

Encanto Neighborhood Community Planning Group



Encanto Neighborhood Community Planning Group (ENCPG)
Jacobs Center, 404 Euclid Avenue, San Diego, CA 92114, Community Room,
December 21, 2015, 6:00 p.m. – 8:00 p.m.

1. Christmas Potluck (30 minutes)
2. Call to order & Introductions (2 minutes)
3. Adoption of the agenda (2 minutes)
4. Review and approval of minutes (5 minutes)
5. Communications from the public (2 minutes per public speaker)
6. Chair's report (5 minutes)
7. Staff reports (4 minutes each):
 - A. Elected Official Reports (Mayor, Council District 4 and 79th Assembly)
 - B. City Reports (City Planning and Civic San Diego)
 - C. JCNI
8. Sub-Committee Reports (12 minutes each):
 - A. ENCPG Bylaws Update Recommendation (Action Item)
Presenters: Steven Ward and Ken Malbrough
9. Action items (12 minutes each):
 - A. Damback Residence Development Republic Street #401103
Presenter: Gary Taylor, Gary Taylor & Associates
10. Information items: (8 Minutes)
 - A. City of San Diego Malcolm X Library Solar Project
Presenter: Bryan Olsen, Environmental Services
 - B. Encanto Hill Site Redesign
Presenter: Lorraine and David Weiland, Infill Development Company
 - C. Better Block Survey Results
Presenter: Barry Pollard
11. Continuing business
12. Adjournment

Item 8 (A)

Sub-Committee Reports:

A. ENCPG Bylaws Update Recommendation (Action Item)

Presenters: Steven Ward and Ken Malbrough

**CHOLLAS VALLEY COMMUNITY PLANNING GROUP BYLAWS
AMENDED AND APPROVED JULY 2015**

ARTICLE I Name

- Section 1. The official name of this organization is the Chollas Valley Community Planning Group (referred to hereafter as “CVCPG”).
- Section 2. All activities of this organization shall be conducted in its official name.
- Section 3. The community planning area boundaries for the CVCPG are the boundaries of the Chollas Valley community, as shown on Exhibit "A."
- Section 4. Meetings of the CVCPG shall be held within these boundaries, except that when the CVCPG does not have a meeting facility within its boundary that is accessible to all members of the public, they may meet at the closest meeting facility.
- Section 5. The official positions and opinions of the CVCPG shall not be established or determined by any organization other than the planning group, nor by any individual member of the planning group other than one authorized to do so by the planning group.

ARTICLE II Purpose of Community Planning Group and General Provisions

- Section 1. The CVCPG has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Chollas Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency as detailed in Council Policy 600-24, Article II: Purpose of Community Planning Groups and General Provisions.
- Section 2. In reviewing individual development projects, the CVCPG should focus such review on conformance with the Land Development Code, and the adopted community plan and/or the General Plan. Preliminary comments on projects may be submitted to the City during the project review process. Whenever possible, the formal planning group recommendation should be submitted no later than the end of the public review period offered by the environmental review process. Upon receipt of plans for projects with substantive revisions, the planning group may choose to rehear the project and may choose to provide a subsequent formal recommendation to the City.

- Section 3. All activities of the CVCPG shall be nonpartisan and nonsectarian and shall not discriminate against any person or persons by reason of race, color, sex, age, creed or national origin, or sexual orientation, or physical or mental disability. In addition, meeting facilities must be accessible to disabled persons.
- Section 4. The CVCPG shall not take part in, officially or unofficially, or lend its influence in, the election of any candidate for political office. Elected members shall not identify affiliation with a planning group when endorsing candidates for public office. The planning group may take a position on a ballot measure.
- Section 5. The CVCPG's failure to respond to the City's request for input on the preparation of, adoption of, implementation of, or amendment to, the General Plan or a community, precise, or specific plan, or failure to review and reply to the City in a timely manner on development projects shall result in the forfeiture of rights to represent the Chollas Valley community for these purposes. Such a determination resulting in the forfeiture of rights to represent the community for these purposes shall be made only by the City Council upon the recommendation of the Mayor's Office.
- Section 6. The CVCPG operates under the authority of the Ralph M. Brown Act which requires that meetings of the planning group are open and accessible to the public. In addition, Council Policy 600-24 "Standard Operating Procedures and Responsibilities of Recognized Community Planning Groups" and these bylaws govern the operations of the planning group. Several provisions of these bylaws constitute Brown Act requirements as outlined in the Policy. Amendments to Council Policy 600-24 will apply to the CVCPG, as well as to all other community planning groups, even if individual groups' bylaws are not required to be amended with parallel language.
- In addition, the Administrative Guidelines provide explanations of the Policy's minimum standard operating procedures and responsibilities of this planning group. The latest version of *Robert's Rules of Order* is used when the Policy, the Administrative Guidelines, and these bylaws do not address an area of concern or interest.
- Section 7. The CVCPG may propose amendments to these bylaws by a two-thirds vote of the voting members of the planning group. Proposed amendments shall be submitted to the offices of the Mayor and City Attorney for review and approval. Any proposed amendments that are inconsistent with Council Policy 600-24 shall not be approved by the Mayor and City Attorney and shall be forwarded to the City Council President who shall docket the matter for Council consideration. Bylaw amendments are not valid until approved by the City.

ARTICLE III Community Planning Group Organizations

Section 1. The CVCPG shall consist of sixteen elected members to represent the community. These members of the planning group shall constitute the officially recognized community planning group for the purpose of these bylaws and Council Policy 600-24.

Section 2. Council Policy 600-24 requires that elected members of the CVCPG shall, to the extent possible, be representative of the various geographic sections of the community and diversified community interests.

On the CVCPG eight of the elected seats are filled by any eligible member identified below. These will be referred to as the “At Large” seats. The other eight elected seats are filled by a geographic distribution of seats among neighborhoods as follows: one seat for a resident of Alta Vista; one seat for a resident of Broadway Heights; one seat for a resident of Chollas View; one seat for a resident of Emerald Hills; one seat for a resident of Encanto; one seat for a resident of Lincoln Park; one seat for a resident of South Encanto; and one seat for a resident of Valencia Park. These seats will be referred to as “Representatives” of their respective neighborhoods.

Planning group members shall be elected by and from eligible members of the community. To be an eligible community member an individual must be at least 18 years of age, and shall be affiliated with the community as a:

- (1) property owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped), within the community planning area, or
- (2) resident, who is an individual whose primary address of residence is an address in the community planning area, or
- (3) local business person, who is a local business or not-for-profit owner, operator, or designee at a non-residential real property address in the community planning area; only one representative of a particular establishment may hold a seat on the CVCPG at one time.

An individual may become an eligible member of the community by attending three meetings of the CVCPG within one year and submitting a membership application to the planning group Recording Secretary prior to the March election.

Once eligibility to vote is established, an individual remains an eligible member of the community until a determination is made that the individual does not meet the planning group’s criteria and formal action is taken by the planning group. However, the CVCPG shall require proof of eligibility during elections.

Section 3. Members of the CVCPG shall be elected to serve for fixed terms of two years with expiration dates during alternate years to provide continuity.

No person may serve on the planning group for more than eight consecutive years.

The eight-year limit refers to total maximum consecutive years of service time, not to individual seats held.

After a one-year break in service as a planning group member, an individual who had served for eight consecutive years shall again be eligible for election to the planning group.

The planning group will actively seek new members to the extent feasible. If not enough new members are found to fill all vacant seats the planning group may retain some members who have already served for eight consecutive years to continue on the planning group without a break in service. Refer to Council Policy 600-24 Article III, Section 4 for further clarification.

- Section 4. A member of the CVCPG must retain eligibility during the entire term of service.
- Section 5. A member of the CVCPG found to be out of compliance with the provisions of Council Policy 600-24 or the planning groups adopted bylaws risks loss of defense and indemnification [legal protection and representation] pursuant to Ordinance No. O-19883 NS, and any future amendments thereto.
- Section 6. Some provisions of these bylaws constitute requirements under the Brown Act, as outlined in Council Policy 600-24. A member of the CVCPG who participates in a meeting of the planning group where actions are alleged to have been in violation of the Brown Act may be subject to civil or criminal consequences.

ARTICLE IV Vacancies

- Section 1. The CVCPG shall find that a vacancy exists upon receipt of a resignation in writing from one of its members or upon receipt of a written report from the planning group's secretary reporting the third consecutive absence or fourth absence in the 12-month period of April through March each year, of a member(s) from the planning group's regular meetings.

A vacancy may also exist following a vote of the CVCPG as described in Article III, Section 5 of Council Policy 600-24 related to ineligibility, or following conclusion of a member-removal process conducted under Article IX of the Policy, or due to adopted bylaws violations.

- Section 2. Vacancies that may occur on the CVCPG should be filled not later than 120 days following the date of the determination of the vacancy. The term of office of any member filling a vacancy shall be for the balance of the vacated term.

The CVCPG shall fill vacancies at the time the vacancy is declared in accordance with the following:

- The vacancy shall be announced to the community for one month prior to a selection, and a written application shall be requested to be filed with the CVCPG for consideration. After one month, should no applications be received from the neighborhood of the vacated seat, then applications shall be opened to anyone meeting all qualifications for membership.
- After applications have been received and presented to the board on the first or second meeting following the recognition of the vacancy, the CVCPG shall select a candidate by written secret ballot to fill the vacated seat with the voting record available upon request.
- The term of office of any member filling a vacancy shall be for the balance of the term of the vacated seat.
- Applications to fill a vacancy may be accepted from eligible members of the community.

Section 3. When the CVCPG is unable to fill a vacancy within 120 days, as specified above, and the planning group has more than twelve members, a search for a new member should continue, however either the seat may remain vacant until the next planning group election, or these bylaws may be amended to permit decreased membership to a minimum of 12 members. If a vacancy remains for more than 60 days from the time a vacancy is declared, and there are less than 12 elected planning group members in good standing, the planning group shall report in writing the efforts made to fill the vacancy to the City. If, after 60 additional days, the planning group membership has not reached 12 members, the planning group will be deemed inactive until it has attained at least 12 members in good standing.

ARTICLE V Elections

Section 1. General elections of CVCPG members shall be held during the month of March in accordance with the CVCPG's adopted elections procedures found in Exhibit B of these bylaws.

The CVCPG's general elections shall be held annually.

The deadline to qualify for candidacy in the March general election shall be prior to the February noticed regular or special meeting of the full planning group membership preceding the election. The planning group's Election subcommittee shall be established no later than January and shall begin soliciting eligible community members to become candidates. In February, the Election subcommittee shall present to the planning group a complete list of interested candidates collected up to that point in time. Candidates may be added at the February meeting. A candidate forum may be advertised and held at the February meeting.

In order to be a candidate in the March election, an eligible member of the community [see Article III, Section 2] must have documented attendance at three meetings of the CVCPG's last 12 meetings prior to the February regular meeting preceding the election.

Section 2. The CVCPG shall make a good faith effort to utilize means appropriate to publicize the planning group's eligibility requirements for candidacy and the upcoming elections.

In the election process, the planning group shall seek enough new candidates to exceed the number of seats open for election in order to allow those who have served for eight consecutive years to leave the group for at least one year.

The CVCPG holds its election at the March regular meeting.

The CVCPG will require proof of identity of those eligible community members who are seeking to vote in the election. The planning group shall ensure that voting is only by eligible members of the community.

The ballot presented to eligible community members to vote will clearly identify which seats individual candidates are running for, how many candidates can be selected, whether there are limitations on which candidates various categories of eligible community members can vote for and which candidates, if any, must receive a 2/3 majority of the vote due to service beyond eight or nine consecutive years of service.

The CVCPG's policy related to write-in candidates is that write-in candidates are not allowed.

Section 3. Voting to elect new community planning group members shall be by secret written ballot. Proxy voting for elections is not allowed under any circumstances. Development and promotion of "slates" of candidates is contrary to the intent of Council Policy 600-24 and is not allowed.

Section 4. The CVCPG's election becomes final after announcing the election results at the conclusion of the noticed, regular March meeting. The Chair is responsible for preparing, certifying and forwarding the election report to the City. New members shall be seated in April at the start of the regular meeting in order to allow their full participation as elected members at the April planning group meeting.

Any challenge to the election results must be filed with the chair of the Elections subcommittee in writing within 24 hours of the counting of the ballots in order to allow enough time to resolve the issue.

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ARTICLE VI Community Planning Group and Planning Group Member Duties

Section 1. It is the duty of the CVCPG to cooperatively work with the City throughout the planning process, including but not limited to the formation of long-range community goals, objectives and proposals or the revision thereto for inclusion in a General or Community Plan.

It is the duty of all planning group members to conduct official business of the planning group in a public setting. It is recognized that the officers of the planning group may oversee administrative business of the planning group, such as the assembling of the draft agenda, in preparation for public discussions. However, all substantive discussions about agenda items or possible group positions on agenda items shall occur at the noticed planning group meetings.

It is the duty of a planning group as a whole, and of each individual member, to refrain from conduct that is detrimental to the planning group or its purposes under Council Policy 600-24. No member shall be permitted to disturb the public meeting so as to disrupt the public process as set forth on the planning group's agenda.

Section 2. (a) Meeting Procedures

It shall be the duty of each member of the CVCPG to attend all planning group meetings.

(i) **REGULAR AGENDA POSTING** - At least 72 hours before a regular meeting, the agenda containing a brief general description of each agenda item shall be posted. The brief general description of each agenda item need not exceed 20 words per item unless the item is complex. The agenda shall also provide notice of the date, time and location of the meeting. The agenda shall be posted in a place freely accessible to the general public and shall include information on how a request for accessible accommodation may be made.

The listing of the agenda item shall include the intended action of the planning group regarding that item [e.g., information item, action item].

The agenda shall be offered to the City for posting on the city's website and should be posted on the CVCPG website at least 72 hours in advance of the meeting.

(ii) **PUBLIC COMMENT** - Any interested member of the public may comment on agenda items during regular or special planning group meetings. In addition, each agenda for a regular planning group meeting shall allow for a public comment period at the beginning of the meeting for items not on the agenda but are within the scope of authority of the planning group. Planning group members may make brief announcements

or reports to the planning group on their own activities under the public comment section of the agenda. The planning group may adopt time limits for public comment to ensure operational efficiencies.

(iii) **ADJOURNMENTS AND CONTINUANCES** – If the CVCPG does not convene a regularly scheduled meeting, there shall be a copy of the "Notice of Adjournment" of the meeting posted on or near the door of the place where the adjourned meeting was to be held within 24 hours after the time the meeting was to be held.

If a meeting is adjourned because less than a quorum was present, a new regular meeting agenda must be prepared. If a meeting is adjourned because no members of the planning group were present, the subsequent meeting, if not a regular meeting, must be noticed as if a special meeting.

(iv) **CONTINUED ITEMS** - If an item is continued from a prior regular meeting to a subsequent meeting more than 5 days from the original meeting, a new agenda must be prepared as if a regular meeting; otherwise the original meeting agenda is adequate.

(v) **CONSENT AGENDA** - For items to be considered for a "Consent Agenda" all of the following are required:

1. A subcommittee of the planning group has discussed the item at a noticed subcommittee meeting,
2. All interested members of the public were given an opportunity to address the subcommittee, and
3. The item has not substantially changed since the subcommittee's consideration.

The comments of the subcommittee and those made by interested members of the public should be reflected in the minutes of the subcommittee. Any interested member of the public may comment on a consent agenda item. Any interested member of the public may take a consent agenda item off the consent agenda by request.

(vi) **QUORUM AND PUBLIC ATTENDANCE** - A quorum, defined as a majority of non-vacant seats of a planning group, must be present in order to conduct business, to vote on projects, and to take actions at regular or special planning group meetings.

No member of the public shall be required, as a condition of attendance at any meeting of the planning group, to register or provide any other information. Any attendance list or request for information shall clearly state that completion of such information is voluntary. No member of the public may be charged a fee for admittance.

(vii) DEVELOPMENT PROJECT REVIEW - The CVCPG may not, as a condition of placing an item on the agenda, require applicants to submit additional information and materials beyond which the applicant has been required to submit as part of the City's project review application process.

When reviewing development projects, the planning group shall allow participation of affected property owners, residents and business establishments within proximity to the proposed development.

The planning group shall directly inform the project applicant or representative in advance each time that such review will take place and provide the applicant with an opportunity to present the project.

(viii) ACTION ON AGENDA ITEMS - An item not noticed on the agenda may be added if either two-thirds of the voting members of the CVCPG, or every member if less than two-thirds of the voting members of the CVCPG are present, determine by a vote that there is a need to take an immediate action, but only if the need for action came to the attention of the planning group subsequent to the agenda being posted.

A two-thirds vote of the CVCPG is required to remove an elected community planning group member in accordance with Article IX.

Removing a member due to ineligibility in accordance with Article III, Section 2 requires a majority vote of the voting members of the CVCPG for the purpose of ratifying the findings presented by the Secretary to the group.

Amendments to adopted bylaws require a two-thirds vote of the voting members of the CVCPG.

A vote to approve a community plan update or a community plan amendment requires a majority vote of the voting members of the CVCPG.

All other CVCPG actions, including subcommittee votes, only require a simple majority of the voting members of the group in attendance when a quorum is present.

The CVCPG's chair participates in discussions but does not vote except to make or break a tie.

The planning group shall not engage in, or allow, secret ballot or proxy voting on any agenda item. Other methods of absentee voting on agenda items, such as by telephone or by e-mail are also prohibited.

Votes taken on agenda items shall reflect the positions taken by the elected or appointed positions on the planning group identified in Article III, Section 1 of Council Policy 600-24.

(ix) **COLLECTIVE CONCURRENCE** - Any attempt to develop a collective concurrence of the members of the CVCPG as to action to be taken on an item by members of the planning group, either by direct or indirect communication, by personal intermediaries, by serial meetings, or by technological devices, is prohibited, other than at a properly noticed public meeting.

(x) **SPECIAL MEETINGS** - The chair of the CVCPG, or a majority of planning group members, may call a special meeting. An agenda for a special meeting shall be specified as such, and shall be prepared and posted at least 24 hours before a special meeting. Each member of the planning group shall receive the written notice of the meeting at least 24 hours before the time of the meeting as specified in the notice unless the member files with the planning group secretary a written waiver of notice at, or prior to the time of, the meeting. Written notice shall be delivered to each local newspaper of general circulation and radio or television station requesting notice in writing at least 24 hours before the time of the meeting. The notice shall identify the business to be transacted or discussed at the meeting. No other business shall be considered at this meeting. Public testimony on agenda items must be allowed; however, the non-agenda public comment period may be waived.

(xi) **EMERGENCY MEETINGS** - Emergency meetings, requiring no public notice, are called for matters related to public health and safety. These matters are outside of the purview of the CVCPG and are prohibited under these bylaws.

(xii) **RIGHT TO RECORD** - Any person attending a meeting of the CVCPG must be allowed to record or photograph the proceedings in the absence of a reasonable finding by the planning group that the recording cannot continue without noise, illumination, or obstruction of view that constitutes, or would constitute, a persistent disruption of the meeting.

(xiii) **DISORDERLY CONDUCT** - In the event that any planning group meeting is willfully interrupted by a person or group of persons, so as to make the orderly conduct of the meeting infeasible, the planning group may first cause removal of the individual or individuals. If that is unsuccessful then the planning group may order the meeting room cleared and continue in session on scheduled agenda items without an audience, except that representatives of the media shall be allowed to remain. The planning group may also readmit an individual or individuals who were not responsible for the disruption.

(b) Subcommittees

The CVCPG may establish standing and ad hoc subcommittees when their operation contributes to more effective discussions at regular planning group meetings.

(i) **STANDING SUBCOMMITTEES** - Pursuant to the purpose of the CVCPG as identified in Article II, Section 1, the planning group has established no standing subcommittees but will create, as needed, an ad hoc subcommittee to address a particular planning or operational matter.

(ii) **AD HOC SUBCOMMITTEES** - Ad hoc subcommittees may be established for finite period of time to review more focused issue areas and shall be disbanded following their review.

(iii) **SUBCOMMITTEE COMPOSITION** – Subcommittees shall contain a majority of members who are members of the planning group.

Non-members, who are duly appointed by a planning group to serve on a subcommittee, may be indemnified by the City in accordance with Ordinance No. O-19883 NS, and any future amendments thereto, provided they satisfy any and all requirements of the Administrative Guidelines.

(iv) **RECOMMENDATIONS** – Subcommittee recommendations must be brought forth to the full planning group for formal vote at a noticed public meeting. In no case may a committee or subcommittee recommendation be forwarded directly to the City as the formal recommendation of the planning group without a formal vote of the full planning group.

(V) **Expenses** - All subcommittees are required are to get pre-approval from the Vice Chairperson prior to occurring any expenses.

(c) Abstentions and Recusals

(i) **RECUSALS** - Any member of the CVCPG with a direct economic interest in any project that comes before the planning group or its subcommittees must disclose to the planning group that economic interest, and must recuse from voting and not participate in any manner as a member of the planning group for that item on the agenda.

(ii) **ABSTENTIONS** – In limited circumstances, planning group members may abstain from either voting on an action item, or from participating and voting on an action item. The member must state, for the record, the reason for the abstention.

(d) Meeting Documents and Records

(i) **AGENDA BY MAIL** - Requests to mail copies of a regular agenda, and any accompanying material, shall be granted. Such materials shall be mailed when the agenda is posted, or upon distribution to a majority of the members of the community planning group, whichever occurs first. A request to receive agendas and materials may be made for each calendar year and such request is valid for that entire year, but must be renewed by January 1 of the following year. A cost-recovery fee may be charged for the cost of providing this service.

(ii) **AGENDA AT MEETING** - Any written documentation, prepared or provided by City staff, applicants, or planning group members that is distributed at the planning group meeting, shall be made available upon request for public inspection without delay. If such material is distributed at the planning group meeting, then it shall be made available upon request at the meeting. If such material is prepared by someone other than City staff, applicants, or planning group members, or is received from a member of the public during public testimony on an agenda item, then the material shall be made available for public inspection at the conclusion of the meeting. A cost-recovery fee may be charge for the cost of reproducing any the materials requested by an individual or individuals.

(iii) **MINUTES** – For each planning group meeting, a report of CVCPG member attendance and a copy of approved minutes shall be retained by the planning group, and shall be available for public inspection. A copy of the draft minutes should be made available for public inspection as soon as possible but no later than the group's next regularly scheduled meeting. The minutes of each planning group meeting shall include the votes taken on each action item and reflect the names for, against and abstaining when the vote is not unanimous. Recusals shall also be recorded. Minutes should record speakers and public testimony, and whether each project applicant (whose project was subject to planning group action) appeared before the planning group. If an applicant did not appear before the planning group then the meeting minutes must indicate the date when and type of notification (e.g. electronic, telephonic, facsimile) provided to the applicant requesting his or her appearance at the planning group meeting. A copy of the approved minutes shall be submitted to the City within 14 days after approval by the planning group.

The CVCPG is not required to audio or videotape meetings but if recordings are made, they are subject to a public request to inspect without charge. A cost-recovery fee may be charged for copies of recordings.

(iv) **RECORDS RETENTION** – CVCPG records must be retained for public review. Community planning group records are meeting agendas and any other writings that are distributed to at least a majority of the

group members in connection with a matter subject to consideration at an open meeting of the group. Community planning group records do not include writings that are required to be submitted to the city in accordance with Council Policy 600-24 to substantiate and document the CVCPG operations and compliance. The CVCPG also receives materials that do not qualify as records. The Administrative Guidelines discuss categories of material that are City records, community planning group records, and non-records.

- Section 3. It shall be the duty of the CVCPG and its members to periodically seek community-wide understanding of and participation in the planning and implementation process as specified in Article II, Section 1. The planning group shall give due consideration to all responsible community attitudes insofar as these are deemed to be in the best long-range interest of the community at large.
- Section 4. It shall be the duty of the CVCPG to maintain a current, up-to-date roster of the names, terms, and category/qualifications of planning group members in its possession, and to forward the current roster, as well as any updates, to the City. The planning group must also submit to the City an annual report of accomplishments for the past 12 months and anticipated objectives for the coming year related to Article II, Section 1 above. Rosters and annual reports constitute disclosable records under the Brown Act.
- Section 5. The CVCPG may develop a policy for financial contributions from the citizens of the community for the purposes of furthering the efforts of the planning group to promote understanding and participation in the planning process. However, no membership dues shall be required and no fee may be charged as a condition of attendance at any planning group meeting. All contributions must be voluntarily made, and no official planning group correspondence may be withheld based on any individual's desire to not make a voluntary contribution.
- Section 6. Each elected CVCPG member is required to attend an orientation training session administered by the City as part of planning group and individual member indemnification pursuant to Ordinance No. O-19883 NS, and any future amendments thereto. If it is not possible for a new member to attend the training session as required, or if a new member is seated through a special election or in a month other than March, then the member shall successfully complete the online orientation training.

As required by O-19883 NS, newly seated planning group members must complete a basic orientation training session within 60 days of being elected or appointed to a planning group or the member will be ineligible to serve. The basic orientation training session will be scheduled within 60 days of the last day of March each year to meet this ordinance requirement.

ARTICLE VII Planning Group Officers

- Section 1. The officers of the CVCPG shall be elected from and by the members of the planning group. Said officers shall consist of a Chairperson, Vice Chairperson, Corresponding Secretary, Recording Secretary and Financial Secretary. The length of an officer's term shall be one year, except that no person may serve in the same planning group office for more than eight or nine consecutive years. After a period of one year in which that person did not serve as an officer that person shall again be eligible to serve as an officer. All CVCPG officers are required to get pre-approval from the Vice Chairperson prior to occurring any expenses.
- Section 2. Chairperson. The Chairperson shall be the principal officer of a recognized community planning group and shall preside over all planning group and communitywide meetings organized by the planning group. The Chairperson shall be an ex-officio member of all subcommittees. The Chairperson shall set the agenda for meetings. The Chairperson shall be the point of contact for development applicants.
- Appeals of discretionary decisions to the city shall be made by the Chairperson or, if necessary because of direct economic interest or absence, by a designee identified to appeal that particular action on behalf of the CVCPG.
- Section 3. Vice Chairperson. In the absence of the Chairperson, the Vice Chairperson shall perform all the duties and responsibilities of the Chairperson. The Vice Chairperson shall handle all financial disbursements and reimbursements related to CVCPG business upon authorization of the board, keep an accurate record of all receipts of disbursements and reimbursements. All actions shall be reported at each regular meeting.
- Section 4. Corresponding Secretary. The Corresponding Secretary shall be responsible for the planning group's correspondence and for posting notice of meetings.
- Section 5. Recording Secretary. The Recording Secretary shall be responsible for attendance records, and minutes and actions [including identification of those planning group members that constitute a quorum, who vote on an action item, and who may abstain or recuse and the reasons], and shall assure that planning group members and members of the public have access to this information. The Recording Secretary may take on these responsibilities or may identify individuals to assist in these duties.
- Section 6. The Chairperson shall be a recognized community planning group's representative to the Community Planners Committee (CPC). However, by vote

of the planning group, a planning group member other than the chair may be selected as the official representative to CPC with the same voting rights and privileges as the chair. Designation of a member other than the chair for either representative, as well as for the planning group's alternate to CPC shall be forwarded in writing to the staff representative to CPC prior to extension of voting rights and member attendance.

Section 7. The CVCPG officers and representatives to the CPC shall promptly disseminate to all elected planning group members pertinent information that is received by the planning group regarding its official business.

ARTICLE VIII Planning Group Policies and Procedures

Section 1. The CVCPG bylaws incorporate policies and procedures directed by Article I through VII of Council Policy 600-24. These bylaws also contain some policies and procedures recommended in Article VIII of Council Policy 600-24. This bylaws Article lists additional procedures which are found in Exhibits attached to the bylaws.

Any procedures found in exhibits have the same effect as if they were incorporated directly into Articles I through VII of the bylaws. They are separated into exhibits for ease of understanding.

Listed procedures are grouped by category as follows: Community Participation; Planning Group Composition; Conduct of Meetings; Member and Planning Group Responsibilities; and Elections.

(a) Community Participation

The following are the CVCPG's procedures regarding community participation:

Community outreach strategies: In order to grow interest in the planning group and encourage a representative diversity among its members, members who are Representatives of neighborhoods are strongly encouraged to participate in their respective neighborhood councils and in order to represent their interests and concerns.

Community Outreach Subcommittee: In September of each year, the Chairperson shall appoint a Community Outreach Subcommittee to endeavor to achieve greater involvement of the community in the CVCPG.

(b) Planning Group Composition

The following are the CVCPG procedures pursuant to Article III, Section 2 regarding planning group composition:

Representatives residing outside of the neighborhood to be represented: If, after actively seeking to the greatest practical extent, a candidate to fill a seat reserved for a neighborhood Representative per Article III, Section 2 and finding no qualified community member to serve, that seat may be filled by a qualified community member from another neighborhood.

(c) Conduct of Meetings

The following are the CVCPG procedures regarding conduct of planning group meetings:

CVCPG Ground Rules: In August and September of 2006, the CVCPG held a series of retreats to improve the effectiveness, efficiency and collaborative conduct of meetings. An outcome of the retreat sessions was the adoption of the Chollas Valley Community Planning Group Ground Rules. These are incorporated into these Bylaws as Exhibit C.

Notice of meetings: The Corresponding Secretary will post agendas on a bulletin board at Malcolm X Valencia Park Library at least 72 hours prior to regularly scheduled meetings. The Chairperson will forward agendas to the City Planning Department to be posted on the City Planning Department website [www.sandiego.gov/planning/community/profiles/encanto/agendas.shtml] at least 72 hours prior to regularly scheduled meetings.

Elections Subcommittee: Each November, an Elections Subcommittee shall be appointed by a majority vote of the voting members of the planning group to implement elections in accordance with Article V. The Elections Subcommittee shall be comprised of members who are not up for election in the coming March.

(d) Member and Planning Group Responsibilities

The following are the CVCPG procedures regarding member and planning group responsibilities:

Representation of Planning Group Positions: All positions of the CVCPG, whether project review recommendations or other opinions, shall be authorized by a majority vote of the planning group. A record of the vote shall be included with the position.

The CVCPG may appoint liaisons to other community organizations as needed.

ARTICLE IX Rights and Liabilities of Recognized Community Planning Groups

Section 1. Indemnification and Representation. The CVCPG and its duly elected or appointed members have a right to representation by the City Attorney and a right to indemnification by the City under Ordinance O-19883 NS, and any future

amendments thereto, if the claim or action against them resulted from their obligation to advise and assist the City and its agencies with land use matters as specified in Council Policy 600-24, Article II, Section 1; their conduct was in conformance with the Policy and these bylaws; and all findings specified in the ordinance can be made.

Section 2. **Brown Act Remedies.** The CVCPG and its duly elected members may be subject to both Council Policy 600-24 violations as described in Section 3 below and penalties provided for in the Brown Act. The Brown Act includes criminal penalties and civil remedies. Both individual members of the planning group, as well as the planning group itself, may be subject to civil remedies. Under certain circumstances, individual planning group members may face criminal misdemeanor charges for attending a meeting where action is taken in violation of the Brown Act, and where the member intended to deprive the public of information to which the member knows or has reason to know the public is entitled. Alleged violations will be reviewed and evaluated on a case-by-case basis.

Section 3. **Council Policy 600-24 Violations and Remedies.**

(a) Alleged Violations by a Member of the CVCPG

In cases of alleged violations of the CVCPG bylaws or Council Policy 600-24 by a planning group member, the planning group may conduct an investigation consistent with the Administrative Guidelines and these bylaws.

A complaint that an individual member of a planning group violated one or more provisions of the planning group's bylaws or Council Policy 600-24 may be submitted to the planning group chair by any individual, including another planning group member. The complaint should be filed within 90 days of the alleged violation.

If, after a thorough investigation, the planning group determines that the individual member has violated a provision of these bylaws or Council Policy 600-24, the planning group shall, where feasible, seek a remedy that corrects the violation and allows the member to remain as a member of the planning group.

If corrective action or measures are not feasible, the CVCPG may remove a member by a two-thirds vote of the voting members of the community planning group. The vote to remove the group member shall occur at a regularly scheduled public meeting subject to the procedures outlined in the Administrative Guidelines and these bylaws.

If the planning group member found to be out of compliance with the provisions of these bylaws or Council Policy 600-24, the planning group risks loss of

indemnification [legal protection and representation] pursuant to Ordinance No. O-19883 NS, and any future amendments thereto.

Investigation procedures for elected member violations are outlined below:

Any action by the CVCPG to discipline or remove a member must occur at a scheduled planning group meeting and be advertised on the agenda as an action item. Due to the significant nature of removing an elected member, and to ensure a fair and public process, the procedures for investigating a violation of a member are listed below:

Documenting a violation:

- A complaint that a violation of bylaws of Council Policy 600-24 has occurred will be presented to the planning group chair. If the complaint is about the chair, it may be presented to any other officer of the planning group.
- The complaint should be detailed enough to provide a description of, and timeframe within which, the alleged violation was committed and who was responsible for the violation.
- The complaint should provide a citation of the bylaws or Council Policy 600-24 provisions of which the action is claimed to violate. If the complaint is from someone other than another planning group member, the chair [or other officer] may assist in providing appropriate citations to assist the complainant.
- The chair will confer with the planning group officers [exception: if an officer is the subject of the grievance or has a business or personal relationship with the alleged violator] regarding the complaint.
- The chair shall create a written record of the complaint and alleged violation to share with the alleged violator.

Procedures for administering and acting on investigating a violation: While the authority for this process rests with this planning group, City staff may be contacted for assistance at any point in the process.

- Once the information about an alleged violation is completed in writing, the chair, with assistance from the planning group officers, will meet and talk with the planning group member against whom the violation is alleged. The allegations will be presented and the planning group member shall be given opportunity for rebuttal.
- If the chair, with assistance from the planning group officers, determines that no violation has actually occurred, the chair may record this in the written record of the complaint.
- If the chair, with assistance from the planning group officers, determines that a violation has occurred but the situation can be remedied either by action of the planning group or by the planning group member, then the chair will outline the necessary actions to achieve the remedy.
- If the chair, with assistance from the planning group officers, determines that the situation cannot be remedied and that the interests of the community and the CVCPG would best be served by the removal of the planning group

member, then the chair shall set the matter for discussion at the next planning group meeting. The planning group member who committed the violation shall be given adequate notice about the meeting discussion, and will be given the opportunity to resign prior to docketing the matter for a planning group discussion.

Presenting a violation to the planning group:

- The matter of removing a seated planning group member will be placed on the planning group's agenda as a potential action item. Supporting materials from the chair or from the offending planning group member will be made available to the elected planning group members prior to the meeting.
- The matter will be discussed at the planning group's regular meeting with opportunity given to the planning group member who committed the violation to present their case and/or rebut documentation gathered by the chair with the assistance of the planning group officers. The member may also request a continuance of the item to gather more information to present to the planning group.
- At the end of the discussion, the planning group may, by a 2/3 vote, choose to remove the member.

Recourse for expelled member:

- There is no appeal available to an elected planning group member removed by a 2/3 vote of the voting members of their recognized community planning group.
- The planning group member's seat shall be immediately declared vacant and subject to provisions of Article IV.
- The removal of a planning group member by a 2/3 vote of the voting members of their recognized community planning group will not prohibit the member from running for a planning group seat in future scheduled elections.

(b) Alleged Violations Against the CVCPG as a Whole

In the case of an alleged violation of the planning group's bylaws or of Council Policy 600-24 by the planning group as a whole or multiple members of the planning group, the violation shall be forwarded in writing to the City. The Mayor's Office will engage in a dialogue with the planning group, determining the validity of the complaint, and seeking resolution of the issue or dispute. The CVCPG will work with the City toward a solution and the planning group recognizes that, in accordance with Council Policy 600-24, the City may consult with the Community Planners Committee.

If a violation against the planning group as a whole is proven and there is a failure of the planning group to take corrective action, the planning group will forfeit its rights to represent its community as a community planning group recognized under Council Policy 600-24. Such a determination resulting in the forfeiture of a seated group's rights to represent its community shall be based on a recommendation by the Mayor's Office to the City Council. A planning group

shall not forfeit its recognized status until there is an action by the City Council to remove the status. The City Council may also prescribe conditions under which official recognition will be reinstated.

If the planning group is found to be out of compliance with the provisions of this Policy not subject to the Brown Act or its adopted bylaws risks loss of indemnification [legal protection and representation] pursuant to Ordinance No. O-19883 NS, and any future amendments thereto.

Exhibit A: CVCPG Boundary Map
Exhibit B: CVCPG Ground Rules

EXHIBIT A CHOLLAS VALLEY PLANNING GROUP Boundary Map



EXHIBIT C

CHOLLAS VALLEY PLANNING GROUP

GROUND RULES

These rules and values are how we will treat, support and communicate with each other and how we will participate and cooperate in making decisions. We will use them in all aspects of our work assignments, meetings and discussions.

1. We will show respect by not cross-talking or back talking during discussions.
2. We agree that one person speaks at a time; there will not be side conversations.
3. We will treat each other with mutual respect and/or civility. We will be aware of and responsible for our words and our actions.
4. We will seek to build trust and safety within the group so that everyone feels safe enough to express opinions and present relevant information.
5. We acknowledge a member's right not to speak on a particular issue but we agree to participate in discussions and contribute to decisions.
6. We will maintain a sense of humor. We will de-personalize our conversations and focus on discussing issues.
7. We will listen without interrupting, be nonjudgmental and try to keep an open mind on issues until it is time to decide.
8. We will regard feelings as valid.
9. We will make "I" statements. We will speak for ourselves, not the group or others (present or absent)
10. We will respect the group's time and timetables. Each person will have a chance to speak their mind. However, our contributions will be brief and focus on bringing new facts or approaches and we will try to not be redundant.
11. We will give feedback in a constructive way. We will avoid "talking down" or attacking others.
12. We will strive to understand those who disagree with us. We will validate others.
13. We will be open to changing our minds.

Finalized September 29, 2006

Action Item 9 (A)

Action items:

A. Damback Residence Development Republic Street #401103

Presenter: Gary Taylor, Gary Taylor & Associates

CONSULTANTS

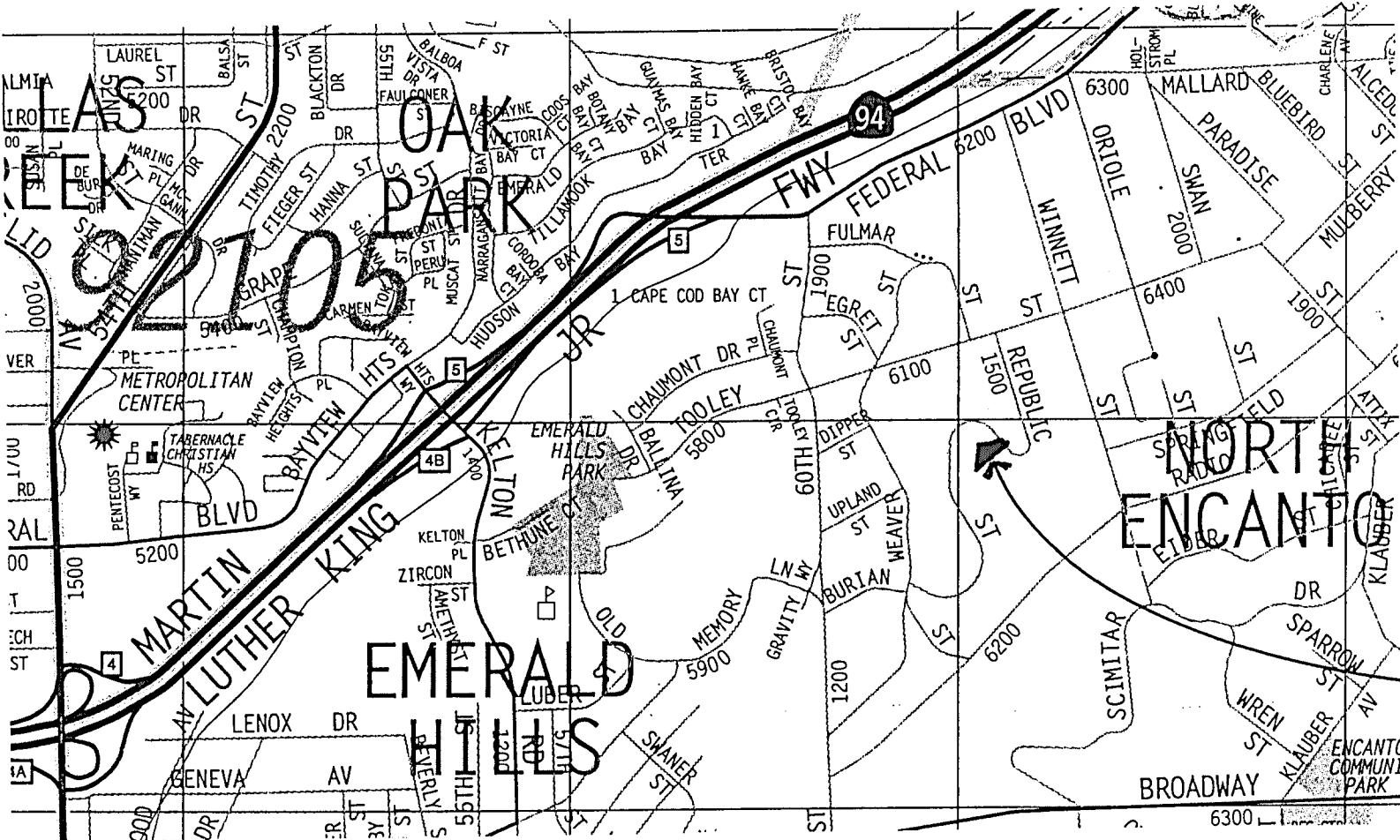
DESIGN / AGENT: Gary Taylor and Associates Inc.
3241 Adams Ave
San Diego, CA 92116
(619) 280-7613 fax 280-7616

SURVEY/CIVIL: Kappa Surveying and Engineering, Inc.
8707 La Mesa Blvd.
La Mesa, CA 91941
(619) 465-8948 fax 465-6410

BIOLOGY: Busby Biological Services, Inc.
4629 Cass Street # 192
San Diego, CA 92019
(858) 334-9507

LANDSCAPE: Hutter Designs, Inc.
3645 Ruffin Road #235
San Diego, CA 92123
(619) 337-4044 fax (619) 342-8528

GEOTECHNICAL: East County Soil Engineering
10925 Hartley Road Suite "I"
Santee, CA 92071
(619) 258-7901 fax 258-7902



GTA
GARY TAYLOR
&
ASSOCIATES, INC.
3241 ADAMS AVE
SAN DIEGO, CA 92116
(619) 280-7613
fax 280-7616

SITE

FIRE DEPARTMENT NOTES

- Existing fire hydrant location is shown on Sheet 1.
- Provide building address numbers, visible and legible from the street fronting the property per FHPS Policy P-00-6. (UFC 901.4.4)
- Post indicator values, fire department connections, and alarm bell are to be located on the address / access side of the structure.

GENERAL NOTES

- No existing easements on site.
- No existing or proposed bus / transit stops.
- No obstruction including landscaping or solid walls in the visibility area shall exceed 3 feet in height.
- Prior to the issuance of any construction permits, 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.
- 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.
- 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.

PROJECT DATA

REQUESTING: Site Development Permit for a Single Family residence in the Southeastern San Diego Planned District.

DEVIATION: A deviation is requested for the garage placement. The garage location meets the required setbacks but the steepness of the existing slope does not allow the garage to be setback from the main facade.

DESCRIPTION: New two story single family residence. 2 bedroom 2.5 bath with a penthouse and roof deck. Existing property is vacant.

OWNER: Edward Dambach
826 Orange Ave #308
Coronado, CA 92118 (619) 250-0495

JOB ADDRESS: (1710) Republic Street San Diego, CA 92114
(between 1699 and 1725)

COMMUNITY: Encanto SITE AREA: 0.76 acres / 33,105 sf

A.P.N. 543-060-19-00

LEGAL: Lots 98 of Empire Addition To Encanto Heights Map 1254 Map 1174

ZONE: SESDPD SF 20,000 Overlays: Steep Hillside, Sensitive Biological Resources, Brush Zones

GEOLOGIC HAZARD CATEGORY: 52

CONSTRUCTION: Type V B (fire sprinklered) OCCUPANCY: R-3

FLOOR AREA RATIO: 2,076 sf / 0.062

PARKING: Spaces required 2 +2 (drive length less than 20')
Spaces shown 4 (1 allowed on-street)

AREA DATA: Lower Level (first floor) 679 sf
Main Level (second floor) 870 sf + 400 sf Garage = 1,270 sf
Upper Level (penthouse) 127 sf

Total Living Area 1,676 sf + 400 sf Garage = 2,076 sf Total Area
Total Deck Area 708 sf

SHEET INDEX

- SITE PLAN - PROJECT DATA
- SURVEY - EXISTING CONDITION - SLOPE ANALYSIS
- FLOOR PLANS - ROOF PLAN
- EXTERIOR ELEVATIONS
- BUILDING SECTIONS
- LANDSCAPE / REVEGETATION PLAN
- BRUSH MANAGEMENT PLAN
- C-1 GRADING & DRAINAGE NOTES
- C-2 GRADING & DRAINAGE PLAN
- C-3 EROSION CONTROL PLANS
- C-4 DRAINAGE AREA MAPS

ATTACHMENTS:

- A GEOTECHNICAL INVESTIGATION
- B WATER QUALITY STUDY
- D BIOLOGICAL REPORT

SITE
DEVELOPMENT
PERMIT (SESDPD)

REPUBLIC STREET

REVISION 5 _____
REVISION 4 _____
REVISION 3 _____
REVISION 2 10.7.15
REVISION 1 1.12.15

ORIG. DATE 12.5.14

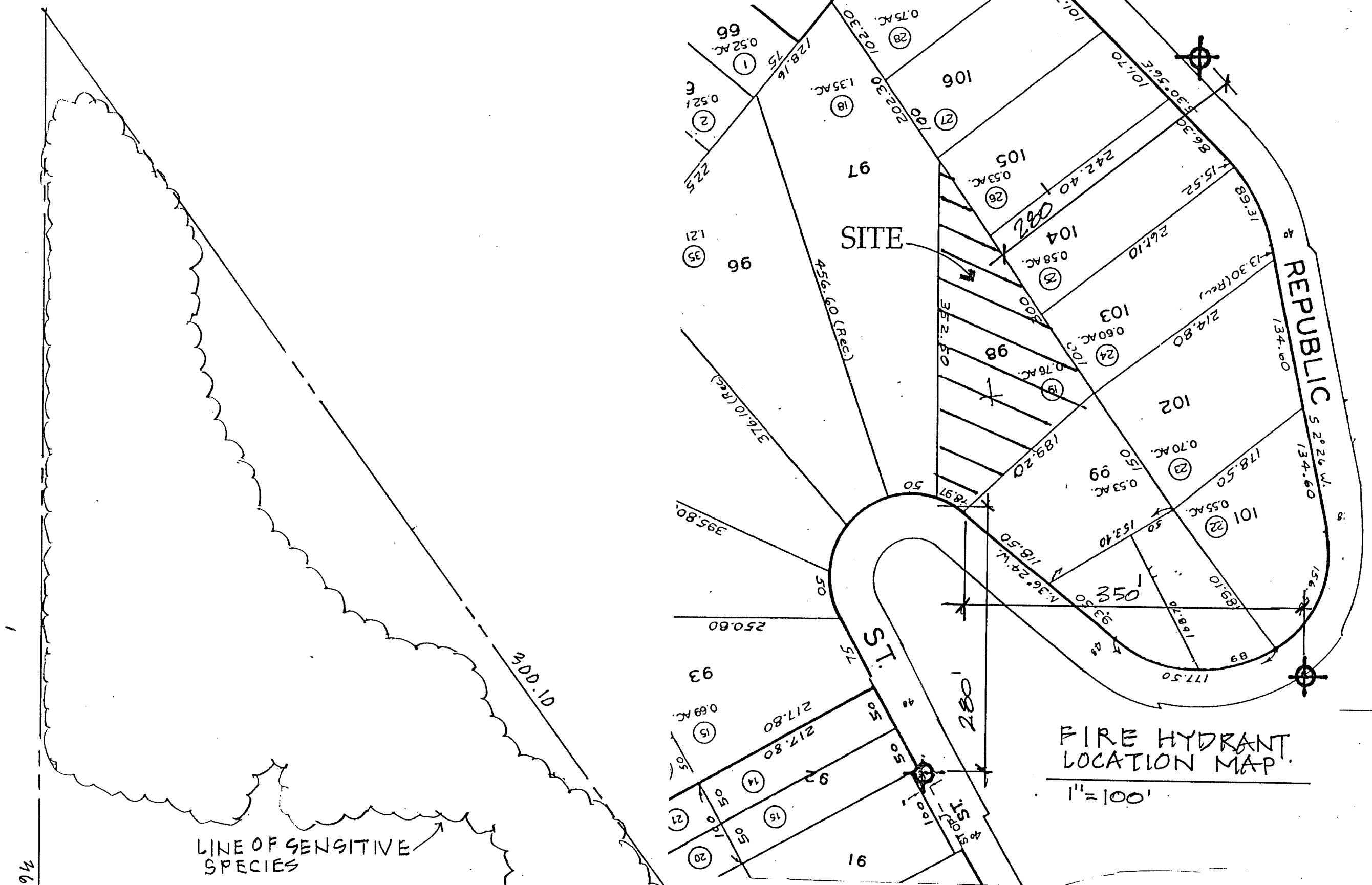
SITE PLAN
PROJECT DATA

sheet 1 of 10
pts #401103

the DECK HOUSE

1710 REPUBLIC ST. SAN DIEGO, CA 92114

the DECK HOUSE
1710 REPUBLIC ST. SAN DIEGO, CA 92114

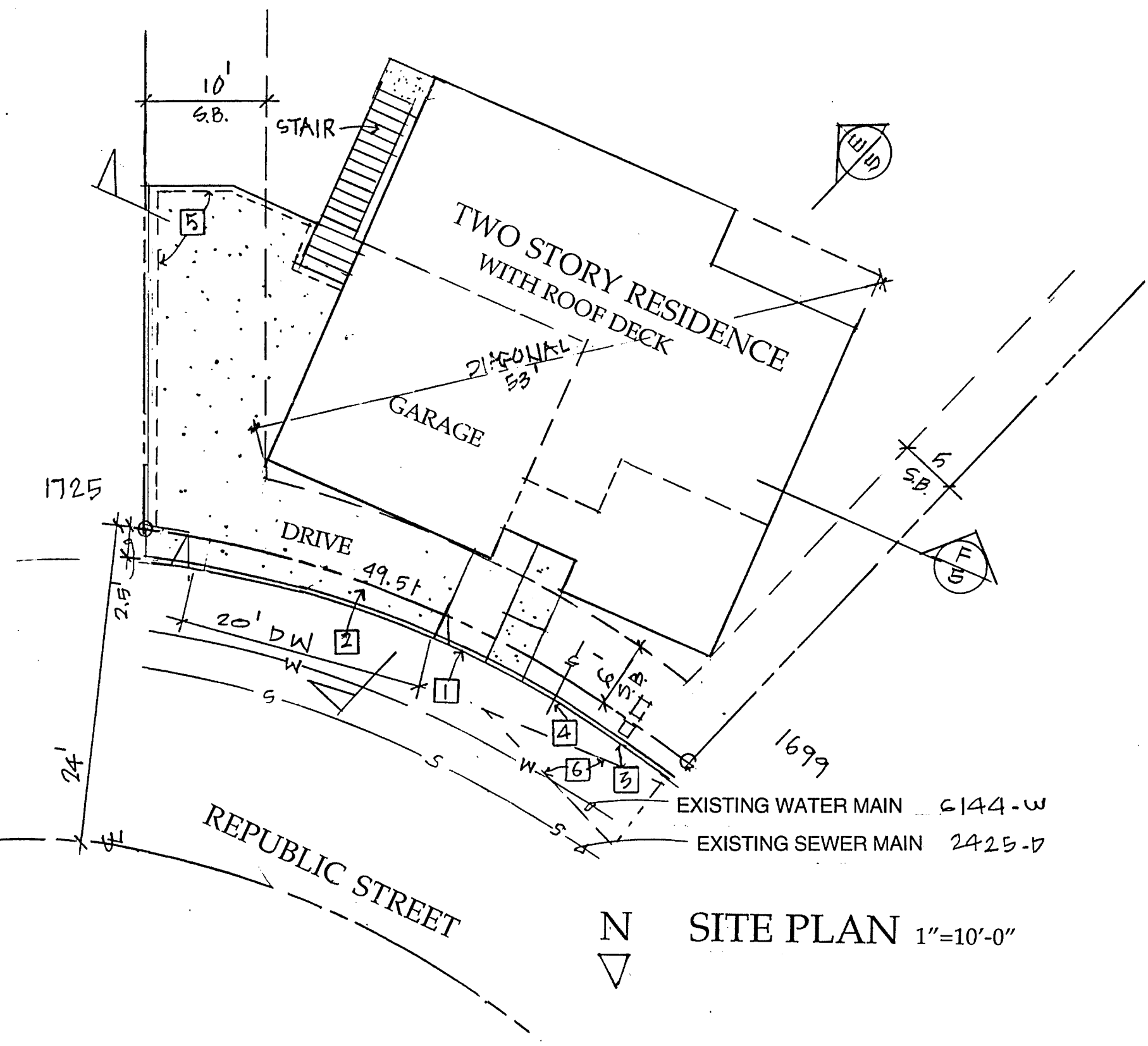


SITE NOTES

- SEE SURVEY FOR EXISTING CONDITIONS.
- SEE GRADING PLANS FOR FINISHED GRADES AND SITE WALLS.
- SEE WATER CONTROL & BMP SHEET FOR REQUIREMENTS.
- SEE BRUSH MANAGEMENT PLANS FOR REQUIREMENTS.
- FENCES AND WALLS SHALL COMPLY WITH ZONING REGULATIONS. RETAINING WALLS OVER 3 FEET IN HEIGHT REQUIRE A BUILDING PERMIT.
- DRIVEWAY MAXIMUM SLOPE TO BE 14%. PARKING AREAS MAX. SLOPE 6%.

SITE KEY NOTES

- EXISTING CURB NOTE: No sidewalks in the immediate neighborhood
- ENLARGE EXISTING CURB CUT FOR NEW DRIVEWAY per city standard
- NEW WATER METER & SERVICE FOR DOMESTIC & FIRE SPRINKLERS. PROVIDE BACKFLOW ASSEMBLY TYPE "RP" PER STRSD WR-01 & SDW-100.
- NEW 4" A.B.S. PRIVATE SEWER LINE WITH CLEANOUT. CONNECT TO EXISTING SEWER MAIN. VERIFY EXACT DEPTH AND LOCATION.
- CONCRETE BLOCK SITE RETAINING WALL
- 8' x 20' ON STREET PARKING SPACE



SLOPE NOTE
< 25% 6.47%
> 25% 93.53%
SEE SLOPE ANALYSIS

SITE PLAN 1"=20'-0"

SITE PLAN 1"=10'-0"

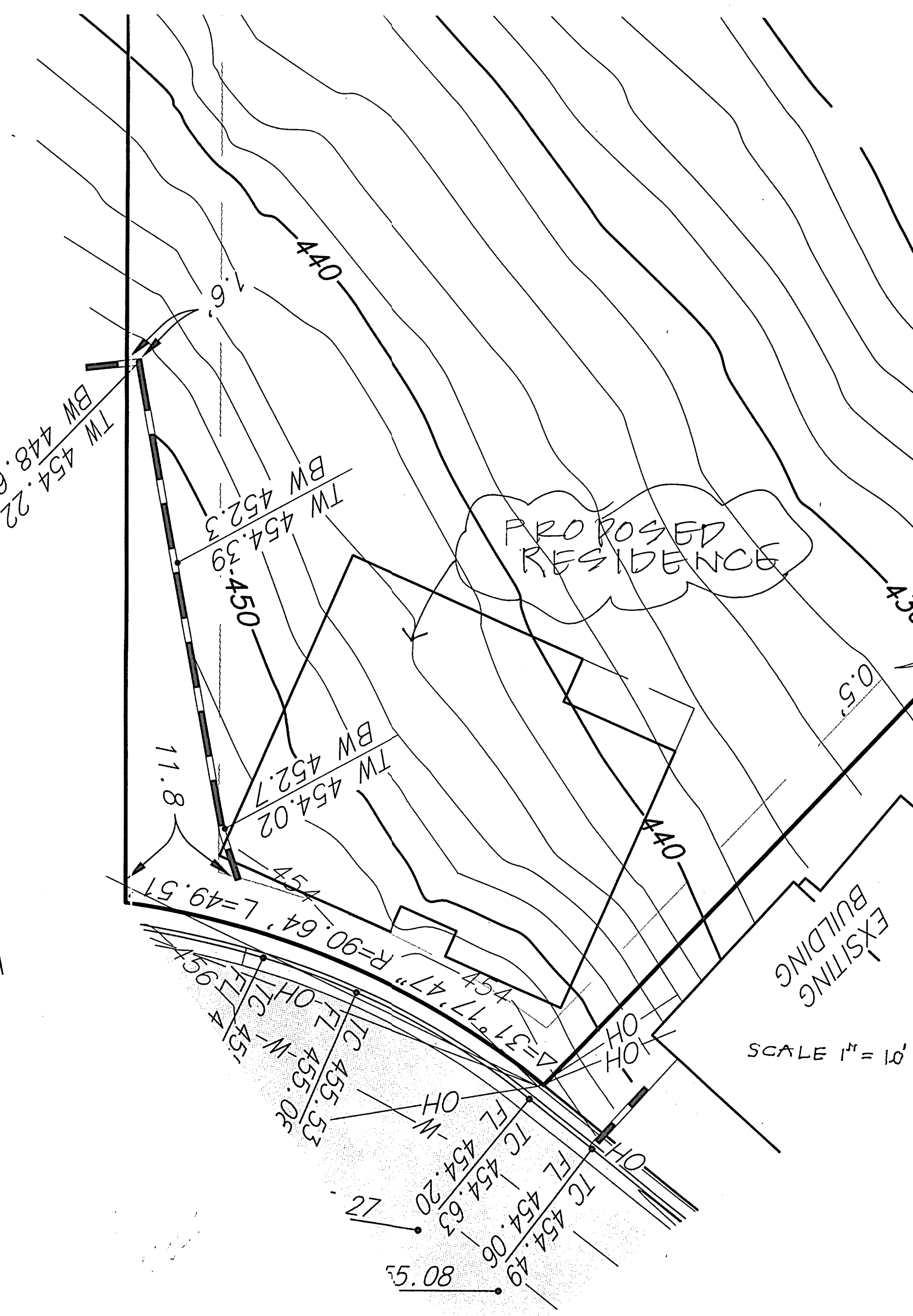
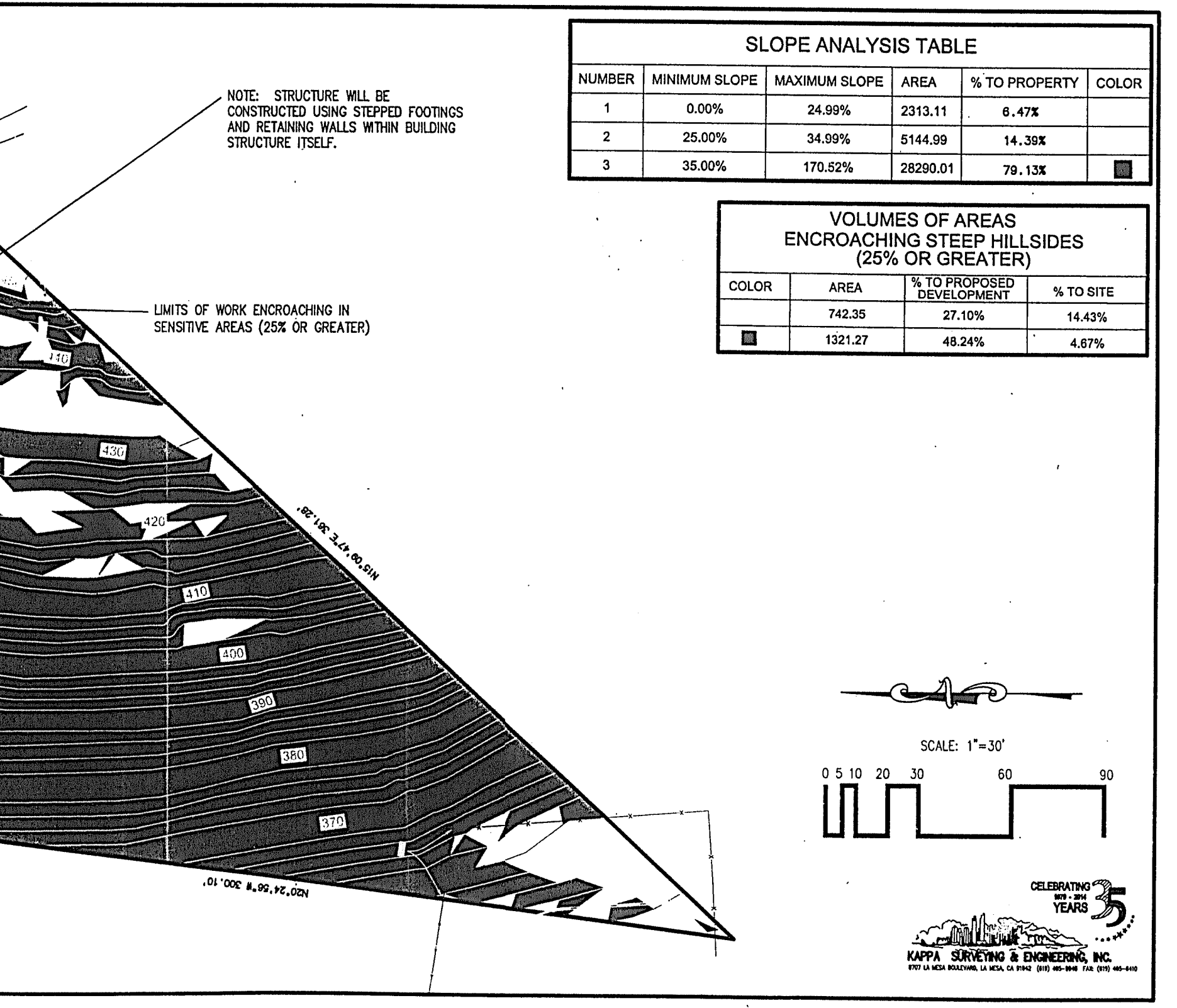
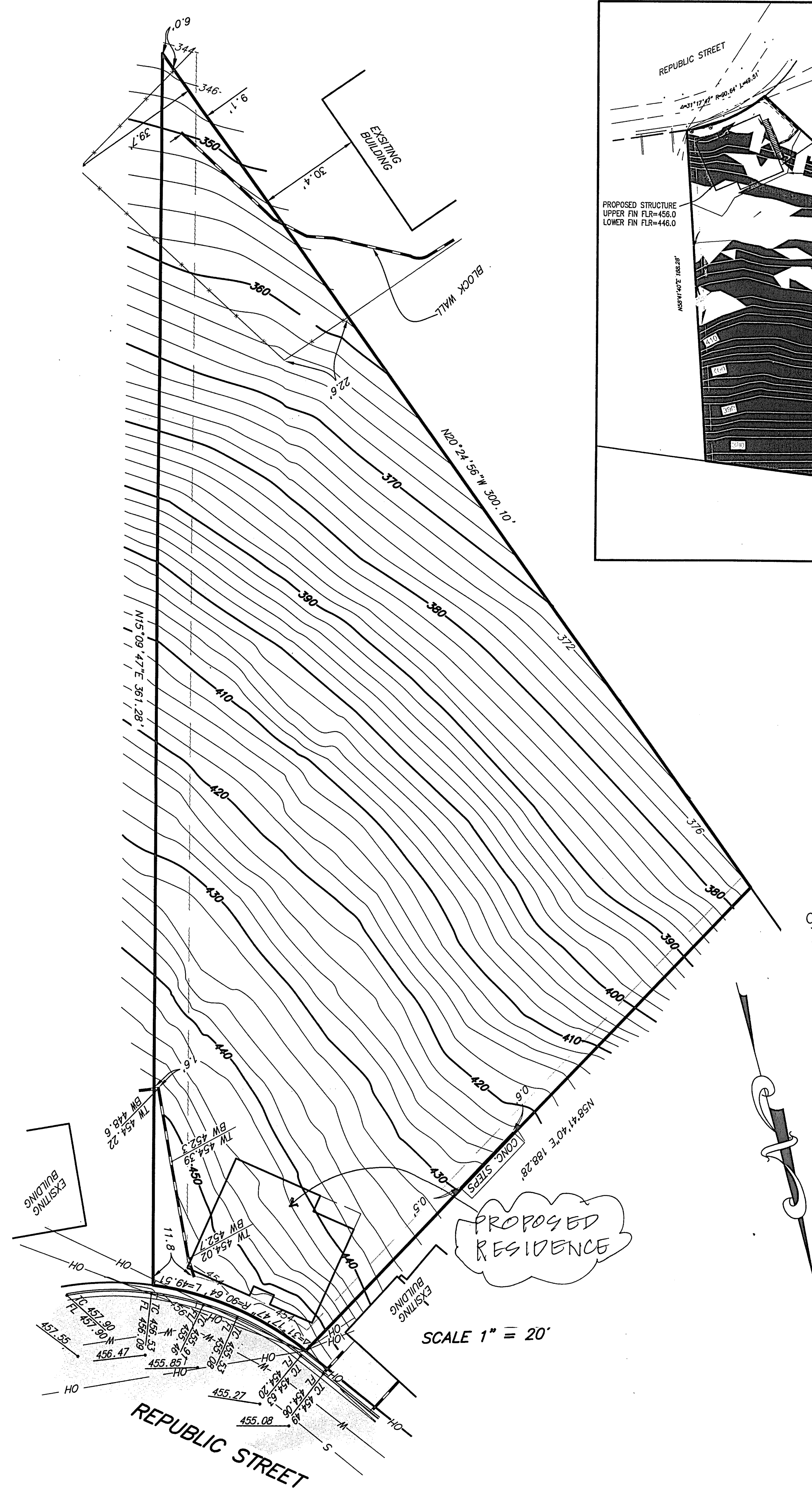
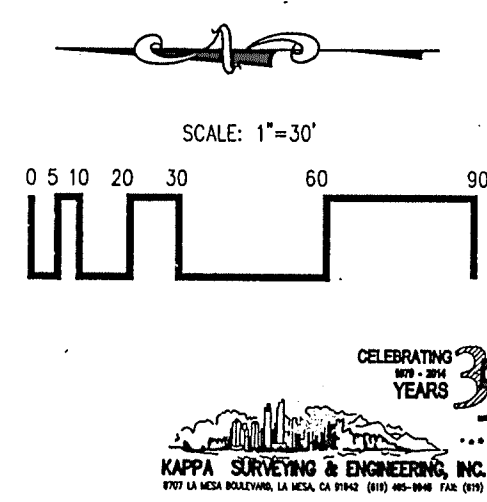
TOPOGRAPHIC SURVEY OF
REPUBLIC STREET
SAN DIEGO, CA.
JANUARY 21, 2013

LEGEND

- 456.47 — SPOT ELEVATION
— 420 — — CONTOUR ELEVATION (2 FOOT INCR.)
FL — FLOW LINE
TC — TOP OF CURB
TW — TOP WALL
SMH — SEWER MANHOLE
BW — BOTTOM WALL
CONC. — CONCRETE PAVING
AC — ASPHALT PAVING
— OH — — OVERHEAD UTILITY
— W — — WATER LINE
— S — — SEWER
— X — — EXISTING CHAIN LINK FENCE
— — — — EXISTING MASONRY BLOCK WALL
ASPHALT PAVEMENT
CONCRETE PAVEMENT

SLOPE ANALYSIS TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	% TO PROPERTY	COLOR
1	0.00%	24.99%	2313.11	6.47%	
2	25.00%	34.99%	5144.99	14.39%	
3	35.00%	170.52%	28290.01	79.13%	

VOLUMES OF AREAS ENCROACHING STEEP HILLSIDES (25% OR GREATER)			
COLOR	AREA	% TO PROPOSED DEVELOPMENT	% TO SITE
	742.35	27.10%	14.43%
	1321.27	46.24%	4.87%



KAPPA SURVEYING INC.
8707 La Mesa Blvd
La Mesa, Calif. 91942
(619) 465-8948
FAX (619) 465-6410

Allen R. A. Turner III PLS



PREPARED FOR:
MR. EDWARD L. I. DAMEBACH
826 ORANGE AVE #308
CORONADO, CA 92118

BENCH MARK:
BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG THE SOUTHEAST CORNER OF REPUBLIC STREET AND TOOLEY AVENUE.
ELEVATION: 452.00
DATUM: MEAN SEA LEVEL

- NOTES:**
- SITE ADDRESS: REPUBLIC STREET, SAN DIEGO, CA.
 - LEGAL DESCRIPTION: LOT 98 OF EMPIRE ADDITION TO ENCANTO HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 1254, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER APRIL 26, 1910.
 - ASSESSOR'S PARCEL NO. 543-060-19
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORD INFORMATION, SUPPLEMENTED BY FIELD OBSERVATION OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
 - THE PROPERTY LINE BEARINGS & DIMENSIONS SHOWN HEREON WERE TAKEN FROM A PENDING CORNER RECORD BY KAPPA SURVEYING INC..

SITE DEVELOPMENT PERMIT (SESDPD)

REPUBLIC STREET
REVISION 5
REVISION 4
REVISION 3
REVISION 2 10.1.15
REVISION 1 1.12.15

ORIG. DATE 12.5-14

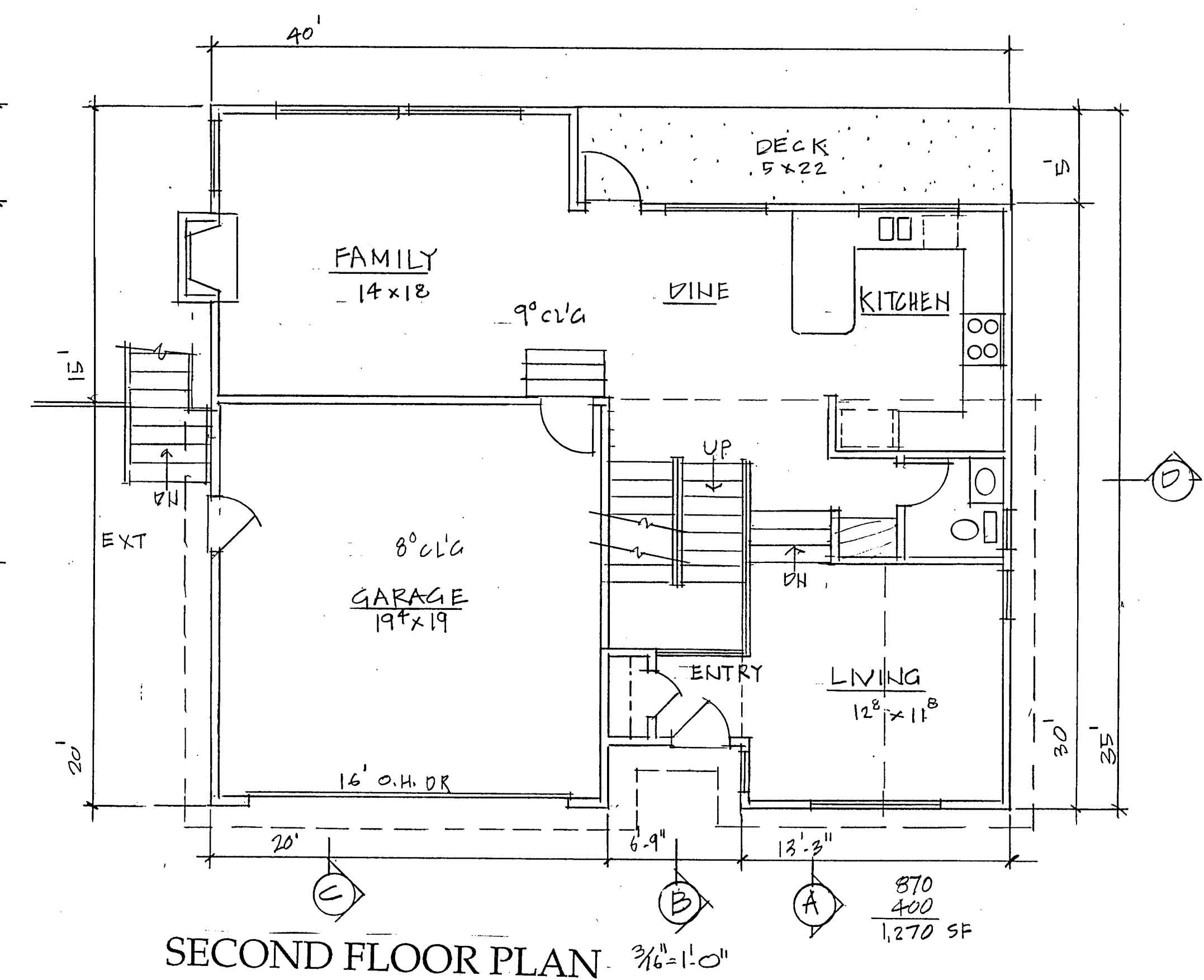
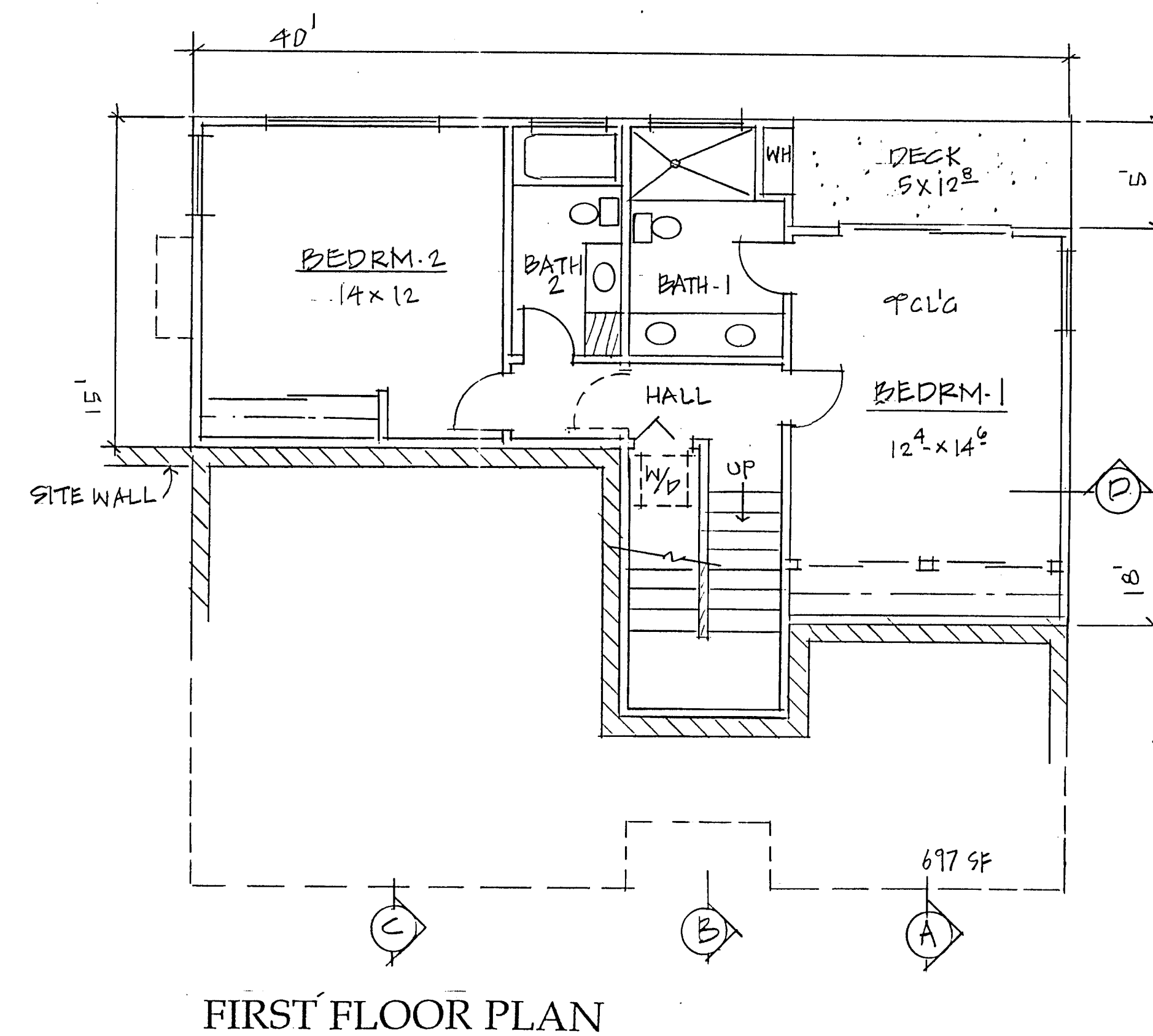
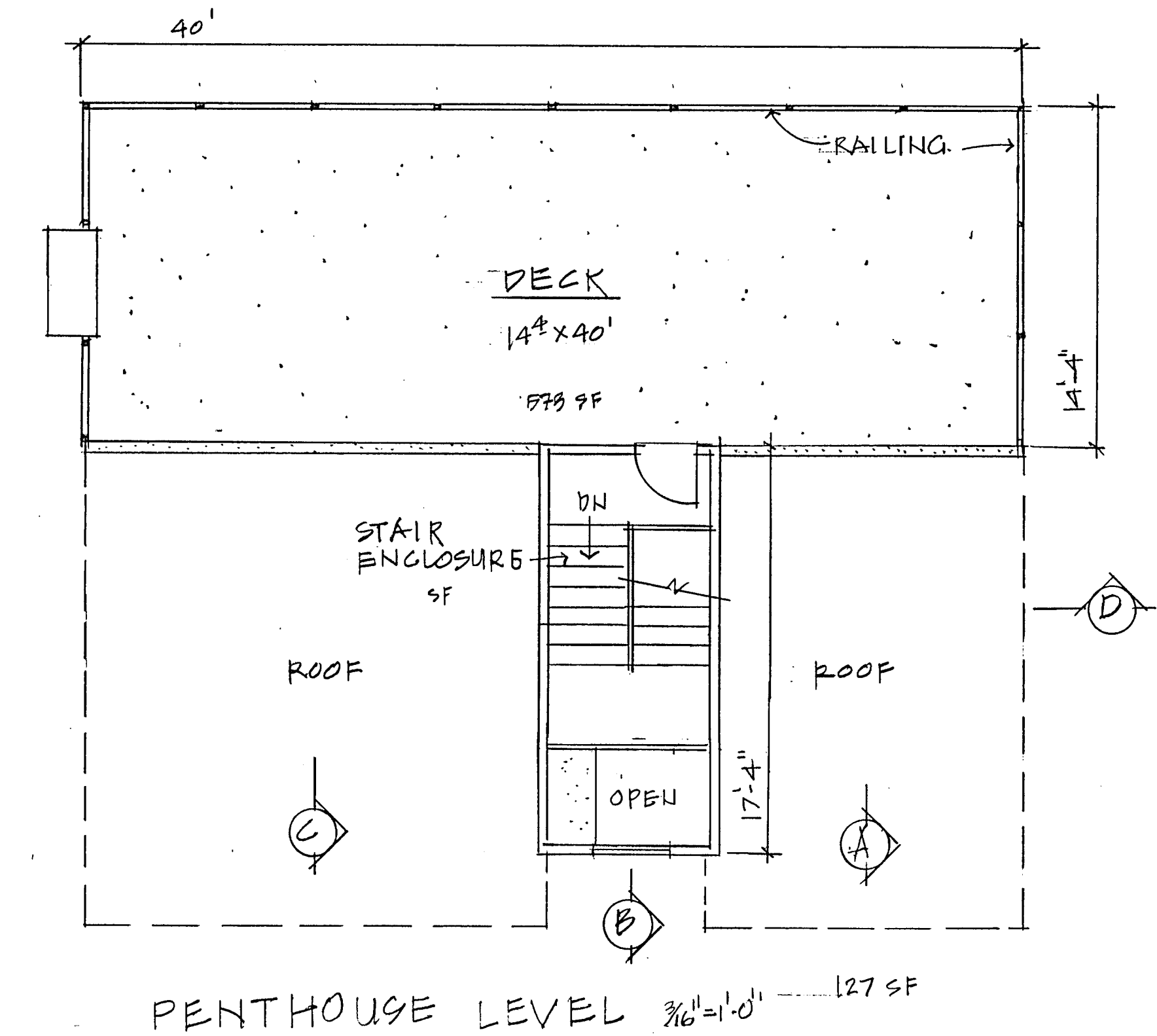
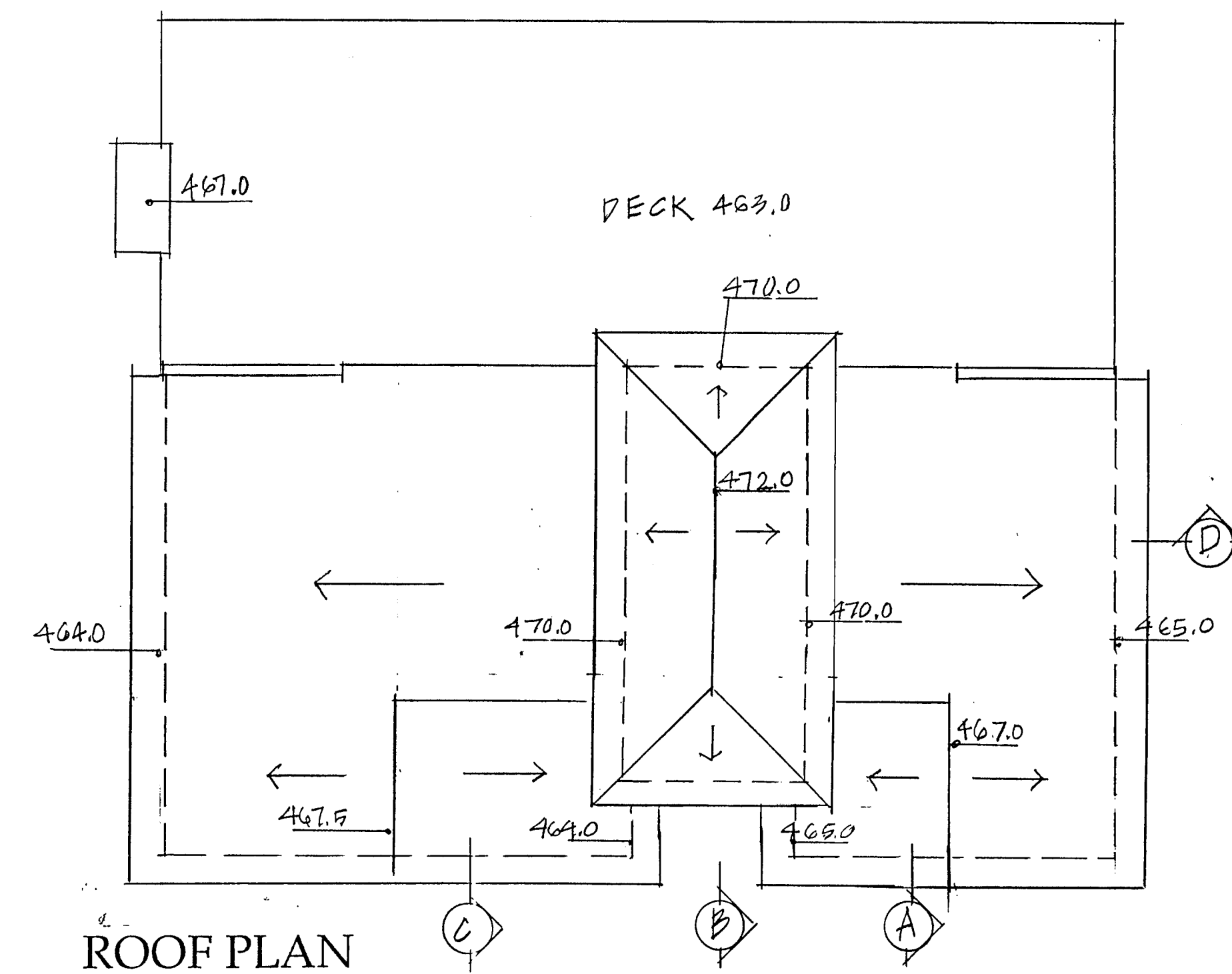
SURVEY EXISTING CONDITIONS
SLOPE ANALYSIS
sheet 2 of 10
pts #401103

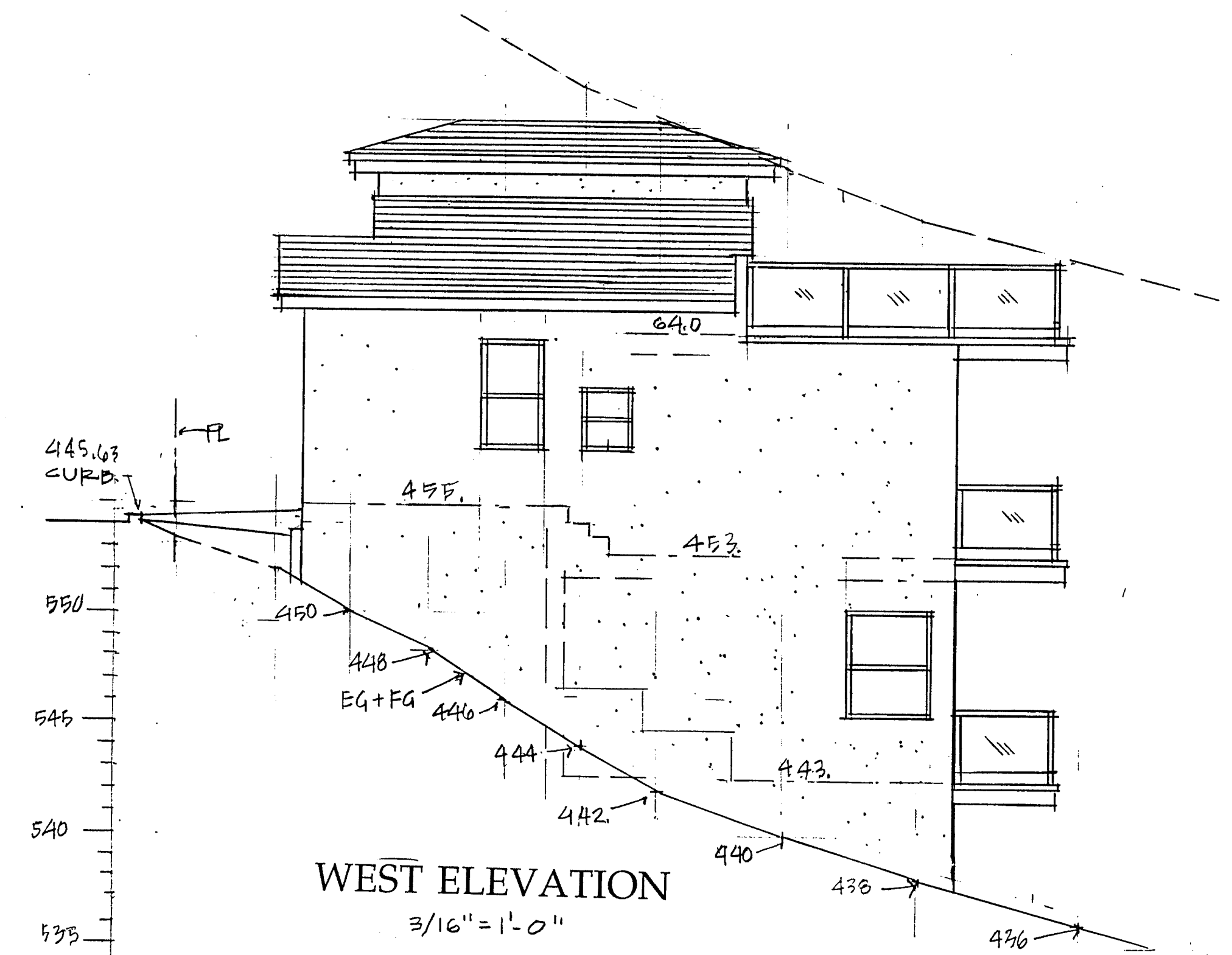
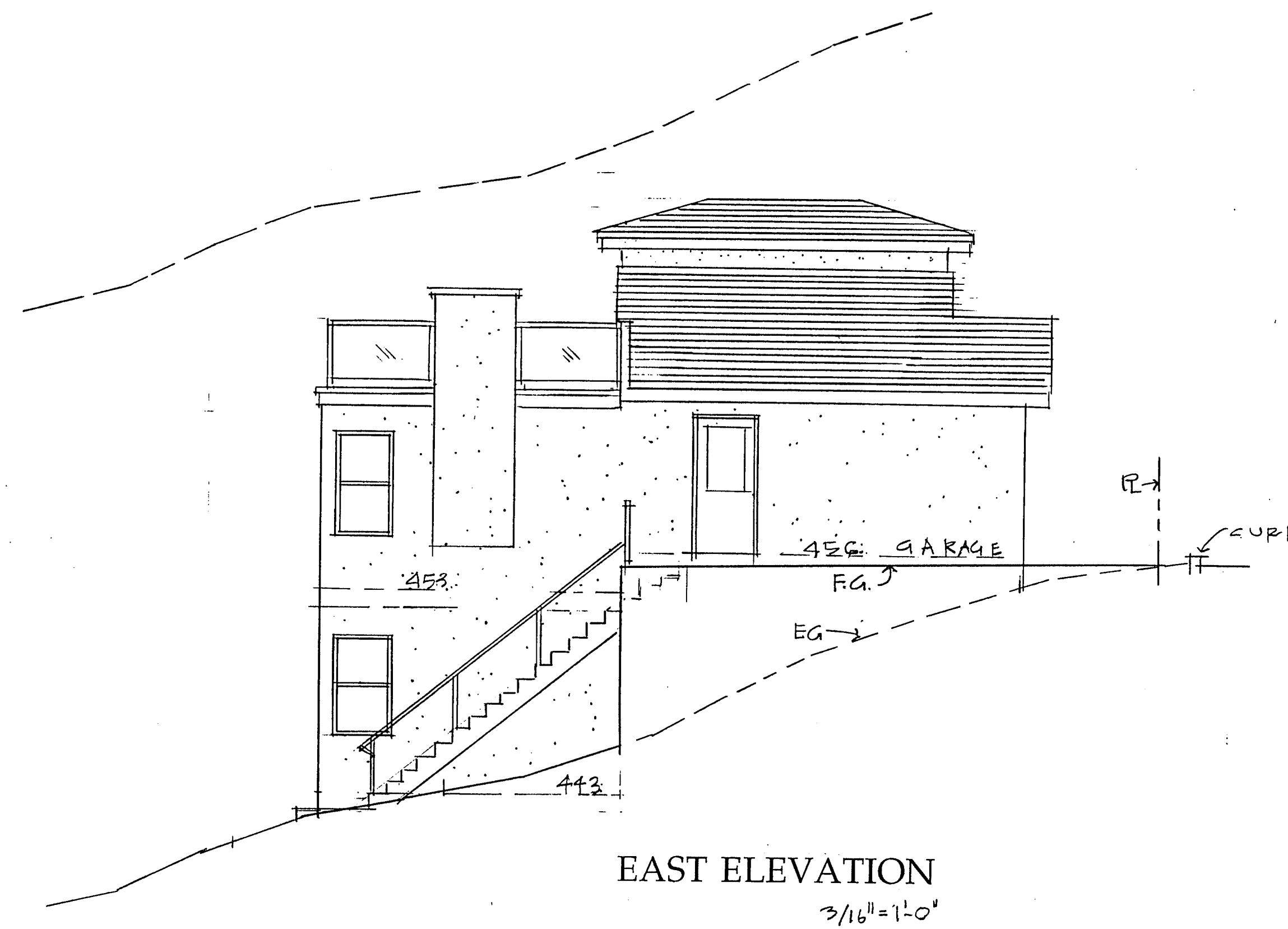
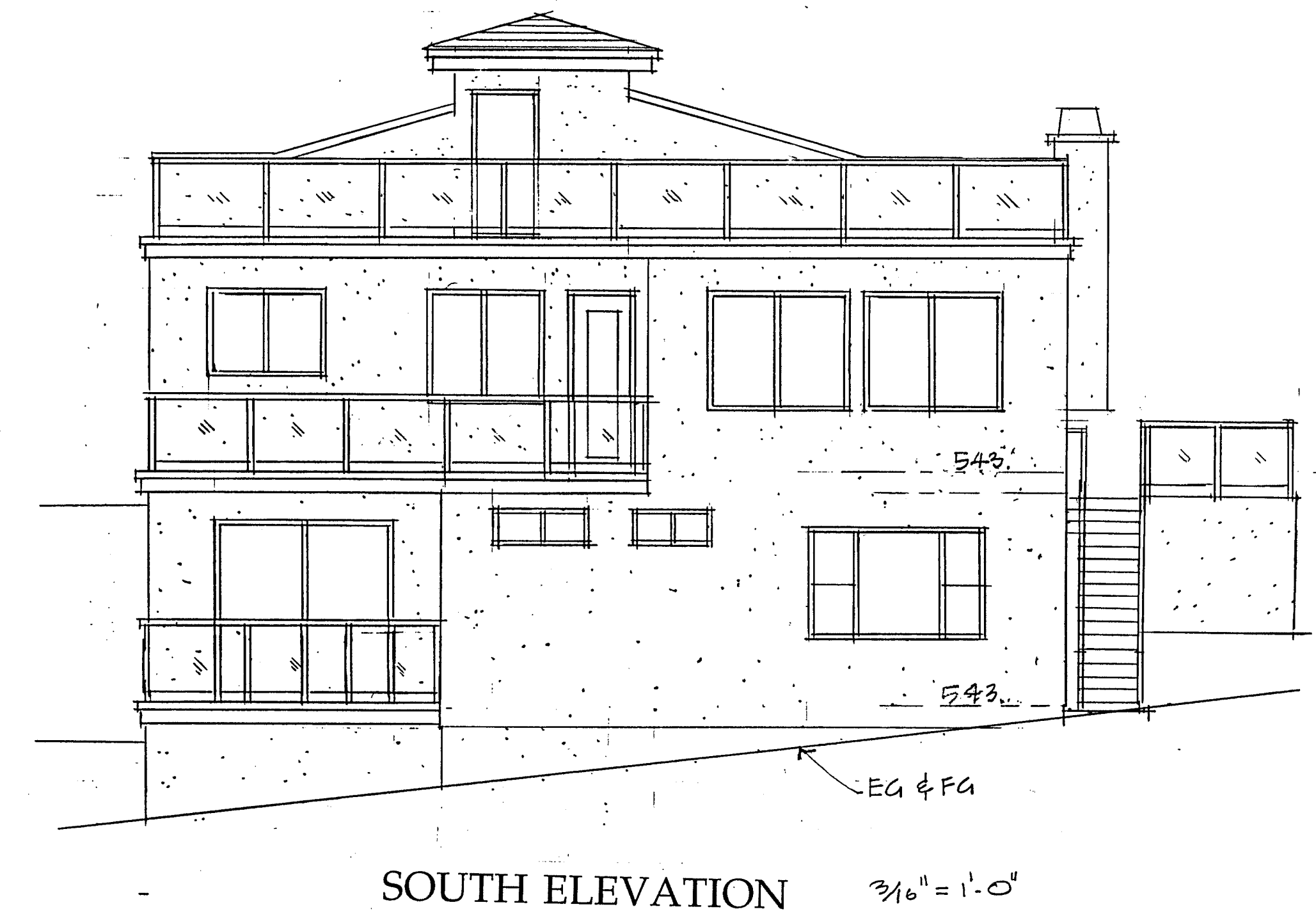
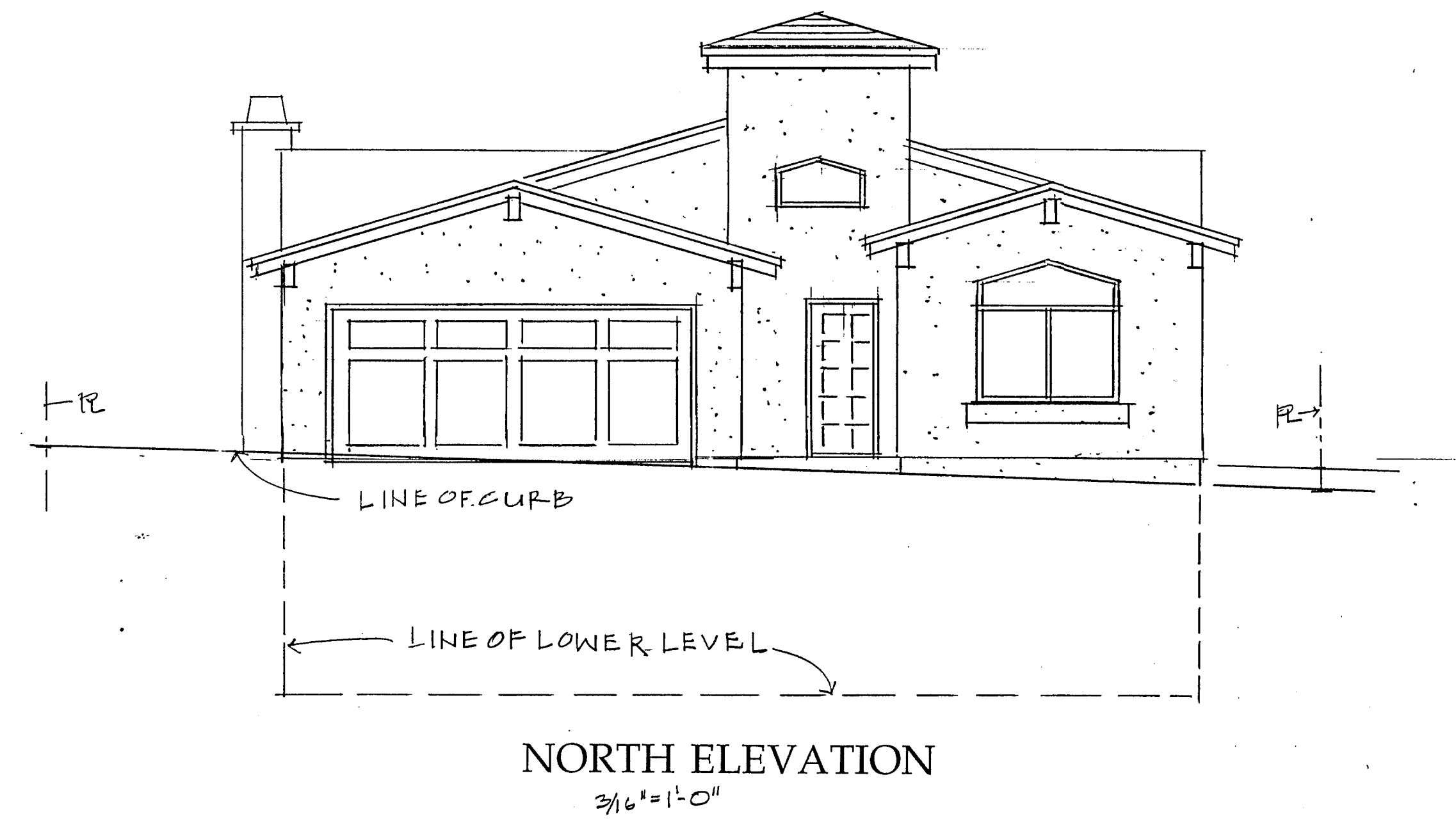
the DECK HOUSE
1710 REPUBLIC ST. SAN DIEGO, CA 92114

(c) Penthouse

A penthouse is a story if it meets one of the following criteria:

- (1) Its height above the roof line is more than 13 feet for an elevator shaft or more than 9 feet for a stairwell; or
- (2) Its total plan area is more than 10 percent of the roof plan area of the building.





the DECK HOUSE
 1710 REPUBLIC ST. SAN DIEGO, CA 92114

SITE
 DEVELOPMENT
 PERMIT (SESDPD)

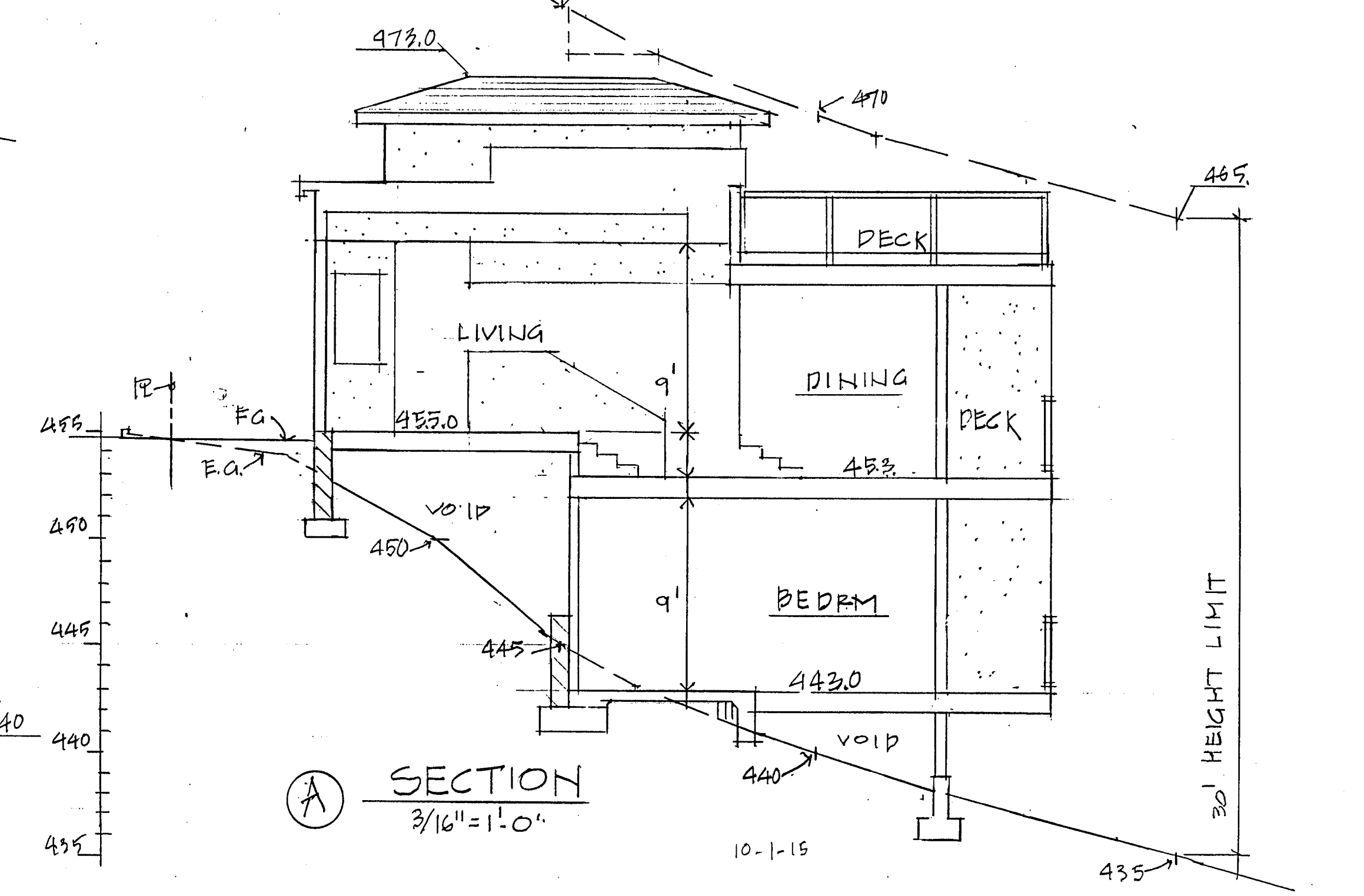
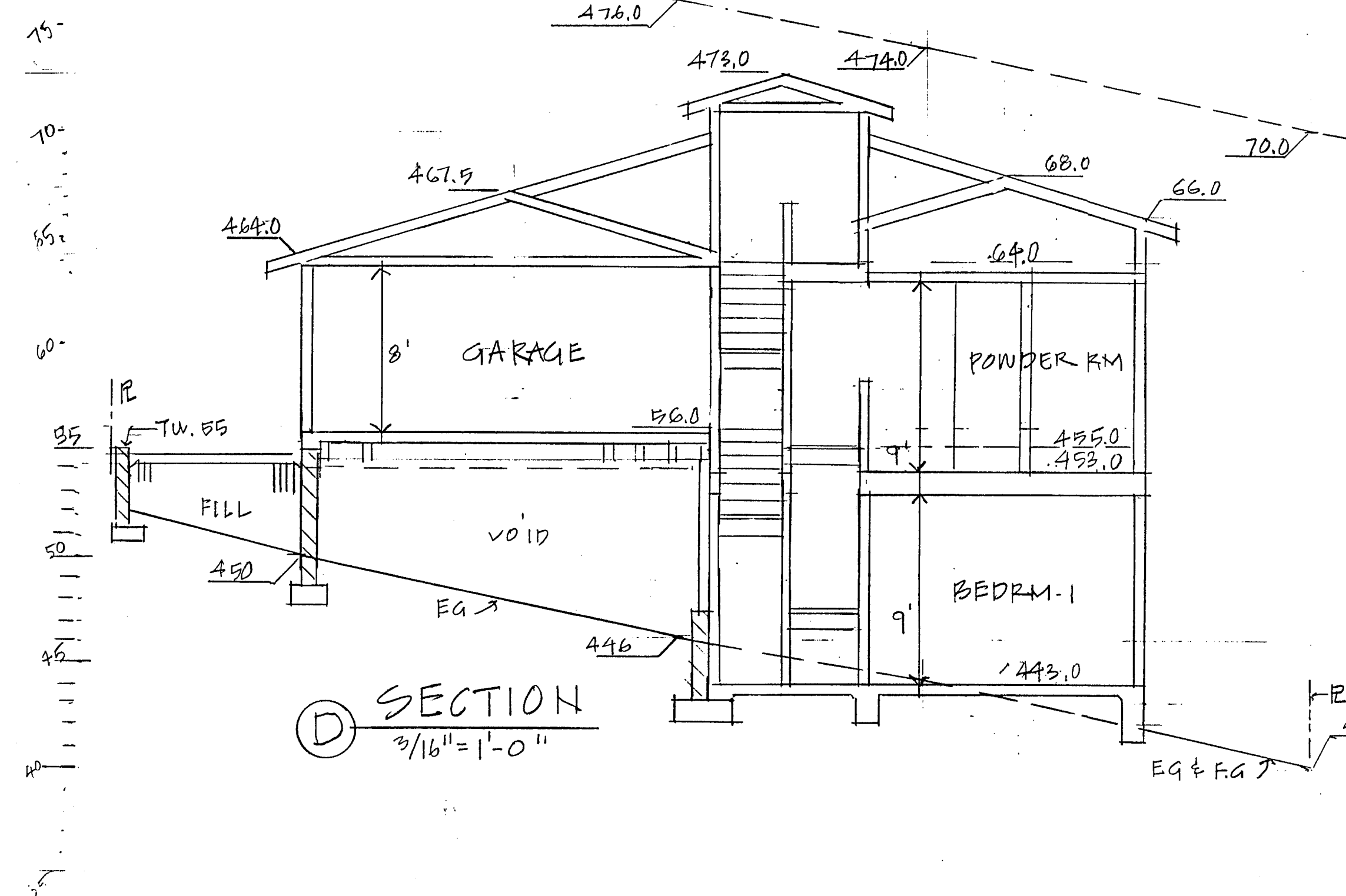
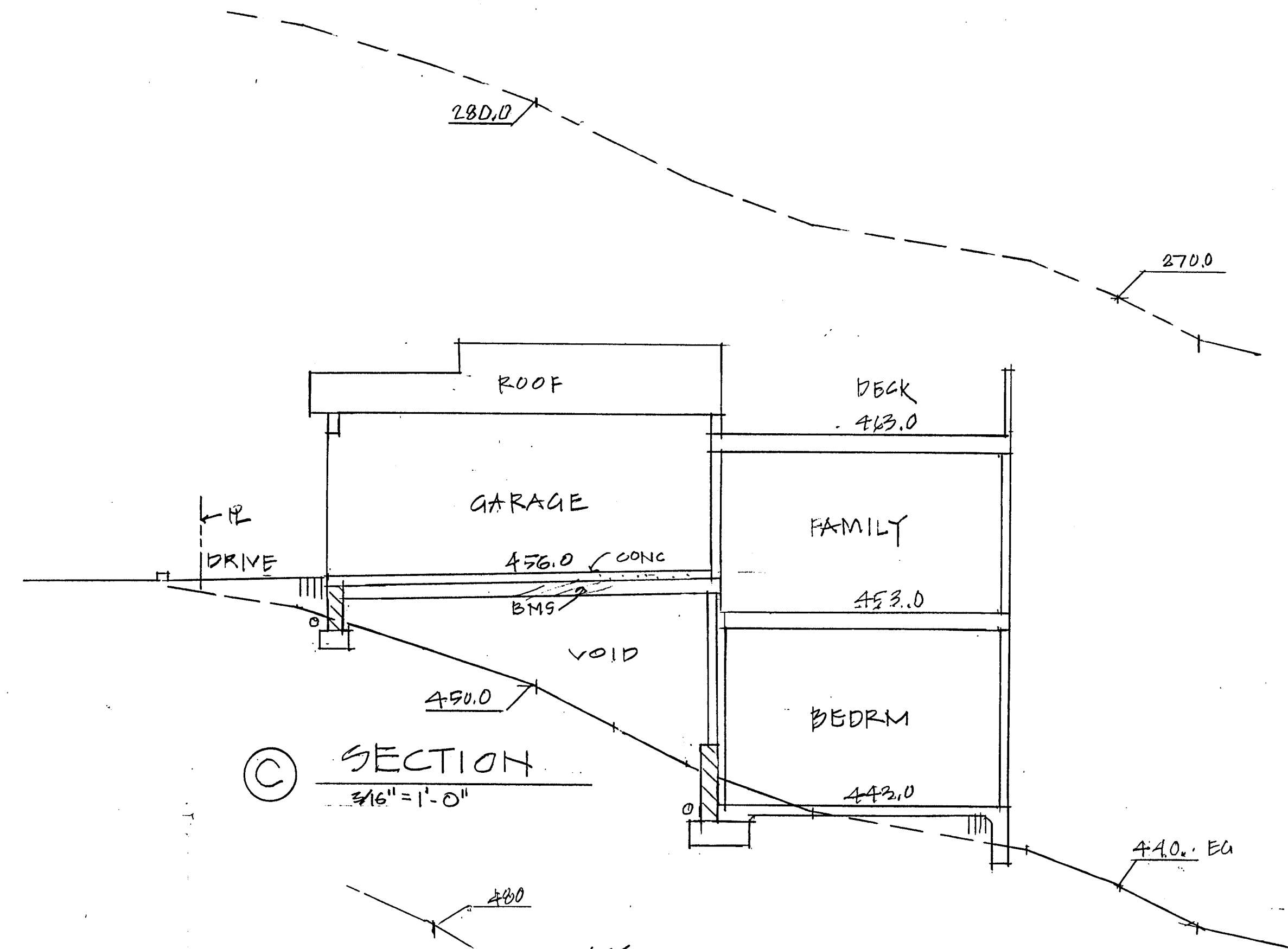
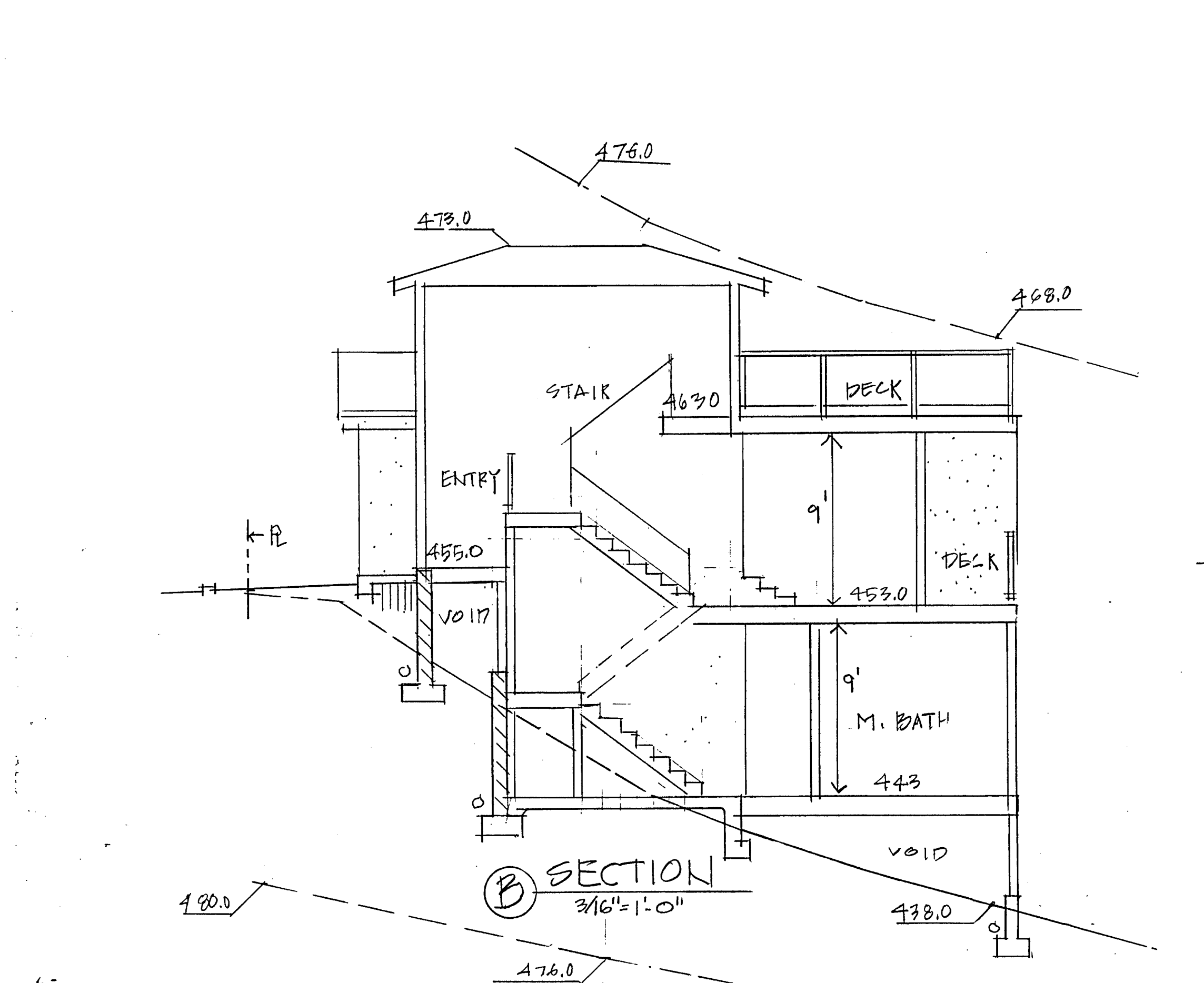
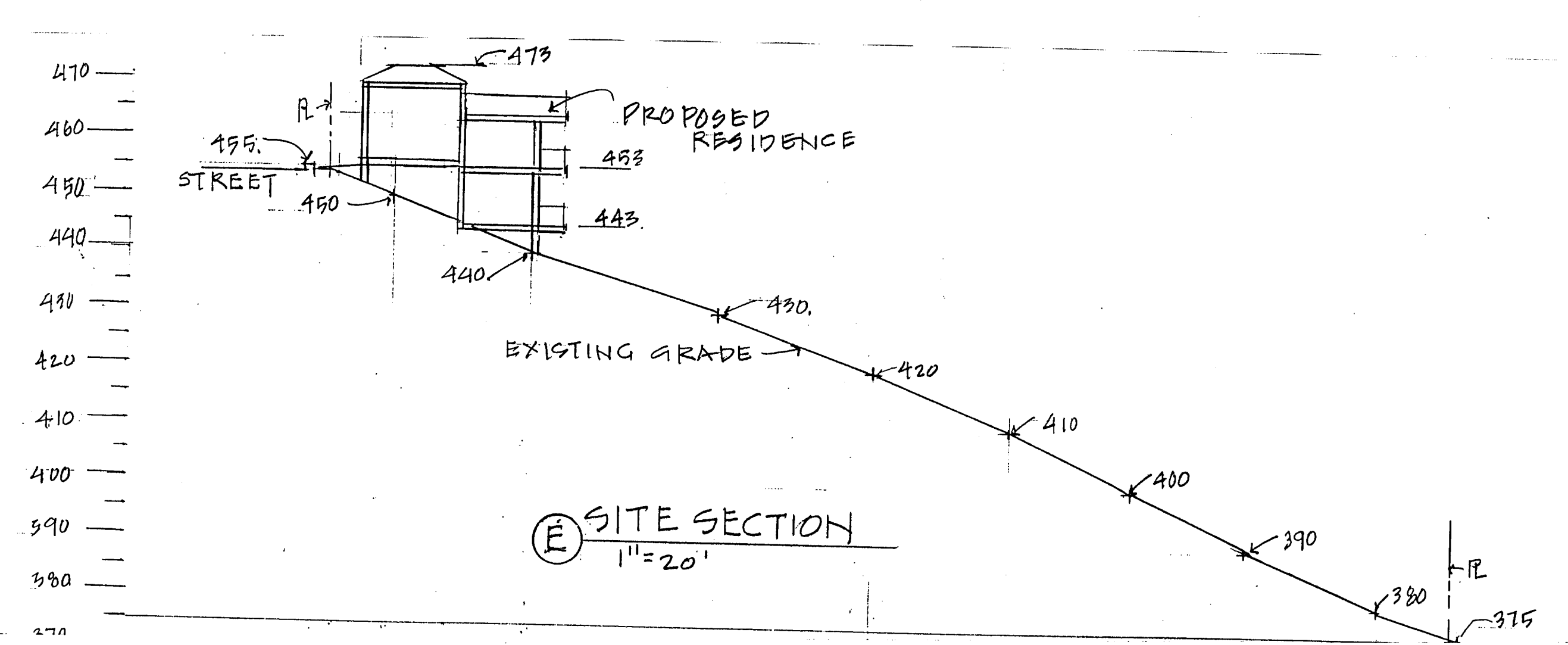
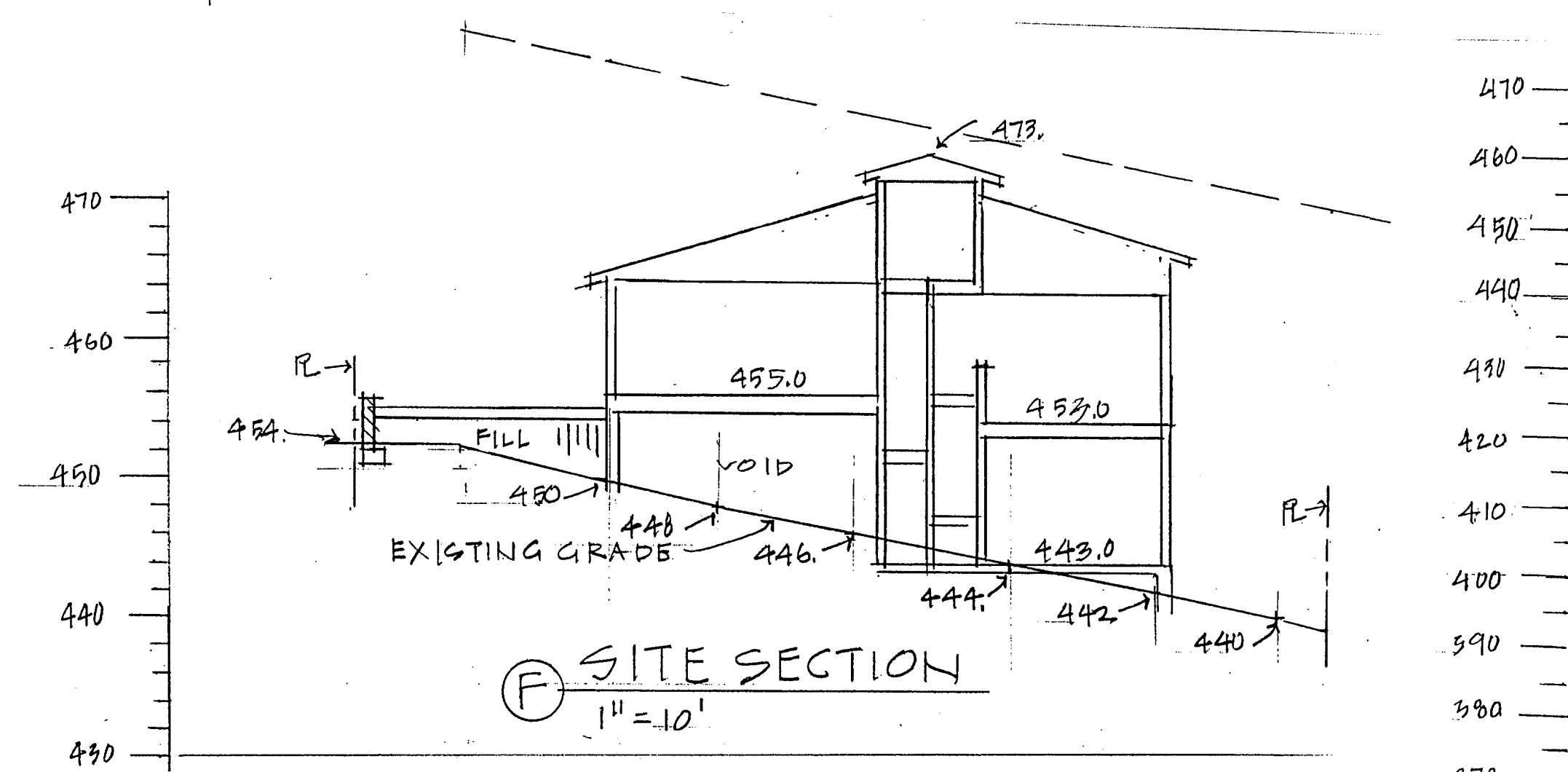
REPUBLIC STREET

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 REVISION 3
 REVISION 2 10.7.15
 REVISION 1 1.12.15

ORIG. DATE 12-5-14

ELEVATIONS

sheet 4 of 10
 pts #401103



the DECK HOUSE
1710 REPUBLIC ST. SAN DIEGO, CA 92114

SITE
DEVELOPMENT
PERMIT (SESDPD)

REPUBLIC STREET

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REVISION 2
REVISION 1

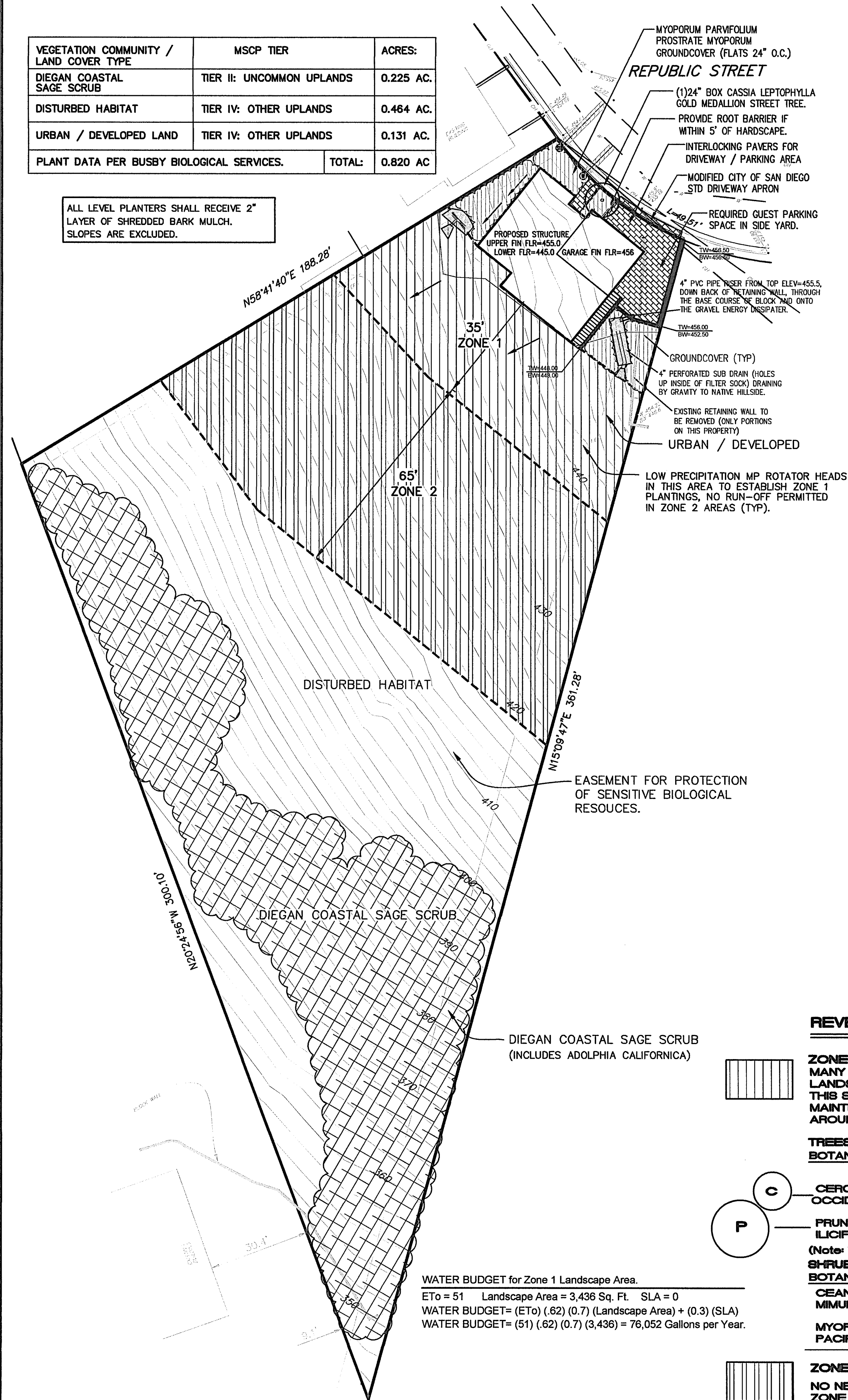
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SECTIONS

sheet 5 of 10
pts #401103

VEGETATION COMMUNITY / LAND COVER TYPE	MSCP TIER	ACRES:
DIEGAN COASTAL SAGE SCRUB	TIER II: UNCOMMON UPLANDS	0.225 AC.
DISTURBED HABITAT	TIER IV: OTHER UPLANDS	0.464 AC.
URBAN / DEVELOPED LAND	TIER IV: OTHER UPLANDS	0.131 AC.
PLANT DATA PER BUSBY BIOLOGICAL SERVICES.		TOTAL: 0.820 AC

ALL LEVEL PLANTERS SHALL RECEIVE 2" LAYER OF SHREDDED BARK MULCH. SLOPES ARE EXCLUDED.



BRUSH MANAGEMENT PROGRAM NOTES

THE BRUSH MANAGEMENT PROGRAM FOR THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS AND CRITERIA SET FORTH IN SECTION 142.0412 OF THE LANDSCAPE REGULATIONS.

BRUSH MANAGEMENT ZONES. WHERE BRUSH MANAGEMENT IS REQUIRED, A COMPREHENSIVE PROGRAM SHALL BE IMPLEMENTED THAT REDUCES FIRE HAZARDS AROUND STRUCTURES BY PROVIDING AN EFFECTIVE FIRE BREAK BETWEEN ALL STRUCTURES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION.

BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE, AND SHALL CONSIST OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH A GRADIENT GREATER THAN 4:1 (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) UNLESS THE PROPERTY THAT RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE COASTAL DEVELOPMENT SHALL BE SUBJECT TO THE ENCROACHMENT LIMITATIONS SET FORTH IN SECTION 143.0142(a)(4) OF THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS.

A.P.N. 543-060-19
(Legal Lot Map prior to 1989)
MAP 1254-Dated: 4/26/1910

BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

CRITERIA	ZONE WIDTHS	COMMENTS
ZONE ONE WIDTH W/ PERMANENT IRRIGATION	35 FT.	(ON SLOPE AREAS) T.M. APPROVED PRIOR TO 1989
ZONE TWO WIDTH	65' FT.	(NO NEW PLANTINGS PROPOSED)

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCULENT SCRUB, AND COASTAL SAGE CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

ZONE ONE REQUIREMENTS

- THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, OR MINIMUM 1 HOUR FIRE-RATED.
- PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE RESISTIVE.
- TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24".

- ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B" OF THE LTM).
- TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- MAINTAIN ALL PLANTINGS IN A SUCULENT CONDITION.
- NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE ONE AREA.
- DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (SEE FIGURE 1-THIS SHEET).

REVEGETATION / EROSION CONTROL PLAN

ZONE 1 - 35' - TREES, LOW GROWING SHRUBS
MANY ORNAMENTAL PLANT SPECIES MAY BE UTILIZED IN ZONE 1 LANDSCAPED AREAS PROVIDED THAT THE REQUIREMENTS OF THIS SECTION ARE MET WITH REGARD TO FIRE-RESISTANCE, MAINTENANCE, PLANT SPACING AND HEIGHT, AND PLACEMENT AROUND STRUCTURES.

TREES	BOTANICAL NAME	SIZE	COMMON NAME	SPREAD @ MATURITY
C	CERCIS OCCIDENTALIS	15 Gal/24" Box	WESTERN REDBUD	(15' DIAMETER)
	FRUNUS ILICIFOLIA	24" Box	HOLLYLEAF CHERRY	(25' DIAMETER)
(Note: Trees shall be 10' min. from structure to the drip line at Maturity.)				
SHRUBS / GROUND COVER	BOTANICAL NAME	SIZE	COMMON NAME	SPREAD @ MATURITY
	CEANOTHUS SPP.	5 Gal / 1 Gal	CEANOTHUS	(max 48" ht)
	MIMULUS SPP.		MONKEY FLOWER	
	MYOPORUM PACIFICUM	Rooted Cuttings	PROSTRATE MYOPORUM	(24" ht x 20' width)

ZONE 2 - 65'
NO NEW PLANTINGS ARE BEING PROPOSED IN THIS AREA.
ZONE 2 SHALL BE MAINTAINED AS DESCRIBED ABOVE.

ZONE TWO REQUIREMENTS

- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24" IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- WITHIN ZONE 2, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LANDSCAPE DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF A LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - ALL NEW PLANT MATERIAL FOR ZONE 2 SHALL BE NATIVE NON-IRRIGATED, LOW-FUEL, AND FIRE RESISTIVE. NO NON NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHFA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS.
- EXCEPT AS PROVIDED IN SECTION 142.0412(f), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.
- WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE 2.

MAINTENANCE REQUIREMENTS

ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS. REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROUND MAINTENANCE.

BRUSH MANAGEMENT ZONE 1: THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED. ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTINGS, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES TO BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT ZONE 2: ZONE 2 MUST BE MAINTAINED ON A REGULAR BASIS BY CONTROLLING WEEDS AND REMOVING INVASIVE SPECIES. SELECTIVE THINNING AND PRUNING OF NATIVE AND NON-NATIVE PLANTS IS REQUIRED TO REDUCE THE FUEL-LOAD, DO NOT GRADE OR GRUB NATIVE PLANTS, SOILS, OR HABITATS. NON-NATIVE PLANTS MUST BE PRUNED BEFORE NATIVE PLANTS. VIOLATORS WILL BE RESPONSIBLE FOR RESTORATION AND MITIGATION COSTS AS APPLICABLE. BRUSH MANAGEMENT ACTIVITY IS NOT ALLOWED MARCH 1 THROUGH APRIL 15 IN COASTAL SAGE SCRUB, MARITIME SUCULENT SCRUB, OR COASTAL SAGE CHAPARRAL HABITATS, UNLESS AN EXCEPTION IS SPECIFICALLY GRANTED. NO STRUCTURES ARE PERMITTED IN ZONE 2. A PERMIT IS REQUIRED TO RE-VEGETATE OR RE-CONFIGURE ZONE 2. FAILURE TO OBTAIN THE REQUIRED PERMITS COULD RESULT IN COSTLY CORRECTIVE ACTION.

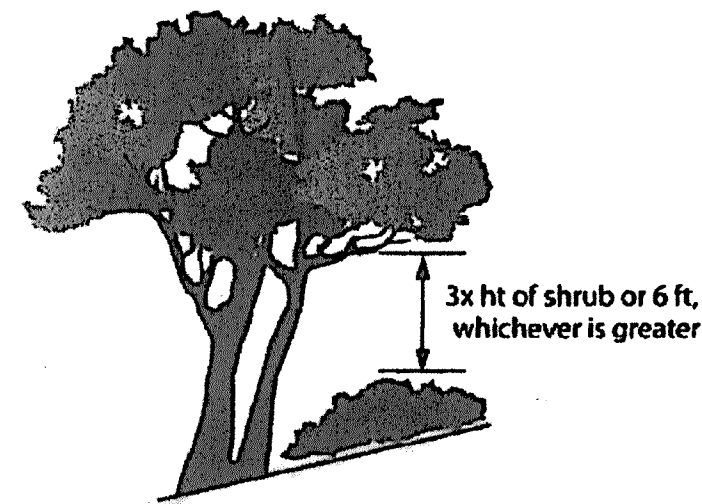
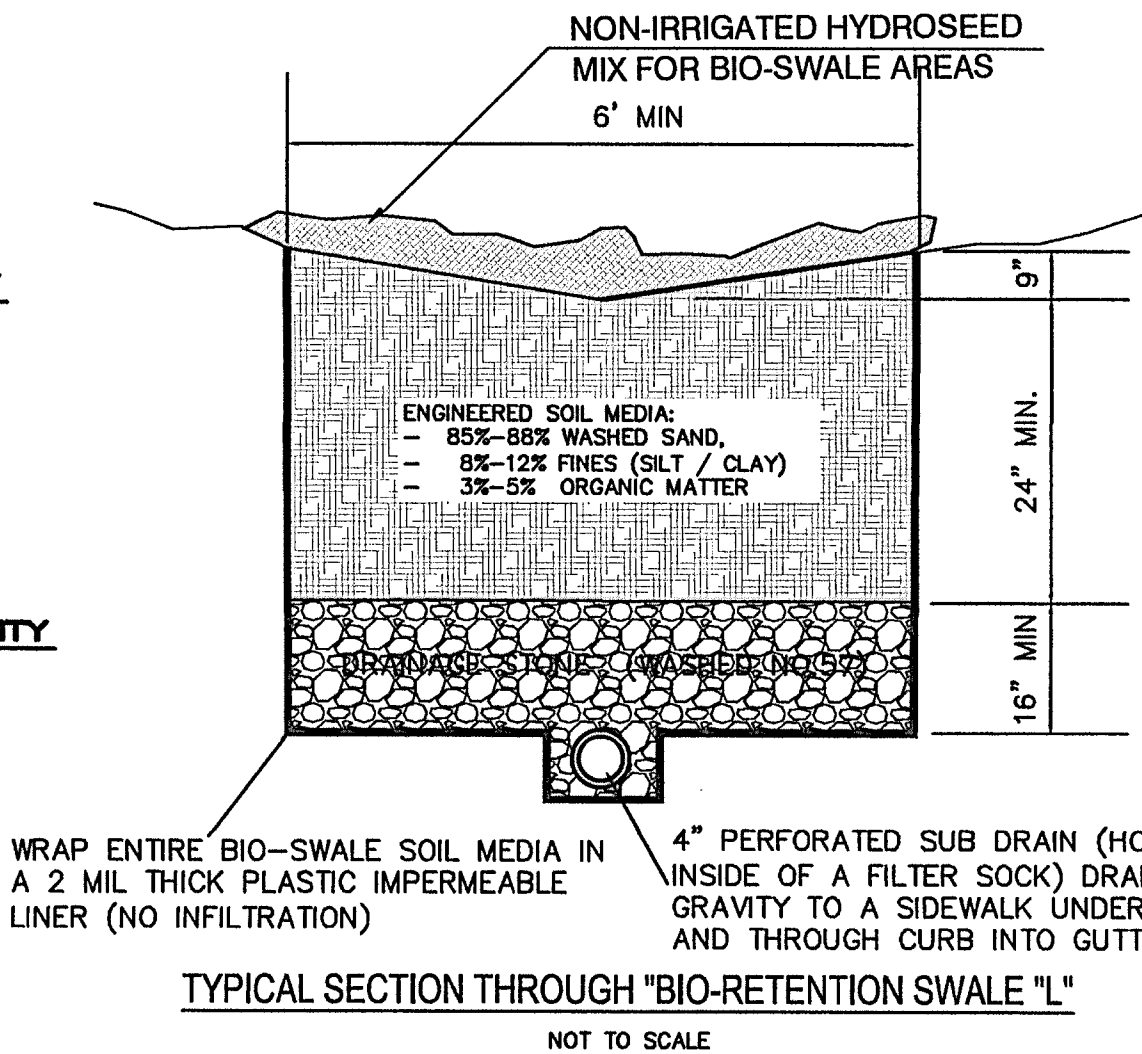


FIGURE 1
TREE PRUNING



IRRIGATION NOTE:

1. 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.

NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

NOTE:

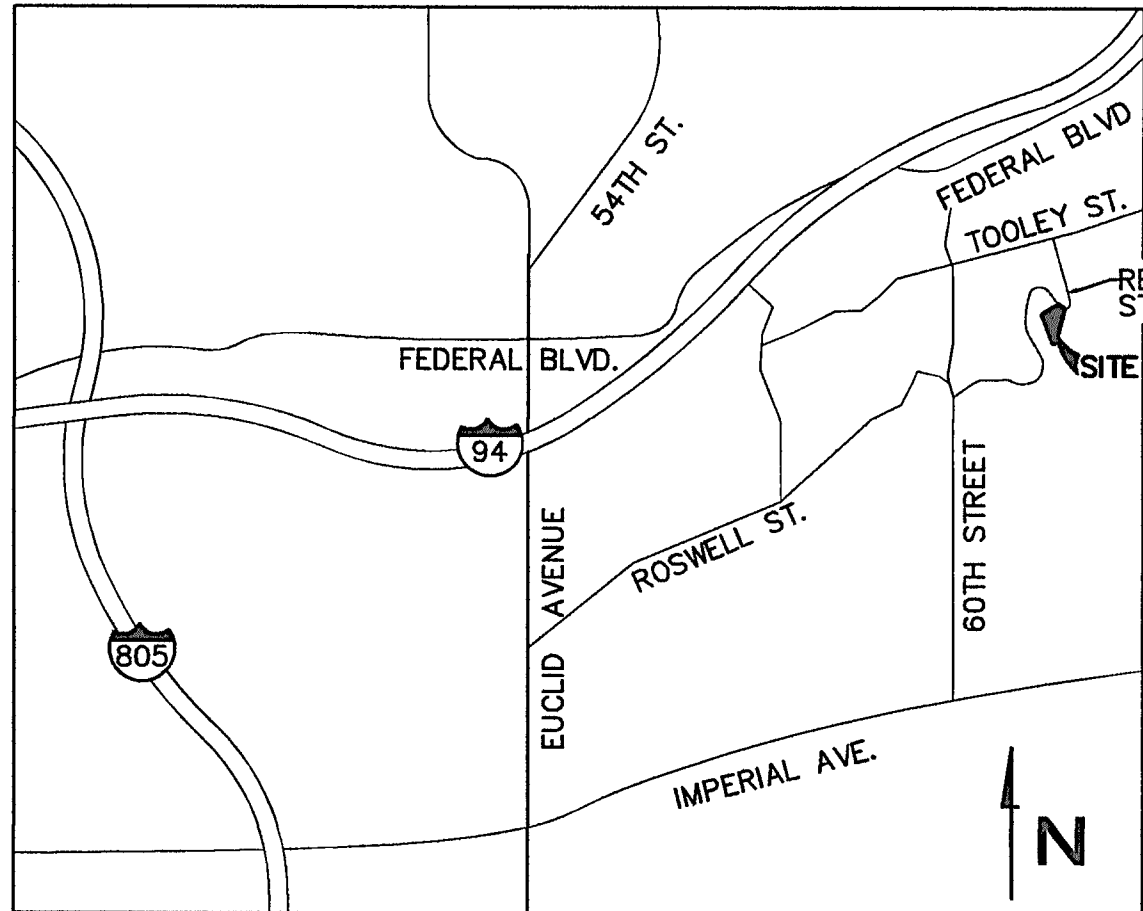
- ALL LANDSCAPE AND IRRIGATION OF THE STREET YARD AND PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS (SECTIONS 142.0404, 142.0405, AND 142.0409), THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411(A)).

NON-IRRIGATED HYDROSEED MIX FOR BIO-SWALE AREAS

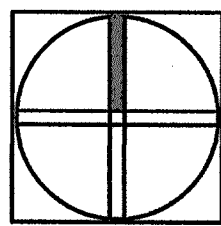
SPECIES	COMMON NAME	BULK #\$/ACRE	MIN % PLS*
<i>Agrostis pallens</i>	CA Native bentgrass	5.00	85
<i>Deschampsia cespitosa</i>	Tufted hairgrass	2.00	70
<i>Elymus triticoides</i> 'Rio'	Rio creeping wild rye	6.00	75
<i>Hordeum brachyantherum</i>	Meadow barley	8.00	80
<i>Melica imperfcta</i>	Coast Melic	2.00	70
<i>Muhlenbergia rigens</i>	Deergrass	0.50	32
<i>Stipa lepidia</i>	Foothill needle grass	2.00	65
<i>Stipa pulchra</i>	Purple needle grass	6.00	75

* MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate

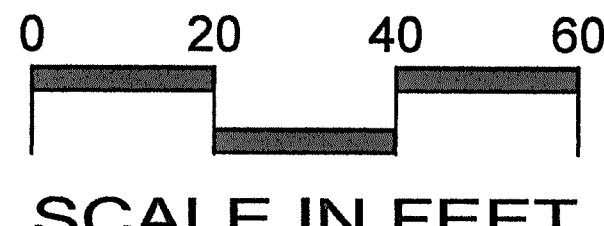
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER.
THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT



VICINITY MAP
NO SCALE



NORTH



SCALE: 1" = 20'-0"

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T: (619) 337-4044
F: (619) 342-8528



REGISTERED LANDSCAPE ARCHITECT
STEVEN H. HUTTER
10/7/2015
EXP. 3/31/17
STATE OF CALIFORNIA

LANDSCAPE + BRUSH MANAGEMENT PLAN

FOR
THE DAMBACH RESIDENCE
1710 REPUBLIC STREET, SAN DIEGO, CA 92114

SITE
DEVELOPMENT
PERMIT (SESDPD)

REPUBLIC STREET

REVISION 5 _____
REVISION 4 _____
REVISION 3 _____
REVISION 2 10/7/2015
REVISION 1 1/12/2015
ORIG. DATE _____

LANDSCAPE +
BRUSH
MANAGEMENT
PLAN

sheet 6 of 10
pts #401103

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET.SEQ.).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
10. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
11. AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR., SAN DIEGO, CA.
12. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND / OR THE CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
13. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HAND-HOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

TRAFFIC CONTROL NOTES

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (11"x17") FOR APPROVAL PRIOR TO STARTING WORK. THE PLAN SHOULD BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER, 3RD FLOOR, BOOTH 22, BUILDING, SAFETY & CONSTRUCTION DIVISION, DEVELOPMENT SERVICES CENTER, 1222 FIRST AVENUE, SAN DIEGO (619-446-5150). CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK, AND A MINIMUM OF FIVE (5) DAYS IF WORK WILL AFFECT A BUS STOP OR AN EXISTING TRAFFIC SIGNAL, OR IF WORK WILL REQUIRE A ROAD OR ALLEY CLOSURE.

STORM WATER PROTECTION NOTES

THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO: R9-2007-1; AND RISK LEVEL / TYPE: CHECK ONE BELOW

- ☒ WPCP

☐ CCP RISK LEVEL 1

☐ CCP RISK LEVEL 2

☐ CCP RISK LEVEL 3
- ☐ CUP LUP TYPE 1

☐ CUP LUP TYPE 2

☐ CUP LUP TYPE 3

CHECK ONE:

☐ THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.

☐ THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.

☒ NOT APPLICABLE.

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OF THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDRO-SEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE LANDSCAPING SHEETS FOR MIX AND SPECIFICATIONS.

GROUND-WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2008-0002 NPDES CAG919002.
2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2007-0034 NPDES NO. CAG919001.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

DAN S. BIGGS	R.C.E. NO: 26112	EXPIRATION: 3-31-2016	DATE
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EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S AND THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.

FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.

FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.

THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND THE STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.

THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.

THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.

EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.

THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.

THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.

GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.

THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.

THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO MAY 1ST FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/4 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.

STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/4 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.

OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PERMANENT POST-CONSTRUCTION BMP NOTES

OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.

PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

PRIVATE IMPROVEMENT NOTE

ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO

STANDARD SPECIFICATIONS

DOCUMENT NO.	DESCRIPTION
	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
S070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
S070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
S070112-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION

STANDARD DRAWINGS

DOCUMENT NO.	DESCRIPTION
S070112-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
S070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2010 EDITION

LEGEND OF PROPOSED IMPROVEMENTS

IMPROVEMENT	STD DWGS	SYMBOL
CMU RETAINING WALLS		
BIO-SWALES		
ENERGY DISSIPATERS		
DRAINAGE CATCH BASIN (PRIVATE)		
DRAINAGE PIPE (SIZE, TYPE AS NOTED)		
A.C. DRIVEWAY PAVING (IMPERVIOUS)		
4" SEWER LINE (NEW SERVICE).....		
1" WATER LINE (NEW SERVICE).....		
BROW DITCH		

OWNER / APPLICANT

EDWARD DAMBACH, 3322 BOUGANVILLE ROAD, BLDG 309, CORONADO, CA 92118

SITE ADDRESS

REPUBLIC STREET (NO NUMBER ASSIGNED YET), SAN DIEGO, CA 92128

TOPOGRAPHY SOURCE

THE TOPOGRAPHY USED ON THESE PLANS IS FROM A TOPOGRAPHIC SURVEY PERFORMED BY KAPPA SURVEYING AND ENGINEERING, INC. PERFORMED ON JANUARY 21, 2013.

BENCH MARK

BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG AT THE SOUTHEAST CORNER OF REPUBLIC STREET AND TOOLEY AVENUE.
ELEVATION: 452.00 DATUM: MSL (NGVD-29)

TOTAL DISTURBED AREA

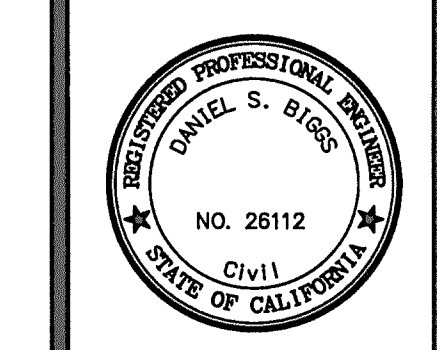
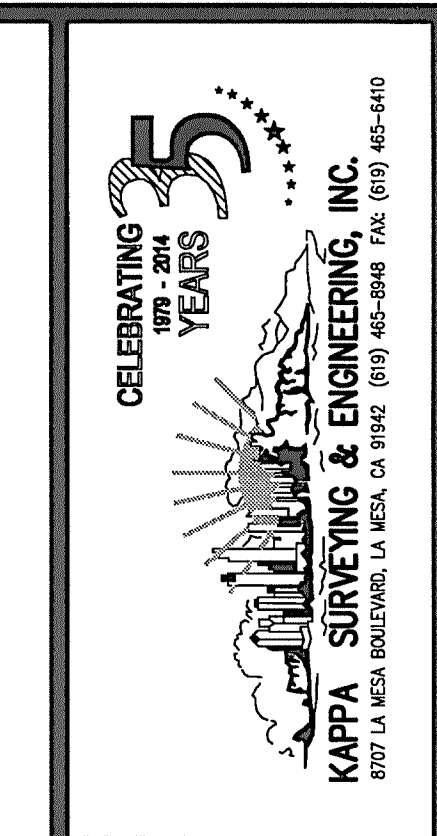
THE TOTAL SITE DISTURBED AREA IN ACRES IS REQUIRED FOR STORMWATER PURPOSES. THE AREA OF THIS SITE BEING DISTURBED IN ACRES IS: 0.80

GRADING QUANTITIES	
GRADED AREA	0.82 ACRES
MAX CUT DEPTH	0 FEET
CUT QUANTITIES	0 CY
MAX CUT SLOPE RATIO	2.0 TO 1
FILL QUANTITIES	25 CY
MAX FILL DEPTH	5 FEET
IMPORT / EXPORT	0.0 CY
MAX FILL SLOPE RATIO	2.0 TO 1
THIS PROJECT PROPOSES TO EXPORT NO CUBIC YARDS OF MATERIAL FROM THIS SITE.	

EXISTING AND PROPOSED LEGAL DESCRIPTION

LOT 98 OF EMPIRE ADDITION TO ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1254, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 26, 1910.

ASSESSORS PARCEL NUMBER 543-060-19-00



GRADING AND DRAINAGE NOTES

FOR THE DAMBACH RESIDENCE
REPUBLIC STREET, SAN DIEGO, CA

SITE DEVELOPMENT PERMIT (SESDPD)

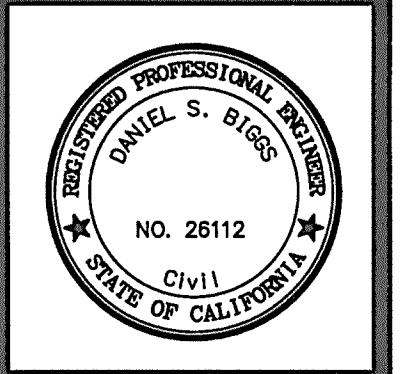
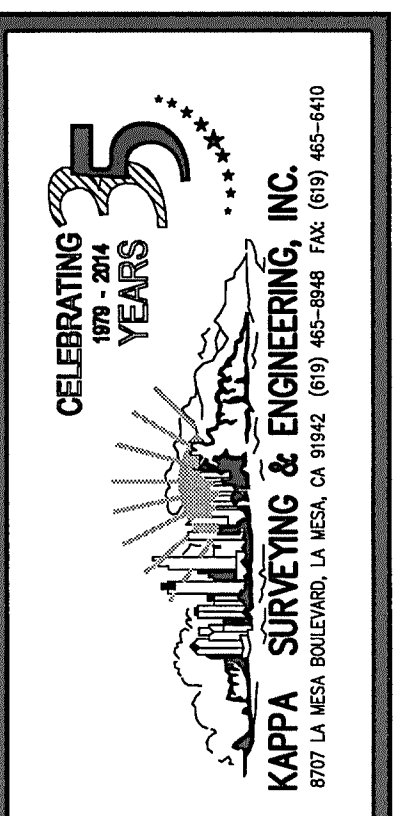
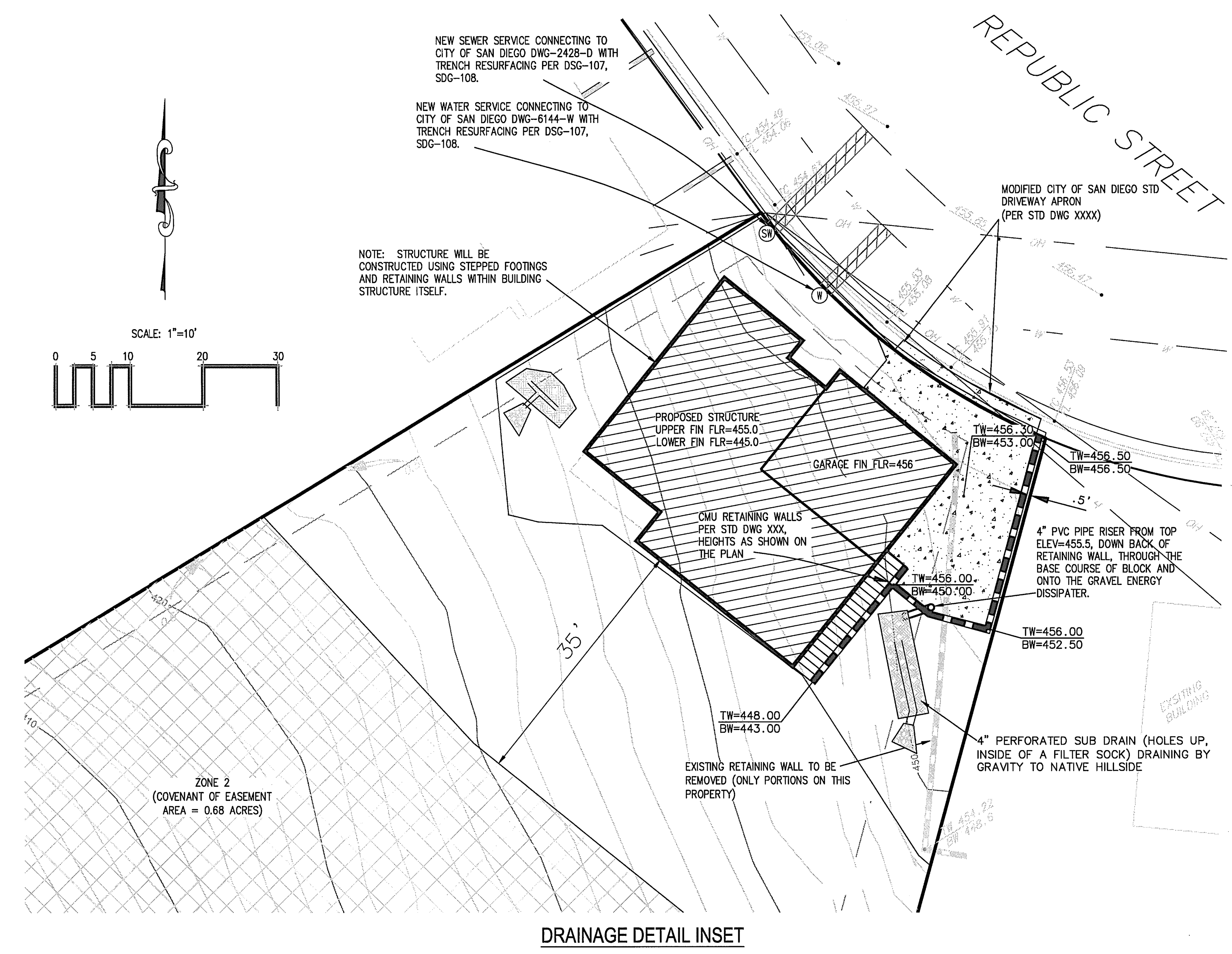
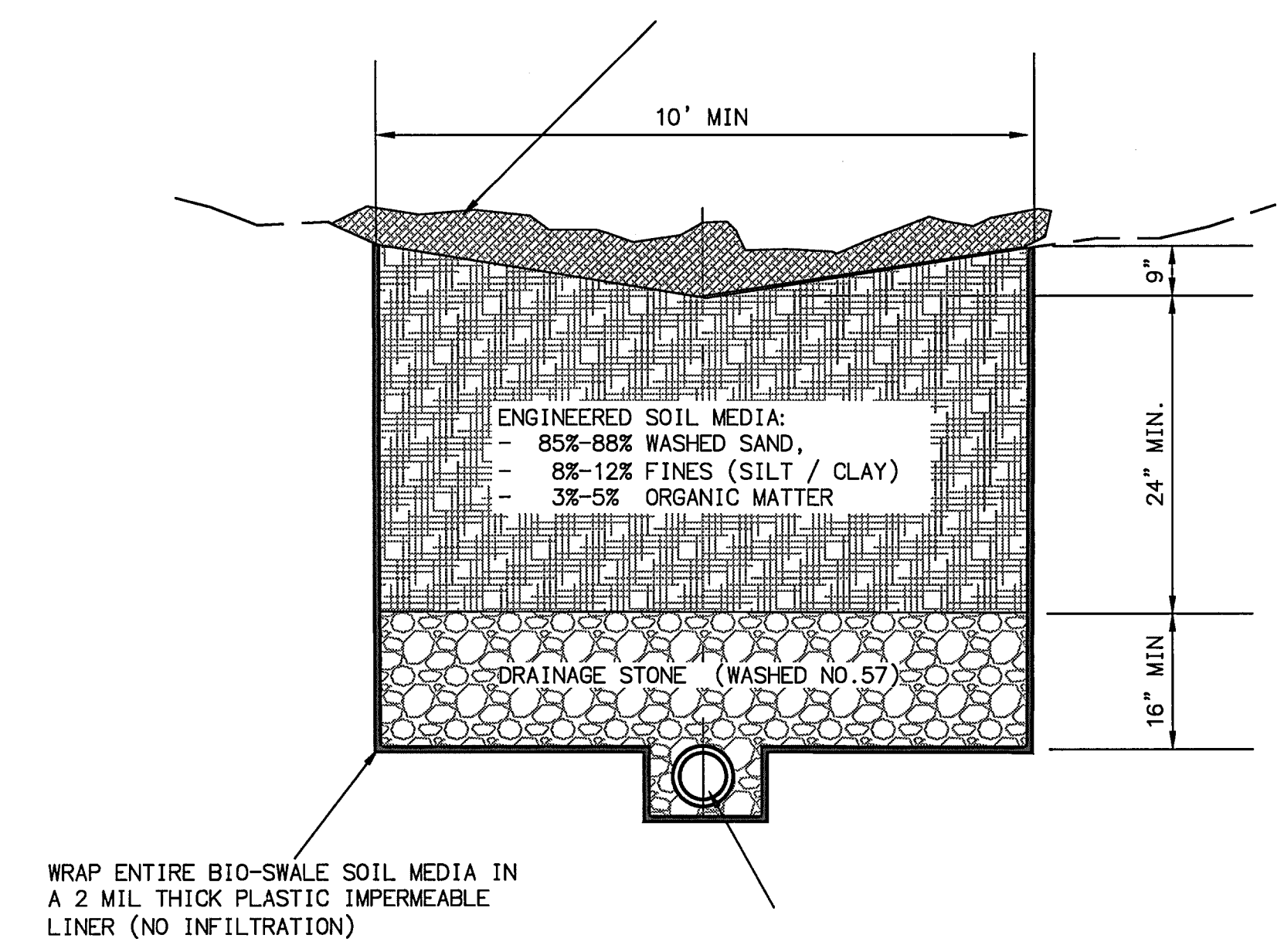
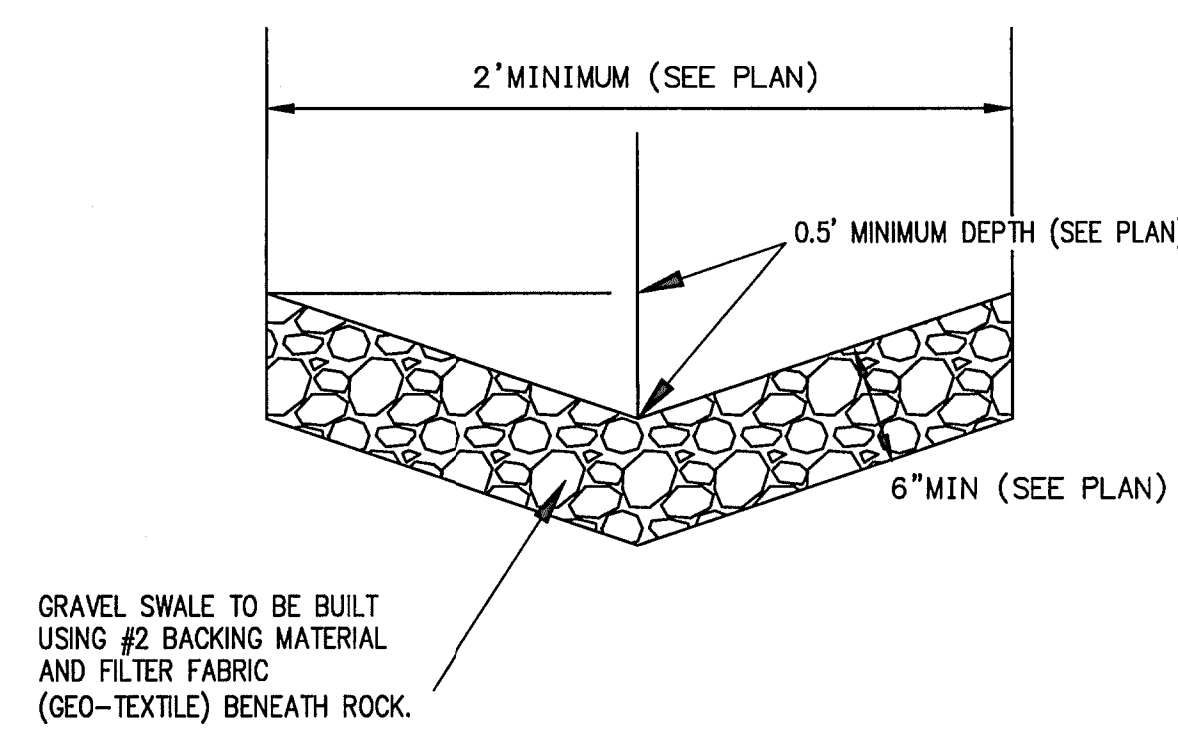
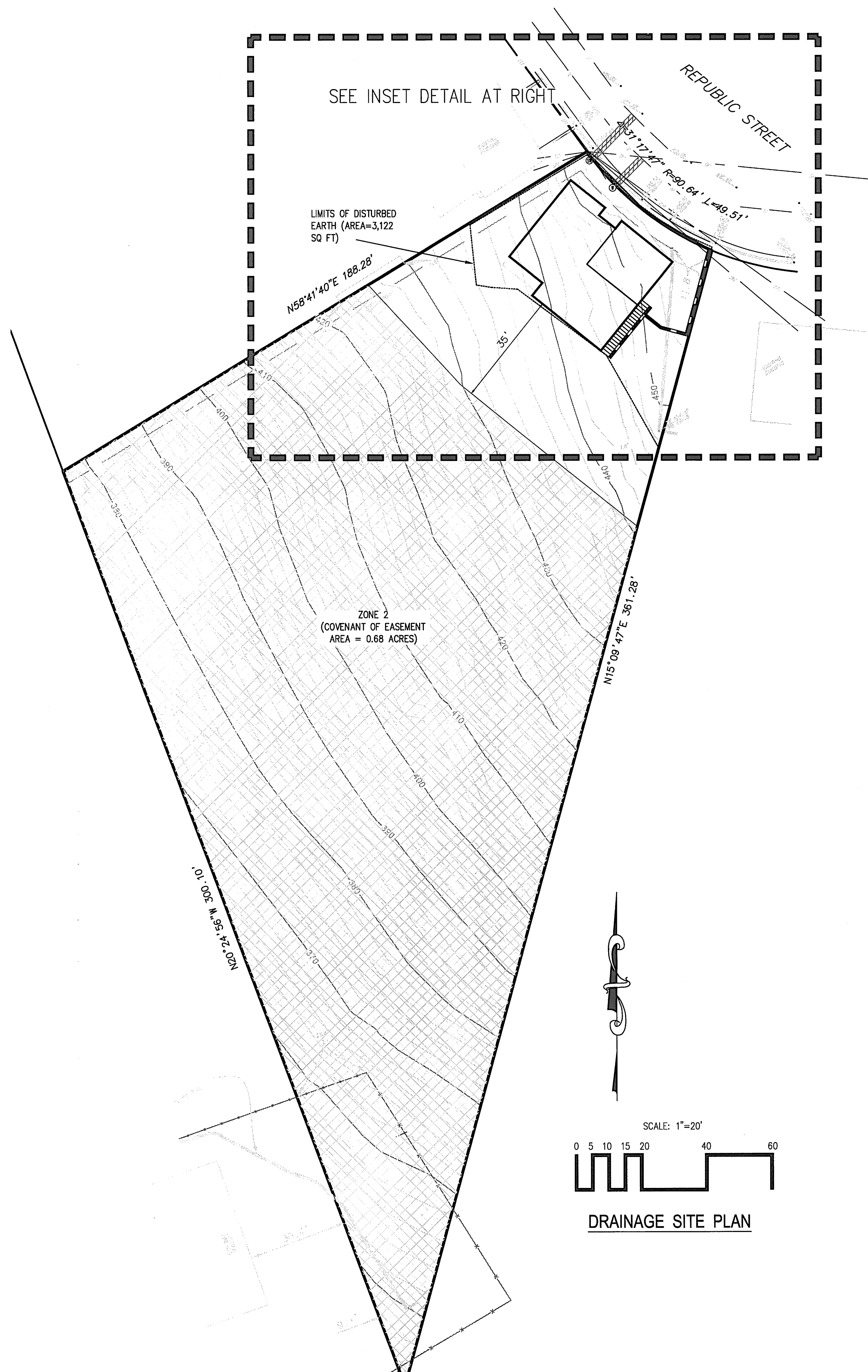
REPUBLIC STREET

REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	10-7-16
REVISION 1	1-12-15

ORIG. DATE 12-5-14

GRADING &
DRAINAGE
NOTES

SHEET NO
7 C.1



GRADING AND DRAINAGE PLAN FOR THE DAMBACH RESIDENCE REPUBLIC STREET, SAN DIEGO, CA

SITE
DEVELOPMENT
PERMIT (SESDPD)

REPUBLIC STREET

REVISION 5	
REVISION 4	
REVISION 3	10-7-18
REVISION 2	1-12-15
REVISION 1	

ORIG. DATE 12-5-14

GRADING
DRAINAGE
PLANS

SHEET NO
8 C.2

Project Address:
Republic Street, (no number yet assigned) APN: 543-060-19-00

Project Number (for City Use Only):

SECTION 1. Permanent Storm Water BMP Requirements:
Additional information for determining the requirements is found in the Storm Water Standards Manual.

Part A: Determine if Exempt from Permanent Storm Water BMP Requirements.
Projects that are considered maintenance, or are otherwise not categorized as "development projects" or "redevelopment projects" according to the Storm Water Standards manual are not required to install permanent storm water BMPs. If "Yes" is checked for any line in Part A, proceed to Part C and check the box labeled "Exempt Project." If "No" is checked for all of the lines, continue to Part B.

- The project is not a Development Project as defined in the Storm Water Standards Manual: for example habitat restoration projects, and construction inside an existing building. ☐ Yes ☒ No
- The project is only the construction of underground or overhead linear utilities. ☐ Yes ☒ No
- The project qualifies as routine maintenance (replaces or renews existing surface materials because of failed or deteriorating condition). This includes roof replacement, pavement spot repairs and resurfacing treatments such as asphalt overlay or slurry seal, and replacement of damaged pavement. ☐ Yes ☒ No
- The project only installs sidewalks, bike lanes, or pedestrian ramps on an existing road, and does not change sheet flow condition to a concentrated flow condition. ☐ Yes ☒ No

Part B: Determine if Subject to Priority Development Project Requirements.
Projects that match one of the definitions below are subject to additional requirements including preparation of a Water Quality Technical Report. If "Yes" is checked for any line in Part B, proceed to Part C and check the box labeled "Priority Development Project." If "No" is checked for all of the lines, continue to Part C and check the box labeled "Standard Development Project."

- Residential development of 10 or more units. ☐ Yes ☒ No
- Commercial development and similar non-residential development greater than one acre. Hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; and other light industrial facilities. ☐ Yes ☒ No
- Heavy industrial development greater than one acre. Manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas. ☐ Yes ☒ No
- Automotive repair shop. Facilities categorized in any one of Standard Industrial Classification (SIC) codes 8014, 5541, 7532, 7534, or 7536-7539. ☐ Yes ☒ No
- Restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption. (SIC code 5812), and where the land area for development is greater than 5,000 square feet. ☐ Yes ☒ No
- Hillside development greater than 5,000 square feet. Development that creates 5,000 square feet of impervious surface and is located in an area with known erosive soil conditions and where the development will grade on any natural slope that is twenty-five percent or greater. ☐ Yes ☒ No
- Water Quality Sensitive Area. Development located within, directly adjacent to, or discharging directly to a Water Quality Sensitive Area (as depicted in Appendix C) in which the project either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" is defined as being situated within 200 feet of the Water Quality Sensitive Area. "Discharging directly to" is defined as outflow from a drainage conveyance system that is composed entirely of flows from the subject development site, and not commingled with flows from adjacent lands. ☐ Yes ☒ No
- Parking lot with a minimum area of 5,000 square feet or a minimum of 15 parking spaces and potential exposure to urban runoff (unless it meets the exclusion for parking lot reconfiguration on line 11). ☐ Yes ☒ No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.
DS-560 (01-25-11)

Reset Button Page 1

Page 2 of 2 City of San Diego • Development Services Department • Storm Water Requirements Applicability Checklist

- Street, road, highway, or freeway. New paved surface in excess of 5,000 square feet used for the transportation of automobiles, trucks, motorcycles, and other vehicles (unless it meets the exclusion for road reconfiguration on line 11). ☐ Yes ☒ No
- Retail Gasoline Outlet (RGO) that is: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No
- Significant Redevelopment; project installs and/or replaces 5,000 square feet or more of impervious surface and the existing site meets at least one of the categories above. This project is not considered Significant Redevelopment if reconfiguring an existing road or parking lot without a change to the footprint of an existing developed road or parking lot. The existing footprint is defined as the outside curb or the outside edge of pavement when there is no curb. ☐ Yes ☒ No
- Other Pollutant Generating Project. Any other project not covered in the categories above, that disturbs one acre or more and is not excluded by the criteria below. Projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. ☐ Yes ☒ No

Part C: Select the appropriate category based on the outcome of Parts A & B.

- If "Yes" is checked for any line in Part A, then check this box. Continue to Section 2. ☐ Exempt Project
- If "No" is checked for all lines in Part A, and Part B, then check this box. ☒ Standard Development Project
Continue to Section 2.
- If "No" is checked for all lines in Part A, and "Yes" is checked for at least one of the lines in Part B, then check this box. Continue to Section 2. See the Storm Water Standards Manual for guidance on determining if Hydromodification Management Plan requirements apply. ☐ Priority Development Project

SECTION 2. Construction Storm Water BMP Requirements:
For all projects, complete Part D. If "Yes" is checked for any line in Part D, then continue to Part E.

Part D: Determine Construction Phase Storm Water Requirements.

- Is the project subject to California's statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities? (See State Water Resources Control Board Order No. 2009-0002-DWQ for rules on enrollment) ☐ Yes ☒ No
- Does the project propose grading or soil disturbance? ☒ Yes ☐ No
- Would storm water or urban runoff have the potential to contact any portion of the construction area, including washing and staging areas? ☒ Yes ☐ No
- Would the project use any construction materials that could negatively affect water quality if discharged from the site (such as, paints, solvents, concrete, and stucco)? ☒ Yes ☐ No
- Check this box if "Yes" is checked for line 1. Continue to Part E. ☐ SWPPP Required
- Check this box if "No" is checked for line 1, and "Yes" is checked for any line 2-4. Continue to Part E. ☒ WPCP Required
- Check this box if "No" is checked for all lines 1-4. Part E does not apply. ☐ No Document Required

Part E: Determine Construction Site Priority
This prioritization must be completed with this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of the projects both before and during construction. (Note: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by City staff.)

- ☐ **1 High Priority**
a) Projects where the site is 50 acres or more and grading will occur during the wet season
b) Projects 1 acre or more tributary to an and tributary water body for sediment (e.g., Peñasquitos watershed)
c) Projects 1 acre or more within or directly adjacent to or discharging directly to a coastal lagoon or other receiving water within a Water Quality Sensitive Area.
d) Projects subject to phased grading or advanced treatment requirements.
- ☐ **2 Medium Priority.** Projects 1 acre or more but not subject to a high priority designation.
- ☒ **3 Low Priority.** Projects requiring a Water Pollution Control Plan but not subject to a medium or high priority designation.

Name of Owner or Agent (Please Print): Dan S. Biggs, PE Title: Agent for Edward Dambach
Signature: [Signature] Date: 11/03/2014

SPECIAL RAINY SEASON PROVISIONS

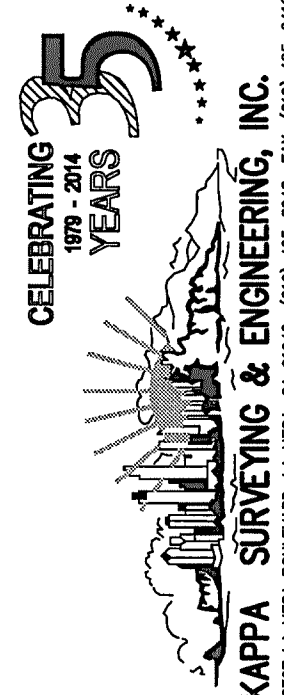
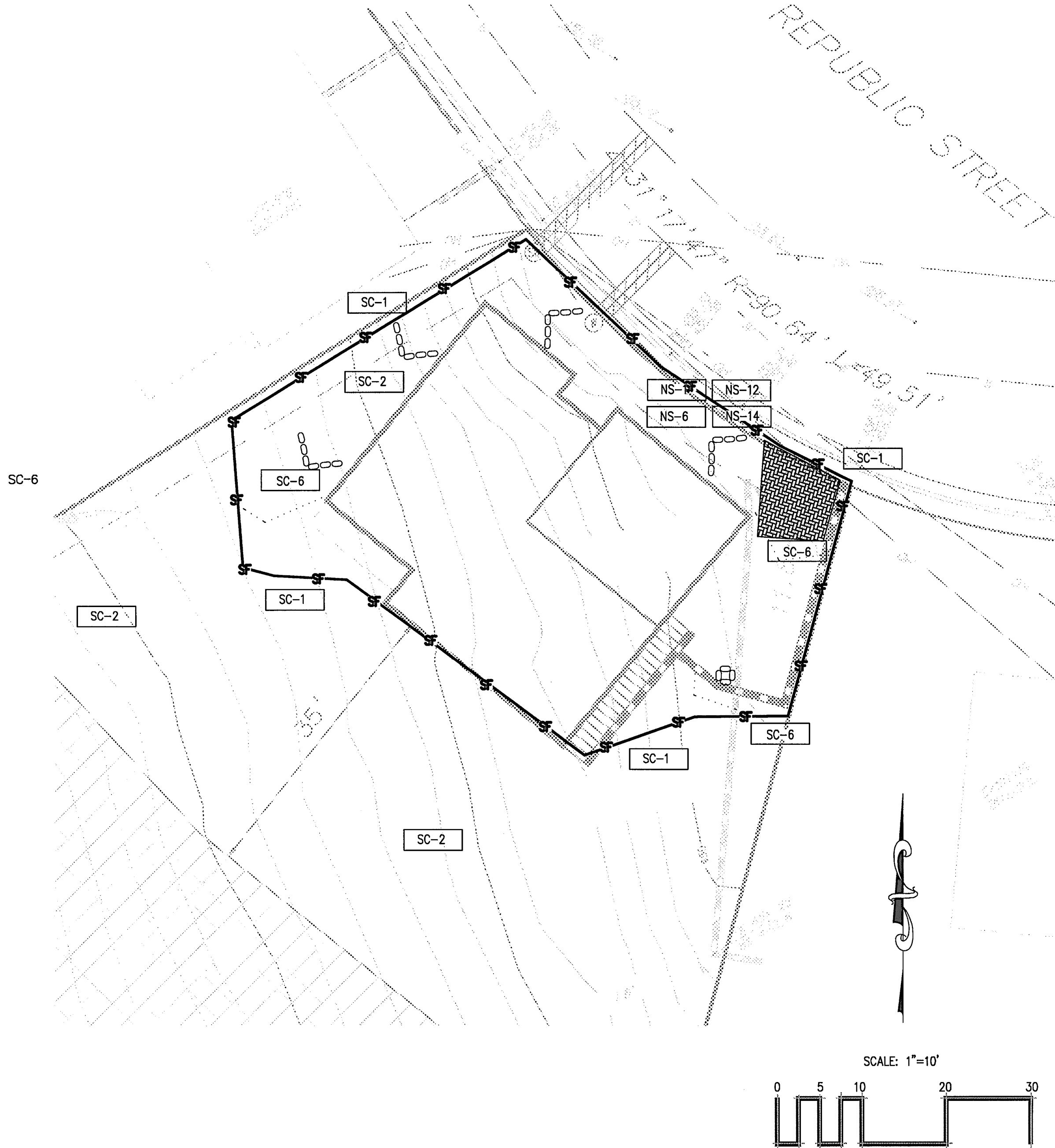
DURING THE RAINY SEASON, THE CONTRACTOR MUST TAKE SPECIAL CARE TO MAKE SURE THAT ALL PROVISIONS OF THIS PLAN AND THE WATER POLLUTION CONTROL PROGRAM ARE FULLY IMPLEMENTED.

- THE RAINY SEASON IS DEFINED AS FROM OCTOBER 1ST TO MAY 1ST.
- ALL EROSION CONTROL FEATURES (BMPs) SHALL BE INSPECTED AT LEAST ONCE EACH WEEK.
- SEE PROVISIONS OF THE WATER POLLUTION CONTROL PROGRAM FOR REQUIRED WORK WHEN A RAIN EVENT IS ANTICIPATED.

EROSION CONTROL LEGEND

THE FOLLOWING EROSION CONTROL BMPs WILL BE USED ON THIS PROJECT, ALONG WITH ALL ELEMENTS OF THE PROJECT'S WATER POLLUTION CONTROL PROGRAM (WPCP) WHICH ARE INCLUDED HEREIN BY REFERENCE.

TEMPORARY BMP NAME	BMP DWG. NO.	SYMBOL
SOIL STABILIZATION		
SCHEDULING	SS-1	---
PRESERVATION OF PROPERTY/ EXISTING VEGETATION	SS-2	---
EARTH DIKES/DRAINAGE SWALES AND LINED SWALES	SS-7	---
SEDIMENT CONTROL		
SILT FENCE	SC-1	
GRAVEL BAGS	SC-6	
STREET SWEEPING	SC-7	---
WIND EROSION CONTROL		
CONSTRUCTION ENTRANCE	TC-1	
TRACKING CONTROL		
STABILIZED CONSTRUCTION ENTRANCE / EXIT	TC-1	
STREET SWEEPING	SC-7	---
NON-STORM WATER MANAGEMENT		
WATER CONSERVATION PRACTICES	NS-1	---
ILLICIT CONNECTION / ILLEGAL DISCHARGE DETECTION AND REPORTING	NS-6	---
CONCRETE CURING / TREATMENT	NS-12	---
CONCRETE FINISHING	NS-14	---
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL		
MATERIAL DELIVERY AND STORAGE (NO LOCATION DESIGNATED YET)	WM-1	---
MATERIAL USE (NO LOCATION DESIGNATED YET)	WM-2	---
STOCKPILE MANAGEMENT (NO LOCATION DESIGNATED YET)	WM-3	---
SPILL PREVENTION	WM-4	---
SOLID WASTE MANAGEMENT (NO LOCATION DESIGNATED YET)	WM-5	---
CONCRETE WASTE MANAGEMENT (NO LOCATION DESIGNATED YET)	WM-8	---
SANITARY / SEPTIC WASTE MANAGEMENT (NO LOCATION DESIGNATED YET)	WM-9	---



EROSION CONTROL PLAN

FOR
THE DAMBACH RESIDENCE
REPUBLIC STREET, SAN DIEGO, CA

**SITE
DEVELOPMENT
PERMIT (SESDDP)**

REPUBLIC STREET

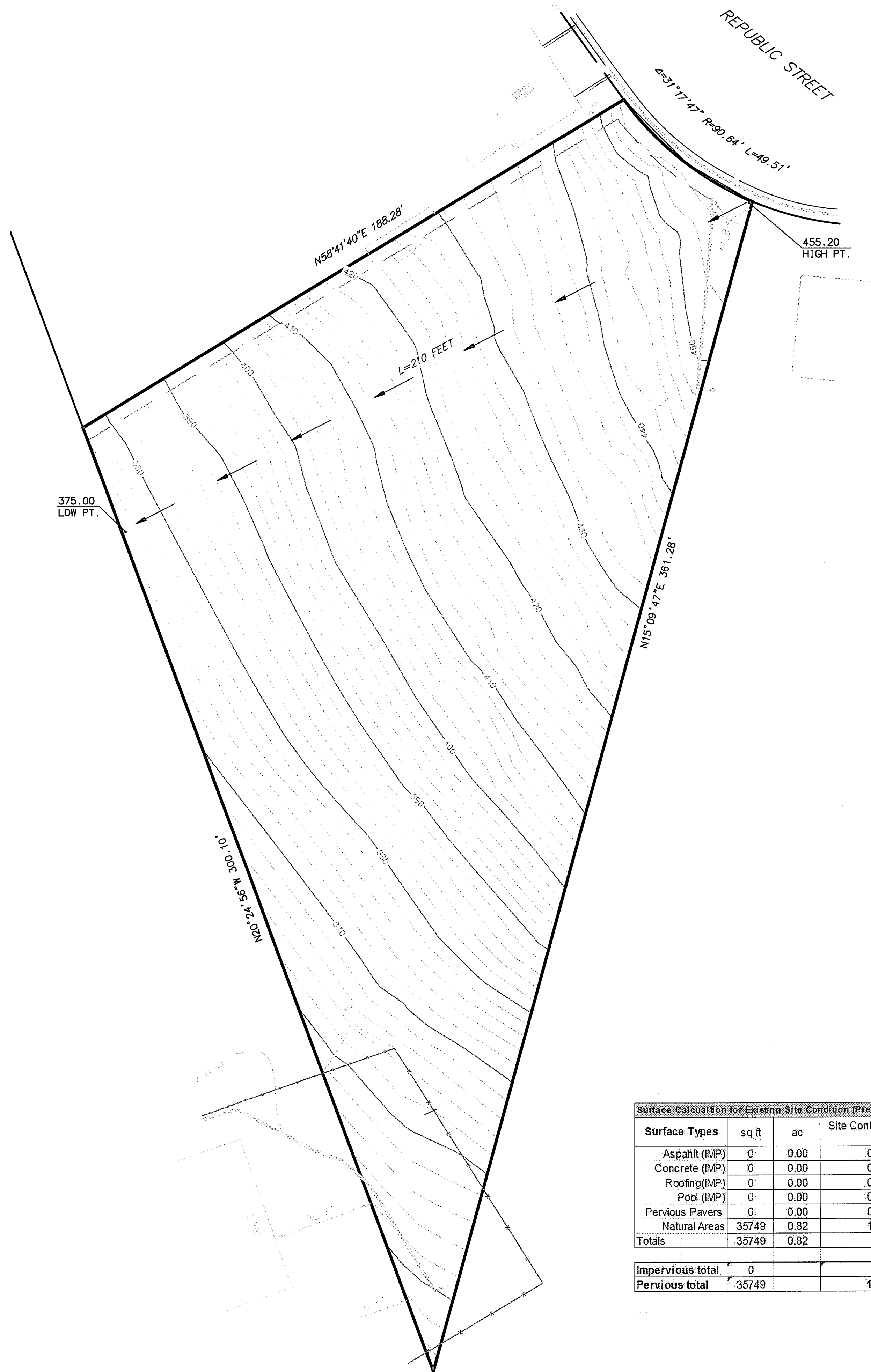
REVISION 5
REVISION 4
REVISION 3
REVISION 2 10-7-16
REVISION 1 1-12-16

ORIG. DATE 12-5-14

STORM
WATER/
EROSION
CONTROL

SHEET NO

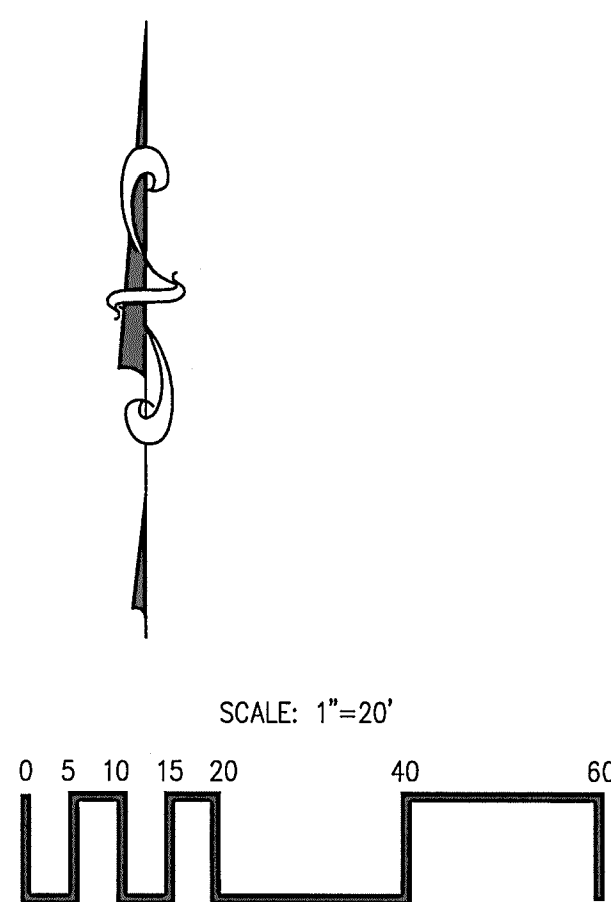
9 C.3



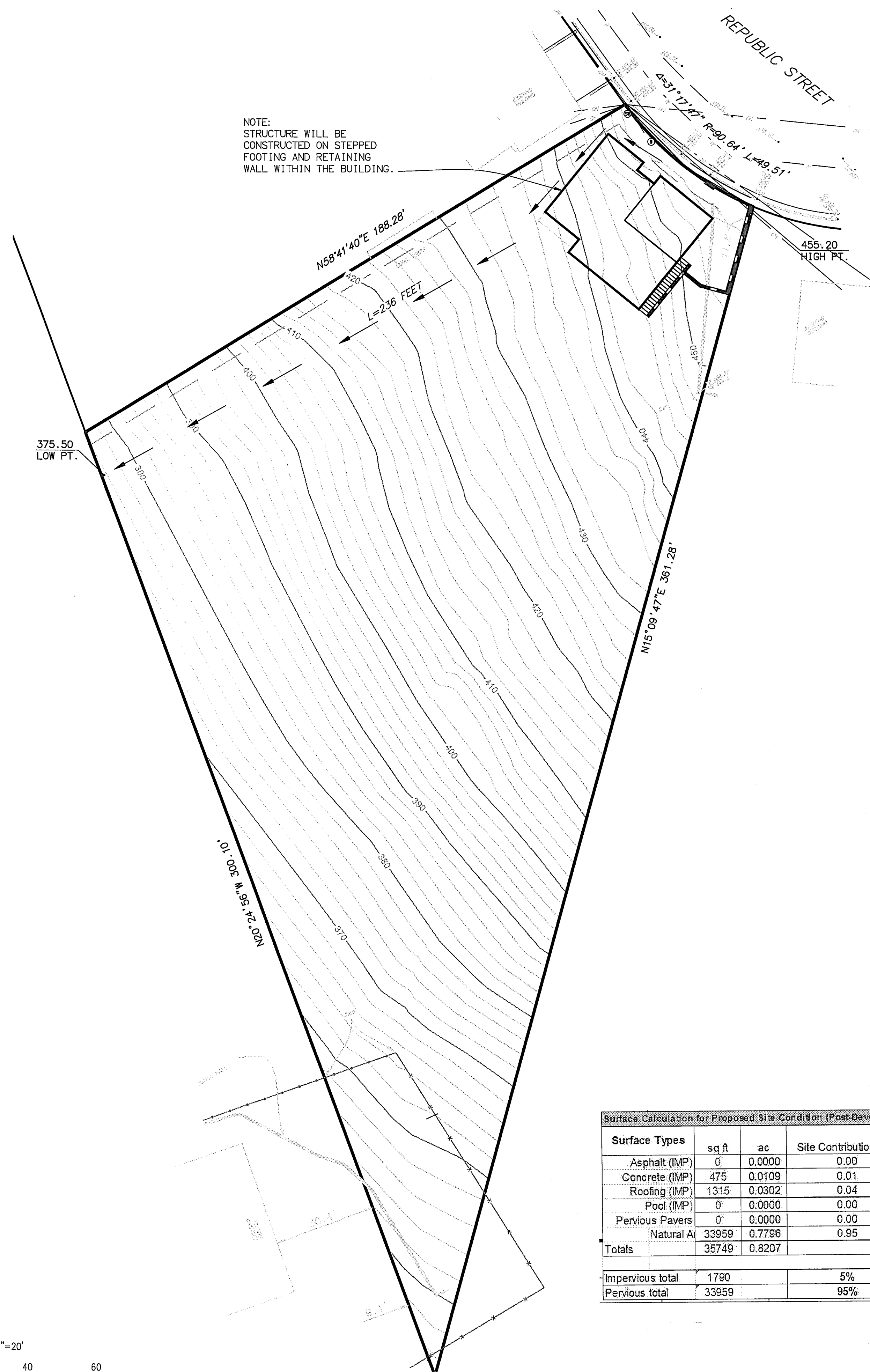
Surface Calculation for Existing Site Condition (Pre-Development)			
Surface Types	sq ft	ac	Site Contribution Area (%)
Asphalt (IMP)	0	0.00	0.000
Concrete (IMP)	0	0.00	0.000
Roofing (IMP)	0	0.00	0.000
Pool (IMP)	0	0.00	0.000
Pervious Pavers	0	0.00	0.000
Natural Areas	35749	0.82	1.000
Totals	35749	0.82	
Impervious total	0		0%
Pervious total	35749		100%

LEGEND

FLOW LINE
 WALL (EXISTING)
 FENCE (EXISTING)

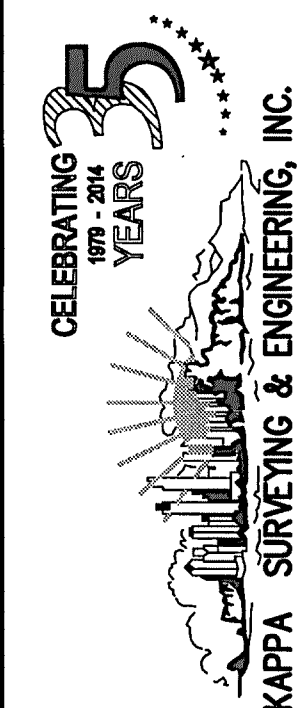


PRE-DEVELOPMENT CONDITION



Surface Calculation for Proposed Site Condition (Post-Development)			
Surface Types	sq ft	ac	Site Contribution (%)
Asphalt (IMP)	0	0.0000	0.00
Concrete (IMP)	475	0.0109	0.01
Roofing (IMP)	1315	0.0302	0.04
Pool (IMP)	0	0.0000	0.00
Pervious Pavers	0	0.0000	0.00
Natural Areas	33959	0.7796	0.95
Totals	35749	0.8207	
Impervious total	1790		5%
Pervious total	33959		95%

POST DEVELOPMENT CONDITION



DRAINAGE AREA MAPS EXHIBIT A

FOR
 THE DAMBACH RESIDENCE
 REPUBLIC STREET, SAN DIEGO, CA

SITE DEVELOPMENT PERMIT (SESDPD)

REPUBLIC STREET

REVISION 5 _____
 REVISION 4 _____
 REVISION 3 _____
 REVISION 2 10-7-18
 REVISION 1 1-12-15
 ORIG. DATE 12-5-14

DRAINAGE
 AREA MAPS
 EXHIBIT A

SHEET NO
10 C.4

Item 10 (B)

Information items:

A. Better Block Survey Results

Presenter: Barry Pollard and Keryna Johnson

Better Block Southeastern San Diego 2015 Survey

Monday, December 7, 2015



98

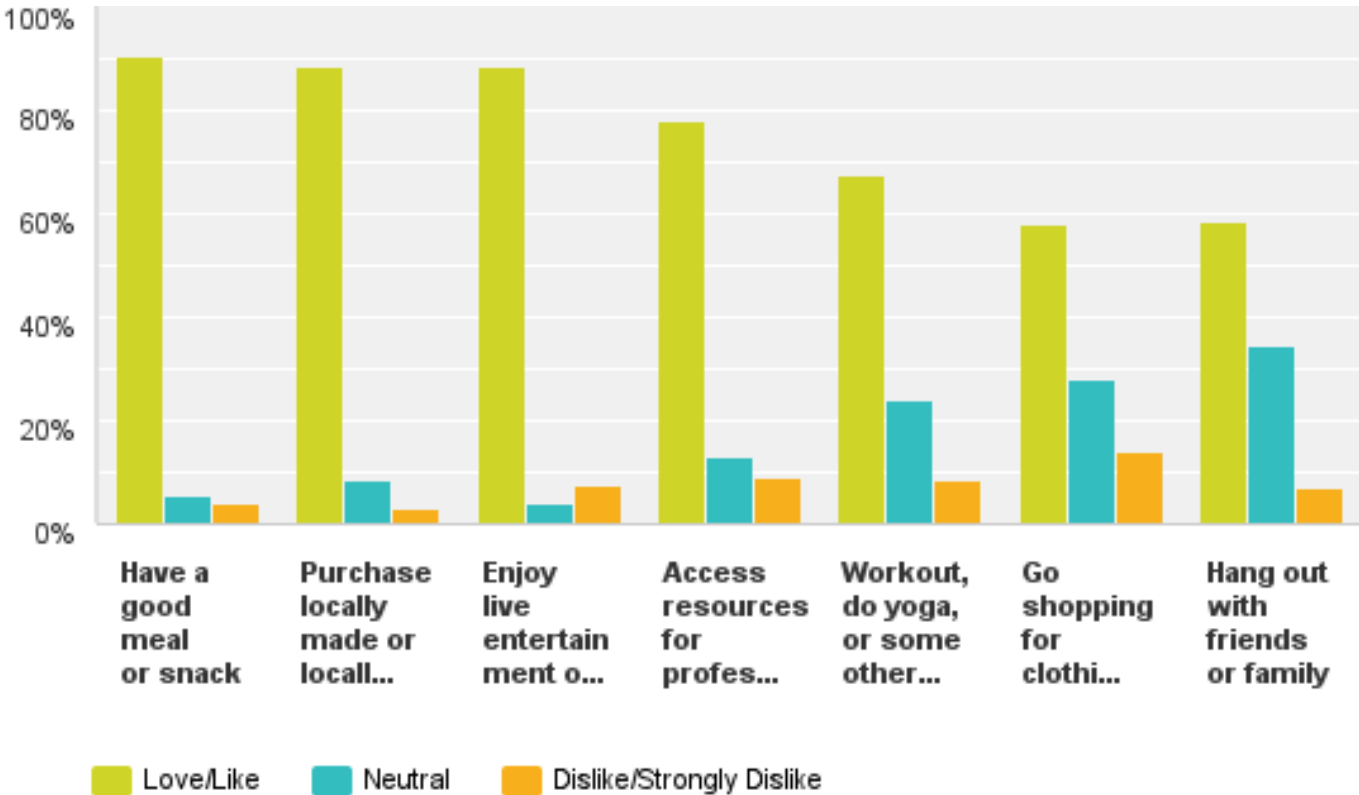
Total Responses

Date Created: Friday, July 03, 2015

Complete Responses: 92

Q1: What would you like to be able to do on this block?

Answered: 98 Skipped: 0



Q1: What would you like to be able to do on this block?

Answered: 98 Skipped: 0

	Love/Like	Neutral	Dislike/Strongly Dislike	Total
Have a good meal or snack	90.53% 86	5.26% 5	4.21% 4	95
Purchase locally made or locally grown items	88.42% 84	8.42% 8	3.16% 3	95
Enjoy live entertainment or art	88.42% 84	4.21% 4	7.37% 7	95
Access resources for professional or personal improvement	78.02% 71	13.19% 12	8.79% 8	91
Workout, do yoga, or some other physical activity	67.39% 62	23.91% 22	8.70% 8	92
Go shopping for clothing or home goods	58.06% 54	27.96% 26	13.98% 13	93
Hang out with friends or family	58.62% 51	34.48% 30	6.90% 6	87

Q1: What would you like to be able to do on this block?

Comments

11 Comments

A dry cleaners store. (I drive to Lemon Grove)

Any or All would be good

Celebrate our Ethnically Diverse Population

Church Supplies

Community Meeting Space

Literacy, Self-Expressive and Interactive Ongoing
Activities for Youth in the Community

Local Coffee and Tea

Inclusive of Spanish Speakers

Movies –similar to Ken or Hillcrest

Public art installation, Fountain

The site is proposed for new development

Q2: What do you think the block should be named? (Pt. 1)

54 Total Responses

Top 3 Responses

Huffman's Plaza 5

Four Corners of Life 4

Nueva Vida 2

A New Life	1	Cornerstones	1
Barry's Place	1	Courtyard	1
Better Business District	1	Crusader's Corners	1
Block of Hope, Love and Peace	1	Diamond Corner	1
Block our Block	1	Diamond District	1
Brooks Huffman Plaza	1	Diamond Shopping Plaza	1
Churchward Corner	1	DiverCity Center	1
Community Corner	1	Diversity Center	1
Corners of Peace	2	Empire	2
Corner's Way	1	Encanto Square	1

Q2: What do you think the block should be named? (Pt. 2)

54 Responses

Ensemble	1	Health HUB	1
Four Corners	1	Hope Community Garden	1
Four Corners Boardwalk	1	Huffman Block	1
Four Corners of Life	4	Huffman Place	1
Four Corners of Love	1	Huffman's Court	1
Friendly	1	Huffman's Plaza	5
Get Fresh Alley	1	Huffman's Promenade	1
Golde Bridge Sunshine	1	Imperial Ave Pointe	1
Good Life Block	1	Imperial Ave Walkabout	1
Happy Street	1	Imperial Corner	1

Q2: What do you think the block should be named? (Pt. 3)

54 Responses

Imperial District	1	One Love	1
Imperial-Euclid Cultural Center	1	Our Corner	1
King's Corner	1	Peace in Southeast	1
King's Dream	1	Peace Place	1
Lincoln Community Heights	1	Peace Plaza	1
Lincoln Plaza	1	Peace Portal	5
Lincoln Zone	1	Positive Boulevard	1
Lincoln's Park Block	1	Renaissance Block (Art, Rebirth, etc)	1
Live, Love, Life	1	RESPECT	1
Nueva Vida or Nueva Vida	2	Rock Solid	1

Q2: What do you think the block should be named? (Pt. 4)

54 Responses	Route One	1	United	1
	South East Better Block	1	Unity Center	1
	South East Exchange	1	Urban Block	1
	South East Home	1	Village Center	1
	Southeast	1	Total of Different Name Options	83
	Southeast Block	5	Answered question	54
	Southeast Neighborhood Square	1	Skipped question	44
	Streets of Life	1		
	The Euclid Pyramid	1		
	Top of the Hill	1		

Q3: What type of businesses or uses would you like to see on this block?

Answered: 92 Skipped: 6

Top 10 Responses

	Love/Like	Neutral	Dislike/Strongly Dislike	Total
Bakery	87.95% 73	8.43% 7	3.61% 3	83
Coffee shop	81.61% 71	14.94% 13	3.45% 3	87
Sit down restaurant (table ordering)	79.07% 68	12.79% 11	8.14% 7	86
Food market/Grocery store	77.65% 66	14.12% 12	8.24% 7	85
Community garden	76.74% 66	12.79% 11	10.47% 9	86
Educational services	78.05% 64	9.76% 8	12.20% 10	82
Entertainment facility/Theater	72.41% 63	16.09% 14	11.49% 10	87
Mixed-use housing (retail on the ground floor)	67.05% 59	15.91% 14	17.05% 15	88
Art gallery/Museum	68.60% 59	20.93% 18	10.47% 9	86
Fast casual restaurant (counter ordering)	69.05% 58	16.67% 14	14.29% 12	84

Q3: What type of businesses or uses would you like to see on this block?

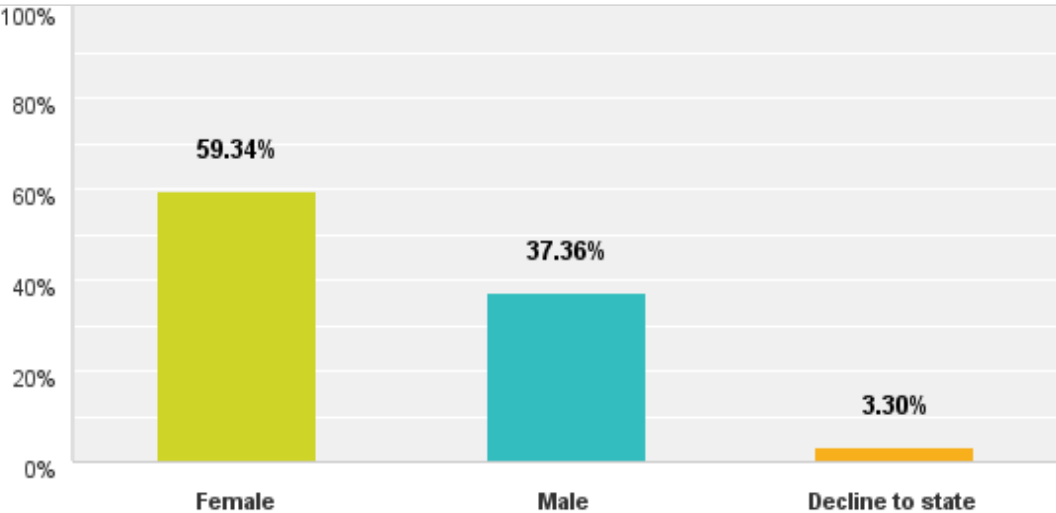
Comments

18 Comments

All of the Above	Let's make this a friendly old fashion neighborhood, similar to Kensington and Hillcrest, but with our own local SESD
Art Walk	Local Ice Cream
Book Store with an International Flavor	Marijuana Dispensaries
Credit Union	Microbrew Pub
Church/Religious Supplies	Stove Mat" (similar to laundry mat, where those on EBT – Food Assistance have a place to prepare meals
Farmer's Marketplace	Prayer Center
Food Garden/Food Mercado (where someone has several options to dine in one building)	Resource Center
Homeless Shelter	Some Jobs
I would like all of these things, but social problems are in the way	99c Store =Christian Church
Inclusiveness/Welcoming of Spanish Speakers	

Q4: Which of the following best represents your gender?

Answered: 91 Skipped: 7

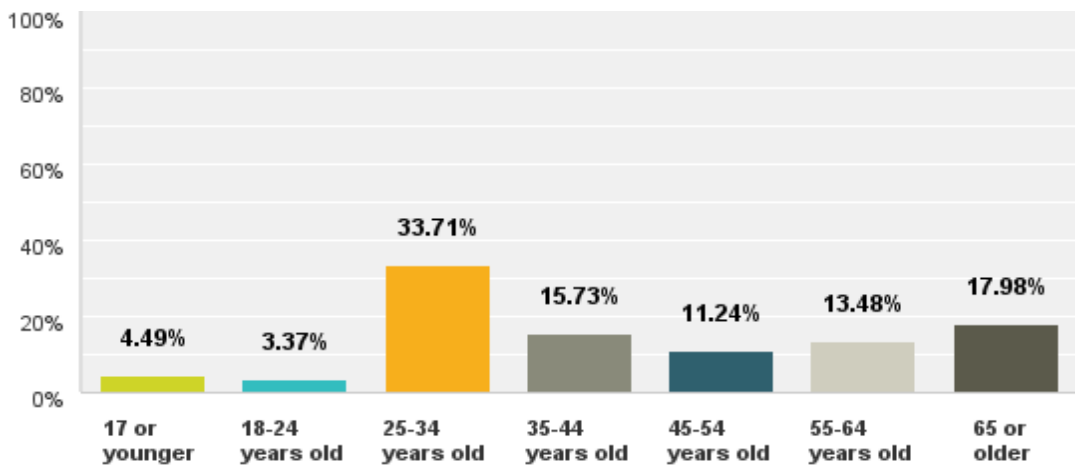


Answer Choices	Responses	
Female	59.34%	54
Male	37.36%	34
Decline to state	3.30%	3
Total		91

Q5: What is your age?

Answered: 89 Skipped: 9

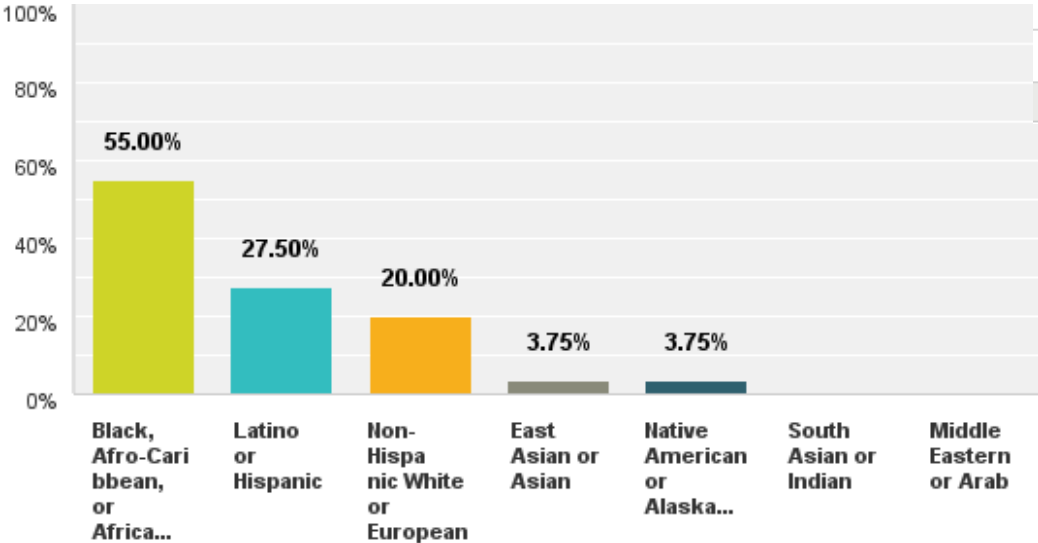
Answer Choices	Responses	
17 or younger	4.49%	4
18-24 years old	3.37%	3
25-34 years old	33.71%	30
35-44 years old	15.73%	14
45-54 years old	11.24%	10
55-64 years old	13.48%	12
65 or older	17.98%	16
Total	89	



Q6: Which of the following best represents your racial or ethnic heritage? Choose all that apply.

Answered: 80 Skipped: 18

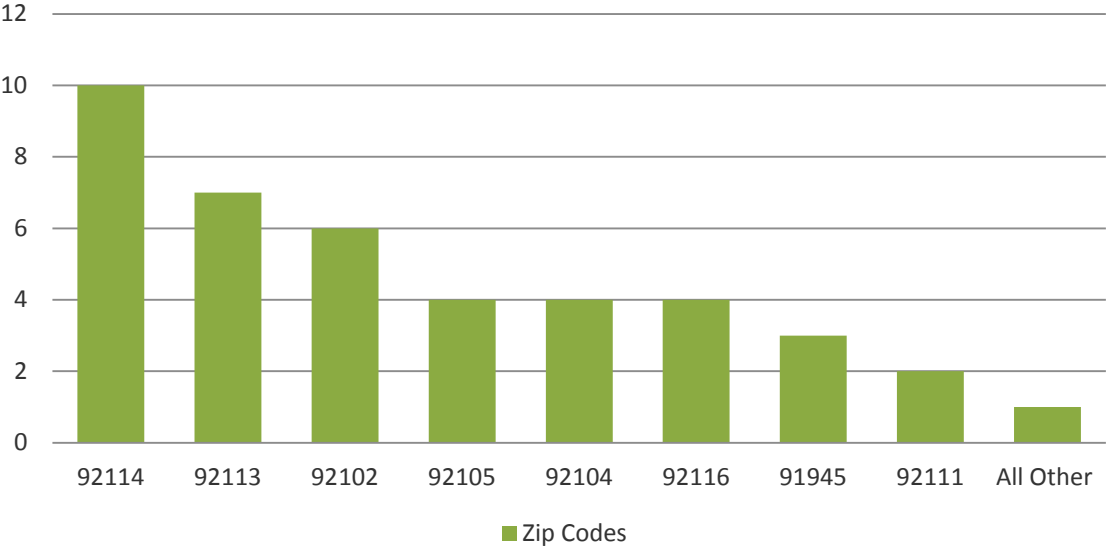
Answer Choices	Responses	
Black, Afro-Caribbean, or African American	55.00%	44
Latino or Hispanic	27.50%	22
Non-Hispanic White or European	20.00%	16
East Asian or Asian	3.75%	3
Native American or Alaskan Native	3.75%	3
South Asian or Indian	0.00%	0
Middle Eastern or Arab	0.00%	0
Total Respondents: 80		



Q7: In what zip code do you currently reside?

Answered: 83 Skipped: 15

Zip Codes



92114	35	92101	1
92113	10	91932	1
92102	7	91915	1
92105	6	91911	1
92104	4	91910	1
92116	4	90266	1
91945	3	92120	1
92111	2	92139	1
92109	1	92173	1
92103	1	Total	83

Do you have any other comments, questions, or concerns?

Answered: 83 Skipped: 15

The cities permitting process should be revised to deal with the complex issues of the contemporary urban conditions
God Bless
Keep up the Struggle
We need a bus stop on the corner or Euclid and Imperial
So glad this is happening! Keep it local!
Love the idea of a better, all-inclusive Better Block. Thanks for the efforts!
We need more trees
Great Event

Please focus on fixing and improving the bus stop.
Great Job!
I think it's all going well
We need to change the generation
I appreciate the event
*Stop the Violence!
I love what you are doing!
Safety in the corner and for homeless.
This corner should appeal to the youth because Lincoln is on the corner, all Lincoln high school students pass by this corner.

We need a flyer!
How Can I help?
Support home grown businesses.
Thank you.
The area needs regular cleaning.
This concept is empowering to the hardworking, creative and joyful men and women in the district.
I am hoping a better business plaza can be developed in the community.
Thank you ALL!