



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** October 11, 2013 **REPORT NO.** PC-13-116

**ATTENTION:** Planning Commission, Agenda of October 17, 2013

**SUBJECT:** PEELING TENTATIVE MAP - Project No. 239065. Process 4

**OWNER/  
APPLICANT:** Mark Peeling (Attachment 14)

### SUMMARY

**Issue:** Should the Planning Commission approve the subdivision of three (3) parcels with environmentally sensitive lands (biology), developed with two (2) existing homes, into five (5) new lots, including construction of three (3) new single-family homes?

### Staff Recommendations:

1. **CERTIFY** Mitigated Negative Declaration No. 239065, and **ADOPT** the Mitigation, Monitoring, and Reporting Program;
2. **APPROVE** Tentative Map No. 858420; and
3. **APPROVE** Coastal Development Permit No. 857839, Site Development Permit No. 1191916, and Neighborhood Development Permit No. 1191918.

**Community Planning Group Recommendation:** The Peninsula Community Planning Board voted (5-3-2) on April 18, 2013, to recommend denial of the project, without recommendations (Attachment 12).

**Environmental Review:** A Mitigated Negative Declaration No. 239065 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level below significance, any potential impacts identified in the environmental review process.

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

**Code Enforcement Impact:** None

**Housing Impact Statement:** This project would add three (3) detached single-family housing units to the Point Loma community. Prior to the issuance of any building permits, the project is required to comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations.

## **BACKGROUND**

The 0.97 acre project site is located at 3340 and 3328 Harbor View Drive, between Bangor Street and Martinez Street (Attachment 1), and lies within the RS-1-7 zone, the Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach and FAA Part 77 Overlay zones, within the La Playa neighborhood of the Peninsula Community Plan Area. The Peninsula Community Plan designates the site for single-family residential land use, with a density of 9 dwelling units per acre (Attachment 2). Surrounding development includes a mix of large single-family homes of various ages and styles (Attachment 3). The project site is comprised of three (3) legal lots, has been previously graded and is developed with two (2) existing single-family dwellings built in 1948.

The project site has dual street frontage, fronting both Martinez Street along the northern (downhill) portion of the site and Harbor View Drive along the southern (uphill) portion of the property. Although dedicated as a public right-of-way in 1953, Martinez Street at this location does not provide vehicular access, only a narrow pedestrian walkway. With the lowest point at approximately 165 feet MSL (mean sea level), the project site is topographically characterized by steep slopes which rise up from Martinez Street to the relatively flat areas (approximately 245-250 MSL) on the southern portion of the property fronting Harbor View Drive, an area currently developed with two (2) existing homes, both of which will remain.

Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources are present on site with approximately 0.27 acres of Diegan Coastal Sage Scrub (DCSS) covering the hillside area on the northern portion of the premises. While the slope is steep and in areas exceeds a 25 percent grade, the hillside does not have a natural slope gradient of 50 feet of vertical elevation, nor is it part of a larger natural canyon system, as it is surrounded on all four sides by existing residential development and streets. Therefore, the hillside is not subject to the ESL regulations of the San Diego Municipal Code (SDMC).

In accordance with SDMC Section 126.0702, a Process 3 Coastal Development Permit (CDP) is required for new development and subdivision in the Coastal Overlay zone. Additionally, the project requires approval of a Process 4 Tentative Map (TM) to subdivide the property (SDMC Section 125.0430); a Process 3 Site Development Permit (SDP) due to the presence of ESL (biology); and, a Process 2 Neighborhood Development Permit (NDP) due to the proposed encroachment of the project's private underground storm drain and sewer utilities within the Martinez Street public right-of-way (in order to connect to public facilities within Bangor Street), because the applicant is not the underlying record owner of the property on which the encroachment will be located (SDMC 126.0402(j)). These approvals are required to be consolidated and considered at a public hearing in accordance with Process Four (Planning Commission as decision maker). The decision of the Planning Commission is appealable to the City Council.

## **DISCUSSION**

### **Project Description:**

The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots, with frontages on both Martinez Street and Harbor View Drive, into five (5) parcels, including site grading, public improvements, underground utility connections to public mains encroaching within the Martinez Street public right-of-way, and construction of three (3) new single family homes. Two (2) existing single-family homes fronting Harbor View Drive will remain within newly configured lots. The proposed homes will range in size from 2,623 to 2,747 square-feet, and are designed with garage, living, outdoor deck and kitchen spaces on the ground floor, and bedroom areas within a lower level tucked underneath to take advantage of the downward hillside slope. The newly created lots will exceed the minimum lot standards of the RS-1-7 zoning which requires a minimum area of 5,000 square feet, 50 feet of street frontage and a lot depth of 100 feet (Attachment 4). Following is a summary of proposed lot sizes and new/existing development:

<b><u>Parcel</u></b>	<b><u>Lot Area (sf)</u></b>	<b><u>SF Home GFA (sf)</u></b>	<b><u>FAR</u></b>
1	13,357	2796 (existing)	0.51
2	8,049	2623	0.56
3	6,999	2458	0.58
4	7,422	2747	0.57
Remainder	6,678	6679 (existing)	0.58

The proposed homes will be located within the upper areas of the existing hillside and are designed to step down from the top of the slope in order to minimize landform alteration. The project's plan to take access from a single driveway off of Harbor View Drive on the uphill/south side of the project site, in lieu of creating new site access from down slope along Martinez Street, will allow the lower slope areas to remain undeveloped. City staff has reviewed this project in accordance with the underlying RS-1-7 zone and has determined that the proposed development complies with the applicable zoning and development standards and regulations of the Land Development Code, and the project requires no deviations.

### **Community Plan Analysis:**

**Land Use:** The Community Planning chapter of the General Plan Land Use element has a goal for community plans to maintain or increase planned density of residential land uses in appropriate locations. The General Plan relies on community plans for site-specific land use and density designations and recommendations. The subject site is within the La Playa neighborhood in the Peninsula community, a neighborhood which over many years has experienced a gradual transition to a denser neighborhood character through the subdivision of large lots into smaller parcels then developed with single-family homes. The residential element of the Peninsula Community Plan has an objective to provide a balance of residential types, densities and prices, emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole. The proposed project will implement these General Plan and Community Plan goals by increasing the density on the site to 5 dwelling units where a maximum of 9 homes could be developed. This proposal conforms to the General Plan goal to increase density in appropriate locations, and implements the

Peninsula Community Plan objective to emphasize new development at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole.

Conservation: The General Plan has policies, including Environmentally Sensitive Lands regulations, to limit development into steep hillsides. The Conservation and Environmental Quality element of the Peninsula Community Plan identifies steep slopes in excess of 25 percent that extend into the Sunset Cliffs and La Playa residential areas and, further, that the steep slopes in residential areas contain some open space which is an important amenity adding character to this largely developed community. Site analyses performed by Christensen Engineering and Geotechnical Exploration, Inc., reviewed by City staff, determined that the project site, as well as the adjacent easterly and westerly lots, all display evidence of hillside disturbance. Additionally, grade differential between lower and upper disturbed areas across the properties measured less than 50 feet, and these conditions do not characterize the site as part of a steep hillside system extending off-site. The proposed project will not adversely affect either General Plan or Peninsula Community Plan policies regarding steep slopes. As noted previously in this report, no Environmentally Steep Hillsides exist on-site and the conceptual development will not encroach into Environmentally Sensitive Lands steep hillsides.

The proposed use and project design is consistent with the policies, goals, and objectives of the Peninsula Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

**Project-Related Issues:**

Private utilities within the Martinez Street public right-of-way: Drainage from the site will be directed into the existing public sewer system within Bangor Street via a proposed 6" private storm drain to be located within the Martinez Street public-right-of-way, connecting to an onsite system with catch basins on the eastern portion of the site at end of the new access road, and at the bottom of the slope behind the new homes. In a similar fashion, sewer utilities will also run down slope along the western property line, traverse the Martinez Street public-right-of-way, and connect to an existing 8" sewer system located within Bangor Street. The private drainage and sewer lines will both require encroachment maintenance and removal agreements (EMRA) for their location within the Martinez Street public-right-of-way.

Access: An existing driveway will continue to serve the home at 3328 Harbor Drive and a new driveway curb cut will be installed to meet current engineering standards. Due to the topographical constraints of creating new access from Martinez Street, the project proposes access from Harbor View Drive to Parcels 1, 2, 3, and 4 through a new 20-foot wide driveway to be constructed along the west property line in approximately the same location as a driveway serving one of the existing homes. An existing garage at 3340 Harbor View Drive (new Parcel 1) will be demolished and a new 2-car garage will be constructed adjacent to the new driveway to serve the existing home. To ensure adequate turnaround areas and access from Harbor View Drive in perpetuity, the project is required to provide a minimum 15 x 38 foot driveway turnaround area and record a Joint Use Driveway/Mutual Access Agreement on Parcels 1, 2, 3, and 4. These four (4) homes utilizing the single private driveway will provide parking for four (4) vehicles as required by the LDC for single-family homes unable to provide a 20 foot garage-to-back-of-sidewalk distance (traditional driveway).

Fire/Life Safety: Fire Department staff has reviewed the proposed project to ensure compliance with the San Diego Fire-Rescue Department's fire apparatus access roadway requirements in accordance with Fire Protection Bureau (FPB) Policy A-08-1 (Attachment 11). By providing a 20 foot wide, 150 foot long, unobstructed access roadway (driveway) to within 200 feet hose pull distance to the furthest structure served (as measured around the exterior of the building), the project meets this policy (Attachment 5). The new homes will be sprinklered in accordance with current building code requirements.

Geologic Stability: The property is characterized by a 60-70 foot high, north-facing, 1.77:1 (horizontal to vertical) slope. Geologic and geotechnical investigations performed by the project consultant Geotechnical Exploration, Inc. ("*Report of Preliminary Geologic and Geotechnical Investigation: Peeling Properties*", dated April 9, 2012, and "*Response to Cycle Issue Review Peeling Tentative Map*", dated July 18, 2012) conclude that the project will not result in any significant geologic hazards. The geotechnical reports did identify the remnants of a shallow landslide at a depth of approximately 8 feet below the ground surface on a northwest portion of the project site (Attachment 5). As recommended by Geotechnical Exploration, Inc., this shallow remnant landslide area will be removed during future conventional grading activities, and any loose soils on site will need to be graded and re-compacted to the satisfaction of the City Engineer. Detailed design level geotechnical evaluation of future grading and building plans is required as a condition of the development permit. The consultant report concluded: "It is our opinion there are no geologic hazards on site that prohibit subdivision of the existing lots. Further, if the conclusions and recommendations presented in our referenced report are implemented during project construction, the proposed sites will be suited for new residences and associated improvements." The geologic and geotechnical investigation reports were reviewed by City staff and determined to adequately address the soil and geologic conditions for environmental review of the proposed development.

Neighborhood Pattern: The project site is located on the north side of Harbor View Drive, and is comprised of the only remaining parcels of land in the immediate vicinity to retain their original lot depth as subdivided in 1905, extending fully across to Martinez Street adjacent to the north (a "double-fronted" lot). There is evidence within the existing pattern of development in the neighborhood of larger lots being subdivided into smaller parcels and developed with additional homes. Properties east of the project site exhibit this type of infill development (Attachment 14). The proposed subdivision of the property and construction of three (3) new single-family homes at the top of the slope would not be out of character with existing neighborhood development.

### **Environmental Analysis:**

As identified in Mitigated Negative Declaration No. 239065, a biological report prepared for the project site entitled "Biological Letter Report for Peeling Tentative Map, Project No. 239065" and conducted by RC Biological Consulting, identified 0.27 acres of Diegan Coastal Sage Scrub (DCSS) as Tier II habitat present on site which would be impacted due to grading activities. No other wetlands or wildlife corridors or other significant biological impacts were identified. The report identified mitigation in the form of payment into the City of San Diego's Habitat Acquisition Fund (HAF) at a ratio of 1:1. With the proposed mitigation, the project would result in a less than significant impact to the environment.

### **Community Planning Group Recommendation:**

At their meeting on April 18, 2013, the Peninsula Community Planning Board voted (5-3-2) to recommend denial of the project, without recommendations (Attachment 12). Meeting minutes indicate concerns expressed by the Board members and a member of the public in attendance included fire safety, access, risk of slope failure and community character concerns.

*Issue – Fire Safety:* San Diego Fire-Rescue Department (SDFRD) staff has reviewed the proposed project to ensure compliance with the SDFRD fire apparatus access roadway requirements in accordance with Fire Protection Bureau (FPB) Policy A-08-1 (Attachment 11). The project design meets this policy, the development permit has been conditioned to implement this policy, and the project will be required to meet all current building code regulations prior to obtaining any building permits for the construction of the new homes, including Section R313 of the 2010 California Residential Code (CRC) which requires fire sprinkler protection for all new buildings.

*Issue – Access:* Access will be provided to the existing two (2) homes and the proposed three (3) new homes via reconstructed driveway curb cuts on Harbor Drive to meet current engineering standards, and a new 20-foot wide private driveway to be constructed along the west property line in approximately the same location as a driveway serving one of the existing homes. The development permit has been conditioned to ensure adequate parking and vehicular turn-around areas are provided.

*Issue – Risk of Slope Failure:* Geologic and geotechnical investigations were performed on site by the project consultant Geotechnical Exploration, Inc., and the property is considered stable for new development. Removal of a shallow remnant landslide area present at the site and recompaction of any loose soils will occur during future site grading activities. Additionally, as a condition of the development permit, more detailed construction specific geotechnical analyses will be performed prior to any building permits being issued for the new homes.

*Issue – Community Character:* There is evidence within the existing pattern of development in the neighborhood of larger lots with hillside features being subdivided into smaller parcels and then developed with new single-family homes of various architectural styles. The proposed subdivision of the property and construction of three (3) new single-family homes will not be out of character with existing neighborhood development.

### **Conclusion:**

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. City staff is recommending the Planning Commissioners approve the project.

ALTERNATIVES

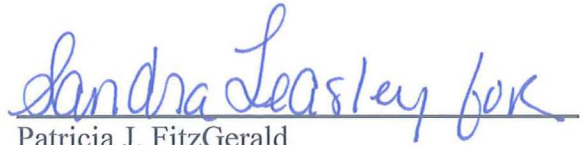
1. **APPROVE** Tentative Map No. 858420, Coastal Development Permit No. 857839, Site Development Permit No. 1191916, and Neighborhood Development Permit No. 1191918, with modifications.
  
2. **DENY** Tentative Map No. 858420, Coastal Development Permit No. 857839, Site Development Permit No. 1191916, and Neighborhood Development Permit No. 1191918, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Mike Westlake  
Acting Deputy Director  
Development Services Department



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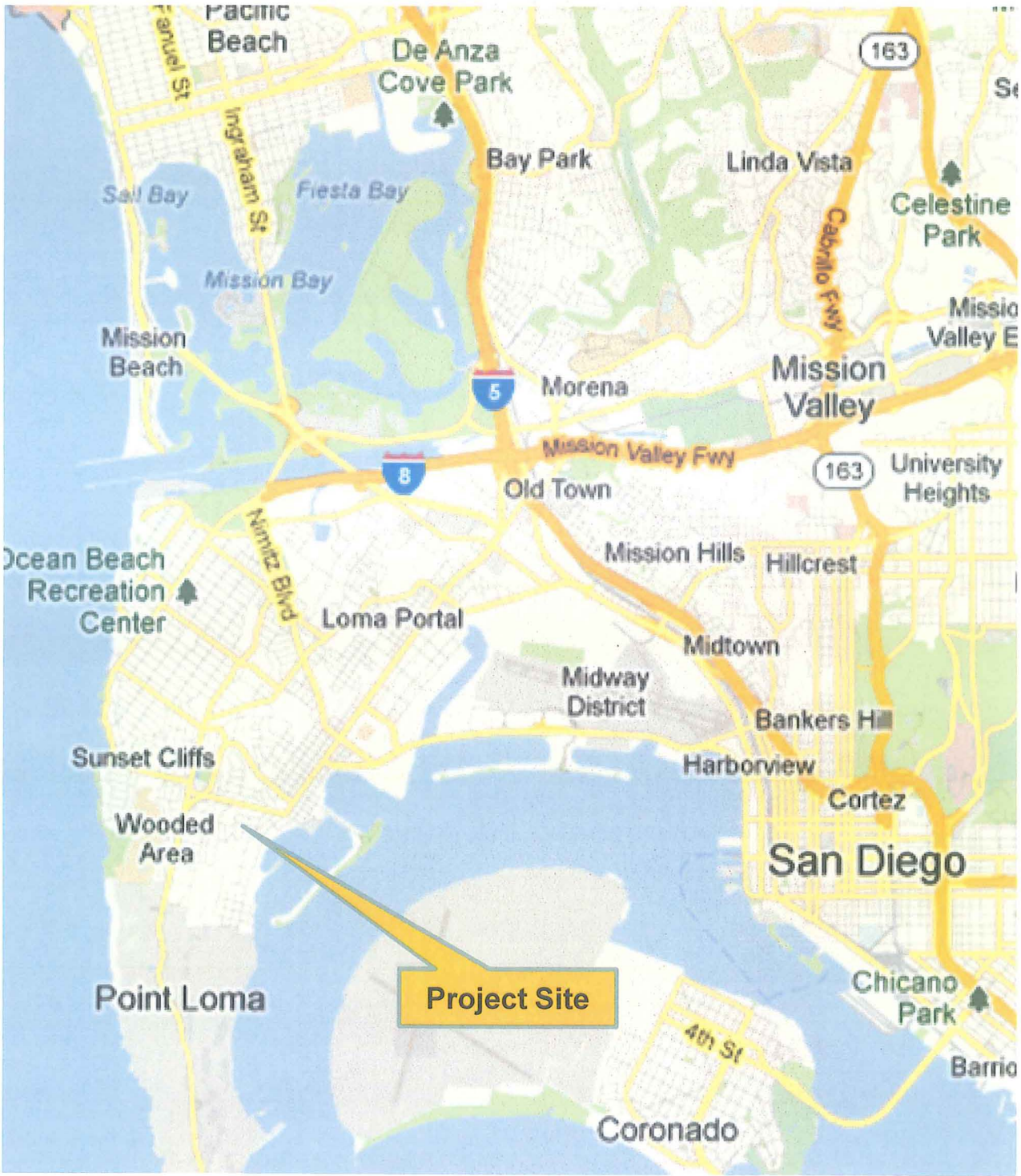
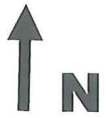
Patricia J. FitzGerald  
Development Project Manager  
Development Services Department

TOMLINSON/PF

Attachments:

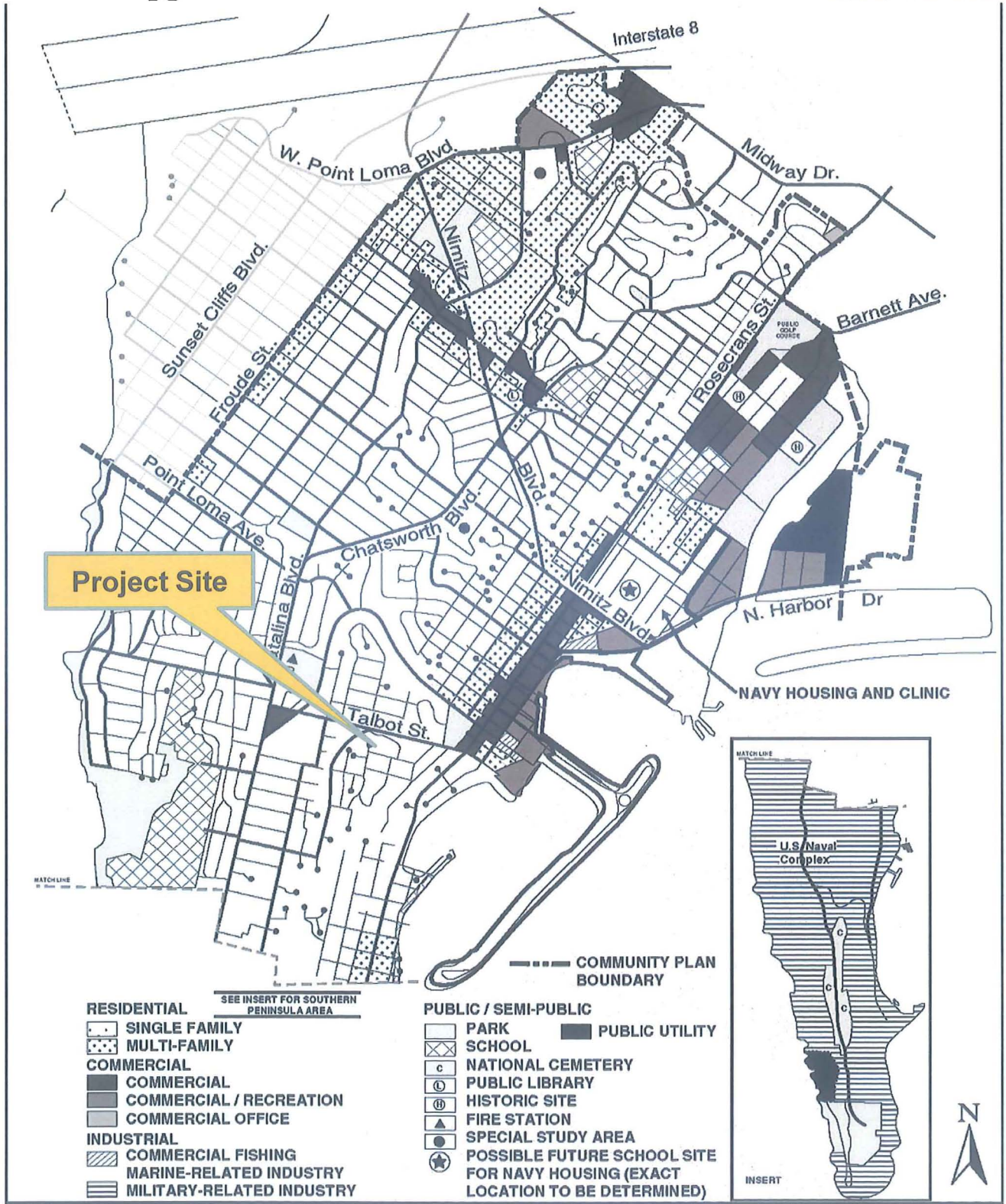
1. Project Location Map
2. Peninsula Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Neighborhood subdivision pattern
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Draft TM Resolution with Findings
9. Draft TM Conditions
10. Draft Environmental Resolution with MMRP
11. Fire Protection Bureau (FPB) Policy A-08-1
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Plans

ATTACHMENT 1  
Project Location Map





ATTACHMENT 2  
Land Use Plan



- RESIDENTIAL
- SINGLE FAMILY
  - MULTI-FAMILY
- COMMERCIAL
- COMMERCIAL
  - COMMERCIAL / RECREATION
  - COMMERCIAL OFFICE
- INDUSTRIAL
- COMMERCIAL FISHING
  - MARINE-RELATED INDUSTRY
  - MILITARY-RELATED INDUSTRY
- SEE INSERT FOR SOUTHERN PENINSULA AREA

- PUBLIC / SEMI-PUBLIC
- PARK
  - SCHOOL
  - NATIONAL CEMETERY
  - PUBLIC LIBRARY
  - HISTORIC SITE
  - FIRE STATION
  - SPECIAL STUDY AREA
  - POSSIBLE FUTURE SCHOOL SITE
  - FOR NAVY HOUSING (EXACT LOCATION TO BE DETERMINED)
- COMMUNITY PLAN BOUNDARY
- PUBLIC UTILITY

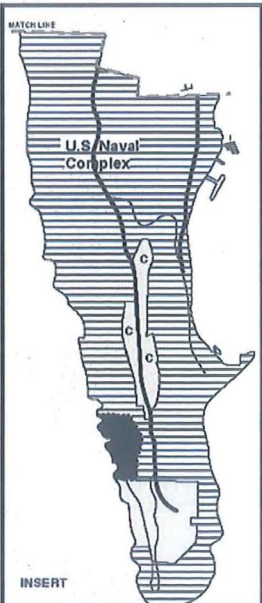
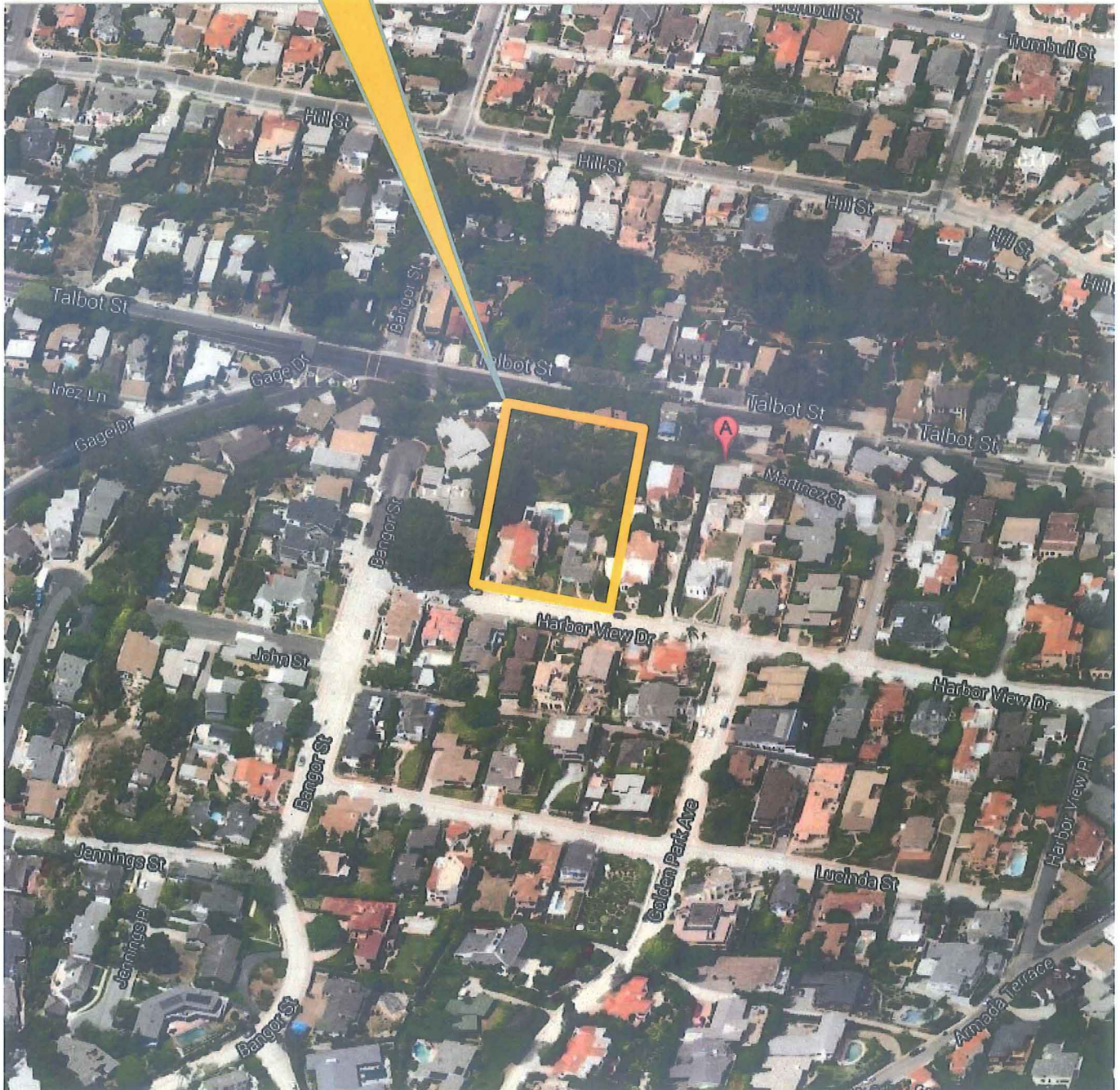


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**Project Site**

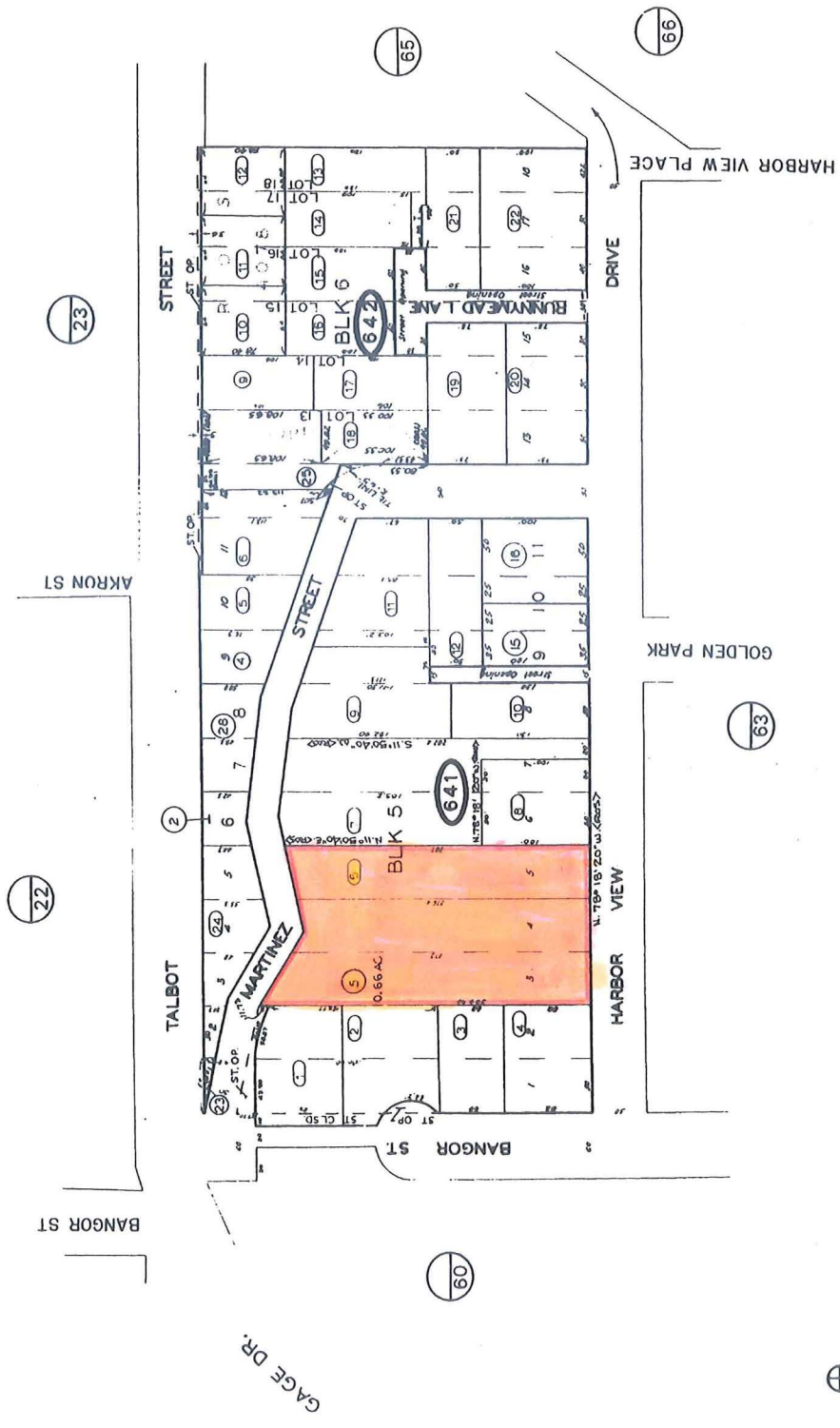


<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Peeling Tentative Map	
<b>PROJECT DESCRIPTION:</b>	Subdivision of three lots into four with one remainder lot (5 total lots), maintain 2 existing residences and construct 3 dwelling units and accessory improvements	
<b>COMMUNITY PLAN AREA:</b>	Peninsula	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Tentative Map (Process 4)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single Family Residential (9 du/ac)	
<b><u>CURRENT ZONING INFORMATION:</u></b>		
ZONE: RS-1-7		
HEIGHT LIMIT: max = 30 feet		
LOT SIZE: min = 5,000 sf (min. 50' width; min. 100' depth)		
FLOOR AREA RATIO: max = 0.70		
FRONT SETBACK: 15' min		
SIDE SETBACK: 4' min/8% lot width		
STREETSIDE SETBACK: n/a		
REAR SETBACK: 13'		
PARKING: 2 per dwelling unit; 4 per dwelling unit w/o 20' driveway		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single Family Residential (9 du/ac); RS-1-7	Single-family Res
<b>SOUTH:</b>	Single Family Residential (9 du/ac); RS-1-7	Single-family Res
<b>EAST:</b>	Single Family Residential (9 du/ac); RS-1-7	Single-family Res
<b>WEST:</b>	Single Family Residential (9 du/ac); RS-1-7	Single-family Res
<b>DEVIATIONS/ VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The Peninsula Community Planning Board voted (5-3-2) on April 18, 2013, to recommend denial of the project, without recommendations.	

531-64



CHANGES	
BLK OLD	NEW
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642 24 127	28 89 2153



MAP 958 - GOLDEN PARK  
ROS 4078, 440, 11755

MAP 958 - THE ASSESSMENT MAP



SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 1871 PAGE 64

PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_-PC  
COASTAL DEVELOPMENT PERMIT NO. 857839  
SITE DEVELOPMENT PERMIT NO. 1191916  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1191918  
**PEELING TENTATIVE MAP - PROJECT NO. 239065 [MMRP]**

WHEREAS, MARK PEELING, Owner/Permittee, filed an application with the City of San Diego for Coastal Development Permit No. 857839, Site Development Permit No. 1191916, and Neighborhood Development Permit No. 1191918 to construct three (3) new single family homes, including subdivision of a site with environmentally sensitive lands (biology) and encroachment within the Martinez Street public right-of-way with underground utility connections to public facilities within Bangor Street, as the applicant is not the underlying record owner of the property on which the proposed encroachment will be located, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 17, 2013, on file in the Development Services Department, on portions of an approximately 0.97-acre site; and

WHEREAS, the project site is located at 3328 and 3340 Harbor View Drive in the RS-1-7 zone within the Coastal (non-appealable), Coastal Height Limit, Airport Approach and FAA Part 77 overlay zones, within the Peninsula Community Plan area; and

WHEREAS, the project site is legally described as Lots 3, 4 and 5 in Block 5 of Golden Park, Map No. 958, September 12, 1905; and

WHEREAS, on October 17, 2013, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 857839, Site Development Permit No. 1191916, and Neighborhood Development Permit No. 1191918 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 as follows:

That the Planning Commission adopts the following written Findings, dated October 17, 2013.

**SITE DEVELOPMENT PERMIT FINDINGS (SDMC Section 126.0504):**

**1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.**

The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots into five (5) parcels, including site grading, public improvements, underground utility

connections to public mains encroaching within the Martinez Street public right-of-way, and construction of three (3) new single family homes; two (2) existing single-family homes fronting Harbor View Drive will remain within newly configured lots. The Community Planning chapter of the General Plan Land Use element has a goal for community plans to maintain or increase planned density of residential land uses in appropriate locations. The project site is in the RS-1-7 zone within the La Playa neighborhood of the Peninsula Community Plan (PCP), which designates the site for single-family residential land use at a density of 9 dwelling units per acre. Over many years the La Playa neighborhood has experienced a gradual transition to a denser neighborhood character through the subdivision of large lots into smaller parcels and then developed with single-family homes. The residential element of the PCP includes the objective to provide a balance of residential types, densities and prices, emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole. The proposed project will implement these General Plan and PCP goals by increasing the density on the site to 5 dwelling units where a maximum of 9 homes could be developed. The project proposal is consistent with this land use designation. The proposed development meets the development regulations of the San Diego Municipal Code and will not adversely affect the Peninsula Community Plan.

**2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE.**

The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots into five (5) parcels, construct three (3) new single family homes and retain two (2) existing single-family within the newly configured lots, resulting in a development with 5 single-family dwelling units where a maximum of 9 homes could be developed. The newly created lots will exceed the minimum lot standards of the RS-1-7 zoning development regulations and the design of the subdivision will locate the proposed single-family homes within the upper areas of the existing hillside to minimize landform alteration. Geologic and geotechnical investigations were performed on site by the project consultant Geotechnical Exploration, Inc., and the property is considered stable for new development. The City of San Diego conducted an environmental analysis which determined that the proposed project could have a significant environmental effect in the areas of Biological Resources. A biological report prepared for the project site entitled "Biological Letter Report for Peeling Tentative Map, Project No. 239065" and conducted by RC Biological Consulting, identified 0.27 acres of Diegan Coastal Sage Scrub (DCSS) present on site which will be removed due to grading activities. Mitigated Negative Declaration No. 239065 has been prepared which includes a Mitigation, Monitoring and Reporting Program (MMRP) requiring mitigation in the form of payment into the City of San Diego's Habitat Acquisition Fund (HAF) at a ratio of 1:1 for the impacted habitat area. The Project has been conditioned through Tentative Map No. 858420, Coastal Development Permit No. 857839, Site Development Permit No. 1191916 and

Neighborhood Development Permit No. 1191918 to comply with the development regulations in effect for the subject property as set forth in the Land Development Code, and will be required to obtain building permits to show that construction will comply with all applicable Building and Fire Codes. The proposed development and associated improvements will meet all development standards and will not be detrimental to the public health, safety and welfare.

**3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE APPLICABLE REGULATIONS OF THE LAND DEVELOPMENT CODE.**

The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots into five (5) parcels, including site grading, public improvements, underground utility connections to public mains encroaching within the Martinez Street public right-of-way, and construction of three (3) new single family homes; two (2) existing single-family homes fronting Harbor View Drive will remain within newly configured lots. The proposed development requires no deviations and complies with the applicable regulations of the Land Development Code.

**II. SUPPLEMENTAL FINDINGS--ENVIRONMENTALLY SENSITIVE LANDS (SDMC SECTION 126.0504)**

**A. THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED DEVELOPMENT AND THE DEVELOPMENT WILL RESULT IN MINIMUM DISTURBANCE TO ENVIRONMENTALLY SENSITIVE LANDS.**

The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots into five (5) parcels, including site grading, public improvements, underground utility connections to public mains encroaching within the Martinez Street public right-of-way, and construction of three (3) new single family homes; two (2) existing single-family homes fronting Harbor View Drive will remain within newly configured lots. A biological report prepared for the project site entitled "Biological Letter Report for Peeling Tentative Map, Project No. 239065" and conducted by RC Biological Consulting, identified Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources present on site. Approximately 0.27 acres of Diegan Coastal Sage Scrub (DCSS) covers the hillside area on the northern portion of the premises and will be removed with site grading activities. Mitigated Negative Declaration No. 239065 has been prepared which includes a Mitigation, Monitoring and Reporting Program (MMRP) requiring mitigation in the form of payment into the City of San Diego's Habitat Acquisition Fund (HAF) at a ratio of 1:1 for the impacted habitat area. Implementation of the project as conditioned by the MMRP will reduce potential impacts to below a level of significance, and the site is physically

suitable for the design and siting of the proposed development, and the development will result in minimum disturbance to Environmentally Sensitive Lands.

**B. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATION OF NATURAL LAND FORMS AND WILL NOT RESULT IN UNDUE RISK FROM GEOLOGIC AND EROSIONAL FORCES, FLOOD HAZARDS, OR FIRE HAZARDS.**

Geologic and geotechnical investigations were performed on site by the project consultant Geotechnical Exploration, Inc., and the property is considered stable for new development. With the lowest point at approximately 165 feet MSL (mean sea level), the project site is topographically characterized by steep slopes which rise up from Martinez Street to the relatively flat areas (approximately 245-250 MSL) on the southern portion of the property fronting Harbor View Drive, an area currently developed with two (2) existing single-family dwellings built in 1948, both of which will remain under the proposed development plan. While the slope is steep and in areas exceeds a 25 percent grade, the hillside does not have a natural slope gradient of 50 feet of vertical elevation, nor is it part of a larger natural canyon system, as it is surrounded on all four sides by existing residential development and streets. Therefore, the hillside is not subject to the ESL regulations of the San Diego Municipal Code (SDMC). The proposed construction of three (3) new single family homes will be located within the upper areas of the existing hillside, and have been designed to step down from the top of the slope in order to minimize landform alteration. The project's plan to take access from a single driveway off of Harbor View Drive on the uphill/south side of the project site, in lieu of creating new site access from down slope along Martinez Street, will allow the lower slope areas to remain undeveloped. Fire Department staff has reviewed the proposed project to ensure compliance with the San Diego Fire-Rescue Department's fire apparatus access roadway requirements in accordance with Fire Protection Bureau (FPB) Policy A-08-1. The project meets this policy by providing a 20 foot wide, 150 foot long, unobstructed access roadway (driveway) to within 200 feet hose pull distance to the furthest structure served (as measured around the exterior of the building), and new homes will be sprinklered in accordance with current building code requirements. The project site is not located within a known flood hazard area, and the project requires no deviations and complies with the applicable regulations of the Land Development Code. The proposed development will not significantly alter any natural landform and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**C. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ADJACENT ENVIRONMENTALLY SENSITIVE LANDS.**

A biological report prepared for the project site entitled "Biological Letter Report for Peeling Tentative Map, Project No. 239065" and conducted by RC Biological Consulting,



identified Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources present on site. Approximately 0.27 acres of Diegan Coastal Sage Scrub (DCSS) covers the hillside area on the northern portion of the premises and will be removed with site grading activities; the proposed project includes an MMRP to mitigate direct impacts to those biological resources. The environmental analysis did not find any direct or indirect impacts to adjacent vegetated areas. The proposed development will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.

**D. THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE CITY OF SAN DIEGO'S MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) SUBAREA PLAN.**

The project is not located within or nearby the Multi-Habitat Planning Area (MHPA), nor will it affect the MHPA in any way. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

**E. THE PROPOSED DEVELOPMENT WILL NOT CONTRIBUTE TO THE EROSION OF PUBLIC BEACHES OR ADVERSELY IMPACT LOCAL SHORELINE SAND SUPPLY.**

The project is not located within or nearby to any public beaches or local shoreline sand supply. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**F. THE NATURE AND EXTENT OF MITIGATION REQUIRED AS A CONDITION OF THE PERMIT IS REASONABLY RELATED TO, AND CALCULATED TO ALLEVIATE, NEGATIVE IMPACTS CREATED BY THE PROPOSED DEVELOPMENT.**

The project proposes to subdivide a 0.97 acre premises and includes site grading activities which will result in removal of approximately 0.27 acres of Diegan Coastal Sage Scrub (DCSS) currently present on site. Mitigated Negative Declaration No. 239065 has been prepared which includes a Mitigation, Monitoring and Reporting Program (MMRP) requiring mitigation in the form of payment into the City of San Diego's Habitat Acquisition Fund (HAF) at a ratio of 1:1 for the impacted habitat area. Implementation of the project as conditioned by the MMRP will reduce potential impacts to below a level of significance. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**COASTAL DEVELOPMENT PERMIT FINDINGS (SDMC Section 126.0708):**

- 1. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCESSWAY THAT IS LEGALLY USED BY THE PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED IN A LOCAL COASTAL PROGRAM LAND USE PLAN; AND THE PROPOSED COASTAL DEVELOPMENT WILL ENHANCE AND PROTECT PUBLIC VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS AS SPECIFIED IN THE LOCAL COASTAL PROGRAM LAND USE PLAN.**

The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots into five (5) parcels, including site grading, public improvements, underground utility connections to public mains encroaching within the Martinez Street public right-of-way, and construction of three (3) new single family homes; two (2) existing single-family homes fronting Harbor View Drive will remain within newly configured lots. The project is located approximately seven blocks from San Diego Bay and approximately 1 mile from the Pacific Ocean and does not contain any existing physical access way utilized by the general public to and along the ocean and other scenic coastal areas. The proposed site is not identified in the Peninsula Plan or Local Coastal Program Land Use Plan as a proposed access way to be utilized by the general public for providing access to the ocean or other coastal scenic area, and existing coastal access in the area will not be affected by the project in any way. Existing views from public vantage points to and along the ocean, and other scenic coastal areas will not be encroached upon as a result of the proposed development.

- 2. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY SENSITIVE LANDS.**

A biological report prepared for the project site entitled "Biological Letter Report for Peeling Tentative Map, Project No. 239065" and conducted by RC Biological Consulting, identified 0.27 acres of Diegan Coastal Sage Scrub (DCSS) present on site which will be removed due to grading activities. Mitigated Negative Declaration No. 239065 has been prepared which includes a Mitigation, Monitoring and Reporting Program (MMRP) requiring mitigation in the form of payment into the City of San Diego's Habitat Acquisition Fund (HAF) at a ratio of 1:1 for the impacted habitat area. Payment into the HAF will fully mitigate the loss of this isolated patch of DCSS habitat, and the 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.**

The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots into five (5) parcels, including site grading, public improvements, underground utility connections to public mains encroaching within the Martinez Street public right-of-way, and construction of three (3) new single family homes; two (2) existing single-family homes fronting Harbor View Drive will remain within newly configured lots. The project site is in the RS-1-7 zone within the La Playa neighborhood of the Peninsula Community Plan and Local Coastal Program which designates the site for single-family residential land use at a density of 9 dwelling units per acre. The project is consistent with this land use designation and the proposed development meets the development regulations of the San Diego Municipal Code and requires no deviations. The proposed coastal development will be in conformity with the Peninsula Community Plan and Local Coastal Program and complies with the regulations of the certified Land Development Code.

4. **FOR EVERY COASTAL DEVELOPMENT PERMIT ISSUED FOR ANY COASTAL DEVELOPMENT BETWEEN THE NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL OVERLAY ZONE THE COASTAL DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE CALIFORNIA COASTAL ACT.**

The project is located approximately seven blocks from San Diego Bay and approximately 1 mile from the Pacific Ocean. As the proposed site is not between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone, the project will have no effect upon public access. Therefore, development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**NEIGHBORHOOD DEVELOPMENT PERMIT FINDINGS (SDMC Section 126.0404):**

1. **THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.**

The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots into five (5) parcels, including site grading, public improvements, underground utility connections to public mains encroaching within the Martinez Street public right-of-way, and construction of three (3) new single family homes; two (2) existing single-family homes fronting Harbor View Drive will remain within newly configured lots. Drainage from the site will be directed into the existing public sewer system within Bangor Street via a proposed 6" private storm drain to be located within the Martinez Street public-right-of-way, connecting to an onsite system with catch basins on the eastern portion of the site at end on the new access road, and at the bottom of the slope behind the new homes. In a similar fashion, sewer utilities will also run down slope along the western property line, traverse the Martinez Street public-right-of-way, and connect to an existing 8" sewer system located within Bangor Street. The private drainage and

sewer facilities both require encroachment maintenance and removal agreements (EMRA) through the Neighborhood Development Permit (NDP) process for their location within the Martinez Street public-right-of-way, because the applicant is not the underlying record owner of the property on which the encroachment will be located. The project site is within the La Playa neighborhood of the Peninsula Community Plan (PCP), which designates the site for single-family residential land use at a density of 9 dwelling units per acre. The proposed project will implement these goals by increasing the density on the site to 5 dwelling units where a maximum of 9 homes could be developed. The placement of the private encroachments within the Martinez Street public-right-of-way in order to connect the project's utility storm drain and sewer facilities to existing public facilities in Bangor Street adversely affect the Peninsula Community Plan.

**2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.**

The project site has dual street frontage, fronting both Martinez Street along the northern (downhill) portion of the site and Harbor View Drive along the southern (uphill) portion of the property. Although dedicated as a public right-of-way in 1953, Martinez Street at this location does not provide though vehicular access, only a narrow pedestrian walkway. The placement of the project's private storm drain and sewer facilities underground within the Martinez Street public-right-of-way will allow the systems to connect to existing public facilities in Bangor Street. Pedestrian and vehicular use of the Martinez Street public-right-of-way will not be inhibited by the underground encroachments and the proposed development will not be detrimental to the public health, safety, and welfare.

**3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE APPLICABLE REGULATIONS OF THE LAND DEVELOPMENT CODE.**

The San Diego Municipal Code (Section 126.0402(j)) allows private utility connections to public systems to encroach within the public right-of-way with an approved Neighborhood Development Permit when the applicant is not the underlying record owner of the property on which the encroachment will be located. The project applicant is not the underlying record owner of the portion of the Martinez Street public right-of-way in which the encroachments will be located. The proposed development will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 857839, Site Development Permit No. 1191916, and Neighborhood Development Permit No. 1191918 is 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. 857839, Site Development Permit No. 1191916, and Neighborhood Development Permit No. 1191918, a copy of which is attached hereto and made a part hereof.

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Patricia J. FitzGerald  
Development Project Manager  
Development Services

Adopted on: October 17, 2013

Internal Order No. 24001771

cc: Legislative Recorder, Development Services Department

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

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001771

**COASTAL DEVELOPMENT PERMIT NO. 857839**  
**SITE DEVELOPMENT PERMIT NO. 1191916**  
**NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1191918**  
**PEELING TENTATIVE MAP - PROJECT NO. 239065 [MMRP]**  
**PLANNING COMMISSION**

This Coastal Development Permit No. 857839, Site Development Permit No. 1191916, and Neighborhood Development Permit No. 1191918 is granted by the PLANNING COMMISSION of the City of San Diego to MARK PEELING, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0702, 126.0502 and 126.0402. The 0.97-acre site is located at 3328 and 3340 Harbor View Drive in the RS-1-7 zone within the Coastal (non-appealable), Coastal Height Limit, Airport Approach and FAA Part 77 overlay zones, within the Peninsula Community Plan area. The property is legally described as Lots 3, 4 and 5 in Block 5 of Golden Park, Map No. 958, September 12, 1905.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct three (3) new single family homes, including subdivision of a site with environmentally sensitive lands (biology) and encroachment within the Martinez Street public right-of-way with underground utility connections to public facilities within Bangor Street, as the applicant is not the underlying record owner of the property on which the proposed encroachment will be located, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 17, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 2-car garage structure and construction of a new 247-square-foot 2-car garage structure on new Parcel 1;

- b. Subdivision of the property subject to Tentative Map No. 858420, creating five (5) lots from three (3) existing parcels to accommodate two (2) existing homes, and the construction of three (3) new single family homes, as follows:

<u>Parcel</u>	<u>Lot Area (square-feet)</u>	<u>New/Existing SF Homes (square-feet)</u>
1	13,357	2,796 (existing home to remain)
2	8,049	2,623
3	6,999	2,458
4	7,422	2,747
Remainder	6,678	6,679 (existing home to remain)

- c. Connection of underground private storm drain and sewer facilities traversing from the project site through the Martinez Street public right-of-way to connect to existing public storm drain and sewer facilities located within the Bangor Street public right-of-way;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 17, 2016.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Game [CDFG] pursuant to California Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.



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

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

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

#### **ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 239065 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 Mitigated Negative Declaration No. 239065, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be

adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Biology

**AFFORDABLE HOUSING REQUIREMENTS:**

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

**GEOLOGY REQUIREMENTS:**

16. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

17. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**ENGINEERING REQUIREMENTS:**

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveways with City standard curb, gutter and the same scoring pattern sidewalk, satisfactory to the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the proposed curb outlet located within the City's right-of-way, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

22. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of one 20-foot wide driveways to serve the project site and one 12-foot wide driveway for the remainder parcel, on Harbor View Drive, per Standard Drawing SDG-159 and SDG-164, satisfactory to the City Engineer.

24. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

25. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

26. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

27. 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.

28. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

**PLANNING/DESIGN REQUIREMENTS:**

29. 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.

30. 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.

**FIRE/LIFE SAFETY REQUIREMENTS:**

31. The project shall comply at all times with the San Diego Fire-Rescue Department's fire apparatus access roadway requirements in accordance with Fire Protection Bureau (FPB) Policy A-08-1. All required signage, red curbing, pavement and white lettering shall be maintained to ensure visibility.

32. The private driveway providing vehicular access from Harbor View Drive to Parcels No. 1, 2, 3 and 4 will serve as the fire apparatus access roadway for those properties and shall be constructed to fire apparatus access roadway design standards including the following design requirements:

- the private driveway/fire apparatus access roadway shall be not less than 20 feet of unobstructed width;
- the required width of access roadways shall not be obstructed in any manner, including the parking of vehicles;
- the private driveway/fire apparatus access roadway shall have a minimum vertical clearance of 15 feet 6 inches or to 13 feet 6 inches as per Development Services approval process;
- the private driveway/fire apparatus access roadway shall be extended to within 150 feet, 200 feet in sprinklered buildings, of all portions of the first story of the buildings served (as measured around the exterior of the building); and,
- the private driveway/fire apparatus access roadway shall be installed with an all-weather driving surface and shall support the imposed load of fire apparatus to withstand a minimum 95,000 pound vehicle load.

**TRANSPORTATION REQUIREMENTS:**

33. No fewer than 2 parking spaces for the existing home on the Remainder Parcel, and 4 parking spaces for the three (3) new homes on Parcels 2, 3 and 4, and the existing home on Parcel 1, shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

34. Joint Use Driveway/Mutual Access Agreement (Shared Driveway): Prior to the issuance of any building permits, the Owner/Permittee shall provide evidence of the recordation of a Joint Use Driveway/Mutual Access Agreement (Form DS-3248), satisfactory to the City Engineer.

35. Vehicle Turnaround: A minimum 15 x 38 foot turnaround area shall be provided per the project's Exhibit "A", satisfactory to the City Engineer.

**PUBLIC UTILITIES REQUIREMENTS:**

36. This CDP/SDP/NDP shall comply with all conditions of Tentative Map No. 858420.

37. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and the design and construction of new water services, outside of any driveway, and the disconnection at the water main of the existing unused water service, if required adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

38. 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 Director of Public Utilities and the City Engineer.

39. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

40. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the proposed private sewer service within the public right-of-way, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

41. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

42. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices.

**INFORMATION ONLY:**

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

APPROVED by the PLANNING COMMISSION of the City of San Diego on  
October 17, 2013, and Resolution No. \_\_\_\_\_-PC.

Coastal Development Permit No. 857839  
Site Development Permit No. 1191916  
Neighborhood Development Permit No. 1191918  
Approved on October 17, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Patricia J. FitzGerald  
Development Project Manager

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

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

Mark Peeling  
Owner/Permittee

By \_\_\_\_\_

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

PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 858420  
PEELING TENTATIVE MAP  
PROJECT NO. 239065 [MMRP]

WHEREAS, Mark Peeling, Subdivider, and Antony K. Christensen, PE, PLS, QSD for Christensen Engineering & Surveying, submitted an application to the City of San Diego for Tentative Map No. 858420 to subdivide a 0.97 acre site with environmentally sensitive lands (biology) comprised of three (3) existing parcels and two (2) existing homes, into five (5) new lots including grading and underground utility connections to public mains encroaching within the Martinez Street public right-of-way, and construction of three (3) new single family homes. The project site is located at 3340 and 3328 Harbor View Drive in the RS-1-7 zone within the Coastal (non-appealable), Coastal Height Limit, Airport Approach and FAA Part 77 overlay zones, within the Peninsula Community Plan area. The property is legally described as Lots 3, 4 and 5 in Block 5 of Golden Park, Map No. 958, September 12, 1905; and

WHEREAS, the Map proposes the Subdivision of a 0.97-acre site into five (5) residential lots; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on October 17, 2013, the Planning Commission of the City of San Diego considered Tentative Map No. 858420, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all

(R-[Reso Code])

interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 858420:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).**

The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots into five (5) parcels, including site grading, public improvements, underground utility connections to public mains encroaching within the Martinez Street public right-of-way, and construction of three (3) new single family homes; two (2) existing single-family homes fronting Harbor View Drive will remain within newly configured lots. The Community Planning chapter of the General Plan Land Use element has a goal for community plans to maintain or increase planned density of residential land uses in appropriate locations. The project site is in the RS-1-7 zone within the La Playa neighborhood of the Peninsula Community Plan (PCP), which designates the site for single-family residential land use at a density of 9 dwelling units per acre. Over many years the La Playa neighborhood has experienced a gradual transition to a denser neighborhood character through the subdivision of large lots into smaller parcels and then developed with single-family homes. The residential element of the PCP includes the objective to provide a balance of residential types, densities and prices, emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole. The proposed project will implement these General Plan and PCP goals by increasing the density on the site to 5 dwelling units where a maximum of 9 homes could be developed. The project proposal is consistent with this land use designation. The proposed subdivision and its design or improvement will meet the land use and development regulations of the San Diego Municipal Code and is consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots into five (5) parcels, including site grading, public improvements, underground utility connections to public mains encroaching within the Martinez Street public right-of-way, and construction of three (3) new single family homes; two (2) existing single-family homes fronting Harbor View Drive will remain within newly configured lots. The proposed subdivision complies with the applicable RS-1-7 zone development regulations and the development standards and regulations of the Land Development Code, and the project requires no deviations.



(R-[Reso Code])

**3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).**

The project site is in the RS-1-7 zone of the Peninsula Community Plan and is designated for single-family residential land use at a density of 9 dwelling units per acre. The project proposes to subdivide a 0.97 acre site comprised of three (3) existing lots into five (5) parcels, construct three (3) new single family homes and retain two (2) existing single-family within the newly configured lots, resulting in a development with 5 single-family dwelling units where a maximum of 9 homes could be developed. The newly created lots will exceed the minimum lot standards of the RS-1-7 zoning development regulations and the design of the subdivision will allow the proposed single-family homes to be located within the upper areas of the existing hillside to minimize landform alteration. Geologic and geotechnical investigations were performed on site by the project consultant Geotechnical Exploration, Inc., and the property is considered stable for new development. The project site is physically suitable for the type and density of the proposed development.

**4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).**

The proposed subdivision has been reviewed for conformance to the Land Development Regulations, including a review for compliance with storm water runoff requirements during and after construction. The City of San Diego conducted an environmental analysis which determined that the proposed project could have a significant environmental effect in the areas of Biological Resources. A biological report prepared for the project site entitled "Biological Letter Report for Peeling Tentative Map, Project No. 239065" and conducted by RC Biological Consulting, identified 0.27 acres of Diegan Coastal Sage Scrub (DCSS) present on site which will be removed due to grading activities. No other wetlands or wildlife corridors or other significant biological impacts were identified. Mitigated Negative Declaration No. 239065 has been prepared which includes a Mitigation, Monitoring and Reporting Program (MMRP) requiring mitigation in the form of payment into the City of San Diego's Habitat Acquisition Fund (HAF) at a ratio of 1:1 for the impacted habitat area. Under the MMRP the project will reduce, to a level below significance, any potential impacts identified in the environmental review process. The project is located within an urbanized and built out environment where there are no watercourses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).**

The Project has been conditioned through Tentative Map No. 858420, Coastal Development Permit No. 857839, Site Development Permit No. 1191916 and Neighborhood Development Permit No. 1191918 to comply with the development regulations in effect for the subject property as set forth in the Land Development Code, and will be required to obtain building

(R-[Reso Code])

permits to show that construction will comply with all applicable Building and Fire Codes. The proposed subdivision and single-family home development will not be detrimental to the public health, safety and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).**

The proposed Tentative Map for subdivision of a 0.97-acre parcel for residential development does not have any existing public easements or propose any new public easements. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).**

The proposed subdivision of a 0.97-acre parcel for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The potential and opportunity to implement sustainable building techniques during building permit review to utilize photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs exist. Construction design of each future single-family home will allow the opportunity through building materials, site orientation, and architectural treatments to provide to the extent feasible, for future passive or natural heating and cooling opportunities. Additionally, heating and cooling techniques may be accomplished by the planting of large broad leaf deciduous trees. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).**

The site is currently developed with two (two) residences. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. The provision of three (3) additional residential units and the associated increase in the need for public services and the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area. Therefore, those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the additional residential units will assist the housing needs of the Peninsula Community.

(R-[Reso Code])

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 858420, is hereby granted to Mark Peeling, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Patricia J. FitzGerald  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24001771

## ATTACHMENT 9

### PLANNING COMMISSION CONDITIONS FOR TENTATIVE MAP NO. 858420 PEELING TENTATIVE MAP - PROJECT NO. 239065 [MMRP]

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON OCTOBER 17, 2013

#### GENERAL

1. This Tentative Map No. 858420 will expire October 17, 2016.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Final Map/Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Parcel Map shall comply with the provisions of Coastal Development Permit No. 857839, Site Development Permit No. 1191916, and Neighborhood Development Permit No. 1191918.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 239065  
TM No. 858420

AFFORDABLE HOUSING

ENGINEERING

6. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
7. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
8. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

9. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
10. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
11. The Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

Project No. 239065  
TM No. 858420

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**WATER/ WASTEWATER**

12. The Subdivider 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 Director of Public Utilities and the City Engineer.
13. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
14. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
15. The Subdivider shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices.

**GEOLOGY**

16. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

**INFORMATION:**

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

## ATTACHMENT 9

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24001771

Project No. 239065  
TM No. 858420

RESOLUTION NUMBER R- \_\_\_\_\_

ADOPTED ON October 17, 2013

WHEREAS, on June 22, 2011, Mark Peeling submitted an application to Development Services Department for a Coastal Development Permit, Site Development Permit, Neighborhood Development Permit and Tentative Map for the Peeling Tentative Map project; and

WHEREAS, the matter was Set for 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 on October 17, 2013; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigation Negative Declaration No. 239065 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received



during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA 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 Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: \_\_\_\_\_  
DEVELOPMENT PROJECT MANAGER

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Coastal Development Permit, Site Development Permit, Neighborhood Development Permit and Tentative Map for the Peeling Tentative Map

PROJECT NO. 239065

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 Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.239065 shall be made conditions of Coastal Development Permit, Site Development Permit, Neighborhood Development Permit and Tentative Map for the Peeling Tentative Map as may be further described below.

**Biological Resources**

Prior to the issuance of a Notice to Proceed (NTP) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the ADD environmental designee of the City's LDR Division shall incorporate the following mitigation measures into the project design and include them verbatim on all appropriate construction documents.

The project shall mitigate for impacts to 0.27 acres of Diegan Coastal Sage Scrub at a 1:1 ratio by paying into the habitat acquisition fund at the current mitigation rate pricing plus a 10 percent administration fee. This is the appropriate ratio for project impacting Tier II habitat outside of the Multi-Habitat Planning Area (MHPA) and providing mitigation within the MHPA.

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.



THE CITY OF SAN DIEGO

**FPB POLICY**  
**A-08-1**

**FIRE ACCESS ROADWAYS**  
**CFC SECTION 503**

***I. PURPOSE***

This policy clarifies San Diego Fire-Rescue Department's fire apparatus access roadway requirements as outlined in CFC 503 and California Vehicle Code Section 22500.1.

***II. SCOPE***

Fire access roadways for new and existing buildings are regulated by this policy. Both public streets and private roadways fall under the scope of this policy.

***III. WHERE ROADWAYS ARE REQUIRED***

Buildings shall be accessible to emergency vehicle access. Fire apparatus access roadways shall be not less than 20 feet of unobstructed width; shall have an adequate roadway turning radius, and shall have a minimum vertical clearance of 15 feet 6 inches or to 13 feet 6 inches as per Development Services approval process. Access roads shall be extended to within 150 feet, 200 feet in sprinklered buildings of all portions of the first story of the building served (as measured around the exterior of the building), and shall be installed with an all-weather driving surface. All access, including bridges, shall support the imposed load of fire apparatus to withstand a minimum 95,000 pound vehicle load.

Exceptions:

- A. Proposed surfaces other than concrete or asphalt shall be designed and installed in accordance with FPB Policy.
- B. For buildings and roadways legally in existence prior to the current code, private roadway widths less than 20 feet may be permitted to remain. The ability to conduct fire fighting operations will be the primary consideration in grandfathering these reduced roadway widths.
- C. Bridges legally in existence prior to this code shall suffice as access if such bridge was built according to the building standards in effect at that time. If the bridge will not safely support the imposed load of fire apparatus, the Chief is authorized not to operate fire apparatus over such bridge.

**Fire Prevention Bureau**

Fire-Rescue Department • 1010 Second Avenue, Suite 300 • San Diego, CA 92101-4903  
Tel (619) 533-4400 Fax 544-6806

- D. These requirements may be modified when authorized by the Chief. The Chief may require installation of a fire access roadway when circumstances warrant.

#### ***IV. RED CURBS/PARKING SIGNS***

The required width of access roadways shall not be obstructed in any manner, including the parking of vehicles. Where no space is provided for parking along access roadways, they shall be kept clear by the posting of signs or the painting of curbs as follows:

- A. Owners or property representatives shall post the entrance to the required roadway with an approved sign. Sign shall read "NO PARKING FIRE LANE" in letters of 1" or greater in height. (See attached specification sheet.) Signs shall be placed every 100 feet facing traffic at a height of 7 feet. Requests for placement variations, alternative sign designs, or omission of signs shall be submitted in writing and must be approved by the Plans Officer.

Exception: Signs may be omitted on public streets.

- B. All curbs that outline the access roadway shall be painted red. White 4 inch high letters reading "No Parking - Fire Lane" shall be stenciled every 30 feet on the red curb. If no curb is present, an 8 inch wide red stripe shall be painted on the pavement. The stripe shall be lettered the same as a curb.

Exception: Red fire lane curbs on public streets do not require the white stenciled lettering.

- C. Signs, red curbing, and white lettering shall be maintained to ensure visibility.

NOTE: San Diego Fire-Rescue recommends that signs as well as red curbs with white lettering be provided.

#### ***V. ADDITIONAL REQUIREMENTS (FOR NEW CONSTRUCTION)***

- A. 26 foot access roadway
  - 1. When adjacent to buildings that are greater than 35 feet in height above natural grade, the access roadway shall have a minimum width of 26 feet. The location shall be 15 - 25 feet from the building and shall be positioned parallel to one entire side of the building.

2. When adjacent to a fire hydrant, access roadways shall be a minimum of 26 feet in width for 20 feet in either direction from the hydrant. (See attached specification sheet.)

B. Turning radius

A minimum 50 foot turning radius is required and shall be in accordance with the semi-trailer template detailed on the attached sheet. Inside measurement shall be according to California Truck Semi-Trailer Wheel Tracks. An additional two feet of width shall be provided to allow for clearance of apparatus bumper over-hang.

C. Maximum grades shall not exceed:

1. 15% (6.75°) for concrete
2. 12% (5.4°) for asphalt

D. Large buildings

Buildings exceeding 100 feet in width and 600 feet in length shall have access roadways serving the two long sides of the building.

**VI. NOTIFICATION OF PROPERTY OWNERS**

A. New Construction

Fire access roadway requirements for new buildings are addressed during the plan review process.

B. Existing Buildings

1. On Private Streets

The Department will notify affected property owners when it is determined that a fire access roadway is required. The notice shall advise the property owners of their right to appeal to the Board of Appeals. If an appeal takes place and is decided in favor of the City, or after 30 days if no appeal is requested, a Notice to Install Fire Lane will be issued to the property owner(s). The owner is responsible for the installation of signs and/or the painting of curbs and will be given fifteen (15) days to do so. If the owner does not comply within the given time frame, the Chief may order installation to be done by the City. The administrative and direct costs incurred will then be assessed to the property owners.

## 2. On Public Streets

When it is determined that a public street needs to be designated as a fire access roadway, the Department will notify the affected property owners by mail. The Department's letter advises the property owners to address questions or appeals to the Fire Prevention Bureau. Once questions and appeals have been addressed or after 30 days if no appeals have been filed, the Department will contact the Traffic Engineering Division of the Public Works Business Center. A site meeting will be held between the Department and Traffic Engineering to clarify exactly which curbs are to be painted and where signs, if any, are to be placed. Traffic Engineering will issue the work order for the installation of signs and/or the painting of curbs to the Streets Division of the Public Works Business Center.

- C. Copies of all correspondence between the Department and property owners shall be retained in the Fire Prevention Bureau's geographical files.

Promulgated by: \_\_\_\_\_

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

Rev. 6/27/08



ALL DIMENSIONS ARE IN INCHES

R27 SUFFIX	SIZE	BORDER WIDTH	MARGIN WIDTH	LETTER SIZE SERIES & STROKE WIDTH					CODE RA
				LINE 1	LINE 2	LINE 3	LINE 4	LINE 5	
-1.1	12 x 18	1/4	1/4	3 1/2B-49	3B-42	2 1/4B-33	2 1/4B-33	3/8 F-.08	1

R27 SUFFIX	SIZE	DIMENSIONS											
		A	B	C	D	E	F	G	H	I	J	K	L
-1.1	12 x 18	1 1/2	15	2-3/8	7/8	1-1/8	5 1/2	9-3/4					

White BACKGROUND WITH Red BORDER & SYMBOL

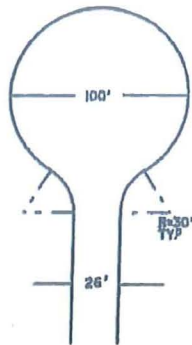
3/8" DIA HOLES 0

SIGN  
 ReflectORIZED Material  
 Aluminum Sign

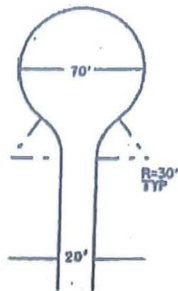
**REQUIREMENTS FOR DEAD-END AND LOOPED ACCESSWAYS**

LENGTH	WIDTH	TURNAROUND REQUIRED
0-150'	20'	NONE REQUIRED
150'-300'	20'	70' Diameter Cul-de-sac 120' Hammerhead
300'-750'	26'	100' Diameter Cul-de-sac 150' Hammerhead
<b>OVER 750' - SPECIAL APPROVAL REQUIRED</b>		

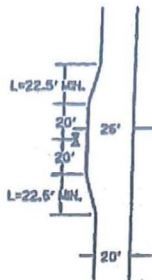
Curves and topographical conditions could alter the requirements for turnarounds and the width of accessways. When access road is serving more than 100 units two means of access are required.



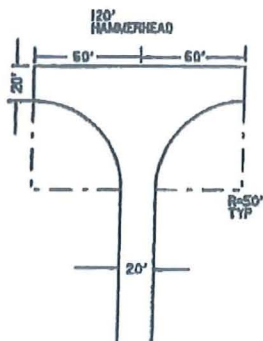
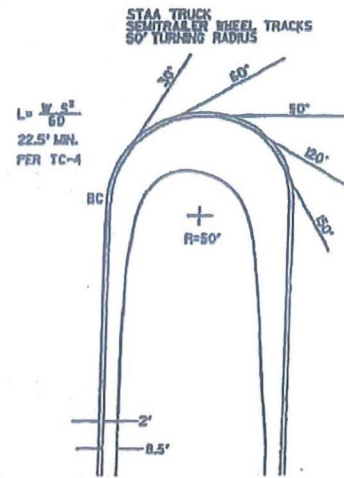
100' DIAMETER CUL-DE-SAC



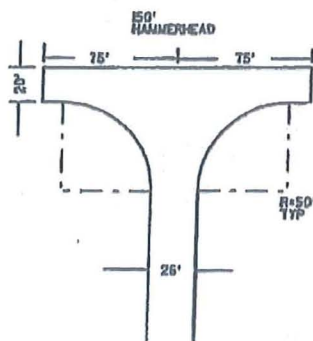
70' DIAMETER CUL-DE-SAC



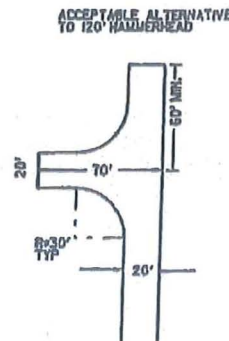
MINIMUM CLEARANCE AROUND A FIRE HYDRANT



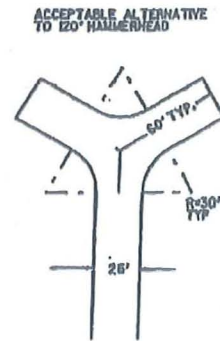
120' HAMMERHEAD



150' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

PAGE 6 OF 6

Revision	By	Approved	Date

CITY OF SAN DIEGO - STANDARD DRAWING

FIRE AND HAZARD PREVENTION SERVICES POLICY

DWG. NO.

**FDDS-101**



Peninsula Community Planning Board Minutes  
April 18, 2013  
Point Loma Hervey Library – Meeting Room

I. Parliamentary Items:

Meeting called to order by Julia Quinn at approximately 6:30pm.

**Attendance** – J. Quinn, P. Nystrom, P. Webb, J. Ross, J. Shumaker, B. Coons, B. Cook, D. Carnevale, M. Ryan, N. Burgess, and B. Taylor. Community Attendance – see sign-in sheet posted on PCPB website.

1. **Approval of Agenda** – April 18, 2013 agenda was approved.

2. **Approval of Minutes** – Minutes for March 21, 2013 meeting approved.

3. **Election of Officers** – Two vacancies due to resignation of Cal Jones and Rich Possanza. Board discussed appointing Shannon Osborne to fill vacancy left by resignation of Cal Jones as Ms. Osborne received the next highest vote count. Tony Kempton (City of San Diego) advised that vacancies must be noticed by advertising in the Beacon and on the website. Motion by P. Webb, seconded by J. Shumaker, to advertise both vacancies in the Beacon and on the website and to take action at May 2013 PCPB meeting.

4. **Secretary's Report** - NTR

5. **Treasurer's Report** – NTR

6. **Chair Report**-Election of new officers: Julia Quinn elected Chair; Mike Ryan elected Vice Chair; Patricia Clark elected Treasurer; Nicole Burgess elected secretary.

II. **Non-Agenda Public Comment**

1. Jarvis Ross – Bringing attention to the fact that correspondence submitted to the mayor and City Council on the Balboa Park Agreement is not being posted in compliance to proper procedure.
2. Will Stout – Proposing to support and keep new stop signs in place at Silvergate and Jennings.
3. Group of five individuals (**did anyone write down names? We need to include**) –In favor of existing newly added stop signs
4. Group of three individuals (**did anyone write down names? We need to include**) – Opposition to stop signs and request it to go back to the way it was.
5. Page Hazard – Neutral on topic of stop signs but is happy that the community is speaking about safety issues.
6. Julie Anderson – Looking for a compromise; suggests to reduce foliage and landscaping along streets and blind corners.

### III. Government Reports

1. Council District II new Representative to the Peninsula is John Ly:

[jly@sandiego.gov/619-236-6622](mailto:jly@sandiego.gov/619-236-6622)

City passed the Oversize Vehicle Ordinance, enforced hours from 2am-6am  
Revenue from Mission Bay Park – approx. 2.5 million – to be used locally  
Mayor's Budget shows increase in police, \$81m bond for surface streets, managed  
competition, and application for NTC Aquatic Center is at Dept. of Interior.  
Questions/Comments: Jarvis Ross commented the importance of keeping the  
trained cops in San Diego, Nicole Burgess requested information about the new  
Homeless Shelter, Sofie's House.

2. Toni Kempton – City Planner

Scripps Oceanography is replacing pier and wharf – comments regarding project are  
due by May 7, 2013. Nicole Burgess requested information of why a newly funded  
street light will take 18 months to install.

### IV. New/Old Business

1. San Diego Airport Authority – Presentation by Keith Wilsheets, Airport Planning  
Director, on the north side development project. The new Green Build is  
officially opening on August. 6 new gates recently opened. Master Plan 2008  
establishes ways to mitigate traffic – all trucks to go to back of airport and enter  
from Washington Street and load at new distribution center. Rental Cars are  
being consolidated and moved near Sassafras. Shuttle buses also consolidated  
and will stay on airport grounds. There will be a new traffic signal at the Coast  
Guard intersection and a new westbound lane for shuttle. Concerns were raised  
regarding international flights. Response was that international flights don't  
really affect the capacity, but is a great source of revenue for minimal use on the  
runway. Also, confirmed that the runway is too short for the large type of  
planes, 747 and 777, but that they will continue flights out of SD with these  
planes when they are not at capacity, few passengers and less fuel. Everything is  
scheduled to open late 2015.

### V. Action Items

1. Liggett Drive – Dennis Pekin presented request to install no right turn signage on  
Point Loma Ave. and Liggett Drive. Mr. Pekin advised that since the no left turn  
signage installed at Del Mar and Canon, vehicular traffic has increased on Liggett  
Drive. On motion of D. Carnevale seconded by J. Shumaker, vote to support Mr.  
Pekin's request to place a no right turn restriction on Point Loma Avenue north  
at Liggett Drive between hours of 3:30-5:30pm (9/0/1). [ **add who abstained  
and why** ]
2. Paul Webb discussed comment letter to Airport Authority's Notice of  
Preparation of an EIR for the Airport Land Use Compatibility Plan (ALUCP).

## ATTACHMENT 12

- Motion by P. Webb, seconded by P. Nystrom, to approve transmittal of letter to Airport Authority (9/0/0).
3. Pritchett Residence, Project No. 310627, to approve construction of home at 932 Cordova. Item continued from 3/21/13 meeting so neighbor could review plans. No objects from the neighbor. Motion by P. Webb, seconded by J. Shumaker, to approve residence and find that it is consistent with the certified local coastal program land use plan passed 9/0/1, with B. Taylor abstaining (**need reason**).
  4. Holcomb Residence. Project No. 308875, to approve new single family residence on 4535 Del Monte Avenue. Motion by J. Shumaker, seconded by P. Webb, to approve plans as submitted approved 10/0/1.
  5. Roseview Tentative Map/Street Vacation, Project No. 191215- Request to approve tentative map and street vacation for at Sterne, Tennyson, and Locust Streets. Tony Christianson presented project representing the applicant. Motion by J. Shumaker, seconded by M. Ryan, to approve tentative map and street vacation as shown on the plans approved 10/0/0.

6. Peeling Tentative Map. Project No. 239065 – Project to subdivide two lots with an existing single family residence into four lots with a remainder lot and construct three new residences. The Project Review Committee voted 3/2 to deny the project due to safety, access, and community character concerns. Tony Christianson presented project representing the applicant, and explained that the Fire Marshall had approved the access plan for emergency vehicles. Frank O'Dwyer, a concerned citizen of La Playa who lives at 3316 Harbor View Drive, raised concerns about the project, including access for fire safety, community character, and risk of slope failure. Mr. Christianson indicated that the geotechnical reports did not identify slope failure risk. Motion by J. Ross, seconded by J. Shumaker, to oppose the project as presented which would include construction of three new residences was approved 5/3/2 (N. Burgess and B. Cook abstained-please confirm and provide reasons for the abstentions).

### VI. Subcommittees (NTR= nothing to report)

1. Airport Authority – P. Webb indicated that the number of complaints has increased this year. Airport does listen and respond to complaints. Contact the Airport authority if you have a complaint.
2. Environmental/Water –NTR
3. Form Base – J. Shumaker advised that PCPB has Facebook page for getting community input on issues of concern and encourage the public to utilize this.
4. Liberty Station – D. Carnevale gave update on Building 271 – building should be improved and repainted by May 26 2013.
5. Parks and Recreation – M. Ryan stated gophers are main problem at Robb Field.
6. Project Review – NTR
7. Traffic and Transportation – Nystrom
8. North Bay Community Planning Group – NTR

**VII. Adjournment:** A motion to adjourn was seconded and passed unanimously around 9:30pm.

Next PCPB monthly meeting 3701 Voltaire St., May 16, 2013 at 6:30 p.m., Pt. Loma-Hervey Library.

**Airport Noise Compliance 619-400-2799**  
**Neighborhood Code Compliance 619-236-5500**

Prepared by: Nicole Burgess  
April 26, 2013



# Ownership Disclosure Statement

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

**Project Title** Harbor View Drive CDP/Tentative Map **Project No. For City Use Only** 23906A

**Project Address:**  
3328-40 Harbor View Drive

**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):  
Mark Peeling  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
221 Second Avenue  
 City/State/Zip:  
Chula Vista, CA, 91910  
 Phone No: (619) 227-5017 Fax No: 619-498-6384  
 Signature: [Signature] Date: 04-11-11

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:

# COASTAL DEVELOPMENT PERMIT TENTATIVE PARCEL MAP APPROVAL NO.858420

## DEVELOPMENT SUMMARY

**PROJECT DATA INFORMATION SUMMARY:**  
THIS PROJECT PROPOSES SUBDIVISION OF 3 EXISTING LOTS INTO 4 PROPOSED PARCELS AND A REMAINDER PARCEL TOGETHER WITH THE DEVELOPMENT OF 3 SINGLE FAMILY RESIDENCES ON THE NEWLY CREATED PARCELS.  
THE EXISTING IMPROVEMENTS ARE TO REMAIN ON THE EXISTING PARCELS, EXCEPT AS SHOWN HEREON.  
THE PROPOSED DEVELOPMENT SHALL NOT DEVIATE FROM ANY DEVELOPMENT REGULATIONS.  
THE PROJECT REQUIRES TENTATIVE PARCEL MAP, NEIGHBORHOOD DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT APPROVAL. APPROVAL IS ALSO REQUESTED FOR DRIVEWAY AND UTILITY CONSTRUCTION AND REMOVAL OF EXISTING GARAGE AND CONSTRUCTION OF REPLACEMENT GARAGE AND THREE NEW SINGLE FAMILY RESIDENCES.

**PROJECT TEAM:**  
CIVIL ENGINEER/LAND SURVEYOR:  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE 'J'  
SAN DIEGO, CA 92128  
619-271-8901  
619-271-8912 FAX

**APPROVALS REQUIRED**  
COASTAL DEVELOPMENT PERMIT NO. 409127  
TENTATIVE MAP NO. 483403  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 626542

**ARCHITECT:**  
BRUCE PEELING  
3539 INEZ STREET  
SAN DIEGO, CA 92108  
619-224-8575  
BPA@COX.NET

**ZONING:**  
RS-17  
SETBACK: 15' FRONT YARD; 13' REAR YARD,  
4' MIN SIDE YARD, 4' MIN INTERIOR SIDE YARD

PROPOSED PARCEL	AREA (SF)	FAR	GFA	FAR (EXISTING)
1	13057.2	0.51	2780	0.21
2	8048.8	0.53		
3	6998.2	0.53		
4	7422.9	0.57		
REMAINDER	6978.9	0.53	1641	0.23

**ZONE OVERLAYS:**  
APPROXIMATE APPROACH  
COASTAL HEIGHT LIMIT  
COASTAL (CITY)  
PARKING IMPACT (COASTAL)  
ENVIRONMENTALLY SENSITIVE LAND;  
SENSITIVE BIOLOGICAL RESOURCES - (SEE THIS SHEET AND SHEET NO. 9)  
NO STEEP SLOPES EXIST ON SITE OR ADJACENT TO SITE (SEE SLOPE ANALYSIS)

**GEOLOGIC HAZARD CATEGORY:** 12.53  
**FAA PART 77 NOTIFICATION AREA**

**AREA:**  
SITE AREA: 0.878 ACRES (42,605.7 SQUARE FEET)

**USES:**  
CURRENT USE:  
SINGLE FAMILY RESIDENTIAL/VACANT SINGLE  
FAMILY RESIDENTIAL  
PROPOSED USE:  
SINGLE FAMILY RESIDENTIAL

**LEGEND**

PROPERTY LINE	---
EXISTING CONTOUR	---E---
EXISTING ELECTRICAL LINE	---E---
EXISTING GAS LINE	---G---
EXISTING SEWER LINE	---S---
EXISTING TELEPHONE LINE	---T---
EXISTING WATER LINE	---W---
EXISTING CATV LINE	---C---
FIRE HYDRANT	○
MANHOLE	○
DAYLIGHT LINE	---D---

AREA OF SENSITIVE HABITAT (0.27 AC) TO BE MITIGATED THROUGH PAYMENT TO CITY OF SAN DIEGO MITIGATION FUND

### ABBREVIATIONS

EL ELEVATION  
FF FINISH FLOOR  
FG FINISH GRADE  
FL FLOWLINE  
GFF GARAGE FINISH FLOOR  
FS FINISH SURFACE  
TC TOP OF CURB  
TYP TYPICAL

### SHEET INDEX

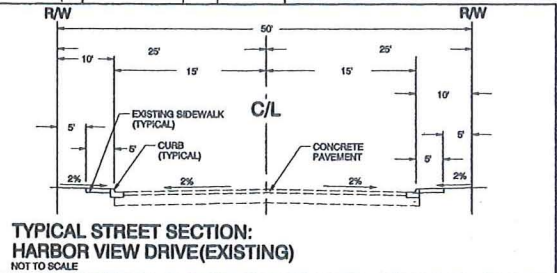
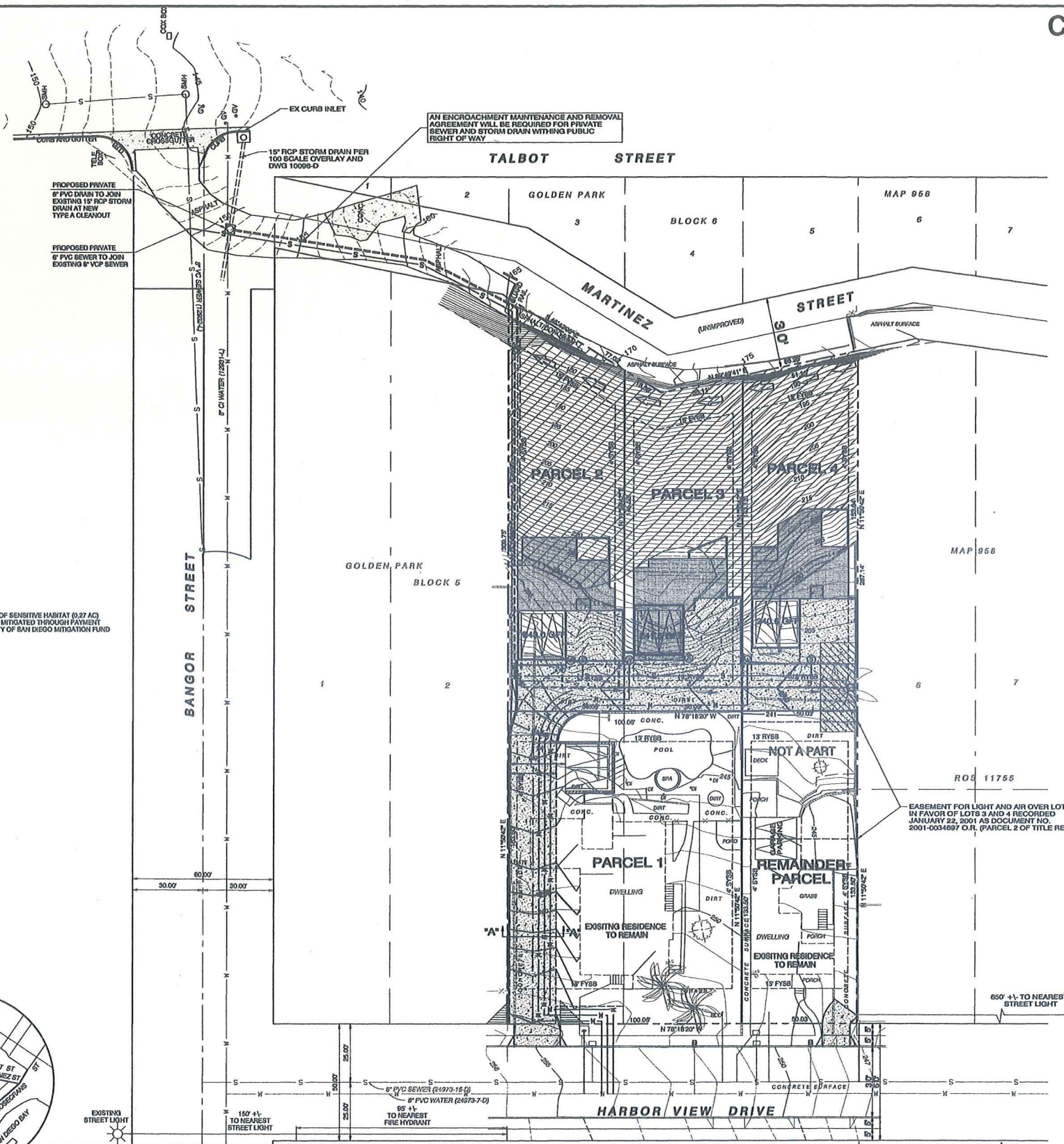
TITLE SHEET/TENTATIVE MAP	SHEET 1
TENTATIVE MAP/PRELIMINARY GRADING PLAN	SHEET 2
SLOPE ANALYSIS	SHEET 3
TOPOGRAPHIC SURVEY	SHEET 4
BUILDING SITE/PROOF PLAN	SHEET 5
BUILDING MAIN FLOOR PLAN	SHEET 6
BUILDING LOWER LEVEL PLAN	SHEET 7
BUILDING SECTIONS/ELEVATIONS	SHEET 8
BRUSH MANAGEMENT PLAN/SENSITIVE BIOLOGICAL RESOURCES	SHEET 9



SCALE 1" = 20'



**CE & S CHRISTENSEN ENGINEERING & SURVEYING**  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92128  
TELEPHONE: (656) 271-8901 FAX: (656) 271-8912



**MAPPING & MONUMENTATION NOTE:**  
ALL PROPERTY CORNERS TO BE SET AND A DETAILED PROCEDURE OF SURVEY TO BE SHOWN ON A PARCEL MAP

**OWNER'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

MARK PEELING, OWNER DATE \_\_\_\_\_

**LEGAL DESCRIPTION**  
APN: 631-641-05 (PARCEL 1 OF TITLE REPORT)  
LOT 3 AND 4 IN BLOCK 5 OF GOLDEN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 858, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER, 12, 1905.  
APN: 631-641-06 (PARCEL 3 OF TITLE REPORT)  
LOT 5 IN BLOCK 5 OF GOLDEN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 858, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER, 12, 1905.

**BASIS OF BEARINGS**  
THE SCUTTERED LINE OF BLOCK 5 OF GOLDEN PARK (MAP NO. 858) AS SHOWN ON RECORD OF SURVEY 11755, I.E. NORTH 78°16'20" WEST.

**APN / ADDRESS**  
ASSESSOR'S PARCEL NUMBER: 631-641-05-00, 05-00  
ADDRESS: 3328-40 HARBOR VIEW DRIVE SAN DIEGO, CA

**BENCHMARK**  
CITY OF SAN DIEGO BRASS PLUG ON TOP OF CURB ON SOUTH-WEST CORNER OF GAGE DRIVE AND TALBOT STREET PER CITY OF SAN DIEGO BENCH MARK BOOK. ELEVATION = 163.354 NVGD 1928, M.S.L.

- NOTES**
- UNDERGROUND UTILITIES ARE SHOWN AT RECORD LOCATIONS AS OBTAINED FROM CITY OF SAN DIEGO IMPROVEMENT PLANS. ACTUAL STRUCTURES AND LOCATION WILL NEED TO BE VERIFIED IN THE FIELD BY CONTRACTOR AND/OR UTILITY SPECIALISTS.
  - EXISTING SEWER LATERALS AND WATER SERVICES ARE SHOWN AT FIELD LOCATIONS.
  - PRELIMINARY TITLE REPORT HAS BEEN PROVIDED BY CHICAGO TITLE COMPANY, DATED DECEMBER 21, 2015, ORDER NO. 12201201-698-U69. ITEMS OTHER THAN EASEMENTS EXIST. SEE TITLE REPORT FOR DETAILS.
  - THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM SURVEY BY SAN DIEGO LAND SURVEYING, 8655 CHEESAPEAKE DRIVE, SUITE 445, SAN DIEGO, CA 92123 DATED 02-10-10 AND REVISED 02-01-11.
  - THE USE OF PROPOSED PARCELS IS RESIDENTIAL.
  - THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
  - THE EXISTING NUMBER OF PARCELS IS THREE. THE PROPOSED NUMBER OF PARCELS IN THIS SUBDIVISION IS FOUR AND A REMAINDER PARCEL.
  - NAD27 COORDINATES = 202-1685. NAD83 COORDINATES = 1842-6255.
  - TREATMENT OF RUNOFF SHALL BE BY FLOW OVER LANDSCAPED AREAS AND SECONDARILY BY FLOW THROUGH A FILTER INSERT BEFORE LEAVING SITE.

**OWNER**  
MARK PEELING  
221 SECOND AVENUE  
CHULA VISTA, CA

**FAA PART 77 NOTICING**  
I, ANTONY K. CHRISTENSEN, REG. 64021, DO HEREBY CERTIFY THAT THE STRUCTURES OR MODIFICATION OF EXISTING STRUCTURES SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE, PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

ANTONY K. CHRISTENSEN, L.S. 7508  
APRIL 05, 2013  
Date



**Owners:**  
MARK PEELING  
221 SECOND AVENUE  
CHULA VISTA, CA

**Prepared By:**  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE 'J'  
SAN DIEGO, CA 92128  
PHONE (656) 271-9901 FAX (656) 271-8912

**Project Address:**  
3328-40 HARBOR VIEW DRIVE  
SAN DIEGO, CA

**Project Name:**  
PEELING TENTATIVE PARCEL MAP

**Sheet Title:**  
TENTATIVE MAP

**Revision 6:**  
Revision 6: 04-05-13 ADD FIRE HYDRANT

**Revision 7:**  
Revision 7: 04-05-13 ADDRESS CITY COMMENTS

**Revision 8:**  
Revision 8: 02-23-13 ADDRESS CITY COMMENTS

**Revision 9:**  
Revision 9: 01-03-13 NEW TITLE REPORT

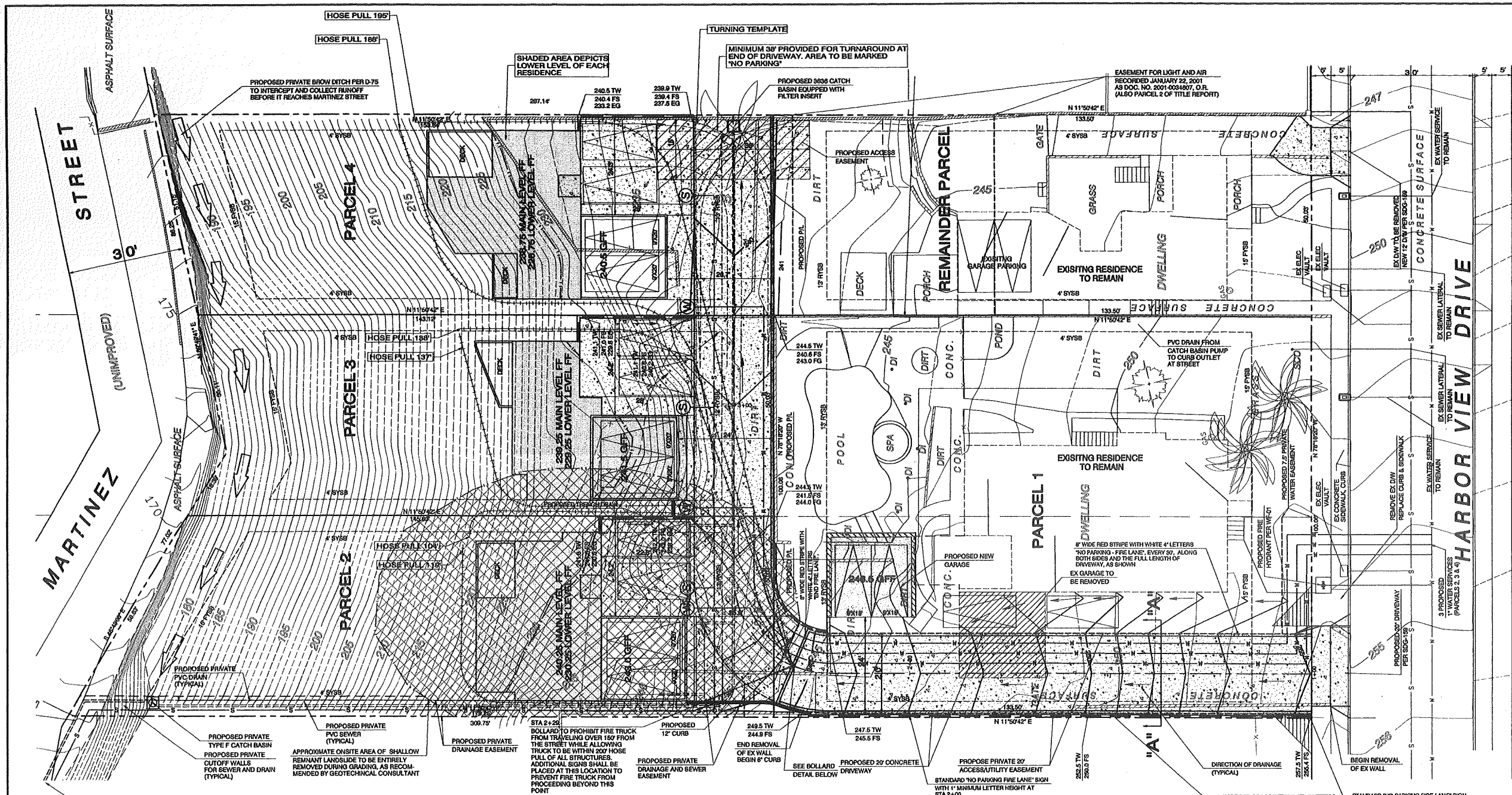
**Revision 10:**  
Revision 10: 12-19-12 ADD RESIDENCES TO TMAP ADDRESS CITY COMMENTS

**Revision 11:**  
Revision 11: 09-19-11 ADDRESS CITY AND COMMUNITY COMMENTS

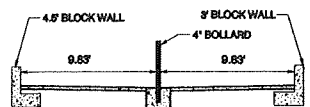
**Original Date:** MAY 10, 2011

**Sheet 1 of 9 Sheets**

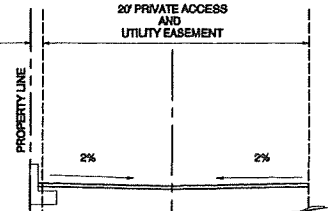
DEP# \_\_\_\_\_



SEE SHEET 1 FOR CONTINUATION OF PROPOSED AND EXISTING IMPROVEMENTS IN MARTINEZ ST. AND BANGOR ST.



**BOLLARD DETAIL**  
STA 2+29  
NOT TO SCALE



**DETAIL SECTION "A" - "A"**  
NOT TO SCALE

**FIRE NOTES:**

PER FHS POLICY P-004 THE DEVELOPER SHALL PROVIDE ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROJECT.  
 PER FHS POLICY A-06-1 THE PROJECT PROVIDE A COMMON DRIVEWAY OF 20' WIDTH WITHIN 200 HOSE PULL DISTANCE FROM THE MOST REMOTE STRUCTURE AND LIMITS THE DISTANCE A FIRE TRUCK CAN ENTER THE PREMISES TO LESS THAN 150' NEGATING A TURNAROUND. ACCESS IS A CONCRETE SURFACE WITH A SLOPE OF LESS THAN 1%.  
 FIRE ACCESS ROADWAY SIGNS SHALL BE POSTED IN ACCORDANCE WITH FHS POLICY A-06-1.  
 DRIVEWAY SHALL BE ABLE TO WITHSTAND 95,000 LBS IN ACCORDANCE WITH FHS POLICY A-06-1.  
 FIRE LANE RED STRIPE WITH WHITE LETTERING AND FIRE ACCESS SIGNS SHALL BE MAINTAINED TO ENSURE VISIBILITY IN ACCORDANCE WITH FHS POLICY A-06-1.

**PARKING DATA**

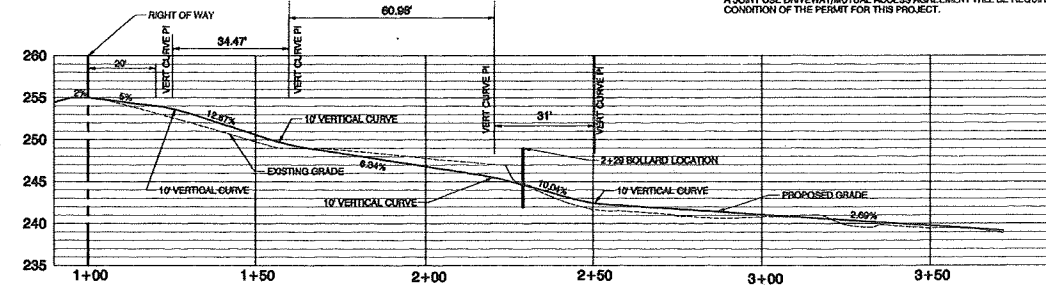
EACH PARCEL IS REQUIRED TO PROVIDE 2 SPACES PER DWELLING PROVIDED THERE EXISTS OR WILL EXIST A DRIVEWAY. MEASURED FROM THE BACK OF SIDEWALK THAT IS OR WILL BE A MINIMUM OF 20' IN LENGTH.  
 PARCEL 1 PROVIDES 4 SPACES. PARCELS 2 & 3 PROVIDES 2 SPACES IN GARAGES AND DRIVEWAYS GREATER THAN 20' IN LENGTH. PARCEL 4 PROVIDES 2 SPACES WITHIN THE PROPOSED GARAGE AND 2 SPACES ALONG THE SIDE OF THE RESIDENCE BUT NOT BLOCKING THE ACCESS AISLE. THE REMAINDER PARCEL PROVIDES 2 SPACES WITHIN A GARAGE AND A DRIVEWAY OVER 20' IN LENGTH.

**NOTE:**

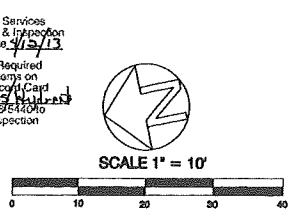
THE SUBDIVIDER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS FOR ALL PRIVATE WATER, SEWER AND STORM DRAIN IMPROVEMENTS WITHIN THE PUBLIC FRONT OF WAY.  
 A JOINT USE DRIVEWAY/UTILITY ACCESS AGREEMENT WILL BE REQUIRED AS A CONDITION OF THE PERMIT FOR THIS PROJECT.

**GRADING DATA**

AREA OF SITE - 42,607 S.F.  
 AREA OF SITE TO BE GRADED 18,815 S.F.  
 PERCENT OF SITE TO BE GRADED 28.4%  
 AMOUNT OF CUT - 200 C.Y.  
 AMOUNT OF FILL - 800 C.Y.  
 AMOUNT OF IMPORT - 800 C.Y.  
 MAXIMUM FILL - 10.0 FEET (VERTICAL)  
 MAXIMUM CUT - 8.0 FEET (VERTICAL)  
 MAXIMUM HEIGHT OF FILL SLOPE - 5.0 FEET  
 MAXIMUM HEIGHT OF CUT SLOPE - 2.0 FEET  
 RETAINING WALL - 11.2 FEET MAX, 220 FEET LONG  
 EARTHWORK CALCULATIONS ARE DETERMINED FROM FINISH SURFACES.



**DRIVEWAY PROFILE**  
1" = 20' HORIZONTAL  
1" = 4" VERTICAL



SCALE 1" = 10'

Owner:  
 MARK PEELING  
 221 SECOND AVENUE  
 CHULA VISTA, CA

Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE "J"  
 SAN DIEGO, CA 92126  
 PHONE (858) 271-8901 FAX (858) 271-8912

Project Address:  
 3338-40 HARBOR VIEW DRIVE  
 SAN DIEGO, CA

Project Name:  
 PEELING TENTATIVE PARCEL MAP

Sheet Title:  
**TENTATIVE PARCEL MAP  
 PRELIMINARY GRADING PLAN**

- Revision 6: 04-12-13 REVISE STRIPE
- Revision 8: 04-10-13 ADDED DETAIL
- Revision 7: 04-05-13 ADD FIRE HYDRANT
- Revision 5: 02-27-13 ADDRESS CITY COMMENTS
- Revision 4: 02-15-13 REALIGN GARAGES
- Revision 3: 01-03-13 NEW TITLE REPORT
- Revision 2: 12-19-12 ADD RESIDENCES TO TMAP ADDRESS CITY COMMENTS
- Revision 1: 09-18-11 ADDRESS CITY AND COMMUNITY COMMENTS

Original Date: MAY 10, 2011

Sheet 2 of 9 Sheets

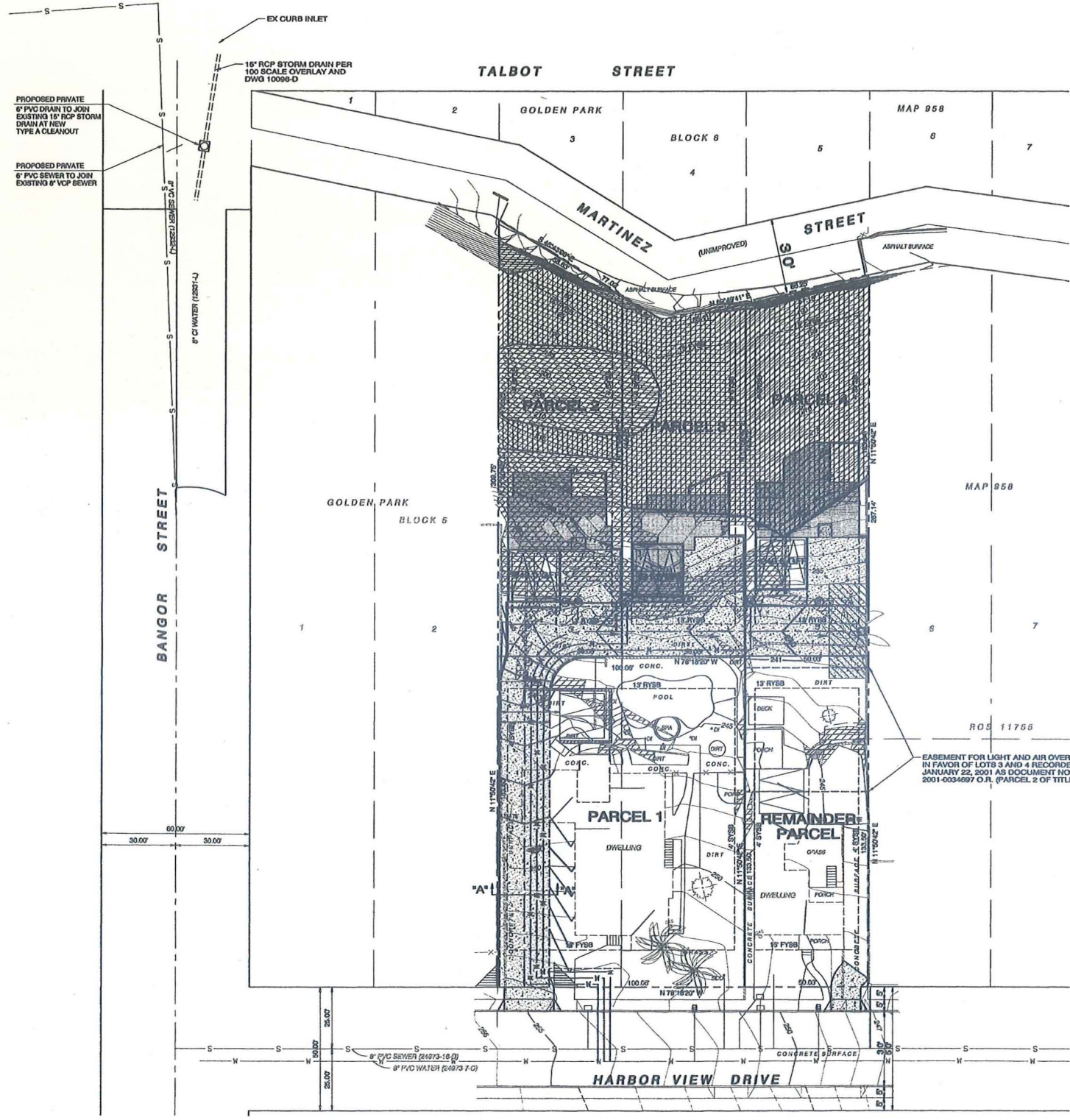
**CE & S CHRISTENSEN ENGINEERING & SURVEYING**  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
 7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126  
 TELEPHONE: (858) 271-8901 FAX: (858) 271-8912

ANTHONY K. CHRISTENSEN, R.C.E. 64021

APRIL 12, 2013  
 Date



# TENTATIVE PARCEL MAP SLOPE ANALYSIS



### LEGAL DESCRIPTION

APN: 831-641-05  
 LOT 3 AND 4 IN BLOCK 6 OF GOLDEN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 858, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER, 12, 1905.  
 APN: 831-641-08  
 LOT 5 IN BLOCK 6 OF GOLDEN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 858, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER, 12, 1905.

### BASIS OF BEARINGS

THE SOUTH LINE OF BLOCK 161 OF ROSEVILLE (MAP NO. 166) AS SHOWN ON CR 16662, I.E. SOUTH 35°45'28" WEST.

### APN / ADDRESS

ASSESSORS PARCEL NUMBER: 631-641-05-00, 06-00  
 ADDRESS: 3328-40 HARBOR VIEW DRIVE  
 SAN DIEGO, CA

### BENCHMARK

CITY OF SAN DIEGO BRASS PLUG ON TOP OF CURB ON SOUTH-WEST CORNER OF GAGE DRIVE AND TALBOT STREET PER CITY OF SAN DIEGO BENCH MARK BOOK. ELEVATION = 163.954 NVGD 1929, M.S.L.

### LEGEND:

- TOTAL SITE AREA = 42,507 SQ. FT.
- AREA OF SITE WITH SLOPES GREATER THAN 25% = 17,705 SQ. FT. (41.7%)
- AREA OF SITE WITH SLOPES LESS THAN 25% = 24,801 SQ. FT. (58.3%)
- AREA OF SITE WITH SLOPES GREATER THEN 25% AND UNDISTURBED = 10,221 SQ. FT. (24.0%)
- AREA OF SITE WITH SLOPES GREATER THEN 25% AND DISTURBED = 7,485 SQ. FT. (17.6%)

### PROPOSED PARCEL SUMMARY

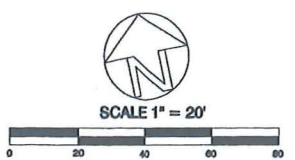
PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	REMAINDER PARCEL	TOTAL OVERALL
527 SF > 25% SLOPE 1357 SF PARCEL AREA 3.9% > 25%	6502 SF > 25% SLOPE 8049 SF PARCEL AREA 80.8% > 25%	6307 SF > 25% SLOPE 6098 SF PARCEL AREA 78.8% > 25%	6091 SF > 25% SLOPE 7433 SF PARCEL AREA 68.4% > 25%	312 SF > 25% SLOPE 6879 SF PARCEL AREA 4.7% > 25%	17708 SF > 25% SLOPE 42507 SF SITE AREA 41.7% > 25%

THERE ARE NO UNDISTURBED AREAS, WITHIN THE SITE WITH SLOPES OF 20% OR GREATER WITH AN ELEVATION DIFFERENTIAL OF 50 FEET. ADDITIONALLY, THERE ARE NO CONTIGUOUS AREAS THAT HAVE A SLOPE OF 25% OR GREATER AND ARE LOCATED IN UNDISTURBED SOIL WITH A ELEVATION DIFFERENTIAL OF 10 FEET.

SEE REPORTS BY GSI DATED MAY 10, 2010 (D) SEPTEMBER 13, 2010 AND MARCH 15, 2011.

CITY OF SAN DIEGO HAS EXAMINED THESE REPORTS AND HAS DETERMINED THEY PROVIDE EVIDENCE TO CONCLUDE NO ESL STEEP SLOPES EXIST.

SINCE NO ESL STEEP HILLSIDES EXIST ONSITE THE CONCEPTUAL DEVELOPMENT WILL NOT ENCROACH INTO ESL STEEP HILLSIDES.



**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126  
 TELEPHONE: (658) 271-9901 FAX: (658) 271-8912

*ANTONY K. CHRISTENSEN*  
 ANTONY K. CHRISTENSEN, R.C.E. 54021  
 JANUARY 03, 2013  
 Date



Owners:  
 MARK PEELING  
 221 SECOND AVENUE  
 CHULA VISTA, CA

Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE 'J'  
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Project Address:  
 3328-40 HARBOR VIEW DRIVE  
 SAN DIEGO, CA

Project Name:  
 PEELING TENTATIVE PARCEL MAP

Sheet Title:  
 SLOPE ANALYSIS

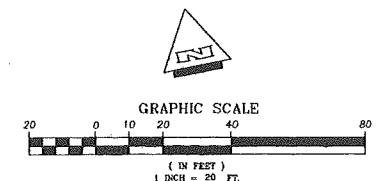
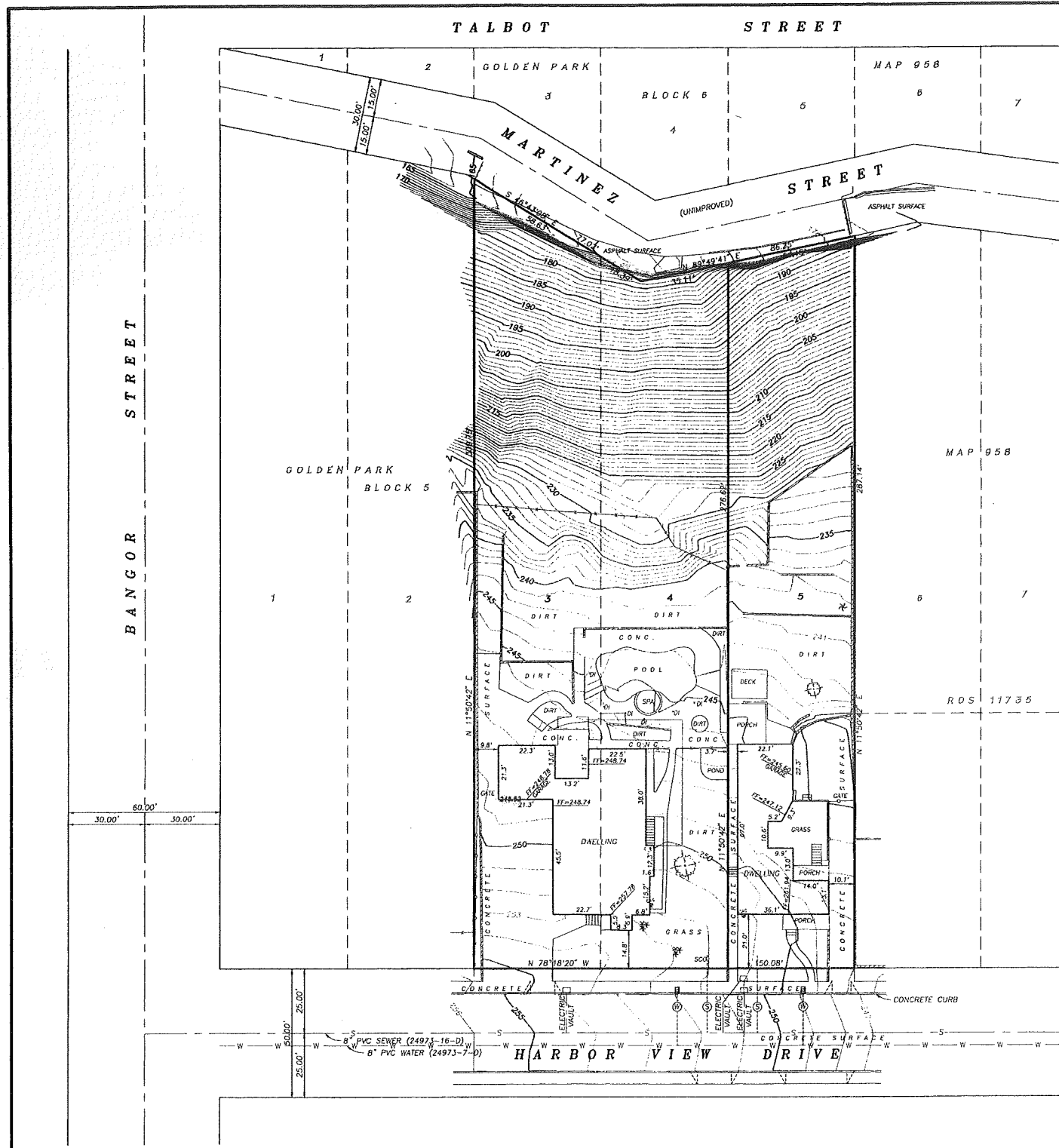
Revision 8:  
 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: 01-03-13 NEW TITLE REPORT  
 Revision 1: 12-19-12 ADD RESIDENCES TO TMCOP ADDRESS CITY COMMENTS

Original Date: MAY 03, 2011

Sheet 3 of 9 Sheets

DEP#





**LEGAL DESCRIPTION**

APN: 531-641-05  
 LOT 3 AND 4 IN BLOCK 5 OF GOLDEN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 958, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER, 12, 1905.

APN: 531-641-06  
 LOT 5 IN BLOCK 5 OF GOLDEN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 958, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER, 12, 1905.

**LEGEND**

- ◻ INDICATES WATER METER
- ⊗ INDICATES GAS METER
- - - INDICATES DRIVEWAY OPENING
- ▬▬▬ INDICATES BLOCK WALL
- \* INDICATES PALM TREE
- ⊖ INDICATES WATER SERVICE
- ⊖⊖ INDICATES SEWER SERVICE
- SCD INDICATES SEWER CLEANOUT
- DI INDICATES DRAINAGE INLET
- FF INDICATES FINISH FLOOR
- CONC INDICATES CONCRETE SURFACE

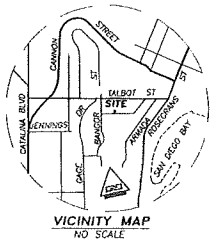
**SITE ADDRESS**

APN 531-641-05      APN 531-641-06  
 3340 HARBOR VIEW DRIVE      3328 HARBOR VIEW DRIVE  
 SAN DIEGO, CA 92106      SAN DIEGO, CA 92106

**BENCH MARK**

BRASS PLUG ON TOP OF CURB ON SOUTHWEST CORNER OF GAGE DRIVE AND TALBOT STREET PER CITY OF SAN DIEGO BENCH MARK BOOK. ELEVATION = 163.354 MVD 1929, M.S.L.

ZONING DATA	
DISTRICT: RS-1-7 RESIDENTIAL	
MAXIMUM DENSITY:	1
MINIMUM LOT AREA:	5,000'
MINIMUM LOT WIDTH:	50'
MINIMUM STREET FRONT:	50'
MINIMUM LOT DEPTH:	95'
MINIMUM SETBACK YARD REQUIREMENTS	
MINIMUM FRONT:	15'
STANDARD FRONT:	15'
MINIMUM SIDE:	0.08' X LOT WIDTH
STANDARD SIDE:	0.08' X LOT WIDTH
MINIMUM STREET SIDE:	0.10' X LOT WIDTH
MINIMUM REAR:	13'



**TOPOGRAPHIC SURVEY**  
 For the exclusive use of:  
**MARK PEELING**  
 221 2ND AVENUE  
 CHULA VISTA, CA 91910

**San Diego Land Surveying & Engineering, Inc.**  
 9865 Chesapeake Drive, Suite 445, San Diego, California 92123-1354  
 Phone: (858) 565-8362 Fax: (858) 565-4354

Date: 02-10-10      Revised: 02/01/2011      Revised:  
 Scale: 1"=20'      Drawn by: W.P.T.      Sheet 1 of 1 Sheet  
 Drawing: HarborViewDr.33401S      A.P.N.531-641-05,06

Project Address: 3328-40 HARBOR VIEW DRIVE SAN DIEGO, CA	Revision 8: Revision 7: Revision 6: Revision 5: Revision 4: Revision 3: Revision 2: Revision 1:
Project Name: PEELING TENTATIVE PARCEL MAP	Original Date: MAY 10, 2011
Sheet Title: TOPOGRAPHIC SURVEY	Sheet 4 of 9 Sheets DEP#

**CE & S** **CHRISTENSEN ENGINEERING & SURVEYING**  
 CIVIL ENGINEERS      LAND SURVEYORS      PLANNERS  
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92138  
 TELEPHONE: (858) 271-9901      FAX: (858) 271-8012



**SITE ADDRESS**  
3328-40 HARBOR VIEW DRIVE  
SAN DIEGO, CA 92106

**OWNER**  
MARK PEELING  
221 SECOND AVENUE  
CHULA VISTA, CA

**ARCHITECT**  
BRUCE PEELING, A.I.A.  
3538 INEZ STREET  
SAN DIEGO, CALIFORNIA 92106  
619-224-8575

**SURVEY**  
CHRISTENSEN ENGINEERING & SURVEYING  
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CEand5@aol.com

**BENCHMARK**  
CITY OF SAN DIEGO BRASS PLUG ON TOP OF CURB ON SOUTHWEST CORNER  
OF GAGE DRIVE AND TALBOT STREET PER CITY OF SAN DIEGO BENCH MARK BOOK.  
ELEVATION = 163.354 NVGD 1929, M.S.L.

**LEGAL DESCRIPTION**  
APN 531-641-05  
LOT 3 AND 4 IN BLOCK 5 OF GOLDEN PARK  
MAP NO. 958  
APN 531-641-06  
LOT 5 AND 4 IN BLOCK 5 OF GOLDEN PARK  
MAP NO. 958

**CONSTRUCTION RECORD**  
VACANT LOTS

**GOVERNING CODES**  
2010 CALIFORNIA RESIDENTIAL CODE  
(BASED ON 2009 IRC)  
2010 CALIFORNIA BUILDING CODE  
(BASED ON 2009 IBC)  
2010 CALIFORNIA ELECTRICAL CODE  
(BASED ON 2007 NEC)  
2010 CALIFORNIA PLUMBING CODE  
(BASED ON 2008 UPC BY IAPMO)  
2010 CALIFORNIA MECHANICAL CODE  
(BASED ON 2008 UMC BY IAPMO)  
2010 CALIFORNIA FIRE CODE  
(BASED ON 2008 IFC)

**APN** 531-641-05-00, 06-00 **CBC CLASSIFICATION**  
TYPE VB R-3, U-1

**ZONE**  
RS-1-7, FAA PART 77  
COASTAL OVERLAY ZONE,  
COASTAL HEIGHT LIMITATION ZONE

**GEO. HAZARD CAT.**  
-12,53

**LOT SIZES** **MAX. F.A.R.**  
LOT 4 7,423 S.F. .57  
LOT 3 6,998 S.F. .58  
LOT 2 8,048 S.F. .56

**HEIGHT:** **MAX:** **PROPOSED**  
30'-0" 30'-0"

**PARKING:**  
2 GARAGE SPACES EACH PARCEL

1	2	3	4	5	6
7	8	9			

Prepared By: \_\_\_\_\_  
Name: BRUCE PEELING, ARCHITECT, A.I.A. Revision 7: \_\_\_\_\_  
Address: 3538 INEZ STREET Revision 6: \_\_\_\_\_  
SAN DIEGO, CA 92106  
Phone #: 619-224-8575 Revision 5: \_\_\_\_\_  
Fax #: 619-224-8718  
email: hpala@cox.net Revision 4: \_\_\_\_\_

Project Address: 3328-40 HARBOR VIEW DRIVE Revision 2: \_\_\_\_\_  
SAN DIEGO, CA 92106  
Project Name: HARBOR VIEW PROJECT Revision 1: FEB. 21, 2013

Original Date: DEC. 10, 2012  
Sheet Title: \_\_\_\_\_  
Sheet: 5 OF 9

SITE, ROOF PLAN DEP 2

**LEGEND**

- PROPOSED BUILDING ROOFLINES
- PROPOSED NEW PAVING AREAS
- PROPOSED NEW DECKS
- SECTION CUT

**NARRATIVE:**

1. TO CONSTRUCT 3 TWO STORY RESIDENCES, EACH WITH ATTACHED 2-CAR GARAGE, ON 3 SEPARATE PARCELS.
2. TO INSTALL NEW PAVING, AND LANDSCAPING.
3. THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
4. THERE ARE NO VARIANCES OR REGULATION DEVIATIONS.
5. THERE ARE NO SCREENING ELEMENTS PROPOSED OR NEEDED.

**SUMMARY TABLES**

**PARCEL 4**

444 s.f.	GARAGE
1,102 s.f.	UPPER
1,201 s.f.	LOWER
2,747 s.f.	TOTAL

7,423 s.f. LOT SIZE = .39 FAR (57 MAX)

SETBACKS:	MIN:	PROPOSED
FRONT	15'-0"	59'-0"
SIDE	4'-0"	4'-0"
SIDE	4'-0"	4'-0"
REAR	13'-0"	27'-10"

**PARCEL 3**

444 s.f.	GARAGE
781 s.f.	UPPER
1,223 s.f.	LOWER
2,458 s.f.	TOTAL

6,998 s.f. LOT SIZE = .37 FAR (58 MAX)

SETBACKS:	MIN:	PROPOSED
FRONT	15'-0"	64'-0"
SIDE	4'-0"	4'-0"
SIDE	4'-0"	4'-0"
REAR	13'-0"	21'-9"

**PARCEL 2**

444 s.f.	GARAGE
1,077 s.f.	UPPER
1,102 s.f.	LOWER
2,623 s.f.	TOTAL

8,048 s.f. LOT SIZE = .34 FAR (56 MAX)

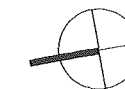
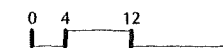
SETBACKS:	MIN:	PROPOSED
FRONT	15'-0"	70'-0"
SIDE	4'-0"	4'-0"
SIDE	4'-0"	4'-0"
REAR	13'-0"	21'-9"



SITE PLAN, ROOF PLANS



HARBOR VIEW PROJECT



**PARCEL 4**  
 444 s.f. GARAGE  
 1,102 s.f. UPPER  
 1,201 s.f. LOWER  
 2,747 s.f. TOTAL

**PARCEL 3**  
 444 s.f. GARAGE  
 781 s.f. UPPER  
 1,223 s.f. LOWER  
 2,458 s.f. TOTAL

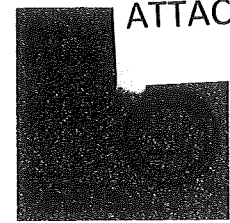
**PARCEL 2**  
 444 s.f. GARAGE  
 1,077 s.f. UPPER  
 1,102 s.f. LOWER  
 2,623 s.f. TOTAL

MAIN LEVEL FLOOR PLANS

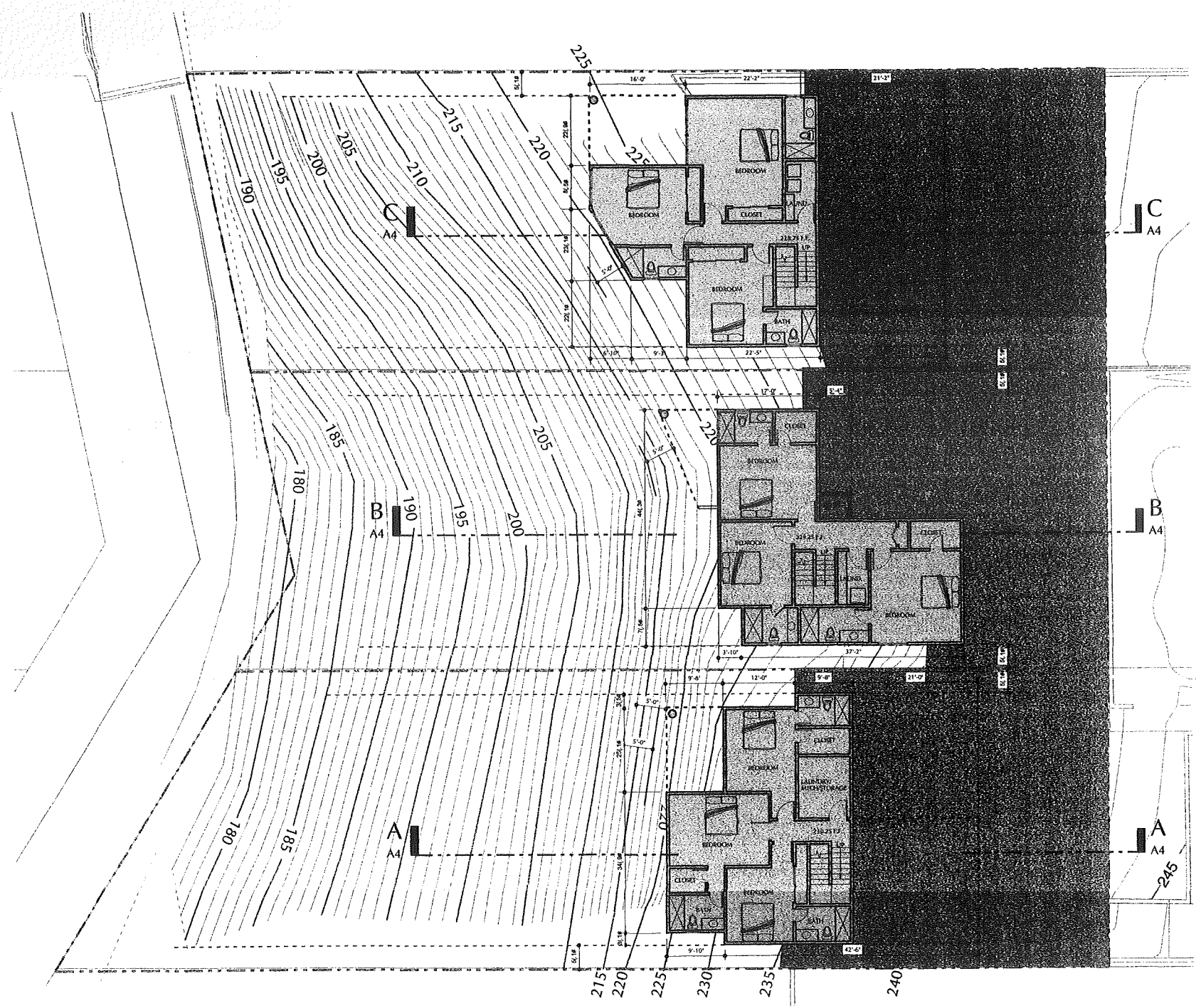
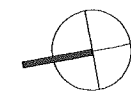
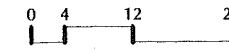
1	2	3	4	5	6
7	8	9			

Prepared By: \_\_\_\_\_  
 Name: BRUCE PEELING, ARCHITECT, A.I.A. Revision 7: \_\_\_\_\_  
 Address: 3538 INEZ STREET Revision 6: \_\_\_\_\_  
 SAN DIEGO, CA 92106  
 Phone #: 619-224-8575 Revision 5: \_\_\_\_\_  
 Fax #: 619-224-8718  
 email: bpala@cov.net Revision 4: \_\_\_\_\_

Project Address: 3128-40 HARBOR VIEW DRIVE Revision 3: \_\_\_\_\_  
 SAN DIEGO, CA 92106  
 Project Name: HARBOR VIEW PROJECT Revision 2: \_\_\_\_\_  
 Revision 1: \_\_\_\_\_  
 Original Date: FEB. 21, 2013  
 Sheet Title: \_\_\_\_\_  
 Sheet: 6 OF 9  
 MAIN LEVEL FLOOR PLANS  
 DEP # \_\_\_\_\_



HARBOR VIEW PROJECT



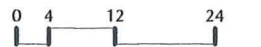
LOWER LEVEL FLOOR PLANS

1	2	3	4	5	6
7	8	9			

Prepared By: \_\_\_\_\_  
 Name: BRUCE PEELING, ARCHITECT, A.I.A. Revision 7: \_\_\_\_\_  
 Address: 3538 INEZ STREET Revision 6: \_\_\_\_\_  
 SAN DIEGO, CA. 91206  
 Phone #: 619-224-8575 Revision 5: \_\_\_\_\_  
 Fax #: 619-224-8718  
 email: bpaia@cox.net Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Project Address: 3328-40 HARBOR VIEW DRIVE  
 SAN DIEGO, CA 92106 Revision 1: \_\_\_\_\_  
 Project Name: HARBOR VIEW PROJECT  
 Original Date: FEB. 21, 2013  
 Sheet Title: \_\_\_\_\_  
 Sheet: 7 OF 9  
 LOWER LEVEL FLOOR PLANS  
 DEP # \_\_\_\_\_



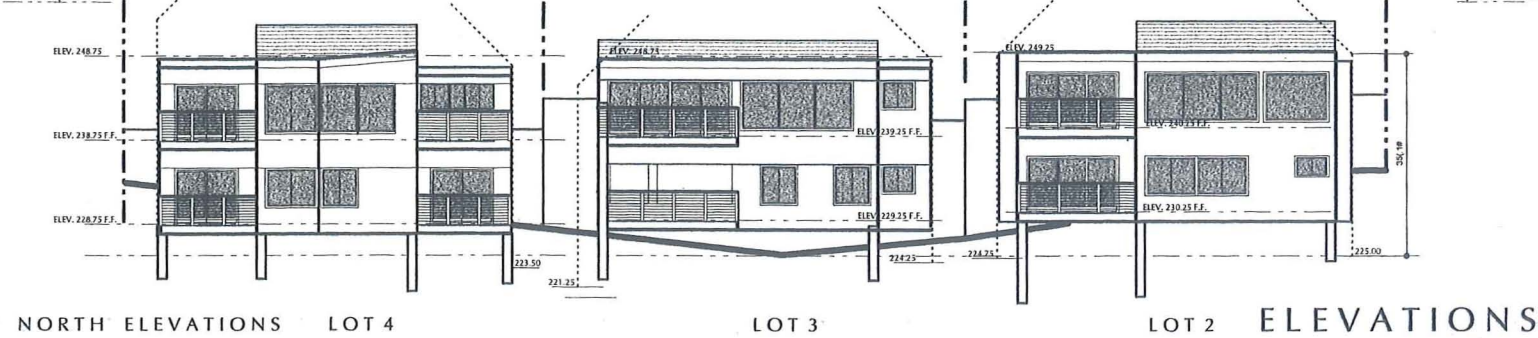
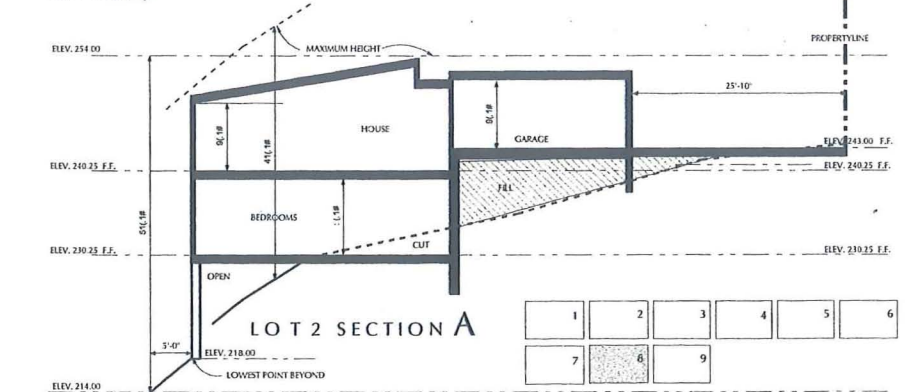
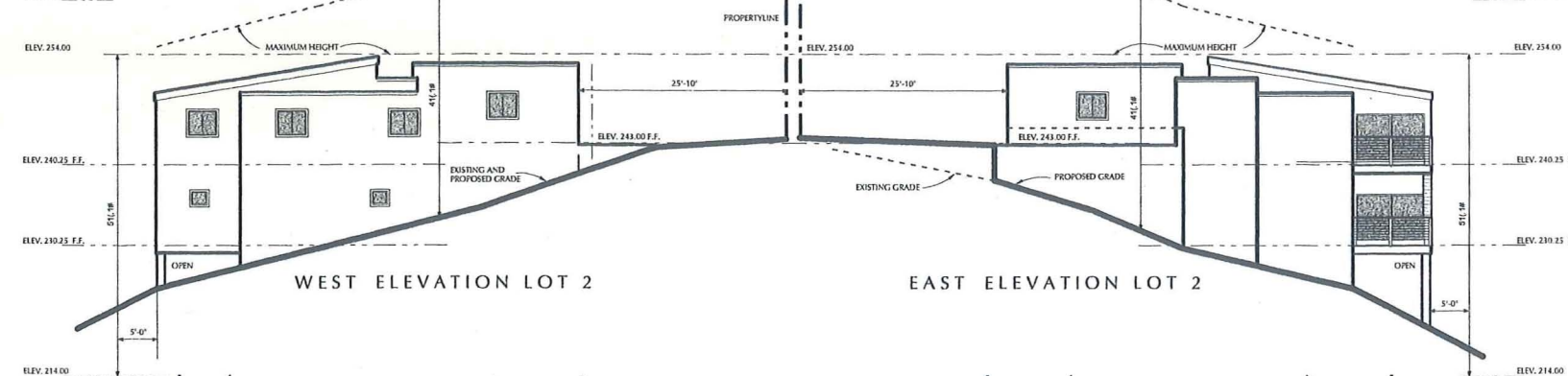
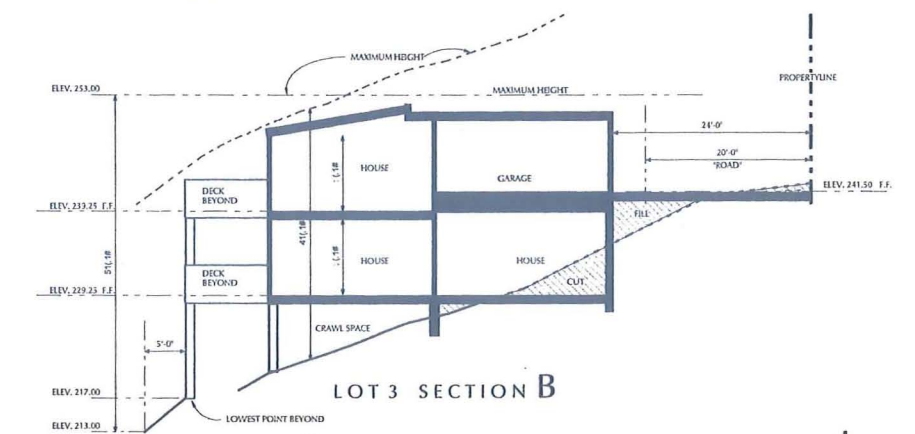
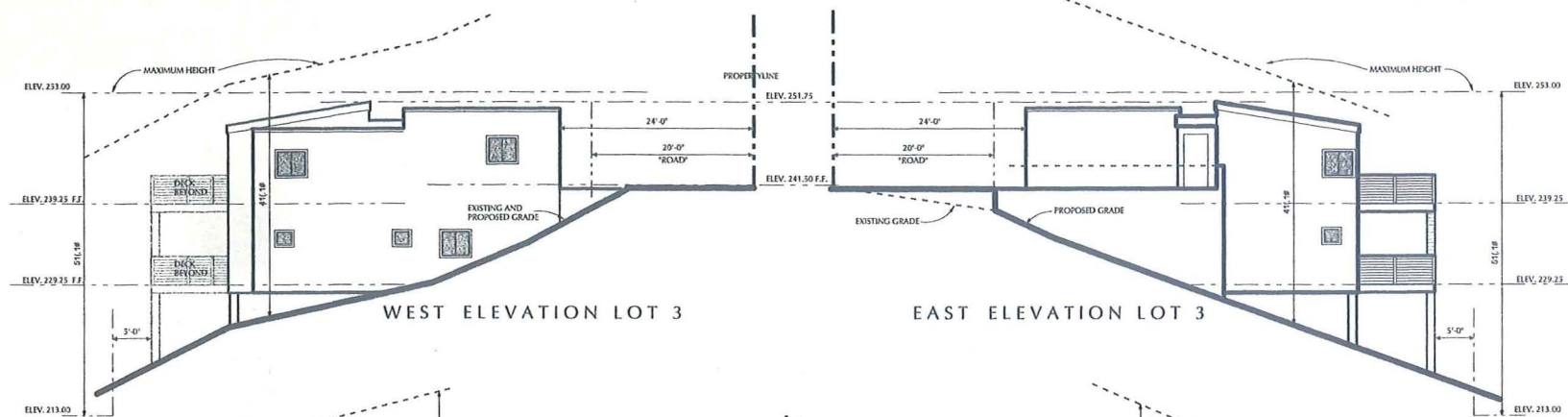
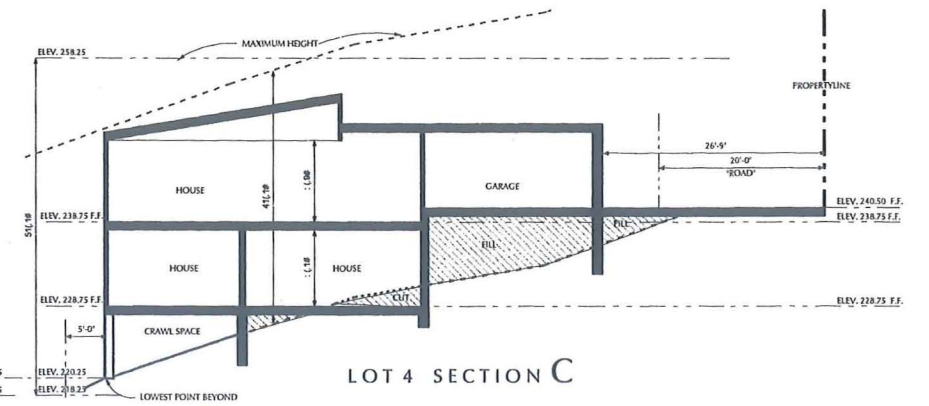
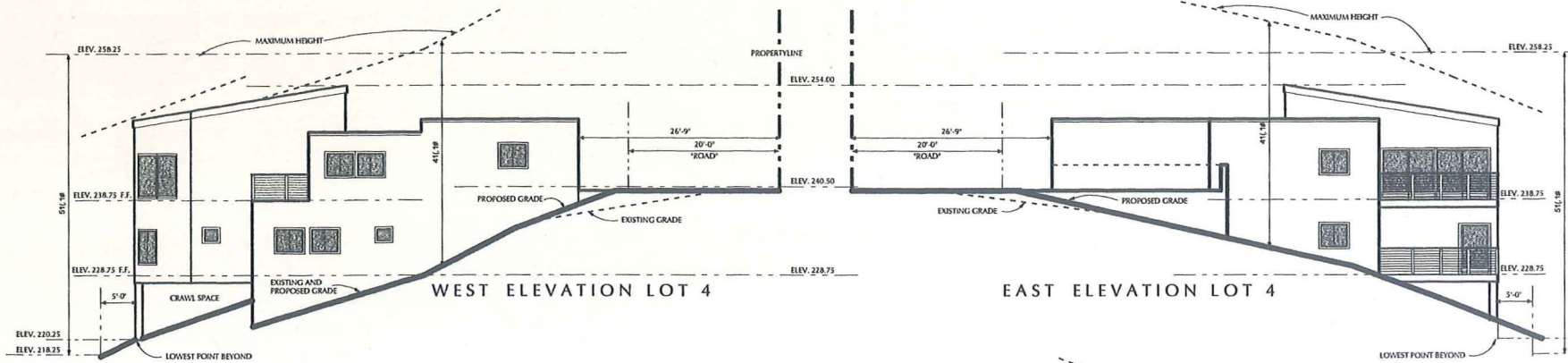
HARBOR VIEW PROJECT



SOUTH ELEVATIONS LOT 2

LOT 3

LOT 4



NORTH ELEVATIONS LOT 4 LOT 3 LOT 2 ELEVATIONS

SECTIONS

Prepared By:  
Name: BRUCE PEELING, ARCHITECT, A.I.A.  
Address: 3538 INEZ STREET  
SAN DIEGO, CA. 92106  
Phone #: 619-224-8575  
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email: bpaia@com.net

Project Address: 3328-40 HARBOR VIEW DRIVE  
SAN DIEGO, CA 92106  
Project Name: HARBOR VIEW PROJECT

Sheet Title:

SECTIONS, ELEVATIONS

1	2	3	4	5	6
7	8	9			

Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 1: FEB. 21, 2013  
Original Date: DEC. 10, 2012  
Sheet: 8 OF 9  
DEP # \_\_\_\_\_


**DEVELOPMENT SUMMARY**

**PROJECT DATA INFORMATION SUMMARY:**  
 THIS PROJECT PROPOSES SUBDIVISION OF 3 EXISTING LOTS INTO 4 PROPOSED PARCELS AND A REMAINDER PARCEL TOGETHER WITH THE DEVELOPMENT OF 3 SINGLE FAMILY RESIDENCES ON THE NEWLY CREATED PARCELS.  
 THE EXISTING IMPROVEMENTS ARE TO REMAIN ON THE EXISTING PARCELS, EXCEPT AS SHOWN HEREON.  
 THE PROPOSED DEVELOPMENT SHALL NOT DEVIATE FROM ANY DEVELOPMENT REGULATIONS.  
 THE PROJECT REQUIRES TENTATIVE PARCEL MAP AND COASTAL DEVELOPMENT PERMIT APPROVAL.  
 CURRENT APPROVAL IS ALSO REQUESTED FOR DRIVEWAY AND UTILITY CONSTRUCTION AND REMOVAL OF EXISTING GARAGE AND CONSTRUCTION OF REPLACEMENT GARAGE AND THREE NEW SINGLE FAMILY RESIDENCES.

**PROJECT TEAM:**

**CIVIL ENGINEER/LAND SURVEYOR:**  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE 117  
 SAN DIEGO, CA 92126  
 619.571.8001  
 619.571.8012 FAX

**ARCHITECT:**  
 BRUCE PEELING  
 3038 INEZ STREET  
 SAN DIEGO, CA 92106  
 619.528-8053  
 BRUCE@PEELING.COM

 AREA OF SENSITIVE HABITAT (0.27 AC) TO BE MITIGATED THROUGH PAYMENT TO CITY OF SAN DIEGO MITIGATION FUND

**AREA:**  
 SITE AREA: 0.976 ACRES (42,505.7 SQUARE FEET)

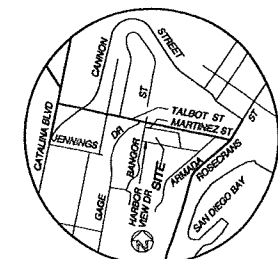
**USES:**  
 CURRENT USE: SINGLE FAMILY RESIDENTIAL/VACANT SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

**LEGEND**

PROPERTY LINE	---
EXISTING CONTOUR	.....
EXISTING ELECTRICAL LINE	-E-E-
EXISTING GAS LINE	-G-G-
EXISTING SEWER LINE	-S-S-
EXISTING TELEPHONE LINE	-T-T-
EXISTING WATER LINE	-W-W-
EXISTING CATV LINE	-C-C-
FIRE HYDRANT	⊕
MANHOLE	⊙

**ABBREVIATIONS**

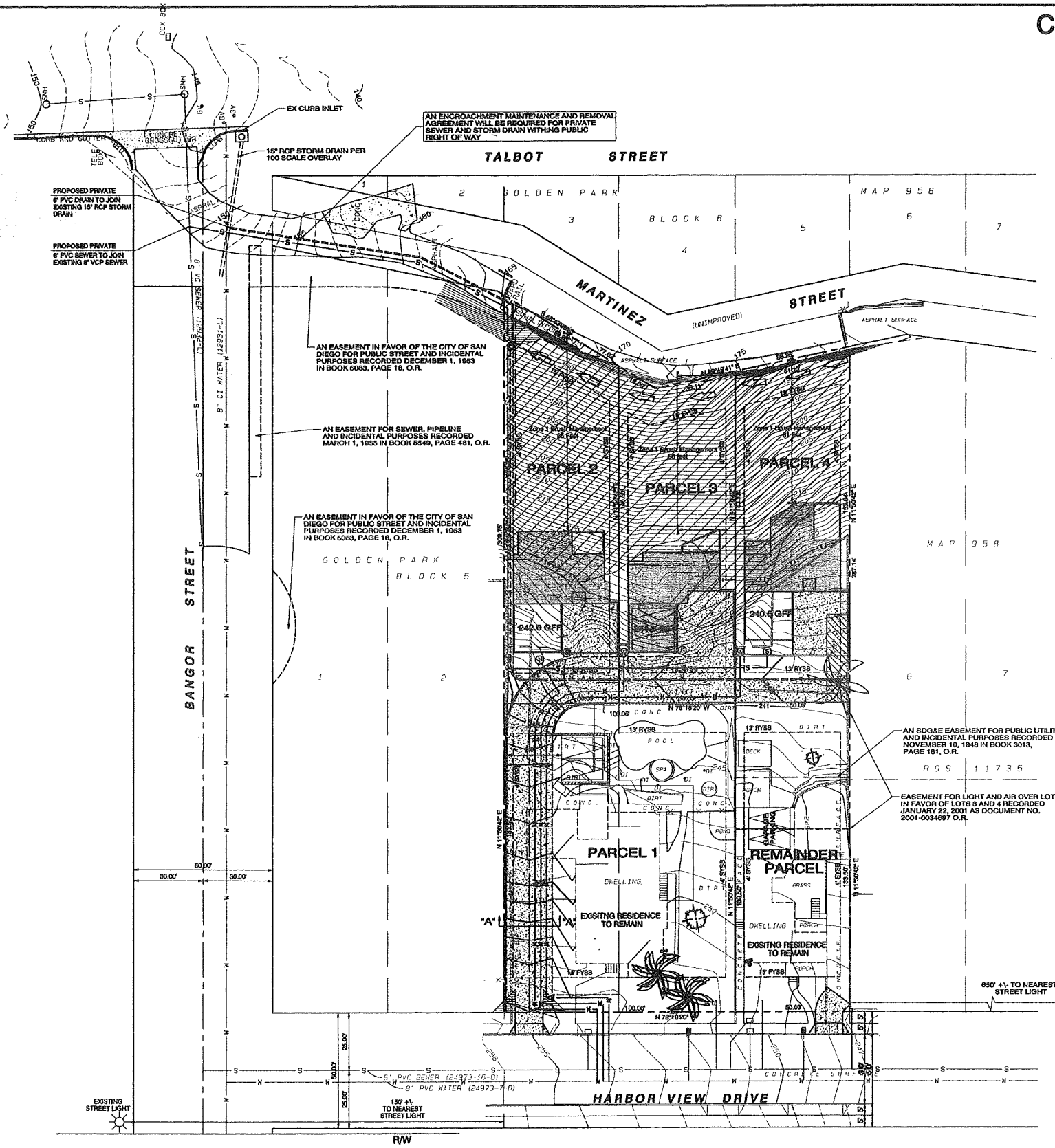
EL ELEVATION  
 FF FINISH FLOOR  
 FG FINISH GRADE  
 FL FLOWLINE  
 OFF GARAGE FINISH FLOOR  
 FS FINISH SURFACE  
 TC TOP OF CURB  
 TYP TYPICAL



**VICINITY MAP**  
 NOT TO SCALE



SCALE 1" = 20'



**COASTAL DEVELOPMENT PERMIT  
 TENTATIVE PARCEL MAP  
 APPROVAL NO.858420  
 BRUSH MANAGEMENT PLAN**

**APN / ADDRESS**

ASSESSOR'S PARCEL NUMBER: 531-641-05-00, 06-00  
 ADDRESS: 3328-40 HARBOR VIEW DRIVE  
 SAN DIEGO, CA

**BRUSH MANAGEMENT NOTES**

- All plant material in Brush Management Zone 1 shall be irrigated with permanent, below grade irrigation system. The system shall be automatic electrically controlled, and designed to provide water to all plantings to maintain them in a healthy disease resistant state.
- Irrigation systems are to be installed in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.
- Plantings shall be maintained on a regular basis by pruning and thinning controlling weeds, and maintaining irrigation systems.

**Owners:**  
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 221 SECOND AVENUE  
 CHULA VISTA, CA

**Prepared By:**  
 RC Biological Consulting, Inc.  
 12737 Camino Road  
 Spring Valley, CA 91978  
 PHONE (619) 855-1578

**Project Address:**  
 3328-40 HARBOR VIEW DRIVE  
 SAN DIEGO, CA

**Project Name:**  
 PEELING TENTATIVE PARCEL MAP

**Sheet Title:**

**Brush Management Plan**

- Revision 8:  
 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2:  
 Revision 1: 02-23-13 ADD SENSITIVE HABITAT AREA AND NOTE
- Original Date: December 15, 2012

Sheet 9 of 9 Sheets

DEP#