

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 26, 2023

REPORT NO. HO-23-043

HEARING DATE: August 9, 2023

SUBJECT: 4225 J Street, Process Three

PROJECT NUMBER: <u>1067000</u>

OWNER/APPLICANT: Sideways Properties, Inc.

<u>SUMMARY</u>

<u>Issues</u>: Should the Hearing Officer approve a Site Development Permit with two deviations and Tentative Parcel Map with waiver of undergrounding of onsite and offsite utilities for a small lot subdivision of an 0.15-acre site into Lot One, a 0.072-acre parcel and Lot Two, a 0.08-acre parcel addressed as <u>4223 and 4225 J Street</u> in the Residential Multi-Family (RM-1-1) Base Zone of the <u>Southeastern San Diego Community Plan</u> area?

Proposed Actions:

- 1. Approve Site Development Permit No. PMT-3169116; and
- 2. Approve Tentative Map PMT-3169115.

<u>Fiscal Considerations</u>: All costs associated with this action are recovered through a deposit account funded by the applicant.

<u>Housing Impact Statement</u>: The proposed project will result in the subdivision of a multiple dwelling unit site with two existing dwellings into two individual lots with a single dwelling on each. The site is within the Residential Multiple Dwelling Unit (RM-1-1) Base Zone. The purpose of the Residential Multiple Dwelling zones is to provide for multiple dwelling unit development at varying densities. The zones individually accommodate developments with similar densities and characteristics. Each of the zones is intended to establish development criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.

The Southeastern San Diego Community Plan designates the land use as Residential - Low Medium (10-14 dwelling units per acre). The Project aligns with this designation and has been constructed with two dwelling units. The project is consistent with the following Community policies:

- Land Use Element Policy LU-11: Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies. The Project meets this policy by providing a mixture of housing types within the area consistent with the land use regulations.
- Land Use Element Policy LU-14: Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes. The Project meets this policy by providing a rental and ownership opportunity for a site with two dwelling units on the site.

<u>Community Planning Group Recommendation</u>: The Southeastern San Diego Community Planning Group reviewed the project at the July 9, 2019, meeting and recommended approval without conditions by a vote of 11-0-0.

<u>Environmental Impact:</u> This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 21, 2023, and the opportunity to appeal that determination ended July 6, 2023.

<u>BACKGROUND</u> - The 0.15-acre Project site is located 4225 J Street and is zoned Residential Multiple Dwelling Unit (RM-1-1) Base Zone, Airport Land Use Compatibility (San Diego International Airport), Airport Influence Area (SDIA Review Area 1) Overlay Zones and the land use designation is Residential - Low Medium (10-14 dwelling units per acre) within the Southeastern San Diego Community Plan area.

The 0.15-acre project site was developed with two detached single dwelling units. The western portion of the site, proposed as Lot One, is developed with a 1,393 square-foot single-story detached dwelling unit as permitted ministerially under Project No. 613630 and issued on February 11, 2020. The eastern portion of the site, proposed as Lot Two, is developed with a 1,632 square-foot two-story detached dwelling unit as permitted ministerially under Project No. 645532 and issued on September 23, 2020. The site has been addressed as 4223 and as 4225 J Street. Both dwellings have been constructed.

DISCUSSION

<u>Project Description:</u> The proposed project will subdivide a 0.15-acre site into two lots (Attachment 2, Aerial Photograph). Lot One, a 0.072-acre parcel and Lot Two, a 0.08-acre parcel each containing one detached dwelling unit. Consistent with San Diego Municipal Code Section <u>§143.0365</u>, a Small Lot Subdivision is necessary to separately convey development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development.

Supplemental regulations are included with small lot development and allow flexibility with a deviation processed concurrently under the Site Development Permit. The project proposes two deviations.

The parking portion of the supplemental regulations (SDMC 143.0365(h)(4)) identifies a maximum of one driveway curb cut shall be permitted for each 50 feet of pre-subdivided street frontage. The development proposes two driveway aprons in the 60-foot property frontage.

The Small Lot Subdivision also must meet the Landscape Regulations. Due to existing utility constraints and spatial site conditions, including existing vehicular access on Lot Two, a street tree shall be provided on Lot One to serve both dwellings. Additionally, Lot One proposes a total of four canopy form trees within the street yard area which exceeds the minimum requirements under the Landscape Regulations. Planting area is proposed on both lots within the street yard, with the majority of the planting area on Lot One.

Additionally, the project proposes to waive the undergrounding of existing overhead utilities, pursuant to San Diego Municipal Code section 144.0242(c)(2)(C), based on the cost of undergrounding utility lines to the site would increase the cost per unit for proposed residential development by more than one percent.

Permits Required

- A Site Development Permit per SDMC Section 143.0365 is required for a small lot subdivision; and
- A Tentative Parcel Map per SDMC Section 125.0410 is required for the subdivision of a single parcel into multiple parcels.

<u>Community Plan Analysis</u>: The proposed small lot subdivision promotes the Southeastern San Diego Community Plan Land Use Element Policies LU-11 and LU-14 that call for a diverse mix of housing types and forms, consistent with allowable densities and urban design policies, as well as support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes. The proposed Small Lot development will allow additional housing and home ownership opportunities consistent with the Community Plan and address the needs of the community.

Conclusion:

The permitting of a Tentative Map and Site Development Permit for development and conveyance of individual dwelling units in a Small Lot Subdivision is consistent with the Southeastern San Diego Community Plan, land use density and implementing Residential Multiple Dwelling Unit (RM-1-1) Base Zone.

ALTERNATIVES

- 1. Approve Site Development Permit No. PMT-3169116 and Tentative Map PMT-3169115 with modifications.
- 2. Deny Site Development Permit No. PMT-3169116 and Tentative Map PMT-3169115, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Karen Bucey Development Project Manager Development Services Department

Attachments:

- 1. Vicinity Map
- 2. Aerial Photographs
- 3. Draft Permit SDP
- 4. Draft Resolution
- 5. Draft Map Conditions
- 6. Draft Map Resolution
- 7. CEQA Notice of Right to Appeal
- 8. Community Planning Group Minutes
- 9. Ownership Disclosure
- 10. Tentative Map and Project Plans





Project Location Map

4225 J Street SDP and TPM; Project No. 1067000 4225 J Street, San Diego CA 92102







Aerial Photo

4225 J Street SDP and TPM; Project No. 1067000 4225 J Street, San Diego CA 92102



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

INTERNAL ORDER NUMBER: 24009314

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3169116 4225 J STREET SMALL LOT SUBDIVISION PROJECT NO. 1067000 HEARING OFFICER

This Site Development Permit (SDP) No. PMT-3169116 is granted by the Hearing Officer of the City of San Diego to Sideways Properties, Inc., a California Corporation, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) section 143.0365, for development of single dwelling units in a small lot subdivision. The 0.15-acre site is located 4225 J Street within the Southeastern San Diego Community Plan area. The site is zoned Residential Multiple Dwelling Unit (RM-1-1) Base Zone, Airport Land Use Compatibility (San Diego International Airport), and the Airport Influence Area (SDIA Review Area 1) Overlay Zones within the Southeastern San Diego Community Plan area. The project site is legally described as: All that portion of Lot 37 of Ex-Mission Lands of San Diego, commonly known as Horton's Purchase in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a small lot subdivision dividing an existing 0.15-acre site into two parcels, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated August 9, 2023, on file in the Development Services Department.

The project shall include:

- a. Lot One (0.072-acre), addressed as 4225 J Street, and developed with a 1,393 square foot three-bedroom, two-bathroom, single-story detached dwelling unit. Permitted ministerially under Project No. 613630, issued on February 11, 2020;
- b. Lot Two (0.080-acre), addressed as 4223 J Street, and developed with a 1,632 square foot three-bedroom, three-bathroom, two-story detached dwelling unit. Permitted ministerially under Project No. 645532, issued on September 23, 2020;
- c. Deviations:

- 1. Driveways Two driveways are proposed where a maximum of one driveway curb cut is allowed for each 50-feet of pre-divided street frontage;
- 2. Landscaping The required landscaping areas for both lots will be shifted to Lot One due to site constraints and vehicle access area on Lot Two.
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 23, 2026.

2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).

6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 9. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

10. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

11. The Site Development Permit shall comply with all Conditions of Tentative Parcel Map No. 3169115.

12. Prior to the issuance of any construction permit the Owner/Permittee shall assure by permit and bond the construction of a current City Standard 12-foot-wide driveway to access Lot One as shown on Exhibit "A" adjacent to the site on J Street satisfactory to the City Engineer.

13. 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 Part Two, Construction BMP Standards Chapter Four of the City's Storm Water Standards.

14. Prior to the issuance of any construction permit the Owner/Permittee shall grant to the City five-foot irrevocable offer of dedication for Right-of-Way purposes along J Street, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

16. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PLANNING/DESIGN REQUIREMENTS:

19. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 appropriate City decision maker in accordance with the SDMC.

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

TRANSPORTATION REQUIREMENTS

21. Prior to the issuance of any construction permits, and in perpetuity, no fence or other obstruction shall be constructed or placed between the power pole and the backflow device so that at least 4'-6" clear space path of travel will remain at all times as shown on Exhibit "A" adjacent to the site on J Street, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private water or sewer facilities encroaching into the Public Right-of-Way.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on August 9, 2023, and Resolution No.

ATTACHMENT 3

Site Development Permit No. PMT-3169116 Date of Approval: August 9, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey Development Project Manager

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

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

Sideways Properties, Inc. Owner/Permittee

Ву __

Anthony Renda President

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

ATTACHMENT 4

HEARING OFFICER RESOLUTION NO. _____ SITE DEVELOPMENT PERMIT NO. PMT-3169116 4225 J STREET SMALL LOT SUBDIVISION PROJECT NO. 1067000

WHEREAS, Sideways Properties, Inc., a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit to divide an existing 0.15-acre site into two parcels (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3169116);

WHEREAS, the site is located 4223 and 4225 J Street and is in the Residential Multiple Dwelling Unit (RM-1-1) Base Zone, Airport Land Use Compatibility (San Diego International Airport) and the Airport Influence Area (SDIA Review Area 1) Overlay Zones within the Southeastern San Diego Community Plan (Community Plan) area;

WHEREAS, the project site is legally described as all that portion of Lot 37 of Ex-Mission Lands of San Diego, commonly known as Horton's Purchase in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878;

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(2)(C) based on the cost of undergrounding utility lines to the site would increase the cost per unit for proposed residential development by more than one percent; and

WHEREAS, on June 20, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego

Municipal Code (SDMC) Section 112.0520;

WHEREAS, on August 9, 2023, the Hearing Officer of the City of San Diego considered Site

Development Permit No. PMT-3169116 pursuant to the Land Development Code of the City of San

Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following

findings with respect to Site Development Permit No. PMT-3169116:

A. <u>SITE DEVELOPMENT PERMIT SDMC Section 126.0505(a)</u>

1. <u>Findings for all Site Development Permits:</u>

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

The subject site is located at 4223 and 4225 J Street and Assessor Parcel Number 546-100-06 in the Southeastern San Diego Community Plan area. The site is currently developed with two detached dwelling units. The actions of the Tentative Parcel Map processed concurrently with this Site Development Permit will subdivide the 0.15-acre lot into two parcels.

The Community Plan land use designation for the site is Residential - Low Medium (10-14 dwelling units per acre). The 0.15-acre site could support between one and two dwelling units. The Project is consistent with the land use designation and has been constructed with two detached dwelling units under permits. The proposed small lot subdivision promotes the Community Plan Land Use Element Policies LU-11 and LU-14 that call for a diverse mix of housing types and forms, consistent with allowable densities and urban design policies, as well as support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes. The proposed Small Lot development will allow additional housing and home ownership opportunities consistent with the Community Plan and address the housing needs of the community.

J Street is identified as an unclassified local street in the Southeastern San Diego Community Plan. A minimum parkway width of ten feet with contiguous sidewalk is required per current City standards. The project as developed includes new curb, gutter, and five-foot contiguous sidewalk similar to the development pattern in the community. The project is conditioned to provide a five-foot Irrevocable Offer of Dedication along J Street to comply with the minimum parkway width. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval to assure the project's compliance with applicable local, regional, state, and federal codes and rules. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. The project was reviewed pursuant to the California Environmental Quality Act (CEQA) and it was determined to be exempt per CEQA Guidelines Section 15301 (Existing Facilities). Therefore, the proposed development would not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project site is within the Residential Multiple Dwelling Unit (RM-1-1) Base Zone. Lot One, addressed as 4225 J Street, is developed with a 1,393 square-foot singlestory detached dwelling unit. The development on the site was permitted ministerially under Project No. 613630 and issued on February 11, 2020. Lot Two, addressed as 4223 J Street, is developed with a 1,632 square-foot two-story detached dwelling unit. The development on the site was permitted ministerially under Project No. 645532 and issued on September 23, 2020. The dwellings were developed consistent with the Residential Multiple Dwelling Unit (RM-1-1) zoning and development regulations in place at the time of approval.

The proposed Small Lot Subdivision of the 0.15-acre site is also subject to supplemental regulations (SDMC §143.0365). The regulations allow flexibility with a deviation processed concurrently under the Site Development Permit. The parking portion of the supplemental regulations (SDMC 143.0365(h)(4)) identifies a maximum of one driveway curb cut shall be permitted for each 50 feet of pre-subdivided street frontage. The development proposes two driveway aprons in the 60-foot property frontage.

The Small Lot Subdivision also must meet the Landscape Regulations. Due to existing utility constraints and spatial site conditions, including existing vehicular access on Lot Two, a street tree shall be provided on Lot One to serve both dwellings. Additionally, Lot One proposes a total of four canopy form trees within the street yard area which exceeds the minimum requirements under the Landscape Regulations. Planting area is proposed on both lots within the street yard, with the majority of the planting area on Lot One.

Given the allowable deviations mentioned above, the proposed development will comply with the regulations of the Land Development Code including allowable deviations pursuant to the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Site

Development Permit No. PMT-3169116 is hereby GRANTED by the Hearing Officer to the referenced

Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-

3169116, a copy of which is attached hereto and made a part hereof.

Karen Bucey Development Project Manager Development Services

Adopted on: August 9, 2023

IO#: 24009314

HEARING OFFICER

CONDITIONS FOR TENTATIVE PARCEL MAP NO. PMT-3169115 4225 J STREET SMALL LOT SUBDIVISION - PROJECT NO. 1067000 ADOPTED BY RESOLUTION NO. R-_____ ON AUGUST 9, 2023

GENERAL

- 1. This Tentative Parcel Map will expire August 24, 2026.
- 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 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 conform to the provisions of Site Development Permit No. PMT-3169116.
- 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.

ENGINEERING

- 6. The Tentative Map shall comply with the conditions of Site Development Permit No. 3169116.
- 7. The subdivider shall provide five-foot Irrevocable Offer of Dedication (IOD) along J Street frontage to the satisfaction of the City Engineer.
- 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 Parcel 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. Prior to the expiration of the Tentative Map, if approved, a Parcel Map to subdivide the property into two (2) parcels shall be recorded in the County Recorder's office.
- 10. Prior to the recordation of the Tentative Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.
- 11. The Parcel Map shall be based on field survey and all parcel corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
- 12. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
- 13. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

TRANSPORTATION

14. Prior to Final Map and in perpetuity, no fence or other obstruction shall be constructed or placed between the power pole and the backflow device so that at least four foot-six inches clear space path of travel will remain at all times in front of the project site.

INFORMATION:

- The approval of this Tentative Parcel Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Parcel 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 Parcel Map, may protest the imposition within ninety days of the approval of this Tentative Parcel 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. 24009314

HEARING OFFICER RESOLUTION NUMBER R-____ TENTATIVE PARCEL MAP NO. PMT-3169115, 4225 J STREET SMALL LOT SUBDIVISION - PROJECT NO. 1067000

WHEREAS, Sideways Properties, Inc., a California Corporation, Subdivider, and Snipes-Dye Associates, Engineer, submitted an application to the City of San Diego for a Tentative Parcel Map No. PMT-3169115 for a small lot subdivision to divide an existing 0.15-acre site into two parcels. The project site is located at 4223 and 4225 J Street and is in the Residential Multiple Dwelling Unit (RM-1-1) Base Zone, Airport Land Use Compatibility (San Diego International Airport), and the Airport Influence Area (SDIA Review Area 1) Overlay Zones within the Southeastern San Diego Community Plan area. The property is legally described as all that portion of Lot 37 of Ex-Mission Lands of San Diego, commonly known as Horton's Purchase in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878; and

WHEREAS, on June 21, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on August 9, 2023, the Hearing Officer of the City of San Diego considered Tentative Parcel Map No. PMT-3169115, including the waiver of the requirement to underground existing onsite and offsite overhead utilities, pursuant to San Diego Municipal Code Section

144.0242(c)(2)(C) as the cost of conversion would increase the cost per unit for proposed residential

development by more than one percent, and pursuant to SDMC Sections 125.0440, 144.0240 and

Subdivision Map Act section 66428, received for its consideration written and oral presentations,

evidence having been submitted, and testimony having been heard from all interested parties at the

public hearing, and the Hearing Officer having fully considered the matter and being fully advised

concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following

findings with respect to Tentative Parcel Map No. PMT-3169115:

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

The subject site is addressed as 4223 and 4225 J Street and Assessor Parcel Number 546-100-06 in the Southeastern San Diego Community Plan area. The site is currently developed with two detached single dwelling units, permitted ministerially, under Project No.'s 613630 and 645532 in 2020. This map will subdivide the 0.15-acre site into two parcels.

The Community Plan land use designation for the site is Residential - Low Medium (10-14 dwelling units per acre). The 0.15-acre site could support between one and two dwelling units. The Project is therefore consistent with the land use designation. The proposed small lot subdivision promotes the Community Plan Land Use Element Policies LU-11 and LU-14 that call for a diverse mix of housing types and forms, consistent with allowable densities and urban design policies, as well as support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typelogies, and forsale townhomes. The proposed Small Lot development will allow additional housing and home ownership opportunities consistent with the Community Plan Goals and address the needs of the community.

J Street is identified as an unclassified local street in the Southeastern San Diego Community Plan. A minimum parkway width of ten feet with contiguous sidewalk is required per current City standards. The project as developed includes new curb, gutter, and five-foot contiguous sidewalk similar to the development pattern in the community. The project is conditioned to provide a five-foot Irrevocable Offer of Dedication along J Street to comply with the minimum parkway width. Therefore, the proposed subdivision and its design or improvement are 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 site is within the Residential Multiple Dwelling Unit (RM-1-1) Base Zone. Lot One, addressed as 4225 J Street, is developed with a 1,393 square-foot single-story detached dwelling unit. The development on the site was permitted ministerially under Project No. 613630 and issued on February 11, 2020. Lot Two, addressed as 4223 J Street, is developed with a 1,632 square-foot two-story detached dwelling unit. The development on the site was permitted ministerially under Project No. 645532 and issued on September 23, 2020. The dwellings were developed consistent with the Residential Multiple Dwelling Unit (RM-1-1) zoning and development regulations in place at the time of approval.

A waiver of the requirement to underground existing onsite and offsite overhead utilities, has been requested pursuant to San Diego Municipal Code section 144.0242(c)(2)(C) as the cost of conversion would increase the cost per unit for proposed residential development by more than one percent.

The proposed Small Lot Subdivision of the 0.15-acre site is also subject to supplemental regulations (SDMC <u>§143.0365</u>). The regulations allow flexibility with a deviation processed concurrently under the Site Development Permit. The parking portion of the supplemental regulations (SDMC §143.0365(h)(4)) identifies a maximum of one driveway curb cut shall be permitted for each 50 feet of pre-subdivided street frontage. The development proposes two driveway aprons in the 60-foot street frontage.

The Small Lot Subdivision also must meet the Landscape Regulations for street yard, street trees, and water conservation (SDMC §142.0404; 142.0409; and 142.0413). The project proposes to provide landscaping in the street yard and street trees for the site however the constraints of the site and vehicular use areas greatly limit the landscape area on Lot Two. The planting area will therefore be shifted to Lot One to serve both dwellings. A total of four trees, 12 large shrubs, 12 foundation shrubs, 18 low growing shrubs, and 190 square feet of ground cover (predominately in the rear yard) are provided. Lot Two will include a 39 square-foot landscape area.

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

The Community Plan land use designation for the site is Residential - Low Medium (10-14 dwelling units per acre). The 0.15-acre site could support between one and two dwelling units. The Project is consistent with the land use designation and has been constructed with two detached dwelling units under permits. The proposed small lot subdivision promotes the Community Plan Land Use Element Policies LU-11 and LU-14 that call for a diverse mix of housing types and forms, consistent with allowable densities and urban design policies, as well as support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes. The proposed Small Lot development will allow additional housing and home ownership opportunities consistent with the Community Plan and address the needs of the community.

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

The project site is previously graded with the development of the two dwelling units. The finished grading has left the lots generally flat with an elevation of 125.11 feet Average Median Sea Level (AMSL) at the northeast corner and falling to approximately 120 feet AMSL in the rear yard setback area at the southeast property line. The Project does not meet the definition of Environmentally Sensitive Lands per SDMC Section 113.0103, as it does not contain steep slopes, vegetated habitat, vernal pools, wetlands, and is not within or adjacent to the Multiple Habitat Planning Area (MHPA). The project was reviewed pursuant to the California Environmental Quality Act (CEQA) and it was determined to be Exempt per CEQA Guidelines Section 15301 (Existing Facilities). Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval to assure the project's compliance with applicable local, regional, state, and federal codes and rules. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. The project was reviewed pursuant to the California Environmental Quality Act (CEQA) and it was determined to be exempt per CEQA Guidelines Section 15301 (Existing Facilities). Therefore, the proposed development would not be detrimental to the public health, safety, and welfare and the design of the subdivision or the type of improvement will not be detrimental to public health, safety, and welfare.

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

The project site does not contain any existing or proposed public easements on or crossing the property. The project is conditioned to provide a five-foot Irrevocable Offer of Dedication along J Street to comply with the minimum parkway width. Therefore, 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.

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

The 0.15-acre site is proposed for subdivision into Lot One, a 0.72-acre parcel and Lot Two, a 0.08-acre parcel. Each parcel would have approximately 30-feet of frontage and observes the front, side and rear setbacks of the Residential Multiple Family (RM-1-1) Base Zone. The existing dwelling units will not impede or inhibit any future passive or natural heating and cooling opportunities. The

design of the subdivision has considered the best use of the land and the existing dwellings will not impede or inhibit any future passive or natural heating and cooling opportunities.

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

The Southeastern San Diego Community plan land use designation for the site is Residential -Low Medium (10-14 du/ac). The 0.15-acre site could support between one and two dwelling units. The Project is consistent with the land use designation and has been constructed with two detached dwelling units under permits. The proposed small lot subdivision promotes the Community Plan Land Use Element Policies LU-11 and LU-14 that call for a diverse mix of housing types and forms, consistent with allowable densities and urban design policies, as well as support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes. The proposed Small Lot development will allow additional housing and home ownership opportunities consistent with the Community Plan and address the needs of the community. Balanced needs for public facilities were taken into consideration with the development of the Southeastern San Diego Community Plan and the projected build-out with the applied zone designations. The subdivision of this parcel into two residential lots is consistent with what was anticipated in the community plan. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region, determined that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of two residential lots for private development is consistent with the housing needs anticipated for the Southeastern San Diego Community Planning area.

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer

Tentative Parcel Map No. PMT-3169115, including the waiver of the requirement to underground

existing onsite and offsite overhead utilities, is hereby granted to Sideways Properties, Inc. subject to

the attached conditions which are made a part of this resolution by this reference.

Bу

Karen Bucey Development Project Manager Development Services Department

ATTACHMENT: Tentative Parcel Map Conditions

Internal Order No. 24009314



THE CITY OF SAN DIEGO

Date of Notice: June 21, 2023 NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009314

PROJECT NAME / NUMBER: 4225 J St / PRJ-1067000
COMMUNITY PLAN AREA: Southeastern San Diego
COUNCIL DISTRICT: 9
LOCATION: 4223-4225 J Street San Diego, CA 92102

PROJECT DESCRIPTION: A Site Development Permit and Tentative Parcel Map for a small lot subdivision to create (2) lots: 3,115-square-foot Parcel 1 and 3,482-square-foot Parcel 2, located at 4223-4225 J Street (APN 546-100-06-00). Two single-family residences exist on the lot. No new development is proposed. The 0.15-acre site is zoned RM-1-1 and designated Residential – Low Medium (10-14 du/ac) in the Southeastern San Diego Community Plan area. Overlays include San Diego International Airport Land Use Compatibility Overlay Zone (ALUCOZ) High Affordable Housing Parking Demand, San Diego International Airport - Review Area 1 ALUCP Airport Influence Area (AIA), San Diego International Airport 60 - 65 CNEL ALUCP Noise Contours (CNEL). LEGAL DESCRIPTION: A portion of Lot 37 of Ex-Mission Lands of San Diego, commonly known as Horton's Purchase, Map No. 283.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is requesting a Site Development Permit and Tentative Parcel Map for a small lot subdivision to create two lots on an existing developed site with two existing single-family residences. No new construction is proposed. Therefore, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Karen Bucey 1222 First Avenue, MS 501, San Diego, CA 92101-4153 (619) 446-5049 / KBucey@sandiego.gov

On June 21, 2023 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (July 6, 2023). Appeals to the City Clerk must be filed by email or in-person as follows:

- <u>Appeals filed via E-mail</u>: The Environmental Determination Appeal Application Form <u>DS-3031</u>can be obtained at <u>https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031</u>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to <u>Hearings1@sandiego.gov</u> by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) <u>Appeals filed in person</u>: Environmental Determination Appeal Application Form <u>DS-3031</u> can be obtained at <u>https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf</u>. Bring the fully completed appeal application <u>DS-3031</u> (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

SOUTHEASTERN SAN DIEGO PLANNING GROUP

DRAFT MINUTES Monday, July 8, 2019, 6:00 p.m.

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113 Contact: Steve Veach (SVeach80@aol.com, 619-238-4537)

> City of San Diego Southeastern San Diego Planning Group website: https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan

Agendas and Minutes: https://www.sandiego.gov/planning/community/profiles/southeasternsd/agendas

 1. CALL TO ORDER (6:07pm), ROLL CALL, AND INTRODUCTIONS

 Lamont Pargo, Resident
 Steve Veach, Chair, Resident

 Bob Lief, Property Owner
 Vincent Noto, Resident & Property Owner

 Kerry Wesson, Resident
 Dale Huntington, Resident

 Alli Urguby, Resident
 Oscar Gomez, Resident

 Louise Torio, Resident
 Myron Taylor, Vice Chair, Resident

[Not in attendance: Residents: Jaime Capella, Reggie Womack, Treasurer, and Business Owner: Aaron Magagna]

- 2. ADOPT THE AGENDA Motion to adopt the agenda with continuing the Meeting Minutes from 4/13/10. MSC Torio/ Huntington 11-0-0
- 3. MEETING MINUTES REVIEW AND APPROVAL: Motion by Torio/Urguby to approve Minutes from 4/13/19 and 6/10/19 by a vote of 9-0-2 (*Klaseus, Huntington*)
- 4. PUBLIC COMMENTS
- 5. REPORTS
- 6. INFORMATION ITEM:
- 7. CONSENT ITEMS: None
- 8. ACTION ITEMS:
 - a. Project No. 629963; 4225 J Street, Mount Hope

A Site Development Permit and Tentative Parcel Map for a small lot subdivision to divide a 6,611s.f. lot into two parcels. Create Parcel 1 on a 3,436-square foot lot for a single-family home, under Project No. 613630 (not before us for review). Create Parcel 2 on a 3,175-square foot lot for a two-story single-family home. The 0.15-acre site is in the RM-1-1 & RS-1-1 zone of the Southeastern SD Community Plans Area. Council District 9. Presented by Mitchell Development Group.

Motion to support small lot subdivision project. MSC Torio/Noto 11-0-0

b. Capital Improvements Priorities

9. ADJOURNMENT (7:37pm)

Steve Veach, Chair (619) 238-4537



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

Ownership Disclosure Statement

October 2017

FORM

DS-318

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** SDP for Small Lot Subdivision Project No. For City Use Only: 1067000 Project Title: 4223-4225 | Street Project Address: 4223-4225| Street San Diego, CA 92102 Specify Form of Ownership/Legal Status (please check): 🛛 Corporation 🗔 Limited Liability -or- 🗋 General – What State? CALIFORNIA Corporate Identification No. 33-0724580 □ Partnership □ Individual By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of the corporate of any person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Property Owner** Name of Individual: Anthony Renda, President for Sideways Properties, Inc. 🛛 🛛 🖾 Owner 🗖 Tenant/Lessee 🗖 Successor Agency Street Address: 1140 Wall Street, #1300 _____ State: <u>CA</u>_____ Zip: <u>92038-1300</u> City: La jolla Phone No.: ______8584889900 Fax No.: Signature: Email: RendaTony@yahoo.com ----Date: July 7, 2022 Additional pages Attached: G Yes M No Applicant 🛛 Owner Tenant/Lessee Name of Individual: Sideways Properties, Inc. Successor Agency Street Address: 1140 Wall Street # 1300 State: CA Zip: 92038-1300 City: La Jolla _____ Fax No.:______ Email: __RendaTony@yahoo.com Phone No.: 8584889900 Date: July 7, 2022 Signature:__ Additional pages Attached: □ Yes X No Other Financially Interested Persons Owner Ü Tenant/Lessee Ü Successor Agency Name of Individual Street Address:____ _____ State:______ Zip:_____ City: Phone No.:______ Fax No.:_____ Email:____ Signature:____ Date: Additional pages Attached: Yes X No

> Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities.



BOUNDARY SITE AREA:	6,624 SF.
ON-SITE AREA TO BE GRADED :	212 SF.
OFF-SITE AREA TO BE GRADED :	185 SF.
PERCENT OF TOTAL ON-SITE TO BE GRADED): 3.2%
EXISTING IMPERVIOUS SURFACE:	5,202 SF.
PROPOSED NEW & REPLACED IMPERVIOUS SURFACE:	212 SF.
TOTAL SOIL DISTURBED AREA:	397 SF
TOTAL AREA TO BE GRADED :	212 SF
RETAINING WALL TOTAL LENGTH : MAX. HEIGHT :	N/A N/A
AMOUNT OF CUT :	0 C.Y.
AMOUNT OF FILL :	0 C.Y.
AMOUNT OF IMPORT MATERIAL :	0 C.Y.
AMOUNT OF EXPORT MATERIAL :	0 C.Y.
MAXIMUM HEIGHT OF FILL SLOPES : N/A	(2:1 MAX.)
MAXIMUM HEIGHT OF CUT SLOPES : N/A	(2:1 MAX.)
MAX. CUT DEPTH:	N/A

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P. NGUJEN R.C.E. 86249 EXPIRES 03-31-25	SAN DI	EGO, CA 92102	2	Revision 4: Revision 3:			ш	-2023	
	Project Name:		I	Revision 2:	MARCH 2		DATE	03-24	
	-	ET SMALL LOT	SUBDIVISION	Revision 1:			Ŷ	-	
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FAA SELF CERTIFICATION:

THE CITY WILL NOT REQUIRE NOTIFICATION TO THE FAA IF A PROFESSIONAL, LICENSED BY THE STATE OF CALIFORNIA TO PREPARE CONSTRUCTION DOCUMENTS, PROVIDES THE FOLLOWING CERTIFICATION OF THEIR PLANS, ALONG WITH THEIR SIGNATURE AND REGISTRATION STAMP:

Juan L. Garcia, PE DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) 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."

A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO HE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE-PRE CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.



Development S	go Services		Ourse to 1		FORM
THE CITY OF SAN DIEGO	MS-501 92101		Curb to I	Property	DS-689
This form is required to reques DSDcurbtoproperty@sandiego.	st a Curb to Proper gov.	ty analysis. Once	completed, email	request to	
Applicant Name:		il Address:		Date:	0
LYLA SPOHN Property Address:		n@mosarchstuc	Telephone:	07/08/18	8
Property Address: 4225 J ST, San Diego, CA,			-		
NOTE: ONI	Y ONE PROPERTY A	DDRESS PER RE	QUEST WILL BE PF	ROCESSED	
List Below the Frontage Street	t(s) Adjoining the F	arcel Requested	for Curb to PL D	istance:	
Frontage Street: J ST					
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Purpose of the Request:					
Permit No./PTS No. (if applicable):					
Staff Name Requiring the Curb to	PL				
Stati Haine Requiring the curb to					
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FOR REFERENCE ONLY NOT A SURVEYED LOCATION	DISTANCE	OPERTY LIN	S	REET FRONTAGE NA	ME
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NOT A SURVEYED LOCATION Property Address: 4225 J ST, San Diego, CA Reviewed by: Katie Franke	PR DISTANCE 5 5 F/	COPERTY LIN STREET SIDE both	J ST		ME
NOT A SURVEYED LOCATION Property Address: 4225 J ST, San Diego, CA Reviewed by:	PR DISTANCE 5 5 F/	COPERTY LIN STREET SIDE both	J ST): Date:	ME
NOT A SURVEYED LOCATION Property Address: 4225 J ST, San Diego, CA Reviewed by: Katie Franke	PR DISTANCE 5 5 F/	COPERTY LIN STREET SIDE both	J ST): Date:	ME
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NOT A SURVEYED LOCATION Property Address: 4225 J ST, San Diego, CA Reviewed by: Katie Franke Remarks: Printed of	PR DISTANCE 5 5 F/	OPERTY LIN STREET SIDE both ACE OF CURE Refer 105 ⁻ ur web site at <u>www.sa</u> ailable in alternative fi	J ST J ST rence Drawing No(s) 2-6-D ndiego.gov/developmer): Date: 7/10/18 It-services.	ME
NOT A SURVEYED LOCATION Property Address: 4225 J ST, San Diego, CA Reviewed by: Katie Franke Remarks: Printed of	PA DISTANCE 5: 	COPERTY LIN STREET SIDE both ACE OF CURE Refer 105 ⁻	J ST J ST rence Drawing No(s) 2-6-D ndiego.gov/developmer	t-services. disabilities.	ME Clear For



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Attachment 10

SITE PLAN LEGEND



(N) CONCRETE AREAS

SITE PLAN GENERAL NOTES::

- 1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START
- CONSTRUCTION. 2. WHERE A FIXTURE IS INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER, SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- 3. STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING SUSPECTS FLL, EXPANSE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
- 4. ALL PROPERTY LINES (REAL AND ASSUMED), EASEMENTS AND BUILDINGS (BOTH EXISTING AND PROPOSED), ARE SHOWN ON THIS SITE PLAN.
- 5. WHERE A FIXTURE IS INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER, SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- 6. CPC 708.0 GRADE OF HORIZONTAL DRAINAGE (SEWER) PIPIING (SLOPE). HORIZONTAL DRAINANGE PIPING SHALL BE RUN IN PRACTICAL ALIGMENT AND UNIFORM SLOPE OF NOT LESS THAN ONE FOURTH (1/4) INCH PER FOOT (20.9 MM/M) OR TWO (2) PERCENT TOWARD THE POINT OF DISPOSAL.
- 7. WHERE LOCAL STATIC WATER PRESSURE IS IN EXCESS OF (80) POUND PER SQUARE INCH, AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO (80) POUNDS PER SQUARE INCH OR LESS. PLEASE PROVIDE PRESSURE REGULATOR OR PROVIDE LETTER FROM THE WATER DISTRIC INDICATING THAT THE LOCAL STATIC WATER PRESSURED IS LESS THAN 80 POUNDS PER SQUARE INCH.
- 8. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE AT THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM 12 INCHES PLUS 2%. PROVIDE ELEVATIONS ON THE SITE PLAN TO SHOW COMPLIANCE.
- 9. DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 NCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 mm). SECTION R401.3
- 10. STORM WATER RUNOFF FROM PROPOSED IMPERVIOUS AREAS WILL BE ROUTED TO LANDSCAPE AREAS OR PLANTER BOXES, PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
- 11. EXCESS CUT MATERIAL SHALL BE USED ONSITE.

EARTHWORK QUANTITIES				
CUT QUANTITIES	7 CYD			
FILL QUANTITIES	7 CYD			
IMPORT/EXPORT	0 CYD			
MAX CUT DEPTH	2 Ft			
MAX FILL DEPTH	1 Ft			

TABLE	E 1.1
THE AMOUNT OF	
EXISTING	2,343 SQ.FT.
IMPERVIOUS AREA	
THE AMOUNT OF	8
PROPOSED/	1,913 SQ.FT.
CREATED	1,910 00.11.
IMPERVIOUS AREA	
THE AMOUNT OF	
REPLACED	0
IMPERVIOUS AREA	18
THE PROPOSED	1,913 SQ.FT.
IMPERVIOUS AREA	1,010 00.11.

THE PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

TOTAL DISTURBANCE AREA: 2,500 SQ.FT. **NEW BUILDINGS:** 1.217 SQ.FT. HARDSCAPE:



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Issue Dates

2ND SUBMITTAL: 09/23/19 3RD SUBMITTAL: 11/22/19 DESIGNER SIGNATURE:	FIRST SUBMITTAL: 07/23/19	
DESIGNER SIGNATURE: visions visions visions J-19 rawn By: AM took vd: RM	2ND SUBMITTAL: 09/23/19	1
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bb Number: J-19 rawn By: AM	DESIGNER SIGNATURE:	Φ
rawn By: AM	visions	
hook d: RM	oò Number:	J—19
	rawn By:	AM
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 $1/0^{\circ} = 1' - 0^{\circ} U.N.O.$

E PLAN

17/20 HEET:



FLOOR PLAN LEGEND:



2 x 6 WALL **1 HR PROTECTION** 1 HR CEILING (ONE LAYER 5/8" TYPE "X" GYP BD ON SIDE WHERE SUPPORTING MEMBERS ARE OF

DIMENSIONAL LUMBER SPACED 16" O.C. OR LESS, TWO

LAYERS @ TJI'S) NOTE: SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR EXTERIOR DOOR FOR EMERGENCY MEANS OF EGRESS WHICH OPENS

DIRECTLY ONTO PUBLIC STREET, ALLEY, YARD OR EXTERIOR COURTYARD. PROVIDE SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.7 SQ. FT. OF OPERABLE AREA 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH.

WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS DRAFTSTOPPING MATERIALS SHALL BE NOT DRAFT STOPPING PANEL 3/8 INCH TYPE 2-M PARTICLE BOARD, OR OTHER LESS THAN 1/2 INCH GYPSUM BOARD, 3/8 INCH WOOD STRUCTURAL APPROVED MATERIALS ADEQUATELY SUPPORTED.

ACOUSTICAL NOTES:

- MINIMUM REQUIRED STC RATING ON ALL ROOMS WALLS ASSEMBY PER CCR TITLE 24:46
- MINIMUM REQUIRED STC RATING ON ALL ROOMS
- ROOF/CEILING PER CCR TITLE 24 : 48 MINIMUM REQUIRED STC RATING ON ALL ROOMS
- FRENCH WOOD/GLASS DOOR ASSEMBLIES PER CCR TITLE 24 : 26
- MINIMUM REQUIRED STC RATING ON ALL ROOMS GLASS WINDOW ASSEMBLIES PER CCR TITLE 24: 24

FLOOR PLAN KEY NOTES:

1 NEW CONCRETE STOOP TO SLOPE AT A MIN OF 2% AWAY FROM BUILDING, MIN 36" DEPTH, THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED AND NOT MORE THAN 7 3/4" BELOW THE THRESHOLD.

FLOOR PLAN GENERAL NOTES

- 1. ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE. MANUFACTURE WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL
- (NFRC) AND SHOWING COMPLIANCE WITH ENERGY CALCULATIONS. 3. SHOWERS IN ALL OCCUPANCIES, OTHER THAN DWELLING UNITS
- SERVED BY INDIVIDUAL WATER HEATERS. SHALL BE PROVIDED WITH INDIVIDUAL SHOWER CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE. 4. THE TEMPERATURE LIMIT SHALL BE ADJUSTED TO 120 DEGREES
- 5. BATHROOM MECHANICAL EXHAUST FANS, WHICH EXHAUST DIRECTLY FROM BATHROOMS, SHALL COMPLY WITH THE FOLLOWING (CGC 4.506.1)
- a. FANS SHALL BE "ENERGY STAR" COMPLIANT AND TBE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND HAVE CONTROLS CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDTY RANGE OF 50 AND 80 PERCENT.
- 6. WHOLE HOUSE FANS SHALL HAVE INSULATED LOUVERS OR COVERS, WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION OF R-4-2.
- 7. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20 PERCENT REDUCTION COLUMN CONTAINED IN TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. SEE TABLE IN SHEET GN.3 FOR MORE INFORMATION. (CGC 4.303.2)
- 8. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN TABLE (GCG4.303.3).
- 9. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F. THE MINIMUM NET CLEAR OPENING FOR EMERGENCY SCAPE GRADE FLOOR OPENING SHALL BE 5 S.F. (R310.1.1)
- 10. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE FOLLOWING DIMENSIONS: THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (SEC R310.1.2). THE MNIMUM NET CLEAR OPENING WIDTH SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY SCAPE AND RESCUE OPENING FROM THE INSIDE.
- 11. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A STILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (SEC R310.1).
- 12. PERMANENT VACCUM BREAKERS SHALL BE INCLUDED WITH ALL HOSE BIBBS.
- 13. PROVIDE ULTRA LOW FLUSH TOILETS.
- 14. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALL AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. 15. STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF
- CHLORINATED POLYVYNYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
- 16. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- 17. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO.26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- 18. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN HE INTERLOCK AREA, AND BE CERTIFIED TO HE OST CURRENT EDITION OF ANSI/AAMA/NVWWDA 101/I.S.2
- 19. ATTIC/ UNDER FLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908, 909 OF THE CALIFORNIA MECHANICAL CODE. 20. PER 2016 GREEN CODE SEC 4.303.2, PLUMING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND
- SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMING CODE (CPC) AND TABLE 1401.1 OF THE CPC. 21. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL

OF IRE PROTECTION. PROTECTION OF MEMBRANE

PENETRATIONS IS NOT REQUIRED.

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Issue Dates FIRST SUBMITTAL: 07/23/19 2ND SUBMITTAL: 09/23/19



Revisions	
Job Number:	J—19
Drawn By:	AM
Checked:	RM
Cad No.:	C-08

 $1/8^{*} = 1' - 0'' U.N.O.$

EXISTING PROPOSED **FLOOR PLAN**

SHEET:

Scale:



-LINE OF | FLOOR ABVE









MINIMAL ACOUSTICAL

MINIMIM REQUIRED STC FOR WALL ASSEMBLY: 46



Attachment 10

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Nett. Jack

1. 18 M. M.

10 B. F.

VENT AREA

= 6.47 SQ. FT.

= 6.9 SQ. FT.

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VENT AREA

=.91 SQ. FT.

= 1.38 SQ. FT.

= 1.38 SQ. FT.

= 6.9 SQ. FT.



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ROOF PLAN/ **BUILDING SECTION**



ELEVATION GENERAL NOTES:

- 1. SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR EXTERIOR DOOR FOR EMERGENCY MEANS OF EGRESS WHICH OPENS DIRECTLY ONTO PUBLIC STREET, ALLY YARD OR EXTERIOR COURTYARD. PROVIDE SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.7 S.F. OPERABLE 24" NET CLEAR OPENING HEIGHT, 20"NET. 2. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908 AND 909 OF THE CALIFORNIA
- MECHANICAL CODE (CMC). 3. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIROR FOUNDATION WALLS AND LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER CRC SEC R317.1 OR CBC 2304.11.2.2 4. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).

Attachment 10

A LEAST TO A MELTING STARLEY TO AND LA CALLER

ELEVATION KEY NOTES ASPHALT SHINGLES (MINIMUM CLASS 'A' ROOF ASSEMBLY). ESR #1372. SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2 AND THE MANUFACTURES INSTRUCTIONS. (UNDERLAYMENT (30LB. A.S.T.M FELT MIN.) 2x WOOD FASCIA 2 DECORATIVE 4X OUTLOOKER LINDS IN A REPORT OF THE W STUCCO 4 POST PER STRUCTURAL 5

THE WARPENT PART AND MELLIN

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6 KNEE BRACE PER STRUCTURAL

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Issue Dates FIRST_SUBMITTAL: 07/23/19_ 2ND SUBMITTAL: 09/23/19 3RD SUBMITTAL: 11/22/19 DESIGNER SIGNATURE: Revisions Job Number: J-19

Drawn By:				AM
Checked:		_		RM
Cad No.:				C-08
Scale:	1/4"	=	1'-0"	U.N.O.

EXTERIOR **ELEVATIONS**

SHEET:

A1.3





SITE PLAN LEGEND



(N) CONCRETE AREAS

SITE PLAN GENERAL NOTES::

- 1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START CONSTRUCTION.
- 2. WHERE A FIXTURE IS INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER, SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- 3. STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING SUSPECTS FLL, EXPANSE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
- 4. ALL PROPERTY LINES (REAL AND ASSUMED), EASEMENTS AND BUILDINGS (BOTH EXISTING AND PROPOSED), ARE SHOWN ON THIS SITE PLAN.
- 5. WHERE A FIXTURE IS INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER, SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- 6. CPC 708.0 GRADE OF HORIZONTAL DRAINAGE (SEWER) PIPIING (SLOPE). HORIZONTAL DRAINANGE PIPING SHALL BE RUN IN PRACTICAL ALIGMENT AND UNIFORM SLOPE OF NOT LESS THAN ONE FOURTH (1/4) INCH PER FOOT (20.9 MM/M) OR TWO (2) PERCENT TOWARD THE POINT OF DISPOSAL.
- 7. WHERE LOCAL STATIC WATER PRESSURE IS IN EXCESS OF (80) POUND PER SQUARE INCH, AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO (80) POUNDS PER SQUARE INCH OR LESS. PLEASE PROVIDE PRESSURE REGULATOR OR PROVIDE LETTER FROM THE WATER DISTRIC INDICATING THAT THE LOCAL STATIC WATER PRESSURED IS LESS THAN 80 POUNDS PER SQUARE INCH.
- 8. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE AT THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM 12 INCHES PLUS 2%. PROVIDE ELEVATIONS ON THE SITE PLAN TO SHOW COMPLIANCE.
- 9. DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 NCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 mm). SECTION R401.3
- 10. NO WORK WILL BE PERFORMED IN THE RIGHT OF WAY. 11. STORM WATER RUNOFF FROM PROPOSED IMPERVIOUS AREAS WILL BE ROUTED TO LANDSCAPE AREAS OR PLANTER BOXES, PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
- 12. EXCESS CUT MATERIAL SHALL BE USED ONSITE.

EARTHWORK QUANTITIES		
CUT QUANTITIES	7 CYD	
FILL QUANTITIES	7 CYD	
IMPORT/EXPORT	0 CYD	
MAX CUT DEPTH	2 Ft	
MAX FILL DEPTH	1 Ft	

TABLE	E 1.1
THE AMOUNT OF	
EXISTING	0
IMPERVIOUS AREA	
THE AMOUNT OF	
PROPOSED/ CREATED	2,277 SQ.FT.
IMPERVIOUS AREA	2,277 50.51.
THE AMOUNT OF	
REPLACED	0
IMPERVIOUS AREA	
THE PROPOSED	2,277 SQ.FT.
IMPERVIOUS AREA	2,211 00.01.

THE PROJECT PROPOSES TO EXPORT O CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



5'-0"

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Issue Dates

FIRST SUBMITTAL: 07/25/18 2ND SUBMITTAL/REVIEW: 09/14/18 3RD SUBMITTAL 12/03/19 DESIGNER SIGNATURE:

Job Number:	J-18
Drawn By:	LS
Checked:	RM
Cad No.:	C-08

SITE PLAN





FLOOR PLAN LEGEND:

(N) 2 x 4 WALL (N) 2 x 6 WALL

NOTE: SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR EXTERIOR DOOR FOR EMERGENCY MEANS OF EGRESS WHICH OPENS DIRECTLY ONTO PUBLIC STREET, ALLEY, YARD OR EXTERIOR COURTYARD. PROVIDE SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.7 SQ. FT. OF OPERABLE AREA 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH.

WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MATERIALS SHALL BE NOT DRAFT STOPPING PANEL 3/8 INCH TYPE 2-M PARTICLE BOARD, OR OTHER LESS THAN 1/2 INCH GYPSUM BOARD, 3/8 INCH WOOD STRUCTURAL APPROVED MATERIALS ADEQUATELY SUPPORTED.

FLOOR PLAN KEY NOTES:

1 NEW CONCRETE STOOP TO SLOPE AT A MIN OF 2% AWAY FROM BUILDING, MIN 36" DEPTH, THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED AND NOT MORE THAN 7 3/4" BELOW THE THRESHOLD.

FLOOR PLAN GENERAL NOTES

- 1. ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE. 2. MANUFACTURE WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY
- THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH ENERGY CALCULATIONS. 3. SHOWERS IN ALL OCCUPANCIES, OTHER THAN DWELLING UNITS SERVED
- BY INDIVIDUAL WATER HEATERS. SHALL BE PROVIDED WITH INDIVIDUAL SHOWER CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE. 4. THE TEMPERATURE LIMIT SHALL BE ADJUSTED TO 120 DEGREES F.
- 5. BATHROOM MECHANICAL EXHAUST FANS, WHICH EXHAUST DIRECTLY FROM BATHROOMS, SHALL COMPLY WITH THE FOLLOWING (CGC 4.506.1) a. FANS SHALL BE "ENERGY STAR" COMPLIANT AND THE DUCTED
- TO TERMINATE OUTSIDE THE BUILDING. b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A
- HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND HAVE CONTROLS CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDTY RANGE OF 50 AND 80 PERCENT.
- 6. WHOLE HOUSE FANS SHALL HAVE INSULATED LOUVERS OR COVERS, WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION OF R-4-2.
- 7. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20 PERCENT REDUCTION COLUMN CONTAINED IN TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. SEE TABLE IN SHEET GN.3 FOR MORE INFORMATION. (CGC 4.303.2)
- 8. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN TABLE (GCG4.303.3).
- 9. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F. THE MINIMUM NET CLEAR OPENING FOR EMERGENCY SCAPE GRADE FLOOR OPENING SHALL BE 5 S.F.
- (R310.1.1) 10. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE FOLLOWING DIMENSIONS: THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (SEC R310.1,2). THE MNIMUM NET CLEAR OPENING WIDTH SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY SCAPE AND RESCUE OPENING FROM THE INSIDE.
- 11. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A STILL

Attachment 10

HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (SEC R310.1). 12. PERMANENT VACCUM BREAKERS SHALL BE INCLUDED WITH ALL HOSE BIBBS.

13. PROVIDE ULTRA LOW FLUSH TOILETS. 14. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALL AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. 15. STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVYNYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY

PIPING 16. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

17. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO.26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. 18. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN HE INTERLOCK AREA, AND BE CERTIFIED TO HE OST CURRENT EDITION OF ANSI/AAMA/NVWWDA

101/I.S.2 19. ATTIC/ UNDER FLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908, 909 OF THE CALIFORNIA MECHANICAL CODE. 20. PER 2013 GREEN CODE SEC 4.303.2, PLUMING FIXTURES (WATER

CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMING CODE (CPC) AND TABLE 1401.1 OF THE CPC.

21. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF IRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.



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PROPOSED FLOOR PLAN





MINIMAL ACOUSTICAL ASSEMBLY REQUIREMENTS:

MINIMUM REQUIRED STC FOR ROOF/CEILING ASSEMBLY: 48 MINIMIM REQUIRED STC FOR WALL ASSEMBLY: 46 PER CCR TITLE 24 INTERIOR NOISE SURVEY



2 BUILDING SECTIONS

Attachment 10



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PLYWOOD ROOF ------SHEATHING PER STRUCTURAL 30X30 CLEAR R-13 -R-30 -/ SLAB ON GRADE PER STRUCTURAL

BUILDING SECTIONS

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BUILDING SECTIONS









4

Attachment 10

ELEVATION KEY NOTES

1	ASPHALT SHINGLES (MINIMUM CLASS 'A' ROOF ASSEMBLY). ESR #1372. SHAL INSTALLED IN ACCORDANCE WITH SECTION AND THE MANUFACTURES INSTRUCTIONS. (UNDERLAYMENT (30LB. A.S.T.M FELT MIN.)	L BE R905.2
2	2x WOOD FASCIA	
3	4X OUTLOOKER	
4	STUCCO	
5	BEAM PER STRUCTURAL	
6	POST PER STRUCTURAL	

ELEVATION GENERAL NOTES:

- 1. SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR EXTERIOR DOOR FOR EMERGENCY MEANS OF EGRESS WHICH OPENS DIRECTLY ONTO PUBLIC STREET, ALLY YARD OR EXTERIOR COURTYARD. PROVIDE SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.7 S.F. OPERABLE 24" NET CLEAR OPENING HEIGHT, 20"NET.
- 2. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908 AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
- 3. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIROR FOUNDATION WALLS AND LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER CRC SEC R317,1
- OR CBC 2304.11.2.2 4. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).



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Drawn By:	LS
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EXTERIOR ELEVATIONS

SHEET:

A1.4





ELEVATION KEY NOTES

1ASPHALT SHINGLES (MINIMUM CLASS 'A'
ROOF ASSEMBLY). ESR #1372. SHALL BE
INSTALLED IN ACCORDANCE WITH SECTION R905.2
AND THE
MANUFACTURES INSTRUCTIONS.
(UNDERLAYMENT (30LB. A.S.T.M FELT MIN.)

2 2× WOOD FASCIA

3 4X OUTLOOKER

4 STUCCO

PL. HT.

—_____**F.F__**

- 5 BEAM PER STRUCTURAL
- 6 POST PER STRUCTURAL

ELEVATION GENERAL NOTES:

- SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR EXTERIOR DOOR FOR EMERGENCY MEANS OF EGRESS WHICH OPENS DIRECTLY ONTO PUBLIC STREET, ALLY YARD OR EXTERIOR COURTYARD. PROVIDE SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.7 S.F. OPERABLE 24" NET CLEAR OPENING HEIGHT, 20"NET.
- ABOVE FLOOR, 5.7 S.F. OPERABLE 24 NET CLEAR OPENING HEIGHT, 20"NET.
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 3. WOOD FRAMING MEMBERS, INCLUDING WOOD
 3. WOOD THAT DEST ON EXTERIOR FOUNDATION
- . WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIROR FOUNDATION WALLS AND LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE—TREATED WOOD PER CRC SEC R317.1 OR CBC 2304.11.2.2
- 4. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).



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3RD SUBMITTAL 12/03/1	9
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Revisions	
Job Number:	J–18
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			LS
			RM
			C-08
1/4"	-	1'-0"	U.N.O.
	1/4"	1/4" =	1/4" = 1'-0"

EXTERIOR ELEVATIONS

A1.5