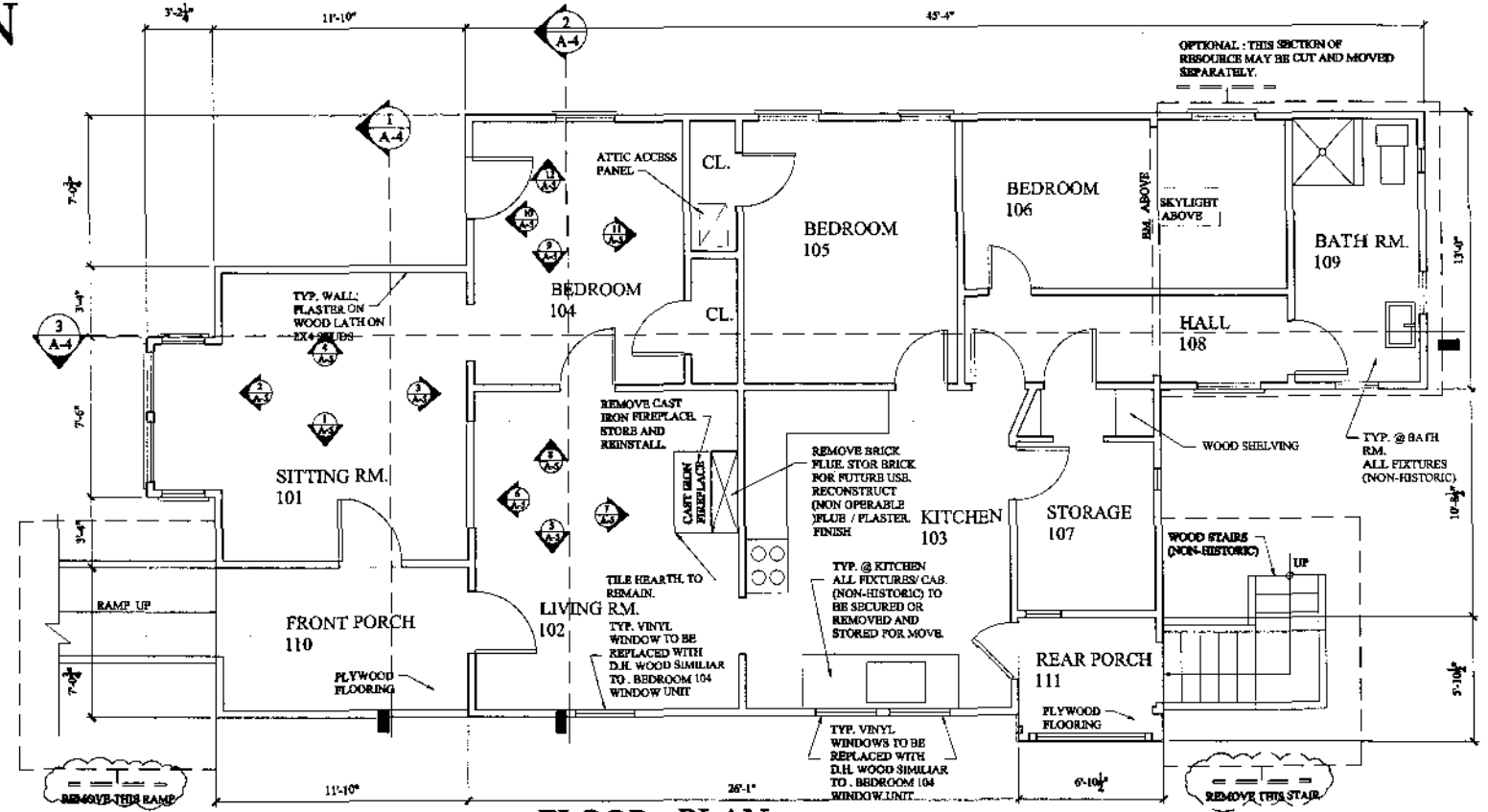
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TREATMENT PLAN

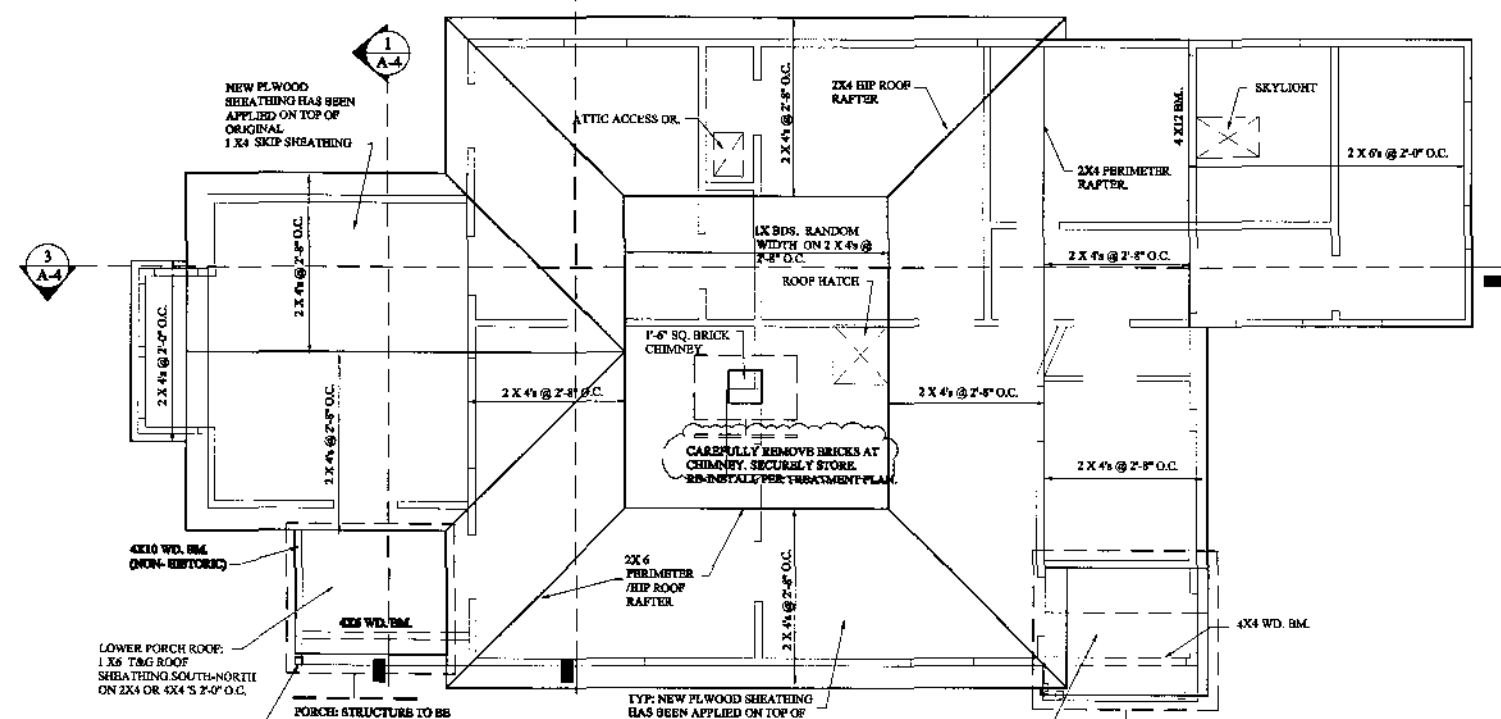


FOUNDATION/ FLOOR FRAMING PLAN

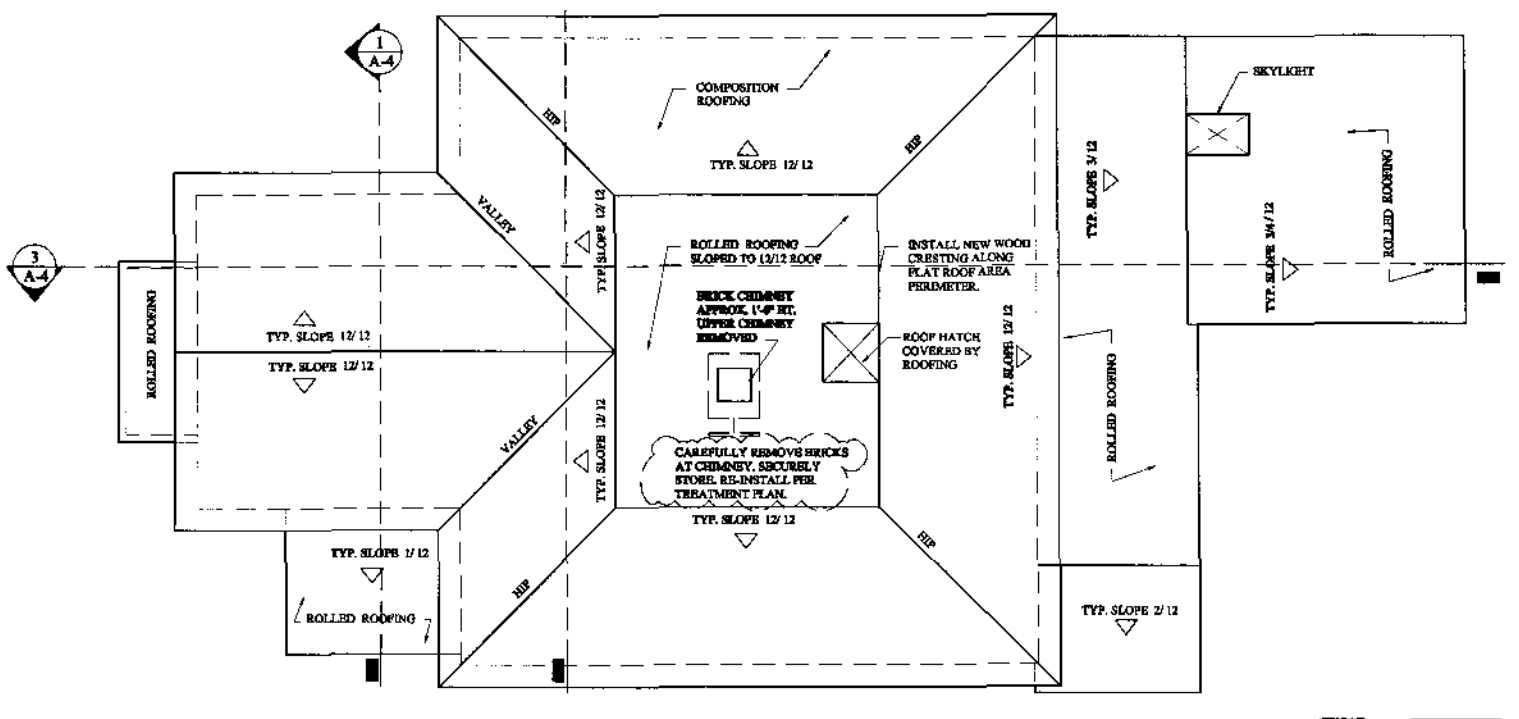
NOTE: 2X 6 FLOOR JOISTS TO REMAIN. BLOCKING AS REQ'D FOR MOVE. ALL BEAMS/ FOUNDATION/FOOTINGS TO REMAIN AT SITE. TO BE REMOVED BY OTHERS.



FLOOR PLAN



ROOF FRAMING PLAN



ROOF PLAN

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HISTORICAL AMERICAN BUILDING SURVEY
 1037 15TH STREET. SAN DIEGO, CA.
 1888-1893 PERIOD OF SIGNIFICANCE

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S.D.C.C.D.
 3375 CAMINO DEL RIOSOUTH RD. SAN DIEGO, CA.

PROJECT:
 CITY OF SAN DIEGO HISTORIC RESOURCE #887
STEPHEN B. AND FANNIE MARKS RESIDENCE
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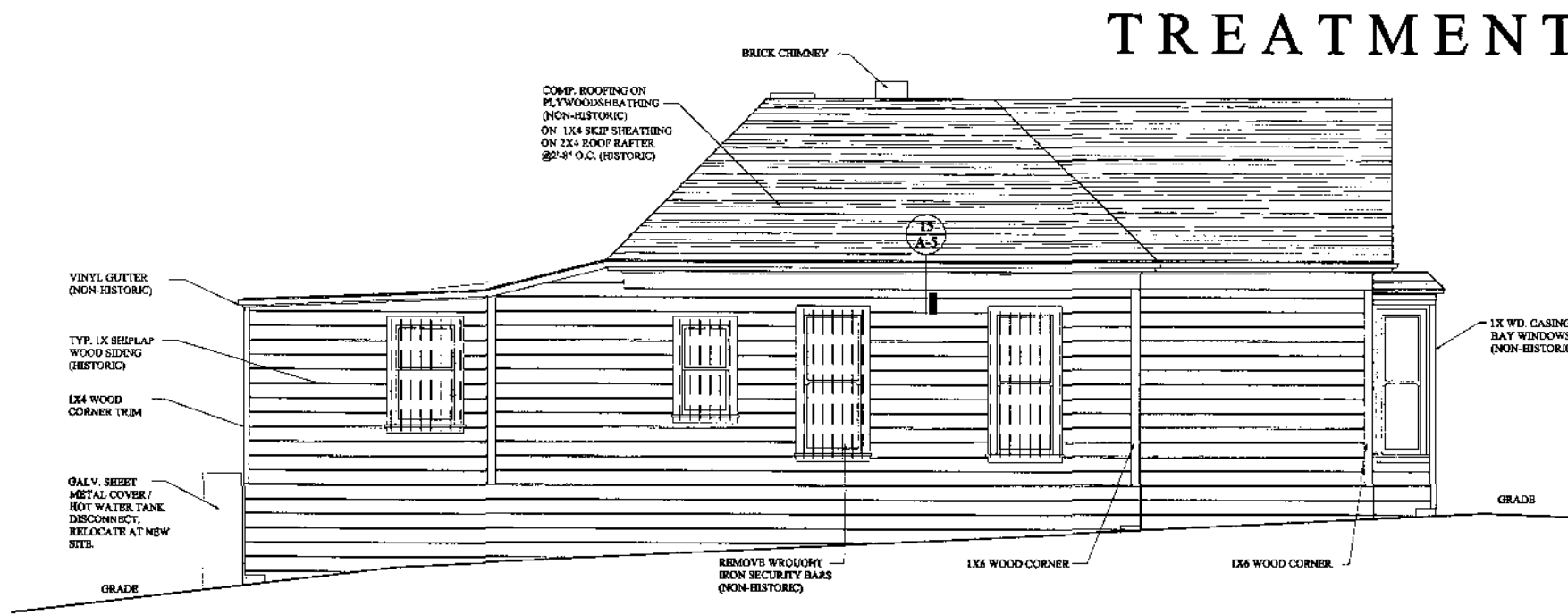
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 REV: 01-21-10
 REV.

A-2
 SHEET 5 OF 8

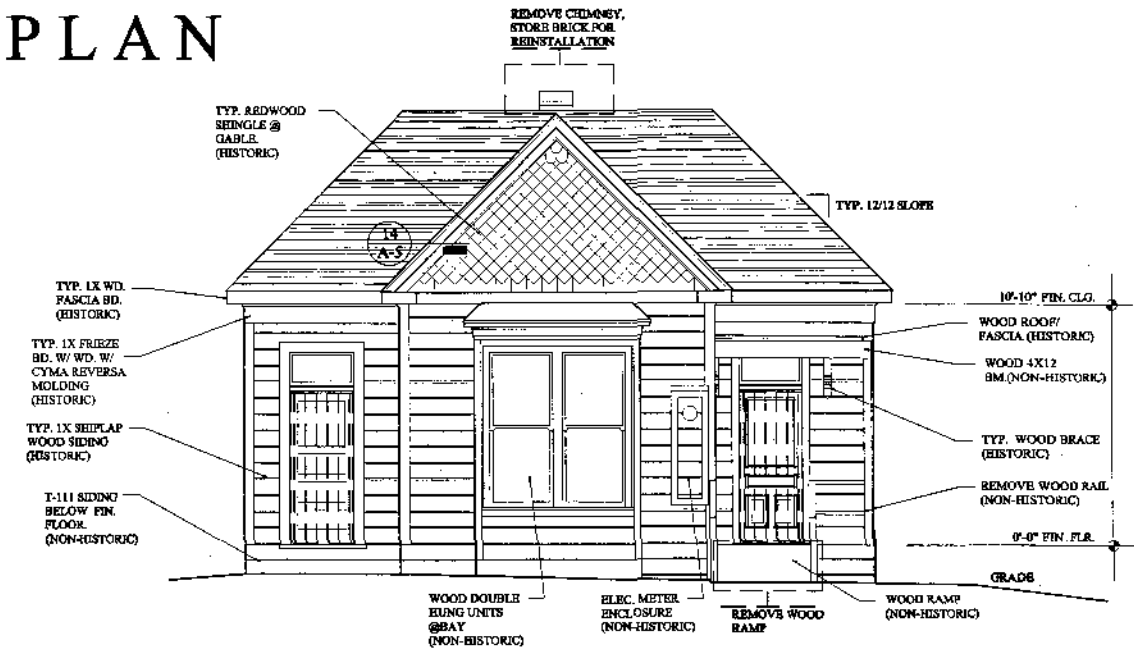
ATTACHMENT 5

ATTACHMENT 5

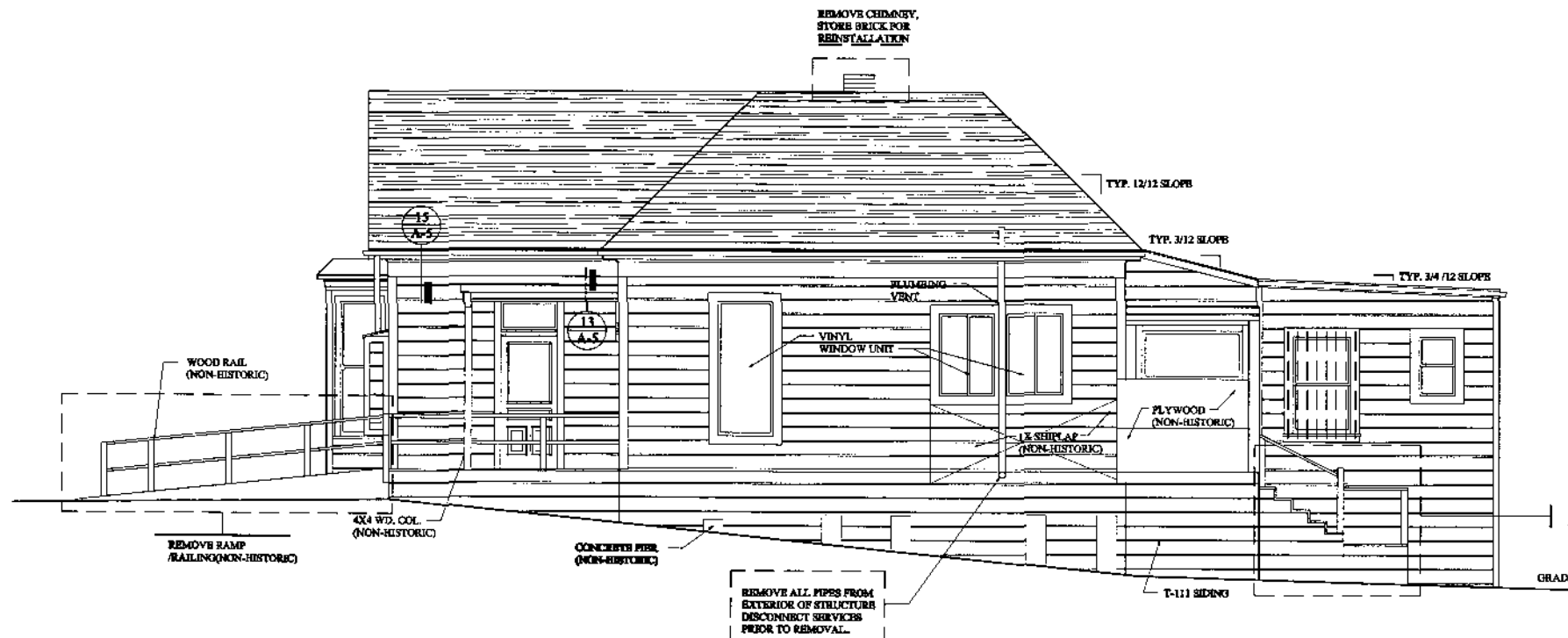
TREATMENT PLAN



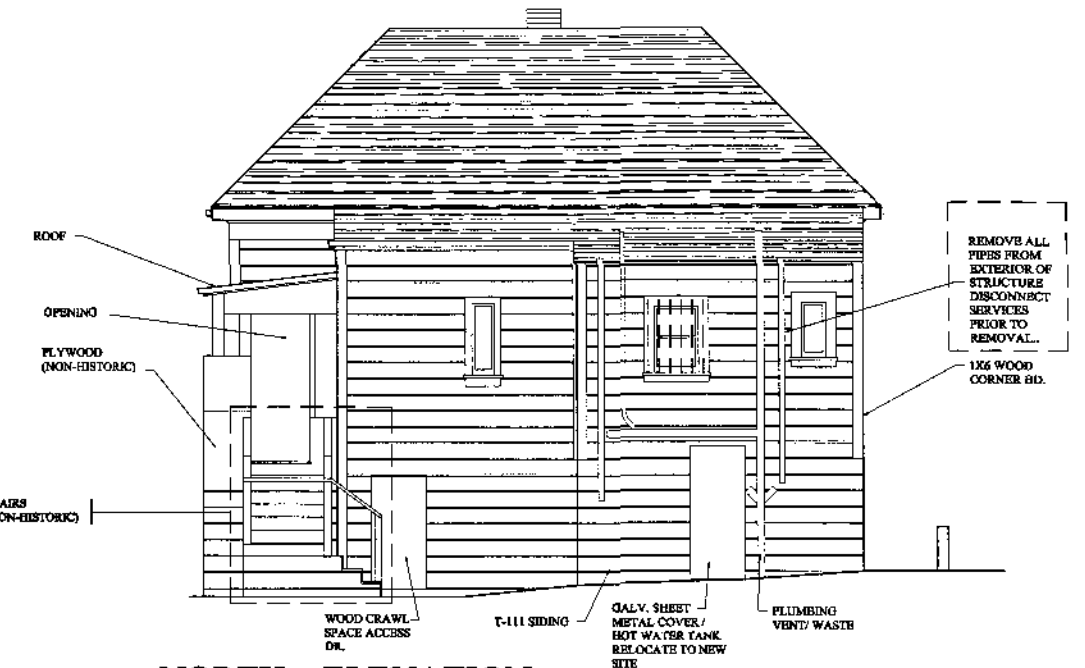
4 EAST ELEVATION
A-3
1/4" = 1'-0"



2 WEST ELEVATION
A-3
1/4" = 1'-0"



3 SOUTH ELEVATION
A-3
1/4" = 1'-0"



1 NORTH ELEVATION
A-3
1/4" = 1'-0"



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1888-1893 PERIOD OF SIGNIFICANCE

OWNER: **S.D.C.C.D.**
3375 CAMINO DEL RIO SOUTH RD. SAN DIEGO, CA.

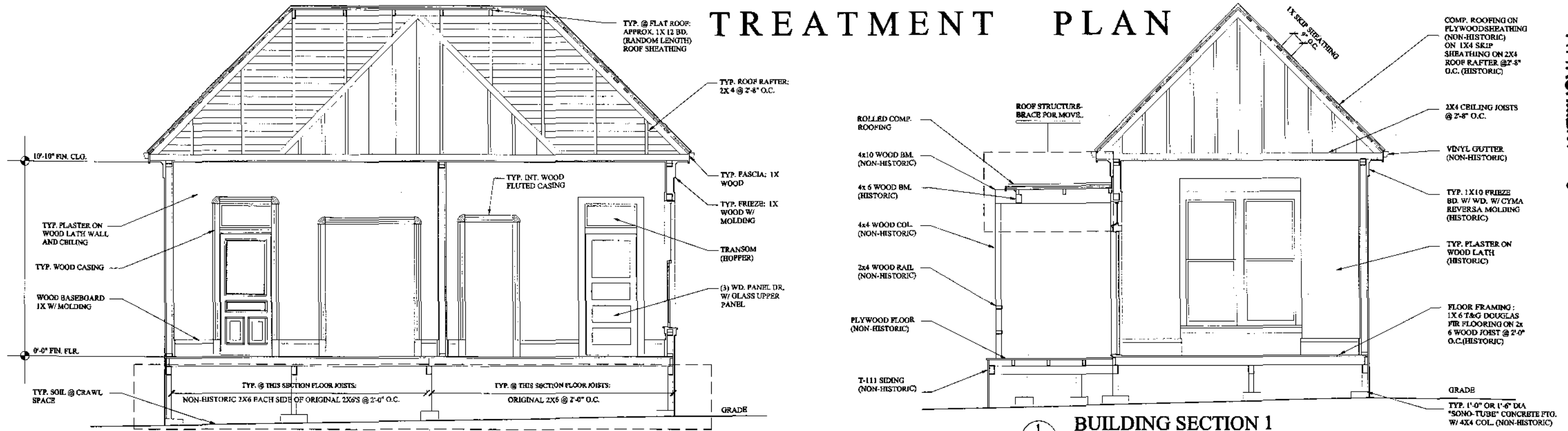
PROJECT: **CITY OF SAN DIEGO HISTORIC RESOURCE #887**
STEPHEN B. AND FANNIE MARKS RESIDENCE
1037 15th STREET SAN DIEGO, CA.
1888-1893 PERIOD OF SIGNIFICANCE

DATE: 03-11-09
REV. 01-21-10
REV.
A-3
SHEET 6 OF 8

ATTACHMENT 5

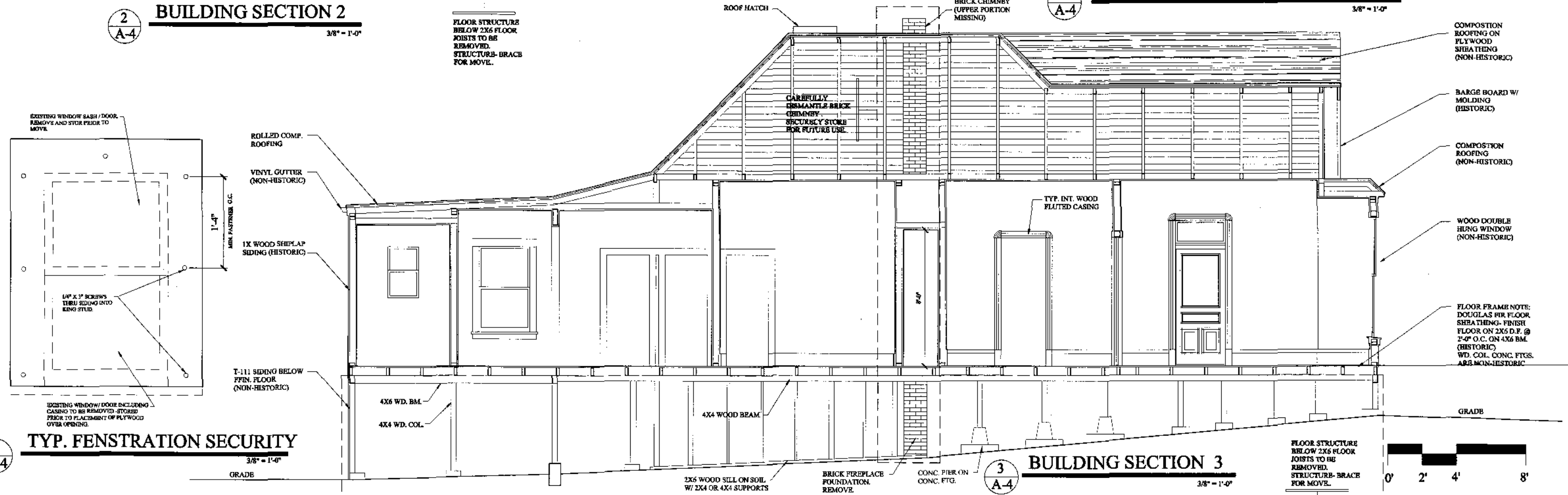
ATTACHMENT 5

TREATMENT PLAN



2
A-4
BUILDING SECTION 2
3/8" = 1'-0"

1
A-4
BUILDING SECTION 1
3/8" = 1'-0"



4
A-4
TYP. FENSTRATION SECURITY
3/8" = 1'-0"

3
A-4
BUILDING SECTION 3
3/8" = 1'-0"

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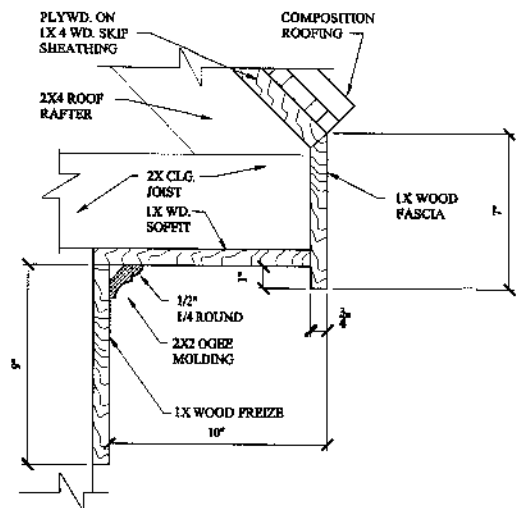
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REV.
A-4
SHEET 7 OF 8

ATTACHMENT 5

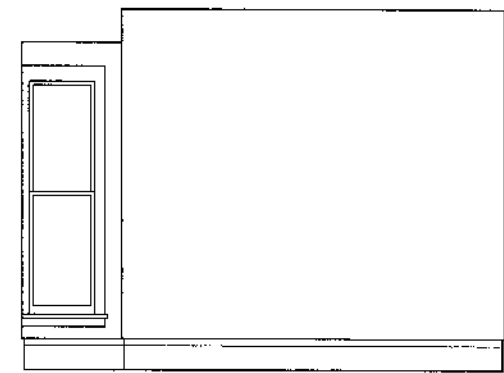
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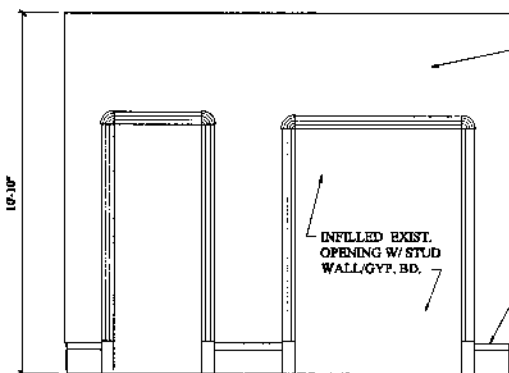
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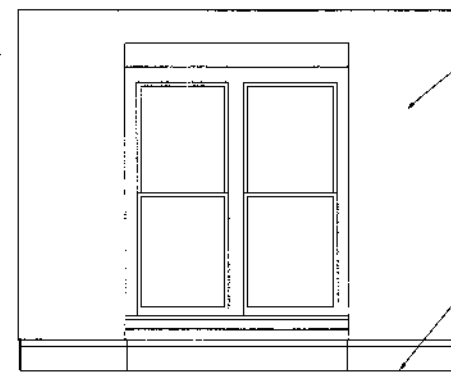
15 A-5 FASCIA/ FREEZE DTL @ SOFFIT



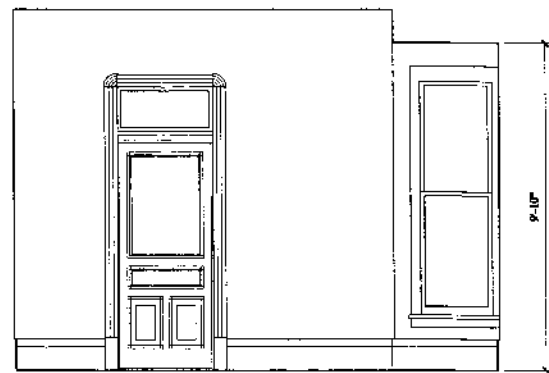
4 A-5 SITTING ROOM 101 (NORTH)



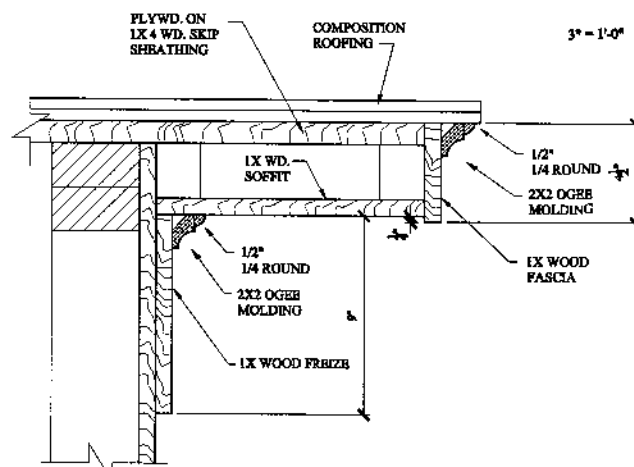
3 A-5 SITTING ROOM 101 (EAST)



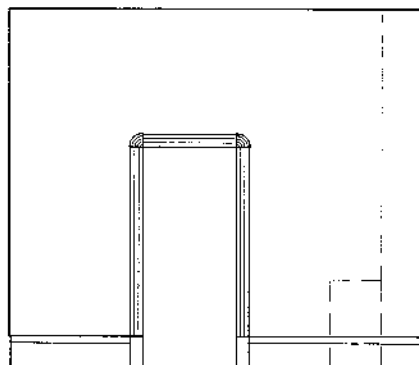
2 A-5 SITTING ROOM 101 (WEST)



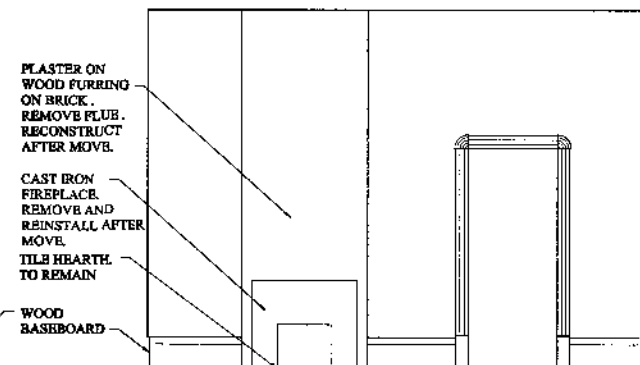
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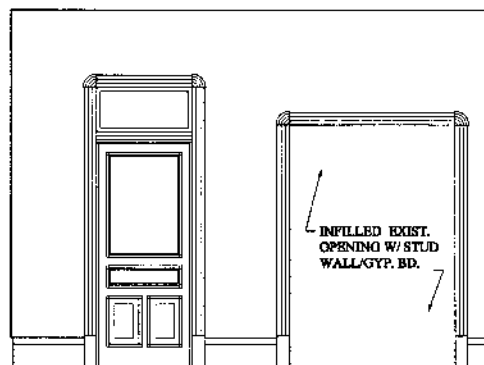
14 A-5 FASCIA/ FREEZE DTL. @ GABLE



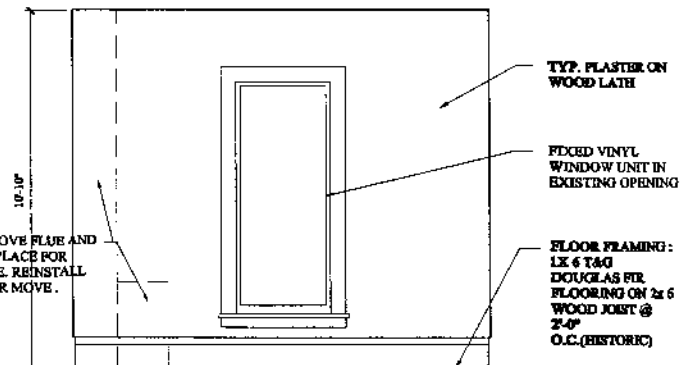
8 A-5 LIVING ROOM 102 (NORTH)



7 A-5 LIVING ROOM 102 (EAST)

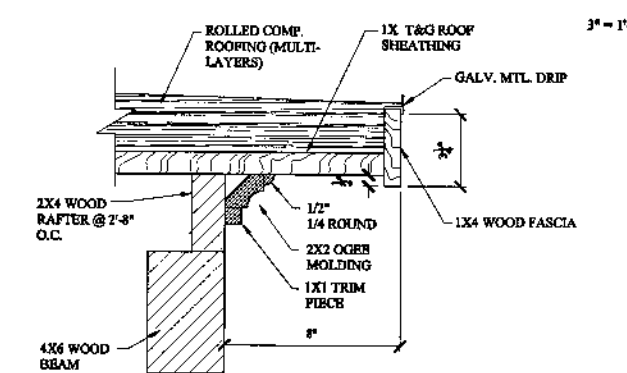


6 A-5 LIVING ROOM 102 (WEST)

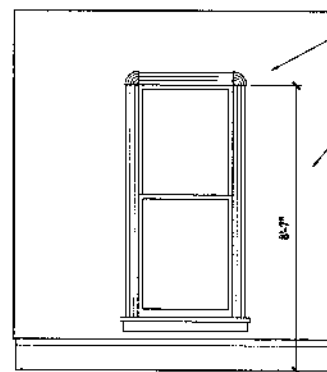


5 A-5 LIVING ROOM 102 (SOUTH)

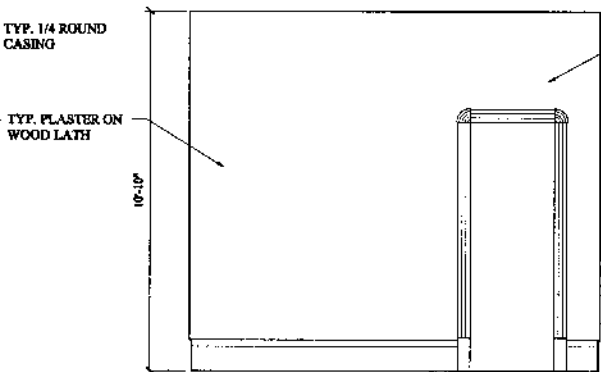
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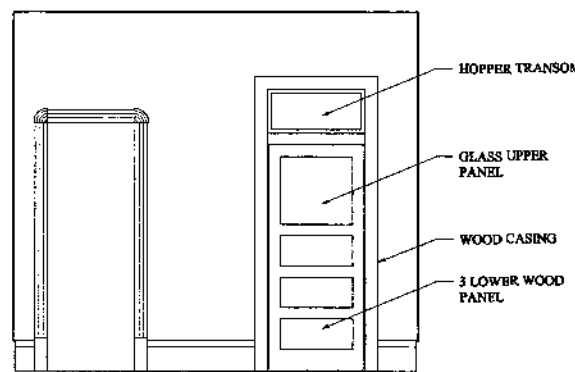
13 A-5 FASCIA / FREEZE DTL. @ PORCH SOFFIT



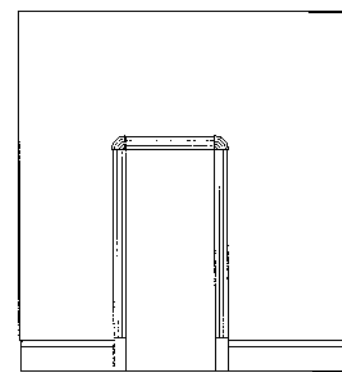
12 A-5 BEDROOM 104 (NORTH)



11 A-5 BEDROOM 104 (EAST)



10 A-5 BEDROOM 104 (WEST)



9 A-5 BEDROOM 104 (SOUTH)

ATTACHMENT 5

INTERIOR ELEVATIONS



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1888-1893 PERIOD OF SIGNIFICANCE
OWNER: **S.D.C.C.D.**
3375 CAMINO DEL RIO SOUTH RD. SAN DIEGO, CA.

PROJECT: **CITY OF SAN DIEGO HISTORIC RESOURCE #887**
STEPHEN B. AND FANNIE MARKS RESIDENCE
1037 15TH STREET SAN DIEGO, CA.
1888-1893 PERIOD OF SIGNIFICANCE

DATE: 05-26-09
REV. 01-21-10
REV.
A-5
SHEET 8 OF 8

SOUTHEASTERN SAN DIEGO PLANNING GROUP (SSDPG)

Meeting Location: Neighborhood House, 841 S. 41st Street, San Diego, CA 92113

MINUTES

February 8, 2010 6:00 p.m. – 7:55 p.m.

This Planning Committee covers the area south of the Dr. Martin Luther King, Jr. Freeway (Highway 94), east of Interstate 5, north of the border of National City, and west of Interstate 805. It includes the communities of Sherman Heights, Logan Heights, Grant Hill, Memorial, Stockton, Mount Hope, Mountain View, Southcrest, and Shelltown.

NOTE: The General Election to become a general member of the SSDPG will be in March 2010. Election of Officers and SSDPG Board members will take place in April 2010.

7. ACTION ITEMS:

- B. Marks Residence, Project #197604** – Site development permit to relocate an existing historically designated residence from 1037 15th Street to 2644 Island Avenue in the MF-3000 zone of Southeastern SD Planned District within the Southeastern SD Community plan. Marie Lia and the architectural team presented the details.

Motion by PISAÑO, seconded by TORIO, to support the project with the SSDPG Project Committee recommendations, as follow:

1. Police Department Review and Recommendations be supported and implemented;
2. All Project Tracking System (PTS) issues be cleared;
3. Any and all applicable historical guidelines and standards must be met; and
4. Approach/communicate with the 8th District Council Office regarding the need for a mid-block light at the northeastern corner of the alley (this should be a capital improvement project expense).
5. Added at the Board meeting: that the crawl space under the house be functional enough to actually get under should future work need to be done.

Motion passed unanimously: 9-0-0.

- C. CET San Diego, 4145 Market Street, Project #183582** – Conditional Use Permit for the use of an existing parking lot to supply parking for an employment training facility located at 4153 Market Street. Jonathan Zane and Maria Nuno presented the issue.

Motion by PISAÑO, seconded by JUSTUS, to support the project with the SSDPG Project Committee recommendations, as follow:

1. SDPD CPTED Review and Recommendations be supported and implemented and that a security camera be operational 24/7;
2. All Project Tracking System (PTS) report issues must be cleared;
3. Mount Hope Planned District Landscape Standards be applied in creating a buffer on the west side and the south side of the lot along the rear of the adjacent residences facing 41st Street;
4. Comply with Best Management Practices in addressing urban runoff;
5. Basketball court markings on the lot should be eradicated; and
6. The adjacent neighbors on the west side (Reyes Residence at 519 41st Street and Kenniston Residence at 525 41st Street) be allowed to continue to use their rear yard access.

Motion passed unanimously: 9-0-0



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

Community Planning Committee Distribution Form Part 2

| | | | |
|---|---|--|------------------------------------|
| Project Name: Marks Residence | | Project Number 197604 | Distribution Date 11/16/09 |
| Project Scope: Southeastern San Diego JO# 43-2958 (PROCESS 4) Site Development Permit to relocate an existing historic designated residence from 1037 15th Street to 2644 Island Avenue in the MF-3000 Zone of Southeastern SD Planned District within the Southeastern SD Community Plan, FAA Part 77, Transit Area. Council District 2 & 8. | | | |
| Project Location: 2644 Island Avenue | | | |
| Applicant Name: Terry Montello | | Applicant Phone No.: (619) 994-5557 | |
| Related Projects | | | |
| Project Manager: John Fisher | | Phone Number (619) 446-5231 | Fax Number (619) 446-5245 |
| | | E-mail Address JSFisher@sandiego.gov | |
| Community Plan: Southeastern San Diego | | Council District: 2 & 8 | |
| Existing Zone | Proposed Zone | Building Height | Number of Stories |
| | | | FAR |
| Committee Recommendations (To be completed for Initial Review): | | | |
| <input type="checkbox"/> Vote to Approve | Members Yes | Members No | Members Abstain |
| <input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below | Members Yes 9 | Members No 0 | Members Abstain 0 |
| <input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> Vote to Deny | Members Yes | Members No | Members Abstain |
| Agenda Date: | <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) | | <input type="checkbox"/> Continued |
| CONDITIONS: See Item "B" ATTACHED | | | |
| NAME Steven Veach | | TITLE SSDPG Chair | |
| SIGNATURE | | DATE 2/10/10 | |
| Attach Additional Pages If Necessary. | | Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101 | |

PLANNING COMMISSION RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 699676, SOUTHEASTERN SAN DIEGO DEVELOPMENT
PERMIT NO. 714238 and SOUTHEASTERN SAN DIEGO HISTORIC PERMIT NO. 709324
MARKS RESIDENCE PROJECT NO. 197604 - [MMRP]

WHEREAS, SAN DIEGO COMMUNITY COLLEGE DISTRICT, a Community College District, Owner/Permittee, filed an application with the City of San Diego for a permit for the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 699676, 714238 and 709324), on portions of a 0.35 acre site;

WHEREAS, the Residence is currently located at 1037 15th Street in the East Village Subarea of the Centre City Planned District;

WHEREAS, the relocation, rehabilitation and reuse project site will be located at 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as Lots 35 and 36 and the West ten feet of Lot 37, Block 39 of C.L. Carrs Addition, filed in Book 14, page 83 of Deeds, filed in the Office of the County Recorder of San Diego County and the north quarter of Lot 9 and the south half of Lot 10, in Block 17 of Gardner's Addition, according to Map thereof No. 68, filed September 2, 1870 in the Office of the County Recorder of San Diego County;

WHEREAS, on March 25, 2010, the Historical Resources Board reviewed the proposed project and recommended adoption of the mitigation measures and findings related to the designated historical resource;

WHEREAS, on V13 - DATE, the Planning Commission of the City of San Diego considered Site Development Permit No. 699676, Southeastern San Diego Development Permit No. 714238 and Southeastern San Diego Historic Permit No. 709324 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated V19 - DATE.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street in the San Diego Downtown Community Plan to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse.

The proposed project was initiated by the San Diego Community College District after the acquisition by the San Diego Community College District of property south of the campus in the area bounded by “C” Street to the north, 17th Street to the east, Broadway to the south, and 15th Street to the west. This property will eventually be used for General Purpose Classroom Building and Parking Garage. As shown on the Land Use Map, Figure 3-4, in the adopted San Diego Downtown Community Plan, the property acquired by the San Diego Community College District is designated for “Employment/Residential Mixed-Use.” According to the San Diego Downtown Community Plan, page 3-7, “this classification provides synergies between educational institutions and residential neighborhoods The classification permits a variety of uses, including office, residential, hotel, research and development, and educational and medical facilities.” According to the Land Use Classification System as discussed on page 3-7 of the San Diego Downtown Community Plan “the classifications in this section represent adopted policy and are meant to be broad enough to provide flexibility in implementation, but clear enough to provide sufficient direction to carry out the Community Plan. In addition to the direction related to the uses provided here, public uses, including parks, government offices, police and fire stations, and public schools, are permitted in all land use classifications.” Therefore, the future expansion of the college campus as shown in the Facilities Master Plan and the relocation of the Victorian cottage are consistent with the adopted San Diego Downtown Community Plan.

The Southeastern San Diego Community Plan designates the site at 2644 Island Avenue for Single Family Residential uses at a density range of ten to fifteen dwelling units per acre. The use of the site is consistent with this designation and density range. As such the proposed project, the relocation, rehabilitation and reuse of a historic resource from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to the site located at 2644 Island Avenue, is consistent with and will not adversely affect the Southeastern San Diego Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The relocation, rehabilitation and reuse of the historic resource will also provide for the health, safety, and welfare of the residents by relocating and rehabilitating the structure in a manner that will meet all building codes in accordance with current construction standards and codes as they apply to historic structures. The proposed project will also comply with the National Park Service Standards for relocation, Criterion Consideration B, as required by the City’s Historical Resource Guidelines and the Secretary of the Interior’s Standards for Rehabilitation of historic structures. The addition of the historic structure at this location, within the Grant Hill Park Historic District, will provide value to the neighborhood and community by the establishment of a historic structure in the neighborhood and

by other improvements to the site, including yet not limited to site grading, drainage, walls, fences, lighting, an irrigation system, landscaping and ongoing maintenance of the property by the San Diego Community College District and its subsequent owners. The designation status of the Marks House will transfer to the Island Avenue location and the historic structure will be further protected by the Grant Hill Park Historic District regulations. As such the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The proposed development complies with all relevant regulations of the Land Development Code for the relocation, rehabilitation and reuse of historic resources. Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into Site Development Permit No. 699676 and Southeastern San Diego Historic Permit No. 709324. Development of the property will comply with all requirements of these regulations. Concept plans for the project identify all other development criteria in effect for the site. All relevant regulations shall be complied with at all times for the life of the project as the regulations relate to the relocation, rehabilitation and reuse of historic resources. In these ways the proposed development will comply with the applicable and relevant regulations of the Land Development Code, as allowed through the approval of a Site Development Permit.

H. Supplemental Finding--Historical Resources Deviation for Relocation of a Designated Historical Resource

1. There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources. The Historical Resources Regulations purpose states in the Land Development Code section 143.0201: “The purpose of these regulations is to protect, preserve and, where damaged, restore the *historical resources* of San Diego, which include *historical buildings, historical structures or historical objects, important archaeological sites, historical districts, historical landscapes, and traditional cultural properties*. These regulations are intended to assure that *development* occurs in a manner that protects the overall quality of *historical resources*. It is further the intent of these regulations to protect the educational, cultural, economic, and general welfare of the public, while employing regulations that are consistent with sound historical preservation principles and the rights of private property owners.” The educational needs of the public and also therefore the cultural, economic and general welfare of the public will be served by the relocation, rehabilitation and reuse of the historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. To minimize the potential adverse effects on the designated historic resource, #887 Stephen B. and Fannie Marks House that will be caused by the expansion of City College, two options were evaluated; a and b. These options are presented here as:

(a) Incorporation of the resource into the proposed General Purpose Classroom and Parking Garage:

Located in downtown San Diego and spread over 12 city blocks, San Diego City College serves 17,000 students with nine existing educational buildings and ten surface parking lots. It is anticipated student growth will increase to approximately 25,000 students by the year 2024, and as part of the SDCCD – City College Master Plan, the San Diego Community College District will add new educational facilities throughout its existing campus to provide and facilitate the educational objectives of the San Diego City College. Included in the Master Plan are developments to add eight new buildings, renovate eight existing buildings and add three new parking structures, all to accommodate the additional projected student population.

The City College Master Plan includes the construction of a 70,000 square foot general purpose Classroom Building and a 400 car Parking Garage on the block containing the existing location of the designated historical resource, #887 Stephen B. and Fannie Marks House,. The Classroom Building will consist of five stories of classroom space, faculty offices, conference space, lecture halls, computer labs, and circulation space. The Parking Garage will consist of seven levels of parking to support this Classroom Building as well as overall City College campus parking. The incorporation of the historic resource into this project is not feasible for the following reasons.

(1) Parking:

As previously stated, San Diego City College will require three new parking garages to meet the projected student population. The incorporation of the historic resource into this project, on its current site, would potentially eliminate 28,000 square feet of parking over seven levels, which amounts to approximately 160 parking spaces. In addition, retention of the historic structure on site would necessitate the redesign of the parking structure and would revise the traffic flow and circulation patterns in a manner that would impact the entry and exit of the parking garage, the vehicular path of travel into and up through the garage and cause an inefficiency that could potentially eliminate additional parking spaces outside of the historic resource footprint. For the historic resource, #887 Stephen B. and Fannie Marks House,, the parking garage would be a source of noise and reduced air quality to the detriment of its occupants. The incorporation of the historic resource would result in a multi-story garage surrounding the historic resource on two sides and a multi-story Classroom Building on the third side, a scenario which would be incompatible for such a resource.

In addition to the loss of usable space for parking and the revenues associated with parking, the costs of this effort would be impacted by the design of the structure itself. In this event, a less traditional design approach would cause the design of special elements such as caissons, footings, columns and beams to change direction around the historic resource property, thus causing a significant financial impact to the cost of the project. In contrast, a traditional design would create evenly spaced bays and structural components, which would not have to route around the historic resource, #887 Stephen B. and Fannie Marks House,. This impact would be realized both by the design effort and the construction means, methods and materials used to construct the building. The overall financial impact of this effort is difficult to ascertain, however it is anticipated that design and construction costs could increase by as much as fifteen to twenty percent due to construction inefficiencies associated with this approach.

(2) Educational Use:

The incorporation of the historic resource, #887 Stephen B. and Fannie Marks House, into the Classroom Building portion of College expansion project would result in a loss of approximately 20,000 square feet of educational space over five levels. This loss of space would reduce the Classroom Building by approximately twenty classrooms and/or computer labs and potentially ten to twenty faculty offices. In addition, this would impact the overall efficiency of the circulation and path of travel for students and faculty, further reducing the available educational space of the building. This approach would also prevent the College from reaching its projected goal to serve an anticipated 25,000-student population by the year 2024. By eliminating this space, the College would not be able to provide necessary courses and would limit necessary faculty positions due to the lack of adequate educational space.

(b) Relocation and reuse of the historical resource elsewhere on the Campus:

Located in downtown San Diego and spread over 12 city blocks, San Diego City College serves 17,000 students with nine existing educational buildings and ten surface parking lots. It is anticipated student growth will increase to approximately 25,000 students by the year 2024, and as part of the SDCCD – City College Master Plan, the San Diego Community College District will add new educational facilities throughout its existing campus to provide and facilitate the educational objectives of the San Diego City College. Included in the Master Plan are developments to add eight new buildings, renovate eight existing buildings and add three new parking structures, all to accommodate the additional projected student population.

The City College Master Plan includes the construction of a 70,000 square foot general purpose Classroom Building and a 400 car Parking Garage on the block containing the existing location of the designated historical resource, #887 Stephen B. and Fannie Marks House,. The Classroom Building will consist of five stories of classroom space, faculty offices, conference space, lecture halls, computer labs, and circulation space. The Parking Garage will consist of seven stories of parking to support this Classroom Building as well as overall City College campus parking. The relocation and use of the historic resource, #887 Stephen B. and Fannie Marks House, to another part of the campus would not be feasible for the following reasons.

(1) Parking:

With an already restricted land resource challenge, parking at San Diego City College is limited and does not currently meet the needs of students and faculty. Additionally, and in conjunction with the City College Master Plan, current parking reservoirs will be utilized for the construction of new buildings. The reduction of any existing land and/or parking real estate for the relocation and use of the historical resource would further reduce the College's available space for parking and cause undue parking burden on the students, faculty and the surrounding downtown community.

(2) Educational Use

Due to limited real estate and financial resources of the San Diego Community College District at City College, it would not be feasible to move and relocate the historical resource elsewhere on the campus. The limited existing campus land/space, as well as purchased property, will be

utilized for new educational buildings that will support the projected growth of City College's educational plan. With over 350,000 square feet of additional educational buildings planned, and the required traffic, access and circulation spaces surrounding such buildings, the relocation and reuse of the historic resource, #887 Stephen B. and Fannie Marks House, would reduce or severely limit the growth potential and educational plan of the College. This would decrease the number of classes that the College could offer and would result in an impact to the goals of the College.

In addition to the classroom building and parking structure, the general Master Plan requires the design and construction of gathering spaces as part of each new building that is built. Larger plazas, smaller courtyards and connected accessible pathways will be designed and constructed to create a pedestrian network that connects the campus as a whole. The campus does contain the land area sufficient to support the relocation of this historic resource, #887 Stephen B. and Fannie Marks House, on the College property in addition to constructing the essential buildings and gathering spaces that are described in the campus Master Plan.

For these reasons these options were determined to be infeasible and would not serve in promoting the goals of the San Diego City College. Therefore, the educational needs of the public and the cultural, economic and general welfare of the public will be served by the relocation, rehabilitation and reuse of the historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse as required by the Historical Resources Regulations as stated in the Land Development Code section 143.0201 and a deviation is warranted.

2. The proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource, and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource. The San Diego Community College District has agreed to implement measures identified in the Mitigation, Monitoring and Reporting Program pertaining to the relocation, rehabilitation and reuse of a designated historical resource, #887 Stephen B. and Fannie Marks House. The San Diego Community College District prepared a Historical Assessment of the property and submitted it to the City of San Diego's Historical Resources Board, which designated the property as San Diego Historical Landmark #887 in October 2008. The San Diego Community College District has agreed to comply with all rules, regulations and ordinances pertaining to the designation status and the Site Development Permit for the relocation, rehabilitation and reuse of the structure as required by the San Diego Municipal Code. The San Diego Community College District has prepared a Historical American Building Survey of the property and acquired a relocation site that meets the requirements of the National Park Service's Criterion Consideration B for Moved Properties and the City's Historical Resources Regulations on the same subject. The San Diego Community College District will stabilize and relocate the structure to the relocation site and thereafter rehabilitate it in accordance with the Secretary of the Interior's Standards for Rehabilitation. A qualified historical architect monitor will supervise the relocation and rehabilitation projects. The property's status as a designated historical resource will be transferred to the relocation site and the property will remain a designated resource under the jurisdiction of the San Diego Historical Resources Board. These measures ensure that the proposed relocation, rehabilitation and reuse will not destroy the historical, cultural, or

architectural values of the historical resource and the relocation will be part of a definitive series of actions to assure the preservation of the designated historical resource.

3. There are special circumstances or conditions apart from the existence of historical resources, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land. In 1914 San Diego Junior College was established with 35 students and 4 instructors. In 1953/1954 the first parcel of land, a single city block bounded by Russ Boulevard, A Street, 14th Street and 15th Street was purchased for the permanent home of the San Diego Junior College, now known as the San Diego City College. From that beginning in 1953/1954, as the San Diego City College and the needs of its students have grown, the school has expanded and now covers twelve city blocks on the north of the Master Plan's expansion area. It is anticipated the student population will increase to approximately 25,000 students by the year 2024. The San Diego Community College District's primary obligation is to serve the educational needs of the community. The establishment of these needed facilities immediately adjacent to the existing campus is required for both economic and functional reasons. The existing campus is bounded on the north by Balboa Park, on the east by Interstate 5 and on the west by properties identified in the San Diego Downtown Community Plan for residential emphasis uses. Only the three blocks along the southern border of the campus are classified as Employment/Residential Mixed-Use, as mentioned above, a "classification that provides synergies between educational institutions and residential neighborhoods" which will allow the expansion of the college campus. Of these three blocks the western most is occupied by a large, new condominium complex, which leaves only the two blocks included in the Master Plan as feasible for the proposed campus expansion. These special circumstances applying to the land are peculiar to the land and are not created by actions of the San Diego Community College District and are not of the applicant's making. Therefore the strict application of the provisions of the historical resources regulations would deprive the San Diego Community College District, as the property owner, of reasonable use of the land and a deviation is warranted.

Southeast San Diego Planned District Ordinance - Section 1519.0101

1. The proposed use and project design meet the general purpose and intent of this division of the Municipal Code, complies with the recommendations of the Southeast San Diego Planned District for this site, and will not adversely affect the Southeast San Diego Community Plan, the City's Progress Guide and General Plan or other applicable plans adopted by the City Council in effect for this site. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The Southeastern San Diego Community Plan designates the site for Single Family Residential uses at a density range of ten to fifteen dwelling units per acre. The use of the site is consistent with this designation and density range. The proposed relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan is consistent with the Southeast San Diego Planned

District, the Southeastern San Diego Community Plan and the General Plan. As such the proposed project, the relocation, rehabilitation and reuse of a historic resource to the site located at 2644 Island Avenue, is consistent with and will not adversely affect the Southeastern San Diego Community Plan or the General Plan.

2. The proposed development shall be compatible with existing and planned land uses on adjoining properties and shall not constitute a disruptive element to the surrounding neighborhood and community. Architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The site is surrounded by commercial property to the north, multi-family residential to the east and west, and single family residential to the south. Grant Hill Park is south of the single family residences on the south side of Island Avenue. The relocation of a historic single family structure to the site is compatible with existing land uses in the neighborhood and community. The relocation, rehabilitation and reuse of a historic single family structure to the site will be in harmony with the existing and planned land uses in the neighborhood and community and will not be a disruptive element in the neighborhood and community. The addition of the historic structure at this location will provide value to the neighborhood and community by the establishment of a historic structure in the neighborhood and by other improvements to the site, including yet not limited to site grading, drainage, walls, fences, lighting, an irrigation system, landscaping and ongoing maintenance of the property by the San Diego Community College District and subsequent owners. The architecture of the Victorian single family historic structure will be compatible with the older single family homes on the south side of Island Avenue and in the neighborhood.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The relocation, rehabilitation and reuse of the historic resource will also provide for the health, safety, and welfare of the residents or those working in the area by relocating and rehabilitating the structure in a manner that will meet all building codes in accordance with current construction standards and codes as they apply to historic structures. In addition, the proposed site is presently vacant and undeveloped. The addition of the historic structure at this location will provide value to the neighborhood and community by the establishment of a historic structure in the neighborhood and by other improvements to the site, including yet not limited to site grading, drainage, walls, fences, lighting, an irrigation system, landscaping and ongoing maintenance of the property by the San Diego Community College District and subsequent owners. In that the proposed relocation, rehabilitation and reuse will meet or exceed all relevant regulations in effect for the site, the relocation of a historic structure to the proposed site will not adversely affect other property in the vicinity. The proposed project will also comply with the National Park Service's guidelines for relocation, Criterion Consideration B, as required by the

City's Historical Resource Guidelines and with the Secretary of the Interior's Standards for Rehabilitation of historic structures. As such the proposed development will not be detrimental to the public health, safety, and welfare.

4. The proposed use will comply with the relevant regulations of the municipal code in effect for this site. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The proposed development complies with all relevant regulations of the Land Development Code for the relocation, rehabilitation and reuse of historic resources. For additional information, refer to Site Development Permit Finding No. 3 above.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 699676, Southeastern San Diego Development Permit No. 714238 and Southeastern San Diego Historic Permit No. 709324 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 699676, 714238 and 709324, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: V27 - DATE OF APPROVAL
Job Order No. 24000423

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

JOB ORDER NUMBER: 432670

**SITE DEVELOPMENT PERMIT NO. 699676,
 SOUTHEASTERN SAN DIEGO DEVELOPMENT PERMIT NO. 714238 and
 SOUTHEASTERN SAN DIEGO HISTORIC PERMIT NO. 709324
 MARKS RESIDENCE PROJECT NO. 197604 - [MMRP]
 PLANNING COMMISSION**

This Site Development Permit No. 699676, Southeastern San Diego Development Permit No. 714238 and Southeastern San Diego Historic Permit No. 709324 is granted by the Planning Commission of the City of San Diego to SAN DIEGO COMMUNITY COLLEGE DISTRICT, a Community College District, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504 and 1519.0203. The 0.19 acre site is located at 2644 Island Avenue in the Grant Hill Historic District in the Southeastern San Diego Planned District of the Southeastern San Diego Community Plan. The project site is legally described as Lots 35 and 36 and the West ten feet of Lot 37, Block 39 of C.L. Carrs Addition, filed in Book 14, page 83 of Deeds, filed in the Office of the County Recorder of San Diego County and the north quarter of Lot 9 and the south half of Lot 10, in Block 17 of Gardner's Addition, according to Map thereof No. 68, filed September 2, 1870 in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remove, relocate and rehabilitate a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Historic District in the Southeastern San Diego Planned District, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. Remove, relocate and rehabilitate a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Historic District in the Southeastern San Diego Planned District;

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- 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.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.
8. 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.

9. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

10. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

11. The mitigation measures specified in the MMRP, and outlined in Mitigated Negative Declaration No. 197604 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 197604 satisfactory to the Development Services Department and the City Engineer. Prior to issuance of any permit to remove and relocate the existing structure, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All

mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Historical Resources (Archaeology)
- Historical Resources (Architecture)
- Human Health/Public Safety/Hazardous Materials

13. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

14. Prior to final inspection of the building permit, the Owner/Permittee shall close the existing driveway at 2644 Island Avenue with City standard curb and gutter, satisfactory to the City Engineer.

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

16. 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.

17. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

18. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

PLANNING/DESIGN REQUIREMENTS:

19. The Owner/Permittee shall maintain a minimum of two 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.

20. 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.

21. 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.

HISTORIC RESOURCES BOARD STAFF REQUIREMENTS:

22. Prior to issuance of a building permit for removal and relocation of the historic structure, the Owner/Permittee shall provide complete HABS documentation, to the satisfaction of Historical Resources staff. HABS documentation shall include a written narrative, plan drawings and photographs consistent with the National Park Service Guidelines, available at: www.nps.gov/history/hdp/habs/ . Photographic documentation shall include separately printed pictures of each facade of the building and site.

23. The Owner/Permittee shall notify the Historic Resources Board staff of any damage to the historical resource during relocation and rehabilitation and shall obtain approval by Historic Resources Board staff of any further necessary mitigation measures.

24. The Owner/Permittee shall comply with the U.S. Secretary of the Interior's Standards and Guidelines for any further mitigation for any damage as a result of relocation and rehabilitation of the historical resource.

25. The Owner/Permittee shall record a resolution stating the property at 2644 Island Avenue is a designated historical resource that has been moved from 1037 15th Street.

INFORMATION ONLY:

- 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 Planning Commission of the City of San Diego on
[date and resolution number] .

Permit Type/PTS Approval No.: SDP No. 699676, SSDDP
No. 714238 and SSDHP No. 709324

Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
Development Project Manager

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

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

SAN DIEGO COMMUNITY COLLEGE DISTRICT
Owner/Permittee

By _____
David Umstot
Vice Chancellor, Facilities Management

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

DEVELOPMENT SERVICES
Project Chronology
Marks Residence - PTS# 197604

| Date | Action | Description | City Review Time | Applicant Response |
|-----------------------------------|-------------------------|---|-----------------------------|---------------------------|
| 11/16/09 | First Submittal | Project Deemed Complete | | |
| 12/23/09 | First Assessment Letter | | 27 days | |
| 01/28/10 | Second Submittal | | | 26 days |
| 03/03/10 | Second Review Complete | | 24 days | |
| 03/03/10 | Issues Complete | | | |
| 04/22/10 | Public Hearing | | 36 days | |
| TOTAL STAFF TIME | | | 87 days | |
| TOTAL APPLICANT TIME | | | | 26 days |
| TOTAL PROJECT RUNNING TIME | | From Deemed Complete to Planning Commission | 3 months and 23 days | |

PROJECT DATA SHEET

| | | |
|--|---|-----------------------------|
| PROJECT NAME: | Marks Residence, Project 197604 | |
| PROJECT DESCRIPTION: | Relocate, rehabilitate and reuse a historic structure. | |
| COMMUNITY PLAN AREA: | Southeastern San Diego | |
| DISCRETIONARY ACTIONS: | Site Development Permit, Southeastern San Diego Development Permit and Southeastern San Diego Historic Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Single Family Residential uses at a density range of 10-15 dwelling units per acre | |
| <u>ZONING INFORMATION:</u> | | |
| ZONE: SESDPD-MF-3000 HEIGHT LIMIT: 30 feet LOT SIZE: 6,000 square feet, minimum FLOOR AREA RATIO: 1.0 FRONT SETBACK: 10-feet SIDE SETBACK: 5-feet STREETSIDE SETBACK: 8-feet REAR SETBACK: 5-feet PARKING: 2 spaces minimum | | |
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | General Commercial SESDPD-CSF-2 | Vacant developed commercial |
| SOUTH: | Single family residential SESDPD-MF-3000 | Single family residential |
| EAST: | Single family residential SESDPD-MF-3000 | Multi-family residential |
| WEST: | Single family residential SESDPD-MF-3000 | Multi-family residential |
| DEVIATIONS OR VARIANCES REQUESTED: | None requested or required. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | Southeastern San Diego Community Group voted 9:0:0 to recommend approval of the proposed project, with five suggested requirements. | |



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 _____ **Project No. For City Use Only**
 Marks Residence Move On 197604

Project Address:
 2644 Island Avenue San Diego

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:

Project No. (For City Use Only)

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): San Diego Community College District
Owner () Tenant/Lessee ()
Street Address: 3375 Camino Del Rio S. Rd.
City/State/Zip: San Diego, CA 92108
Phone No: 619-388-650046 Fax No: 619-388-6509
Name of Corporate Officer/Partner (type or print): Mr. David Umstot
Title (type or print): Vice Chancellor of Facilities Management
Signature: [Signature] Date: 10/14/09

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: