



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 26, 2012 REPORT NO. PC-12-052

ATTENTION: Planning Commission, Agenda of May 3, 2012

SUBJECT: SEACREST EXTENSION OF TIME- PROJECT NO. 264468
PROCESS 4

**OWNER/
APPLICANT:** Ronald Johnson, Hornblend at Mission, LLC
Golba Architecture, Inc.

SUMMARY

Issue: Should the Planning Commission approve an Extension of Time to previously approved Coastal Development Permit No. 468135 and Planned Development Permit No. 482837 to demolish existing structures and construct 12 residential, for-rent units with 2,477 square feet of commercial space in a three-story, mixed use building within the Pacific Beach Community Plan Area?

Staff Recommendation: APPROVE Extension of Time No. 931355;

Community Planning Group Recommendation: On January 25, 2012, the Pacific Beach Planning Group voted 14-0-0 to recommend approval of the project with no conditions or suggested conditions.

Environmental Review: The activity associated with this project is covered under Mitigated Negative Declaration No. 134855. There are no changes in circumstance, information, or project to warrant additional environmental review and the activity is not a separate project pursuant to CEQA Guidelines Section 15162.

Fiscal Impact Statement: All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The proposed project would result in a net gain of 11 residential units to the Pacific Beach Community Planning Area.

BACKGROUND

On December 6, 2007 the Planning Commission approved Coastal Development Permit No.

468135 and Planned Development Permit 482837 associated with the Seacrest project. Those permits were set to expire on December 20, 2011. On November 23, 2011, the applicant applied for an Extension of Time.

DISCUSSION

Project Description:

The present application is requesting an Extension of Time to the previously approved Seacrest project. The time allowed in the original development permit to construct the Seacrest project has expired. No changes to the originally approved project are proposed.

The project would demolish a single-family residence, three commercial structures and a surface parking lot and construct a three-story, 24,582 square-foot mixed-use development, with a subterranean parking garage. The square-footage would consist of approximately 2,477 square feet of commercial space, 665 square feet of public (transit plaza) space, 15,651 square feet of residential space in 12 for-rent residential units, 5,549 square feet of circulation and support space, and 12,067 square feet of parking area. The project also includes a deviation from residential density regulations of the CV-1-2 Zone to allow the building to extend to the density of the Pacific Beach Community Plan, which establishes a higher density than the base zone.

Project-Related Issues

In accordance with Land Development Code regulations, requests for Extensions of Time have a limited review. The Land Development Code (LDC) §126.0111, "Extension of Time of a Development Permit," regulates the circumstances under which a previous approval may be extended. The LDC addresses the development permit expiration date, maximum extension allowed, Extension of Time (EOT) request timing, EOT application review, the decision process and the required approval findings. The Section also addresses conditional approval findings, Coastal Development Permit EOT findings and denial findings.

In LDC Section 126.0111(e) the approval findings state:

"An extension of time, except for a Coastal Development Permit, may be approved without new conditions if the decision maker makes both of the following findings:

- (1) The project as originally approved and without any new conditions would not place the occupants of the proposed *development* or the immediate community in a condition dangerous to their health or safety; and
- (2) No new condition is required to comply with state or federal law.

In LDC Section 126.0111(f) the findings for conditional approval state:

"An extension of time, except for a Coastal Development Permit, may be approved with new conditions if the decision maker makes one of the following findings:

(1) New conditions are necessary to protect the health or safety of the residents of the *development* or the immediate community; or

(2) New conditions are necessary to comply with applicable state or federal law."

Section 126.0111(2)(g) *Findings* for Approval for Extension of Time for a Coastal Development Permit states: An extension of time for a Coastal Development Permit may be approved only if the decision maker makes all of the following findings:

(1) The project as originally approved would not place the occupants of the proposed *development* or the immediate community in a condition dangerous to their health and safety;

(2) There are no changed circumstances which would affect the project's consistency with the *Local Coastal Program*; and

(3) No new condition is required to comply with state or federal law.

These findings are the legal basis for approving an EOT with or without conditions. The law limits the decision makers to these considerations. While changes in circumstance may suggest additional conditions would be desirable, the law limits new conditions to two situations. Decision makers may add new conditions where doing otherwise would place occupants or the immediate community in a situation dangerous to their health or safety, or where omitting new conditions would result in a breach of state or federal law.

The basis for denial of an EOT is found in LDC Section 126.0111(h) which states: "The decision maker shall deny the extension of time if the project, even as conditioned, would place the residents of the proposed *development* or the immediate community in a condition dangerous to their health or safety, or would not comply with state or federal law."

Conclusion

Staff has reviewed the proposed Extension of Time and determined the project would not place residents of the proposed development, or the immediate community, in a condition dangerous to their health or safety. In addition, the project would comply with all state and federal laws without new any conditions being added to the approval. Staff has provided draft findings supporting EOT approval (Attachment 4). Staff recommends the Planning Commission approve the proposed Extension of Time permit as proposed (Attachment 5).

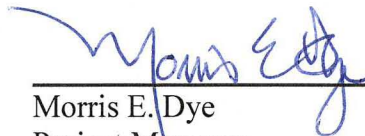
ALTERNATIVES

1. **Approve** Extension of Time No. 931355 **with modifications.**
2. **Deny** Extension of Time No. 931355, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Morris E. Dye
Project Manager
Development Services Department

BROUGHTON/MED

Attachments:

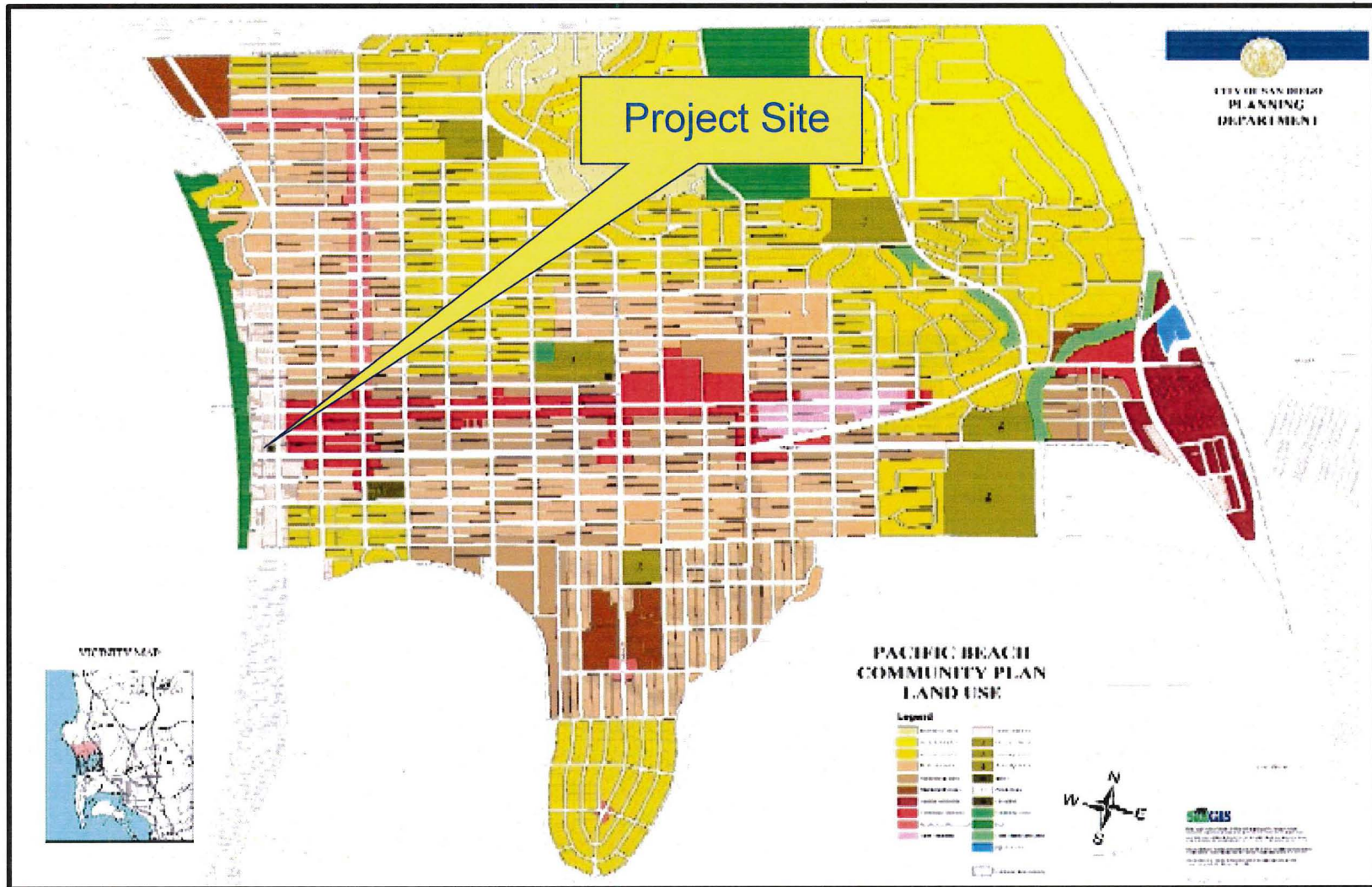
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft EOT Resolution with Findings
5. Draft EOT Permit
6. Copy of Recorded Coastal Development Permit No. 468135/Planned Development Permit No. 482837
7. Ownership Disclosure Statement
8. Project Plans Excerpts



Aerial Photo

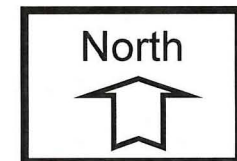
SEACREST EXTENSION OF TIME- 732 & 748 HORNBLEND STREET
PROJECT NO. 264468

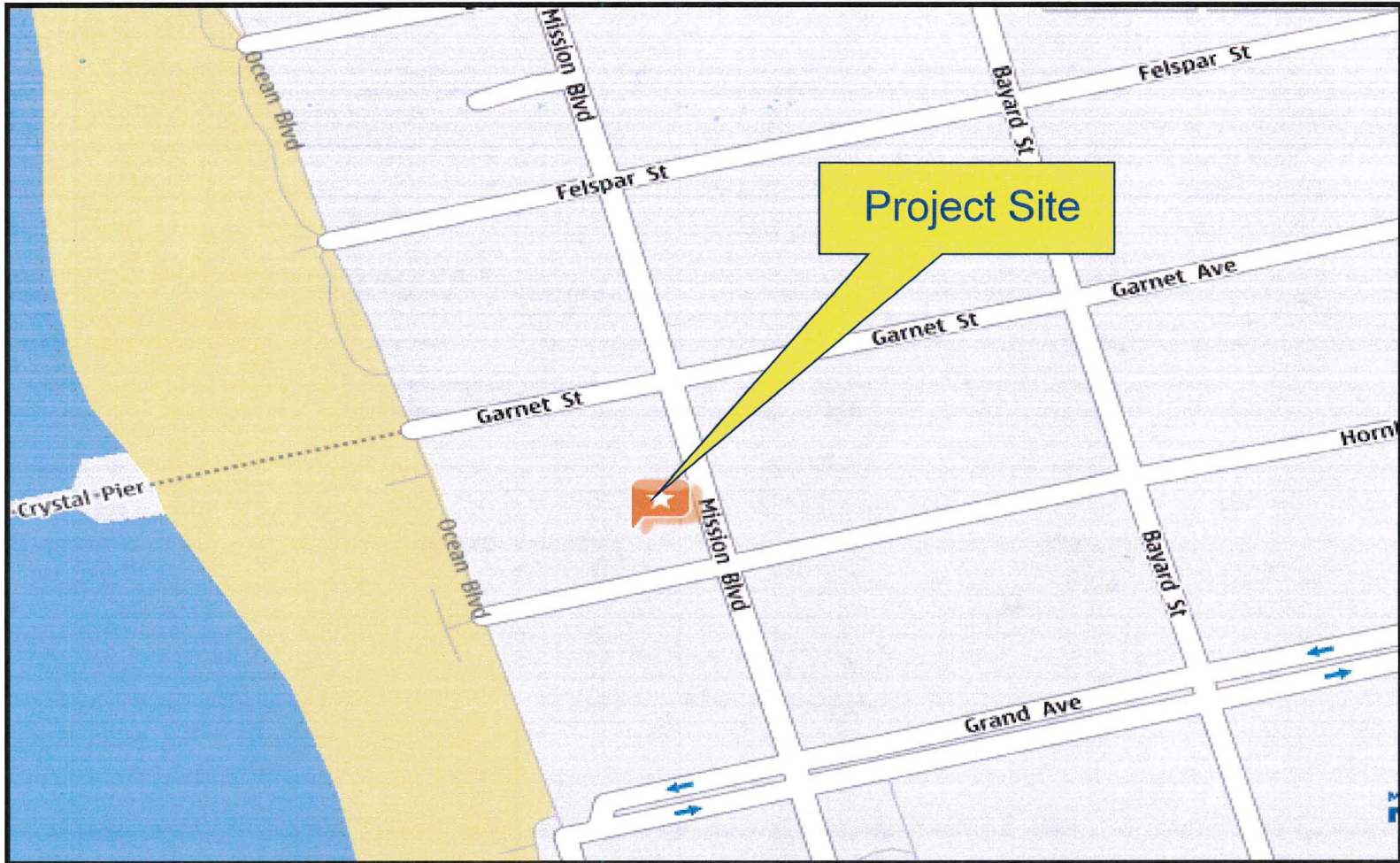




Land Use Map

SEACREST EXTENSION OF TIME- 732 & 748 HORNBLEND STREET
PROJECT NO. 264468





Project Location Map

SEACREST EXTENSION OF TIME- 732 & 748 HORNBLEND STREET
PROJECT NO. 264468



PLANNING COMMISSION
RESOLUTION NO.
EXTENSION OF TIME NO. 931355
COASTAL DEVELOPMENT PERMIT NO. 468135
PLANNED DEVELOPMENT PERMIT NO. 482837
SEACREST - PROJECT NO. 264468

WHEREAS, Hornblend at Mission, LLC, Owner/Permittee, filed an application with the City of San Diego for a three-year Extension of Time to Coastal Development Permit No. 468135 and Planned Development Permit No. 482837 to demolish existing structures and construct 12 residential, for-rent units with 2,477 square feet of commercial space on a 0.28-acre site located at 732 & 748 Hornblend Street in the CV-1-2 Zone within the Pacific Beach Community Plan Area, the Coastal Overlay (Appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, and Transit Area Overlays. The property is legally described as Lots 17, 18, 19 and 20 in Block 226 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 854, filed in the Office of the County Recorder of San Diego County, September 28, 1898; and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to Coastal Development Permit Nos. 468135 and Planned Development Permit No. 482837, and Project No. 134855 with the exception of the expiration date; and

WHEREAS, Extension of Time No. 931355 is covered under Mitigated Negative Declaration No. 134855, the previously approved project is adequately addressed in the environmental document and there are no changes in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162; and

BE IT FURTHER RESOLVED, by the Development Services Department of the City of San Diego, that it adopts the following findings with respect to Extension of Time No. 931355 for Coastal Development Permit No. 468135 and Planned Development Permit No. 482837:

- 1. The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.**

The project proposes no changes to the approved Coastal Development Permit or Planned Development Permit. Conditions of the previously approved permits provide for curb replacement with City Standard curb and gutter adjacent to Hornblend Street and Mission Boulevard. Also, the applicant must construct alley ramps on both sides of the alley entrance that abut the project site. In addition, all driveways and curb openings are required by permit condition to comply with City Standard Drawings. These conditions ensure general public safety and welfare. Therefore, the project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.

2. There are no changed circumstances which would affect the project's consistency with the Local Coastal Program.

There are no proposed changes to the project. Therefore, there are no changed circumstances which would affect the project's consistency with the Local Coastal Program.

3. No new condition is required to comply with state or federal law.

No new conditions are required for approval of the Extension of Time. Therefore, no new condition is required to comply with state or federal law.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Extension of Time No. 931355 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Extension of Time No. 931355, a copy of which is attached hereto and made a part hereof.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON May 3, 2012.

By

Morris E. Dye
Development Project Manager
Development Services Department

24002342

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

JOB ORDER NUMBER: 24002342

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXTENSION OF TIME NO. 931355
 EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT 468135
 And PLANNED DEVELOPMENT PERMIT 482837
SEACREST EXTENSION OF TIME— PROJECT NO. 264468
 PLANNING COMMISSION

This Extension of Time No. 931355 is a three-year extension of time to previously approved Coastal Development Permit No. 468135 and Planned Development Permit No. 482837, and is hereby granted by the Planning Commission of the City of San Diego to Hornblend at Mission, LLC, Owner/Permittee, pursuant to San Diego Municipal Code Section 126.0111. The 0.28-acre site is located at 732 & 748 Hornblend Street, in the CV-1-2 Zone within the Pacific Beach Community Plan Area. The property is legally described as Lots 17, 18, 19 and 20 in Block 226 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 854, filed in the Office of the County Recorder of San Diego County, September 28, 1898.

Subject to the terms and conditions set forth in this Permit, and previously approved Coastal Development Permit No. 468135 and Planned Development Permit 482837, permission is granted to Hornblend at Mission, LLC Owner/Permittee to demolish the existing structures and construct 12 residential, for-rent units with 2,477 square feet of commercial space in a three-story mixed use building, described and identified by size, dimension, quantity, type, and location on the previously approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original Project No. 134855, Coastal Development Permit No. 468135 and Planned Development Permit 482837 approved by the Planning Commission on December 6, 2007, are hereby extended as indicated within this permit until December 20, 2014.

The project shall include:

- a. A three year extension of time for the previously approved Coastal Development Permit No. 468135 and Planned Development Permit 482837, Project No. 134855.

STANDARD REQUIREMENTS:

1. This permit must be utilized prior to December 20, 2014 which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).
4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Coastal Development Permit No. 468135 and Planned Development Permit 482837, Project No. 134855 recorded with the County of San Diego Recorder on December 21, 2007, Document Number 2007-0786301 with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
5. 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed

on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

APPROVED by the Planning Commission of the City of San Diego on May 3, 2012 by Resolution No.

THE ORIGINAL OF THIS DOCUMENT
 WAS RECORDED ON DEC 21, 2007
 DOCUMENT NUMBER 2007-0786301
 GREGORY J. SMITH, COUNTY RECORDER
 SAN DIEGO COUNTY RECORDER'S OFFICE
 TIME: 12:21 PM

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: 42-8089

COASTAL DEVELOPMENT PERMIT NO. 468135
PLANNED DEVELOPMENT PERMIT NO. 482837
SEACREST - PROJECT NO. 134855 - MMRP
PLANNING COMMISSION

This Coastal Development Permit No. 468135 and Planned Development Permit No. 482837 are granted by the Planning Commission of the City of San Diego to HORNBLEND AT MISSION LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0604. The 0.28-acre site is located at 732 and 748 Hornblend Street in the in the CV-1-2 Zone, Coastal Overlay Zone (Appealable to the California Coastal Commission), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone, within the Pacific Beach Community Plan. The project site is legally described as Lots 17, 18, 19, and 20 in Block 226 of Pacific Beach, in the City of San Diego, County of San Diego, State of California according to Map thereof No. 854, filed in the office of the County Recorder of San Diego County September 28, 1898.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of the existing structures and construction of 12 residential for-rent units with 2,477 square feet of commercial space in a three-story mixed-use building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 6, 2007, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing development, which includes a single-family residence, three commercial structures, and a surface parking lot, and construction of a three-story, approximately 24,582 square-foot mixed-use development, with a below grade parking garage. The square-footage would consist of approximately 2,477 square feet of commercial space, 665 square feet of public (transit plaza) space, 15,651 square feet of

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residential space in 12 for-rent residential units, 5,549 square feet of circulation and support space, and 12,067 square feet of parking area;

- a. Deviation from residential density regulations of the CV-1-2 Zone, to allow the building to the density of the Pacific Beach Community Plan, which establishes a higher density than the base zone;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Fire-sprinklers throughout the development;
- e. Residential private open space areas totaling approximately 3,094 square feet and public commercial open space totaling approximately 665 square feet in plazas, courtyards, and decks, new street trees, pedestrian-friendly landscaped planters, and enriched paving at the building entries;
- f. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the proposed project's projected energy consumption, as established by Council Policy 900-14; and
- g. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

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- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
 5. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
 6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
 9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
 10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

11. The applicant 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, including, but not limited to, any 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

13. The mitigation measures specified in the MMRP, and outlined in Mitigation Negative Declaration No. 134855, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigation Negative Declaration No. 134855, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, 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 area: Paleontological Resources

15. 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.

AFFORDABLE HOUSING REQUIREMENT:

16. Prior to issuance of the first residential building permit, the applicant shall comply with the affordable housing requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

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ENGINEERING REQUIREMENTS:

17. Prior to the building occupancy, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
18. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
19. Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
20. Prior to the issuance of any construction permits, the applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
21. The drainage system proposed for this development is private and subject to approval by the City Engineer.
22. All driveways and curb openings shall comply with City Standard Drawings G-14A, G-16 and SDG-100 to the satisfaction of the City Engineer.
23. Prior to building occupancy, the applicant shall obtain an Encroachment Maintenance Agreement for the building overhang that projects into the public right of way.
24. Prior to foundation inspection, the applicant shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is in accordance with the approved plans.
25. Prior to building occupancy, the applicant shall replace the curb with City standard curb and gutter, adjacent to the site on Hornblend Street and Mission Boulevard, satisfactory to the City Engineer.
26. Prior to building occupancy, the applicant shall construct alley ramps on both sides of the alley entrance that abuts the project site.
27. This project proposes to export 5,300 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
28. Prior to building occupancy, the applicant shall replace the existing sidewalk along the project frontage, satisfactory to the City Engineer.

29. Prior to building occupancy, the applicant shall close all non-utilized driveways with full-height curb and gutter and sidewalk to the satisfaction of the City Engineer.
30. Prior to building occupancy, the applicant shall replace the curb ramp at the intersection of Hornblend Street and Mission Boulevard with City Standard SDG-132 curb ramp to the satisfaction of the City Engineer.
31. Prior to building occupancy, the applicant shall obtain an Encroachment Maintenance and Removal Agreement, for the proposed curb outlet, street furniture, enhanced pavement, and planters in the public right-of-way.
32. Prior to building occupancy, the applicant shall repair the alley along the project frontage satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

33. Prior to issuance of any construction permits for public right-of-way improvements, the Permittee or Subsequent Owner shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
34. In the event that a foundation only permit is requested by the Permittee or Subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."
35. Prior to issuance of any construction permits for buildings, the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.
36. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
37. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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38. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

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

PLANNING/DESIGN REQUIREMENTS:

40. 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.

41. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the proposed project's projected energy consumption, as established by Council Policy 900-14.

42. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

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

TRANSPORTATION REQUIREMENTS

44. No fewer than 34 off-street parking spaces (29 spaces required), 3 motorcycle spaces, and 8 bicycle spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," on file in the Office of the Development Services Department. Parking spaces shall comply at all times with requirements of the Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

WASTEWATER REQUIREMENTS:

45. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

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46. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

47. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water service(s) outside of any driveway or vehicular use area, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

48. Prior to the issuance of any building permits, the Owner/Permittee shall grant a minimum 5-foot by 5-foot wide easement for the proposed domestic meter to be located within the proposed property, in a manner satisfactory to the Water Department Director and the City Engineer.

49. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Water Department Director and the City Engineer.

50. Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner the Water Department Director and the City Engineer.

51. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, and associated easements, as shown on approved Exhibit "A" shall be modified at final engineering to comply with standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance
- The San Diego Association of Governments, Metropolitan Transit System (MTS), asks that the applicant contact MTS at least 10 working days prior to beginning construction improvements on the bus stop area. The MTS contact is Lisa Madsen 619-595-7038, lisa.madsen@sdmts.com

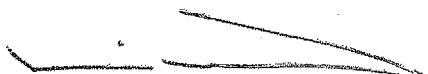
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APPROVED by the Planning Commission of the City of San Diego on December 6, 2007 by Resolution Number 4346-PC.

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Coastal Development Permit No. 468135 &
Planned Development Permit No. 482837
Date of Approval: December 6, 2007

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

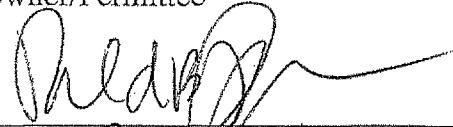


NAME MIKE WESTLAKE
TITLE PROGRAM MANAGER

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

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

[HORNBLEND AT MISSION, LLC]
California Limited Liability Company
Owner/Permittee

By 

NAME RONALD JOHNSON
TITLE PRESIDENT

[]
Owner/Permittee

By _____
NAME
TITLE

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

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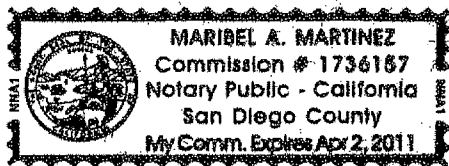
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On December 21, 2007 before me, Maribel A. Martinez, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Mike Westlake
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Maribel Martinez
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Seacrest/Project No. 134855/CDP No.468135/PDP No. 482837

Document Date: December 6, 2007 Number of Pages: 10

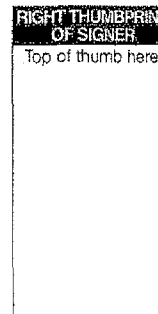
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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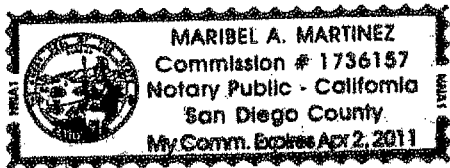
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On December 21, 2007 before me, Maribel A. Martinez, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Ronald Johnson
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Maribel A. Martinez
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

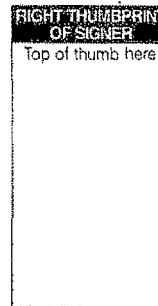
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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PLANNING COMMISSION
RESOLUTION NO. 4346-PC
COASTAL DEVELOPMENT PERMIT NO. 468135
PLANNED DEVELOPMENT PERMIT NO. 482837
SEACREST – PROJECT NO. 134855

WHEREAS, HORNBLEND AT MISSION LLC, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of the existing structures and construction of 12 residential for-rent units with 2,477 square feet of commercial space in a three-story mixed-use building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 468135 and 482837 on portions of a 0.28-acre site;

WHEREAS, the project site is located at 732 and 748 Hornblend Street in the in the CV-1-2 Zone, Coastal Overlay Zone (Appealable to the California Coastal Commission), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone, within the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as Lots 17, 18, 19, and 20 in Block 226 of Pacific Beach, in the City of San Diego, County of San Diego, State of California according to Map thereof No. 854, filed in the office of the County Recorder of San Diego County September 28, 1898;

WHEREAS, on December 6, 2007, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 468135 and Planned Development Permit No. 482837 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego that the Planning Commission adopts the following written Findings, dated December 6, 2007.

Coastal Development Permit - Section 126.0708

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

The 12,397 square-foot project site is currently developed with three (3) single-story commercial buildings and one (1) single-story residence. The Seacrest project would consist of the demolition of the existing structures and the construction of a new 3-story plus basement mixed-use project containing 2,477 square-feet of commercial space and twelve (12) residential for-rent units.

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The project site is located in a highly urbanized area of Pacific Beach and is bordered by Mission Boulevard to the east; Hornblend Street to the south, a privately owned commercial-zoned property to the west, and a public alley to the north. The subject site is located approximately 300 feet east of the Pacific Ocean. The proposed development is contained within the existing legal lot area, on private property, and thereby does not encroach upon any existing physical access way that is legally used by the public or any proposed access way identified in a Local Coastal Program land use plan. The proposed project conforms to the height and setback regulations of the San Diego Municipal Code and the Pacific Beach Community Plan and does not block any identified visual corridor. The bulk, scale, and character of the proposed 3-story mixed use development enhances and protects public views to and along the ocean and of the surrounding Coastal neighborhood of Pacific Beach.

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

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

The 12,397 square-foot project site is currently developed with three (3) single-story commercial buildings and one (1) single-story residence. The Seacrest project would consist of the demolition of the existing structures and the construction of a new 3-story plus basement mixed-use project containing 2,477 square-feet of commercial space and twelve (12) residential for-rent units. The project site is located in a highly urbanized area of Pacific Beach and is bordered by Mission Boulevard to the east; Hornblend Street to the south, a privately owned commercial-zoned property to the west, and a public alley to the north.

The proposed project does incorporate the use of sustainable design features and extensive landscaping; however, the proposed project site is neither located on or near any sensitive biologic resources or environmentally sensitive lands, thus it does not contribute to any alteration or disturbance of these natural land forms. Therefore, proposed coastal development will not adversely affect environmentally sensitive lands.

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

The 12,397 square-foot project site is currently developed with three (3) single-story commercial buildings and one (1) single-story residence. The Seacrest project proposes a Coastal Development Permit and Planned Development Permit to demolish the existing structures and to construct a new 3-story plus basement mixed-use project containing 2,477 square-feet of commercial space and twelve (12) residential for-rent units.

The proposed project site is located in an area designated for visitor commercial in the Pacific Beach Community Plan and Local Coastal Program and is consistent with the recommended land

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use, design guidelines, and development standards in effect for this site per the adopted Pacific Beach Community Plan and Local Coastal Program, the San Diego Municipal Code, and the City of San Diego Progress Guide and General Plan. To promote transit and pedestrian use along the community's commercial spines, the Pacific Beach Community Plan allows mixed-use commercial projects an increased residential density of up to 43 dwelling units per acre for projects which are designed as transit oriented developments. The Seacrest project meets the requirements for Transit Oriented Design, as outlined within the Pacific Beach Community Plan. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 12,397 square-foot project site is currently developed with three (3) single-story commercial buildings and one (1) single-story residence. The Seacrest project proposes a Coastal Development Permit and Planned Development Permit to demolish the existing structures and to construct a new 3-story plus basement mixed-use project containing 2,477 square-feet of commercial space and twelve (12) residential for-rent units. The project site is located in a highly urbanized area of Pacific Beach and is bordered by Mission Boulevard to the east; Hornblend Street to the south, a privately owned commercial-zoned property to the west, and a public alley to the north. The project site is located approximately 300 feet east of the Pacific Ocean. The proposed project is located between the first public road and the shoreline. The proposed project does not impact nor prohibit access to the shoreline in any way. It does promote both pedestrian and bicycle access to the nearby beach through its incorporation of numerous transit oriented design features. The project does not obstruct or interfere with any public recreation uses. Therefore, development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Findings for Planned Development Permit Approval - Section 126.0604

1. The proposed development will not adversely affect the applicable land use plan;

The 12,397 square-foot project site is currently developed with three (3) single-story commercial buildings and one (1) single-story residence. The Seacrest project proposes a Coastal Development Permit and Planned Development Permit to demolish the existing structures and to construct a new 3-story plus basement mixed-use project containing 2,477 square-feet of commercial space and twelve (12) residential for-rent units. The project would result in a net increase of 11 residences to the Pacific Beach Community. The project site is located in a highly urbanized area of Pacific Beach and is bordered by Mission Boulevard to the east; Hornblend Street to the south, a privately owned commercial-zoned property to the west, and a public alley to the north.

The Pacific Beach Community Plan designates this site for visitor commercial use, allowing for a maximum density for the site of up to 43 dwelling units per acre. The policy recommendations

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of the Pacific Beach Community Plan are to promote a mixture of commercial uses and to actively encourage mixed-use residential, office and commercial development along Mission Boulevard. The community plan recommends promoting pedestrian and transit use by allowing for mixed-use commercial projects located along the community's commercial spines to have higher residential densities. The plan also recommends that projects incorporate pedestrian and transit-oriented features into the project design.

The proposed project site is a mixed-use building containing both commercial and residential uses which is consistent with the visitor commercial land use designation, with the surrounding properties, as well as the intent of the Pacific Beach Community Plan. The design goes beyond the Pacific Beach Community Plan as well as the Land Development Code and provides commercial uses along both of the frontage streets to continue the commercial character along both Hornblend Street and Mission Boulevard. Further, the project provides a public plaza located along an existing transit corridor as well as surplus parking and landscaping to continue the existing character of both street frontages. The proposed project implements the Transit-Oriented Development Standards as the project minimizes building setbacks, locates parking to the rear of the building and articulates the building facades to provide for a variety of architectural detail. The proposed building also orients the commercial space to the street.

The Pacific Beach Community Plan also recommends that new commercial development shall incorporate landscaping treatments as identified in the streetscape recommendations of the plan. The plan recommends broad headed evergreen trees to be planted in tree grates along Mission Boulevard and vertical accent trees such as palms at the corners. The project is also consistent with this recommendation. Therefore, proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The 12,397 square-foot project site is currently developed with three (3) single-story commercial buildings and one (1) single-story residence. The Seacrest project proposes a Coastal Development Permit and Planned Development Permit to demolish the existing structures and to construct a new 3-story plus basement mixed-use project containing 2,477 square-feet of commercial space and twelve (12) residential for-rent units. The project would result in a net increase of 11 residences to the Pacific Beach Community. The project site is located in a highly urbanized area of Pacific Beach and is bordered by Mission Boulevard to the east; Hornblend Street to the south, a privately owned commercial-zoned property to the west, and a public alley to the north.

On October 9, 2007, staff completed an environmental Initial Study for the Seacrest project. Based upon the results of the Initial Study, Mitigated Negative Declaration No. 105244 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

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The proposed development would be reviewed prior to construction by professional staff for compliance with all relevant and applicable building, electrical, plumbing, mechanical and fire codes to assure the structures would meet or exceed the current regulations. The proposed project would provide three (3) new pedestrian ramps (one at the corner of Hornblend Street and Mission Boulevard and two on either side of the public alley) to aid the visually and physically disabled. The proposed project would replace the existing sidewalks and curb and gutter with new, level, City compliant features. The proposed project would provide additional lighting at the pedestrian level. The subject site is classified as a geologic hazard category of 52 (low risk) and if required, would incorporate all recommendations from the Geotechnical engineer to mitigate any potential impacts.

The development would incorporate all recommendations and sizes for proper sized foundation and building components from a licensed structural engineer. Additionally, the proposed development would be required to obtain a Building Permit to show that all construction would comply with applicable building, fire, and life-safety requirements. Therefore, the proposed development will not be detrimental to the public health, safety, or welfare.

3. The proposed development will comply with the regulations of the Land Development Code;

The 12,397 square-foot project site is currently developed with three (3) single-story commercial buildings and one (1) single-story residence. The Seacrest project proposes a Coastal Development Permit and Planned Development Permit to demolish the existing structures and to construct a new 3-story plus basement mixed-use project containing 2,477 square-feet of commercial space and twelve (12) residential for-rent units. The project would result in a net increase of 11 residences to the Pacific Beach Community. The project site is located in a highly urbanized area of Pacific Beach and is bordered by Mission Boulevard to the east; Hornblend Street to the south, a privately owned commercial-zoned property to the west, and a public alley to the north.

The project proposes to deviate from the San Diego Municipal Code (SDMC) requirements for residential density as discussed below. The SDMC allows applicants to propose development that requires greater flexibility from the strict application of the regulations than would be allowed through a deviation process, through the processing of a Planned Development Permit. The intent of Planned Development Permit applications is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

Residential Density - The CV-1-2 (Commercial-Visitor) Zone allows a maximum density of one dwelling unit per 1,500 square feet of lot area. Given a project site of 12,397 square feet, the CV-1-2 Zone would allow a maximum of 8 dwelling units. However, to promote transit and pedestrian use along Mission Boulevard, the Pacific Beach Community Plan allows a maximum density of 43 dwelling units per acre, or one dwelling unit per 1013 square feet of lot area, for those projects designed as a transit-oriented development. Given the project site of 12,397 square feet, and that the proposed project has been designed to conform to the Transit-Oriented Development Standards outlined by the Pacific Beach Community Plan, the Pacific Beach

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Community Plan would allow the development of 12 residential units on the site. In order to deviate from the regulations of the CV-1-2 Zone, and meet the density allowed by the Pacific Beach Community Plan, the applicant has requested the processing of a Planned Development Permit.

Other than the requested deviation, the proposed project complies with the applicable regulations for the current Land Development Code, such as but not limited to setbacks, vertical height limits, floor area ratio restrictions, open space requirements, storage requirements, parking requirements and access requirements. The proposed development would comply with the regulations of the Land Development Code, as allowed by a Planned Development Permit. Therefore, the proposed project complies with the applicable regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

The 12,397 square-foot project site is currently developed with three (3) single-story commercial buildings and one (1) single-story residence. The Seacrest project proposes a Coastal Development Permit and Planned Development Permit to demolish the existing structures and to construct a new 3-story plus basement mixed-use project containing 2,477 square-feet of commercial space and twelve (12) residential for-rent units. The project would result in a net increase of 11 residences to the Pacific Beach Community. The project site is located in a highly urbanized area of Pacific Beach and is bordered by Mission Boulevard to the east; Hornblend Street to the south, a privately owned commercial-zoned property to the west, and a public alley to the north.

The proposed project would be beneficial to the community by enhancing a blighted, under-utilized highly visible property along a primary vehicle and pedestrian route through Pacific Beach. The project would provide additional commercial space along both Hornblend Street as well as Mission Boulevard going beyond what is required by the Land Development Code or the Pacific Beach Community Plan. Additionally, the project would provide a Public Transit Plaza along an established and vital transit corridor for use by people waiting for public transportation at the bus stop location. The bus stop would be improved with new benches, lighting, landscaping, and signage. The project also significantly improves the pedestrian experience with additional on-site landscaping to continue the established landscape theme as well as mature new street trees, sidewalks and enhanced paving. The project also would provide three (3) accessible pedestrian ramps; new bicycle racks; new trash cans; surface-mounted light fixtures on the building for pedestrian lighting; and the use of rich materials such as stone and brick.

The residential component of this mixed-use project provides additional residential units in this existing multi-family area on the upper 2 floors of the project. The 12 units are made up of 11 two-bedroom units and 1 one-bedroom unit. This size would provide a more entry-level housing product in this beach area and is the type and size of unit sought by the Pacific Beach Community Planning group to augment the abundance of 3, 4 and 5 bedroom units that have been constructed recently. The proposed development also provides on-site parking in excess of the amounts required per the San Diego Municipal Code. Additionally, the proposed project has been designed as a sustainable building per Council Policy 900-14 which will generate at least

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50% of the electrical energy demand through the use of solar panels and provide energy efficient construction.

The mixed-use development would also contribute to a reduction in vehicle trips and vehicle emissions by adding available commercial space for services which residents may have previously had to go outside of the Pacific Beach area to get. Therefore, proposed development, when considered as a whole, will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The 12,397 square-foot project site is currently developed with three (3) single-story commercial buildings and one (1) single-story residence. The Seacrest project proposes a Coastal Development Permit and Planned Development Permit to demolish the existing structures and to construct a new 3-story plus basement mixed-use project containing 2,477 square-feet of commercial space and twelve (12) residential for-rent units. The project would result in a net increase of 11 residences to the Pacific Beach Community. The project site is located in a highly urbanized area of Pacific Beach and is bordered by Mission Boulevard to the east; Hornblend Street to the south, a privately owned commercial-zoned property to the west, and a public alley to the north.

The project proposes to deviate from the San Diego Municipal Code (SDMC) requirements for residential density as discussed below. The SDMC allows applicants to propose development that requires greater flexibility from the strict application of the regulations than would be allowed through a deviation process, through the processing of a Planned Development Permit. The intent of Planned Development Permit applications is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

Residential Density - The CV-1-2 (Commercial-Visitor) Zone allows a maximum density of one dwelling unit per 1,500 square feet of lot area. Given a project site of 12,397 square feet, the CV-1-2 Zone would allow a maximum of 8 dwelling units. However, to promote transit and pedestrian use along Mission Boulevard, the Pacific Beach Community Plan allows a maximum density of 43 dwelling units per acre, or one dwelling unit per 1013 square feet of lot area, for those projects designed as a transit-oriented development. Given the project site of 12,397 square feet, and that the proposed project has been designed to conform to the Transit-Oriented Development Standards outlined by the Pacific Beach Community Plan, the Pacific Beach Community Plan would allow the development of 12 residential units on the site. In order to deviate from the regulations of the CV-1-2 Zone, and meet the density allowed by the Pacific Beach Community Plan, the applicant has requested the processing of a Planned Development Permit.

In addition, the project provides a daytime public transit plaza for patrons to be able to sit in shade while waiting for public transportation. The adjacency of both commercial spaces on either side of the proposed transit plaza further creates a relationship that will create a vibrant and

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active outdoor plaza to encourage and enhance the transit usage. The project also provides 14 bicycle racks that are located along both Hornblend Street (mapped bicycle route) and Mission Boulevard (well traveled bicycle route) and by doing so would be able to utilize the proximity to the beach boardwalk to promote bicycle use for commercial visitors to the project site.

Other than the requested deviation, the proposed project complies with the applicable regulations for the current Land Development Code, such as but not limited to setbacks, vertical height limits, floor area ratio restrictions, open space requirements, storage requirements, parking requirements and access requirements. The proposed development would comply with the regulations of the Land Development Code, as allowed by a Planned Development Permit. Therefore, any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 468135 and Planned Development Permit No. 482837 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 468135 and Planned Development Permit No. 482837, a copy of which is attached hereto and made a part hereof.



Daniel Stricker
Development Project Manager
Development Services

Adopted on: December 6, 2007
Job Order No. 42-8089

cc: Legislative Recorder

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RESOLUTION NUMBER R- 4346 PC-1

ADOPTED ON DECEMBER 6, 2007

WHEREAS, on July 16, 2007, HORNBLEND AT MISSION LLC., Owner/Permittee, submitted an application to the Development Services Department for a Coastal Development Permit and Site Development Permit;

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission of the City of San Diego on December 0=6, 2007; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 134855; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 134855 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED:

By: 

Daniel Stricker
Development Services Department
Development Project Manger

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT AND PLANNED DEVELOPMENT PERMIT

PROJECT NO. 134855

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Project No. 134855) shall be made conditions of Coastal Development Permit No. 468135 and Planned Development Permit No. 482837, as may be further described below.

GENERAL

1. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, the Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading *Environmental Requirements*: "Seacrest project is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Mitigated Negative Declaration."
2. The owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, Paleontologist, and the City's Mitigation Monitoring Coordination (MMC) Section.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

ORIGINAL

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring**

ORIGINAL

Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 9am on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries

ORIGINAL

- If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
- d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

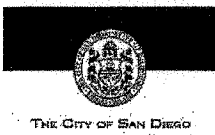
V. Post Construction

- A. Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

ORIGINAL



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 CDP Time Extension**

Project Title **Project No. For City Use Only**

Seacrest

Project Address:

732 Hornblend St. & 4462 - 4466 Mission Blvd., 92109

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: <u>SEACREST</u>	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):
Hornblend at Mission, LLC

Owner Tenant/Lessee

Street Address:
12555 High Bluff Drive, Suite 333

City/State/Zip:
San Diego, CA 92130

Phone No: 858-350-9600 Fax No: 858-350-0305

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

Title (type or print):
President

Signature:  Date: 11/17/11

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:

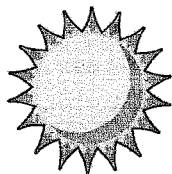
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

SEACREST

732 HORNBLEND ST. & 4462-4466 MISSION BLVD.



A SOLAR POWERED PROJECT
A TRANSIT ORIENTED DEVELOPMENT

RESUBMITTED FOR COASTAL DEVELOPMENT PERMIT

SUSTAINABLE EXPEDITE PROGRAM
OCTOBER 16, 2007

SUSTAINABLE BUILDINGS
EXPEDITE PROGRAM

AUTHORIZED BY
COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"	
PROJECT NO. 134855	COP 16815
APPROVAL NO. 1101482237	
APPROVED BY HEARING OFFICER/PLANNING COMMISSION/CITY COUNCIL ON 10-26-07	
SIGNATURE <i>Reshet</i>	

Prepared By: Golba Architecture
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San Diego, CA 92101
phone: (619) 251-4905
fax: (619) 251-4288
contact: Timothy Golba

Project Addresses:
732 Hornblend Street &
4462-4464 Mission Blvd.
San Diego, CA 92104

Project Name:
Seacrest

Sheet Title:
SUSTAINABLE BUILDING
TITLE EXPEDITE PROGRAM

Revision 1: X	Revision 10: X
Revision 2: X	Revision 11: X
Revision 3: X	Revision 12: X
Revision 4: X	Revision 13: X
Revision 5: X	Revision 14: X
Revision 6: X	Revision 15: X
Revision 7: X	Revision 16: X
Revision 8: X	Revision 17: X
Revision 9: X	Revision 18: X
Revision 19: X	Revision 19: X

Original Date: 07-11-07
Sheet 1 of 19

AUTHORIZED BY
COUNCIL POLICY 900-14

GOLBA ARCHITECTURE
Architect • Space Planning • Interior Design
1025 North Laurel St. • San Diego, California 92101
Phone: (619) 251-4905 • Fax: (619) 251-4288

SEACREST

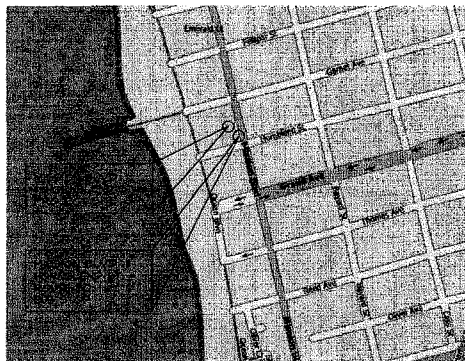
732 HORNBLEND ST. & 4462-4466 MISSION BLVD.
SAN DIEGO, CA 92104



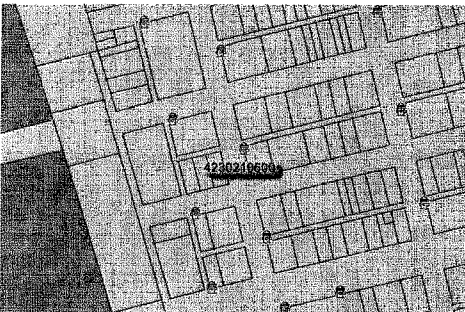
0719

Development Permit
Version 7
Project No. 1101482237
Date: 10/16/07

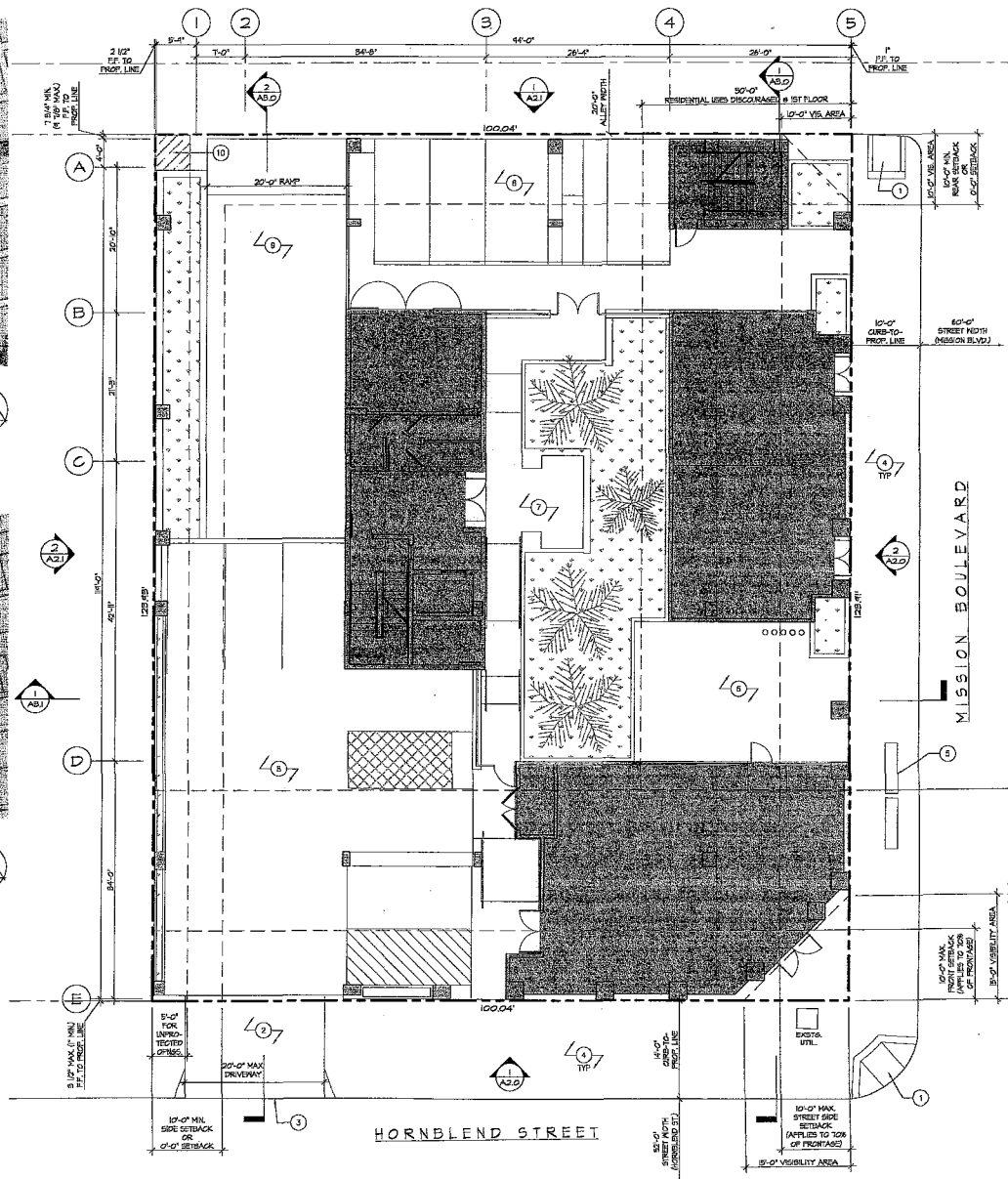
ATTACHMENT 8



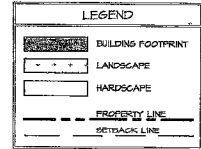
BUS STOP MAP
N.T.S.



FIRE HYDRANT MAP
N.T.S.



- KEY NOTES**
- NEW CITY STANDARD PEDESTRIAN RAMP (SEE SHEET C6 FOR DETAILS)
 - NEW DRIVEWAY
 - NEW CURB CUT
 - NEW SIDEWALK, TYP. (SEE LANDSCAPE DRAWINGS)
 - EXISTING BUS STOP
 - TRANSIT PLAZA (SEE SHEETS A11 & LDP)
 - GATED LANDSCAPED COURTYARD
 - SURFACE PARKING (SEE SHEET A11)
 - NEW RAMP TO UNDERGROUND PARKING (SEE SHEET A10)
 - 5'-0" X 5'-0" MIN. EMBANKMENT FOR WATER METER (SEE CIVIL)



- GENERAL NOTES**
- THERE ARE NO EXISTING EASEMENTS ON SITE. THERE IS A PROPOSED 5'-0" X 5'-0" (MIN.) WATER METER EMBANKMENT ON THE NORTHWEST CORNER OF THE SITE. (SEE CIVIL)
 - BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET.
 - SEE SHEET C2.0 FOR GRADING PLAN.
 - THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 50 FEET (EXCEPT SECTIONS 161C444 AND 152.0505). HIGHEST POINT OF ROOF EQUIPMENT, FIRE VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
 - 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.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX "E" OF THE CITY'S STORM WATER STANDARDS.
 - BUILDINGS TO BE FULLY SPRINKLERED.
 - POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL, TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
 - ALL UNITS WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM SATISFACTORY TO THE FIRE MARSHAL.
 - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.
 - ALL PROPOSED PUBLIC UTILITIES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ESTABLISHED CRITERIA IN THE MOST CURRENT CITY OF SAN DIEGO SPECIFICATIONS OF THE CALIFORNIA UTILITIES PLUMBING CODE.

SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
 AUTHORIZED BY COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
 PROJECT NO. 124855
 APPROVAL NO. 100448721
 APPROVED BY HEARING OFFICER/PLANNING COMMISSION/CITY COUNCIL ON 12/20/11
 SIGNATURE: [Signature]

Prepared By:
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 contact: Timothy Golba

Revision 11: X
 Revision 10: X
 Revision 9: X
 Revision 8: X
 Revision 7: X
 Revision 6: X
 Revision 5: X
 Revision 4: X
 Revision 3: X
 Revision 2: 10-16-07
 Revision 1: 08-31-07
 Original Date: 07-11-07

Project Addresses:
 782 Hornblend Street #
 4462-4464 Mission Blvd.
 San Diego, CA 92104

Project Name: Seacrest
 Sheet 5 of 14

SITE PLAN
 SCALE: 1/8" = 1'-0"

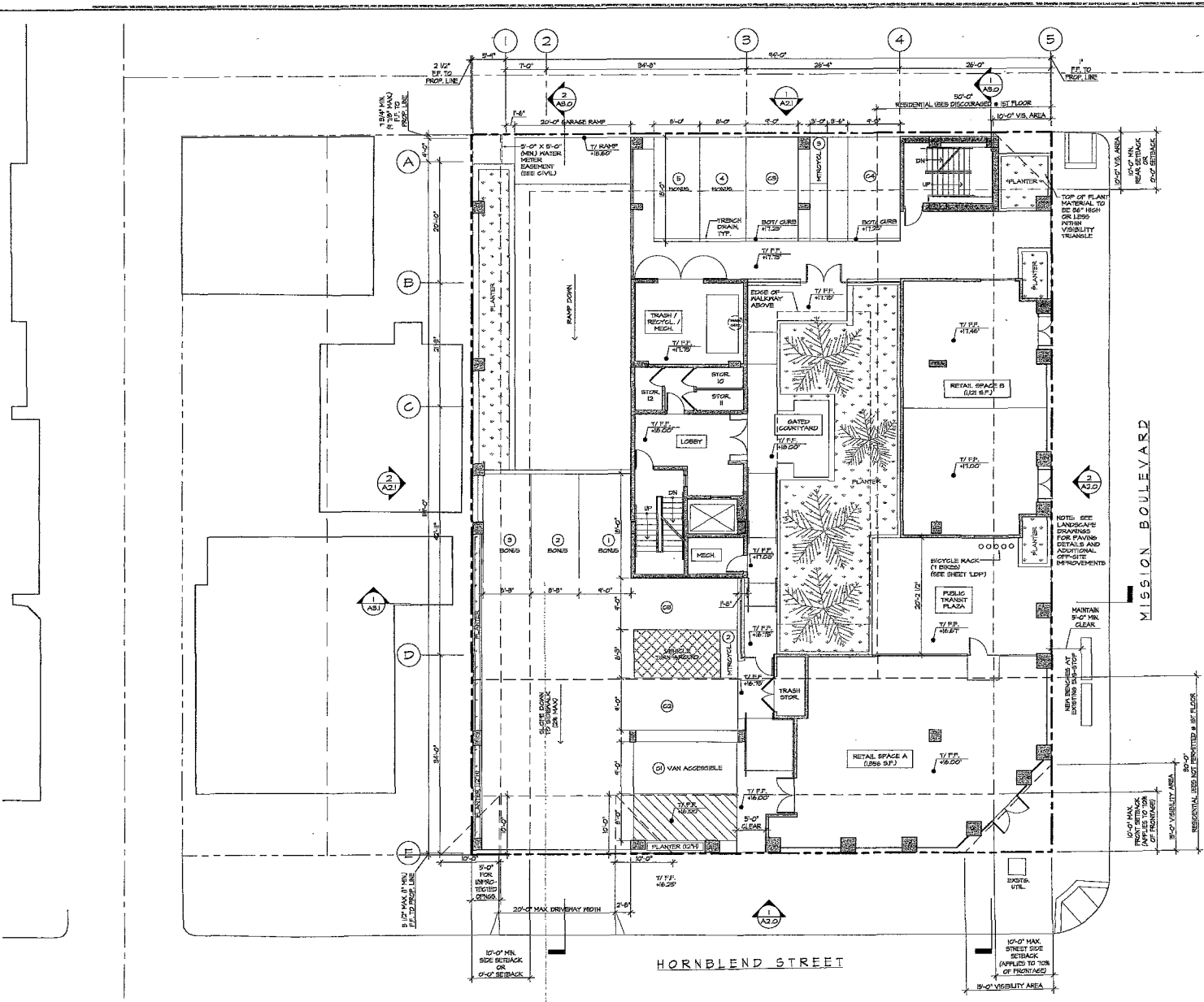
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 Phone: (619) 231-4905 Fax: (619) 231-4288

SEACREST
 782 HORNBLEND STREET, SAN DIEGO, CA 92101

San Diego

A01

DATE: 10-14-07



- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - DEMISING WALL
 - PARTITION WALL
 - COLUMN LINE

- GENERAL NOTES**
- 1) THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (30M) SECTIONS 16.0444 AND 16.0402. HIGHEST POINT OF ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
 - 2) ALL GUARDRAILS TO BE 3'-6" MIN. ABOVE FINISH FLOOR.
 - 3) AN ENCROACHMENT MAINTENANCE AGREEMENT IS REQUIRED FOR ALL ABOVE-GROUND PROJECTIONS INTO THE PUBLIC RIGHT-OF-WAY. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT IS REQUIRED FOR ENHANCED PAVEMENT AND STREET FURNITURE IN THE PUBLIC RIGHT-OF-WAY.

- ZONING NOTES**
- EXISTING LOT SIZE = 12341 SF.
 ALLOWABLE F.A.R. = 2.0
 ALLOWABLE S.F. = 24684 S.F.
 MIN. LOT COVERAGE = 35%
 MIN. STREET FRONTAGE = 50'-0"
 MAX. BLDG. HEIGHT = 30'-0"
 MAX. % RESIDENTIAL PARKING ON SECOND FLOOR = 50%

- 1) RESIDENTIAL USES ARE NOT PERMITTED ON THE SECOND FLOOR WITHIN THE COASTAL OVERLAY ZONE (S0MC 16.05407).
- 2) PEDESTRIAN PATHS APPLY (SEE S0MC 16.0550).
- 3) "TRANSPARENT" APPLIES. A MINIMUM OF 50% OF STREET WALL AREA BETWEEN 3'-0" AND 10'-0" ABOVE THE SIDEWALK SHALL BE TRANSPARENT, WITH CLEAR GLASS VISIBLE INTO A COMMERCIAL USE.
- 4) "BUILDING ARTICULATION" APPLIES. ALL BUILDING ELEVATIONS FRONTING A PUBLIC RIGHT-OF-WAY SHALL BE COMPOSED OF OFFSETTING PLANS.
- 5) ONE (1) PARKING SPACE REQUIRED FOR EACH 400 HOURS (400) S.F. OF GROSS FLOOR AREA. MAXIMUM OF TWO (2) PARKING SPACES REQUIRED FOR EACH DRIFTLINE UNIT CONTAINING TWO (2) OR MORE BEDROOMS. (TRC7)

SUSTAINABLE BUILDING EXPEDITED PROGRAM

COUNCIL POLICY 900-14

Prepared By:
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 San Diego, CA 92101
 phone: (619) 231-4405
 fax: (619) 231-4288
 contact: Timothy Golba

- Revision 11: X
 - Revision 10: X
 - Revision 9: X
 - Revision 8: X
 - Revision 7: X
 - Revision 6: X
 - Revision 5: X
 - Revision 4: X
 - Revision 3: X
 - Revision 2: 10-16-07
 - Revision 1: 08-31-07
- Original Date: 07-11-07

Project Address:
 732 Hornblend Street #
 4462-4464 Mission Blvd.
 San Diego, CA 92104

Project Name: Seacrest
 Sheet 7 OF 19

APPROVED EXHIBIT #5
 PROJECT NO. 134355 PDP 48283

1ST FLOOR PLAN

APPROVED BY HEARING OFFICER (PLANNING)
 COMMISSION, CITY COUNCIL ON 11-16-07

1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

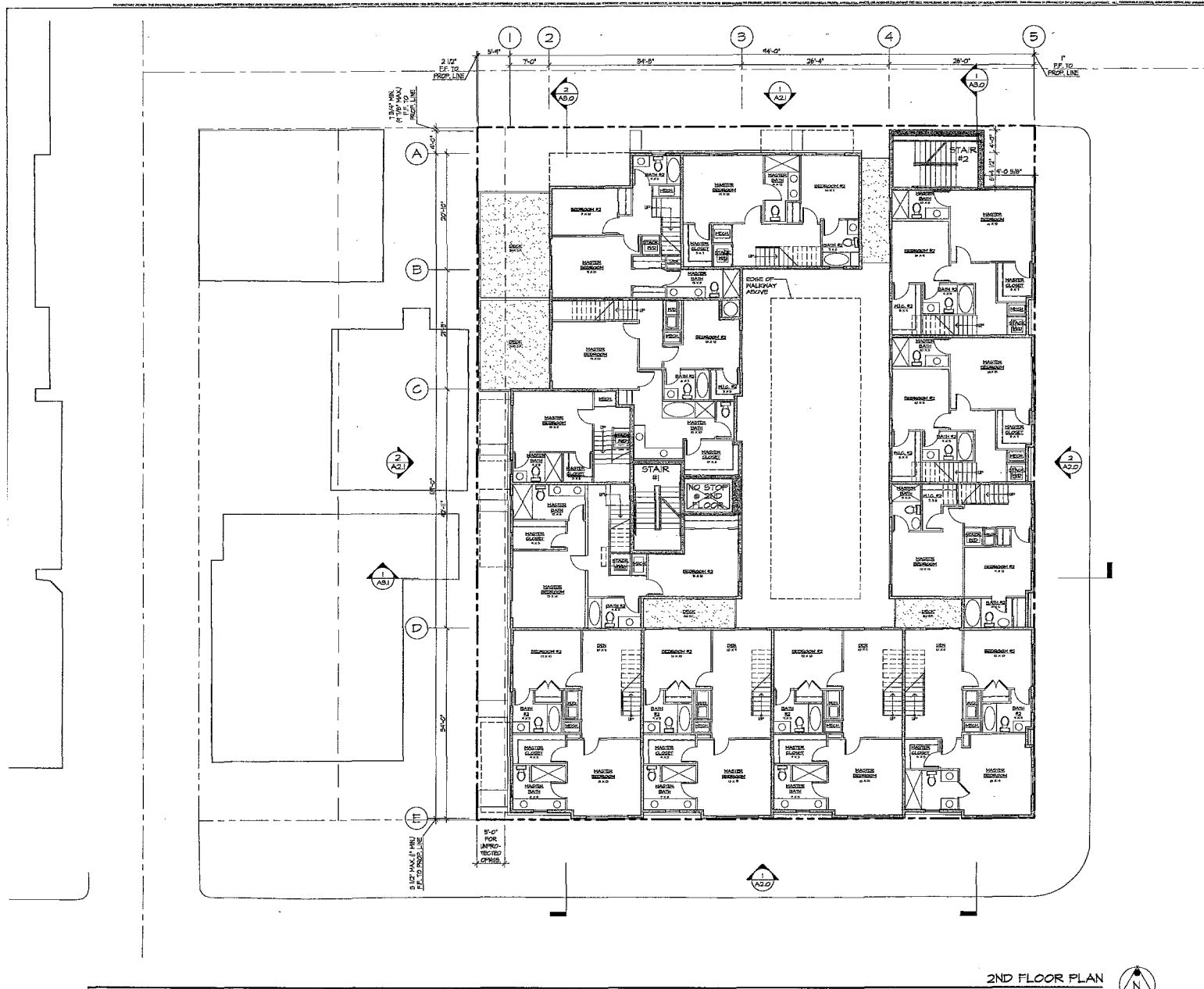
GOLBA ARCHITECTURE
 Architecture ■ Space Planning ■ Interior Design
 1025 West Laurel St., #106, San Diego, California 92101
 Phone: (619) 231-4405 Fax: (619) 231-4288

SEACREST
 732 HORNBLEND STREET # 4462-4464 MISSION BLVD
 SAN DIEGO, CALIFORNIA 92104



507
 A 11

DATE: 10/16/07



LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- ▨ DIMENSION WALL
- ▩ PARTITION WALL
- COLUMN LINE

GENERAL NOTES

- 1) THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SOME SECTIONS 181444 AND 181202). HIGHEST POINT OF ROOF EQUIPMENT, PIPE VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- 2) ALL GUARDRAILS TO BE 3'-6" MIN. ABOVE FINISH FLOOR.
- 3) AN ENGAGEMENT MAINTENANCE AGREEMENT IS REQUIRED FOR ALL ABOVE-GROUND PROJECTIONS INTO THE PUBLIC RIGHT-OF-WAY. AN ENGAGEMENT MAINTENANCE AND REMOVAL AGREEMENT IS REQUIRED FOR ENHANCED PAVEMENT AND STREET FURNITURE IN THE PUBLIC RIGHT-OF-WAY.

SUSTAINABLE BUILDING EXPEDITE PROGRAM

AUTHORIZED BY COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
 PROJECT NO. 124855
 APPROVAL NO. 18335
 APPROVAL NO. 423227
 APPROVED BY HEARING OFFICER: *SLANNED*
 COMMISSION: CITY COUNCIL, 01-22-07
 SIGNATURE: *Reshuk*

Prepared By:
 Golba Architecture
 1025 K. Laurel St., Suite 106
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 fax: (619) 231-4286
 contact: Timothy Golba

Revision 11: X
 Revision 10: X
 Revision 9: X
 Revision 8: X
 Revision 7: X
 Revision 6: X
 Revision 5: X
 Revision 4: X
 Revision 3: X
 Revision 2: 10-16-07
 Revision 1: 08-31-07
 Original Date: 07-11-07

Project Address:
 782 Hornblend Street #
 4462-4464 Mission Blvd.
 San Diego, CA 92104

Project Name: Seacrest
 Sheet 8 OF 19

Sheet Title:
2ND FLOOR PLAN

2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

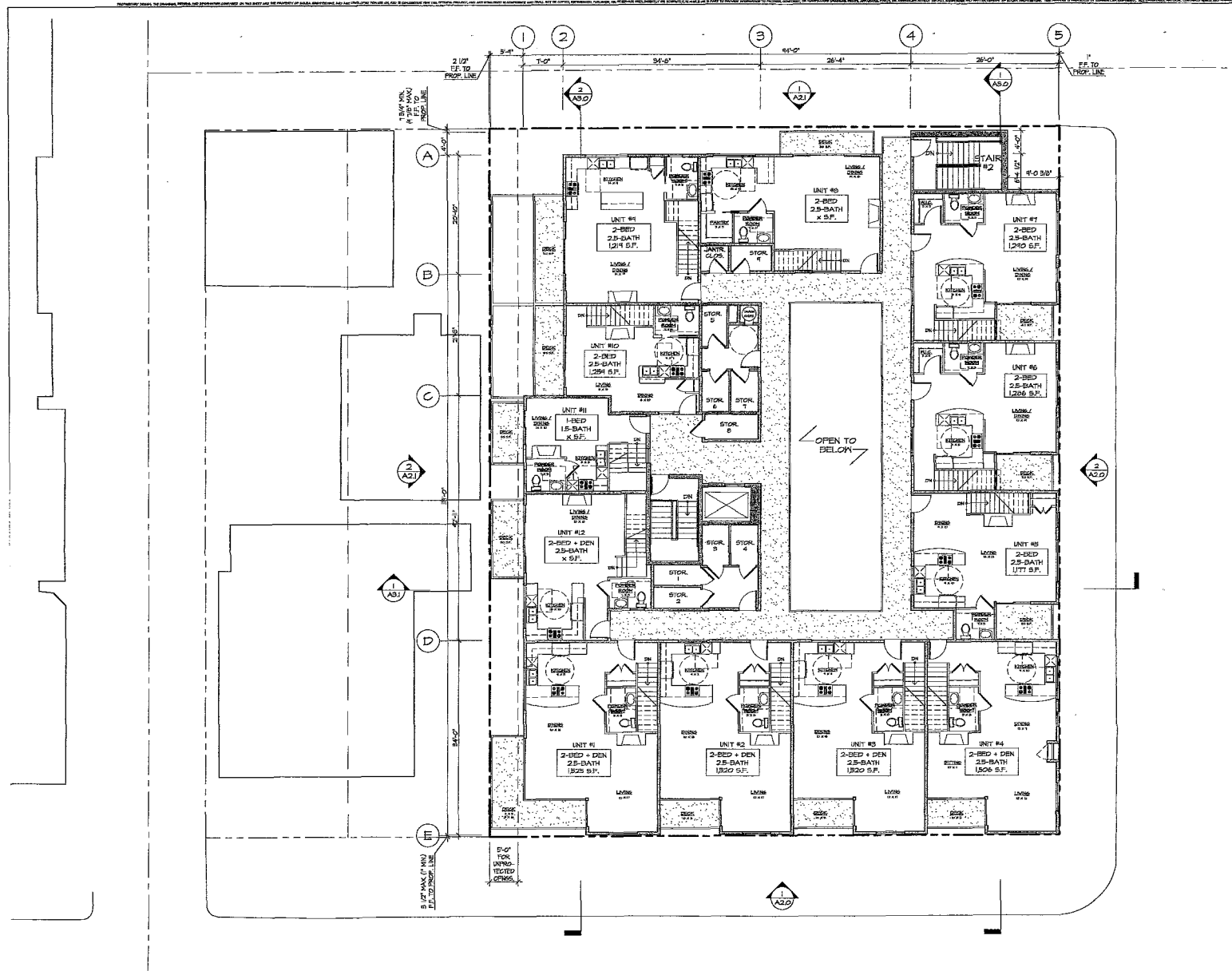
GOLBA ARCHITECTURE
 ARCHITECTURE • INTERIOR DESIGN
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SEACREST
 782 HORNBLIND ST. & 4462-4464 MISSION BLVD.
 SAN DIEGO, CA 92104



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DATE: 10/16/07



- LEGEND**
- PROPERTY LINE
 - - - SETBACK LINE
 - ▨ DIMENSION WALL
 - ▬ PARTITION WALL
 - COLUMN LINE

- GENERAL NOTES**
- 1) THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET. SOME SECTIONS 104448 AND 1020209. HIGHEST POINT OF ROOF EQUIPMENT, PIPE VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
 - 2) ALL GUARDRAILS TO BE 3'-6" MIN. ABOVE FINISH FLOOR.
 - 3) AN ENCOURAGEMENT MAINTENANCE AGREEMENT IS REQUIRED FOR ALL ABOVE-GRADE PROJECTIONS INTO THE PUBLIC RIGHT-OF-WAY. AN ENCOURAGEMENT MAINTENANCE AND REMOVAL AGREEMENT IS REQUIRED FOR ENHANCED PAVEMENT AND STREET FURNITURE IN THE PUBLIC RIGHT-OF-WAY.

SUSTAINABLE BUILDING EXPEDITE PROGRAM

AUTHORIZED BY COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
 PROJECT NO. 134855
 APPROVAL NO. 207 488138
 APPROVED BY HEARING OFFICER (PLANNING) COMMISSION CITY COUNCIL ON 12-06-07
 SIGNATURE: *[Signature]*

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 contact: Timothy Golba

Project Addresses: 782 Homblend Street & 4462-4464 Mission Blvd.
 San Diego, CA 92104

Project Name: Seacrest
 Sheet 9 Of 19

Sheet Title: 3RD FLOOR PLAN

3RD FLOOR PLAN
 SCALE: 1/8"=1'-0"

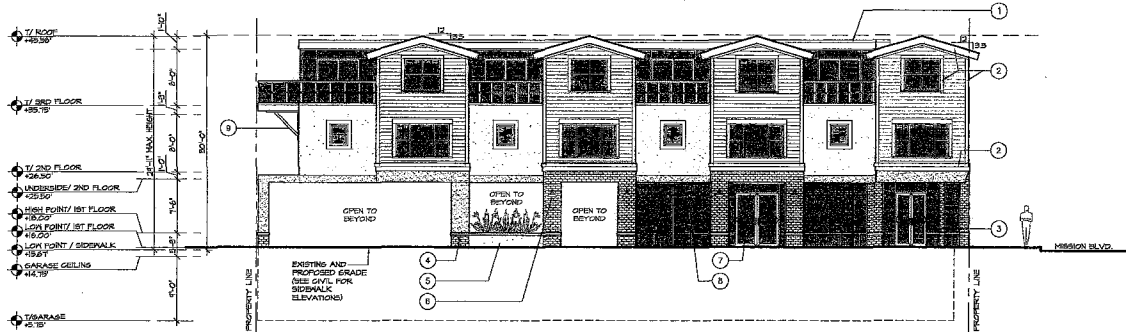
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SEACREST
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 SAN DIEGO, CA 92104

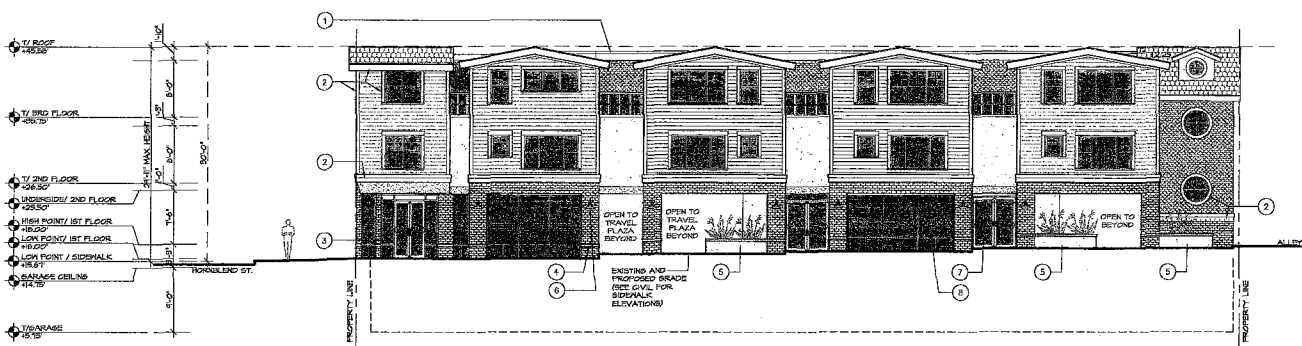


San Diego
 A 1.3

DATE: 10/14/07



SOUTH ELEVATION (HORNBLEND ST.)
SCALE: 1/8"=1'-0"



EAST ELEVATION (MISSION BLVD.)
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

- 1 PAINTED STUCCO (WHITE COLOR, PER ARCH)
- 2 PAINTED STUCCO (RED-BROWN COLOR, PER ARCH)
- 3 PAINTED "HARD-PLANK" SIDING (FOUR (4) DIFFERENT COLORS, (W/ALC, TELLON, GRAY, BLUE, AND GREEN PER ARCH))
- 4 BRICK VENEER (RED COLOR, PER ARCH)
- 5 BRICK VENEER (BROWN COLOR, PER ARCH)
- 6 GLASS
- 7 ROOF SHINGLES (GRAY COLOR, PER ARCH)
- 8 PAINTED SCALLOP PROFILE SIDING (GRAY COLOR, PER ARCH)

GENERAL NOTES

1. THIS PROJECT MUST COMPLY WITH THE MINERAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SEE SECTIONS 151.0444 AND 152.0505). HIGHEST POINT OF ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTIONS SHALL NOT EXCEED 30 FEET ABOVE GRADE.
2. ALL GUARDRAILS TO BE 3'-6" MIN. ABOVE FINISH FLOOR.

KEY NOTES

1. PREFINISHED ALUMINUM COPING (WHITE COLOR, PER ARCH)
2. PAINTED "HARD-PLANK" TRIM, FASCIA, WINDOW TRIM, DOOR TRIM, AND CORNER BOARDS, TYP. 4 2ND & 3RD FLOORS, UN.D. (WHITE COLOR, PER ARCH)
3. PREFINISHED ALUMINUM STOREFRONT (OPTION TYPICAL @ 1ST FLOOR, UN.D. WHITE COLOR, PER ARCH)
4. STOREFRONT (SEE LANDSCAPE PLAN)
5. PLANTER (SEE LANDSCAPE PLAN)
6. REFER TO THE DESIGN LIGHTING SPECIFICATIONS FOR LIGHTING SCHEDULES AND SCHEDULE POLICY 900-14.
7. AWNINGS (IN FRONT OF STOREFRONT)
8. SIGNAGE (IN FRONT OF STOREFRONT)
9. DECORATIVE PAINTED BRACINGS (WHITE COLOR, PER ARCH)

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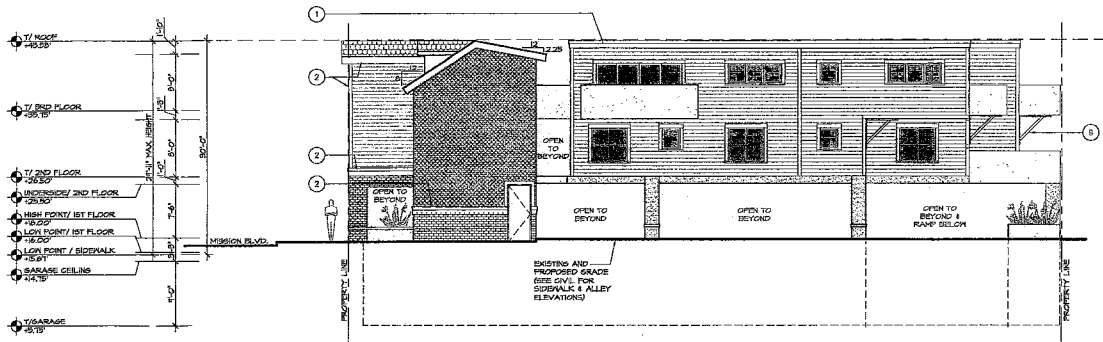
Revision 1: X
Revision 10: X
Revision 9: X
Revision 8: X
Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 10-16-07
Revision 1: 08-31-07
Original Date: 07-11-07

Project Name: Seacrest
Project No: 134855
Sheet Title: EXTERIOR ELEVATIONS
APPROVED EXHIBIT "A"
APPROVED BY HEARING OFFICER (PLANNING)
SAN DIEGO CITY COUNCIL ON 12-16-07
SIGNATURE: *pe shuck*

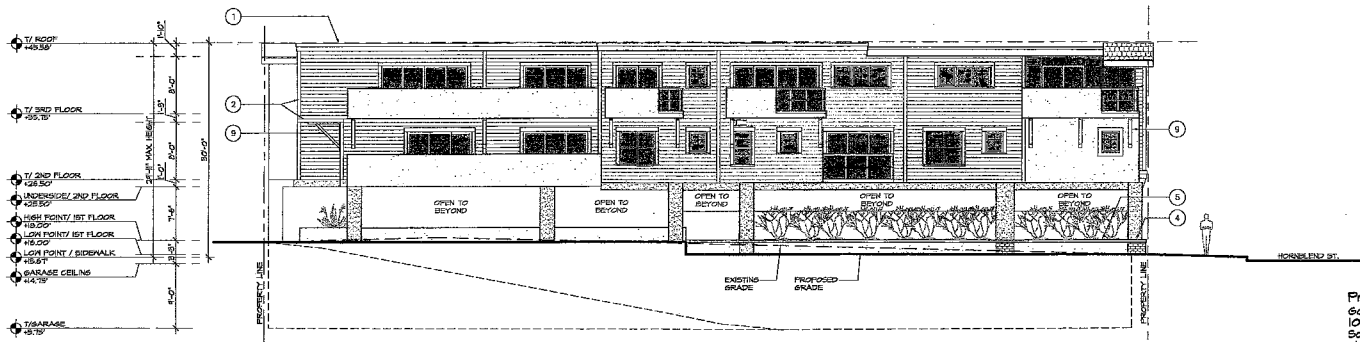
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 732 JOLINE BLVD. SUITE 200 SAN DIEGO, CA 92108
 SAN DIEGO, CA 92109

San Diego
 A 20



NORTH ELEVATION (ALLEY) ①
SCALE: 1/8"=1'-0"



WEST ELEVATION ②
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

- 1 PAINTED STUCCO (WHITE COLOR, PER ARCH)
- 2 PAINTED STUCCO (RED-BROWN COLOR, PER ARCH)
- 3 PAINTED "HARDI-PLANK" SIDING (FOUR (4) DIFFERENT COLORS, (PALE YELLOW, GRAY, BLUE, AND GREEN PER ARCH))
- 4 BRICK VENEER (RED COLOR, PER ARCH)
- 5 BRICK VENEER (BROWN COLOR, PER ARCH)
- 6 GLASS
- 7 ROOF SHINGLES (GRAY COLOR, PER ARCH)
- 8 PAINTED SCALLOP PROFILE SIDING (GRAY COLOR, PER ARCH)

GENERAL NOTES

- 1) THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (32.00' SECTIONS 131.0444 AND 132.0505). HIGHEST POINT OF ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- 2) ALL GUARDRAILS TO BE 3'-6" MIN. ABOVE FINISH FLOOR.

KEY NOTES

- 1 PREFINISHED ALUMINUM COPING (WHITE COLOR, PER ARCH)
- 2 PAINTED "HARDI-PLANK" TRIM, FASCIA, WINDOW TRIM, DOOR TRIM, AND CORNER BOARDS, TYP. 2ND & 3RD FLOORS, UND. WHITE COLOR, PER ARCH
- 3 4" STONE BAND TYP. 2ND FLOOR
- 4 EXTERIOR WALL-MOUNTED LIGHT FIXTURE (BRUSHED NICKEL FINISH, PER ARCH)
- 5 AWNINGS (IN FRONT OF STOREFRONT)
- 6 SIGNAGE (IN FRONT OF STOREFRONT)
- 7 DECORATIVE PAINTED BRACINGS (WHITE COLOR, PER ARCH)

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Revision 11: X
Revision 10: X
Revision 9: X
Revision 8: X
Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 10-16-07
Revision 1: 08-31-07
Original Date: 07-11-07

Project Addresses:
152 Hornblend Street &
4462-4464 Mission Blvd.
San Diego, CA 92104

Project Name:
Seacrest

APPROVED EXHIBIT 14
PROJECT NO. 134855
APPROVAL NO. 10013
APPROVAL DATE 07-23-07
APPROVED BY HEARING OFFICER (PLANNING COMMISSION, CITY COUNCIL ON 12-20-07)
DATE: 10-16-07

Sheet Title:
EXTERIOR ELEVATIONS

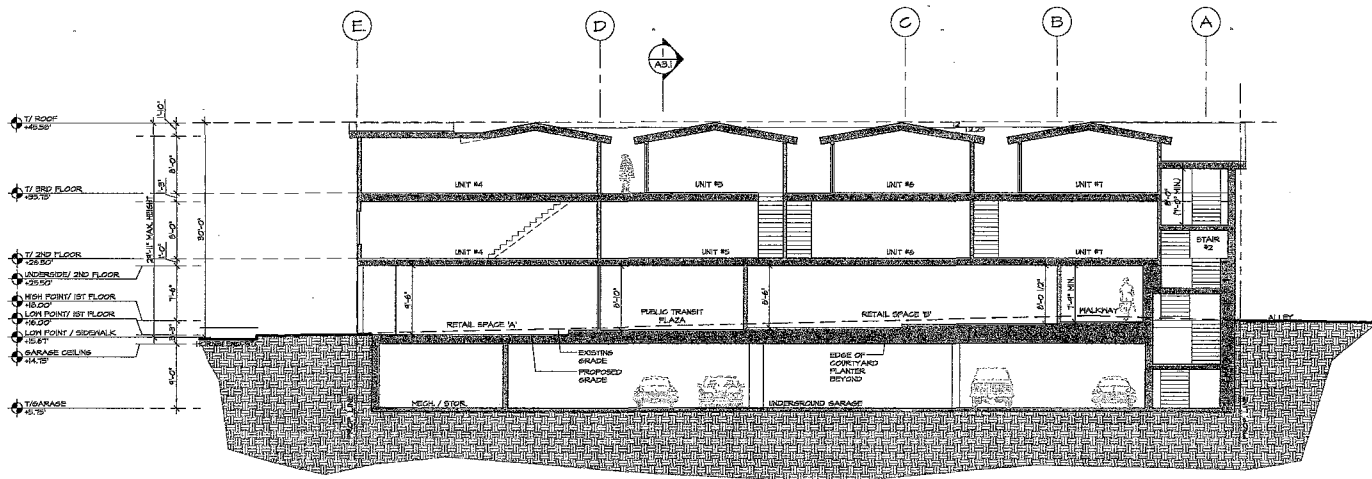
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SAN DIEGO, CA 92109

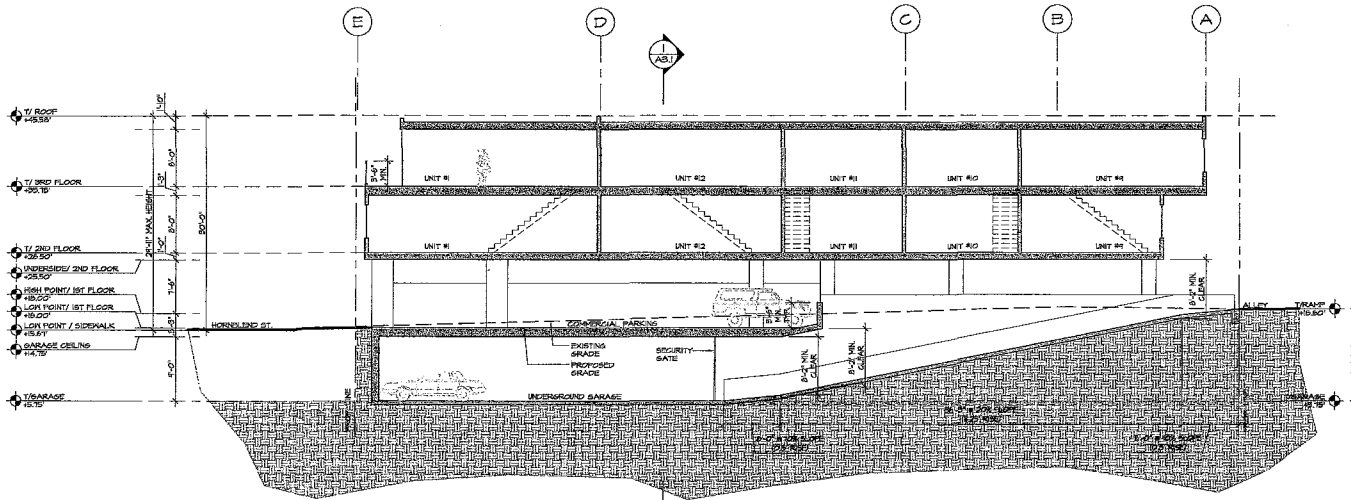
PERMISSIBLE BUILDINGS
ACCELERATED PROGRAM
APPROVED BY
CITY OF SAN DIEGO 10013
DATE: 07-23-07

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A 2.1



NORTH - SOUTH SECTION 1
SCALE: 1/8"=1'-0"



NORTH - SOUTH SECTION 2
SCALE: 1/8"=1'-0"

**SUSTAINABLE BUILDING
EXPEDITE PROGRAM**

AUTHORIZED BY
COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
PROJECT NO. 134855
APPROVAL NO(S) 107482827
APPROVED BY HEARING OFFICER/PLANNING
COMMISSION/CITY COUNCIL ON 12-27-07
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Revision 7: X
Revision 6: X
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Revision 4: X
Revision 3: X
Revision 2: 10-16-07
Revision 1: 08-31-07
Original Date: 07-11-07

Project Addresses:
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San Diego, CA 92104

Project Name: Seacrest
Sheet 13 OF 19

Sheet Title:
SITE SECTIONS

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Timothy Golba

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DATE: 10-16-07