



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 17, 2025

REPORT NO. PC-25-021

HEARING DATE: July 31, 2025

SUBJECT: CHALCEDONY VIEWS, Process Four Decision

PROJECT NUMBER: [PRJ-1093271](#)

OWNER/APPLICANT: Chalcedony Views, LLC

SUMMARY

Issue: Should the Planning Commission approve a Neighborhood Development Permit and Tentative Map to subdivide one 0.51-acre site into seven new parcels located at [2060 Chalcedony Street](#) in the Pacific Beach Community Plan area?

Proposed Actions:

1. APPROVE Neighborhood Development Permit No. [PMT-3288884](#) and Tentative Map No. [PMT-3224318](#)

Fiscal Considerations: None associated with this action. The applicant funds a deposit account that recovers all costs associated with processing the application.

Housing Impact Statement: The project will result in the creation of seven new single-dwelling units where currently only one single-dwelling unit exists. The Pacific Beach Community Plan and Local Coastal Program (Community Plan) designates the site as Low-Medium Density Residential, allowing 9 to 14 dwelling units per acre (du/ac). The proposed project will demolish a single-dwelling unit and construct seven dwelling units, resulting in a net increase of six units on the 0.51-acre site, achieving the site's maximum density of 14 du/ac. The project is only building seven units, and the City's Inclusionary Affordable Housing regulations do not apply as it is under the 10 or more dwelling unit threshold and is not within the Coastal Overlay Zone.

Community Planning Group Recommendation: On June 12, 2024, the Pacific Beach Community Planning Group voted 9-0-1 to recommend approval of the project.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption

determination for this project was made on March 7, 2025, and the opportunity to appeal that determination ended March 21, 2025.

BACKGROUND

The 0.513-acre site is located at 2060 Chalcedony Street (Assessor's Parcel Numbers 416-361-2600 and 416-361-3000) in the RM-1-1 (Residential-Multiple Unit) zone, the Coastal Height Limit Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, and a Sustainable Development Area within the Pacific Beach Community Plan (Community Plan). This site is not within the Coastal Overlay Zone. The surrounding neighborhood contains single- and multi-dwelling units on varying-sized lots, and there are no sidewalks adjacent to the site along Chalcedony Street and Noyes Street.

PROJECT DESCRIPTION:

The project proposes to demolish a dwelling unit and subdivide the existing 22,337-square-foot site into seven parcels, to allow development of a dwelling unit on each lot for a total of seven units. The project is not encroaching into the existing right-of-way nor vacating any easements. The seven units will take access from one driveway, which eliminates vehicular and pedestrian conflicts and provides an opportunity for the units to incorporate front yard landscape with sidewalks and trees. The project will also dedicate approximately seven feet of additional right of way along Noyes.

The seven units will be two stories with rooftop decks, each approximately 23 feet in height. The units incorporate a variety of materials, including stucco, wood siding and brick veneer, to provide texture and color, adding visual interest and blending with the existing structures in the neighborhood.

REQUIRED PERMITS:

A subdivision consisting of seven parcels requires the approval of a Process Four Tentative Map, with the Planning Commission as the decision maker, pursuant to San Diego Municipal Code (SDMC) Section [125.0430](#). To facilitate this subdivision, the project also requests deviations to the development regulations of the RM-1-1 zone. Within a Sustainable Development Area (SDA), this residential development qualifies as infill development pursuant to SDMC Section [143.0915\(b\)\(2\)](#), and the requested deviations can be allowed with the approval of a Neighborhood Development Permit (NDP), with staff as the decision maker, pursuant to SDMC Section [143.0920](#).

The requested approvals are consolidated for a decision by the Planning Commission pursuant to SDMC Section [112.0103](#).

REQUESTED DEVIATIONS:

The proposal includes eight general deviations applied to each lot, totaling 42 deviations requiring a Neighborhood Development Permit pursuant to SDMC [143.0920](#).

The RM-1-1 zone allows one dwelling unit for every 3,000 square feet of lot area per SDMC Section 131.0406(b)(1). This allows seven dwelling units on the 22,337-square-foot site, and the project will meet this density. However, the RM zones typically provide for attached multiple dwelling unit development in the form of apartments or condominiums, and the development regulations of the RM-1-1 zone (including, but not limited to required lot width, required lot depth, and minimum lot size as outlined in SDMC Table 131-04G) do not contemplate the development of single-dwelling units at an equivalent density.

Per SDMC Section [131.0406\(a\)](#), the purpose of the RM zones is “to provide for multiple dwelling unit development at varying densities” and “to individually accommodate developments with similar densities and characteristics.”

The project desires to create a housing development that achieves the allowed density for the RM-1-1 zone, but with each dwelling unit having its own legal lot. To achieve this goal, and because the project site qualifies as infill development as outlined above, the proposal includes eight general deviations, totaling 42 deviations.

Note: As a corner lot, the project site is subject to the provisions of SDMC Section [113.0246\(f\)](#), Resubdivided Corner Lots in Residential Zones. This section provides that “the setbacks along the front property line and street side property line shall observe the setback requirements placed on the original lot configuration and the remaining property lines shall observe the required interior side setback requirements of the zone.” The existing lot’s front is on Noyes Street (15-foot required setback), and its street side is on Chalcedony (ten-foot required setback). The project is requesting deviations from the following standards, which are addressed in Table 1, and further discussed below.

Table 1: Deviations (shading indicates a deviation)												
	Required	Provided										
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7				
Lot Area (sf)	6,000	3,161	3,234	3,741	3,099	2,283	2,283	3,264				
Lot Width (feet)	50	44	42	49	41	30	30	36				
Lot Depth (feet)	90	73	76	79	76	76	76	76				
Street Frontage (feet)	50	73	--	--	41	30	30	68				
Side Setback (feet)	5/8	13	4	4	4	17.5	4	14.75	4	4	4	4
Street Side Setback (feet)	10	--	--	--	14	14	14	13				
Front Setback (feet)	15/20	11	--	--	--	--	--	8				
Rear Setback (feet)	15	4	--	--	12	12	12	4				
Floor Area Ratio (feet)	0.75	0.77	0.85	0.63	0.69	0.94	0.94	0.73				

1. Deviation from lot area where 6,000 square feet is required.

All seven lots request a deviation from lot area to achieve the maximum allowable density of seven units while allowing a single-dwelling unit for sale product. Seven lots at a minimum lot size of 6,000 square feet would require a site area of at least 42,000 square feet. To create seven lots from the existing 22,337-square-foot site, a deviation to allow lots smaller than 6,000 square feet is requested.

There is no effect on neighboring properties with this deviation because the overall site area will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

2. Deviation from lot width where 50 feet is required.

All seven lots request a deviation from lot width to allow lots smaller than 6,000 square feet while still providing an adequate area to develop a single-dwelling unit on each lot in the RM-1-1 zone. Otherwise, the minimum lot width of 50 feet and the lot depth of 90 feet would result in lots that would be a minimum of 4,500 square feet (50 x 90), which would allow no more than five units on the existing 22,337-square-foot site, precluding the development from reaching the maximum allowable density of seven units.

There is no effect to neighboring properties with this deviation because overall site dimensions will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

3. Deviation from lot depth where 90 feet is required.

As with the deviation from lot width, all seven lots request a deviation from lot depth to allow lots smaller than 6,000 square feet while still providing an adequate area to develop a single-dwelling unit on each lot in the RM-1-1 zone. Otherwise, the minimum lot width of 50 feet and lot depth of 90 feet would result in lots that would be a minimum of 4,500 square feet (50 x 90), which would allow no more than five units on the existing 22,337-square-foot site, precluding the development from reaching the maximum allowable density of seven units.

There is no effect on neighboring properties with this deviation because overall site dimensions will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed

deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

4. Deviation from street frontage where 50 feet is required.

Lots 2 through 6 request a deviation from street frontage to allow seven lots that will be smaller than 6,000 square feet. Newly created lots typically require frontage on a public street to facilitate access and the provision of public utilities and services. However, the existing site could not be configured to allow all seven lots 50 feet of street frontage. To provide the required street frontage to all lots, the site would have to provide fewer than seven units, which would preclude achieving the density allowed by the RM-1-1 zone. The project will provide equivalent access via a shared private driveway.

There is no effect to neighboring properties with this deviation because overall site dimensions will not change. This deviation is requested to allow the creation of lots for a detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

5. Deviation from the side yard setback where a minimum of 5 feet is required, and 8 feet is standard.

Lots 2 through 6 request a deviation from the 5- to 8-foot side yard setback standard. A reduction in lot size, width, and depth without a corresponding reduction in allowed setbacks, disproportionately reduces the allowable development area of each newly created lot. Side yard setbacks internal to the project site are requested to be reduced accordingly but will not be reduced below four feet.

There is no effect to adjacent properties with this deviation. The standard side yard setback of the existing lot would be maintained along the northern property line, at the rear of proposed Lots 1, 2 and 3. The rear setbacks of these lots are at least ten feet, which exceeds the eight-foot side setback requirement at this location if developed as one lot. Therefore, the proposed deviations only affects the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

6. Deviation from the front yard setback where a minimum of 15 feet is required, and 20 feet is the standard.

Lots 1 and 7 require a deviation from the front yard setback to accommodate lots smaller than 6,000 square feet. A reduction in lot size, width, and depth without a corresponding reduction in allowed setbacks disproportionately reduces the allowable development area of each newly created lot.

The reduced front setbacks on Noyes Street are balanced by landscaping and the dedication of approximately seven feet of additional right-of-way.

7. Deviation from the rear yard setback where a minimum of 15 feet is required.

Lots 1, 4, 5 and 7 request a deviation to the rear yard setback, which is required to allow all seven lots to be smaller than 6,000 square feet. A reduction in lot size, width, and depth without a corresponding reduction in setbacks disproportionately reduces the allowable development area of each newly created lot.

There is no effect to adjacent properties with this deviation. The required rear setback of the existing lot would be approximately 15 feet along the western property line which meets the requirement as a single lot. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

8. Deviation to Floor Area Ratio (FAR) where no more than 0.75 is allowed.

Lots 1, 2, 5, and 6 require a deviation to FAR to allow the development of appropriately sized dwelling units on smaller lots. FAR is a ratio that compares the total floor area of a building to the size of the lot it's on. A building on a small lot will have a higher FAR compared to the same building on a larger lot. . To allow units of a size comparable to other nearby single-dwelling units, an FAR of 0.75 must be exceeded on certain lots.

There is no effect to adjacent properties with this deviation. The gross floor area across the entire 22,337-square-foot site is 16,432 square feet. This results in an overall FAR of 0.74, meets the 0.75 FAR required by the RM-1-1 zone. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

COMMUNITY PLAN ANALYSIS:

The Pacific Beach Community Plan designates the 0.51-acre site as Low-Medium Density Residential land use designation (9 to 14 dwelling units/acre). The project proposes seven dwelling units which is a density of 14 dwelling units per acre, consistent with the land use designation. The Pacific Beach Community Plan recommends providing safe and pleasant pedestrian linkages between residential neighborhoods and community facilities, such as schools, parks and the library, as outlined on page 53. The project accomplishes this by dedicating right-of-way along Noyes Street and Chalcedony Street, constructing new non-contiguous sidewalks and planting street trees less than a thousand feet away from Sessions Elementary School and two thousand feet from Kate Sessions Park.

The Community Plan contains urban design standards to upgrade and physically enhance the community. The plan policies recommend reducing the amount of visual clutter, promoting harmony in visual relationships, encouraging mixed uses, and providing safe and convenient pedestrian crossings, walkways, and parking areas.

The seven units will be two stories with rooftop decks and incorporate a variety of materials to provide texture and color, adding visual interest and blending with the existing structures in the neighborhood. The units will take access from one driveway, which eliminates vehicular and pedestrian conflicts and provides an opportunity for the units to incorporate front yard landscape with sidewalks and trees.

Furthermore, a Residential Goal of the Community Plan (Page 53) is to promote the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone. The project supports this goal by providing a single-dwelling unit product type at the maximum density of the land use at 14 dwelling units per acre. The project utilizes deviations from the RM-1-1 regulations to develop a product type that supports this goal.

Conclusion:

Staff has determined the project is consistent with the General Plan, the Community Plan, and regulations of the Land Development Code, as described above. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5) and recommends that the Planning Commission approve the Neighborhood Development Permit and the Tentative Map Permit as proposed.

ALTERNATIVES

1. Approve Neighborhood Development Permit No. PMT-3288884 and Tentative Map Permit No. PMT-3224318, with modifications.
2. Deny Neighborhood Development Permit No. PMT-3288884 and Tentative Map Permit No. PMT-3224318.

Respectfully submitted,



Michael Prinz
Interim Assistant Deputy Director
Development Services Department

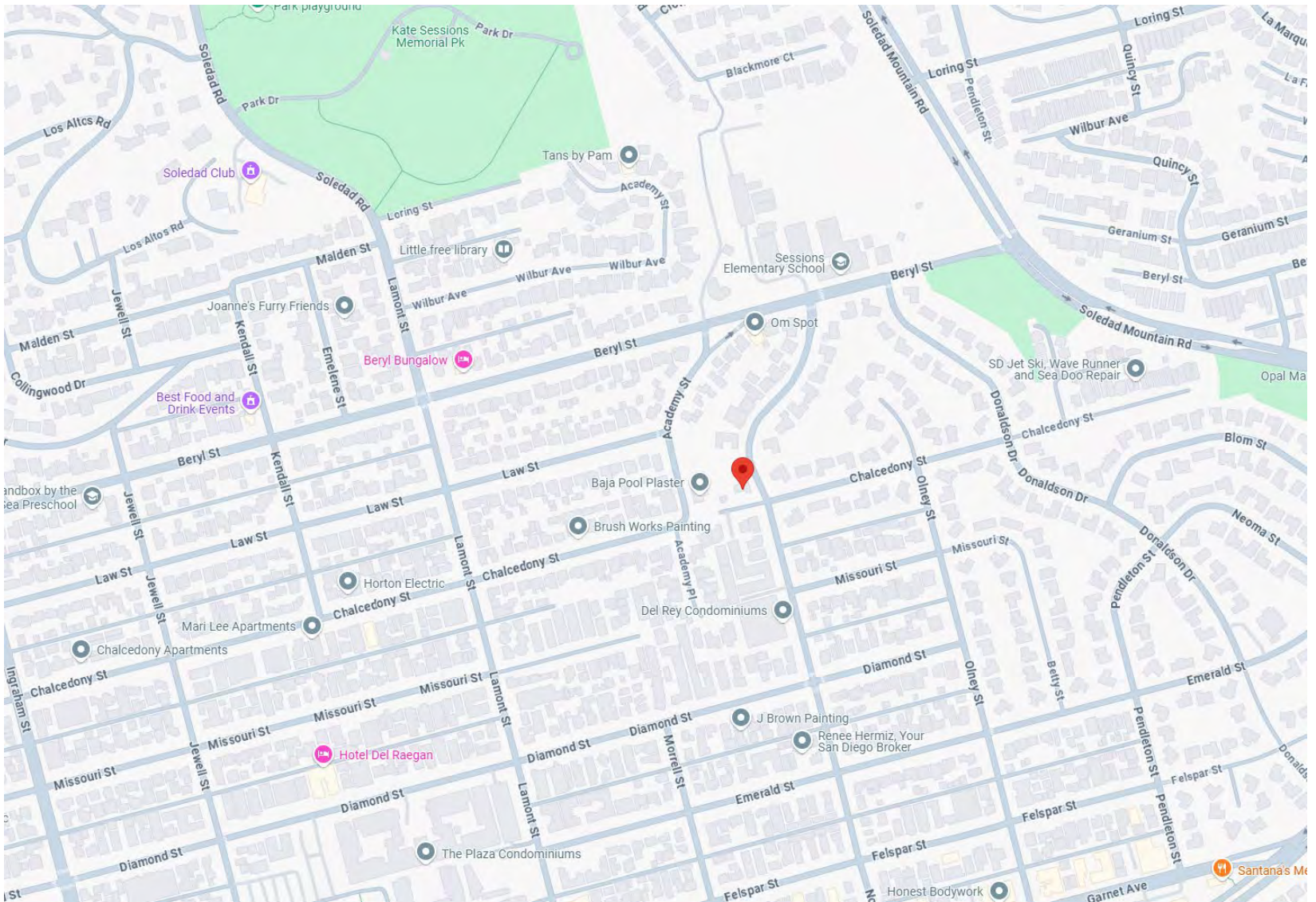


Christian Hoppe
Development Project Manager
Development Services Department

Attachments:

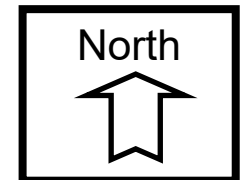
1. Project Location Map
2. Community Plan Land Use Map

3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. TM Conditions
7. TM Reso
8. CEQA Exemption
9. Ownership Disclosure
Statement
10. Project Plans



Project Location Map

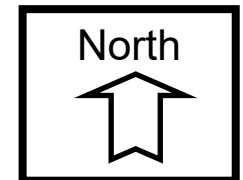
Chalcadony Views, Neighborhood Development Permit
Project No. 1093271 – 2060 Chalcadony Streer





Community Plan Land Use Map

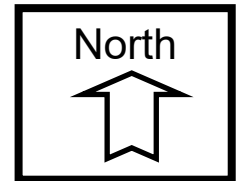
Chalcedony Views, Neighborhood Development Permit
Project No. 1093271- 2060 Chalcedony Street





Aerial Photograph

Chalcedony Views, Coastal Neighborhood Development Permit
Project No. 1093271 – 2060 Chalcedony Street



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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009564

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT NO. PMT-328884
CHALCEDONY PROJECT NO. 1093271
PLANNING COMMISSION

This Neighborhood Development Permit No PMT-328884 is granted by the Planning Commission of the City of San Diego to CHALCEDONY VIEWS LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0402(q). The 0.513-acre site is located at 2060 Chalcedony Street in the RM-1-1 zone, within Coastal Height Limitation Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area and the Sustainable Development Area of the Pacific Beach Community Plan. The project site is legally described as: LOTS 13 AND 16, XCEPTING THE WESTERLY 90 FEET AND AKK IF KITS 14 AND 15, IN BLOCK TWO OF NETTSHIP-TYE TRACT NO. 3 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.2182.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide two parcels into seven parcels and for eight general deviations that will total 42 deviations as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 31, 2025, on file in the Development Services Department.

The project shall include:

- a. Subdivision of a 0.513-acre site into seven new parcels ranging in size from 0.052 acres to 0.085 acres per the associated Tentative Map No. PMT-3224318.
- b. Deviation from the required lot area where 6,000 square feet is required.
- c. Deviation from the required lot width where 50 feet is required.
- d. Deviation from the required lot depth where 90 feet is required.
- e. Deviation from the required street frontage where 50 feet is required.

- f. Deviation from the required side yard setback where a minimum of 5 feet is required, and 8 feet is standard.
- g. Deviation from the required street side yard setback where 10 feet is required.
- h. Deviation from the required front yard setback where a minimum of 15 feet is required, and 20 feet is the standard.
- i. Deviation from the required rear yard setback where a minimum of 15 feet is required.
- j. Landscaping (planting, irrigation and landscape-related improvements);
- k. Off-street parking;
- l. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 14, 2028.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property, and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations, or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

10. The Permit shall comply with all conditions of Tentative Map No. PMT-3224318.
11. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to construct non-contiguous sidewalk with current City Standard sidewalk, adjacent to the site on Noyes Steet, as shown on Exhibit 'A', satisfactory to the City Engineer.
12. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to construct non-contiguous sidewalk with current City Standard sidewalk, adjacent to the site on Chalcedony Street, as shown on Exhibit 'A', satisfactory to the City Engineer.
13. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to construct current City Standard directional curb ramps at the intersection of Noyes Street and Chalcedony Street, per exhibit 'A', satisfactory to the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to construct curb and gutter per current City Standards, adjacent to the site on Noyes Street, satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to construct curb and gutter per current City Standards, adjacent to the site on Chalcedony Street, satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond the removal and replacement of existing pavement with City Standard Schedule J Pavement, adjacent to the site on Chalcedony Street, satisfactory to the City Engineer.
17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all proposed sidewalk underdrains/curb outlets and landscaping and irrigation to be installed within the Public Right-of-Way.
18. The drainage system for this project, per approved Exhibit 'A', is private and will be subject to approval by the City Engineer.
19. Prior to the issuance of any building permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

20. Prior to the issuance of any building permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
25. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
26. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).
27. In the event that a foundation-only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department, identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'
28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PLANNING/DESIGN REQUIREMENTS:

30. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

TRANSPORTATION REQUIREMENTS

32. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle width shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

33. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond, the construction of a 20-foot-wide driveway along Noyes Street as shown on Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

34. Prior to the issuance of any building permit, the Owner/Permittee shall record a Joint Driveway/Mutual Access Agreement (DS-3248) in favor of all affected parcels within the project site as shown on Exhibit "A", satisfactory to the City Engineer.

35. Prior to the issuance of any building permit, the Owner/Permittee shall record an access easement in favor of all affected parcels within the project site as shown on Exhibit "A", satisfactory to the City Engineer.

36. Prior to the issuance of any building permit, as part of the public improvements, the Owner/Permittee shall assure by permit and bond installation of a permanent barricade at the northern terminus end of the sidewalk within the public right-of-way along the project frontage on Chalcedony Street as shown on Exhibit "A", satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

37. The Owner/Permittee shall construct and maintain a four-foot-wide pedestrian path from the building entrances to the public street, as shown on Exhibit A. All improvements shall be completed and operational prior to the first occupancy.

38. The Owner/Permittee shall provide and maintain a 10-foot by 10-foot visibility area on both sides of the driveway measured along the property line on Noyes Street at all times. No natural or human-made obstruction higher than 36 inches shall be located within this area.

39. Prior to Final Inspection of the buildings, the Owner/Permittee has opted in and shall pay the required Active Transportation In-Lieu Fee (ATILF) in accordance with the Mobility Choices Regulations (San Diego Municipal Code Chapter 4, Article 3, Division 3).

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

40. Prior to the issuance of any building permit, the Owner/Permittee shall assure, that the proposed public eight-inch (8") sewer mains and proposed private sewer lateral on Noyes Street per improvement drawing 100723-D shall be constructed, completed and operational in a manner satisfactory to the Public Utilities Director and the City Engineer for the proposed connection for the subject Project.

41. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

42. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

44. Prior to the issuance of any building permits, the Owner/Permittee shall provide EMRA for the proposed private lateral within the public right-of-way.

45. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this

discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

APPROVED by the Planning Commission of the City of San Diego on July 31, 2025, and [Approved Resolution Number].

ATTACHMENT 04

Neighborhood Development Permit/Approval No. 328884
Date of Approval: June 11, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Christian Hoppe
Development Project Manager

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

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

CHALCEDONY VIEWS, LLC
Owner/Permittee

By _____
NAME
TITLE

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

PLANNING COMMISSION RESOLUTION NO.
NEIGHBORHOOD DEVELOPMENT PERMIT PMT-328884
CHALCEDONY VIEWS PROJECT NO. PRJ-1093271

WHEREAS, CHALCEDONY VIEWS LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing dwelling unit and subdivide two parcels into seven parcels, and construct seven new single dwelling units with landscape and supporting infrastructure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3288884), on portions of a 0.51-acre site;

WHEREAS, the project site is located at 2060 Chalcedony Street (Assessor's Parcel Numbers 416-361-2600 and 416-361-3000) in the RM-1-1 (Residential-Multiple Unit) zone, the Coastal Height Limit Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, and a Sustainable Development Area within the Pacific Beach Community Plan

WHEREAS, the project site is legally described as LOTS 13 AND 16, EXCEPTING THE WESTERLY 90 FEET AND ALL OF LOTS 14 AND 15, IN BLOCK TWO OF NETTLESHIP-TYPE TRACT NO. 3 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2182 and LOT 17, EXCEPTING THE WESTERLY 90 FEET AND ALL OF LOTS 18 IN BLOCK TWO OF NETTLESHIP-TYPE TRACT NO. 3 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2182.

WHEREAS, on March 7, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects) and there

was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 31, 2025, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. PMT-328884 (and the associated Tentative Map No. PMT-3224318) pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Neighborhood Development Permit No. PMT-3288884:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

The 0.51-acre project site is located at 2060 Chalcedony Street (APNs: 416-361-2600 and 416-361-3000) in the RM-1-1 zone, and the following overlay zones: Coastal Height Limitation Overlay Zone and Transit Priority Area within the Pacific Beach Community Plan . The project proposes a Neighborhood Development Permit and Tentative Map to subdivide an existing 0.51-acre (22,337-square-foot) site into seven parcels for the development of seven new single dwelling units. The existing single dwelling unit will be demolished.

The project requests eight general deviations, totaling 42 deviations throughout the seven parcels, from the development regulations in San Diego Municipal Code (SDMC) section 131.0431, Table 131-04G for each of the seven new parcels and dwelling units. Per SDMC 143.0915(b), an infill project may request the deviations through a Neighborhood Development Permit and the deviations requested are further discussed in Finding A.1.c.

The project is located on the northwest corner of Chalcedony Street and Noyes Street. The surrounding neighborhood includes single dwelling units on various-sized lots with multi-dwelling unit development toward the south. The project site is in the Pacific Beach Community Plan area. The Pacific Beach Community Plan and Local Coastal Program (Community Plan) designates the site as Low-Medium Density Residential (9 to 14 dwelling units per acre(du/ac)), which is "characterized by lower intensity multi-family housing, such as two-on-ones or duplexes" (page 53). The proposed seven dwelling units on the 0.51-acre site have a density of 14 du/ac and therefore, the project is consistent with the maximum allowable density per the Community Plan.

The seven new in-fill dwelling units are consistent with the Residential Land Use Goals of the Community Plan and will also provide “safe and pleasant pedestrian linkages between residential neighborhoods and community facilities, such as schools, parks and the library” (page 53) by providing dedicated right-of-way along Noyes Street and Chalcedony Street along with new non-contiguous sidewalks and street, less than a thousand feet away from Sessions Elementary School and two thousand feet from Kate Sessions Park.

The Community Plan contains urban design standards to upgrade and physically enhance the community's residential areas. The plan policies recommend avoiding radical and intrusive changes to existing residential areas, reducing the amount of visual clutter, promoting harmony in visual relationships, encouraging mixed uses, and providing safe and convenient pedestrian crossings, walkways and parking areas.

The deviations (discussed in more depth in finding A.1.c below) were reviewed as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, the surrounding development, and the applicable regulations. Without the deviations, the smaller lot sizes and more permissive development footprints, the site could not achieve the allowable land use and zoning density.

The seven units will be two stories with rooftop decks, each approximately 23 feet in height, below the 30-foot height limit. The units incorporate a variety of materials, including stucco, wood siding and brick veneer, to provide texture and color, adding visual interest and blending with the existing structures in the neighborhood. The seven units will take access from one driveway, which eliminates vehicular and pedestrian conflicts and provides an opportunity for the units to incorporate front yard landscape with sidewalks and trees.

Furthermore, a Residential Goal of the Community Plan (Page 53) is to promote the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone. By providing a single-dwelling unit product type in a multiple-dwelling unit zone with a density of 14 dwelling units per acre, the project utilizes deviations from the RM-1-1 regulations to develop a product type that supports this goal.

The project is redeveloping a residential site with seven new dwelling units within the density of the Community Plan. The project will provide additional housing opportunities in the neighborhood and include landscape and pedestrian improvements that support the policy recommendation in the land use plan. Therefore, the proposed development will not adversely affect the applicable land use land.

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

The project proposes to redevelop a site with seven new dwelling units and includes stormwater and pedestrian improvements. The permit includes various conditions and references exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC applicable to the project. Those conditions include dedication of additional right of way, construction of

non-contiguous sidewalks to current City Standards, new curb ramps at the intersection of Noyes Street and Chalcedony Street, and a private storm water drainage system. Additionally, the project will dedicate and improve two feet of right-of-way on Chalcedony Street and seven feet of right-of-way on Noyes Street adjacent to the site.

The proposed Tentative Map and Neighborhood Development Permit are consistent with applicable codes, policies, and regulations, which focus on protecting the public's health, safety and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project aims to create a housing development that maximizes the allowed density for the existing lot area through several requested allowable deviations to the development regulations. The proposed development includes residential development within the San Diego Sustainable Development Area and qualifies as in-fill development pursuant to SDMC 143.0915(b)(2). Therefore, the proposal includes eight general deviations that will total 42 deviations through a Neighborhood Development Permit pursuant to SDMC 143.0920. These deviations are summarized in Table 1, and are further discussed in depth below.

Table 1: Deviations (shading indicates a deviation)									
	Required	Provided							
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	
Lot Area (sf)	6,000	3,161	3,234	3,741	3,099	2,283	2,283	3,264	
Lot Width (feet)	50	44	42	49	41	30	30	36	
Lot Depth (feet)	90	73	76	79	76	76	76	76	
Street Frontage (feet)	50	73	--	--	41	30	30	68	
Side Setback (feet)	5/8	13	4 4	4 17.5	4 14.75	4 4	4 4	18	
Street Side Setback (feet)	10	--	--	--	14	14	14	13	
Front Setback (feet)	15/20	11	--	--	--	--	--	8	
Rear Setback (feet)	15	4	--	--	12	12	12	4	
Floor Area Ratio (feet)	0.75	0.77	0.85	0.63	0.69	0.94	0.94	0.73	

The project is requesting deviations from the following standards:

1. Deviation from lot area where 6,000 square feet is required.

All seven lots require this deviation, which is required to achieve the maximum allowable density of seven units while allowing a single-dwelling unit for sale product. Seven lots at a

minimum lot size of 6,000 square feet would require a site area of at least 42,000 square feet. To create seven lots from the existing 22,337-square-foot site, a deviation to allow lots smaller than 6,000 square feet is requested.

There is no effect to neighboring properties with this deviation because overall site area will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

2. Deviation from lot width where 50 feet is required.

All seven lots require this deviation, which is required to allow lots smaller than 6,000 square feet while still providing an adequate area to develop a single-dwelling unit on each lot, a corresponding deviation from the required lot width of the RM-1-1 zone is required. Otherwise, the minimum required lot width of 50 feet and the required lot depth of 90 feet would result in lots that would be a minimum of 4,500 square feet (50 x 90), which would allow no more than five units on the existing 22,337-square-foot site, precluding the development from reaching the maximum allowable density of seven units.

There is no effect to neighboring properties with this deviation because overall site dimensions will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

3. Deviation from lot depth where 90 feet is required.

All seven lots require this deviation, which is required to allow lots smaller than 6,000 square feet while still providing an adequate area to develop a single-dwelling unit on each lot, a corresponding deviation from the required lot depth of the RM-1-1 zone is required. Otherwise, the minimum required lot width of 50 feet and the required lot depth of 90 feet would result in lots that would be a minimum of 4,500 square feet (50 x 90), which would allow no more than five units on the existing 22,337-square-foot site, precluding the development from reaching the maximum allowable density of seven units.

There is no effect to neighboring properties with this deviation because overall site dimensions will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

4. Deviation from street frontage where 50 feet is required.

Lots 2-6 require this deviation, which is required to allow seven lots smaller than 6,000 square feet.

Newly created lots typically require frontage on a public street to facilitate access and the provision of public utilities and services. However, the existing site could not be configured to allow all seven lots 50 feet of street frontage. To provide the required street frontage to all lots, the site would have to provide fewer than seven units, which would preclude achieving the density allowed by the RM-1-1 zone. The project will provide equivalent access via a shared driveway.

There is no effect to neighboring properties with this deviation because overall site dimensions will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

5. Deviation from the side yard setback where a minimum of 5 feet is required, and 8 feet is standard.

Lots 2-6 require this deviation, which is required to allow a total of seven lots smaller than 6,000 square feet. A reduction in lot size, width, and depth without a corresponding reduction in allowed setbacks disproportionately reduces the allowable development area of each newly created lot. Side yard setbacks internal to the project site are requested to be reduced accordingly but will not be reduced below four feet.

There is no effect to adjacent properties with this deviation. The required side setback of the existing lot would be along the northern property line, at the rear of proposed Lots 1, 2 and 3. The rear setbacks of these lots are at least ten feet, which exceeds the eight-foot side setback requirement at this location if developed as one lot. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

6. Deviation from the front yard setback where a minimum of 15 feet is required, and 20 feet is the standard.

Lots 1 and 7 require this deviation, which is required to allow seven lots smaller than 6,000 square feet. A reduction in lot size, width, and depth without a corresponding reduction in allowed setbacks disproportionately reduces the allowable development area of each newly created lot.

The reduced front setbacks on Noyes Street are balanced by landscaping and the dedication of approximately seven feet of additional right of way.

7. Deviation from the rear yard setback where a minimum of 15 feet is required.

Lots 1 and 4-7 require this deviation, which is required to allow seven lots smaller than 6,000 square feet. A reduction in lot size, width, and depth without a corresponding reduction in allowed setbacks disproportionately reduces the allowable development area of each newly created lot.

There is no effect to adjacent properties with this deviation. The required rear setback of the existing lot would be along the western property line, at the west property line of proposed Lots 3 and 4. The setbacks of these lots at this location are at least approximately 15 feet, which meets the requirement if the site was developed as a single lot. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

8. Deviation to Floor Area Ratio (FAR) where no more than 0.75 is allowed.

Lots 1, 2, 5, and 6 require this deviation, which is required to allow development of appropriately sized dwelling units on smaller lots. Generally, as lots decrease in size, so does the allowable gross floor area based on the allowed FAR – as lots get smaller, if the FAR stays the same, units must become smaller to match. To allow units of an adequate size, an FAR of 0.75 must be exceeded on certain lots.

There is no effect to adjacent properties with this deviation. The overall gross floor area across the entire 22,337-square-foot site is 16,432 square feet. This results in an overall FAR of 0.74, which meets the 0.75 requirement. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

The RM-1-1 zone allows one dwelling unit for every 3,000 square feet of lot area per SDMC Section 131.0406(b)(1). This allows seven dwelling units on the 22,337-square-foot site, and the project will meet this density. However, the RM zones typically provide for attached multiple dwelling unit development in the form of apartments or condominiums, and the development regulations of the RM-1-1 zone (including, but not limited to required lot width, required lot depth, and minimum lot size as outlined in SDMC Table 131-04G) do not contemplate the development of single dwelling units at an equivalent density.

Per SDMC Section 131.0406(a), the purpose of the RM zones is “to provide for multiple dwelling unit development at varying densities” and “to individually accommodate developments with similar densities and characteristics”.

The project desires to create a housing development that achieves the allowed density for the RM-1-1 zone, but with each dwelling unit having its own legal lot. To achieve this goal, and because the project site qualifies as infill development as outlined above, the proposal includes eight general deviations, totaling 42 deviations requiring a Neighborhood Development Permit pursuant to SDMC 143.0920.

The proposed development will reflect the scale and character of the established community, as it would conform to the Coastal Height Limitation Overlay Zone and the use of the proposed deviations are appropriate to achieve the density and maximize the potential of the site additionally the project is not encroaching into the existing right-of-way nor vacating any easements and is not within the Coastal Overlay Zone. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings – Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation

a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities; and

The proposed project is located on a 0.51-acre parcel that will be subdivided into seven parcels to develop seven new infill dwelling units within the RM-1-1 zone. By providing seven dwelling units as allowed per the 14 du/ac, the project will maximize the low-medium land use density of the community plan.

As mentioned in Finding A.1.c above, a Residential Goal of the Community Plan (Page 53) is to promote the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone. By providing a single-dwelling unit product type in a multiple-dwelling unit zone with a density of 14 dwelling units per acre, the project utilizes deviations from the RM-1-1 regulations to develop a product type that supports this goal. Without the deviations, the site would be limited to conventional multi-unit product types that did not implement the desired variety in housing types as effectively as the proposed project.

Therefore, the effects of the new subdivision and dwelling units will materially assist in accomplishing the goal of providing in-fill development.

b. Any proposed deviations are appropriate for the proposed location.

The project would result in seven parcels with seven dwelling units in the RM-1-1 zone. It would achieve the residential density identified in the Community Plan within an infill site, which is discussed in Findings A.1.a and A.2.a.

See Finding A.1.c for more information on the proposed deviations. The purpose of the Affordable Housing, In-Fill Projects, and Sustainable Buildings Development Regulations is to provide flexibility in the application of development regulations for qualifying project types while assuring that development achieves the purpose and intent of the applicable land use plan.

The RM-1-1 zone allows one dwelling unit for every 3,000 square feet of lot area per SDMC Section 131.0406(b)(1). This allows seven dwelling units on the 22,337-square-foot site, and the project will meet this density. However, the RM zones typically provide for attached multiple dwelling unit development in the form of apartments or condominiums, and the development regulations of the RM-1-1 zone (including, but not limited to required lot width, required lot depth, and minimum lot size as outlined in SDMC Table 131-04G) do not contemplate the development of single dwelling units at an equivalent density.

Per SDMC Section 131.0406(a), the purpose of the RM zones is “to provide for multiple dwelling unit development at varying densities” and “to individually accommodate developments with similar densities and characteristics”.

The project desires to create a housing development that achieves the allowed density for the RM-1-1 zone, but with each dwelling unit having its own legal lot. To achieve this goal, and because the project site qualifies as infill development as outlined above, the proposal includes eight general deviations that will total 42 deviations requiring a Neighborhood Development Permit pursuant to SDMC 143.0920.

The proposed development will reflect the predominantly single-dwelling unit scale and character of the established community while also implementing the density of the RM-1-1 zone and the Low-Medium Density land use designation of the Community Plan. As outlined in finding A.1.c above, the site meets all the development standards of the RM-1-1 zone for the site, including the allowable deviations. The proposed deviations are appropriate to achieve the density and maximize the potential of the site, while minimizing the effect on adjacent properties. The project is not encroaching on the existing right-of-way nor vacating any easements, and is not within the Coastal Overlay Zone; therefore, the requested deviations are appropriate for the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Development Permit No. PMT-3288884 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3243325, a copy of which is attached hereto and made a part hereof.

Christian Hoppe
Development Project Manager
Development Services

Adopted on: July 31, 2025

IO#: 24009564

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 3224318
CHALCEDONY VIEWS – PROJECT NO. 1093271
ADOPTED BY RESOLUTION NO. ### ON July 31, 2025

GENERAL

1. This Tentative Map will expire August 15, 2028
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. The Tentative Map shall conform to the provisions of Neighborhood Development Permit No. PMT-3288884.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

5. The Subdivider will be required to install a new City Standard Streetlight, per approved Exhibit "A", adjacent to the site on Noyes Street, satisfactory to the City Engineer.
6. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
7. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
8. The Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
9. The subdivider shall record a Declaration of Covenants and Reservation of Easements for the Shared Access Easement of the 7 lots currently held by the same owner.

TRANSPORTATION

10. Prior to recordation of the first final map, the Subdivider shall dedicate 7 feet of right-of-way along the project frontage on Noyes Street to provide 12-foot-wide parkway, satisfactory to the City Engineer.
11. Prior to recordation of the first final map, the Subdivider shall dedicate 2 feet of right-of-way along the project frontage on Chalcedony Street to provide a 12-foot-wide parkway, satisfactory to the City Engineer.
12. Prior to recordation of the first final map, the Subdivider shall record a Joint Driveway/Mutual Access Agreement (DS-3248) in favor of all affected parcels within the project site, satisfactory to the City Engineer.
13. Prior to recordation of the first final map, the Subdivider shall record a vehicular and pedestrian access easement in favor of all affected parcels within the project site, satisfactory to the City Engineer.

MAPPING

14. Prior to expiration of the Tentative Map, a Final Map to subdivide the 0.513-acre property into 7 lots shall be recorded in the San Diego County Recorder's Office.
15. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.
16. Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.
17. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
18. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
19. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
20. The Final Map shall:

- a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24009564

PLANNING COMMISSION RESOLUTION NUMBER R-_____
TENTATIVE MAP NO. 3224318
CHALCEDONY VIEWS PROJECT NO. 1093271

WHEREAS, MAXIMILLIAN LEBL,, Subdivider, submitted an application to the City of San Diego for a Tentative Map No. 3224318 to subdivide two parcels into seven parcels. The project site is located at 2060 Chalcedony Street (Assessor's Parcel Numbers 416-361-2600 and 416-361-3000) in the RM-1-1 (Residential-Multiple Unit) zone, the Coastal Height Limit Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, and a Sustainable Development Area within the Pacific Beach Community Plan;

WHEREAS, the property is legally described as: LOTS 13 AND 16, EXCEPTING THE WESTERLY 90 FEET AND ALL OF LOTS 14 AND 15, IN BLOCK TWO OF NETTLESHIP-TYPE TRACT NO. 3 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2182 and LOT 17, EXCEPTING THE WESTERLY 90 FEET AND ALL OF LOTS 18 IN BLOCK TWO OF NETTLESHIP-TYPE TRACT NO. 3 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2182;

WHEREAS, the Tentative Map proposes the Subdivision of a 0.51-acre site into seven parcels; and

WHEREAS, on March 7, , 2025 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on July 31, 2025, the Planning Commission of the City of San Diego considered Tentative Map No. 3224318 (and the associated Neighborhood Development Permit No. PMT-3288884) and pursuant to San Diego Municipal Code section 125.0440, and the Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map. 3224318:

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

The project proposes a Tentative Map to subdivide an existing 0.51-acre (22,337- square-foot) site into seven parcels for the development of seven new single dwelling units. The existing single dwelling unit will be demolished.

The project requests eight general deviations, totaling 42 deviations throughout the seven parcels, from the development regulations in San Diego Municipal Code (SDMC) section 131.0431, Table 131-04G for each of the seven new parcels and dwelling units. Per SDMC 143.0915(b), an infill project may request the deviations through a Neighborhood Development Permit and the deviations requested are further discussed in Finding 2 below, and in the findings for the associated Neighborhood Development Permit No. PMT-3288884.

The project is located on the northwest corner of Chalcedony Street and Noyes Street. The surrounding neighborhood includes single dwelling units on various-sized lots with multi-dwelling unit development toward the south. The project site is in the Pacific Beach Community Plan area. The Pacific Beach Community Plan and Local Coastal Program (Community Plan) designates the site as Low-Medium Density Residential (9 to 14 dwelling units per acre(du/ac)), which is "characterized by lower intensity multi-family housing, such as two-on-ones or duplexes" (page 53). The proposed

seven dwelling units on the 0.51-acre site have a density of 14 du/ac and therefore, the project is consistent with the maximum allowable density per the Community Plan.

The seven new in-fill dwelling units are consistent with the Residential Land Use Goals of the Community Plan and will also provide “safe and pleasant pedestrian linkages between residential neighborhoods and community facilities, such as schools, parks and the library” (page 53) by providing dedicated right-of-way along Noyes Street and Chalcedony Street along with new non-contiguous sidewalks and street, less than a thousand feet away from Sessions Elementary School and two thousand feet from Kate Sessions Park.

The Community Plan contains urban design standards to upgrade and physically enhance the community's residential areas. The plan policies recommend avoiding radical and intrusive changes to existing residential areas, reducing the amount of visual clutter, promoting harmony in visual relationships, encouraging mixed uses, and providing safe and convenient pedestrian crossings, walkways and parking areas.

The deviations (discussed in more depth in finding 2 below) were reviewed as they relate to the proposed design of the project, the property configuration with its varying topographic conditions, the surrounding development, and the applicable regulations. Without the deviations, the smaller lot sizes and more permissive development footprints, the site could not achieve the allowable land use and zoning density.

The seven units will be two stories with rooftop decks, each approximately 23 feet in height, below the 30-foot height limit. The units incorporate a variety of materials, including stucco, wood siding and brick veneer, to provide texture and color, adding visual interest and blending with the existing structures in the neighborhood. The seven units will take access from one driveway, which eliminates vehicular and pedestrian conflicts and provides an opportunity for the units to incorporate front yard landscape with sidewalks and trees.

Furthermore, a Residential Goal of the Community Plan (Page 53) is to promote the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone. By providing a single-dwelling unit product type in a multiple-dwelling unit zone with a density of 14 dwelling units per acre, the project utilizes deviations from the RM-1-1 regulations to develop a product type that supports this goal. The project is redeveloping a residential site with seven new dwelling units within the density of the Community Plan. The project will provide additional housing opportunities in the neighborhood and include landscape and pedestrian improvements that support the policy recommendation in the land use plan. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project aims to create a housing development that maximizes the allowed density for the existing lot area through several requested allowable deviations to the development regulations. The proposed development includes residential development within the San Diego Sustainable

Development Area and qualifies as in-fill development pursuant to SDMC 143.0915(b)(2). Therefore, the proposal includes eight general deviations that will total 42 deviations through a Neighborhood Development Permit pursuant to SDMC 143.0920. These deviations are summarized in Table 1, and are further discussed in depth below.

Table 1: Deviations (shading indicates a deviation)									
	Required	Provided							
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	
Lot Area (sf)	6,000	3,161	3,234	3,741	3,099	2,283	2,283	3,264	
Lot Width (feet)	50	44	42	49	41	30	30	36	
Lot Depth (feet)	90	73	76	79	76	76	76	76	
Street Frontage (feet)	50	73	--	--	41	30	30	68	
Side Setback (feet)	5/8	13	4 4	4 17.5	4 14.75	4 4	4 4	18	
Street Side Setback (feet)	10	--	--	--	14	14	14	13	
Front Setback (feet)	15/20	11	--	--	--	--	--	8	
Rear Setback (feet)	15	4	--	--	12	12	12	4	
Floor Area Ratio (feet)	0.75	0.77	0.85	0.63	0.69	0.94	0.94	0.73	

The project is requesting deviations from the following standards:

1. Deviation from lot area where 6,000 square feet is required.

All seven lots require this deviation, which is required to achieve the maximum allowable density of seven units while allowing a single-dwelling unit for sale product. Seven lots at a minimum lot size of 6,000 square feet would require a site area of at least 42,000 square feet. To create seven lots from the existing 22,337-square-foot site, a deviation to allow lots smaller than 6,000 square feet is requested.

There is no effect to neighboring properties with this deviation because overall site area will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

2. Deviation from lot width where 50 feet is required.

All seven lots require this deviation, which is required to allow lots smaller than 6,000 square feet while still providing an adequate area to develop a single-dwelling unit on each lot, a corresponding deviation from the required lot width of the RM-1-1 zone is required. Otherwise, the minimum required lot width of 50 feet and the required lot depth of 90 feet would result in lots that would be a minimum of 4,500 square feet (50 x 90), which would

allow no more than five units on the existing 22,337-square-foot site, precluding the development from reaching the maximum allowable density of seven units.

There is no effect to neighboring properties with this deviation because overall site dimensions will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

3. Deviation from lot depth where 90 feet is required.

All seven lots require this deviation, which is required to allow lots smaller than 6,000 square feet while still providing an adequate area to develop a single-dwelling unit on each lot, a corresponding deviation from the required lot depth of the RM-1-1 zone is required. Otherwise, the minimum required lot width of 50 feet and the required lot depth of 90 feet would result in lots that would be a minimum of 4,500 square feet (50 x 90), which would allow no more than five units on the existing 22,337-square-foot site, precluding the development from reaching the maximum allowable density of seven units.

There is no effect to neighboring properties with this deviation because overall site dimensions will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

4. Deviation from street frontage where 50 feet is required.

Lots 2-6 require this deviation, which is required to allow seven lots smaller than 6,000 square feet.

Newly created lots typically require frontage on a public street to facilitate access and the provision of public utilities and services. However, the existing site could not be configured to allow all seven lots 50 feet of street frontage. To provide the required street frontage to all lots, the site would have to provide fewer than seven units, which would preclude achieving the density allowed by the RM-1-1 zone. The project will provide equivalent access via a shared driveway.

There is no effect to neighboring properties with this deviation because overall site dimensions will not change. This deviation is only required to allow the creation of lots to facilitate a specific detached single-dwelling unit product type. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

5. Deviation from the side yard setback where a minimum of 5 feet is required, and 8 feet is standard.

Lots 2-6 require this deviation, which is required to allow a total of seven lots smaller than 6,000 square feet. A reduction in lot size, width, and depth without a corresponding reduction in allowed setbacks disproportionately reduces the allowable development area of each newly created lot. Side yard setbacks internal to the project site are requested to be reduced accordingly but will not be reduced below four feet.

There is no effect to adjacent properties with this deviation. The required side setback of the existing lot would be along the northern property line, at the rear of proposed Lots 1, 2 and 3. The rear setbacks of these lots are at least ten feet, which exceeds the eight-foot side setback requirement at this location if developed as one lot. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

6. Deviation from the front yard setback where a minimum of 15 feet is required, and 20 feet is the standard.

Lots 1 and 7 require this deviation, which is required to allow seven lots smaller than 6,000 square feet. A reduction in lot size, width, and depth without a corresponding reduction in allowed setbacks disproportionately reduces the allowable development area of each newly created lot.

The reduced front setbacks on Noyes Street are balanced by landscaping and the dedication of approximately seven feet of additional right of way.

7. Deviation from the rear yard setback where a minimum of 15 feet is required.

Lots 1 and 4-7 require this deviation, which is required to allow seven lots smaller than 6,000 square feet. A reduction in lot size, width, and depth without a corresponding reduction in allowed setbacks disproportionately reduces the allowable development area of each newly created lot.

There is no effect to adjacent properties with this deviation. The required rear setback of the existing lot would be along the western property line, at the west property line of proposed Lots 3 and 4. The setbacks of these lots at this location are at least approximately 15 feet, which meets the requirement if the site was developed as a single lot. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

8. Deviation to Floor Area Ratio (FAR) where no more than 0.75 is allowed.

Lots 1, 2, 5, and 6 require this deviation, which is required to allow development of appropriately sized dwelling units on smaller lots. Generally, as lots decrease in size, so does the allowable gross floor area based on the allowed FAR – as lots get smaller, if the FAR stays

the same, units must become smaller to match. To allow units of an adequate size, an FAR of 0.75 must be exceeded on certain lots.

There is no effect to adjacent properties with this deviation. The overall gross floor area across the entire 22,337-square-foot site is 16,432 square feet. This results in an overall FAR of 0.74, which meets the 0.75 requirement. Therefore, the proposed deviations only affect the newly created lots, and the overall site continues to meet the intent of the RM-1-1 zone when applied to the project site as a whole.

The RM-1-1 zone allows one dwelling unit for every 3,000 square feet of lot area per SDMC Section 131.0406(b)(1). This allows seven dwelling units on the 22,337-square-foot site, and the project will meet this density. However, the RM zones typically provide for attached multiple dwelling unit development in the form of apartments or condominiums, and the development regulations of the RM-1-1 zone (including, but not limited to required lot width, required lot depth, and minimum lot size as outlined in SDMC Table 131-04G) do not contemplate the development of single dwelling units at an equivalent density.

Per SDMC Section 131.0406(a), the purpose of the RM zones is “to provide for multiple dwelling unit development at varying densities” and “to individually accommodate developments with similar densities and characteristics”.

The project desires to create a housing development that achieves the allowed density for the RM-1-1 zone, but with each dwelling unit having its own legal lot. To achieve this goal, and because the project site qualifies as infill development as outlined above, the proposal includes eight general deviations, totaling 42 deviations requiring a Neighborhood Development Permit pursuant to SDMC 143.0920.

The proposed development will reflect the scale and character of the established community, as it would conform to the Coastal Height Limitation Overlay Zone and the use of the proposed deviations are appropriate to achieve the density and maximize the potential of the site additionally the project is not encroaching into the existing right-of-way nor vacating any easements and is not within the Coastal Overlay Zone.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The project site is located at 2060 Chalcedony Street and is designated for residential multiple dwelling units in the San Diego Municipal Code (SDMC) and the Pacific Beach Community Plan and Local Coastal Land Use Plan (Community Plan). The Community Plan designates the site as Low-Medium Density Residential, 9 to 14 dwelling units per acre (du/ac). The proposed 7 dwelling units on the 0.51-acre site have a density of 14 du/ac.

The site has already been developed with a single-dwelling unit and associated accessory uses and is located in an area already served by existing utilities and roads.

Additionally, the project site is not located within or adjacent to the Multiple Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program and does not contain Environmentally Sensitive Lands (ESL) as defined in SDMC section 113.0103. The subdivision implements the allowable density and will not affect access to the adjacent properties. Therefore, the site is physically suitable for the type and density development.

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

The project site is not located within or adjacent to a floodplain or floodway area, MHPA lands, riparian habitat, or wetlands. The project was reviewed for conformance with the applicable zoning and development regulations of the Land Development Code. The project shall comply with the Tentative Map and development permit conditions of approval, including compliance with storm water runoff requirements.

The project was subject to environmental review and was determined to be exempt pursuant to the California Environmental Quality Act Guidelines Section 15332, In-Fill Development and 15304 Minor Alterations to Land. The project is located within an urbanized and built environment where there are no watercourses on or adjacent to the site. Furthermore, there are conditions that address stormwater improvements, and the project will require Best Management Practices (BMPs) to be implemented during and after grading activities. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes to redevelop a site with seven new dwelling units and includes stormwater and pedestrian improvements. The permit includes various conditions and references exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC applicable to the project. Such conditions include dedication of additional right of way, construction of non-contiguous sidewalks to current City Standards, new curb ramps at the intersection of Noyes Street and Chalcedony Street, and a private storm water drainage system. Additionally, the project will dedicate and improve two feet of right-of-way on Chalcedony Street and seven feet of right-of-way on Noyes Street adjacent to the site.

Therefore, the proposed Tentative Map is consistent with applicable codes, policies, and regulations which focuses on the protection of the public's health safety and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The existing easements surrounding the project site will remain and are not to be affected by the proposed subdivision. As a condition of the project, the new development will be required to design and construct a new water service connection. The design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

The proposed development is situated on the current site to take maximum advantage of the light hitting the property, allowing for opportunities for passive and natural heating and cooling. The project will include modern window glazing that is designed to insulate the proposed buildings by utilizing passive light for natural heating. The project will include a mix of native and drought-tolerant landscaping and street trees, which is intended to comply with the City's Climate Action Plan. The project will also incorporate changes to the Title 24 Building Code Standards to maximize the use of passive and natural heating cooling opportunities. All development must comply with all applicable building and zoning reviews and requirements. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed project is the subdivision of a 0.51-acre site into seven lots within the RM-1-1 zone in the Pacific Beach Community Plan area. The creation of seven new parcels will allow seven new single dwelling units to be built.

The purpose of the Affordable Housing, In-Fill Projects, and Sustainable Buildings Development Regulations is to provide flexibility in the application of development regulations for qualifying project types while assuring that development achieves the purpose and intent of the applicable land use plan.

The RM-1-1 zone allows one dwelling unit for every 3,000 square feet of lot area per SDMC Section 131.0406(b)(1). This allows seven dwelling units on the 22,337-square-foot site, and the project will meet this density. However, the RM zones typically provide for attached multiple dwelling unit development in the form of apartments or condominiums, and the development regulations of the RM-1-1 zone (including, but not limited to required lot width, required lot depth, and minimum lot size as outlined in SDMC Table 131-04G) do not contemplate the development of single dwelling units at an equivalent density.

Per SDMC Section 131.0406(a), the purpose of the RM zones is "to provide for multiple dwelling unit development at varying densities" and "to individually accommodate developments with similar densities and characteristics".

The project desires to create a housing development that achieves the allowed density for the RM-1-1 zone, but with each dwelling unit having its own legal lot. To achieve this goal, and because the project site qualifies as infill development as outlined above, the proposal includes eight general deviations that will total 42 deviations requiring a Neighborhood Development Permit pursuant to SDMC 143.0920.

The proposed development will reflect the scale and character of the established community, as it would conform to the Coastal Height Limitation Overlay Zone and the use of the proposed deviations are appropriate to achieve the density and maximize the potential of the site additionally the project is not encroaching into the existing right-of-way nor vacating any easements and is not within the Coastal Overlay Zone, therefore the requested deviations are appropriate for the proposed location.

Additionally, the project will also improve pedestrian linkages between the residential neighborhood and community facilities, such as schools, parks and the library, as Sessions Elementary School and Kate Sessions Park are close to the site. The site will increase of housing stock by six units and pedestrian improvements will be located along right of way with street trees and new sidewalks. Therefore, the effects of the new subdivision are balanced against the needs for public services and available fiscal and environmental resources and found that the proposed subdivision will not adversely affect the housing needs of the Community Plan.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. PMT-3224318 is hereby granted to CHALCEDONY VIEWS LLC, a California limited liability company, subject to the attached conditions, which are made a part of the resolution by this reference.

By _____
Christian Hoppe
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24009564



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 7, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 24009564

PROJECT NAME / NUMBER: 2060 Chalcedony/ PRJ 1093271

COMMUNITY PLAN AREA: Pacific Beach Community Plan

COUNCIL DISTRICT: 1

LOCATION: The site is located at 2060 Chalcedony Street; northwest corner of Chalcedony Street and Noyes Street, San Diego, CA.

PROJECT DESCRIPTION: Neighborhood Development Permit (NDP) and Tentative Map (TM), to demolish a single dwelling unit, subdivide the existing site into 7 lots, and construct 7 detached residential units on a 0.50-acre site. The project would also construct site utilities, surface improvements, landscaping, and post construction BMPs. The project site is in the RM-1-1 (Residential-Multiple Unit) Base Zone and is designated Low-Medium Density Residential (14 DU/AC) within the Pacific Beach Community Plan, Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, and the Transit Priority Area. **LEGAL DESCRIPTION:** Lots 14, 15, Por Lot 13 and Portion of Lot 16, in block two of Nettleship-Tye Tract No. 3 in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 2182. Parcel 2 in the City of San Diego, County of San Diego, State of California, According to Parcel Map Thereof No. 22007, APNs 416-361-26 and 416-316-30.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development Projects.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:

The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project is consistent with the applicable General Plan designation and policies as well as zoning designation and regulations. The project site occurs within City of San Diego's jurisdiction and is surrounded by urban uses. The project site has no value

as habitat for endangered, rare or threatened species, nor would the project result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality. Lastly, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. Therefore, this exemption is deemed appropriate for in-fill development of residential units. Further, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER:

Christian Hoppe

MAILING ADDRESS:

1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL:

(619) 446-5293 / CHoppe@sandiego.gov

On March 7, 2025, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (March 21, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

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

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

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 03/07/2025

REMOVED: 03/21/2025

POSTED BY: Myra Lee

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☒ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: Chalcedony **Project No. For City Use Only:** _____

Project Address: Chalcedony x Noyes Street, San Diego, CA 92109

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 88-3639946
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Chalcedony Views, LLC - Rich Gustafson (president) ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 3818 Park Blvd
 City: San Diego State: CA Zip: 92103
 Phone No.: 619-231-1161 DocuSigned by: _____ Fax No.: _____ Email: rich@citymark.com
 Signature: Richard V. Gustafson Date: 4/26/2023
 Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Rich Gustafson ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 3818 Park Blvd
 City: San Diego State: CA Zip: 92103
 Phone No.: 619-231-1161 DocuSigned by: _____ Fax No.: _____ Email: rich@citymark.com
 Signature: Richard V. Gustafson Date: 4/26/2023
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

LEGEND

TENTATIVE MAP BOUNDARY	
PROPOSED PUBLIC RIGHT OF WAY	
EXISTING PUBLIC RIGHT OF WAY	
CENTERLINE OF ROAD	
EASEMENT LINE	
PROPOSED LOT LINE	
PROPOSED SETBACK	
ADJACENT LOT LINES	
PROPOSED STREET DEDICATION	

EXISTING EASEMENTS

- (2) CITY OF SAN DIEGO HOLDER OF AN EASEMENT FOR SEWER, WATER, DRAINAGE, AND PUBLIC UTILITIES PURPOSES RECORDED ON JULY 3, 1957 PER BOOK 6647, PAGE 488, O.R.

PROPOSED EASEMENTS

- (1) INDICATES PRIVATE ACCESS EASEMENT IN FAVOR OF LOTS 1 THROUGH 7
(2) INDICATES PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 1 THROUGH 7

FOUND MONUMENTS

- (2) FD M-10, "LS 4830", PER CR 822. SEE R2.
(3) FD 3/4" IP, "LS 8733" PER R3.
(4) FD 3/4" IP, "LS 2717" PER R4.
(5) FD L&D "LS 2717" PER R4.
(6) FD L&D "LS 8733" PER R3.
(8) FD L&D "LS 2717" PER R6.

REFERENCES

R2 - ROS 15873
R3 - ROS 23182
R4 - ROS 4384
R6 - MAP 4636

SHEET INDEX

TITLE SHEET	1	LANDSCAPE PLANS	6-8
EXISTING CONDITIONS	2	ARCHITECTURAL SITE PLAN	9
PRELIM GRADING & UTILITY	3	ARCHITECTURAL SECTIONS	10-11
SECTIONS & DETAILS	4	ARCHITECTURAL FLOOR PLANS AND ELEVATIONS	12-35
FIRE ACCESS PLAN	5	SIGHT VISIBILITY EXHIBIT	36

TOPOGRAPHY SOURCE

SURVEY COMPLETED BY: PASCO LARET SUITER & ASSOCIATES
ADDRESS: 1911 SAN DIEGO AVE, SUITE 100, SAN DIEGO CA, 921110
SOURCE METHOD: PHOTOGRAMMETRY
DATE COMPLETED: 12/17/2021

LEGAL DESCRIPTION

LOTS 14, 15, POR LOT 13 & POR LOT 16, IN BLOCK TWO OF NETTLESHIP-TYE TRACT NO.3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.2182.

PARCEL 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 22007.

BENCHMARK

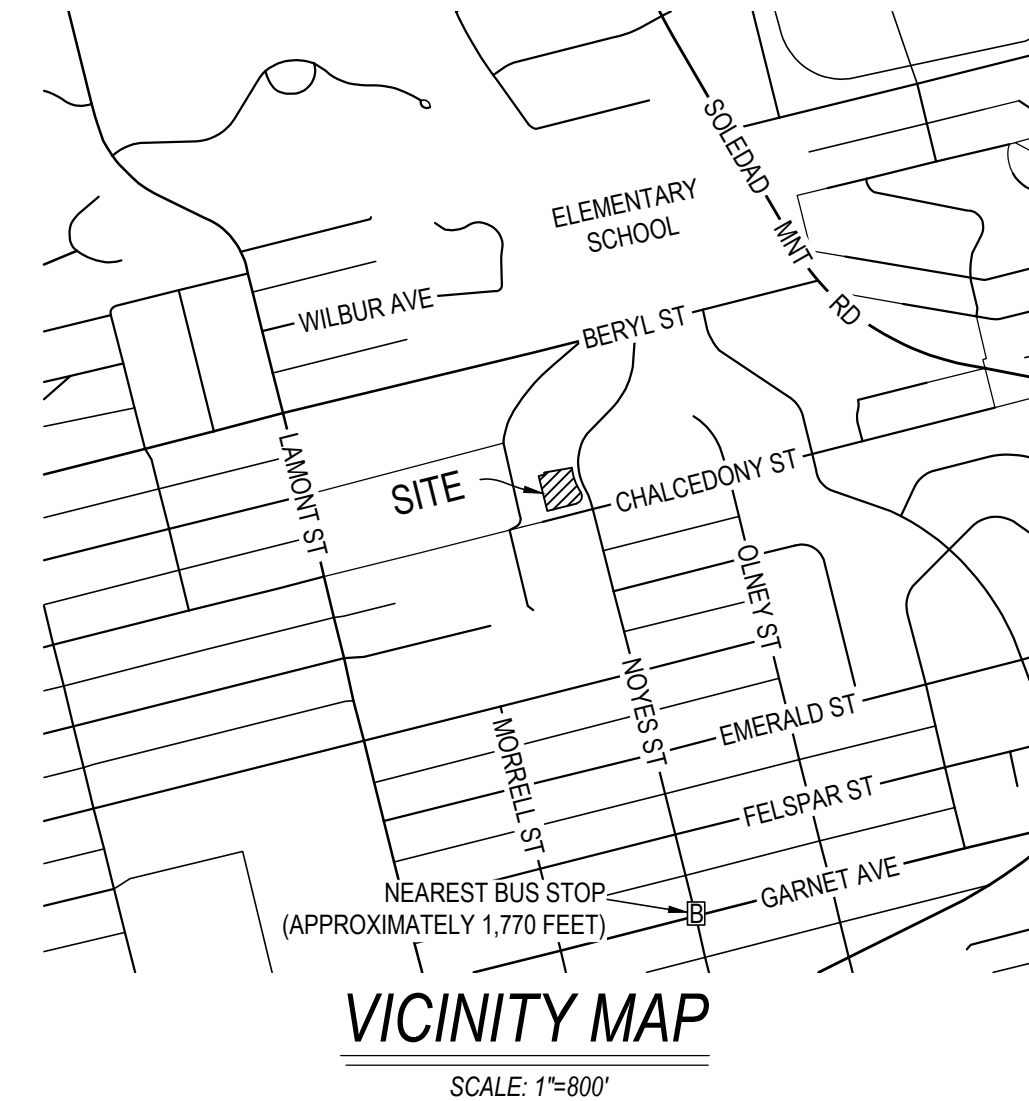
ELEVATIONS SHOWN HEREON ARE BASED ON A BRASS PLUG FOUND IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF ACADEMY STREET AND BERYL STREET, AS SHOWN IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK.
ELEVATION: 138.530', NGVD 29.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN SET IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON JANUARY 27, 2022 AND WERE ESTABLISHED FROM GPS STATION 847 AND GPS STATION 910 PER ROS NO. 14492. THE BEARING FROM GPS STATION 847 AND GPS STATION 910 IS NORTH 04°17'26" WEST.

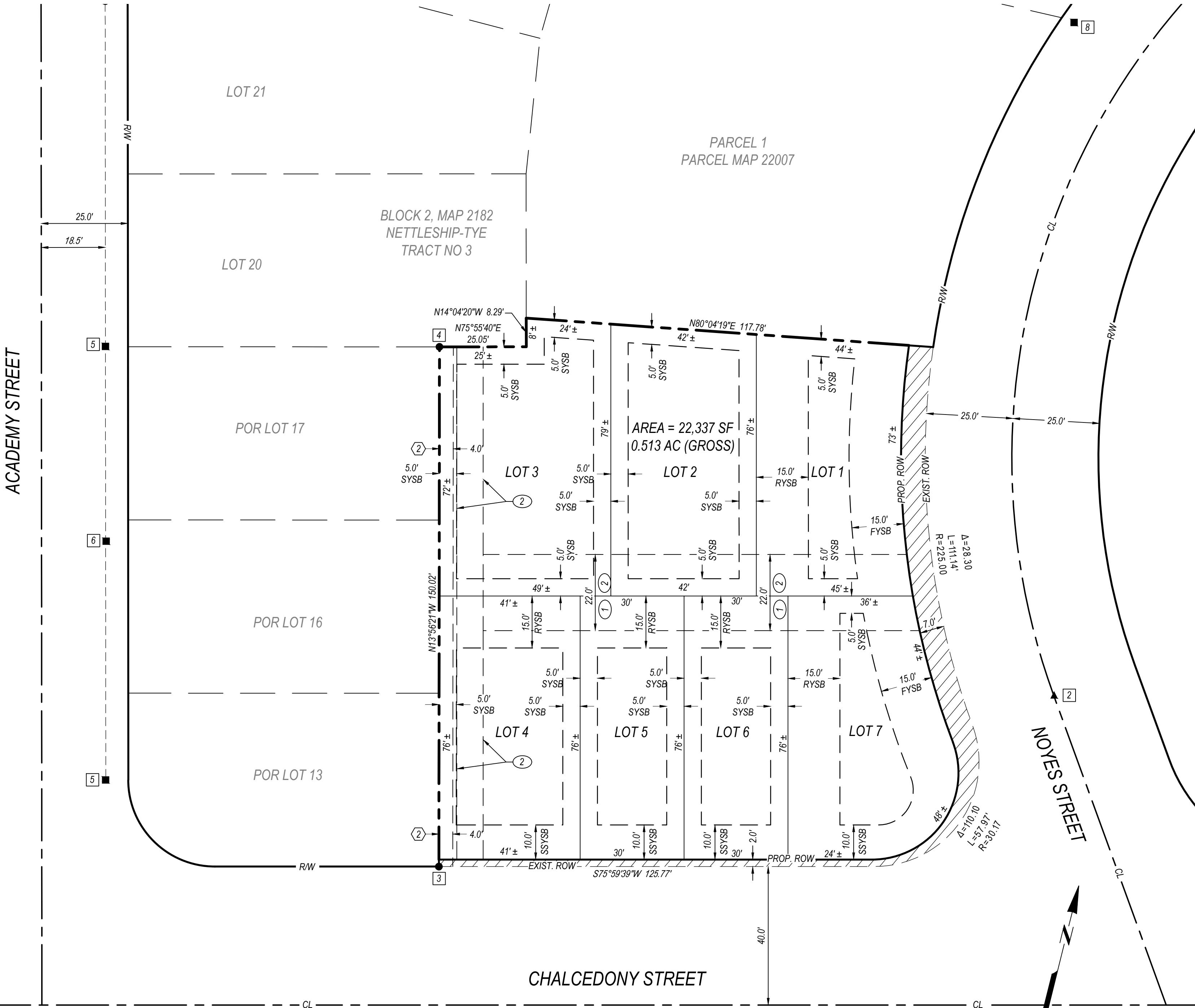
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. DISTANCES SHOWN HEREON ARE IN GROUND, UNLESS OTHERWISE SHOWN.

THE COMBINED GRID FACTOR AT POINT 'A' IS 1.0000005. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT 'A' IS 117.12' (NGVD 29).



EXISTING SURVEY MONUMENT LEGEND

- INDICATES FOUND IRON PIPE (AS NOTED)
INDICATES FOUND LEAD & DISK (AS NOTED)
INDICATES FOUND M-10 WELL MONUMENT (AS NOTED)



FLOOR AREA SUMMARY TABLE						
UNIT NUMBER / PLAN TYPE	AREA (SF)					F.A.R.
	FIRST FLOOR	SECOND FLOOR	TOTAL	GARAGE	ROOF DECK	
UNIT 1 / PLAN 2	808	1,216	2,024	420	350	15 0.77
UNIT 2 / PLAN 3	962	1,322	2,284	449	--	24 0.85
UNIT 3 / PLAN 2	704	1,216	1,920	438	350	94 0.63
UNIT 4 / PLAN 1	609	1,061	1,695	451	389	47 0.69
UNIT 5 / PLAN 1	609	1,061	1,695	451	362	47 0.94
UNIT 6 / PLAN 1	609	1,061	1,695	451	367	47 0.94
UNIT 7 / PLAN 2	807	1,142	1,949	420	320	15 0.73

ABBREVIATIONS

BW	BOTTOM OF WALL AT FG	TC	TOP OF CURB
FF	FINISHED FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISHED GRADE	TW	TOP OF WALL AT FG
FS	FINISHED SURFACE	FYSB	FRONT YARD SETBACK
GFF	GARAGE FINISH FLOOR	SYSB	SIDE YARD SETBACK
HP	HIGH POINT	RYSB	REAR YARD SETBACK
IE	INVERT ELEVATION	SSYSB	STREET SIDE YARD SETBACK
LP	LOW POINT		

CHALCEDONY 7
TENTATIVE MAP
TM-3224318 / NDP-3288884

DEVIATIONS TABLE								
SDMC SECTION 131.0431 (e)	REQUIRED	PROVIDED						
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
LOT AREA	6,000 SF	3,161	3,234	3,741	3,099	2,283	2,283	3,264
LOT WIDTH	50 FT	44	42	49	41	30	30	36
LOT DEPTH	90 FT	73	76	79	76	76	76	76
STREET FRONTAGE	50 FT	73	42	49	41	30	30	68
SIDE YARD SETBACK (MIN / STD)	5 FT / 8 FT	13	4	4	4	4	4	18
STREET SIDE YARD SETBACK	10 FT	--	--	--	14	14	14	13
FRONT YARD SETBACK (MIN / STD)	15 FT / 20 FT	11	--	--	--	--	--	8
REAR YARD SETBACK	15 FT	4	--	--	12	12	12	4
FAR (1 TO 2 DU/S)	0.75	0.77	0.85	0.63	0.69	0.94	0.94	0.73

PROPOSED DEVIATION

MAPPING NOTE:
A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

COVENANT NOTE:
THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE SITE. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.



TYLER G. LAWSON
R.C.E. NO. 80356

08-13-2024
DATE



OWNER/APPLICANT

CHALCEDONY VIEWS, LLC
3818 PARK BLVD
SAN DIEGO, CA 92103

SITE ADDRESS

2060 CHALCEDONY STREET
SAN DIEGO, CA 92109

ASSESSOR'S PARCEL NUMBER

416-361-26, 416-361-30

ZONING INFORMATION

TOTAL LOTS: 7 (PROPOSED)
ZONING REGULATIONS: RM-1-1

PRESENT USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
MAX HEIGHT: 30 FT
MAX DENSITY: 1 DU / 3000 SF

DENSITY CALCULATIONS

TOTAL SITE AREA = 22,337 SF
MAX DENSITY = 1 DU / 3000 SF
MAX DWELLING UNITS = 22,337 / 3000 = 7.45 ~ 7 DWELLING UNITS

SETBACKS

FRONT YARD (MIN/STD) = 15 FT / 20 FT
REAR YARD = 15 FT
STREET SIDE = 10 FT
SIDE YARD (MIN/STD) = 5 FT / 8 FT

AREA CALCULATIONS

TOTAL SITE AREA (GROSS) = 22,337 SF (±)
TOTAL DISTURBED AREA = 21,734 SF (±)

EXISTING IMPERVIOUS AREA = 5,525 SF
PROPOSED IMPERVIOUS AREA = 11,744 SF
NET IMPERVIOUS AREA = +6,219 SF (INCREASE)

PROPOSED PERVIOUS AREA = 9,990 SF

FLOOR AREA CALCULATIONS

TOTAL GROSS FLOOR AREA = 16,342 SF

LOT 1 PROPOSED = 2,444 SF ALLOWED = 3,161 SF	LOT 3 PROPOSED = 2,358 SF ALLOWED = 3,741 SF	LOT 5 PROPOSED = 2,146 SF ALLOWED = 2,283 SF	LOT 7 PROPOSED = 2,369 SF ALLOWED = 3,264 SF
LOT 2 PROPOSED = 2,733 SF ALLOWED = 3,234 SF	LOT 4 PROPOSED = 2,146 SF ALLOWED = 3,099 SF	LOT 6 PROPOSED = 2,146 SF ALLOWED = 2,283 SF	

EARTHWORK QUANTITIES

CUT VOLUME: 1075 CY
FILL VOLUME: 935 CY
MAX CUT: 7.0 FT
MAX FILL: 9.6 FT

EXPORT VOLUME: 140 CY
REMEDIAL: TBD

ESTIMATE INCLUDES EARTHWORK WITHIN BUILDING FOOTPRINT. ESTIMATE DOES NOT INCLUDE STREET UNDERCUT, LOT SPOILS, UTILITY TRENCH SPOILS, OR REMEDIAL GRADING. ESTIMATE DOES NOT INCLUDE BULKAGE / SHRINKAGE FACTORS.

FLOODPLAIN INFORMATION

FEMA FLOOD ZONE: ZONE X / NOT IN SPECIAL FLOOD ZONE AREA

UTILITY INFORMATION

WATER: CITY OF SAN DIEGO PUBLIC UTILITIES
SEWER: CITY OF SAN DIEGO PUBLIC UTILITIES
FIRE DEPARTMENT: CITY OF SAN DIEGO (FIRE STATION 21)
SCHOOLS DISTRICT: SAN DIEGO UNIFIED SCHOOL DISTRICT
CABLE: COX/AT&T
GAS AND ELECTRIC: SDG&E
TELEPHONE: AT&T

PROJECT TEAM

OWNER/APPLICANT CHALCEDONY VIEWS, LLC 3818 PARK BOULEVARD SAN DIEGO, CA 92103 (619) 231-1161	LANDSCAPE ARCHITECT CDLA 4407 ORCHARD AVE SAN DIEGO, CA 92107 (619) 995-1306
CIVIL ENGINEER PLSA ENGINEERING 1911 SAN DIEGO AVE SAN DIEGO, CA 92110 (858) 259-8212	ARCHITECT MARK GROSS & ASSOCIATES, INC 8881 RESEARCH DRIVE IRVINE, CA 92618 (949) 387-3800

DEVELOPMENT SUMMARY

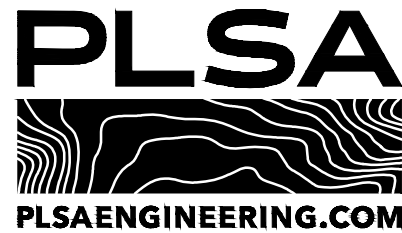
THE PROJECT ENCOMPASSES APPROXIMATELY 0.512 ACRES AND IS COMPRISED OF A SINGLE DETACHED RESIDENTIAL BUILDING. THE PROJECT SCOPE INCLUDES:
• SUBDIVISION OF SITE INTO 7 LEGAL LOTS
• CONSTRUCTION OF 7 DETACHED RESIDENTIAL BUILDINGS
• CONSTRUCTION OF SITE UTILITIES AND SUPPORTING INFRASTRUCTURE
• SURFACE IMPROVEMENTS AND LANDSCAPING
• ONSITE WATER QUALITY POST CONSTRUCTION BMP'S

PROJECT NUMBERS
PRJ-1093271
TM/VTM: PMT-3224318
NDP: PMT-3288884

PROJECT COORDINATES
NAD83: 1874-6257
LAMBERT: 234-1697

CHALCEDONY VIEWS, LLC
Chalcedony 7 - San Diego, California

Consultant



Sheet Title

TITLE SHEET

Date
April 25, 2023
Project Number
3779
Scale
1" = 10'-0"
Revision

Sheet No.

LEGEND

TENTATIVE MAP BOUNDARY	
PUBLIC RIGHT OF WAY	
CENTERLINE	
EXISTING LOT LINE	
EXISTING EASEMENT	
FOUND SURVEY MONUMENT	
EXISTING ON-STREET PARKING	

EXISTING EASEMENTS

- ② CITY OF SAN DIEGO HOLDER OF AN EASEMENT FOR SEWER, WATER, DRAINAGE, AND PUBLIC UTILITIES PURPOSES RECORDED ON JULY 3, 1957 PER BOOK 6647, PAGE 488, O.R.

SURVEY MONUMENTS

- ② FD M-10, "LS 4830", PER CR 822. SEE R2.
③ FD 3/4" IP, "LS 8733" PER R3.
④ FD 3/4" IP, "LS 2717" PER R4.

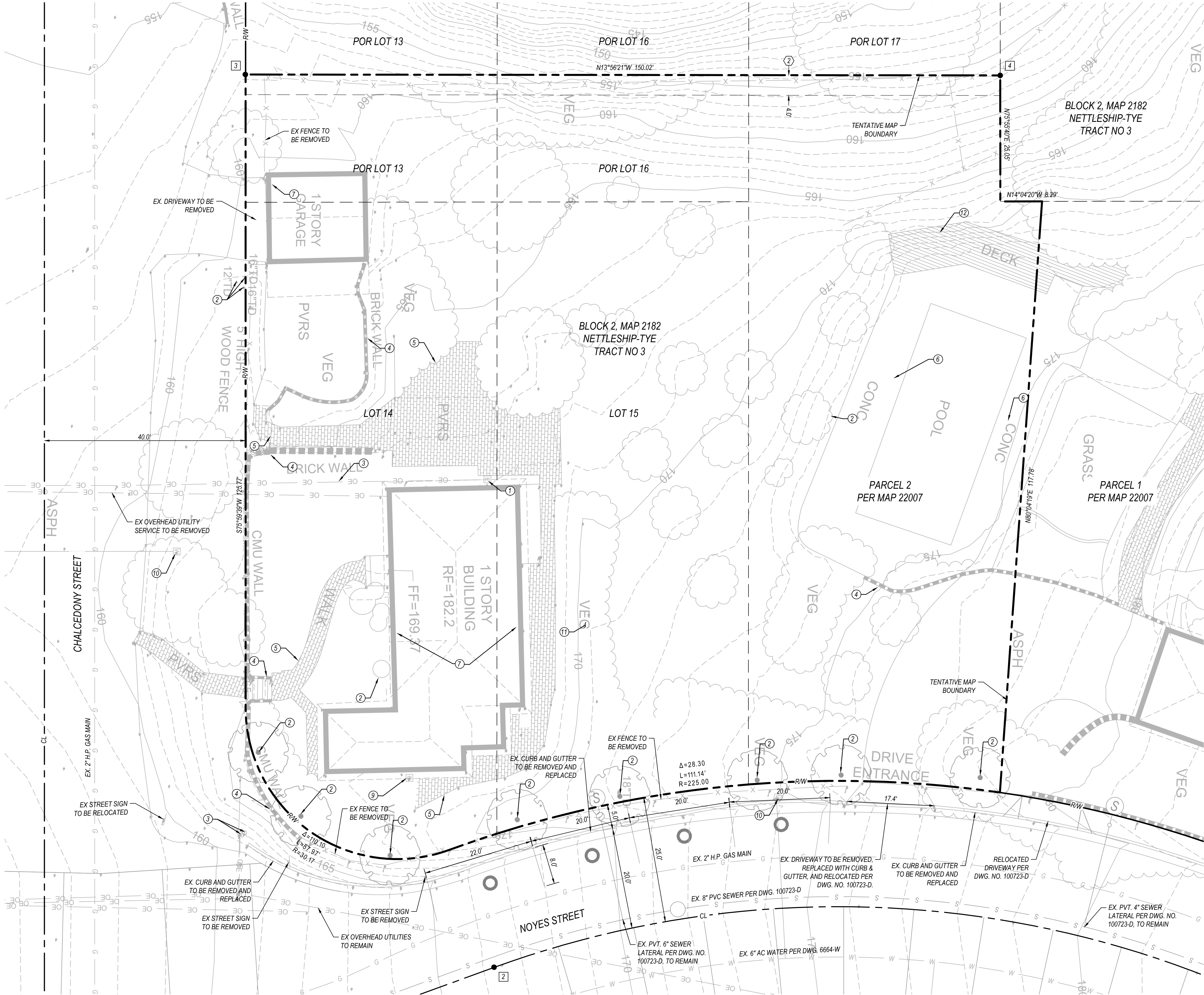
CONSTRUCTION NOTES

- ① EXISTING ELECTRIC STRUCTURE TO BE REMOVED
② EXISTING TREE TO BE REMOVED
③ EXISTING UTILITY POLE TO BE RELOCATED
④ EXISTING WALL TO BE REMOVED
⑤ EXISTING PAVERS TO BE REMOVED
⑥ EXISTING PCC CONCRETE TO BE REMOVED
⑦ EXISTING BUILDING TO BE REMOVED
⑧ EXISTING ASPHALT TO BE REMOVED
⑨ EXISTING GAS LINE TO BE ABANDONED
⑩ EXISTING WATER METER AND METER BOX TO BE REMOVED, SERVICE TO BE KILLED AT MAIN
⑪ EXISTING LANDSCAPE TO BE REMOVED
⑫ EXISTING BUILDING DECK TO BE REMOVED
⑬ EXISTING WATER METER TO REMAIN

GENERAL NOTES

1. EXISTING SURVEY MONUMENTS TO BE PROTECTED IN PLACE. IF MONUMENT IS DISTURBED OR DESTROYED, IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND A CORNER RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY.
2. ALL UTILITIES SHOWN HEREON PER BEST AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF DISCREPANCIES UPON DISCOVERY.
3. ALL EXISTING BUILDINGS, STRUCTURES, SHEDS, AND APPURTENANCES, AS WELL AS ALL VEGETATION, INCLUDING TREES, WITHIN FOOTPRINT OF PROJECT TO BE REMOVED, UNLESS NOTED OTHERWISE.

CHALCEDONY EXISTING CONDITIONS



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CHALCEDONY VIEWS, LLC
Chalcedony 7 - San Diego, California

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Sheet Title

EXISTING
CONDITIONS

Date
April 25, 2023
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LEGEND

TENTATIVE MAP BOUNDARY	---
PROPOSED PUBLIC RIGHT OF WAY	--- PROP. R/W
EXISTING PUBLIC RIGHT OF WAY	--- EXIST. R/W
CENTERLINE	---
EXISTING LOT LINE	---
PROPOSED LOT LINE	---
EASEMENT LINE	---
FOUND SURVEY MONUMENT	●
PROPOSED SETBACKS	---
PROPOSED RETAINING WALL	---
EXISTING CONTOUR	160
PROPOSED CONTOUR	160
PROPOSED PVT. 6" PVC STORM DRAIN @1.0% UNLESS OTHERWISE NOTED	SD SD
PROPOSED PVT. 12" AREA DRAIN	□
PROPOSED DEEPENED FOOTING	---
PROPOSED PVT. 4" PVC SEWER LATERAL	⊙
PROPOSED PVT. 1" WATER SERVICE	⊙
PROPOSED PVT. 6" PVC SEWER MAIN	S S S
PROPOSED PVT. 3" PVC WATER MAIN	W W W
PROPOSED JOINT TRENCH	JT JT
FLOWLINE @ 1.0% MIN UNLESS OTHERWISE NOTED	→ → →
PROPOSED BUILDING FOOTPRINT	SD ○ SD
PROPOSED 3" ATRIUM GRATE	---
PROPOSED 6" CURB & GUTTER	---
PROPOSED DECORATIVE PAVERS	---
PROPOSED ROOF DOWNSPOUT	●
PROPOSED PVT. SEWER CLEANOUT	S ○ S
PROPOSED ON-STREET PARKING	○

SURVEY MONUMENTS

- FD M-10, "LS 4830", PER CR 822. SEE R2.
- FD 3/4" IP, "LS 8733" PER R3.
- FD 3/4" IP, "LS 2717" PER R4.

GENERAL NOTES

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- ALL UTILITIES SHOWN HEREON PER BEST AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF DISCREPANCIES UPON DISCOVERY.
- ALL SIDEWALK SECTION REPLACEMENTS SHALL BE MADE AT NEAREST EXISTING CONSTRUCTION JOINTS EITHER SIDE OF REPLACEMENT. SAWCUTTING NEW JOINTS IS NOT ALLOWED. ALL SIDEWALK PANEL REPLACEMENTS SHALL MATCH EXISTING SIDEWALK PATTERN.
- ALL EXISTING BUILDINGS, STRUCTURES, SHEDS, AND APPURTENANCES, AS WELL AS ALL VEGETATION, INCLUDING TREES, WITHIN FOOTPRINT OF PROJECT TO BE REMOVED, UNLESS NOTED OTHERWISE.

SITE NOTES

- EXISTING PEPPER TREE TO REMAIN, PROTECT IN PLACE
- EXISTING PEPPER TREE TO BE REMOVED
- 10X10 VISIBILITY TRIANGLE
- PROPOSED 2" BACKFLOW

WATER DEMAND CALCULATIONS

PROJECT ZONE: RM-1-1
LAND USE CATEGORY: RESIDENTIAL
TOTAL NUMBER OF UNITS: 7
UNIT DENSITY: 3.2 PERSONS/DWELLING UNIT
UNIT WATER DEMAND: 150 GAL/PERSON-DAY **

AVERAGE ANNUAL DEMAND = 7 UNITS x 3.2 PERSONS/UNIT x 150 GAL/PERSON-DAY = 3,360 GPD = 0.0034 MGD
MAX DAY DEMAND FACTOR: 2.4 ***
MAX DAY DEMAND = 2.4 x 3,360 GPD = 8,064 GPD = 5.60 GPM

FIRE DEMAND: 1,500 GPM ****
MAX DAY PLUS FIRE = 1,500 GPM + 5.60 GPM = 1,506 GPM

* PER TABLE 2-1 OF THE WATER FACILITY DESIGN GUIDELINES (JAN 2021)
** PER TABLE 2-2 OF THE WATER FACILITY DESIGN GUIDELINES (JAN 2021)
*** PER HGL ZONE FOR PACIFIC BEACH (ZONE 307)
**** PER TABLE 2-3 OF THE WATER FACILITY DESIGN GUIDELINES (JAN 2021)

VISIBILITY NOTE

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN THE VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

PROPOSED EASEMENTS

- INDICATES PRIVATE ACCESS EASEMENT IN FAVOR OF LOTS 1 THROUGH 7
- INDICATES PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 1 THROUGH 7

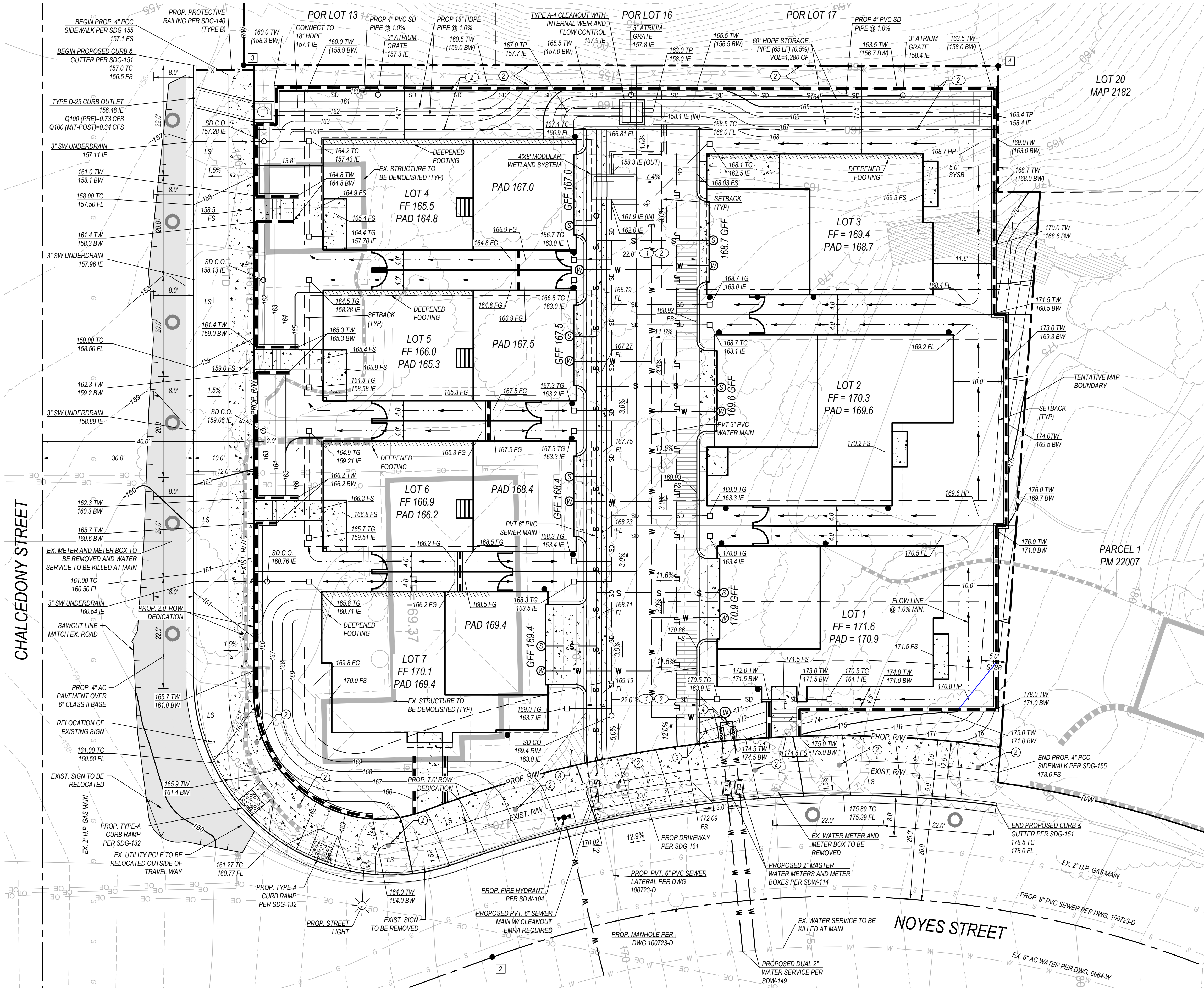
EXISTING EASEMENTS

- CITY OF SAN DIEGO HOLDER OF AN EASEMENT FOR SEWER, WATER, DRAINAGE, AND PUBLIC UTILITIES PURPOSES RECORDED ON JULY 3, 1957 PER BOOK 6647, PAGE 498, O.R.

PARKING TABULATION

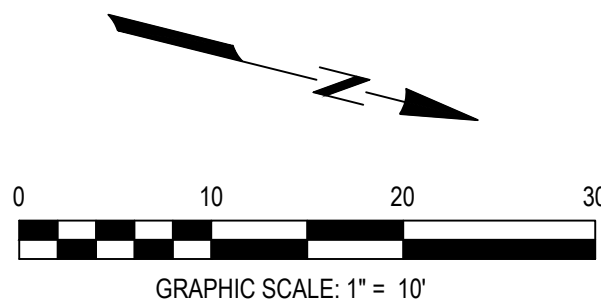
EXISTING ON-STREET PARKING PROVIDED = 4 SPACES
PROPOSED ON-STREET PARKING PROVIDED = 8 SPACES
NET PARKING PROVIDED = 4 SPACES

CHALCEDONY PRELIMINARY GRADING PLAN



PRELIMINARY GRADING PLAN

SCALE: 1"=10'



Tyler G. Lawson
R.C.E. NO. 80356

08-13-2024
DATE

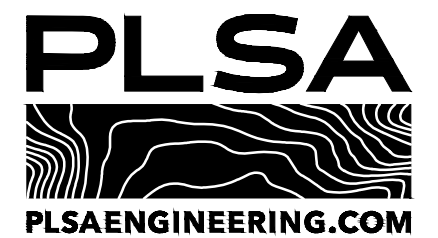


PROJECT NUMBERS
PRJ-1093271
TM/VTM: PMT-3224318
NDP: PMT-3288884

PROJECT COORDINATES
NAD83: 1874-6257
LAMBERT: 234-1697

CHALCEDONY VIEWS, LLC
Chalcedony 7 - San Diego, California

Consultant



Sheet Title

PRELIMINARY
GRADING AND
UTILITY PLAN

Date
April 25, 2023
Project Number
3779
Scale
1" = 10'-0"
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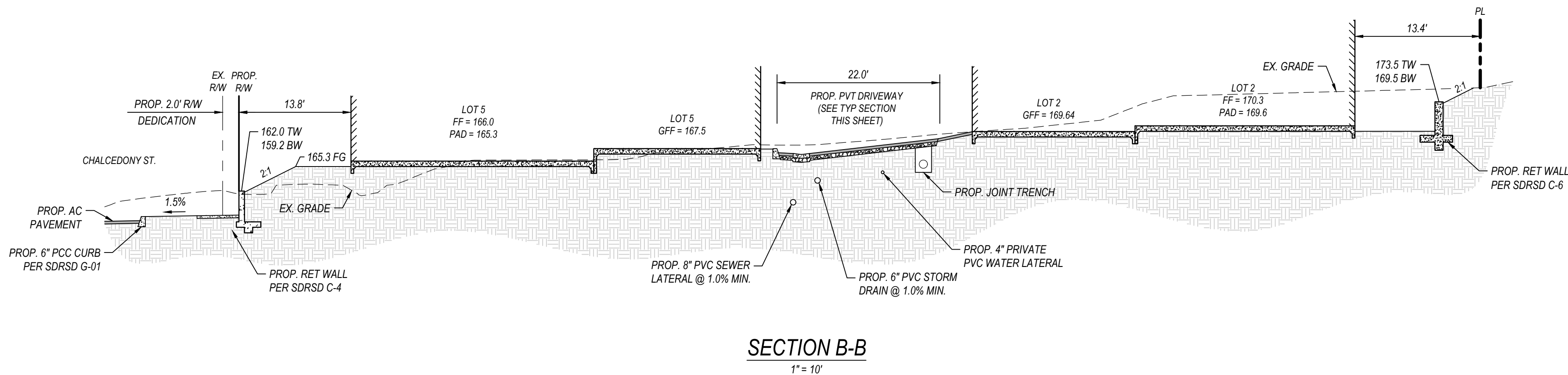
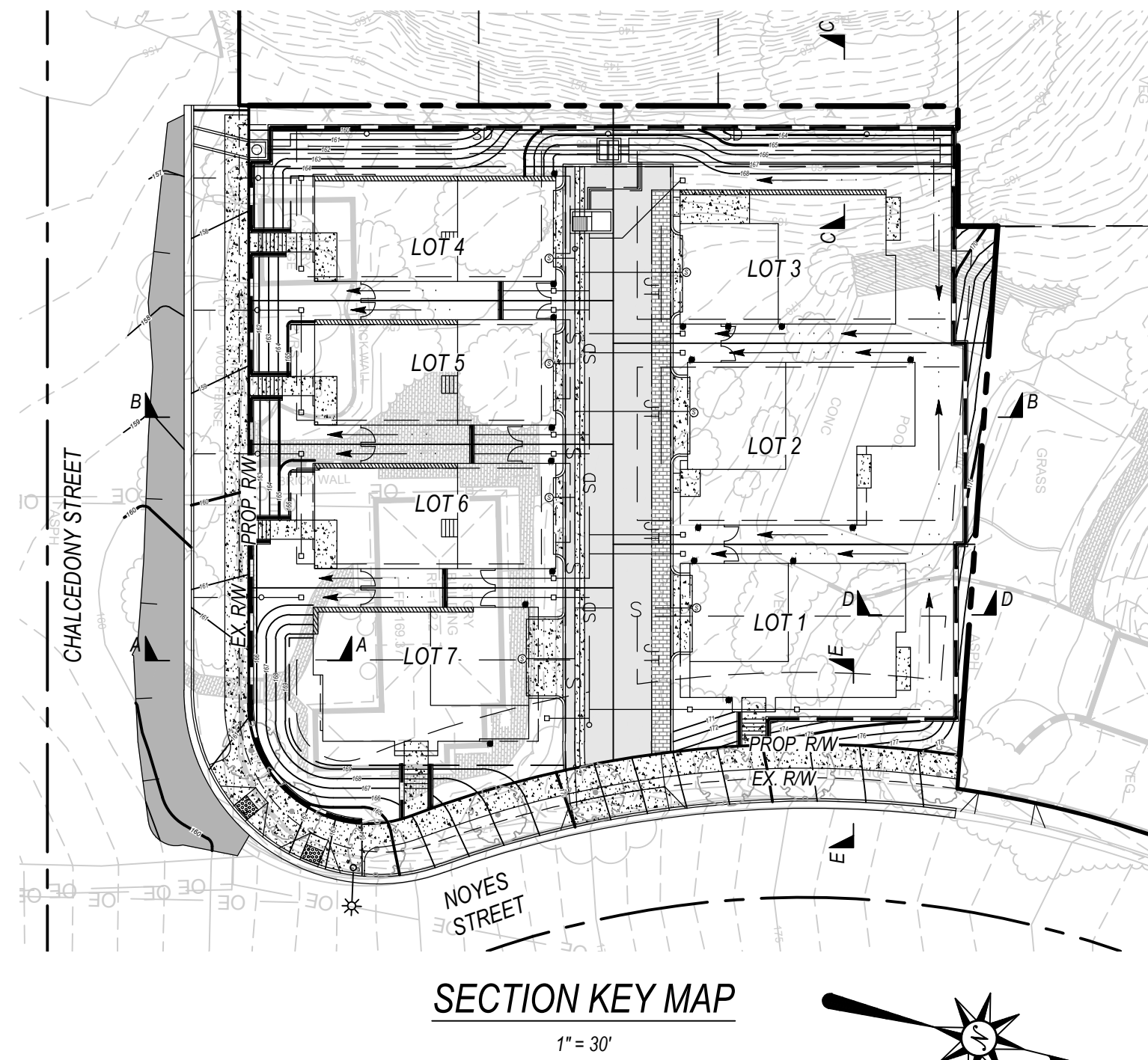
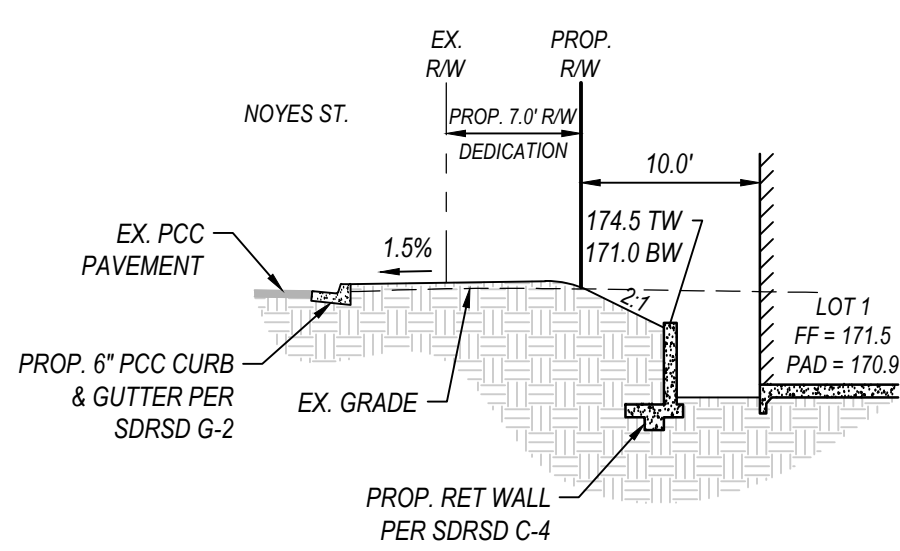
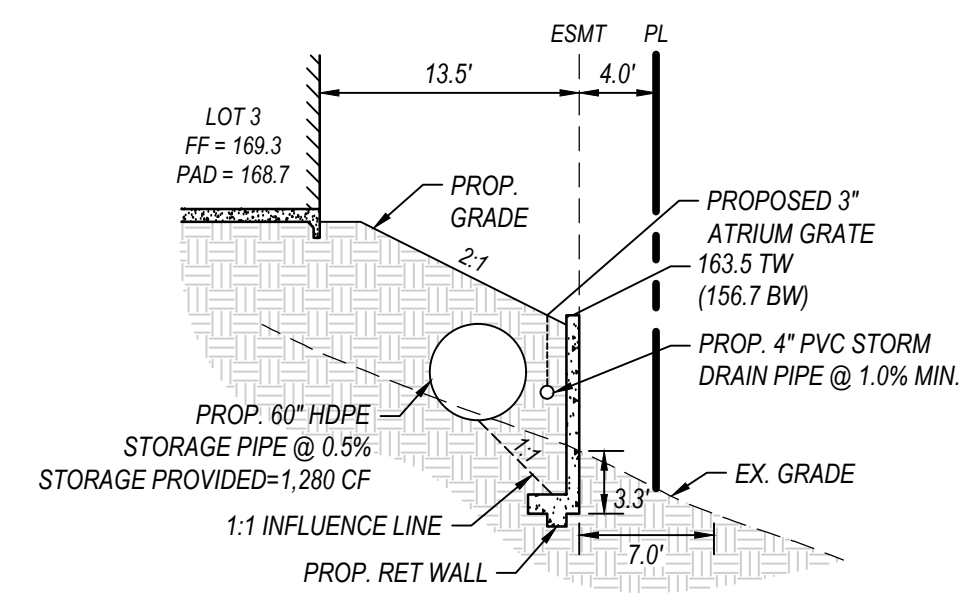
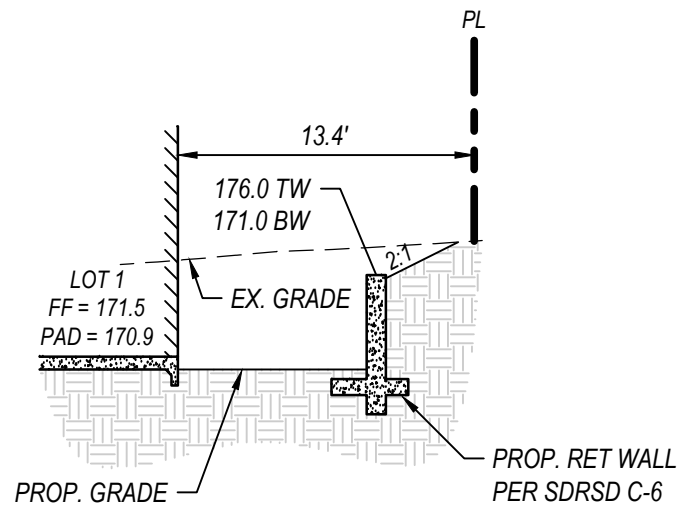
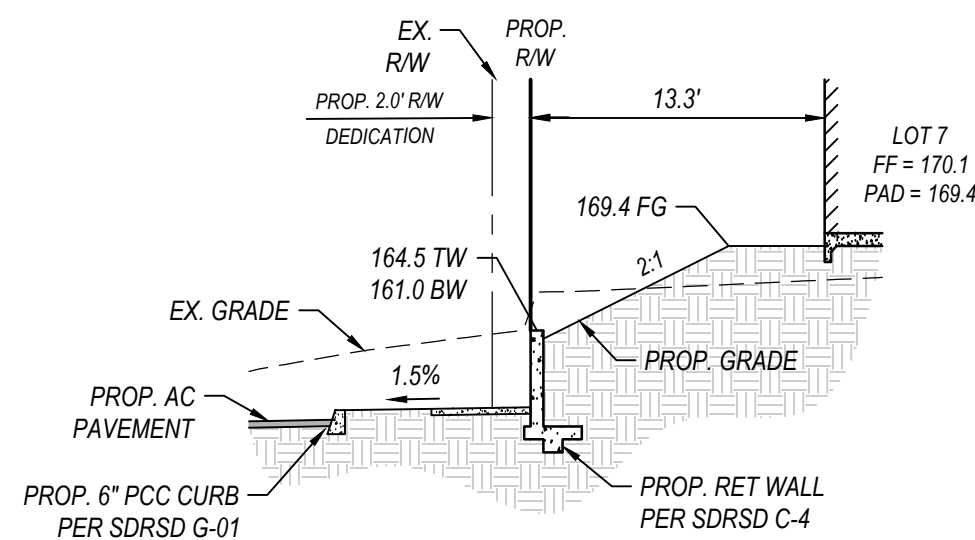
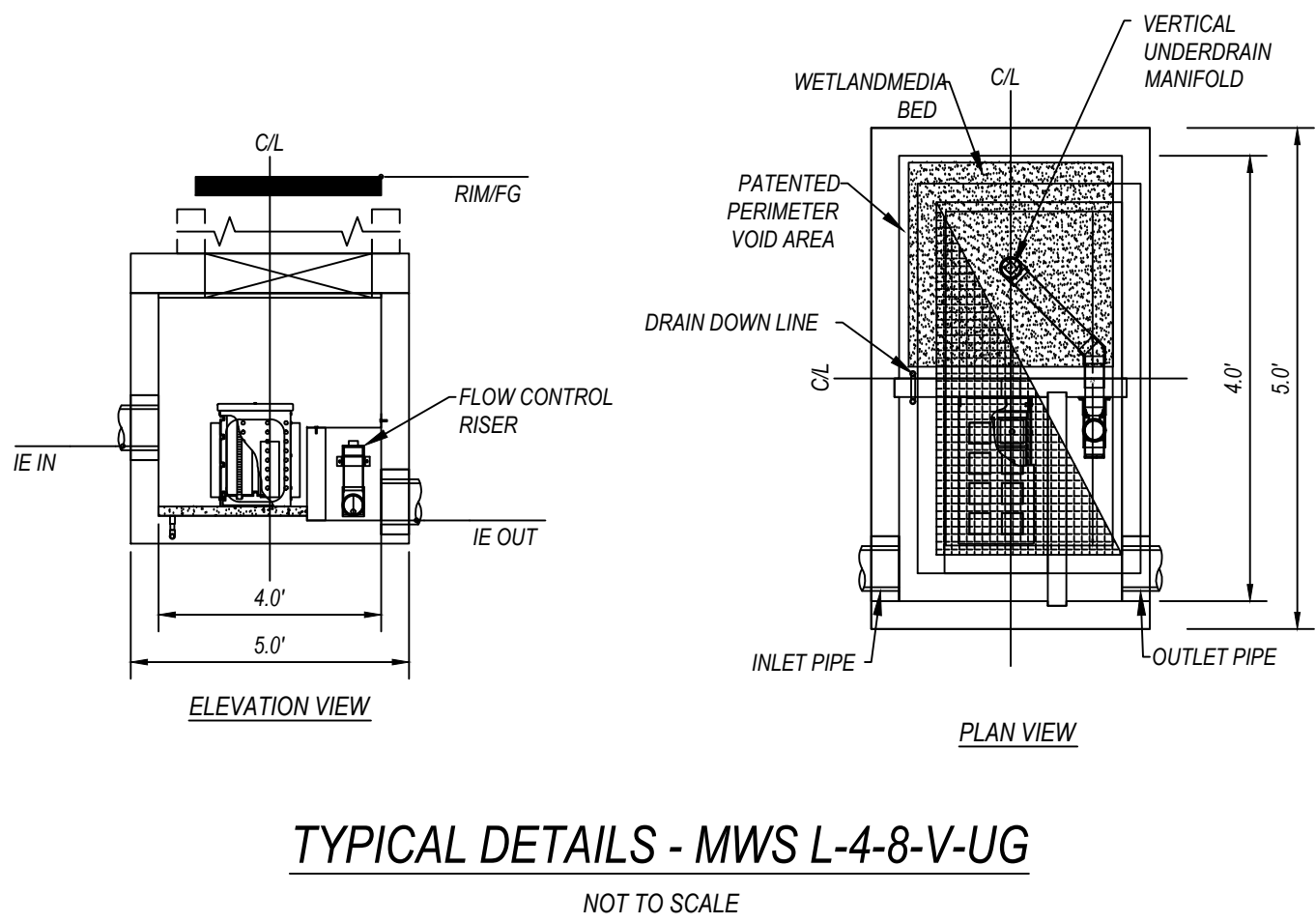
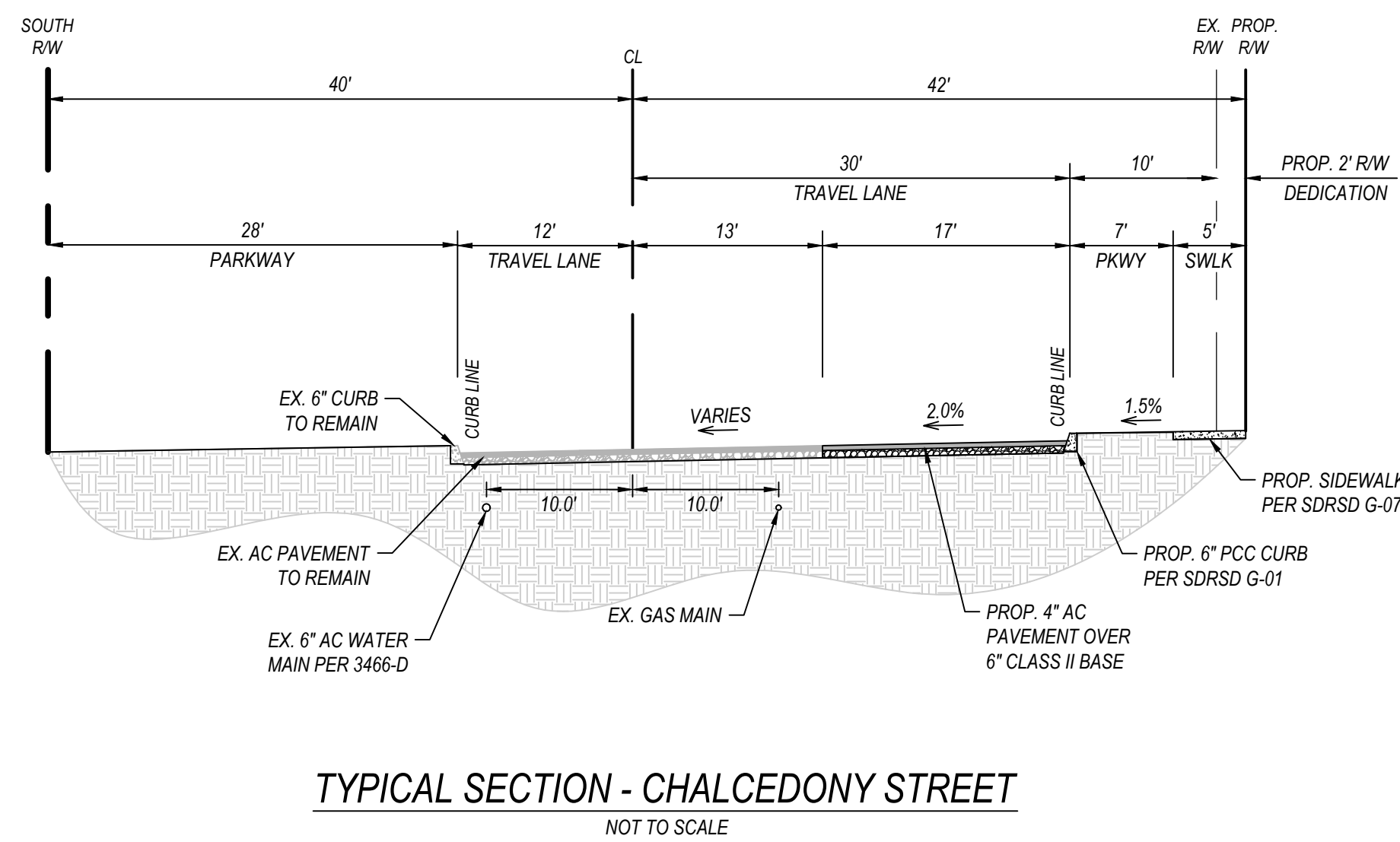
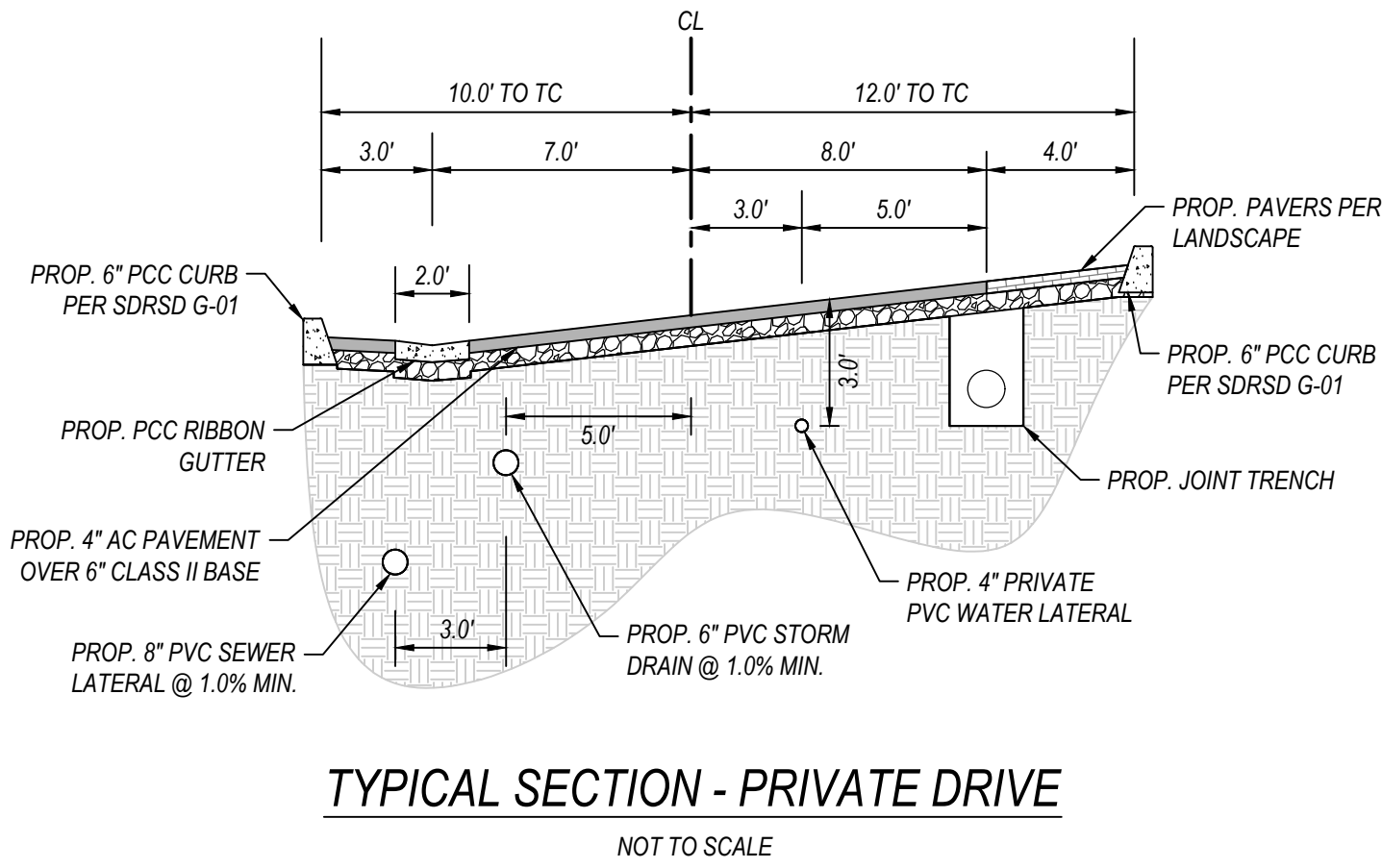
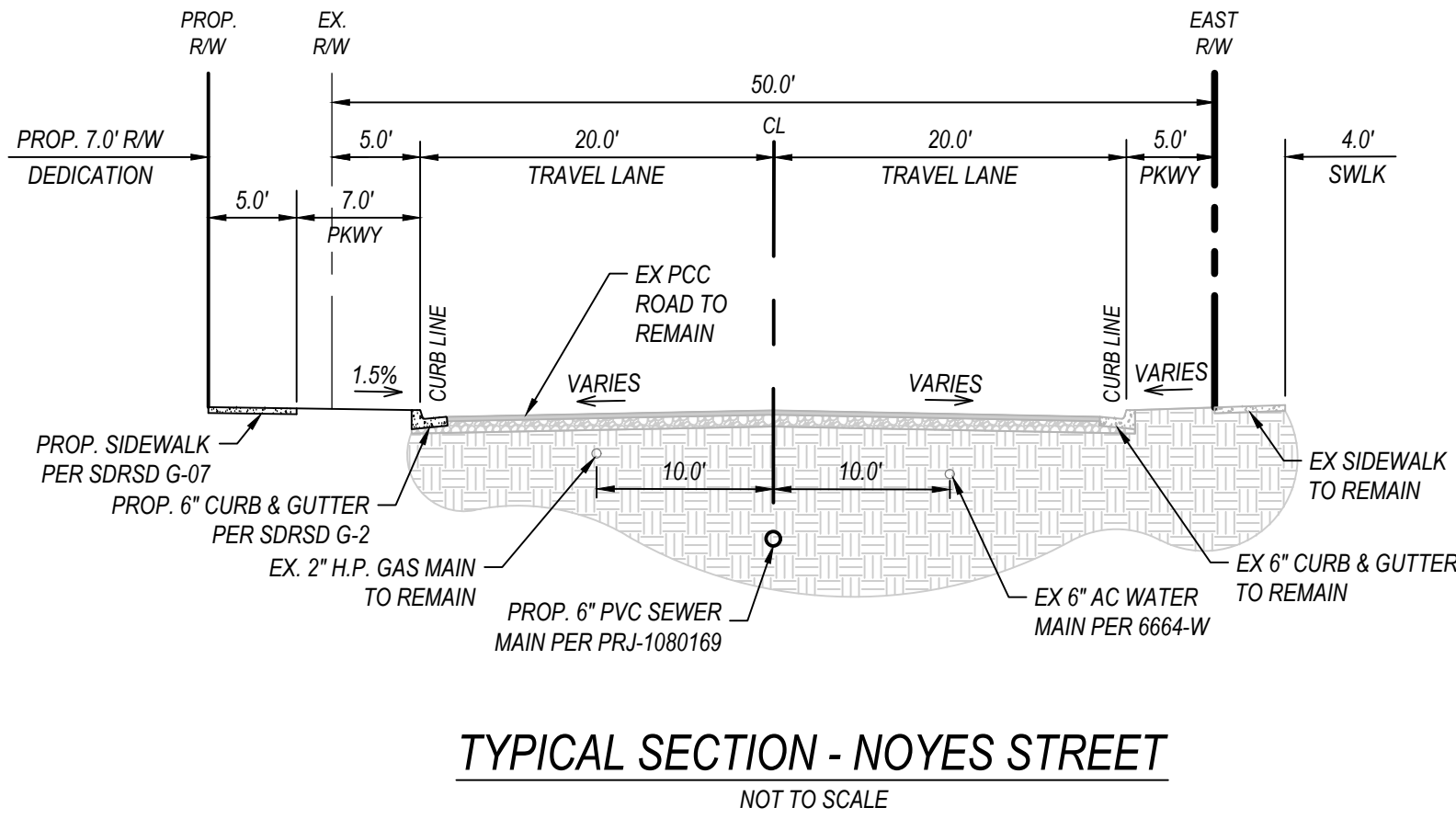
CHALCEDONY VIEWS, LLC

Chalcedony 7 - San Diego, California

SECTIONS AND DETAILS

Date
April 25, 2023
Project Number
3779
Scale
1" = 10'-0"
Revision

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4 of 36



Tyler G. Lawson
R.C.E. NO. 80356

08-13-2024
DATE



LEGEND

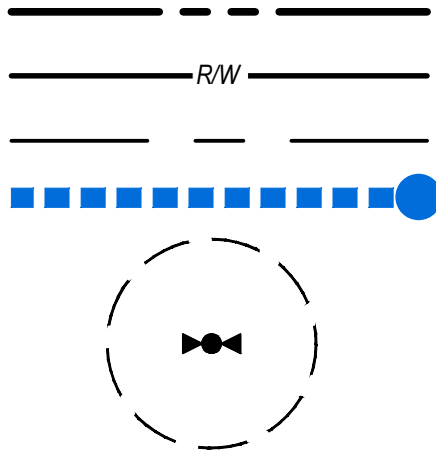
PROPERTY / BOUNDARY

PUBLIC RIGHT OF WAY

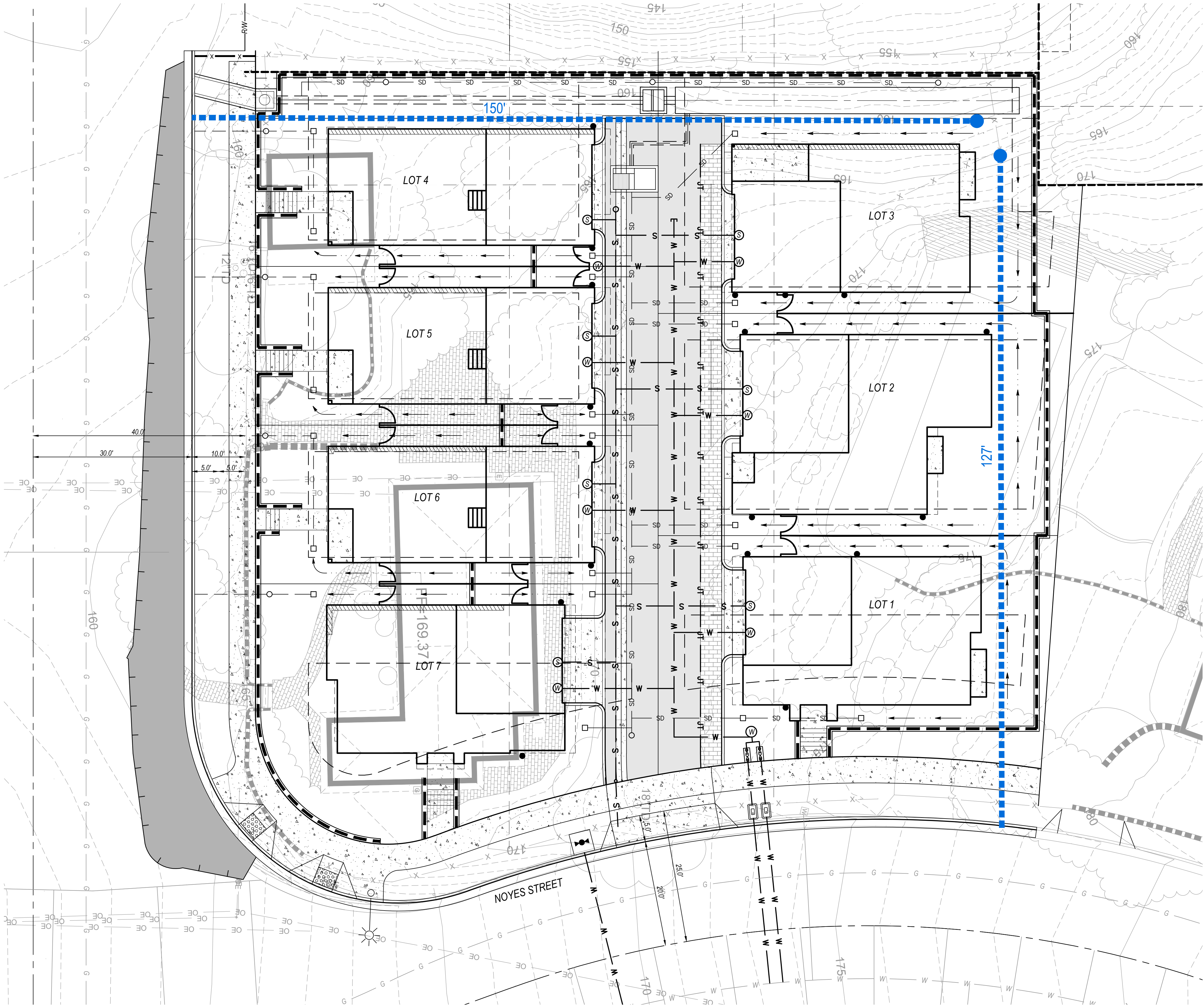
CENTERLINE

HOSE PULL

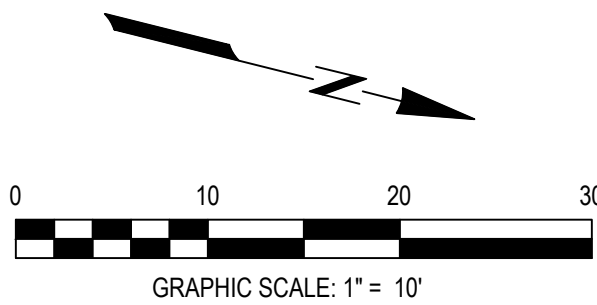
FIRE HYDRANT RADIUS (300')



CHALCEDONY FIRE ACCESS PLAN



FIRE ACCESS PLAN
SCALE: 1"=10'



Tyler G. Lawson
TYLER G. LAWSON
R.C.E. NO. 80356

08-13-2024
DATE

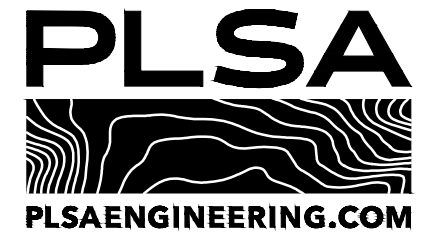


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NAD83: 1874-6257
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CHALCEDONY VIEWS, LLC
Chalcedony 7 - San Diego, California

Consultant



Sheet Title

FIRE ACCESS
PLAN

Date
April 25, 2023
Project Number
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Scale
1" = 10'-0"
Revision

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revisions	
SUBMITTAL #1	02/24/2023
SUBMITTAL #2	10/31/2023
SUBMITTAL #3	04/29/2024
SUBMITTAL #4	08/21/2024
SUBMITTAL #5	09/12/2024
SUBMITTAL #6	11/06/2024
SUBMITTAL #7	01/09/2025
drawing prepared by -	WJMB/SS/CR/NS
sheet plot date -	09/12/2024
carson douglas job number -	22-015
design start date -	DECEMBER 2022

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SDMC.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

1. ALL SUCCULENTS REQUIRE CACTUS MIX OR OTHER APPROVED SOIL TYPE TO BE PLACED MIN. 12" AROUND THE BASE OF EACH PLANT.
2. REFER TO HYDROZONE PLAN FOR IRRIGATION RECOMMENDATIONS.
3. CONTRACTOR TO SETUP A PRE-CONSTRUCTION WALKTHROUGH TO TAG ANY EXISTING PLANTS TO REMAIN AND EXISTING PLANTS TO BE DEMOLISHED.
4. CONTRACTOR TO ENSURE THAT NEW TREE LOCATIONS ARE SPOTTED PER LANDSCAPE ARCHITECT'S SITE DIRECTION. TREE INSTALLATION SHALL ALSO INCLUDE COORDINATION OF DELIVERY AND PROTECTION OF TREES PRIOR TO INSTALLATION, KNOWLEDGE OF UNDERGROUND UTILITIES, PROPER DRAINAGE, AND STAKING PER STANDARD DETAIL.
5. ALL HARDSCAPE ELEMENTS SHOWN ON THE PLAN HAVE BEEN DRAWN WITH AN ARTISTIC CONCEPTUALIZATION. SOME ELEMENTS MAY BE REFINED OR SIMPLIFIED IN SUBSEQUENT DESIGN DEVELOPMENT STAGES FOR REASONS OF FEASIBILITY OR FURTHER STAKEHOLDER INPUT.
6. PROPOSED LANDSCAPING SHALL MAINTAIN REQUIRED CLEARANCES FROM MECHANICAL EQUIPMENT AND UTILITY APPURTENANCES, WHILE STILL SCREENING THEM FROM VIEW.
7. 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
8. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER, LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY 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.
9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

WATER EFFICIENT LANDSCAPE WORKSHEET								
Irrigation Point of Connection (P.O.C.): 'A'								
REFERENCE EVAPOTRANSPIRATION (ETO)	46.5							
Hydrozone	Planting Description	Plant Factor	Method	IE	ETAF (PF/IE)	Landscape Area	ETAF x Area	ETWU
REGULAR LANDSCAPE AREAS								
1	LOW DRIP	0.3	DRIP	0.81	0.37	5,097	1887.8	54424.6
2	MODERATE BUBBLER	0.5	BUBBLER	0.75	0.67	280	186.7	115.7
3	LOW BUBBLER	0.3	BUBBLER	0.75	0.40	360	144.0	89.3
TOTAL						5,737	2218.4	54629.6
SPECIAL LANDSCAPE AREAS								
TOTAL						0	0	54629.6
							ETWU TOTAL	54,629.6
							MAXIMUM WATER ALLOWANCE (MAWA)	90,968.7
							IRRIGATION EFFICIENCY (IE) AVERAGE	0.77

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L101

SHEET TITLE:

CONCEPT
LANDSCAPE
WORKSHEETS

PROJECT | CLIENT:

CHALCEDONY 7
LANDSCAPE CONCEPT PLAN
CHALCEDONY STREET
SAN DIEGO, CA 92109

NOT FOR CONSTRUCTION



revisions



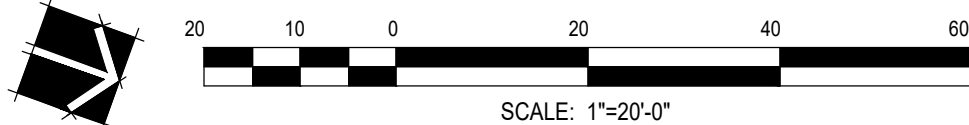
TYPICAL PRIVATE HOME OWNER LANDSCAPE AREA

COMPLIANCE DIAGRAM FOR THROUGHWAY ZONE:					
	TOTAL THROUGHWAY AREA:				1,506 SF
	TOTAL SHADED AREA ACHIEVED BY CANOPIES IN SQUARE FEET				791 SF
	PERCENT ACHIEVED OF SHADED AREA TO THROUGHWAY ZONE AREA:				52%
	THE NUMBER OF TREES PROVIDED:				7
COMMON AND BOTANICAL NAME OF TREES, CONTAINER SIZE (24-INCH BOX MINIMUM)					
PLANT PALETTE					
SYMBOL	PLANT CATEGORY / NAME	WUCOLS PLANT FACTOR	HEIGHT	CONTAINER SIZE	QTY
	STREET TREE - BALUHINIA BLAKEANA (ORCHID TREE) - CASSIA LEPTOPHYLLA (GOLDEN MEDALLION TREE)	MODERATE	25'	24" BOX	7
	SITE TREE - RHUS LANCEA STD FORM (AFRICAN SUMAC) - CHILOPSIS LINEARIS 'MONHEWS' (TIMELESS BEAUTY) - DESERT WILLOW	LOW	25'	24" BOX	9

	SMALL SITE TREE -ACCA SELLOWIANA STD FORM PATIO TREE	LOW	5'	24" BOX	8
	LARGE SCREEN SHRUB -OLEA LITTLE OLLIE' OR 'MONTRA' -LAURUS NOBILIS 'MONRIK' -LEUCADENDRON 'SAFARI SUNSET'	LOW	6'	5 GAL	66
	GROUND COVER -ARCTOSTAPHYLOS 'GREEN CARPET'(MANZANITA) -ROSMARINUS 'PROSTRATUS' (PROSTATE ROSEMARY) -CEANOTHUS 'CENTENNIAL' (CENTENNIAL CALIFORNIA LILAC)	LOW	30"	1 GAL @ 24"	4452
	LIPPIA NODIFLORA (KURAPIA) -CAREX PANSA (FIELD SEDGE)	LOW	12"	PLUGS @ 12" O.C.	271
	BMP GRASSES -CAREX PRAEGRACILIS (CALIFORNIA FIELD SEDGE) -CAREX TUMULCOLA (SAN DIEGO FIELD SEDGE) -MUHLENBERGIA RIGENS (DEER GRASS)	LOW	30"	1 GAL @ 16" O.C.	
	NATIVE SLOPE PLANTING -RHAMNUS 'EVE CASE' (COFFEEBERRY) -ERIOGONUM FASCICULATUM (CALIFORNIA BUCKWHEAT)	LOW	30"-72"	1 GAL @ 48" O.C.	73
	MEDIUM SHRUB -SALVIA CLEVELANDII (CLEVELAND SAGE) -CALANDRINA SPECTABILIS (ROCK PURSLANE)	LOW	30"	1 GAL	304
	SMALL GRASSES -LYGEUM SPARTUM (FALSE ESPARTO GRASS) -ARISTIDA PURPUREA (PURPLE NEEDLE GRASS) -CAREX PRAEGRACILIS (CALIFORNIA FIELD SEDGE)	LOW	30"	1 GAL	
	ACCENT SUCCULENT -AGAVE 'BLUE FLAME' (AGAVE) -AGAVE VILMORIANA (OCTOPUS AGAVE)	VERY LOW	30"	1 GAL	

ROOT BARRIER	
PER 11.2.3 REVEGETATION AND EROSION CONTROL PROGRAM: NON IRRIGATED HYDRO SEED MIX FOR AREAS GRADED, DISTURBED OR ERODED THAT WILL NOT BE COVERED (BY STRUCTURE OR PERMANENT PLANTINGS) OVER A PERIOD OF 90 CALENDAR DAYS.	
SPECIES	LBS/ACRE
ACMISPON AMERICANUS	2.00
ACMISPON GLABER	6.00
ARTEMISIA CALIFORNICA	2.00
CAMISSONIOPSIS CHEIRANTHIFOLIA	1.00
COLLINSIA HETEROPHYLLA	2.00
ENCELIA CALIFORNICA	7.00
ERIOPHYLLUM CONFERTIFLORUM	3.00
ESCHSCHOLZIA CALIFORNICA	2.00
FESTUCA MICROSTACHYS	6.00
LASTHENIA CALIFORNICA	1.00
LUPINUS SUCCULENTUS	2.00
MIMULUS AURANTIACUS PUNICEUS	2.00
SALVIA APIANA	4.00
SISYRINCHUM BELLUM	2.00
STIPA PULCHRA	4.00

SINGLE DWELLING UNIT OPEN SPACE LEGEND:
TYPICAL PRIVATE HOME OWNER LANDSCAPE AREA:



4407 Orchard Avenue
San Diego, CA 92107
619.995.1306
cd-la.com

SHEET TITLE:
STREET TREE
SHADING
COMPLIANCE
DIAGRAM

PROJECT | CLIENT:
CHALCEDONY 7
LANDSCAPE CONCEPT PLAN
CHALCEDONY STREET
SAN DIEGO, CA 92109

NOT FOR CONSTRUCTION



revisions	
SUBMITTAL #1	02/24/2023
SUBMITTAL #2	10/31/2023
SUBMITTAL #3	04/29/2024
SUBMITTAL #4	08/21/2024
SUBMITTAL #5	09/12/2024
SUBMITTAL #6	11/06/2024
SUBMITTAL #7	01/09/2025
drawing prepared by -	WJ/MB/SS/CR/NS
sheet plot date -	09/10/2024
carson douglas job number -	22-015
design start date -	DECEMBER 2022

L102

Chalcedony Street

Noyes Street

Site Plan

Scale: 1" = 10'-0"



Project Tabulation:

Legal Description:

Lots 14 and 15, in block two of Nettleship-Stye Tract No. 3 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2182.

Parcel 2 in the City of San Diego, County of San Diego, State of California, according to Parcel Map thereof No. 22007.

A.P.N.: 416-361-26-00

Site Address:
2060 Chalcedony Street
San Diego, California 92109

Type Of Construction: VB
Occupancy Group: R3-U
Zone: RM1-1

Site Area:
21,847 Square Feet = .50 Acres

Maximum Building Density:
One Dwelling Unit Per 3,000 Square Feet
Of Lot Area = 7.28-Units

Maximum Height:
30 Feet Per Table 131-04H
Lot Width > 150' = No Building Envelope
Plane Required

Plan Living Area - Units 1 - 7:
Plan 1: 3 Bedrooms - 2 1/2 Baths 1,695 s.f.
Plan 2: 3 Bedrooms, Den - 3 Baths - Unit 1 2,024 s.f.
Plan 2: 3 Bedrooms, Den - 3 Baths - Unit 3 1,920 s.f.
Plan 2: 3 Bedrooms - 3.5 Baths - Unit 7 1,949 s.f.
Plan 3: 3 Bedrooms, Loft - 3 1/2 Baths 2,284 s.f.

Parking Requirements:
2 Spaces x Dwelling Unit = Required Parking
2 Car Garage x 7 Units = 14 Spaces Required
2 Car Garage x 7 Units = 14 Spaces Proposed

Electric Vehicle Charging Spaces:
Per C.B.C., Chapter 4.106.4.1, for new single- and two-family dwelling units and townhouses with attached private garages, each dwelling unit shall install a listed raceway to accommodate a dedicated 208 / 240-volt branch circuit.

Plan Living Area - Units 1 - 7:
Plan 1 - 3-Units x 1,695 s.f. = 5,085 s.f.
Plan 2 - Unit 1 x 2,024 s.f. = 2,024 s.f.
Plan 2 - Unit 3 x 1,920 s.f. = 1,920 s.f.
Plan 2 - Unit 7 x 1,949 s.f. = 1,949 s.f.
Plan 3 - 1-Units x 2,284 s.f. = 2,284 s.f.
Total = 13,262 s.f.

Total Building Area - Units 1 - 7:
Plan 1 - 3-Units x (1,695 s.f. + 451 s.f.) = 6,438 s.f.
Plan 2 - Unit 1 x (2,024 s.f. + 420 s.f.) = 2,444 s.f.
Plan 2 - Unit 3 x (1,920 s.f. + 438 s.f.) = 2,358 s.f.
Plan 2 - Unit 7 x (1,949 s.f. + 420 s.f.) = 2,369 s.f.
Plan 3 - 1-Units x (2,284 s.f. + 449 s.f.) = 2,733 s.f.
Total = 16,342 s.f.

F.A.R. Calculations:
Total Building Area / Lot Area = F.A.R. Calculation

Unit 1:
2,444 s.f. / 3,161 s.f. = 67%
Proposed F.A.R. = 77%

Unit 2:
2,733 s.f. / 3,234 s.f. = 85%
Proposed F.A.R. = 85%

Unit 3:
2,358 s.f. / 3,741 s.f. = 63%
Proposed F.A.R. = 63%

Scope Of Work:
Demolish existing structure.
New construction of 7 Homes with 2-Car Garages.

Exterior Open Space
Required Exterior Open Space
7 Units x 200 s.f. = 1,400 s.f. Minimum Required
Proposed Exterior Open Space = 4,374

Greenhouse Gas Emissions:
The city's GHC Emissions CEQA Significance Thresholds (GHC Thresholds) has been updated to be compliant with the CAP Consistency regulations under Chapter 14, Article 3, Division 14. The CAP Consistency Checklist is no longer applicable. All current projects will be subject to these regulations. EAS defers to LDR Permit Planning, Landscape, Engineering (Long Range Planning and transportation - if applicable) to determine the project's consistency with the CAP consistency regulations.

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35 of 35 Street Scene

Owner:

Chalcedony Views, LLC
3818 Park Boulevard
San Diego, California 92103
(619) 231-1161

Architect:

Mark Gross & Associates, Inc.
8881 Research Drive
Irvine, California 92618
(949) 387-3800

Civil Engineer:

Pasco Laret Suiter & Associates
1911 San Diego Avenue, Suite 100
San Diego, California 92110
(858) 259-8212

Landscape Architect:

Carson Douglas Landscape Architecture
4407 Orchard Avenue
San Diego, California 92107
(619) 995-1306

Title

Conceptual
Architectural
Site Plan
Detached Units

Date

February 15, 2023

Project Number

4497

Scale

1" = 10'-0"

Revision

10-23-2023

4-24-2024

8-29-2024

Sheet No.

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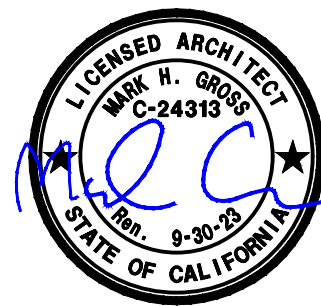
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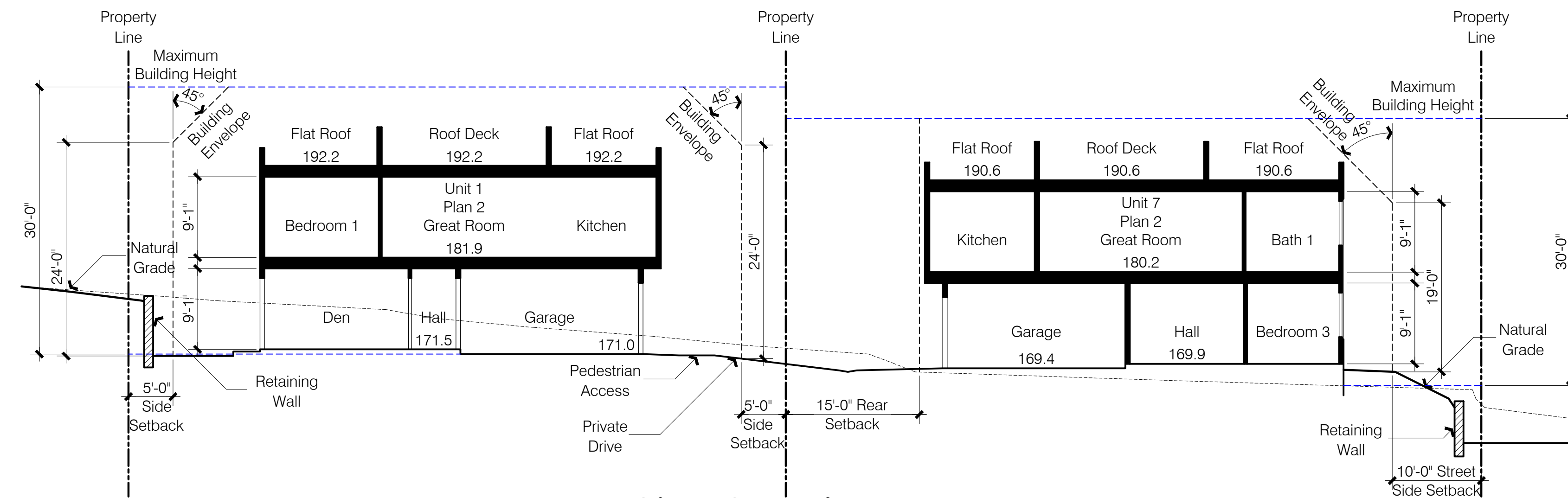
Chalcedony Views, LLC

Chalcedony 7 - San Diego, California

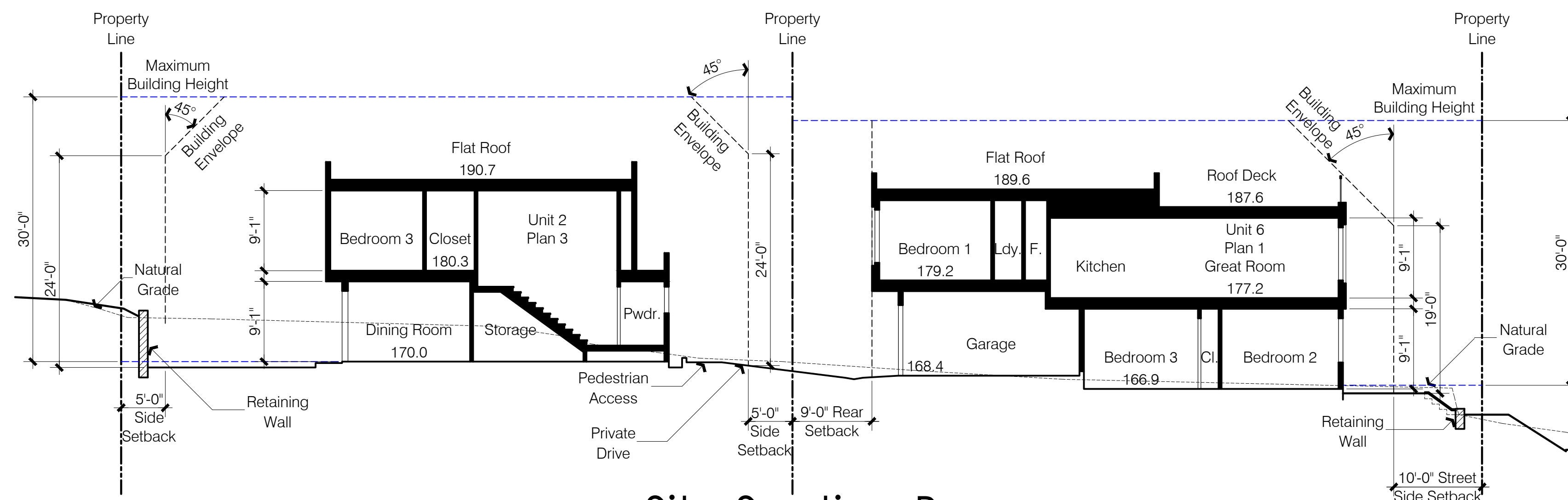


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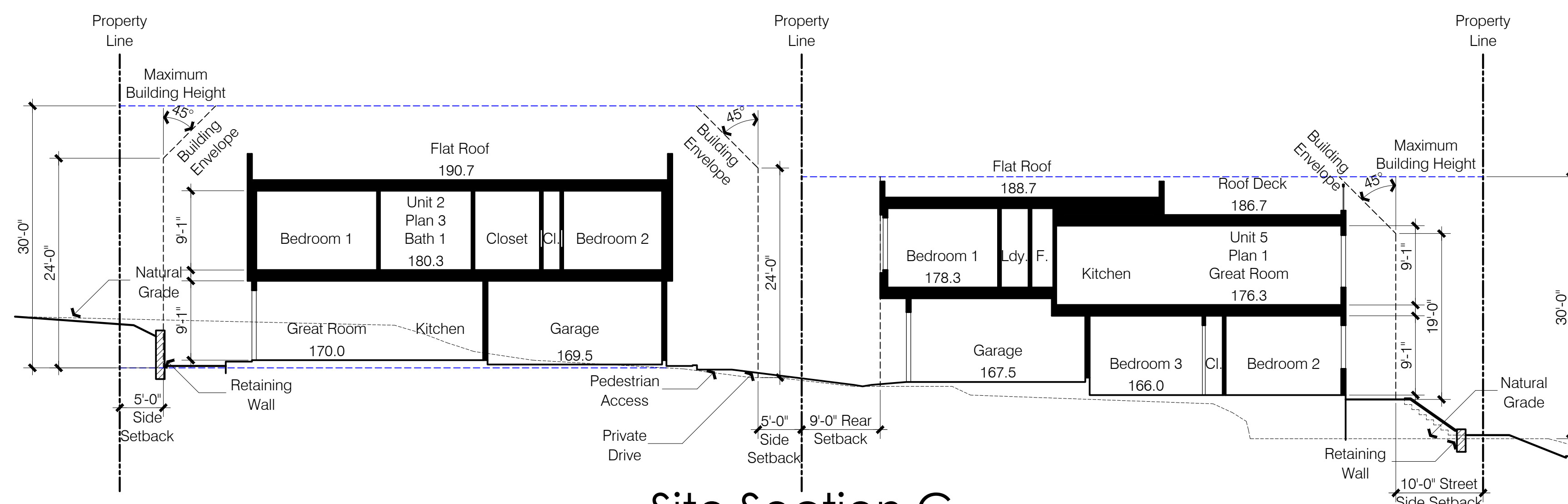




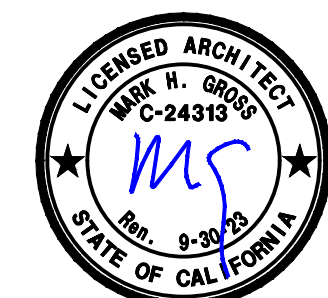
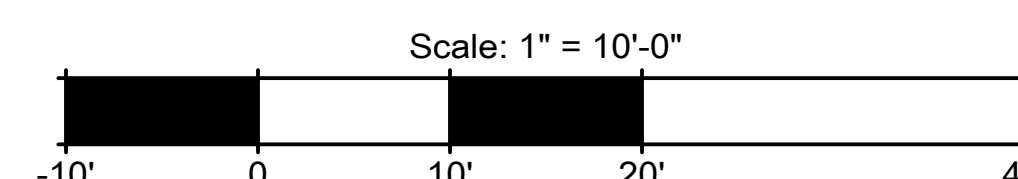
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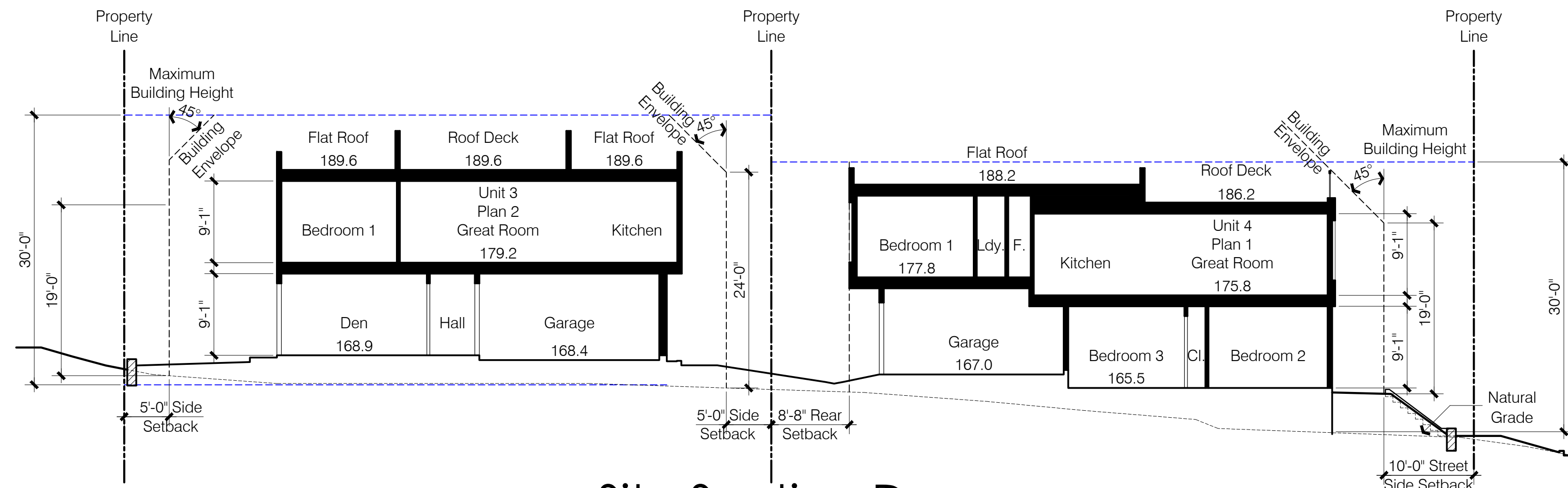


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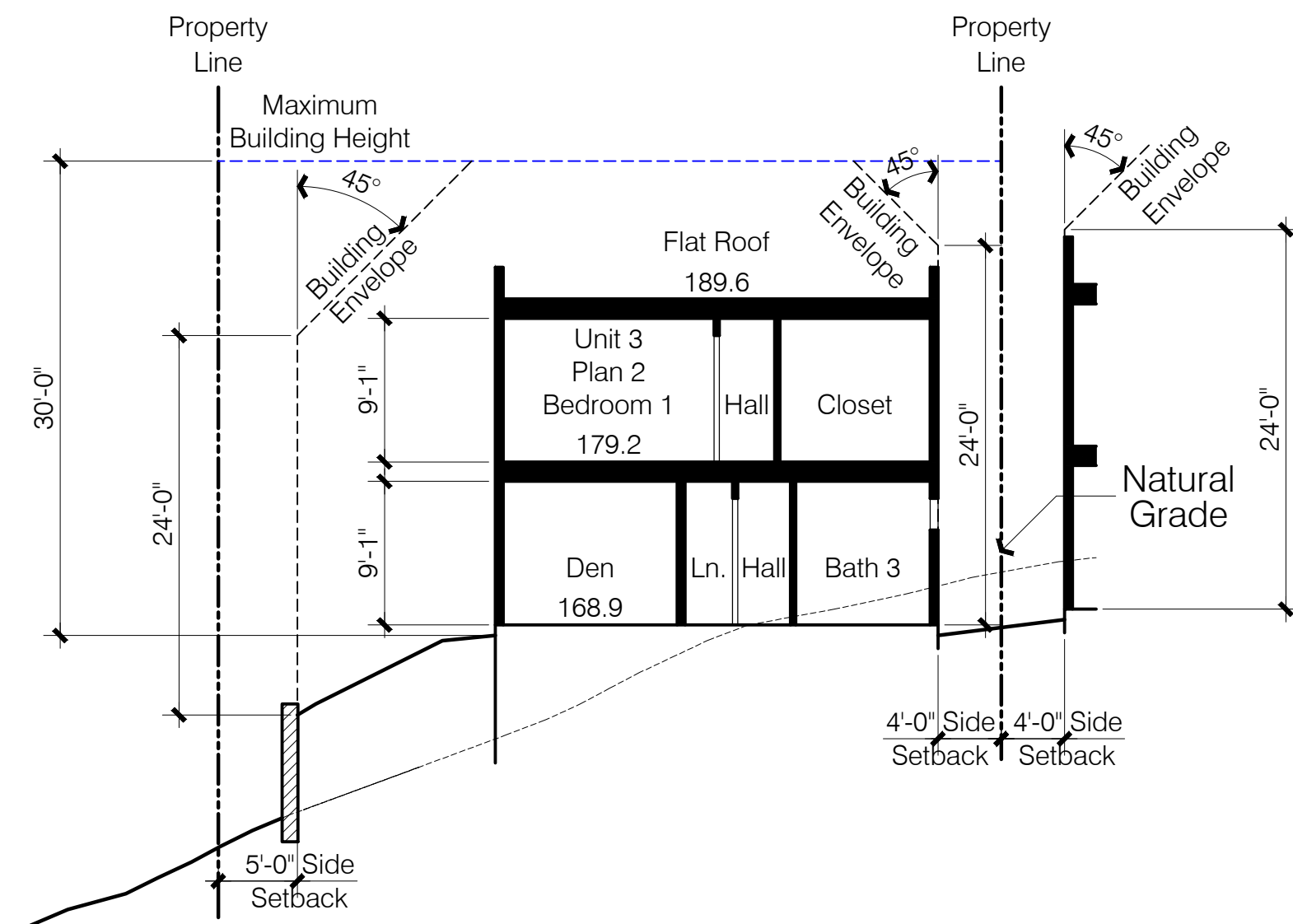


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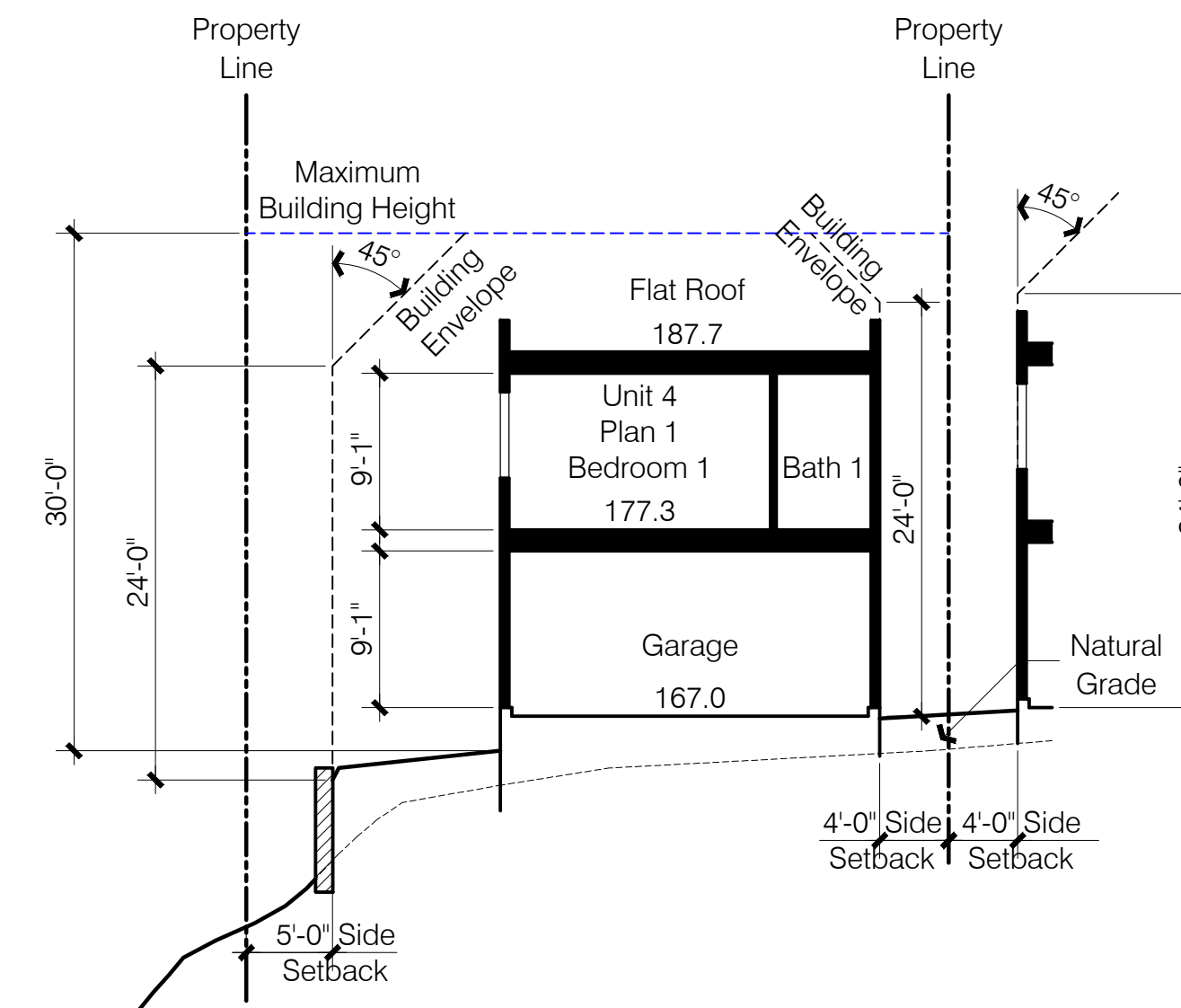




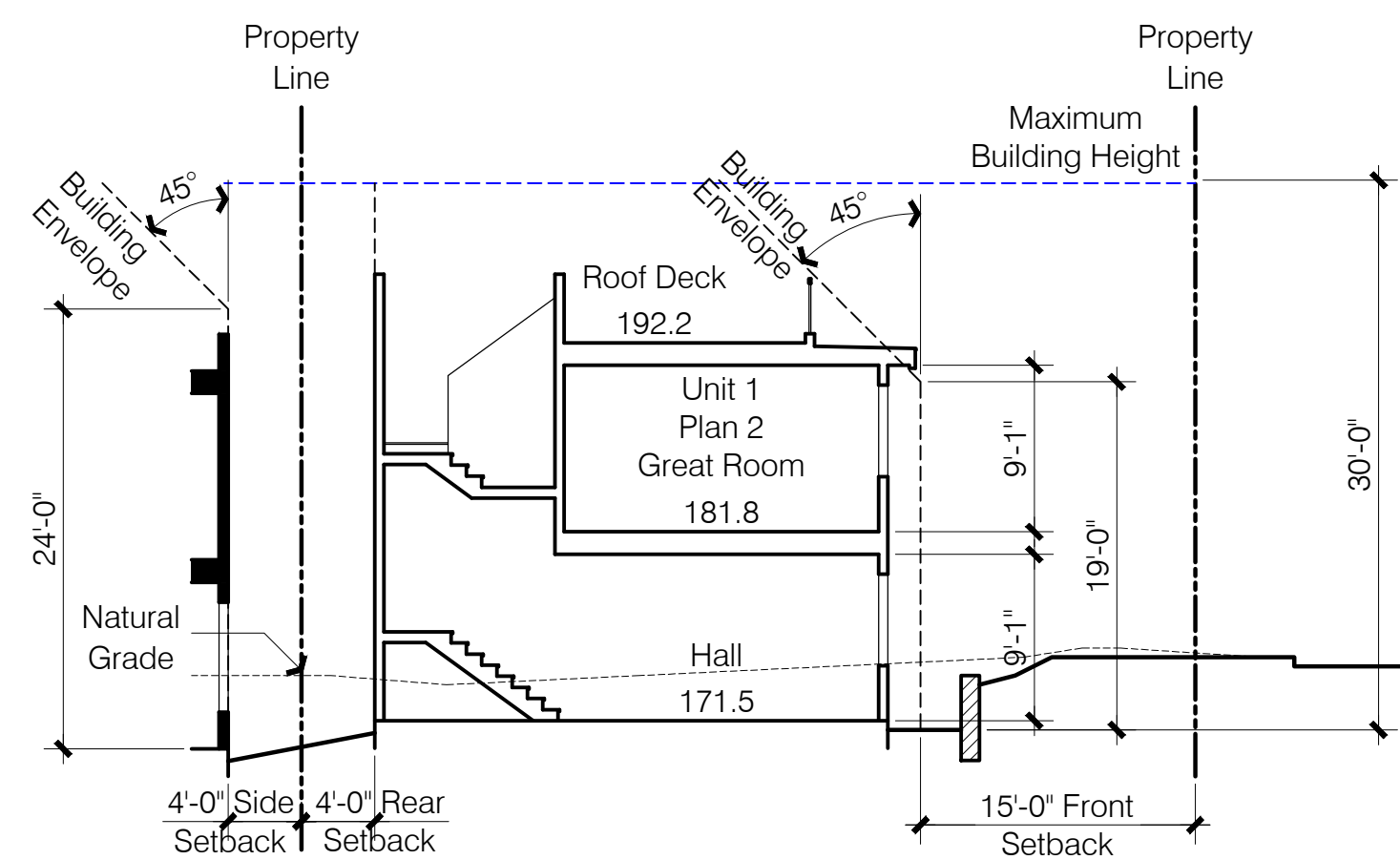
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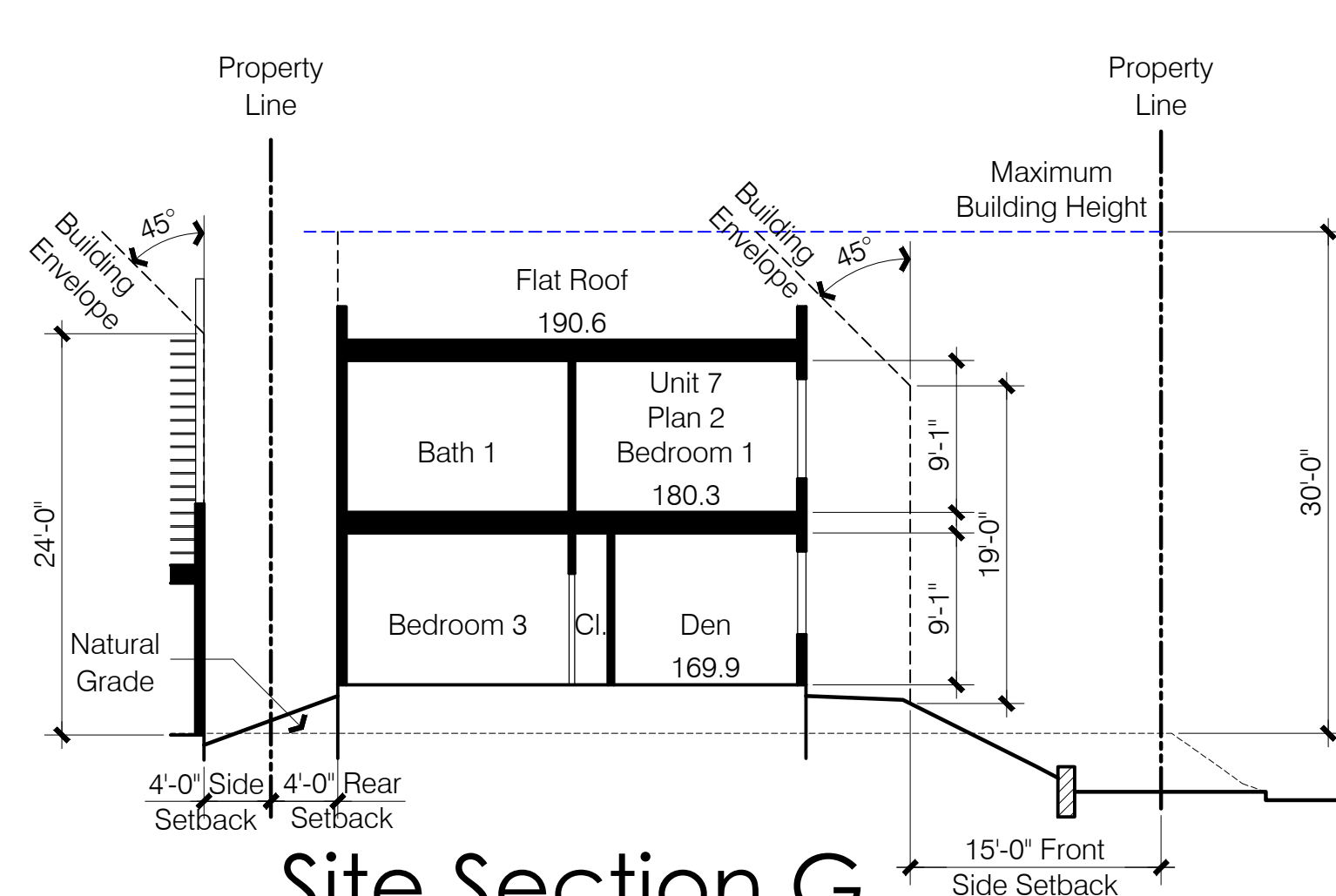
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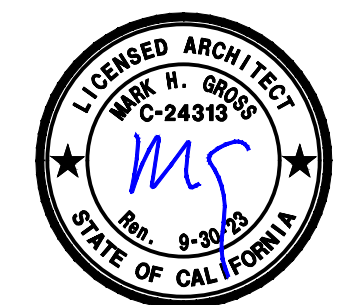
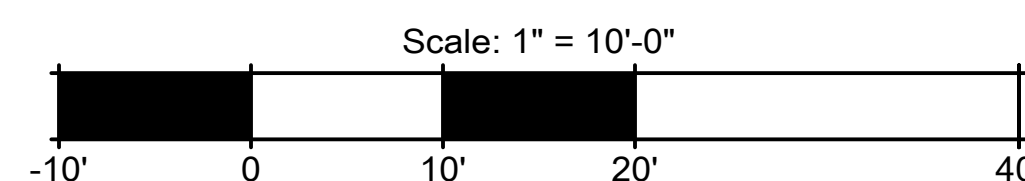
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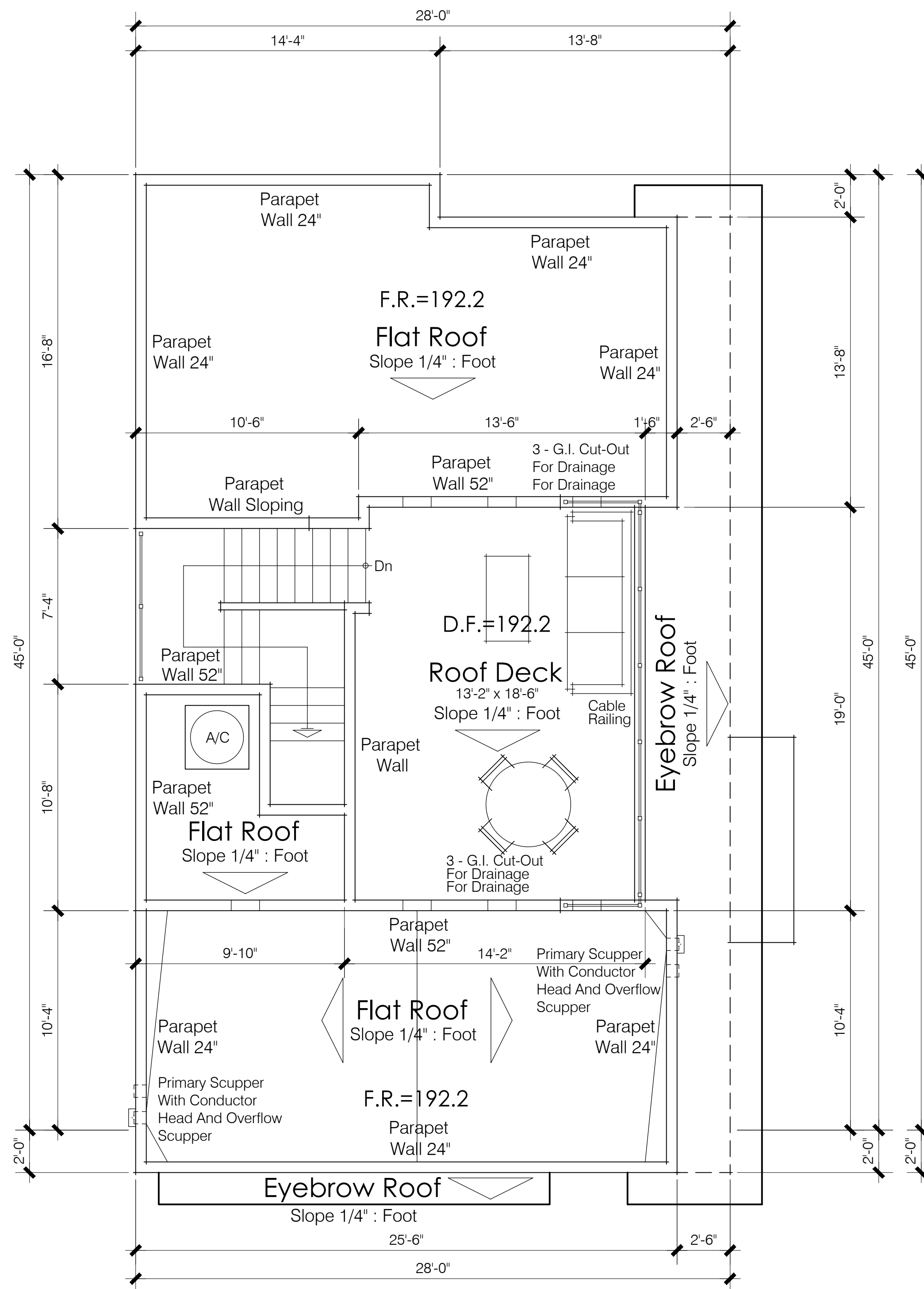


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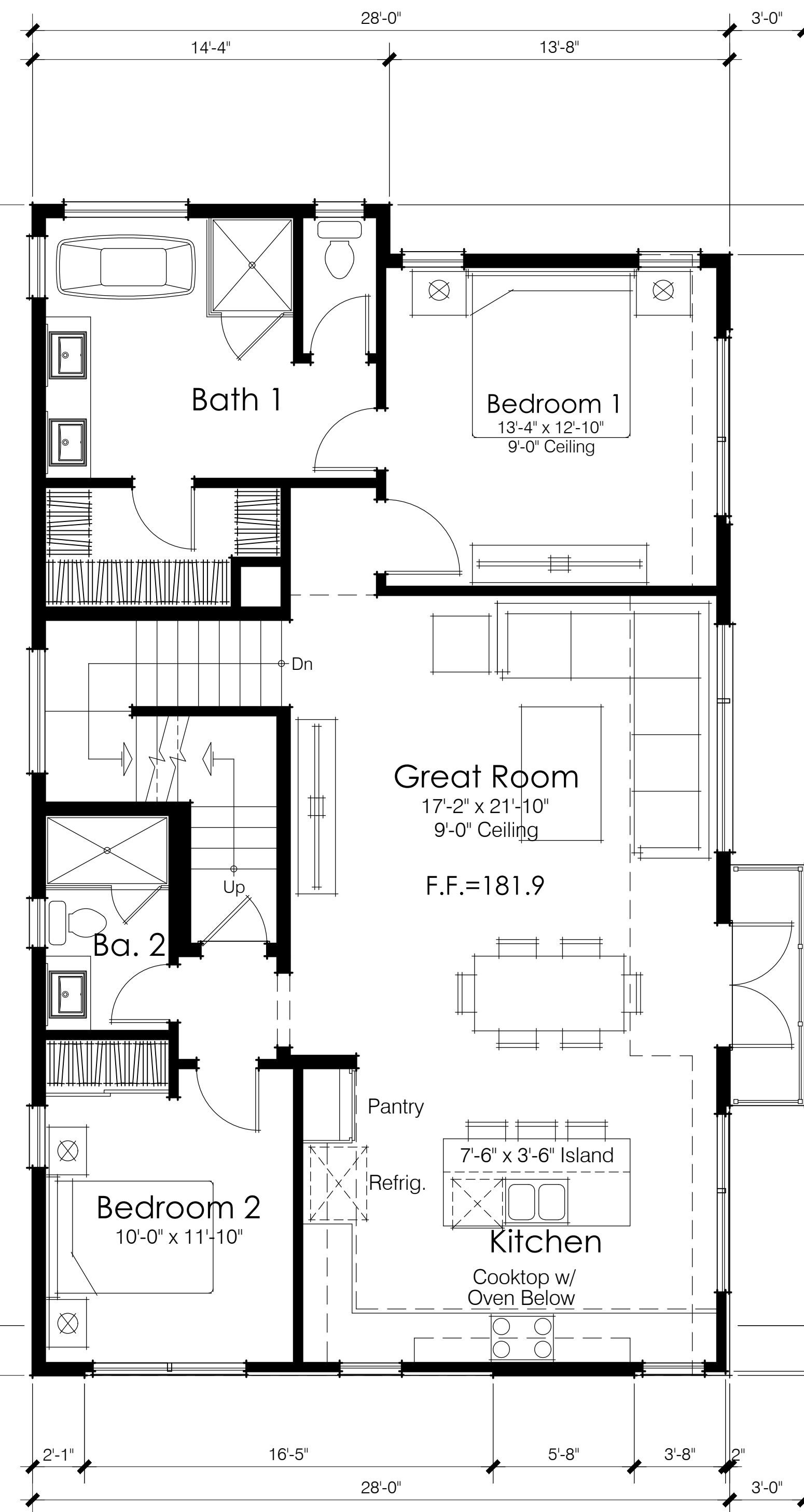


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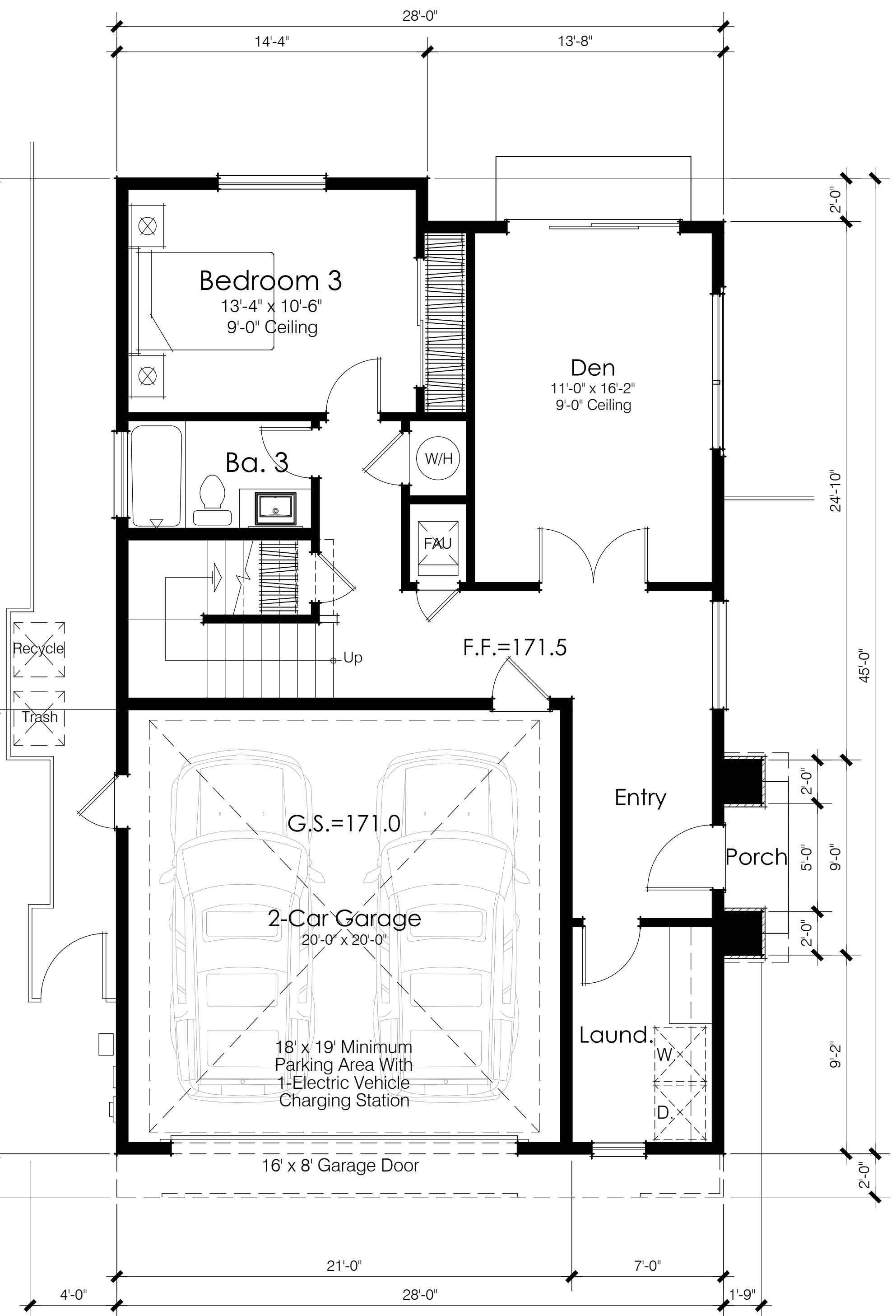




Roof Deck Plan



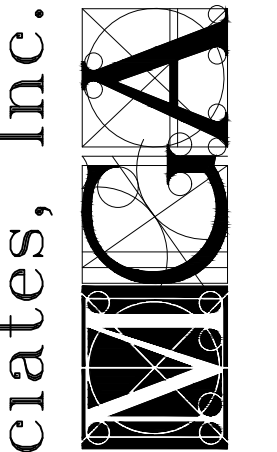
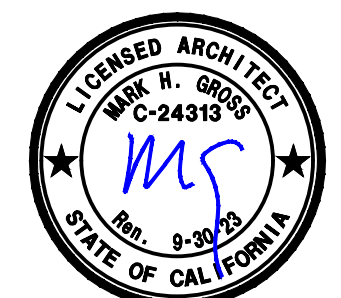
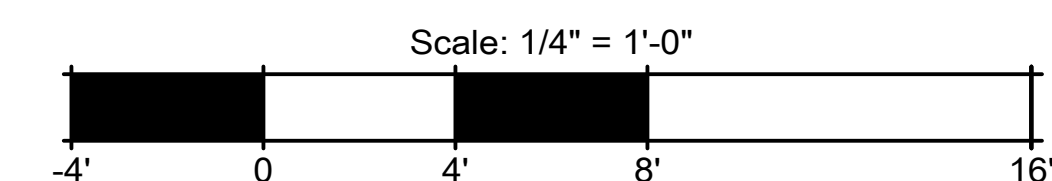
Second Floor Plan

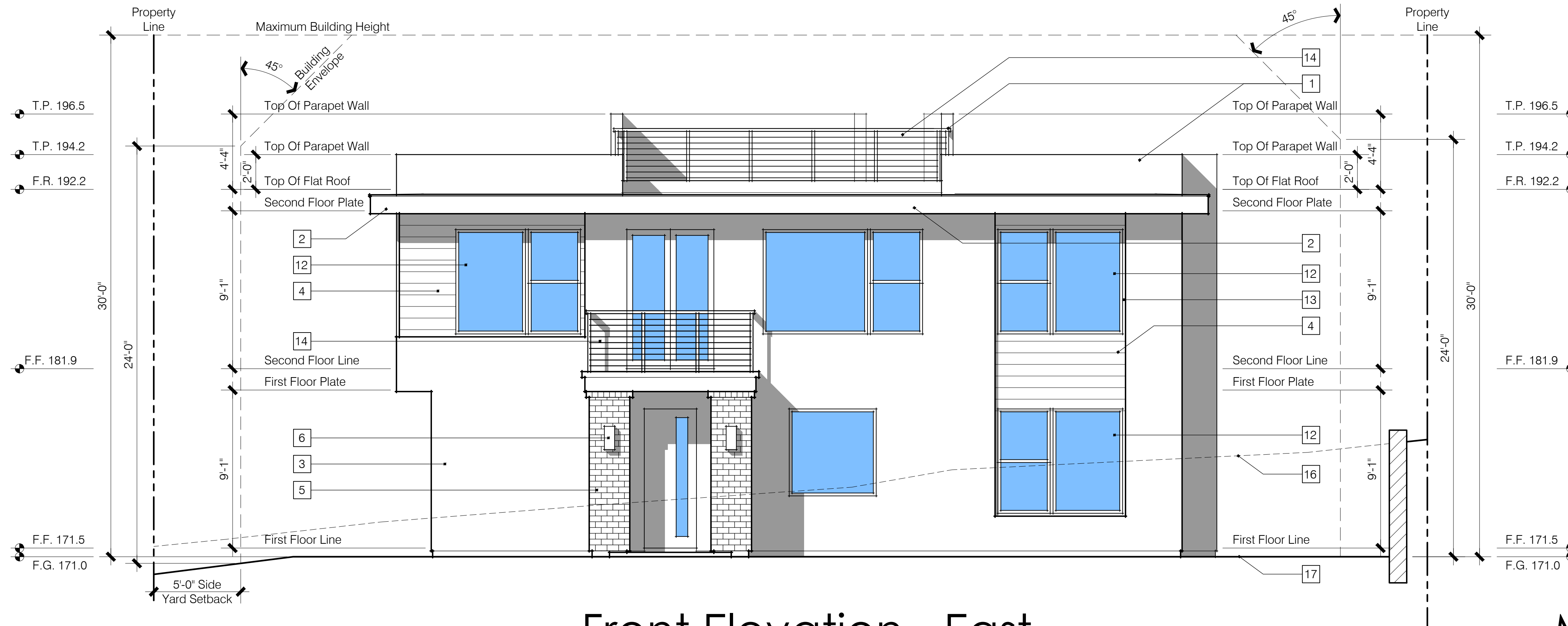


First Floor Plan

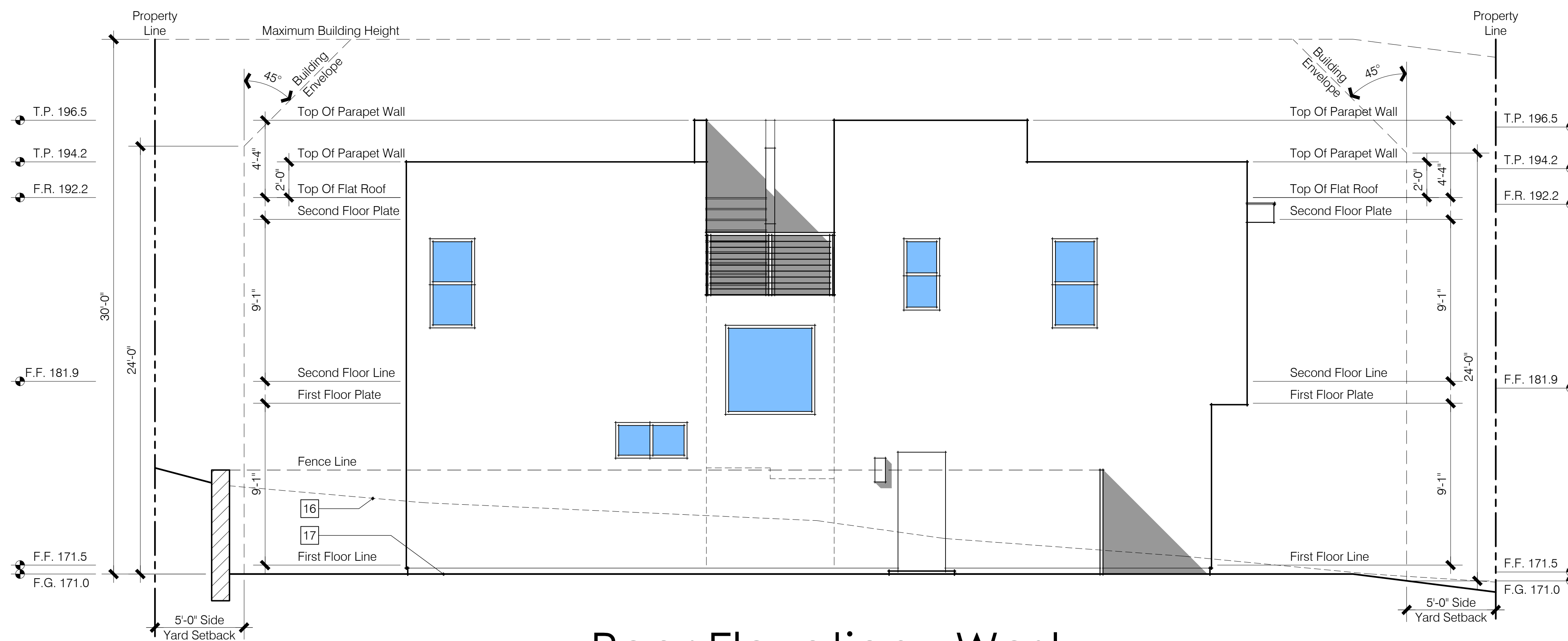
Unit 1

First Floor	808 sq. ft.
Second Floor	1,216 sq. ft.
Total	2,024 sq. ft.
2-Car Garage	420 sq. ft.
Roof Deck	272 sq. ft.
Porch	15 sq. ft.





Front Elevation - East

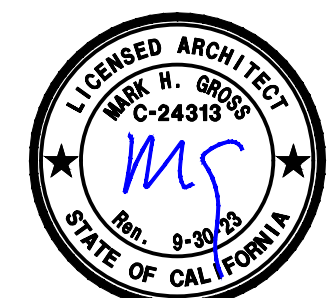
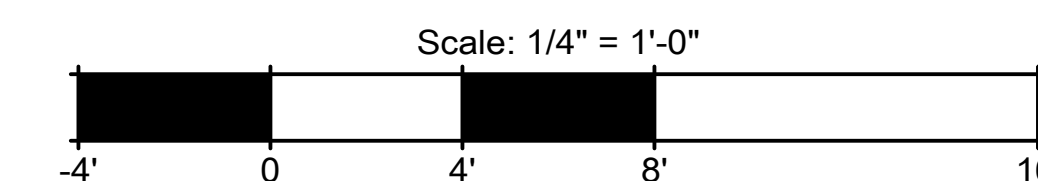


Rear Elevation - West

Material Legend

- | | |
|---|--------------------------|
| 1 Stucco Parapet Wall | 10 Sliding Glass Door |
| 2 Eyebrow Roof With Metal Clad Fascia & G.I. Gutter | 11 Vinyl Window |
| 3 Stucco | 12 Recessed Vinyl Window |
| 4 Horizontal Wood Siding | 13 Stucco Recess |
| 5 Thin Brick Veneer | 14 Cable Railing |
| 6 Decorative Light Fixture | 15 Expansion Joint |
| 7 Fiberglass Entry Door With Glass Panel | 16 Existing Finish Grade |
| 8 French Door | 17 Proposed Finish Grade |
| 9 Sectional Garage Door | |

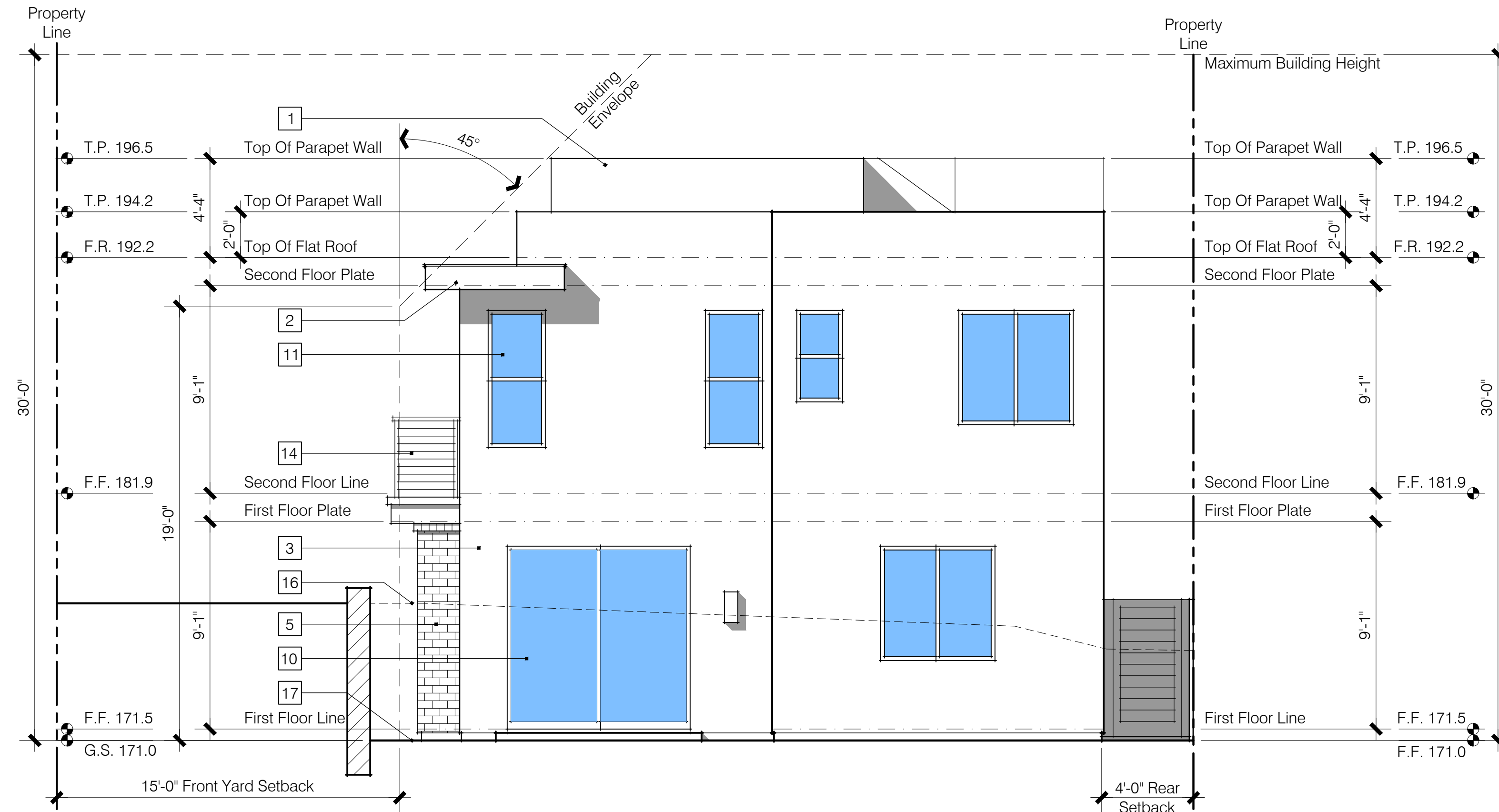
Unit 1



Title
Elevations
Unit 1

Date
February 15, 2023
Project Number
4497
Scale
1/4" = 1'-0"
Revision
10-23-2023
4-24-2024
8-29-2024

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Right Elevation - North

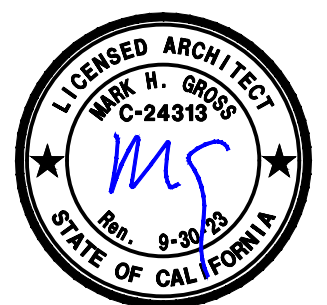
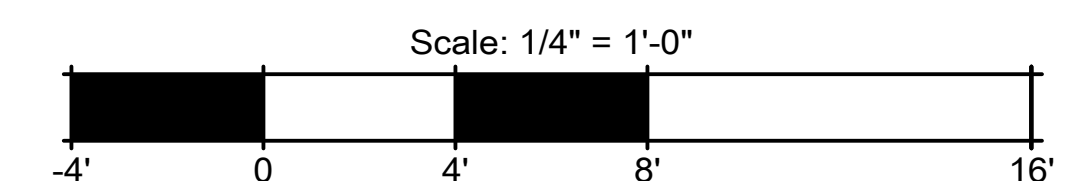


Left Elevation - South

Unit 1

Material Legend

- | | |
|---|--------------------------|
| 1 Stucco Parapet Wall | 10 Sliding Glass Door |
| 2 Eyebrow Roof With Metal Clad Fascia & G.I. Gutter | 11 Vinyl Window |
| 3 Stucco | 12 Recessed Vinyl Window |
| 4 Horizontal Wood Siding | 13 Stucco Recess |
| 5 Thin Brick Veneer | 14 Cable Railing |
| 6 Decorative Light Fixture | 15 Expansion Joint |
| 7 Fiberglass Entry Door With Glass Panel | 16 Existing Finish Grade |
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Title
Elevations
Unit 1

Date
February 15, 2023
Project Number
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Scale
1/4" = 1'-0"
Revision
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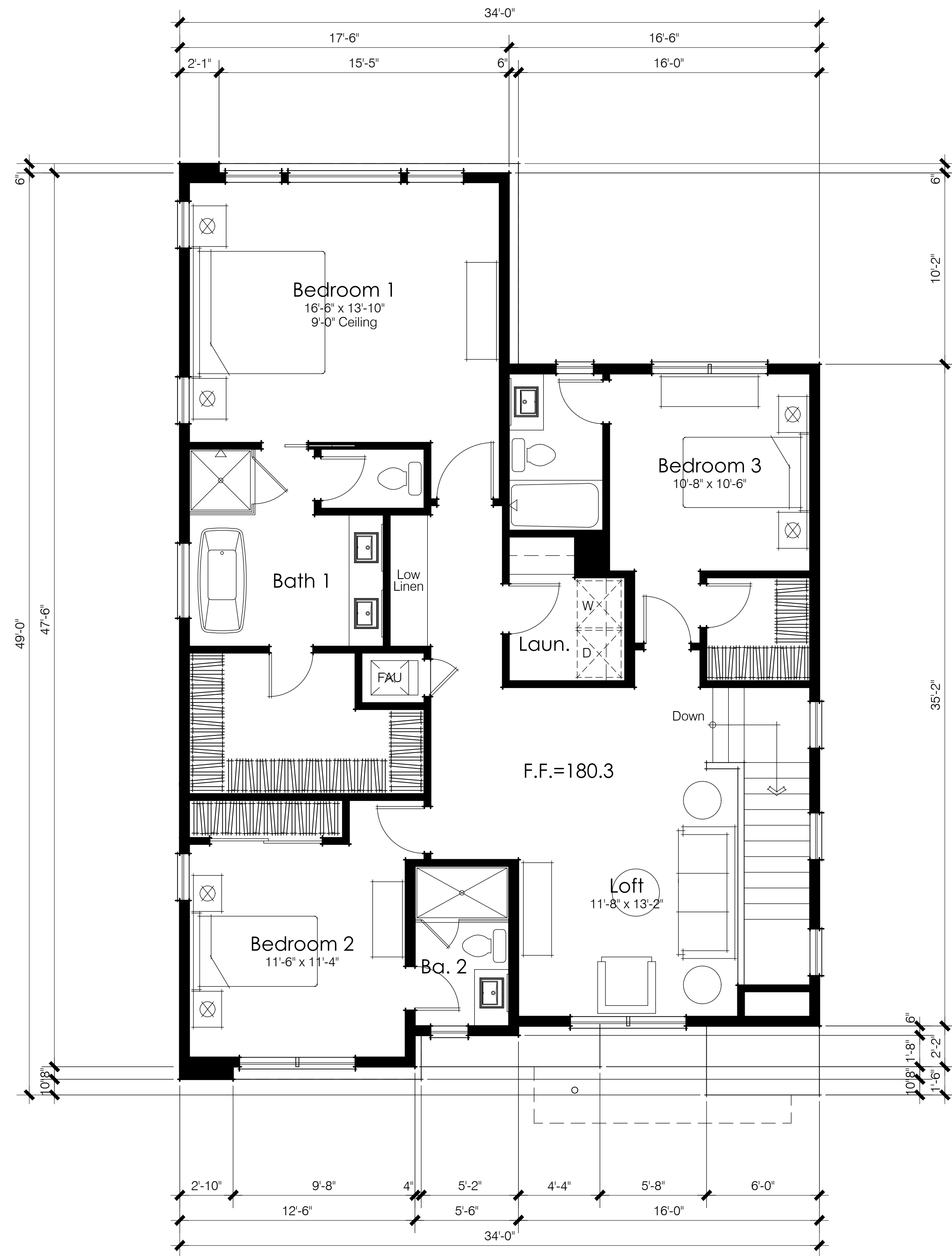
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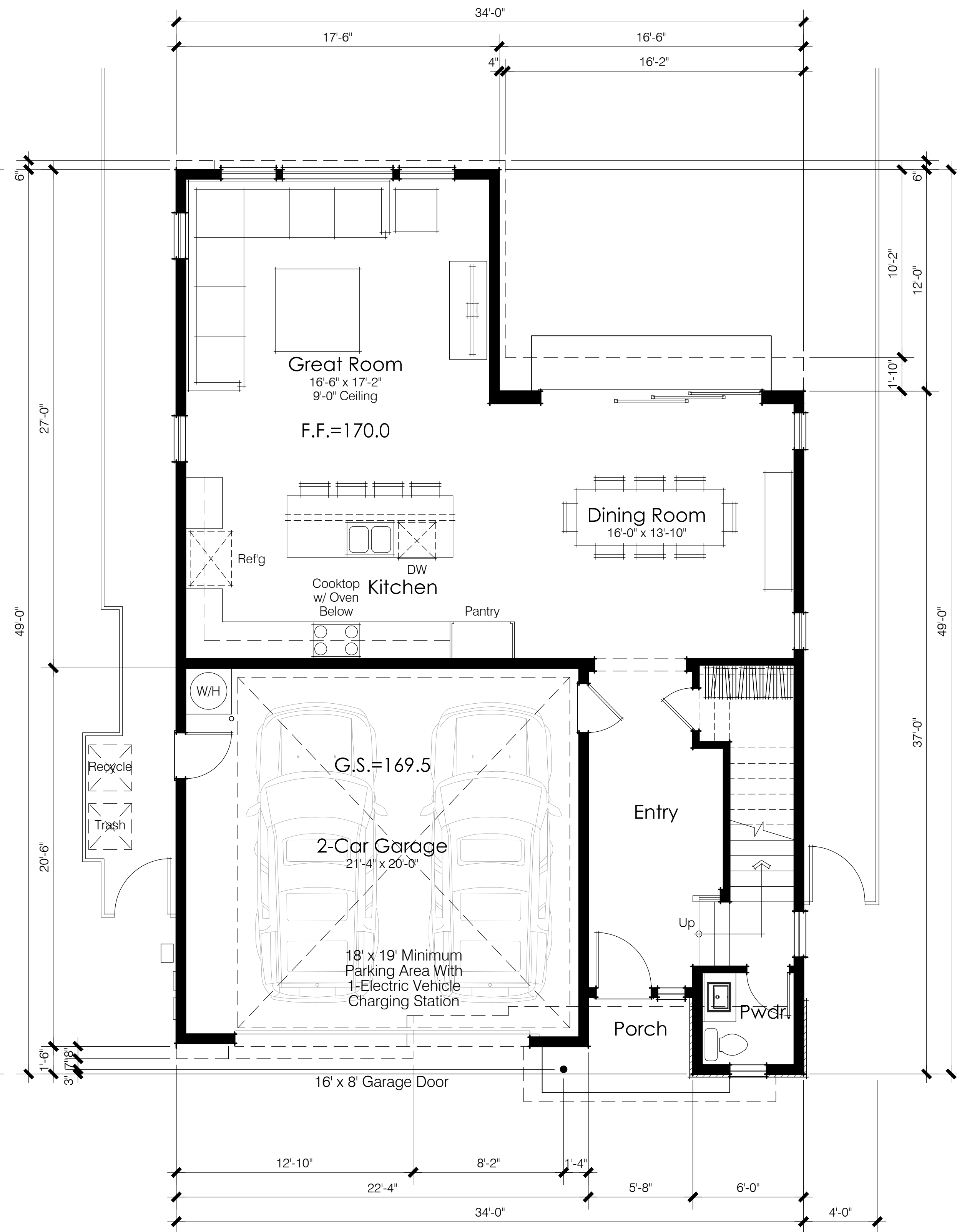
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Noyes Street - San Diego, California

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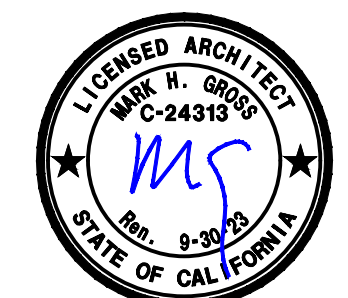
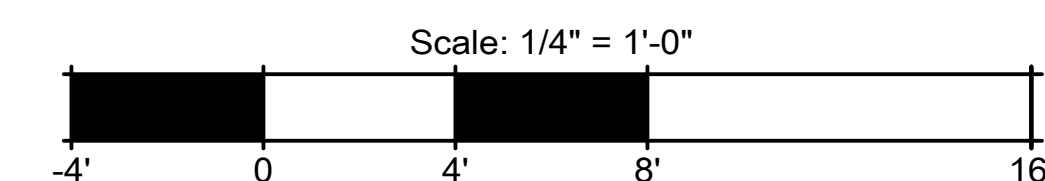


Second Floor Plan

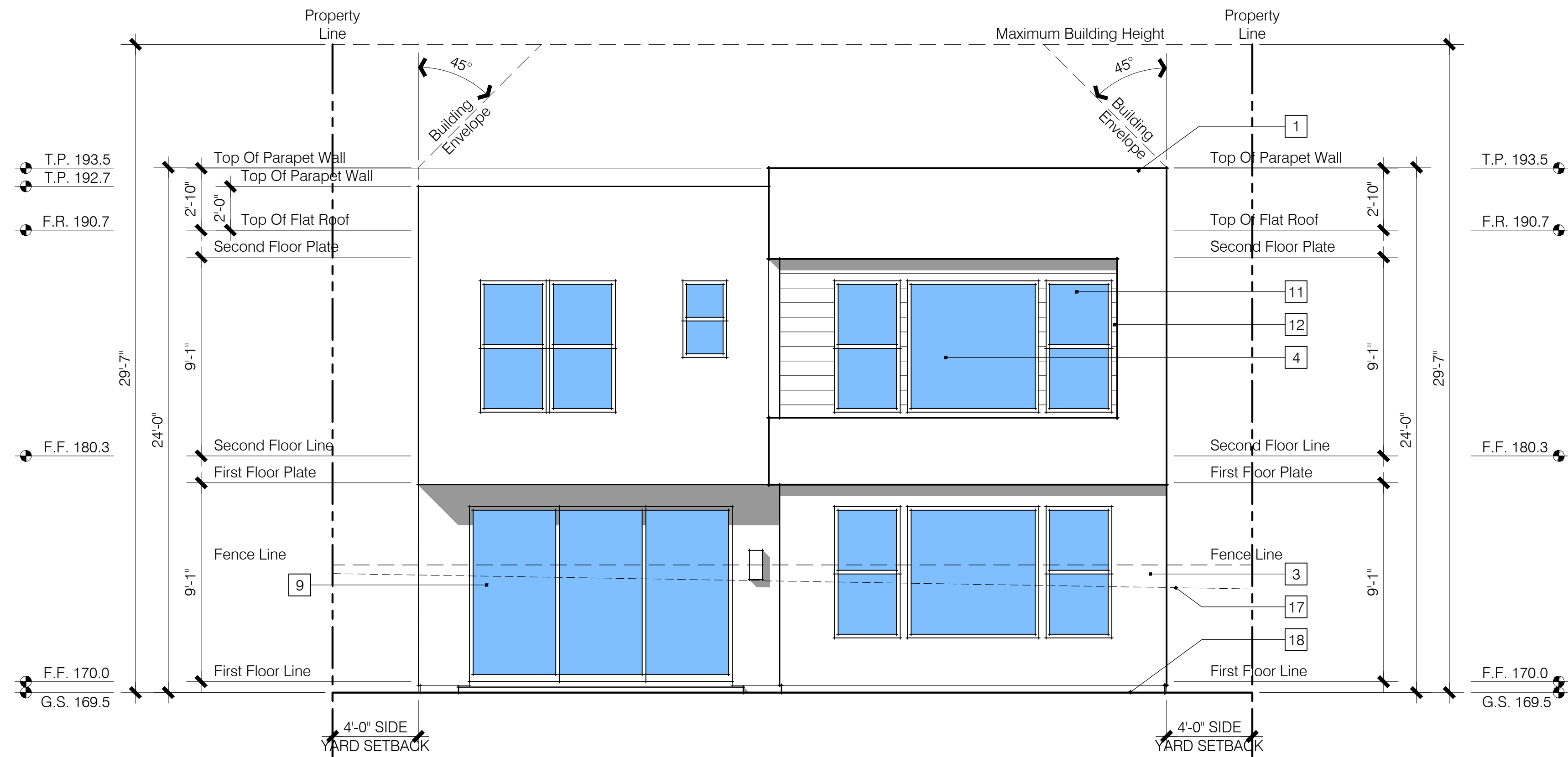


First Floor Plan

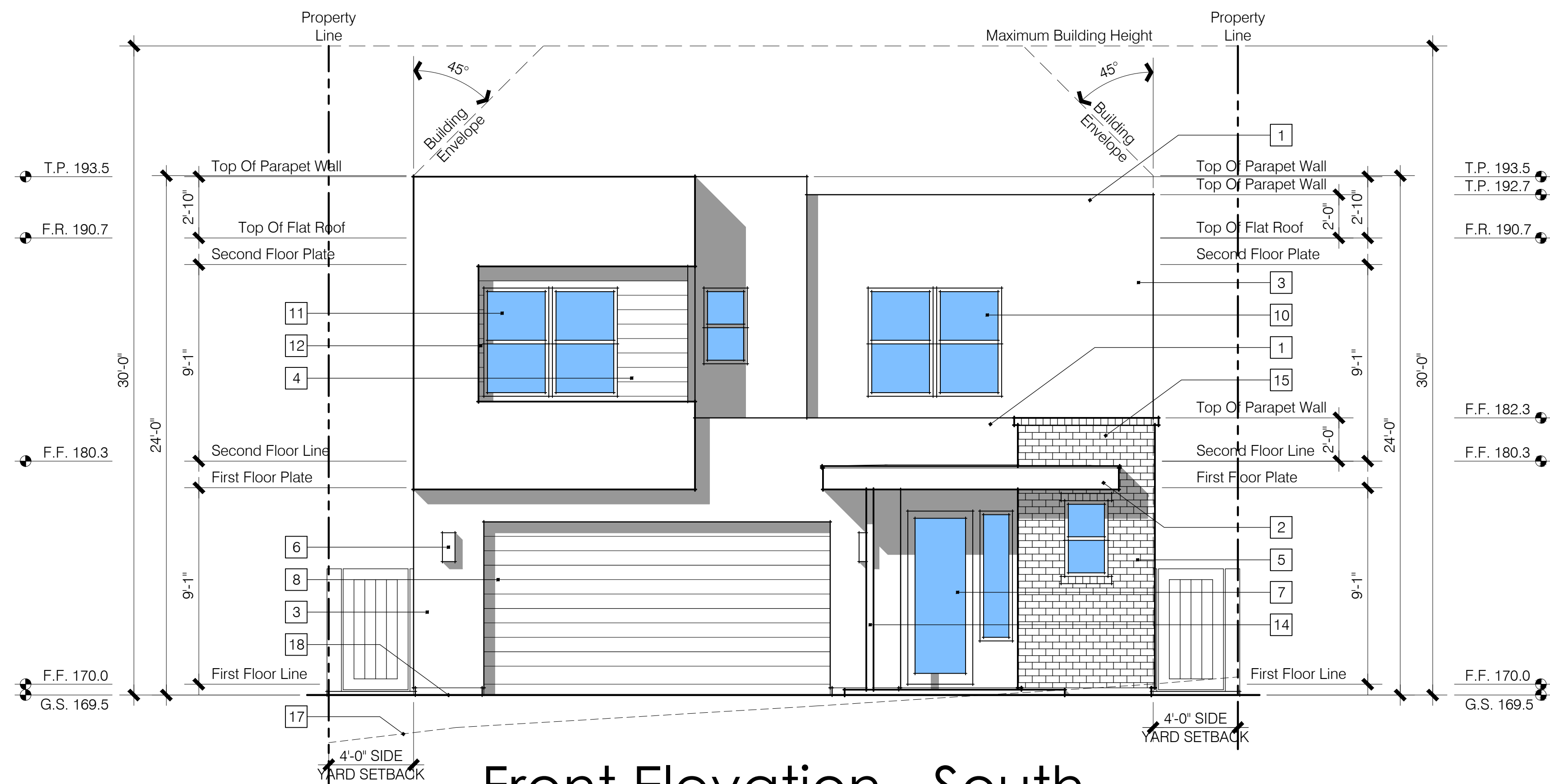
First Floor	962 sq. ft.
Second Floor	1,322 sq. ft.
Total	2,284 sq. ft.
2-Car Garage	449 sq. ft.
Porch	24 sq. ft.



Unit 2



Rear Elevation - North

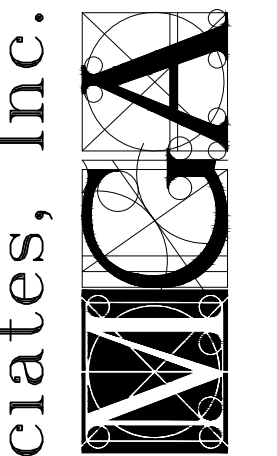
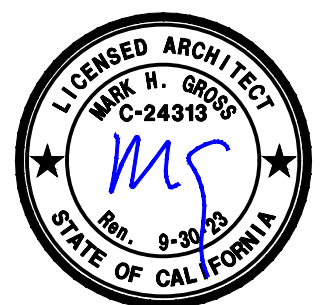
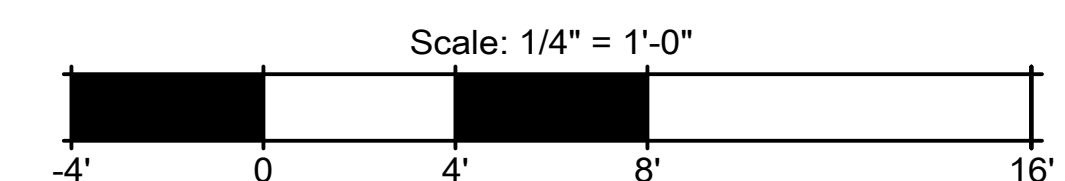


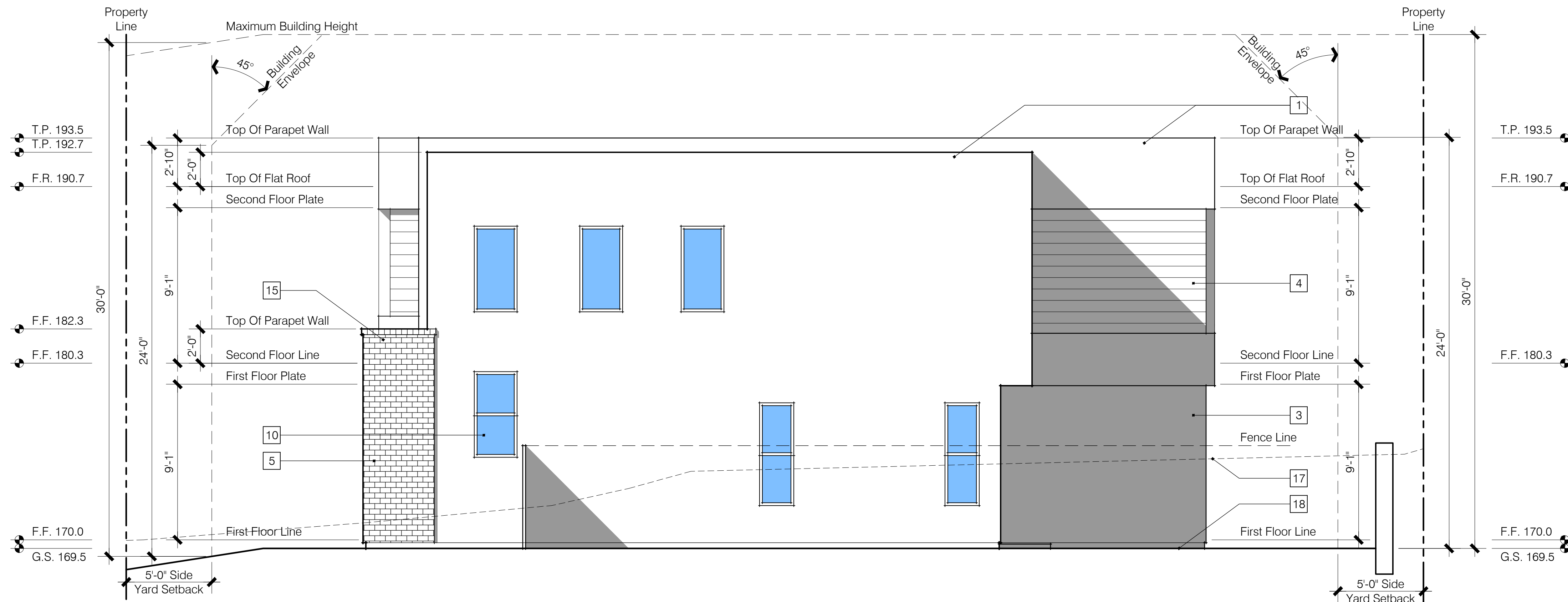
Front Elevation - South

Material Legend

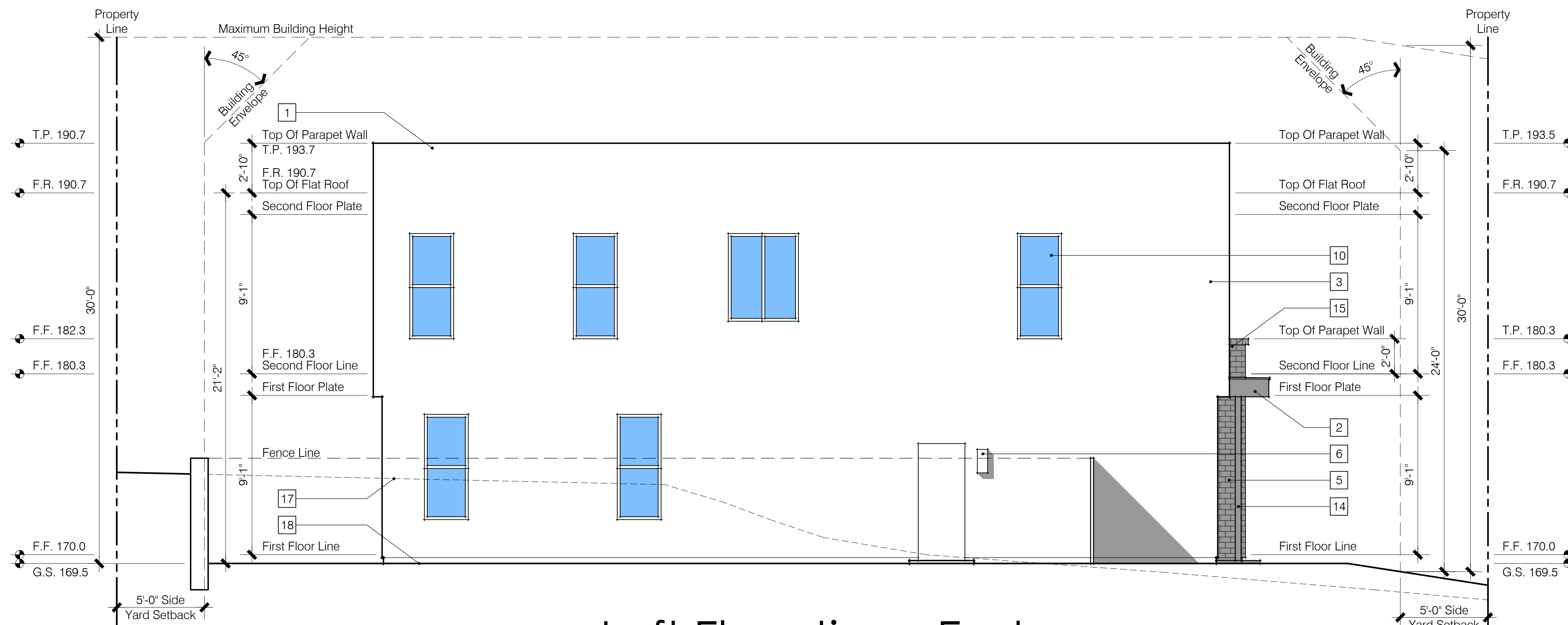
- | | |
|---|-----------------------------------|
| 1 Stucco Parapet Wall | 10 Vinyl Window |
| 2 Eyebrow Roof With Metal Clad Fascia & G.I. Gutter | 11 Recessed Vinyl Window |
| 3 Stucco | 12 Stucco Recess |
| 4 Horizontal Wood Siding | 13 Cable Railing |
| 5 Thin Brick Veneer | 14 4" Diameter Steel Column |
| 6 Decorative Light Fixture | 15 Thin Brick Veneer Parapet Wall |
| 7 French Door | 16 Expansion Joint |
| 8 Sectional Garage Door | 17 Existing Finish Grade |
| 9 Sliding Glass Door | 18 Proposed Finish Grade |

Unit 2





Right Elevation - West

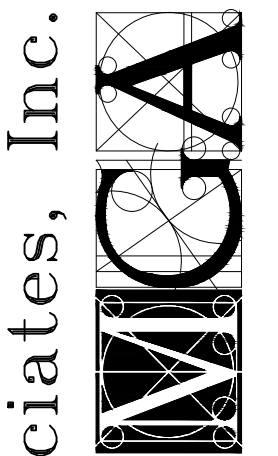
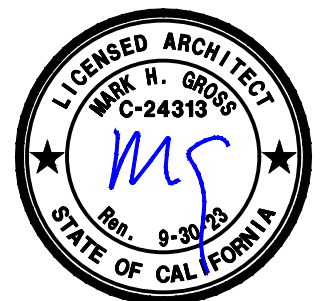
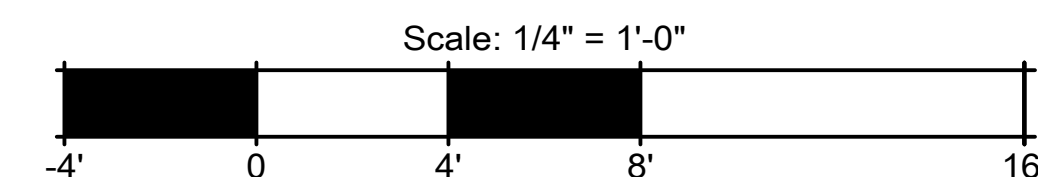


Left Elevation - East

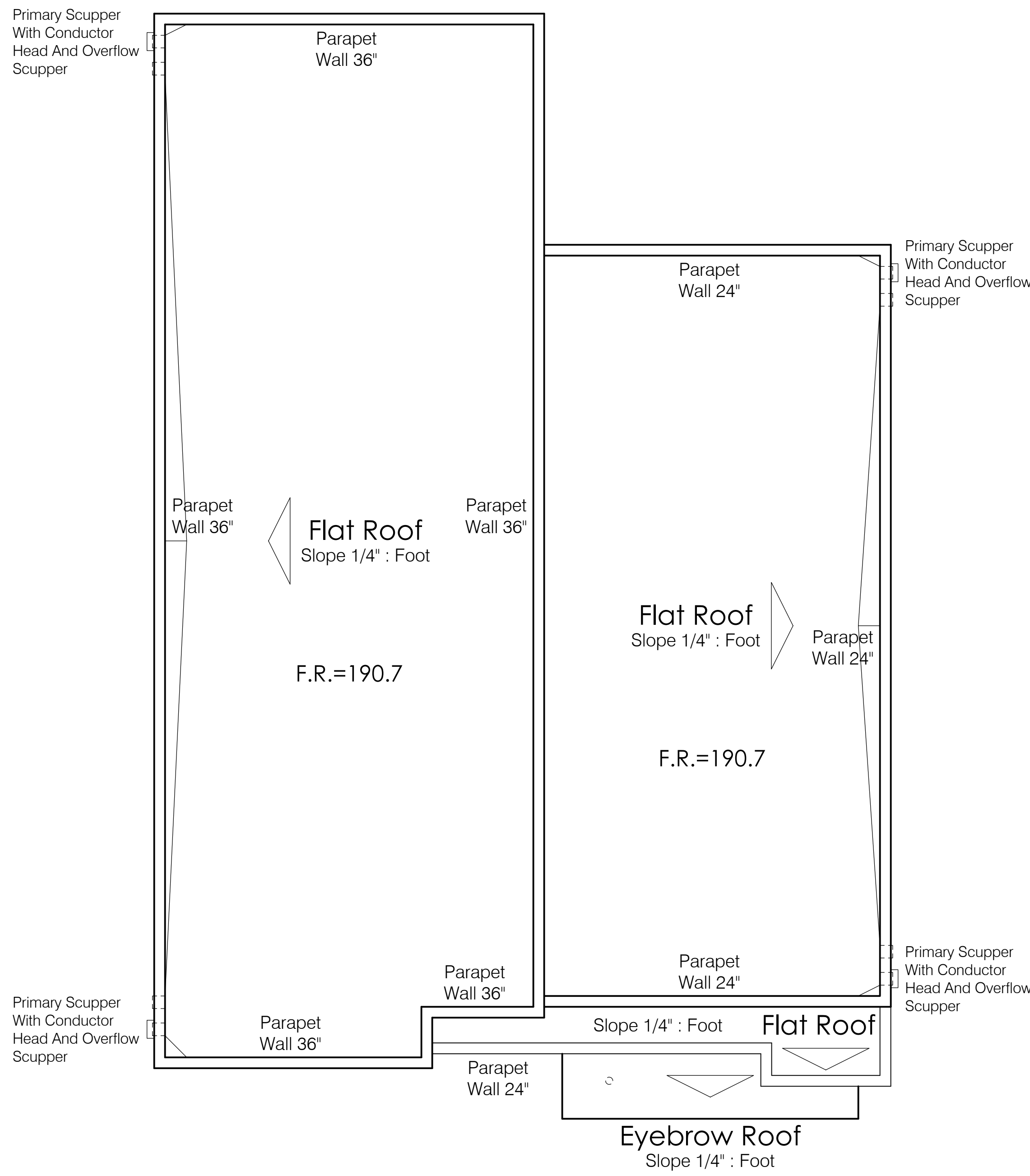
Material Legend

- | | |
|---|-----------------------------------|
| 1 Stucco Parapet Wall | 10 Vinyl Window |
| 2 Eyebrow Roof With Metal Clad Fascia & G.I. Gutter | 11 Recessed Vinyl Window |
| 3 Stucco | 12 Stucco Recess |
| 4 Horizontal Wood Siding | 13 Cable Railing |
| 5 Thin Brick Veneer | 14 4" Diameter Steel Column |
| 6 Decorative Light Fixture | 15 Thin Brick Veneer Parapet Wall |
| 7 French Door | 16 Expansion Joint |
| 8 Sectional Garage Door | 17 Existing Finish Grade |
| 9 Sliding Glass Door | 18 Proposed Finish Grade |

Unit 2

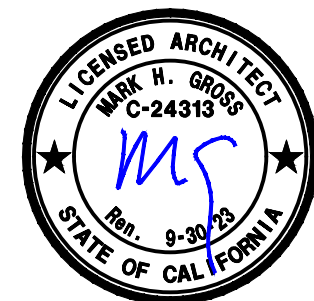


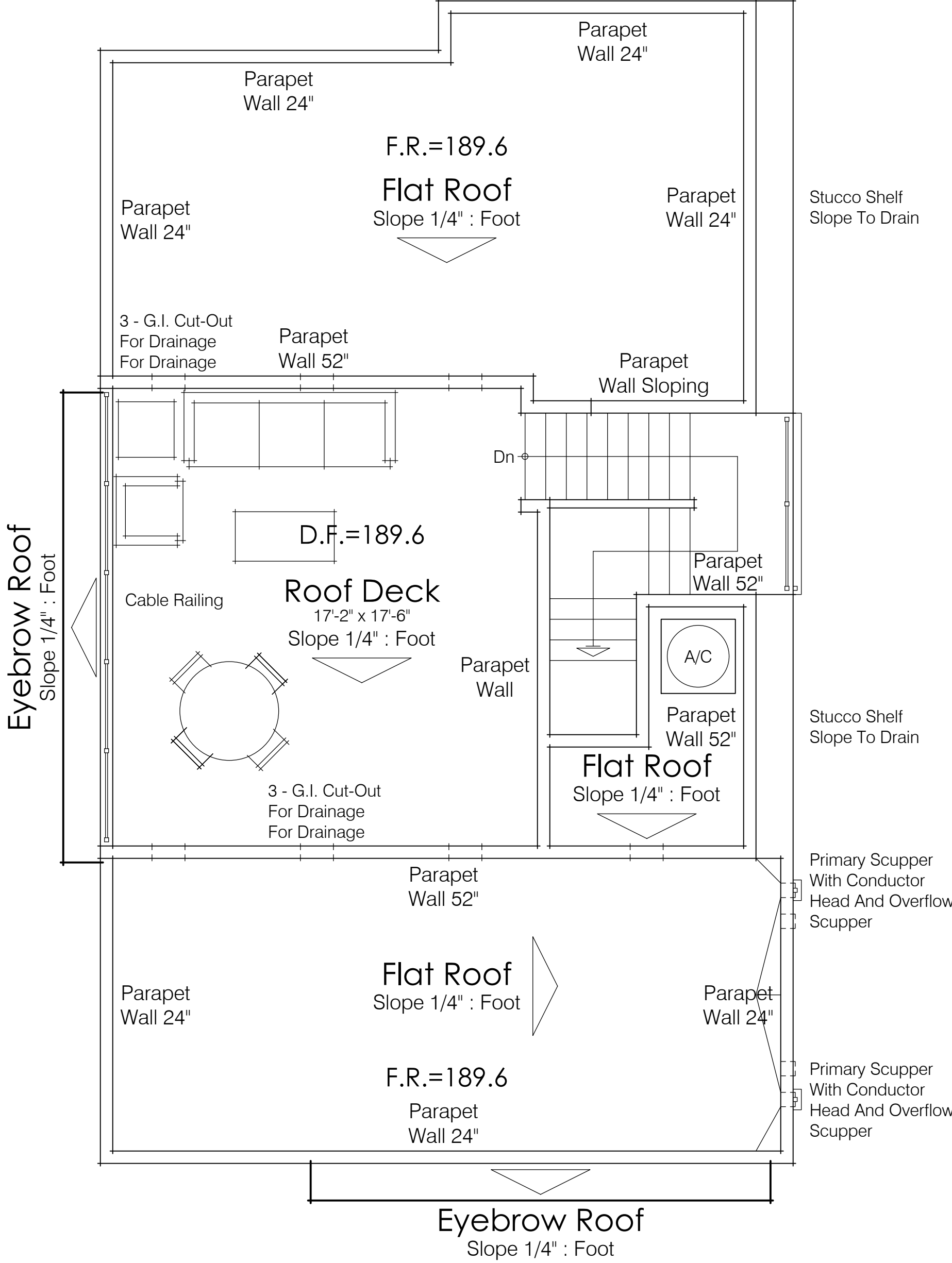
Unit 2



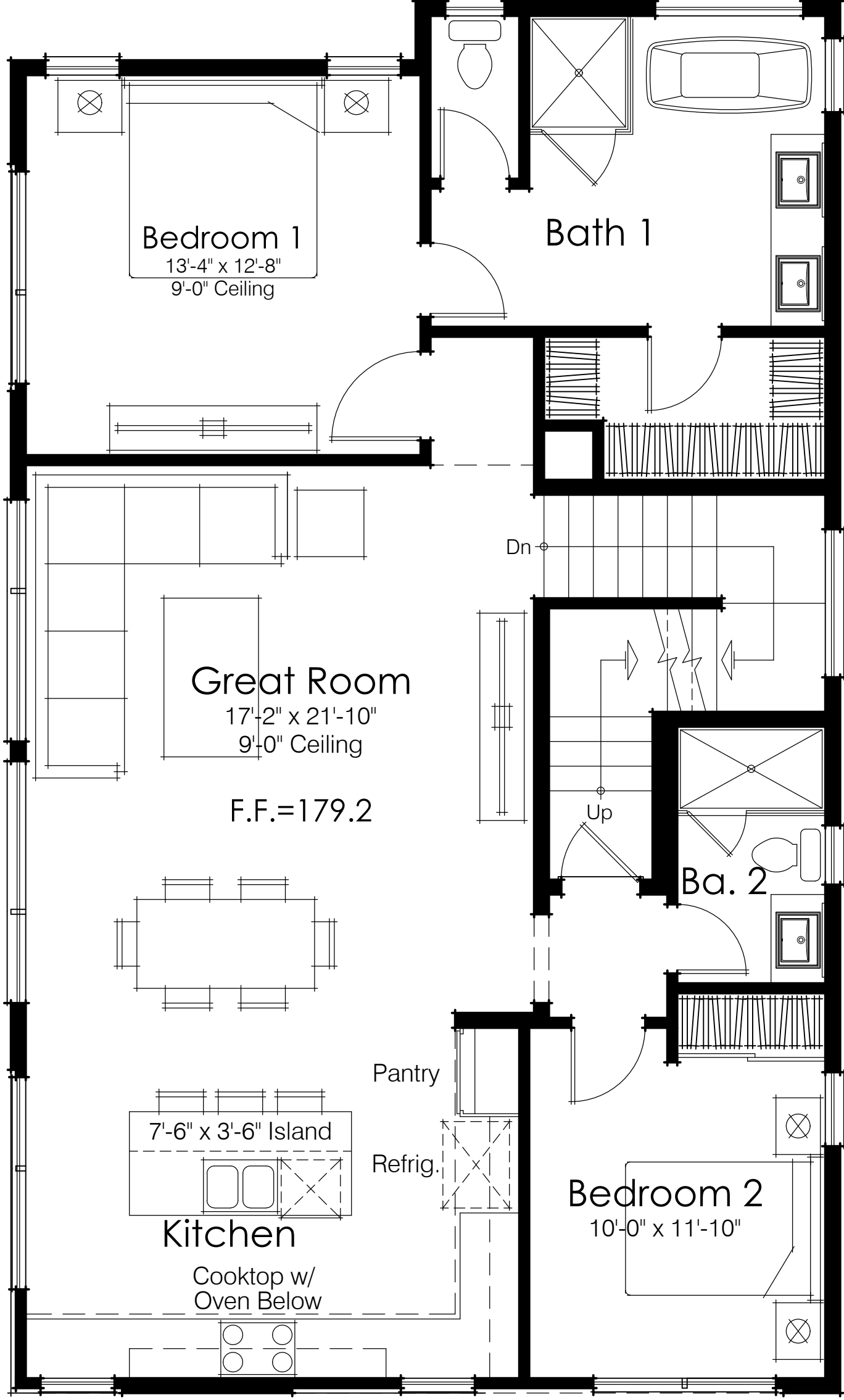
Roof Plan

Title	Roof Plan Unit 2
Date	February 15, 2023
Project Number	4497
Scale	1/4" = 1'-0"
Revision	10-23-2023 4-24-2024 8-29-2024
Sheet No.	18 of 36

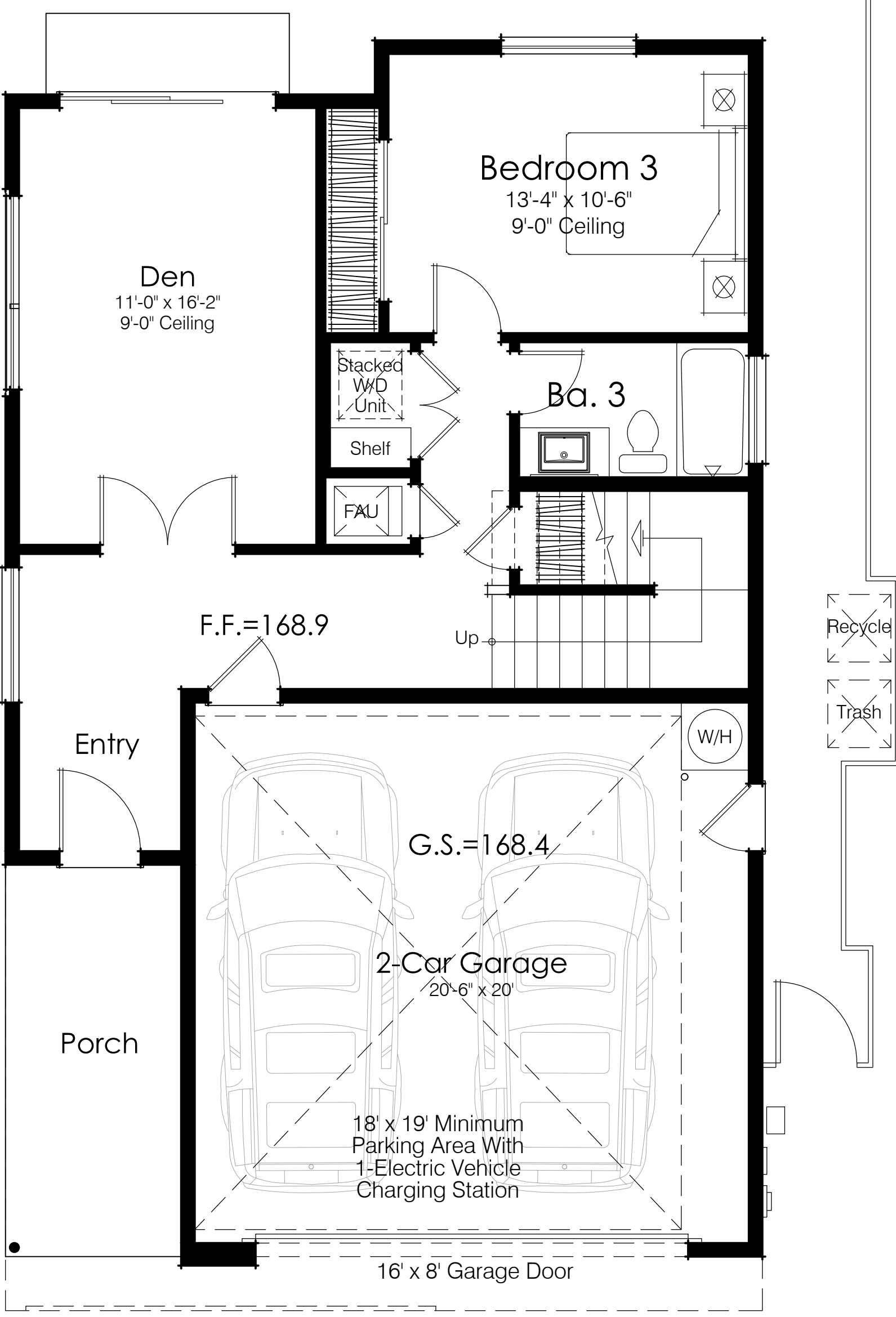




Roof Deck Plan

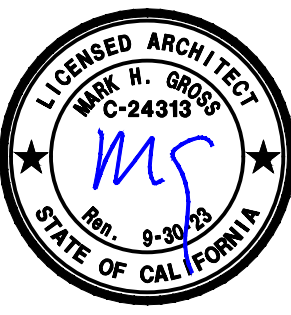
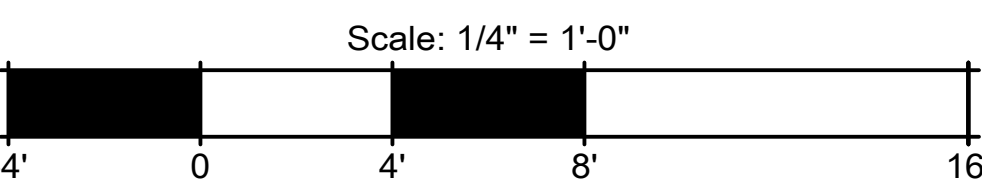


Second Floor Plan

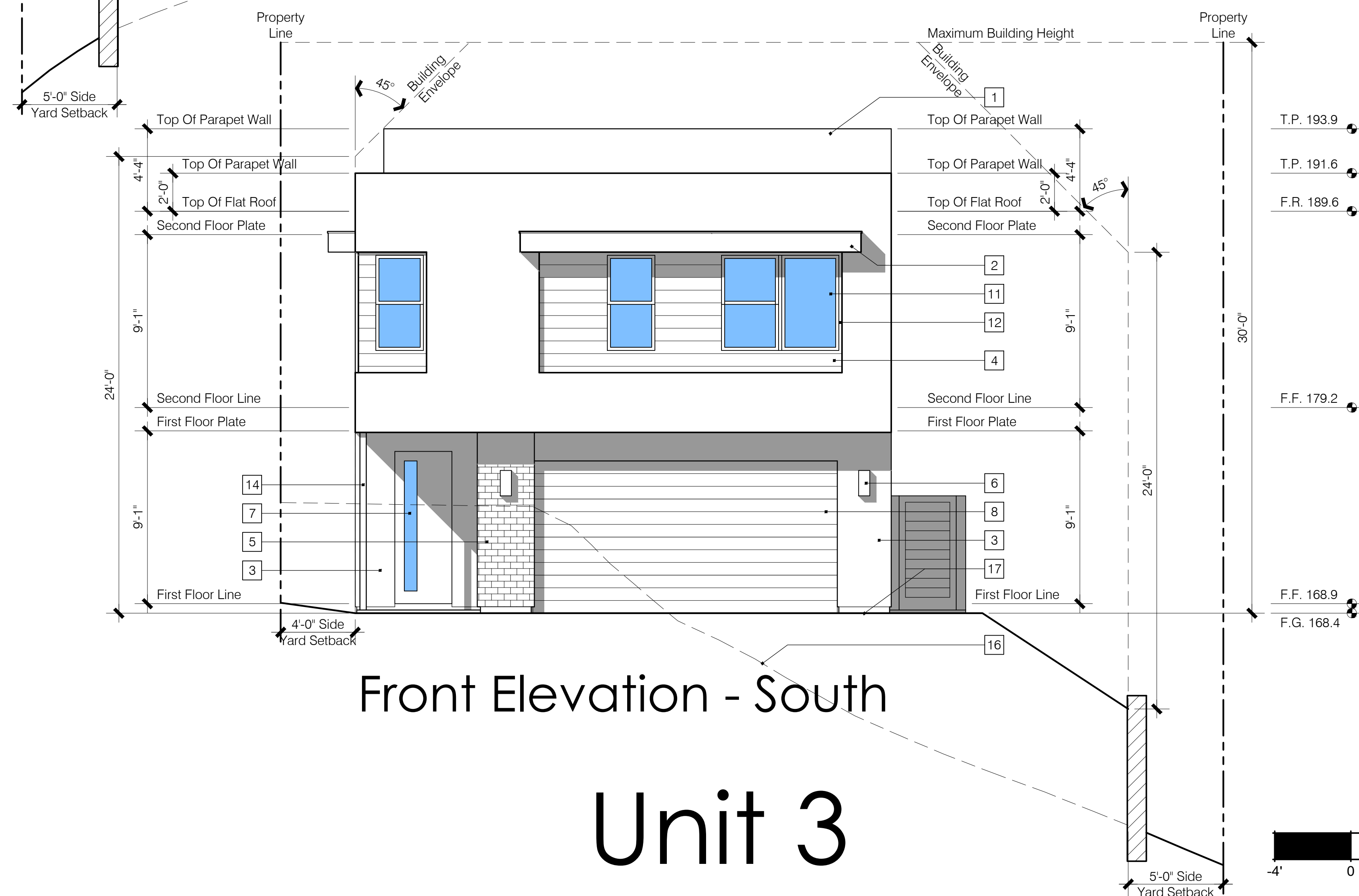
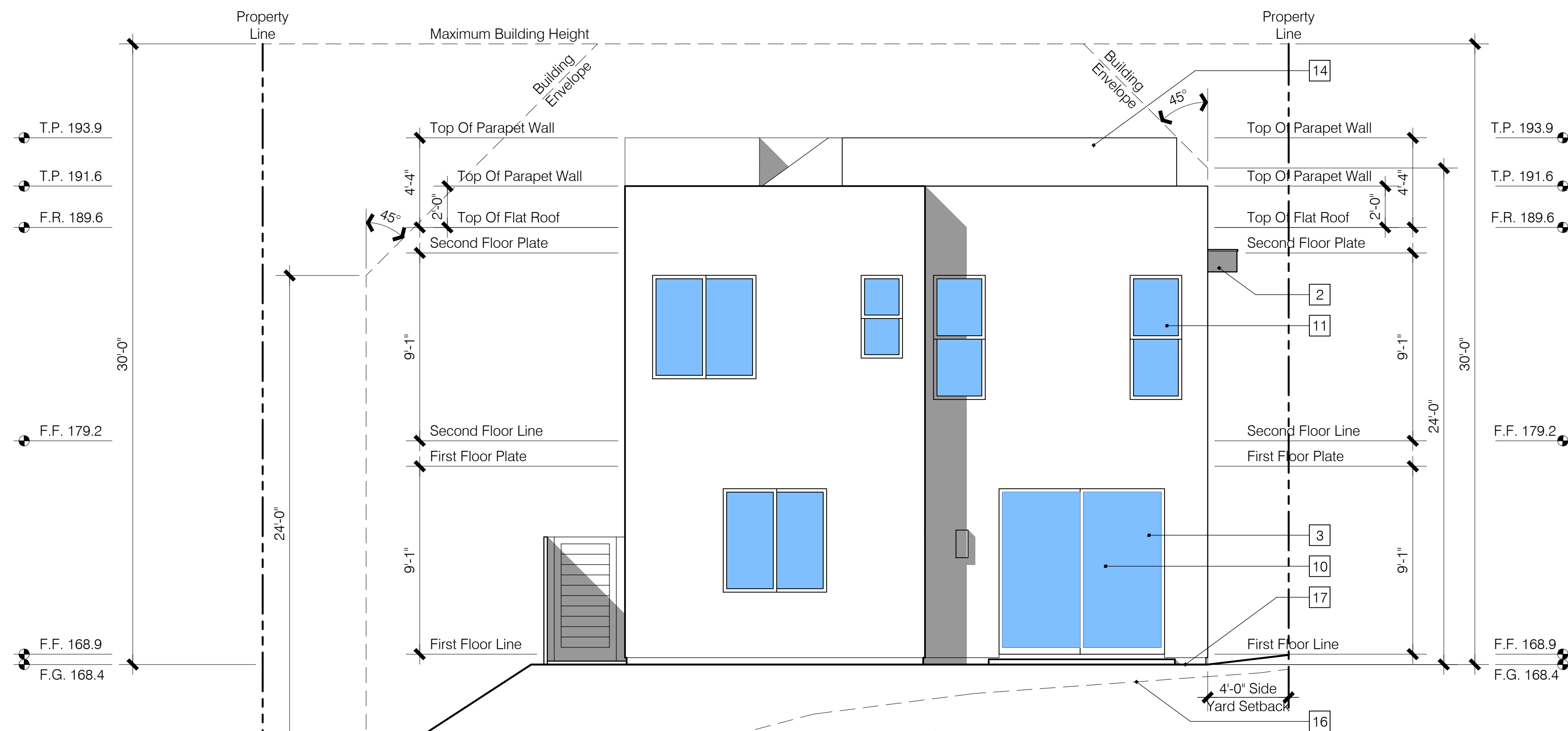


First Floor Plan

First Floor	704 sq. ft.
Second Floor	1,216 sq. ft.
Total	1,920 sq. ft.
2-Car Garage	438 sq. ft.
Roof Deck	350 sq. ft.
Porch	94 sq. ft.



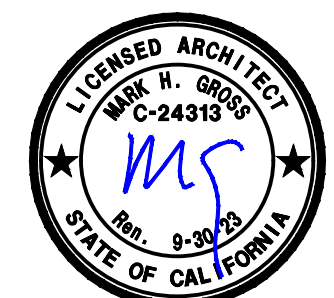
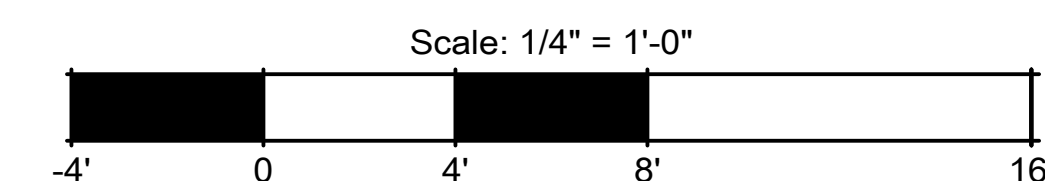
Unit 3

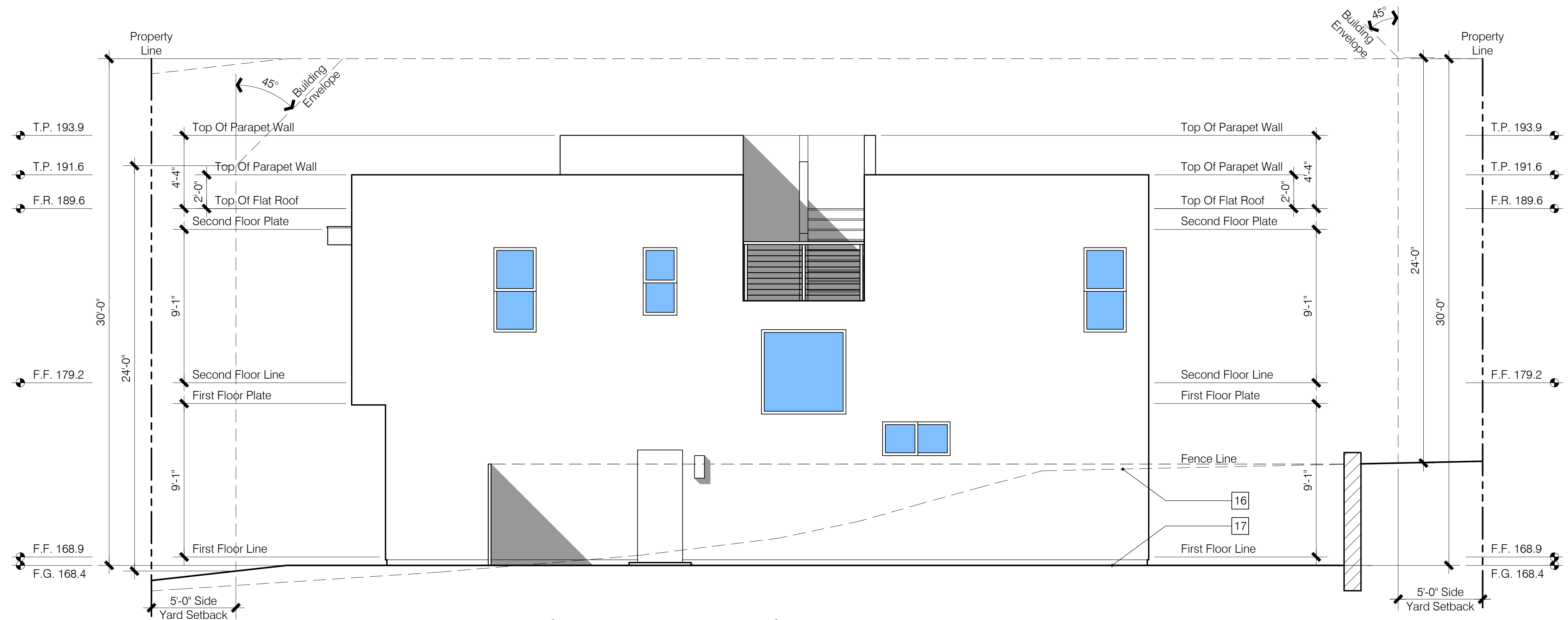


Material Legend

- | | | | |
|---|---|----|--------------------------|
| 1 | Stucco Parapet Wall | 10 | Vinyl Window |
| 2 | Eyebrow Roof With Metal Clad Fascia & G.I. Gutter | 11 | Recessed Vinyl Window |
| 3 | Stucco | 12 | Stucco Recess |
| 4 | Horizontal Wood Siding | 13 | Cable Railing |
| 5 | Thin Brick Veneer | 14 | 4" Diameter Steel Column |
| 6 | Decorative Light Fixture | 15 | Expansion Joint |
| 7 | Fiberglass Entry Door With Glass Panel | 16 | Existing Finish Grade |
| 8 | Sectional Garage Door | 17 | Proposed Finish Grade |
| 9 | Sliding Glass Door | | |

Unit 3





Right Elevation - West

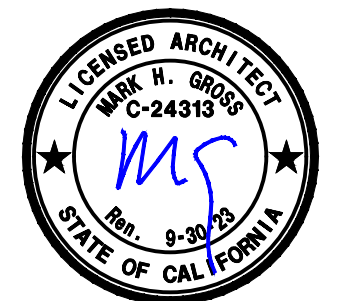
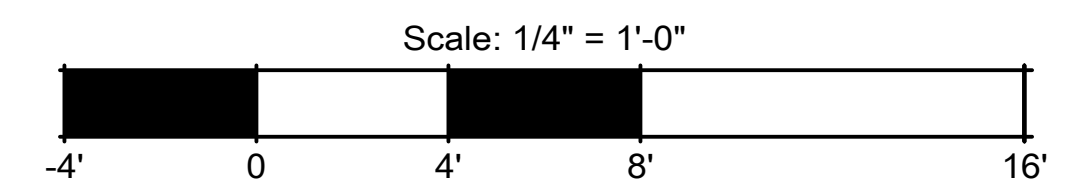


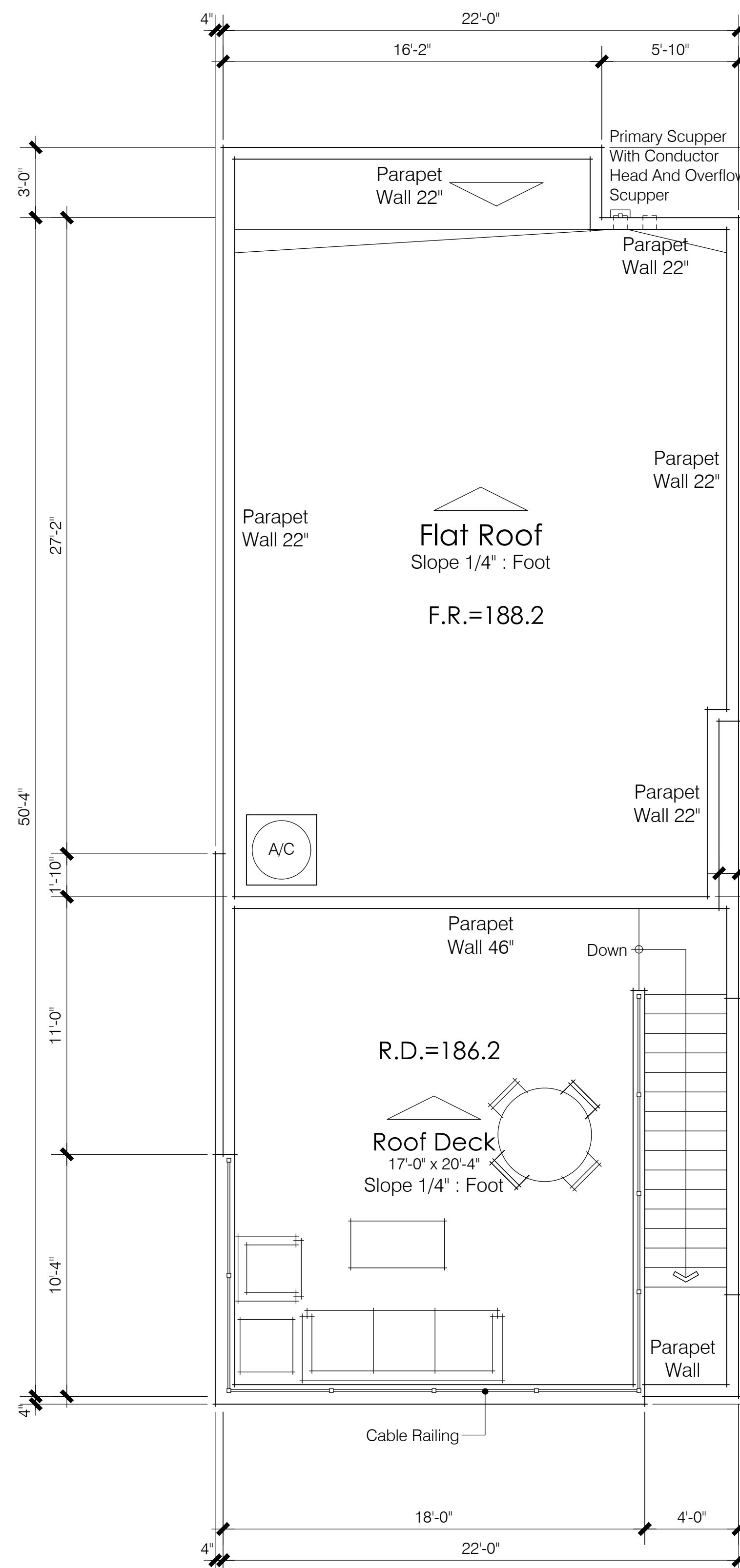
Left Elevation - East

Material Legend

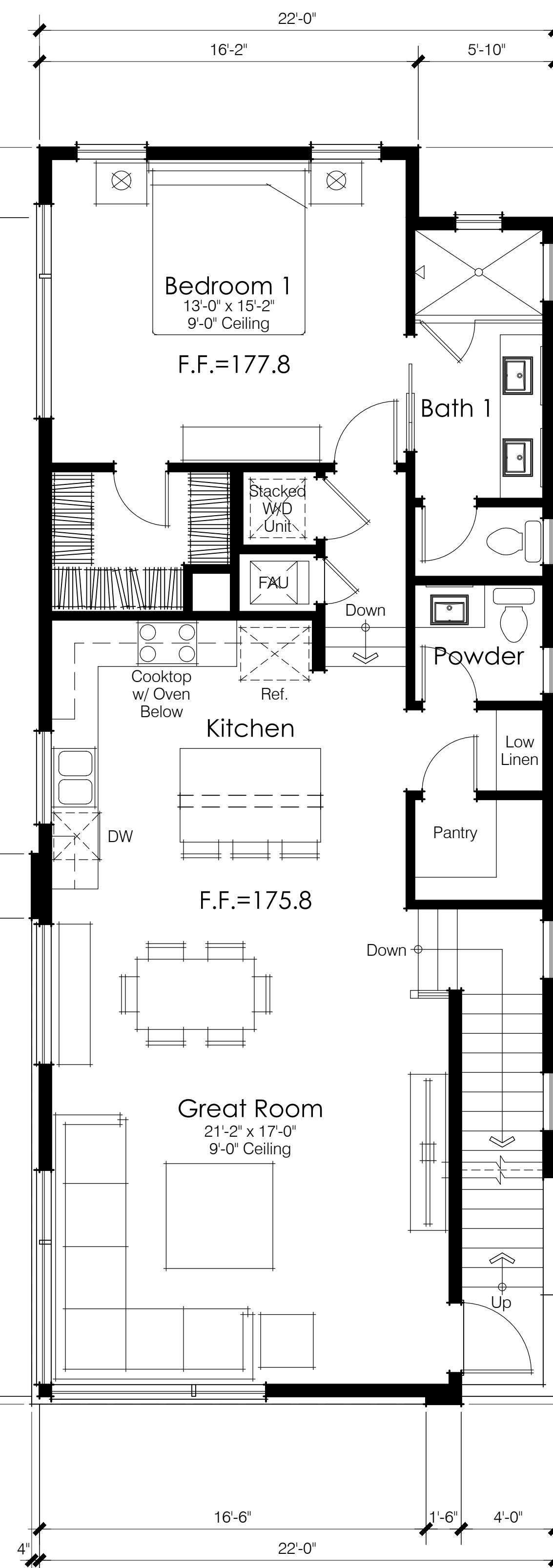
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|---|-----------------------------|
| 1 Stucco Parapet Wall | 10 Vinyl Window |
| 2 Eyebrow Roof With Metal Clad Fascia & G.I. Gutter | 11 Recessed Vinyl Window |
| 3 Stucco | 12 Stucco Recess |
| 4 Horizontal Wood Siding | 13 Cable Railing |
| 5 Thin Brick Veneer | 14 4" Diameter Steel Column |
| 6 Decorative Light Fixture | 15 Expansion Joint |
| 7 Fiberglass Entry Door With Glass Panel | 16 Existing Finish Grade |
| 8 Sectional Garage Door | 17 Proposed Finish Grade |
| 9 Sliding Glass Door | |

Unit 3

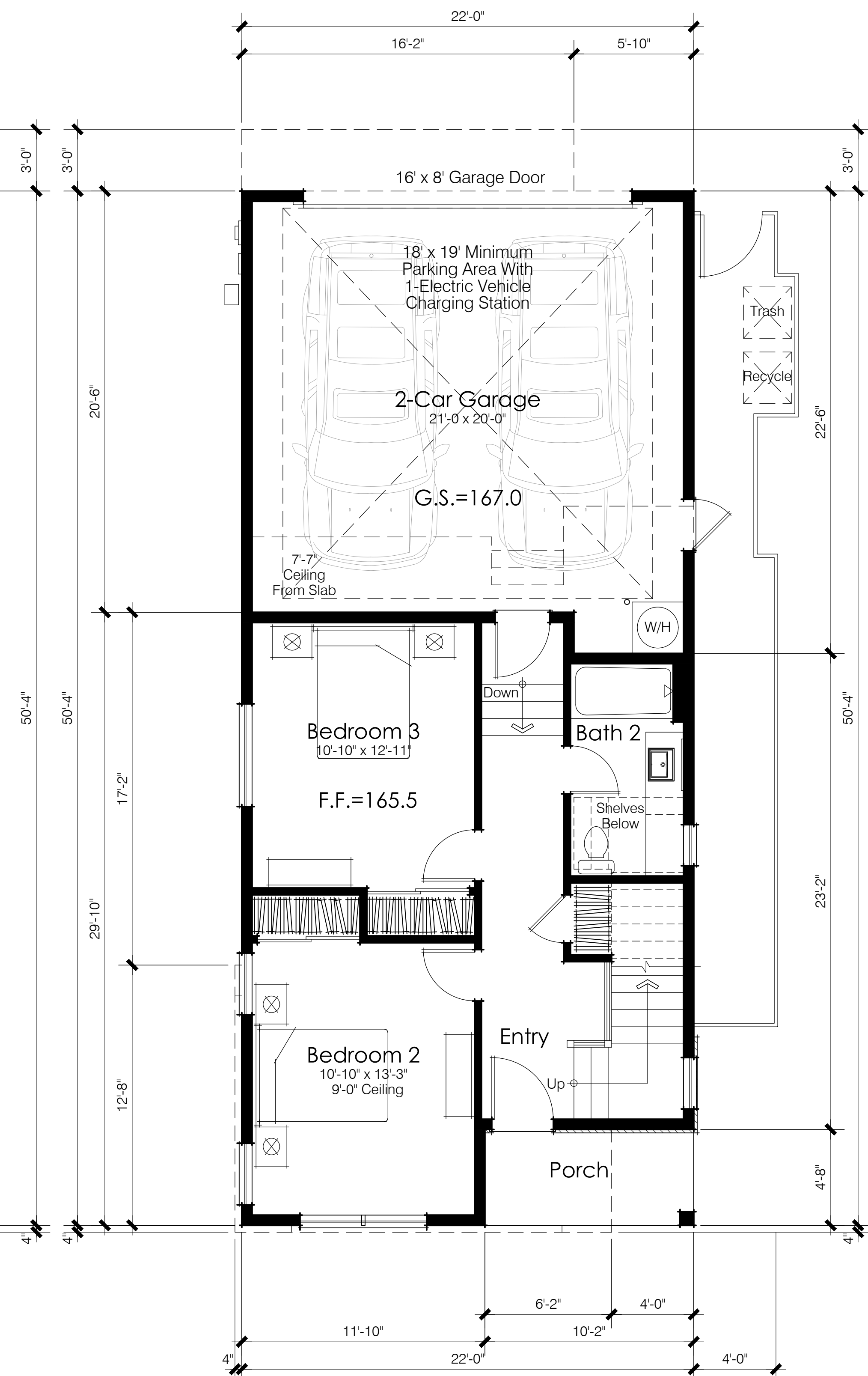




Roof Deck Plan

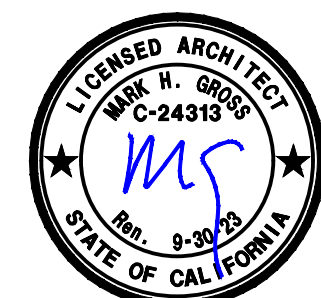
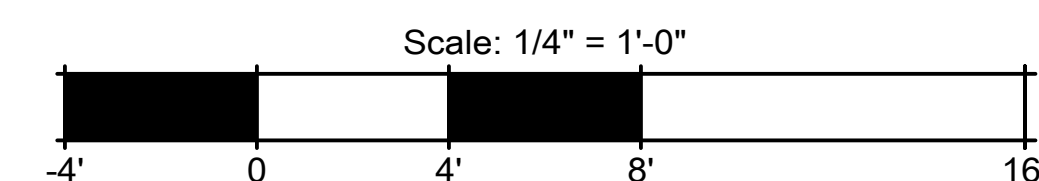


Second Floor Plan

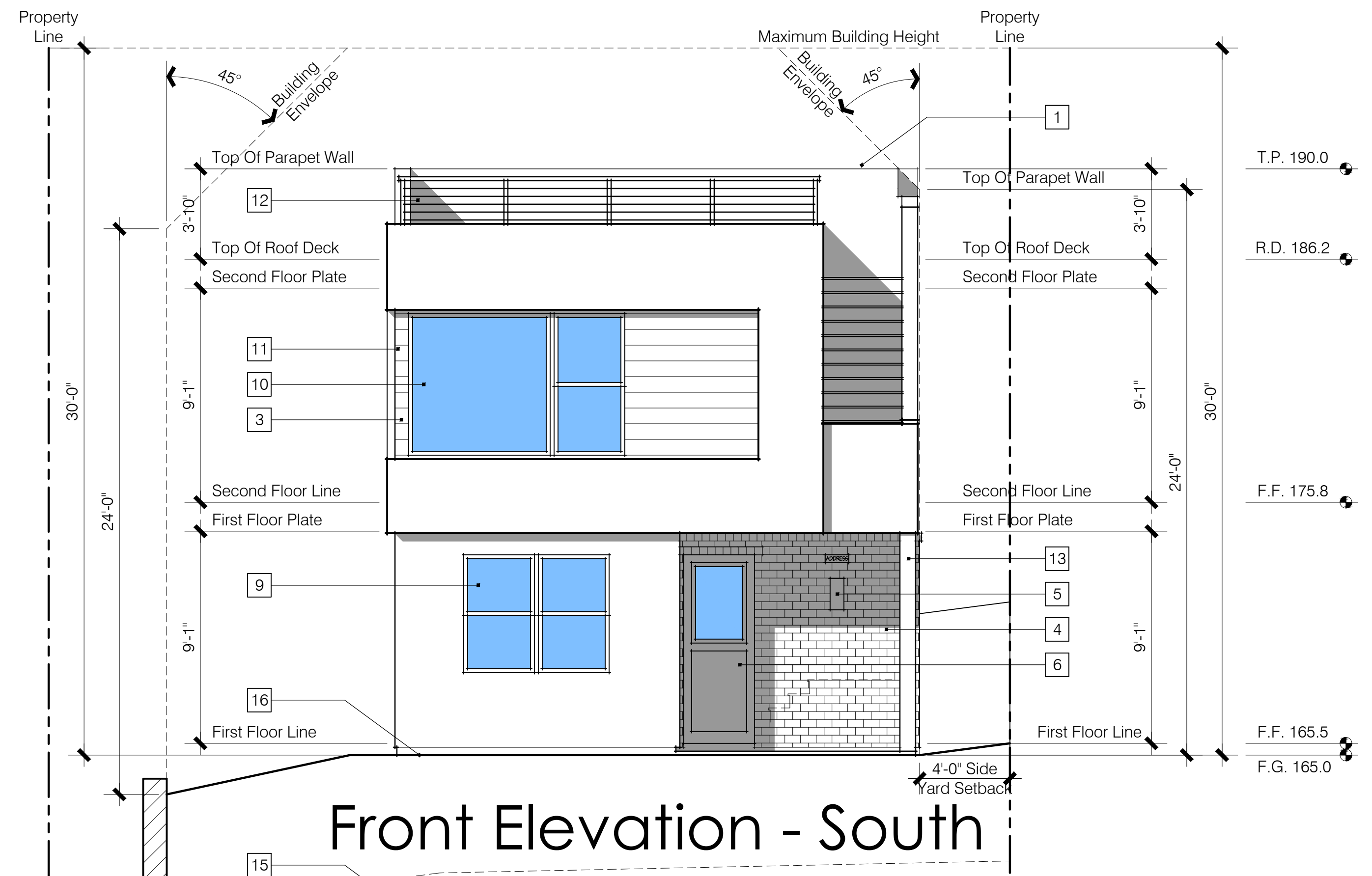


First Floor Plan

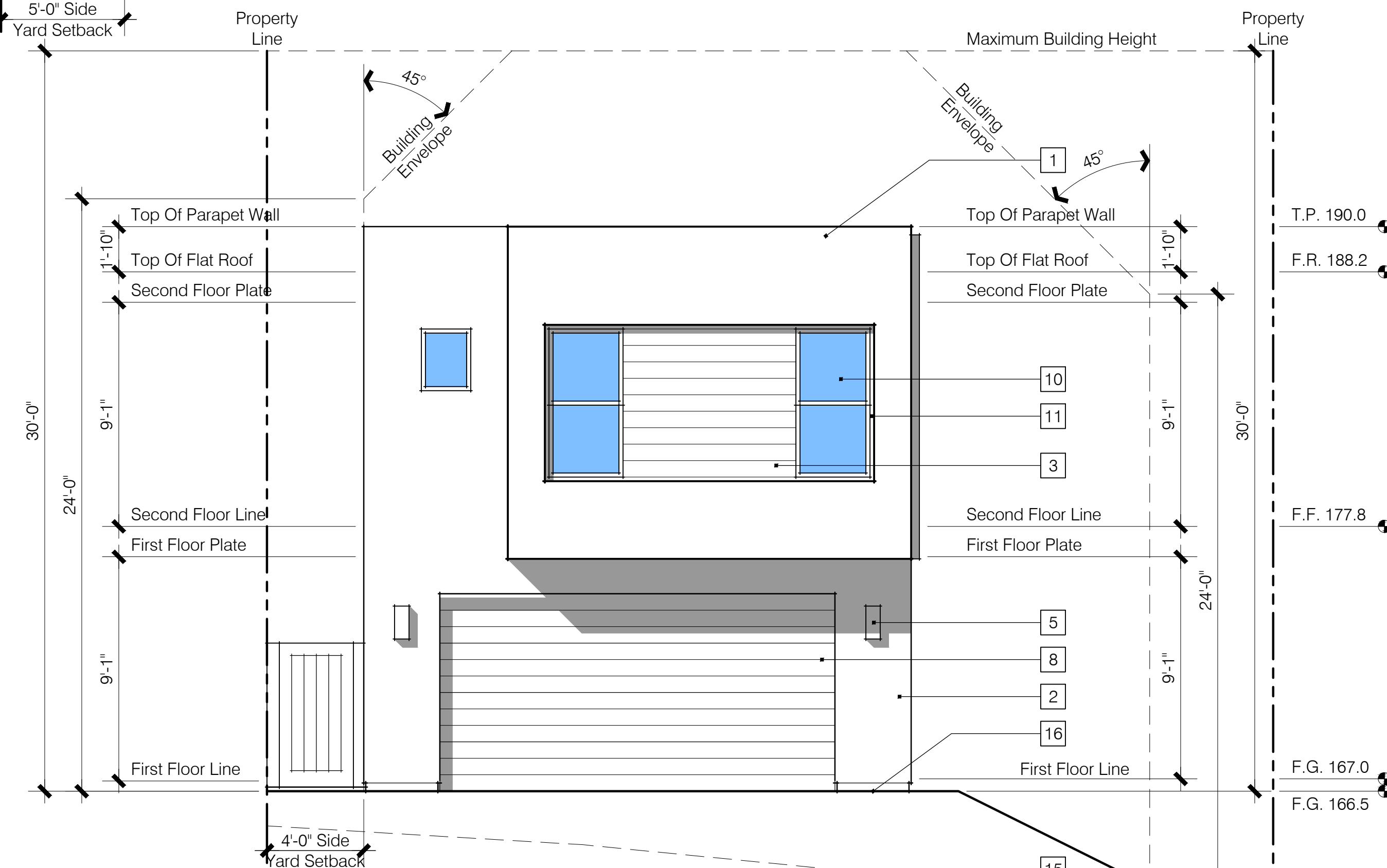
First Floor	609 sq. ft.
Second Floor	1,061 sq. ft.
Total	1,695 sq. ft.
2-Car Garage	451 sq. ft.
Roof Deck	389 sq. ft.
Porch	47 sq. ft.



Unit 4



Front Elevation - South

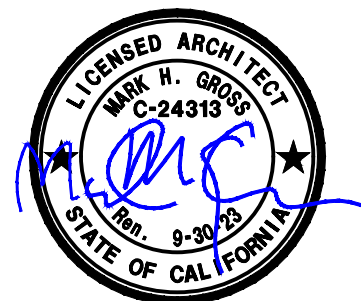
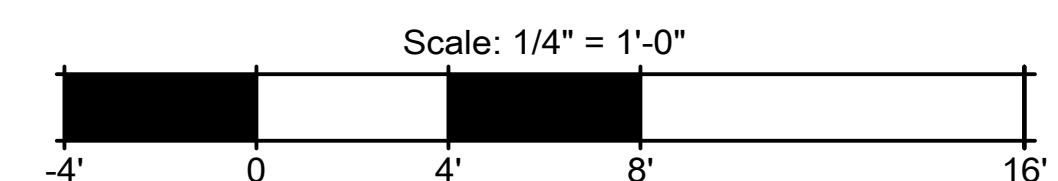


Rear Elevation - North

Unit 4

Material Legend

- | | |
|--|--------------------------|
| 1 Stucco Parapet Wall | 9 Vinyl Window |
| 2 Stucco | 10 Recessed Vinyl Window |
| 3 Horizontal Wood Siding | 11 Stucco Recess |
| 4 Thin Brick Veneer | 12 Cable Railing |
| 5 Decorative Light Fixture | 13 Stucco Column |
| 6 Fiberglass Entry Door With Glass Panel | 14 Expansion Joint |
| 7 French Door | 15 Existing Finish Grade |
| 8 Sectional Garage Door | 16 Proposed Finish Grade |



Title
Elevations
Unit 4

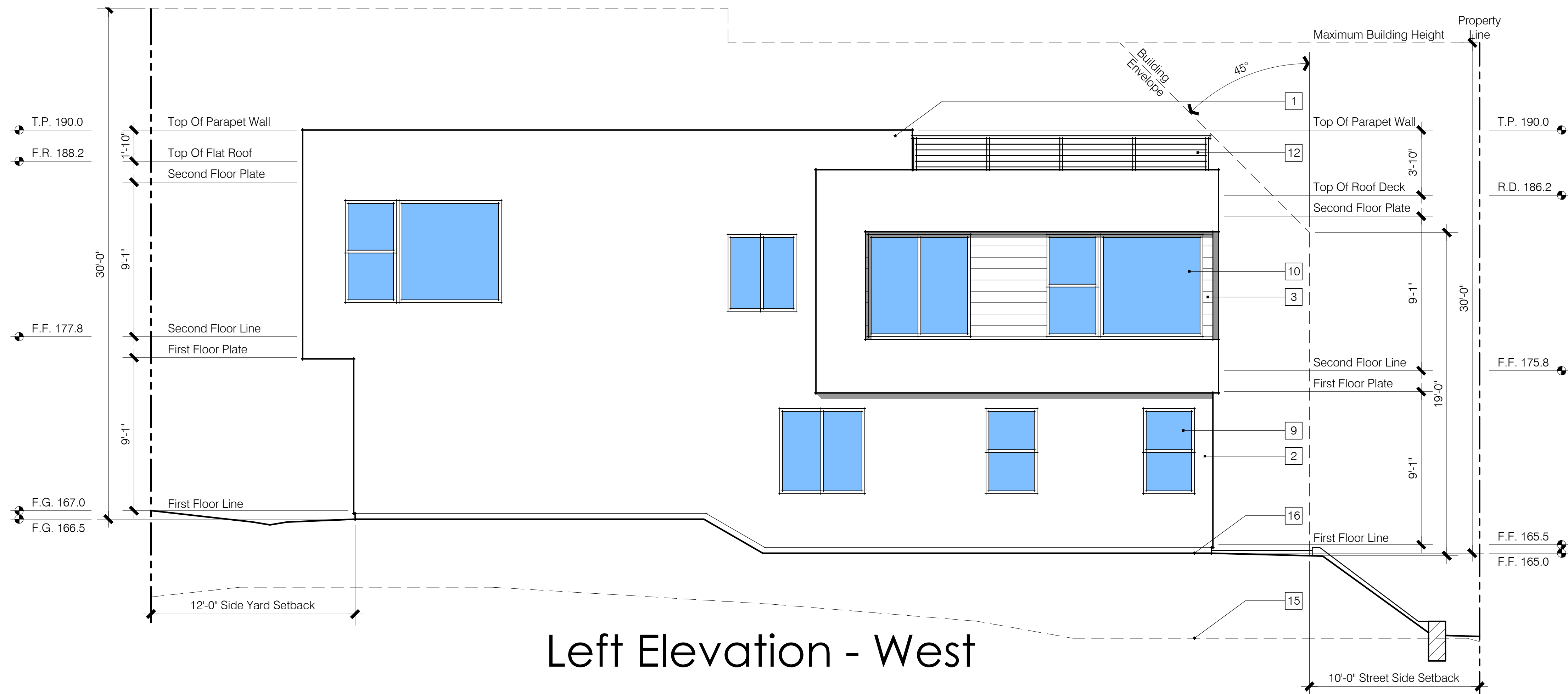
Date
February 15, 2023
Project Number
4497
Scale
1/4" = 1'-0"
Revision
10-23-2023
4-24-2024
8-29-2024

Sheet No.
23 of 36

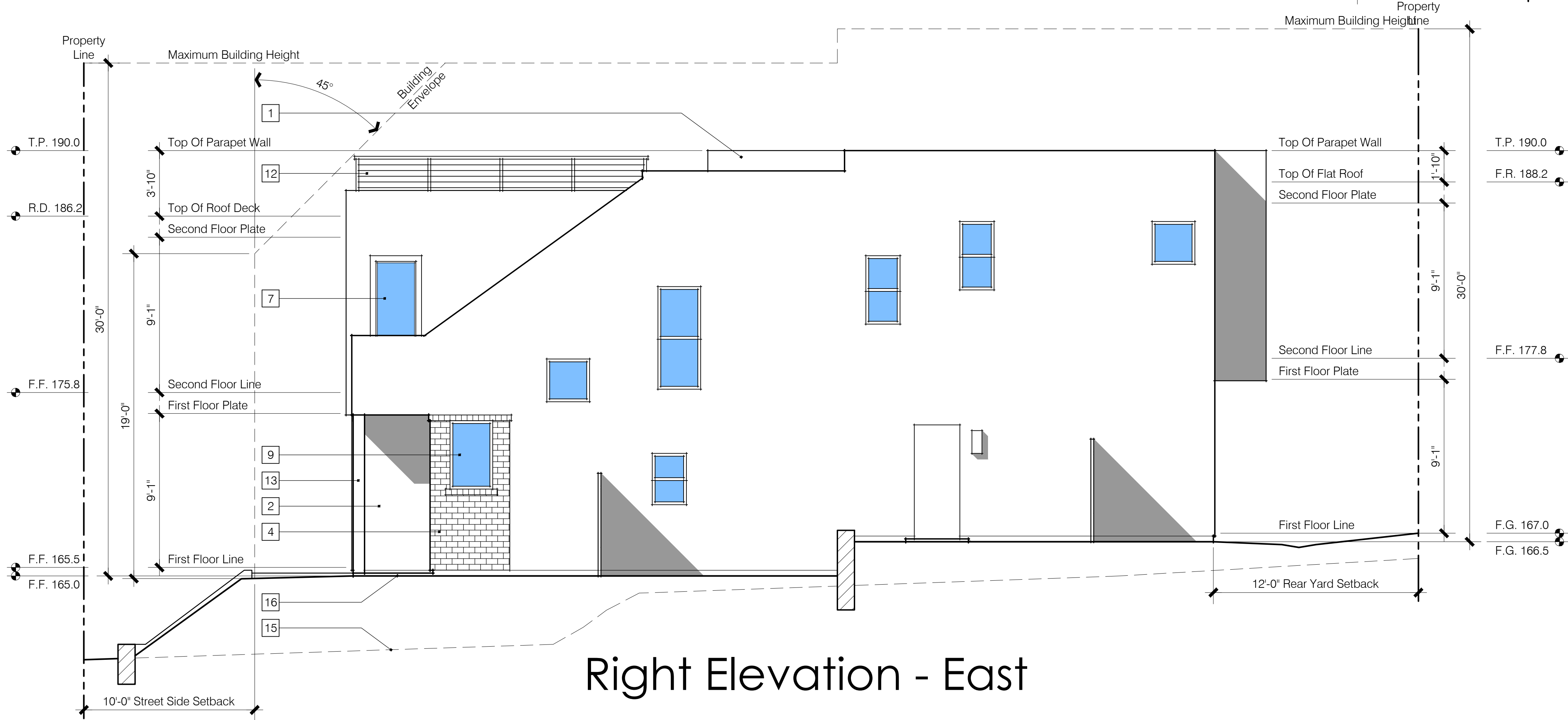
Mark Gross & Associates, Inc.
8881 Research Drive, Irvine, California 92618
(949) 387-3800 Fax (949) 387-7800
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Chalcedony Views, LLC
Noyes Street - San Diego, California





Left Elevation - West

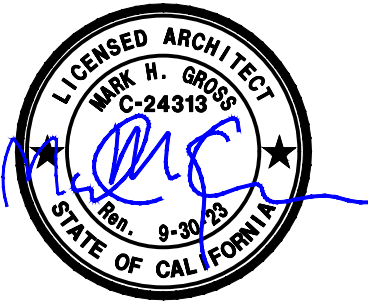
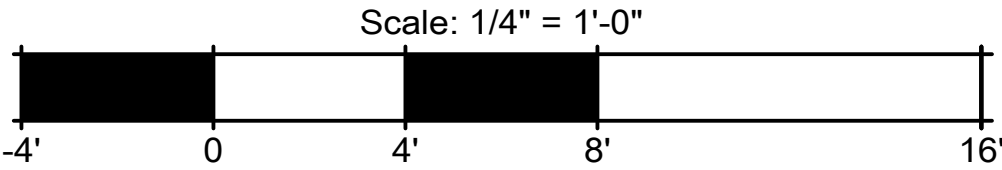


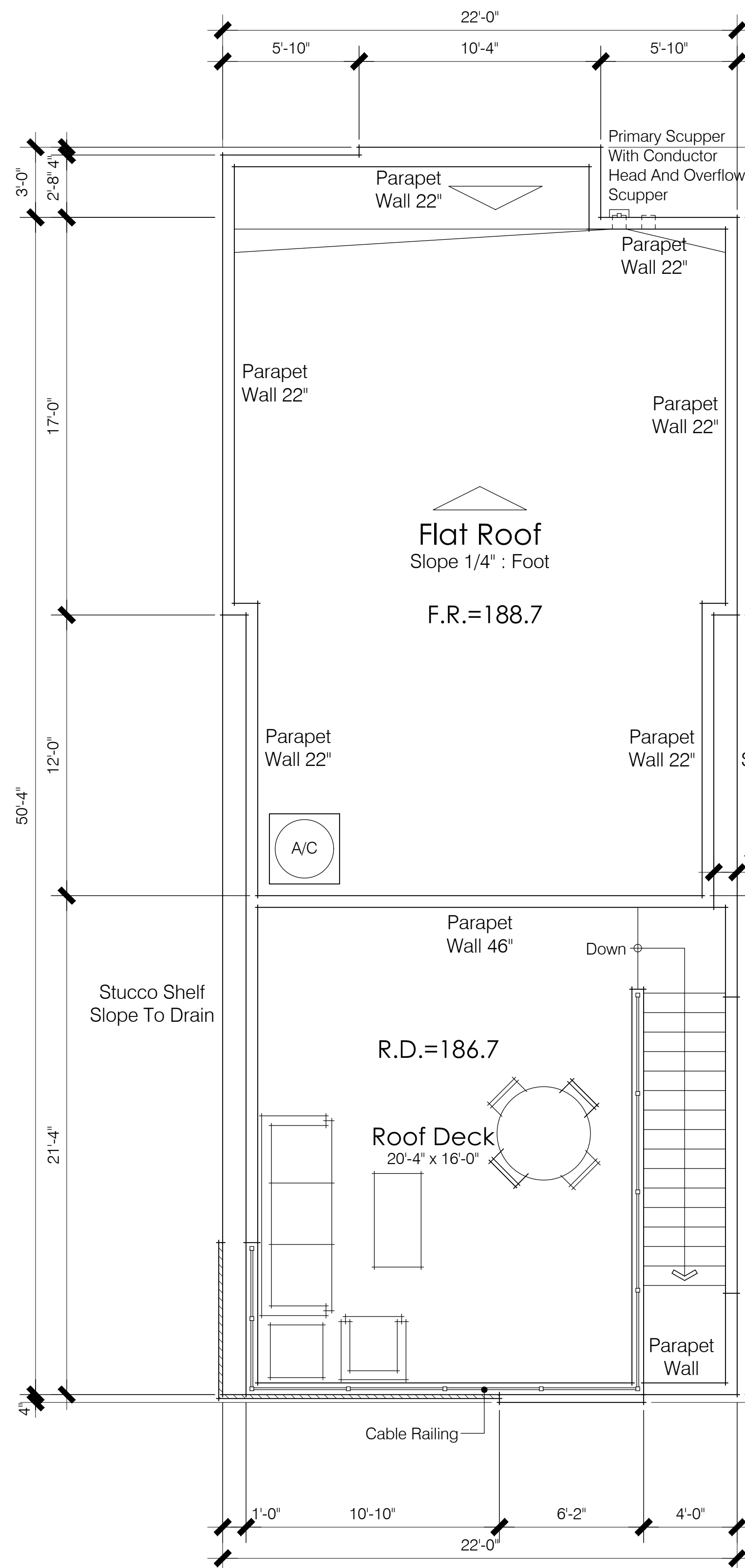
Right Elevation - East

Unit 4

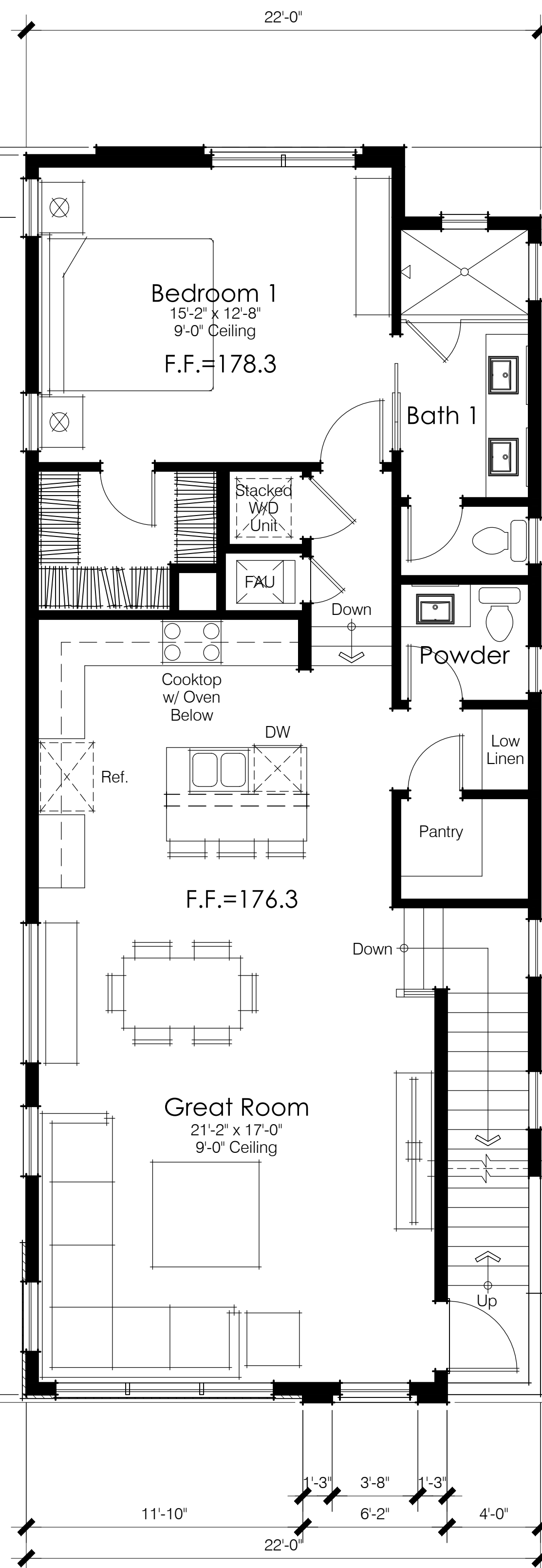
Material Legend

- | | |
|--|--------------------------|
| 1 Stucco Parapet Wall | 9 Vinyl Window |
| 2 Stucco | 10 Recessed Vinyl Window |
| 3 Horizontal Wood Siding | 11 Stucco Recess |
| 4 Thin Brick Veneer | 12 Cable Railing |
| 5 Decorative Light Fixture | 13 Stucco Column |
| 6 Fiberglass Entry Door With Glass Panel | 14 Expansion Joint |
| 7 French Door | 15 Existing Finish Grade |
| 8 Sectional Garage Door | 16 Proposed Finish Grade |

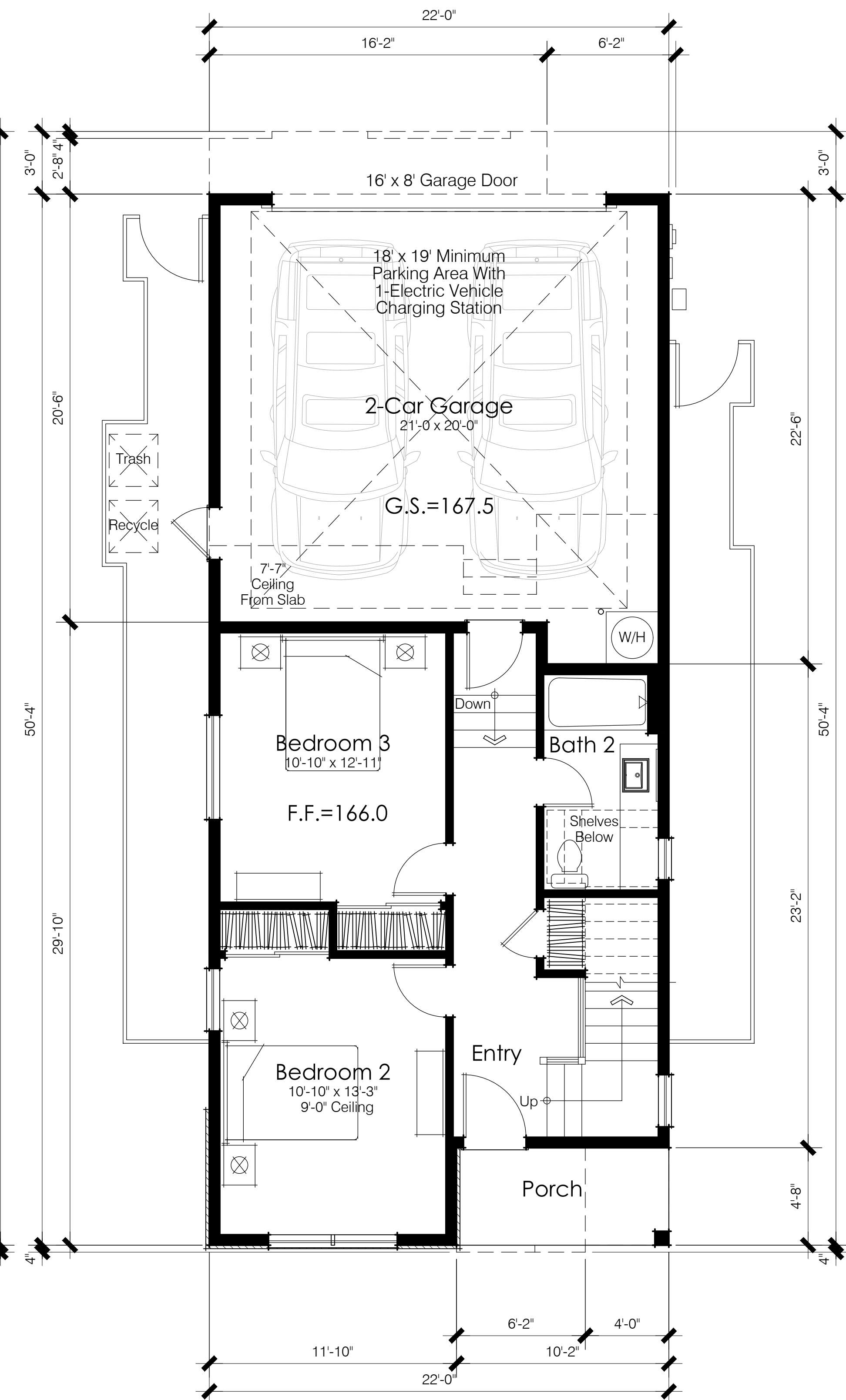




Roof Deck Plan

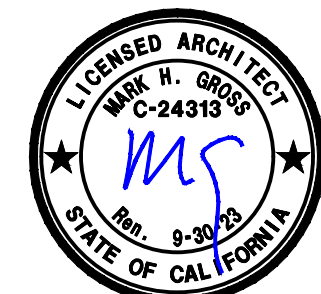
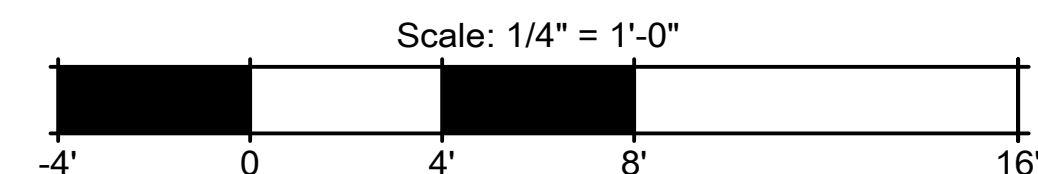


Second Floor Plan



First Floor Plan

First Floor	609 sq. ft.
Second Floor	1,061 sq. ft.
Total	1,695 sq. ft.
2-Car Garage	451 sq. ft.
Roof Deck	362 sq. ft.
Porch	47 sq. ft.

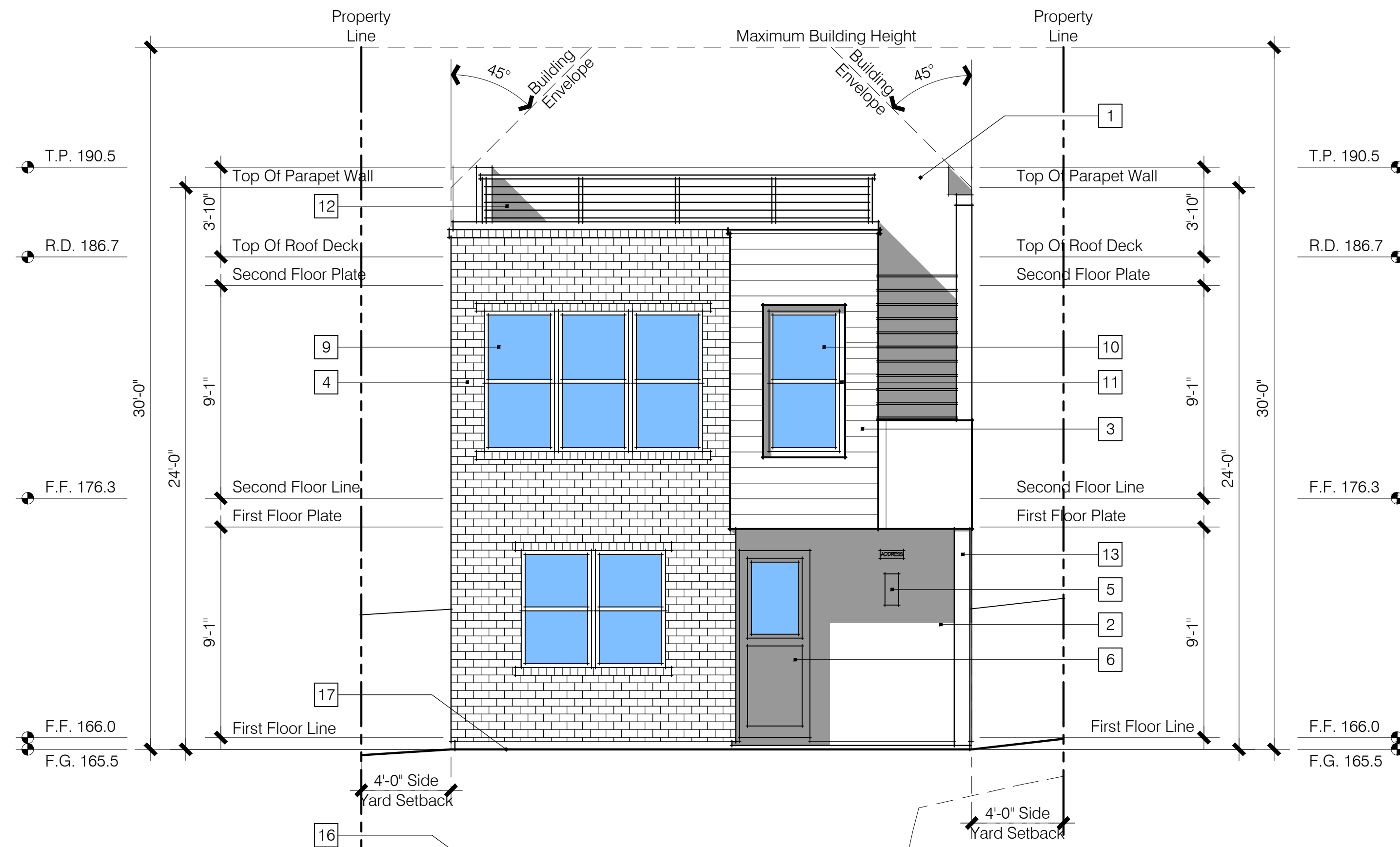


Title
Floor Plan
Unit 5

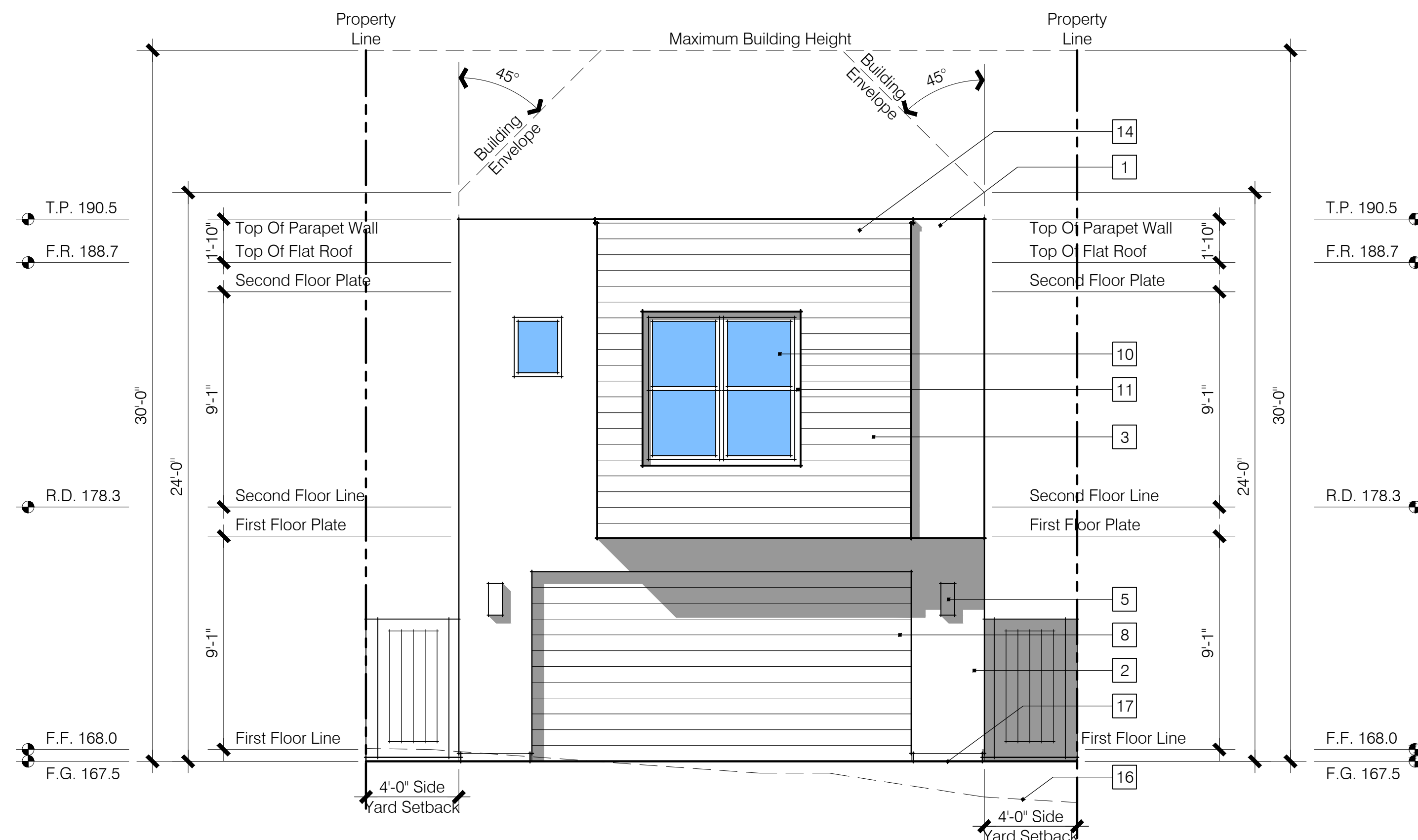
Date
February 15, 2023
Project Number
4497
Scale
1/4" = 1'-0"
Revision
10-23-2023
4-24-2024
8-29-2024

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Unit 5



Front Elevation - South

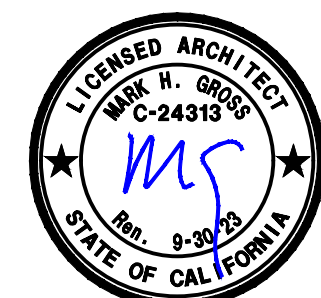
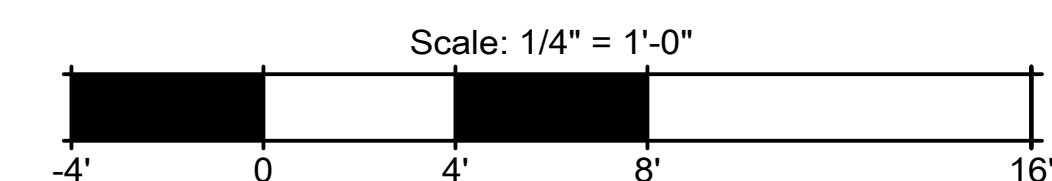


Rear Elevation - North

Unit 5

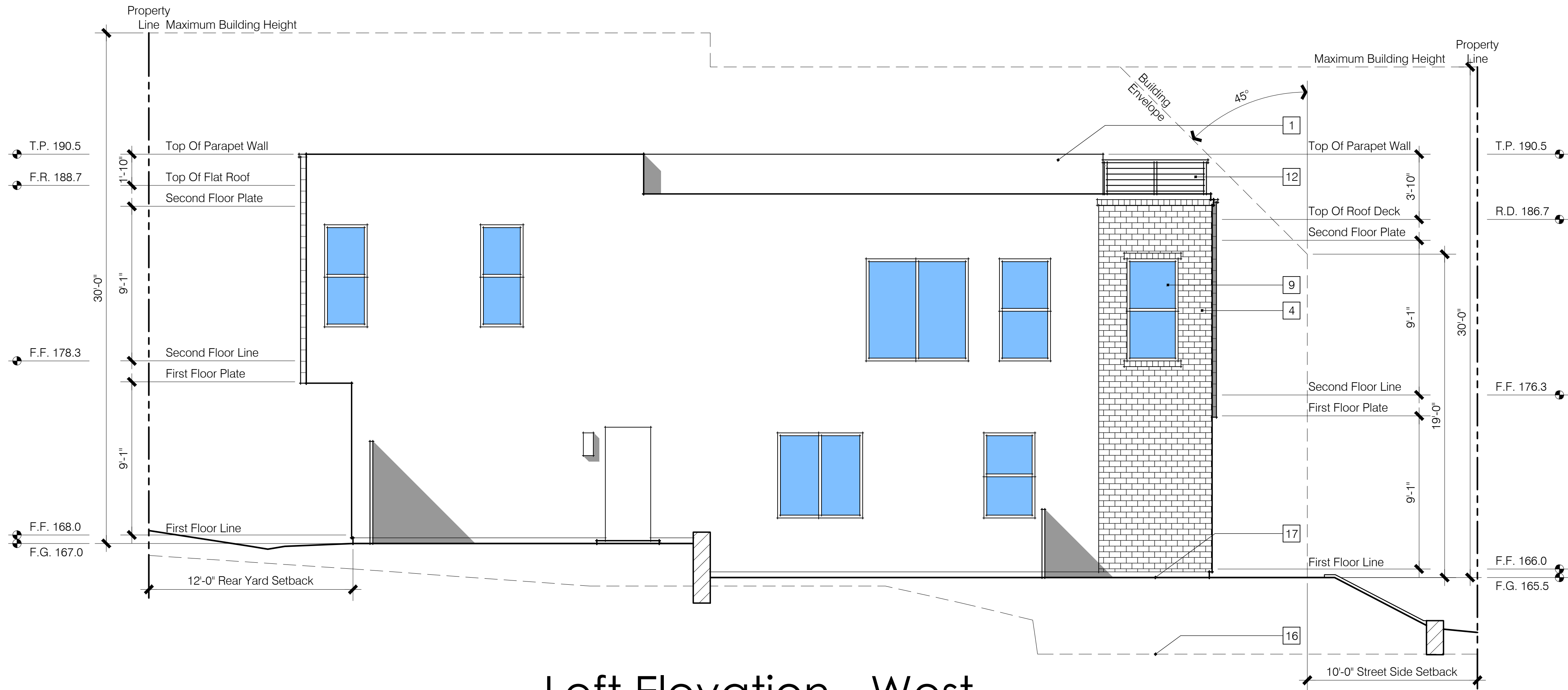
Material Legend

- | | |
|--|--|
| 1 Stucco Parapet Wall | 10 Recessed Vinyl Window |
| 2 Stucco | 11 Horizontal Wood Siding Recess |
| 3 Horizontal Wood Siding | 12 Cable Railing |
| 4 Thin Brick Veneer | 13 Stucco Column |
| 5 Decorative Light Fixture | 14 Horizontal Wood Siding Parapet Wall |
| 6 Fiberglass Entry Door With Glass Panel | 15 Expansion Joint |
| 7 French Door | 16 Existing Finish Grade |
| 8 Sectional Garage Door | 17 Proposed Finish Grade |
| 9 Vinyl Window | |

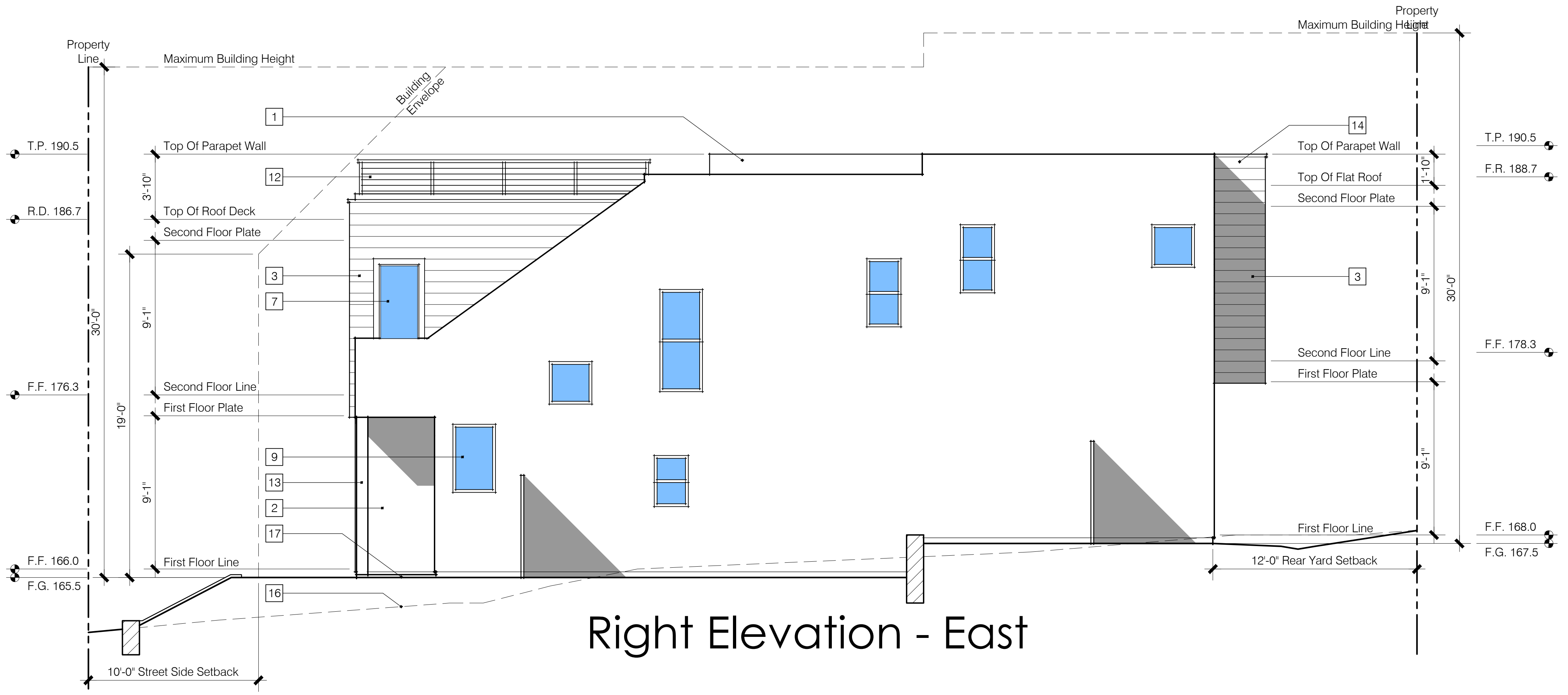


Title
Elevations
Unit 5

Date
February 15, 2023
Project Number
4497
Scale
1/4" = 1'-0"
Revision
10-23-2023
4-24-2024
8-29-2024
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Left Elevation - West

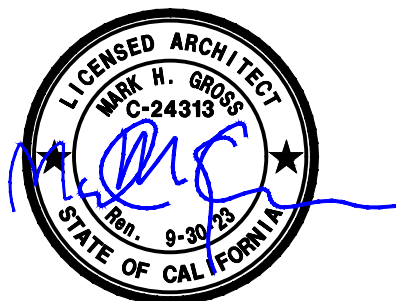
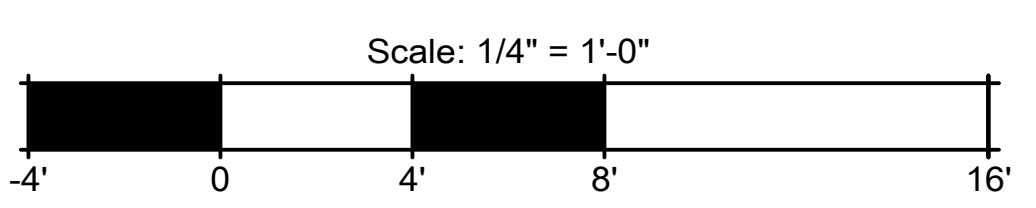


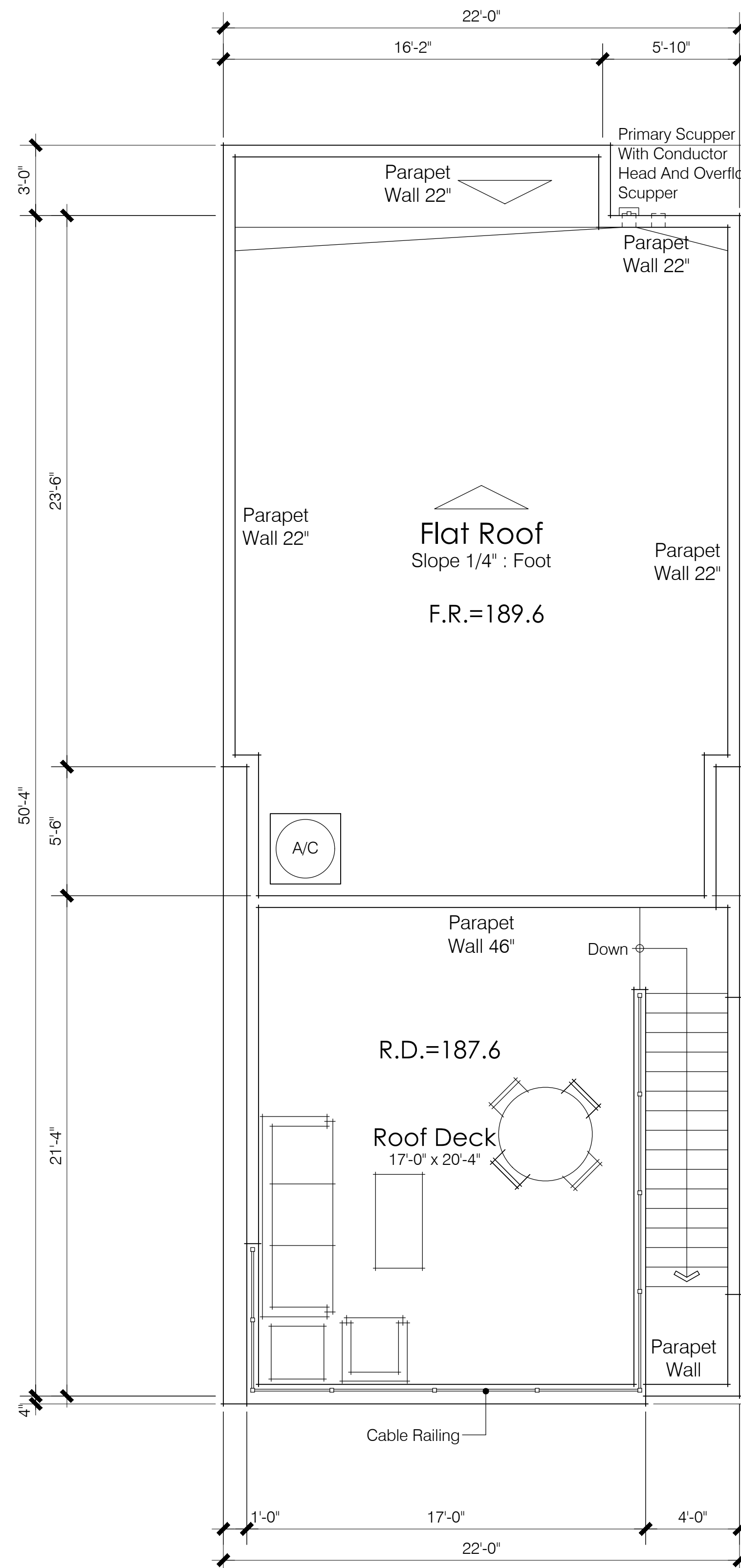
Right Elevation - East

Unit 5

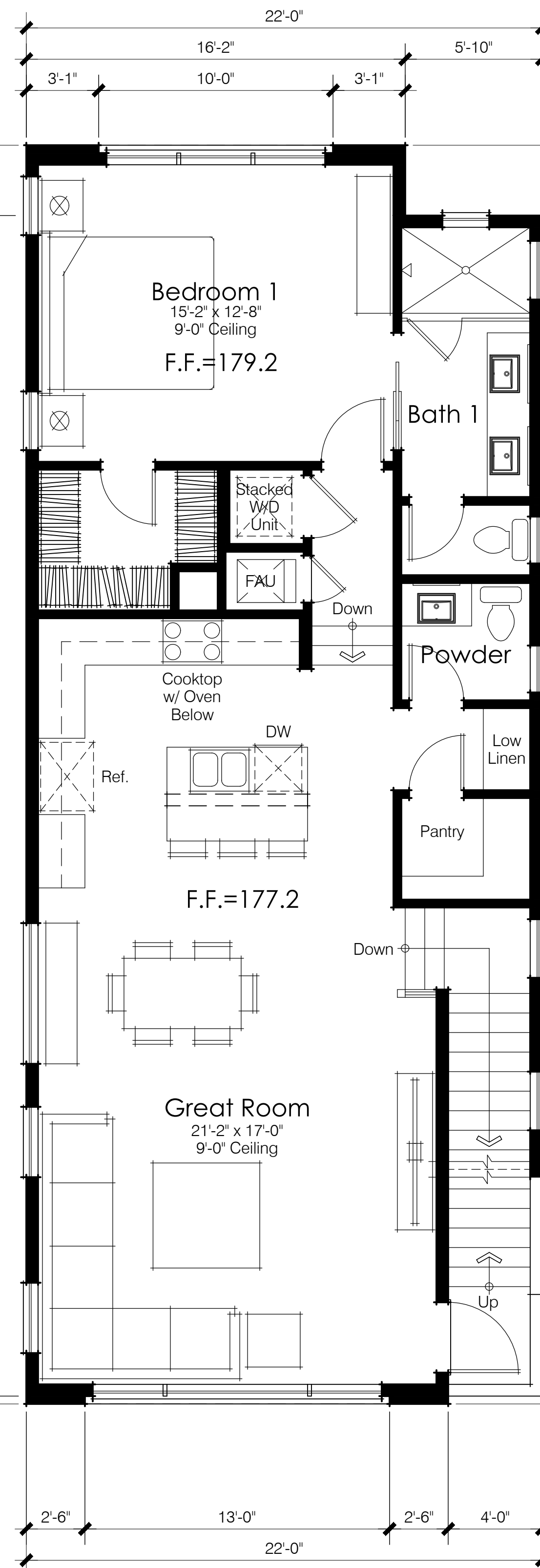
Material Legend

- | | |
|--|--|
| 1 Stucco Parapet Wall | 10 Recessed Vinyl Window |
| 2 Stucco | 11 Horizontal Wood Siding Recess |
| 3 Horizontal Wood Siding | 12 Cable Railing |
| 4 Thin Brick Veneer | 13 Stucco Column |
| 5 Decorative Light Fixture | 14 Horizontal Wood Siding Parapet Wall |
| 6 Fiberglass Entry Door With Glass Panel | 15 Expansion Joint |
| 7 French Door | 16 Existing Finish Grade |
| 8 Sectional Garage Door | 17 Proposed Finish Grade |
| 9 Vinyl Window | |

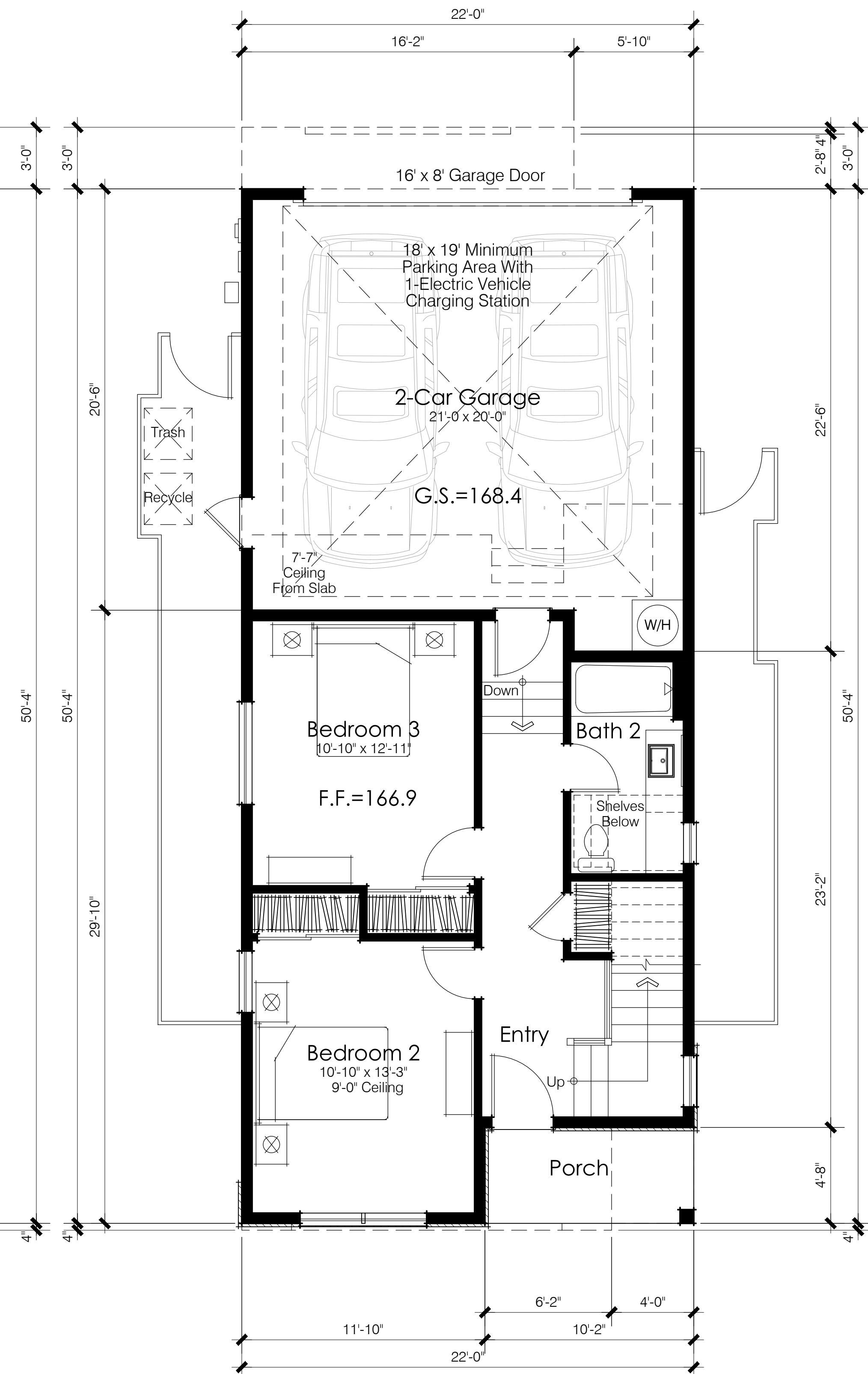




Roof Deck Plan

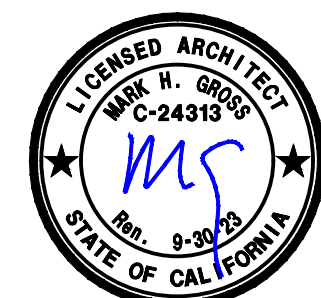
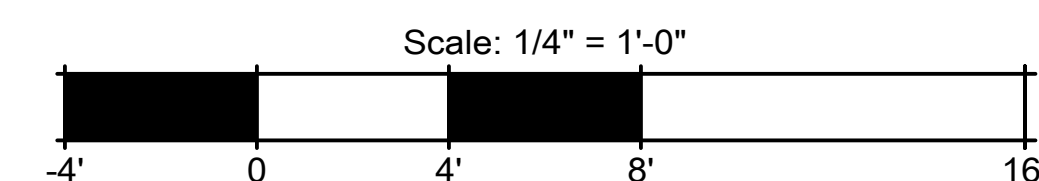


Second Floor Plan

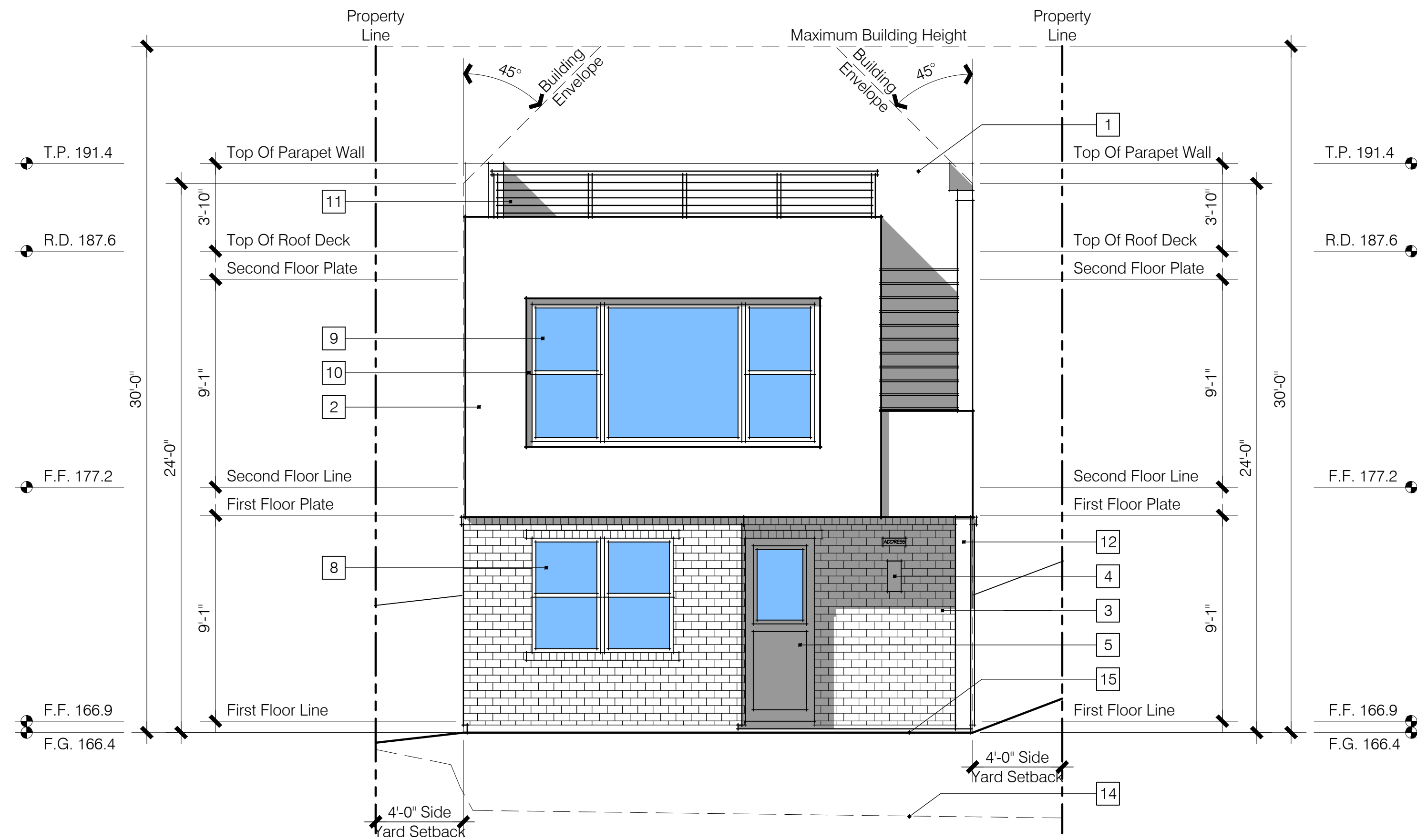


First Floor Plan

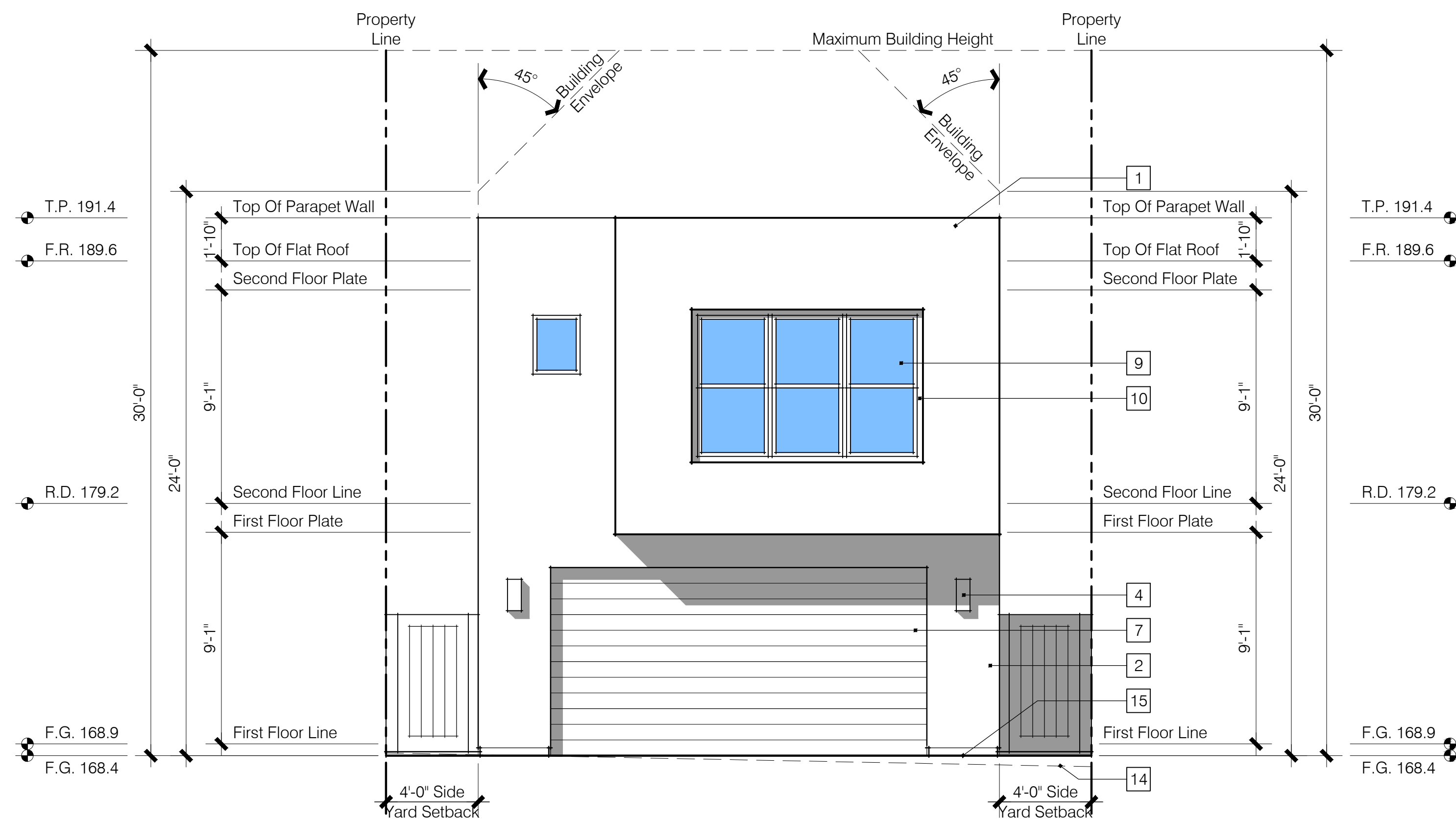
First Floor	609 sq. ft.
Second Floor	1,061 sq. ft.
Total	1,695 sq. ft.
2-Car Garage	451 sq. ft.
Roof Deck	367 sq. ft.
Porch	47 sq. ft.



Unit 6



Front Elevation - South

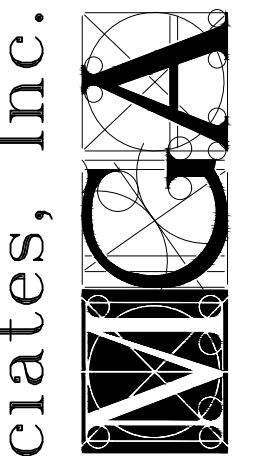
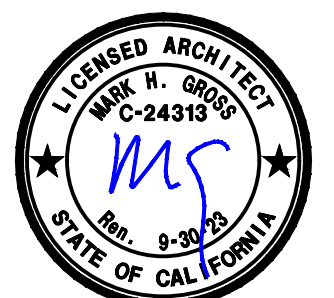
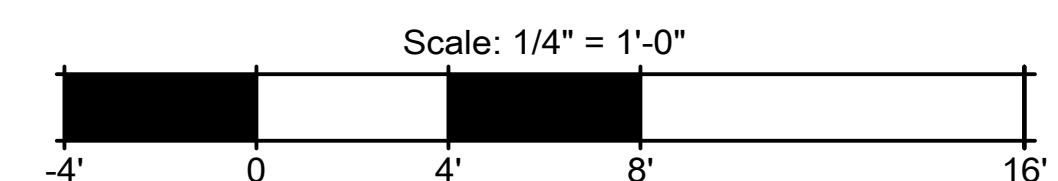


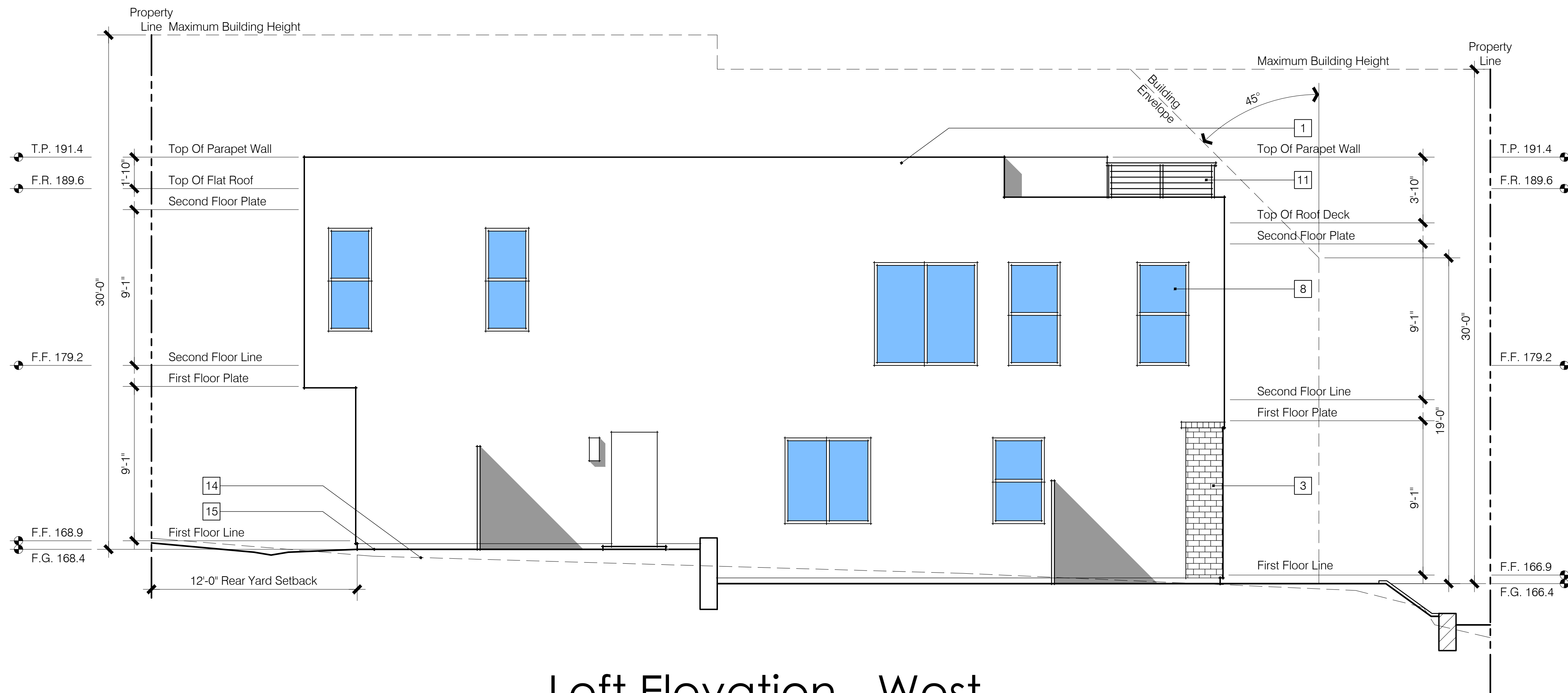
Rear Elevation - North

Unit 6

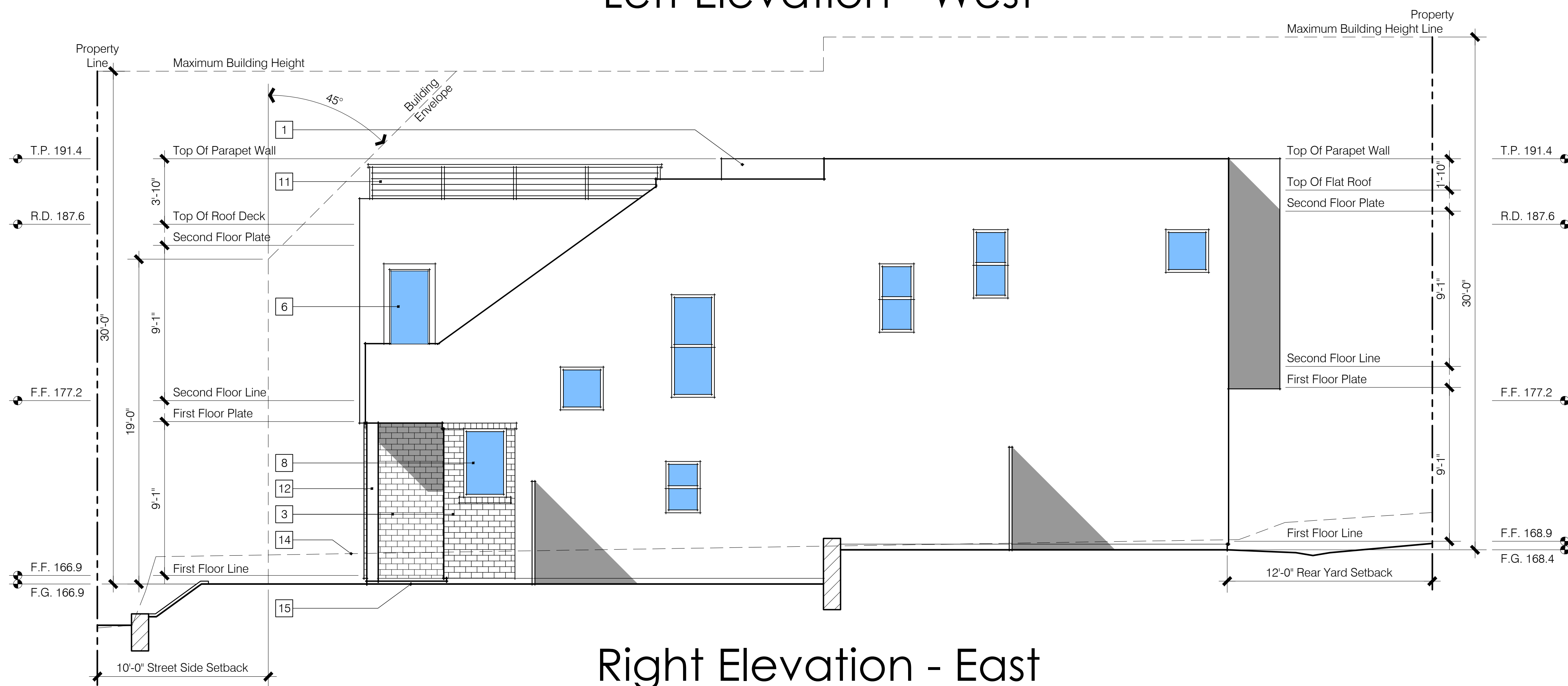
Material Legend

- | | | | |
|---|--|----|-----------------------|
| 1 | Stucco Parapet Wall | 9 | Recessed Vinyl Window |
| 2 | Stucco | 10 | Stucco Recess |
| 3 | Thin Brick Veneer | 11 | Cable Railing |
| 4 | Decorative Light Fixture | 12 | Stucco Column |
| 5 | Fiberglass Entry Door With Glass Panel | 13 | Expansion Joint |
| 6 | French Door | 14 | Existing Finish Grade |
| 7 | Sectional Garage Door | 15 | Proposed Finish Grade |
| 8 | Vinyl Window | | |





Left Elevation - West

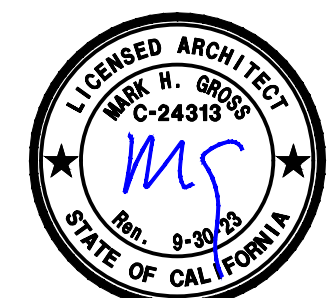
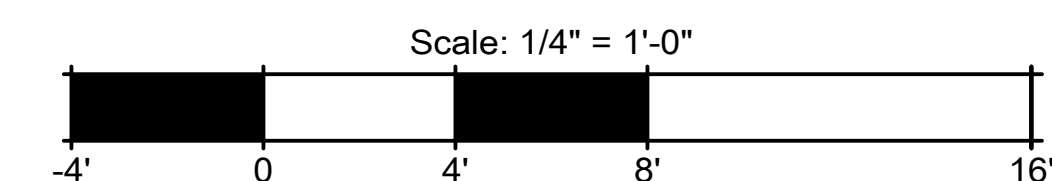


Right Elevation - East

Unit 6

Material Legend

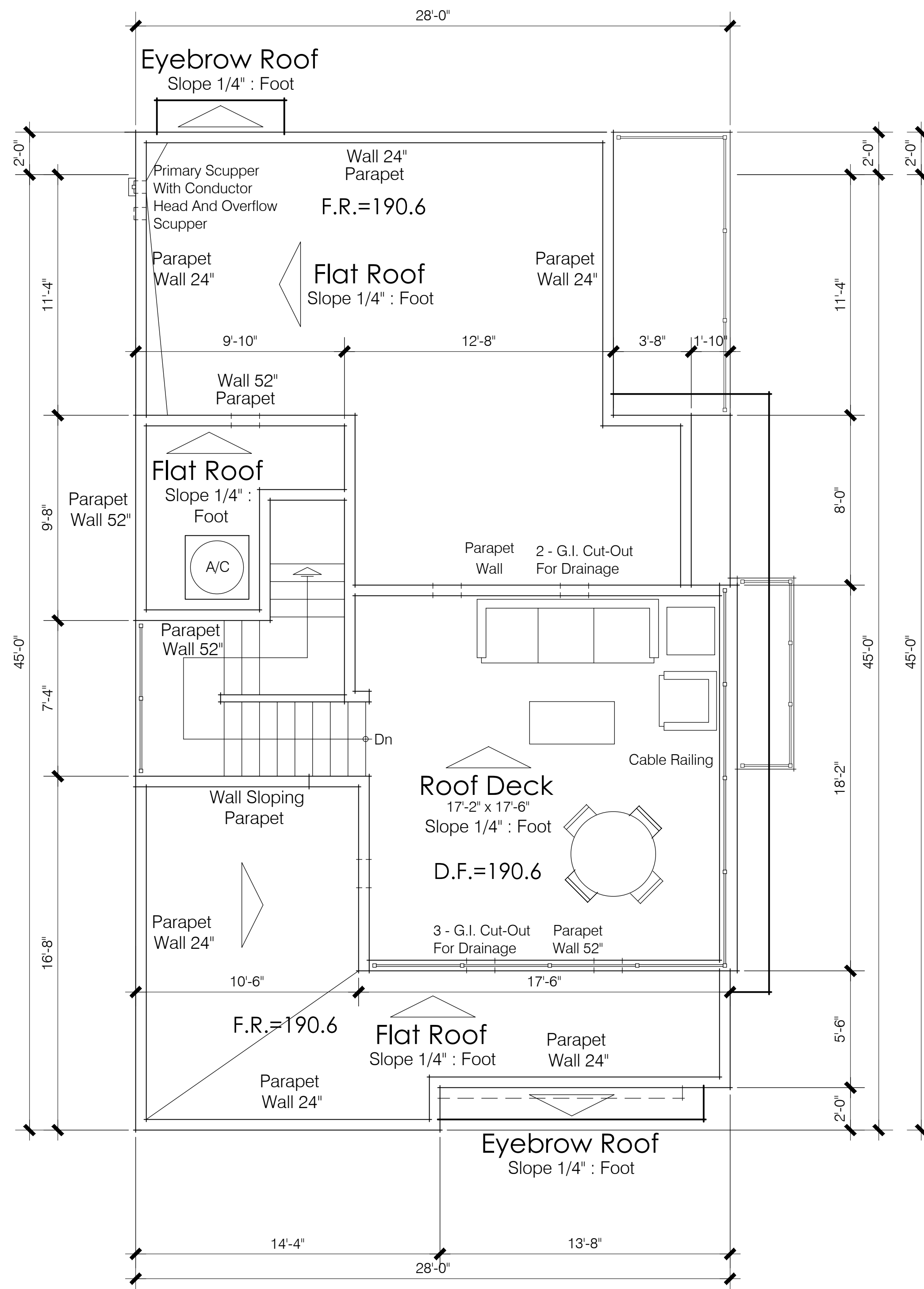
- | | |
|--|--------------------------|
| 1 Stucco Parapet Wall | 9 Recessed Vinyl Window |
| 2 Stucco | 10 Stucco Recess |
| 3 Thin Brick Veneer | 11 Cable Railing |
| 4 Decorative Light Fixture | 12 Stucco Column |
| 5 Fiberglass Entry Door With Glass Panel | 13 Expansion Joint |
| 6 French Door | 14 Existing Finish Grade |
| 7 Sectional Garage Door | 15 Proposed Finish Grade |
| 8 Vinyl Window | |



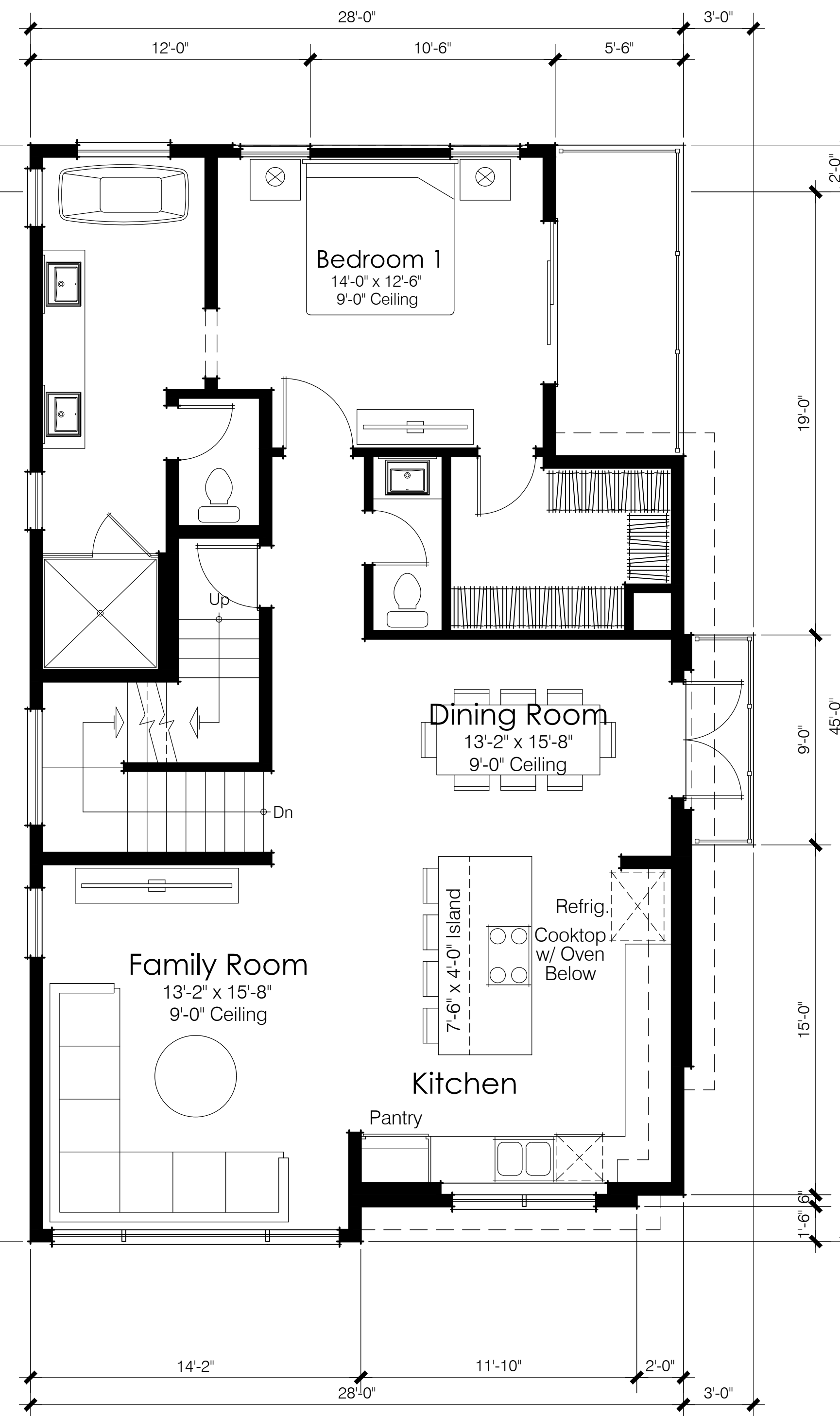
Title
Elevations
Unit 6

Date
February 15, 2023
Project Number
4497
Scale
1/4" = 1'-0"
Revision
10-23-2023
4-24-2024
8-29-2024

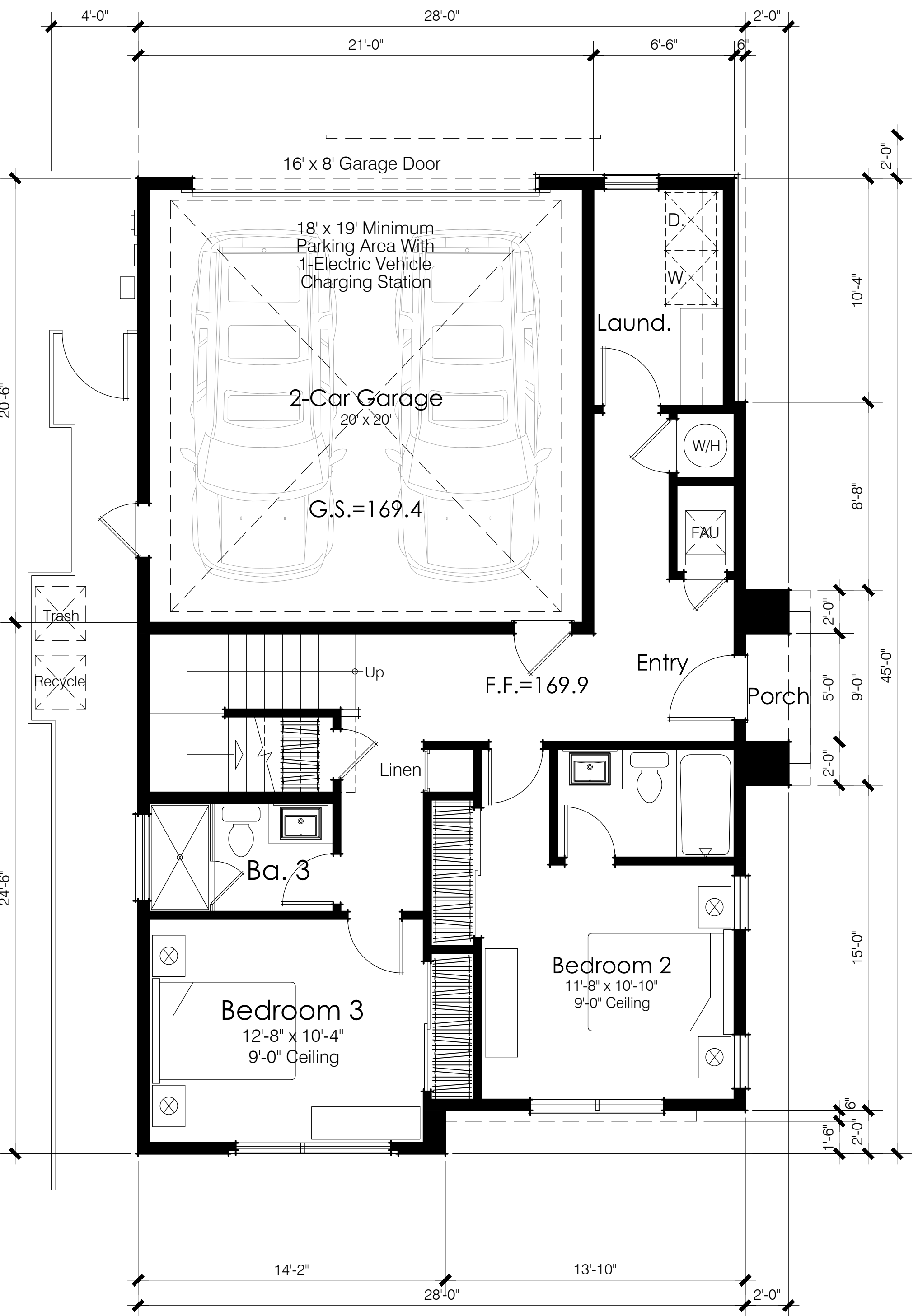
Sheet No.
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Roof Deck Plan

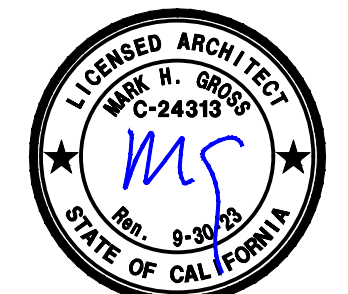
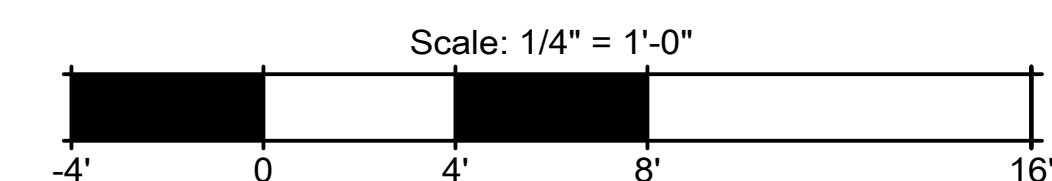


Second Floor Plan



First Floor Plan

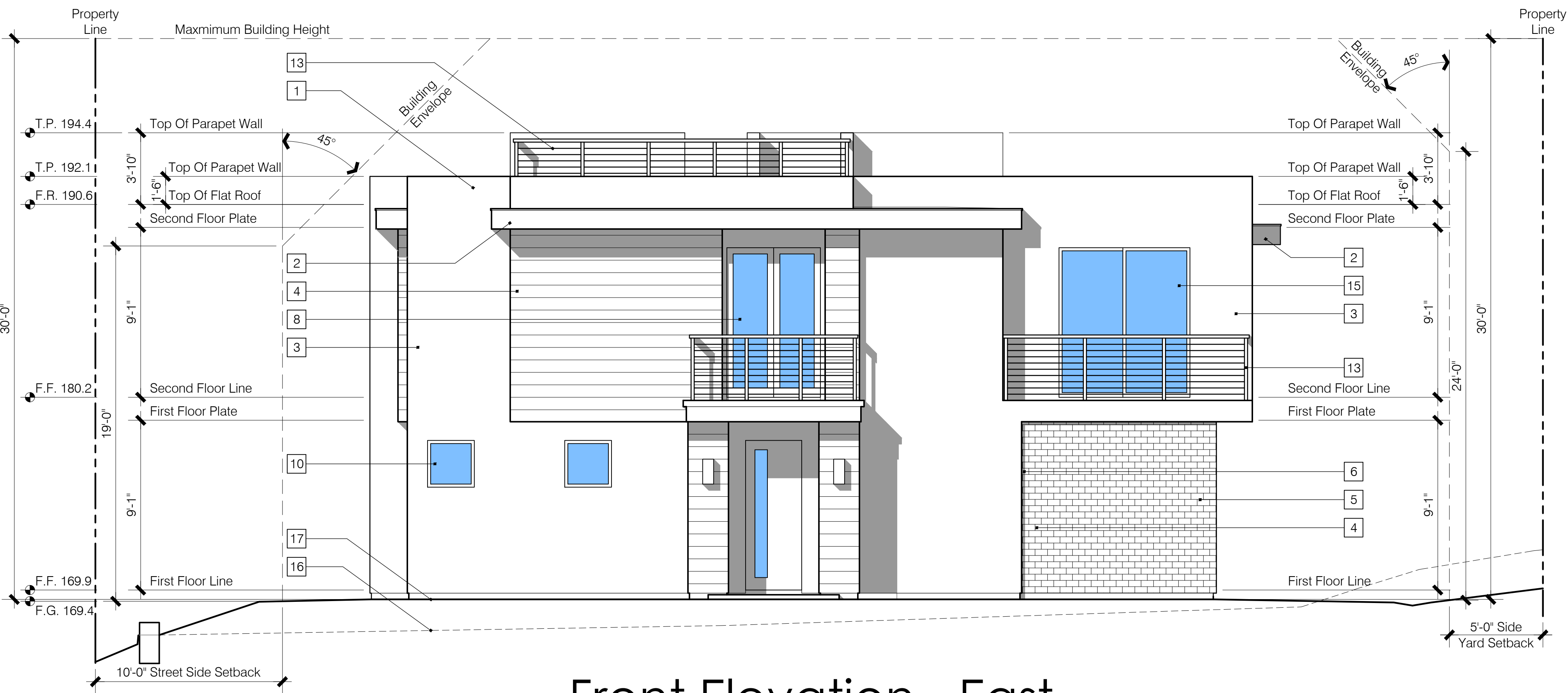
First Floor	807 sq. ft.
Second Floor	1,142 sq. ft.
Total	1,949 sq. ft.
2-Car Garage	420 sq. ft.
Deck	73 sq. ft.
Roof Deck	320 sq. ft.
Porch	15 sq. ft.



Unit 7



Rear Elevation - West

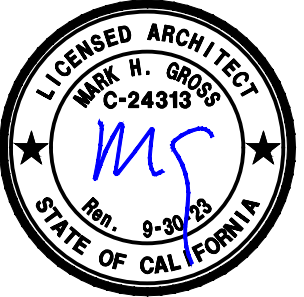
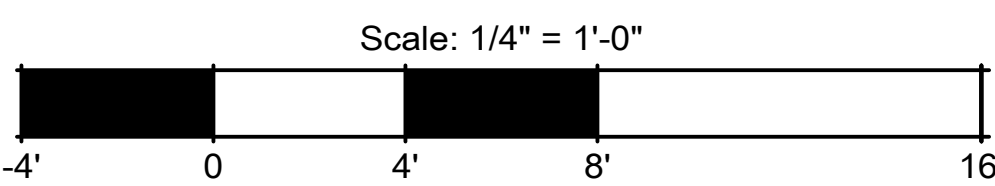


Front Elevation - East

Unit 7

Material Legend

- | | |
|---|--------------------------|
| 1 Stucco Parapet Wall | 10 Vinyl Window |
| 2 Eyebrow Roof With Metal Clad Fascia & G.I. Gutter | 11 Recessed Vinyl Window |
| 3 Stucco | 12 Stucco Recess |
| 4 Horizontal Wood Siding | 13 Cable Railing |
| 5 Thin Brick Veneer | 14 Expansion Joint |
| 6 Decorative Light Fixture | 15 Sliding Glass Door |
| 7 Fiberglass Entry Door With Glass Panel | 16 Existing Finish Grade |
| 8 French Door | 17 Proposed Finish Grade |
| 9 Sectional Garage Door | |



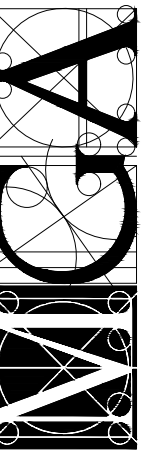
Title
Elevations
Unit 7

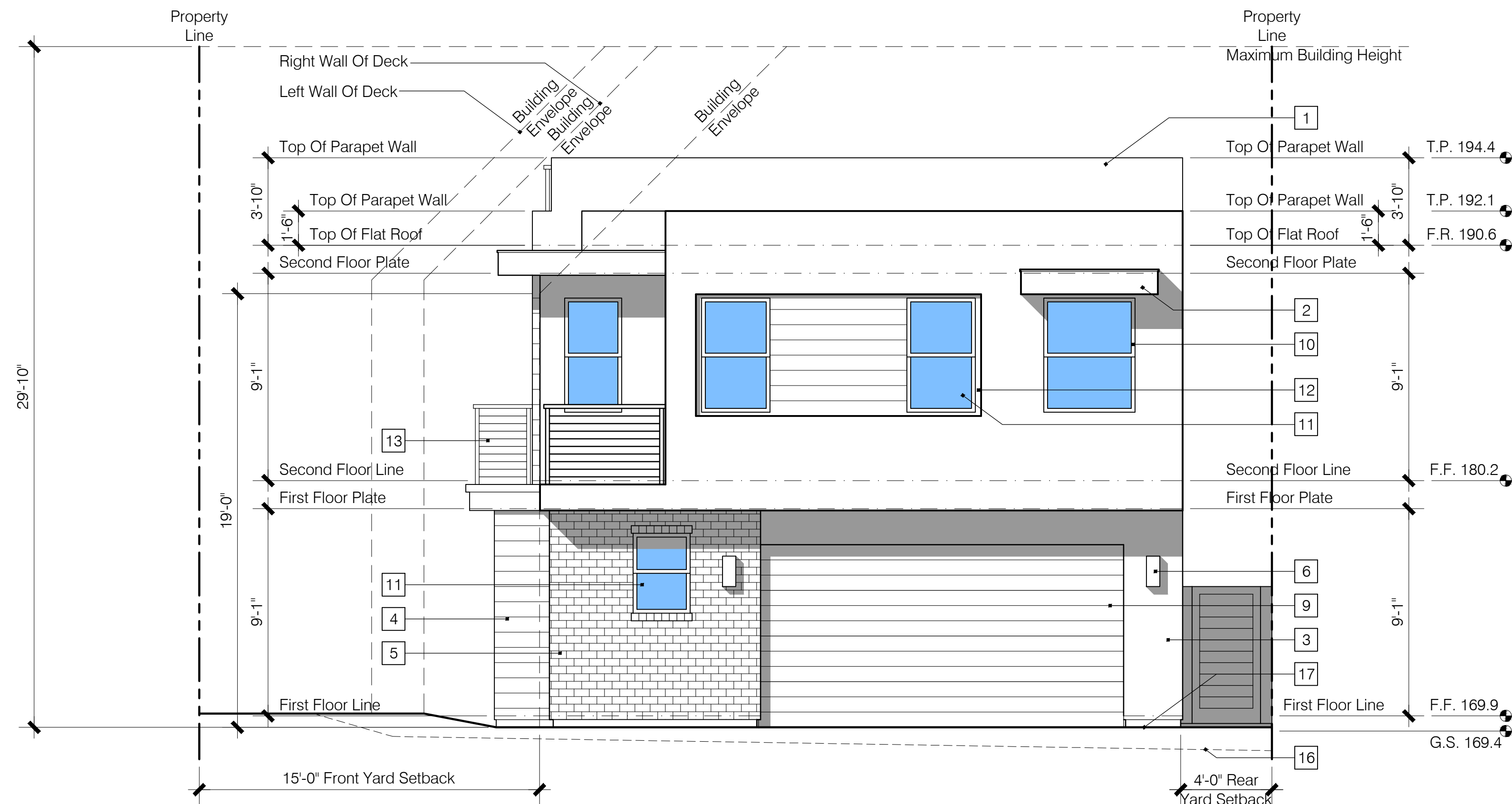
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February 15, 2023
Project Number
4497
Scale
1/4" = 1'-0"
Revision
10-23-2023
4-24-2024
8-29-2024

Sheet No.
32 of 36

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8881 Research Drive, Irvine, California 92618
(949) 387-3800 Fax (949) 387-7800
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Chalcedony Views, LLC
Noyes Street - San Diego, California





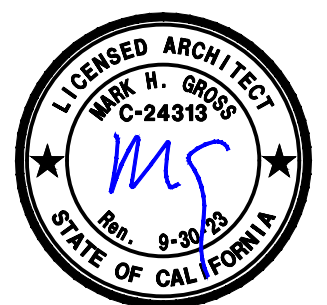
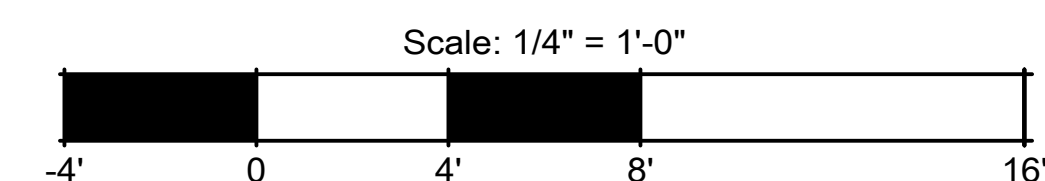
Left Elevation - South

Right Elevation - North

Unit 7

Material Legend

- | | |
|---|--------------------------|
| 1 Stucco Parapet Wall | 10 Vinyl Window |
| 2 Eyebrow Roof With Metal Clad Fascia & G.I. Gutter | 11 Recessed Vinyl Window |
| 3 Stucco | 12 Stucco Recess |
| 4 Horizontal Wood Siding | 13 Cable Railing |
| 5 Thin Brick Veneer | 14 Expansion Joint |
| 6 Decorative Light Fixture | 15 Sliding Glass Door |
| 7 Fiberglass Entry Door With Glass Panel | 16 Existing Finish Grade |
| 8 French Door | 17 Proposed Finish Grade |
| 9 Sectional Garage Door | |



Title
Elevations
Unit 7

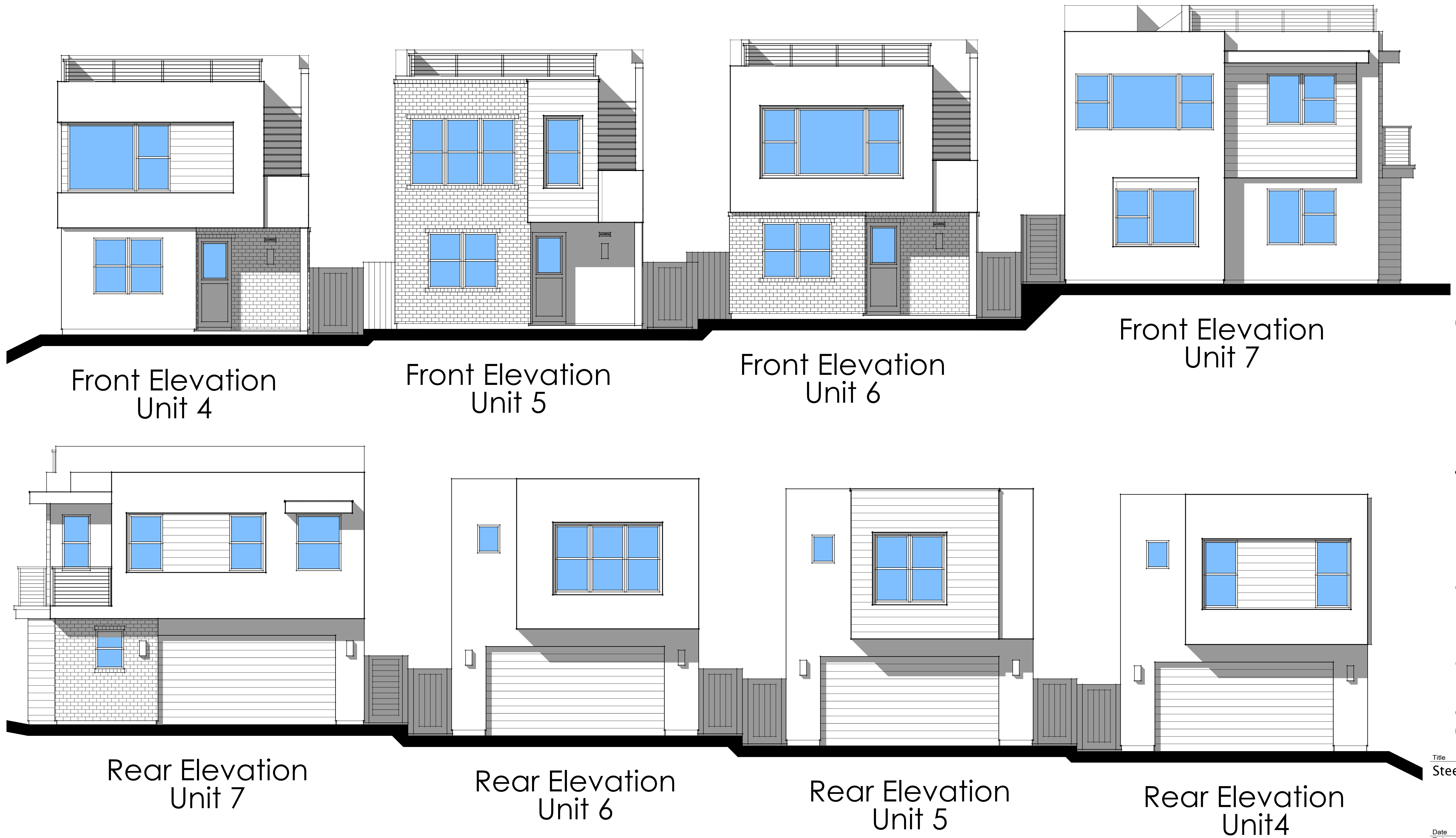
Date
February 15, 2023

Project Number
4497

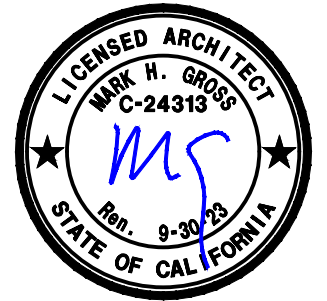
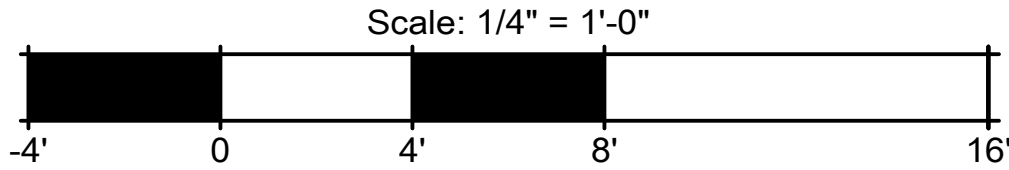
Scale
1/4" = 1'-0"

Revision
10-23-2023
4-24-2024
8-29-2024

Sheet No.
33 of 36



Street Scene



Title
Steet Scene

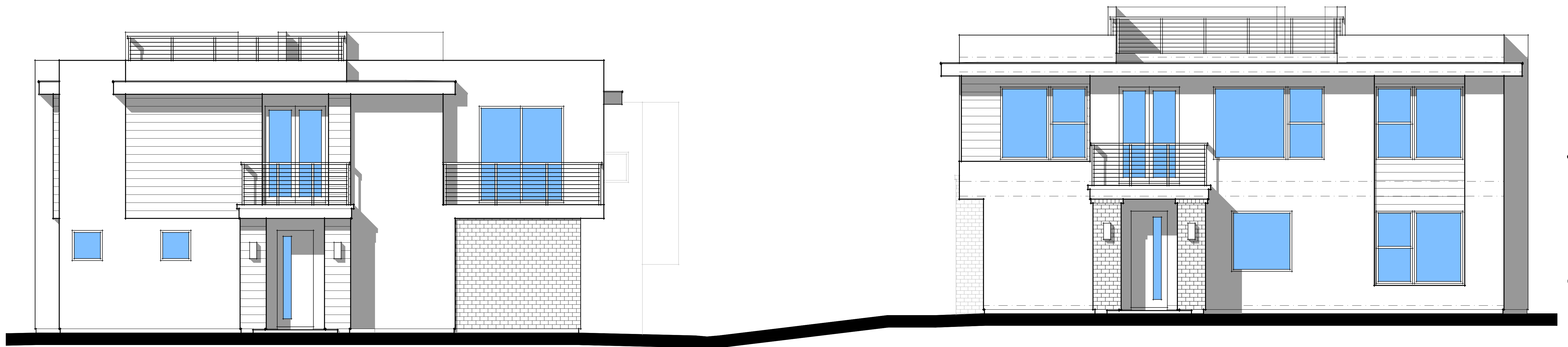
Date
February 15, 2023
Project Number
4497
Scale
1/4" = 1'-0"
Revision
10-23-2023
4-24-2024
8-29-2024

Sheet No.
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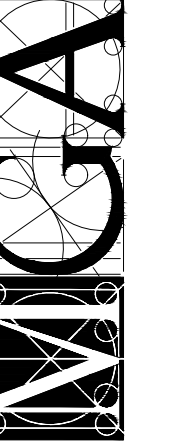
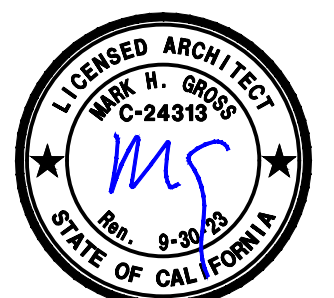
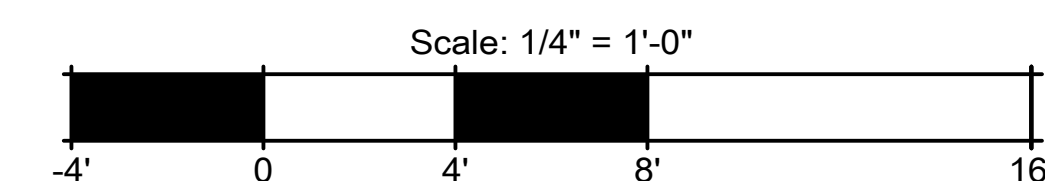


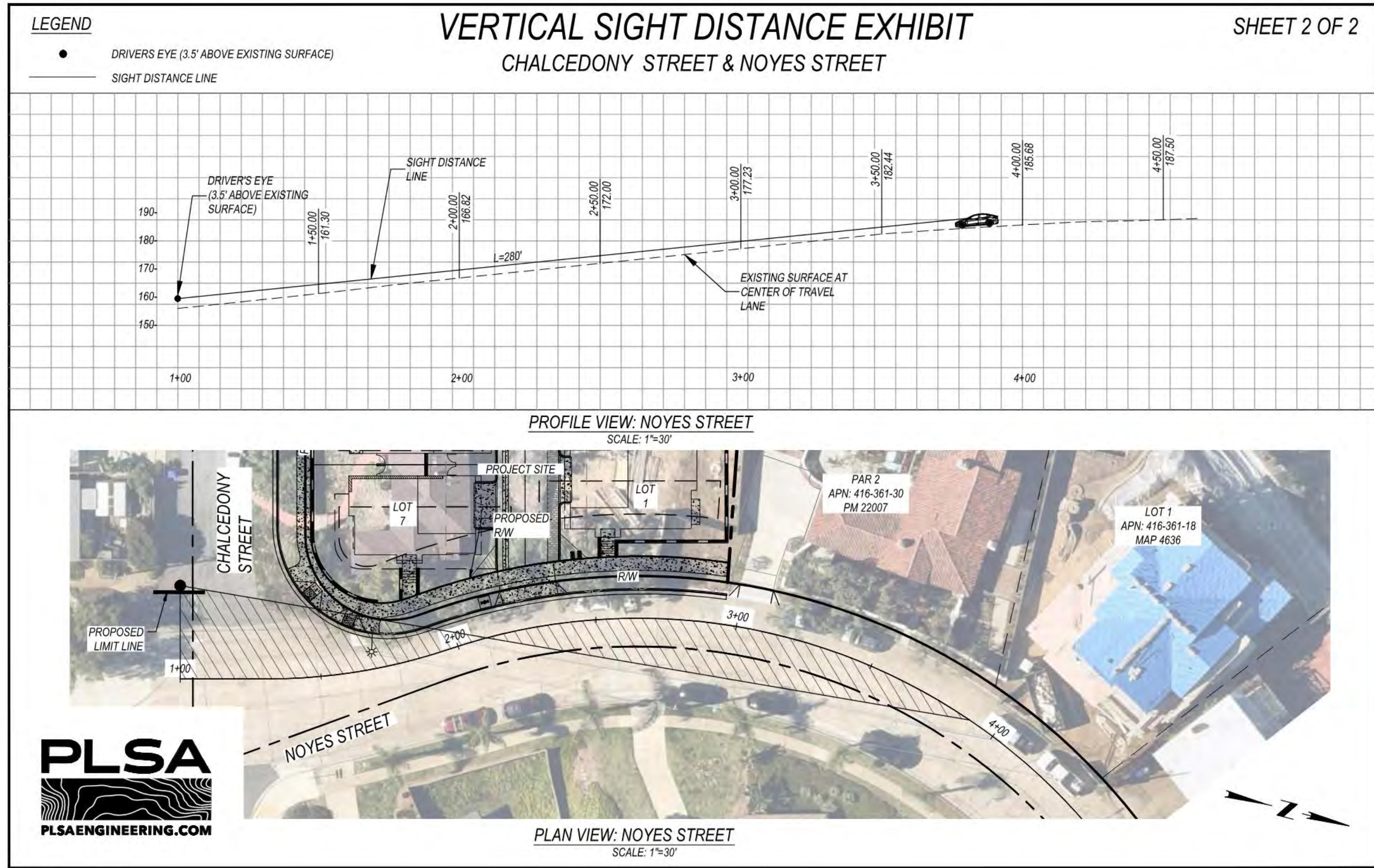
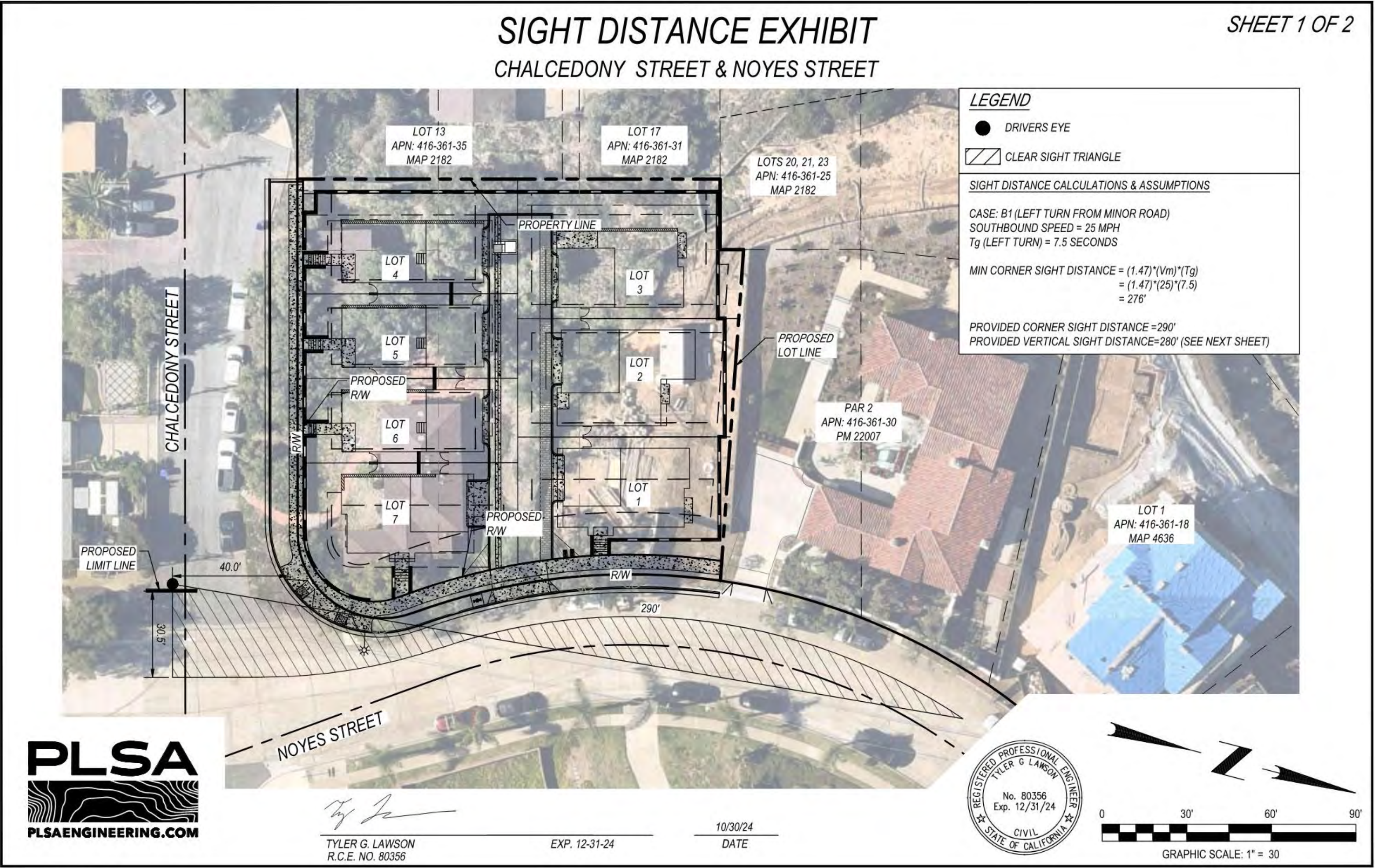
Right Elevation - East
Unit 7

Private Drive

Left Elevation - East
Unit 1

Street Scene





PROJECT NUMBERS
PRJ-1093271
TM/VTM: PMT-3224318
NDP: PMT-3288884

PROJECT COORDINATES
NAD83: 1874-6257
LAMBERT: 234-1697

CHALCEDONY VIEWS, LLC
Chalcedony 7 - San Diego, California

Consultant
PLSA
PLSAENGINEERING.COM
Sheet Title

SIGHT VISIBILITY
EXHIBIT

Date
April 25, 2023
Project Number
3779
Scale
1" = 10'-0"
Revision

Sheet No.
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