



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 9, 2026 REPORT NO. PC-26-020

HEARING DATE: July 16, 2026

SUBJECT: 1250 GRAND AVENUE, Process Two Appeal Decision

PROJECT NUMBER: [PRJ-1143865](#)

OWNER/APPLICANT: 1250 Grand Ave LLC, Owner / Golba Architecture, Applicant

SUMMARY

Issue: Should the Planning Commission grant or deny an appeal of the Development Services Department approval of a Coastal Development Permit to demolish two existing, one-story duplexes and construct a three-story, 10,102-square-foot multi-dwelling unit building to include 17 residential units, of which two (2) units shall be affordable to very low-income households and associated site improvements at [1250 Grand Ave](#) within the [Pacific Beach Community Planning Area?](#)

Proposed Action: Deny the appeal and uphold the Development Services Department decision to approve Coastal Development Permit No. PMT-3377474.

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

Housing Impact Statement: The project will result in the demolition of two existing one-story, 1,070 square-foot duplexes and the construction of a three-story, 10,102-square-foot multi-dwelling unit building to include 17 dwelling units, of which two (2) units will be affordable to very low-income households at no more than 30% of 50% of the area median income for no fewer than 55 years.

The project supports the Community Plan goal of promoting the development of a variety of housing types and styles in Pacific Beach to provide opportunities for housing that is affordable and accessible to achieve a balanced community.

Community Planning Group Recommendation: The applicant has elected not to present the project to the Pacific Beach Community Planning Group for a recommendation.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development. The

environmental exemption determination for this project was made on February 23, 2026, and the opportunity to appeal that determination ended March 9, 2026. There were no appeals to the environmental determination (Attachment 9).

BACKGROUND:

The project site is located at 1250 Grand Avenue, more than half a mile east of the Pacific Ocean and less than half a mile north of Mission Bay within the Pacific Beach community. The 0.14-acre site is in the RM-2-5 Base Zone (Residential – Multi Unit) zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Complete Communities Housing Solutions Area, the Coastal Height Limit Overlay Zone, the Parking Standards Transit Priority Area, the Transit Priority Area, the Sustainable Development Area, and the Cultural and Paleontological Sensitivity Areas within the Pacific Beach Community Plan area (Community Plan) area (Attachments 1-3).

The project site is developed and surrounded by residential development. The existing structures are more than 45 years old, requiring City staff to evaluate the development proposal and existing structure for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. The project site does not contain any sensitive biological resources, nor is the site within or adjacent to the City's Multi-Habitat Planning Area (MHPA).

Pursuant to [SDMC Section 126.0704\(a\)](#), a Coastal Development Permit in the Coastal Overlay Zone (Non-Appealable Area) shall be made in accordance with a Process Two decision by the Development Services Department and the decision is appealable to the Planning Commission.

DISCUSSION

Project Description:

The proposed project (Attachment 11 – Project Plans) includes demolishing two existing one-story, 1,070 square-foot duplexes with a 405 square-foot detached garage and constructing a new three-story, 10,102-square-foot multi-dwelling building to include 17 dwelling units of which two (2) units shall be affordable to very low-income households at no more than 30% of 50% of the area median income for no fewer than 55 years, and includes associated site improvements.

The project was processed as an Expedite Program project for affordable/infill housing and is eligible based on Council Policy 600-27 and [SDMC Section 143.0915](#). Additionally, since the project is processed in accordance with the Complete Communities Housing Solutions regulations (Complete Communities; [SDMC Section 143.1010](#)), the project is also eligible to utilize the incentives/waivers granted per the regulations. The project meets the Expedite Program's Affordable Housing requirements under SDMC section 143.0915, but additional permit requirements identified in those regulations are not required because of the Complete Communities Solutions regulations found in San Diego Municipal Code sections 143.1010(h)(3)(B) and 143.1010(i)(3). The project's incentives allow for the development of housing for all economic segments of the community and providing a balance of housing opportunities within the City.

The applicant has requested and is allowed the following three incentives and two waivers for providing residential units for very low-income households:

Allowed Incentives and Waivers			
No.	Type	Request and SDMC Requirement	Applicable SDMC
1	Incentive	Reduce required 20-foot front setback to 7 feet.	131.0456
2	Incentive	Eliminate requirement for a common exterior open space area.	142.0525, Table 142-05C
3	Incentive	Eliminate requirement for bicycle parking.	142.0525, Table 142-05C
4	Waiver	Eliminate requirement for motorcycle parking.	131.0455
5	Waiver	Eliminate requirement for exterior space.	131.0455

The Community Plan designates the project site for medium-density residential land uses (15-29 dwelling units/acre). Per the [Complete Communities regulations](#) (SDMC Section 143.1010(b)), the project is entitled to an incentive to waive the maximum permitted residential density of the land use designation of the Community Plan. Density shall be limited by the allowable floor area ratio and the requirements of the California Building Code, as adopted and amended by the City.

With the exception of the above-referenced incentives and waivers, the project conforms with the development regulations of the underlying RM 2-5 Zone, including building height (29.6 feet) which does not exceed the 30-foot height limit, side and rear setbacks, and floor area ratio (1.63) that does not exceed the maximum floor area ratio (2.5) allowed.

On April 16, 2026, the Development Services Department issued a Notice of Decision (Attachment 5) approving Coastal Development Permit No. PMT-3377474. The appeal period for the decision ended on April 30, 2026.

On April 30, 2026, Yuriy Bouzelev, an interested person (Appellant), filed a project appeal (Attachment 6) to the Notice of Decision, citing factual error, conflict with other matters, and that the findings cannot be supported.

Legal Standard for Appeal of Department of Development Services Decision

Pursuant to [SDMC Section 112.0504](#), an appeal of a Process Two decision may only be granted with evidence supporting one of the following findings:

1. Factual Error: The statements or evidence relied upon by the decision maker when approving, conditionally approving, or denying a permit, map, or other matter were inaccurate; or

2. New Information: New information is available to the applicant or the interested person that was not available through reasonable efforts or due diligence at the time of the decision; or
3. Findings Not Supported: The decision maker's stated findings to approve, conditionally approve, or deny the permit, map, or other matter are not supported by the information provided to the decision maker; or
4. Conflicts: The decision to approve, conditionally approve, or deny the permit is in conflict with a land use plan, a City Council policy, or the Municipal Code.

The Planning Commission can only deny the appeal and uphold approval of the project if none of the above-mentioned findings are supported by sufficient evidence, or grant the appeal and deny approval of the project if the Planning Commission finds that one of the above-referenced findings is supported by sufficient evidence.

PROJECT APPEAL DISCUSSION

The Appellant's appeal issues (Attachment 6) are repeated below, along with staff's evaluation and responses.

Appeal Issue 1:

The determination that the project will not result in significant impacts to traffic, parking, and neighborhood conditions is not supported by substantial evidence. The proposed 17-unit development on a 0.14-acre site will increase density in an already impacted Pacific Beach area where parking and congestion are known concerns.

Staff Response:

The expected trip generation for the project is approximately 102 average daily trips (ADT), with 8 a.m. peak-hour trips (two in and six out) and 9 p.m. peak-hour trips (six in and three out), based on a rate of six daily trips per dwelling unit for a residential development with over 20 dwelling units per acre (City Trip Generation Manual May 2003). The project is presumed to have a less than significant Vehicle Miles Traveled (VMT) impact due to its estimated trip generation of 102 ADT, which is under the 300 ADT trip generation screening criteria for Small Projects per the City's Transportation Study Manual. Furthermore, as a small project with fewer than 1,000 ADTs and being consistent with the Community Plan and zoning designation, the project is not required to prepare a Local Mobility Analysis, as outlined in the City's Transportation Study Manual.

Additionally, the project is in a Parking Standards Transit Priority Area and therefore has a no minimum parking requirement. However, the project is required to provide Transportation Amenities, per [SDMC Section 142.0528\(c\)](#), and any off-street parking spaces shall consist only of unbundled parking, per [SDMC Section 142.0528\(b\)\(1\)](#). The project will provide one (1) parking space for a van that is accessible for persons with disabilities (ADA) and two (2) parking spaces for electric vehicles. Per the Complete Communities regulations ([SDMC Section 143.1025\(a\)\(1\)](#)), the project will

provide a wayfinding sign inside the property line and will also pay a fee into the City's Neighborhood Enhancement Fund ([SDMC Section 143.1020\(a\)](#)) for future infrastructure amenities.

Per the Complete Communities regulations, the project is also entitled to an incentive to waive the maximum permitted residential density of the land use designation of the Community Plan. Density shall be limited by the allowable floor area ratio and the requirements of the California Building Code, as adopted and amended by the City. With the exception of the previously mentioned incentives and waivers, the project conforms with the development regulations of the underlying RM-2-5 Zone, including building height (29.6 feet), which does not exceed the 30-foot height limit, side and rear setbacks, and floor area ratio (1.63) that does not exceed the maximum (2.5) allowed. Therefore, the appeal does not provide any substantial evidence to support the claim that the project would result in significant impacts to traffic, parking, and congestion.

Appeal Issue 2:

The finding that the project conforms to the Pacific Beach Community Plan is not adequately supported. The scale and intensity of a three-story, 17-unit building raises concerns regarding compatibility with surrounding development and neighborhood character.

Staff Response:

The project supports a land use that is consistent with the Community Plan. The project is providing dwelling units restricted to very low-income households in accordance with the Complete Communities regulations. The project also supports the Community Plan goal of promoting the development of a variety of housing types and styles in Pacific Beach to provide opportunities for housing that is affordable and accessible to achieve a balanced community.

The project is also consistent with the Community Plan goals of implementing design standards for multi- and single-family development to ensure that properties reflect the neighborhood scale and character of the established neighborhood and enforcing bulk and scale standards in established neighborhoods. The project complies with these Community Plan goals by designing a project in which the architectural form and massing do not adversely impact the neighborhood character. The project incorporates articulated wall planes, varied rooflines, recessed entries, and offsetting facade planes to address bulk and scale.

Design features include a variety of building materials such as stucco, horizontal lap siding, tile, and corrugated aluminum. The project maintains a residential scale consistent with surrounding development through appropriate building proportions, roof modulation, and architectural detailing. Landscaping and enhanced exterior treatments further soften the structure's visual massing and contribute to neighborhood compatibility. Therefore, the project conforms with the Community Plan and is compatible with the surrounding neighborhood.

Appeal Issue 3:

The reliance on a CEQA categorical exemption (Section 15332 – In-Fill Development) fails to adequately address potential exceptions, including cumulative impacts and unusual circumstances in a dense coastal community.

Staff Response:

Staff completed a review for exemption consistent with Section 15061 of the CEQA Guidelines. As previously identified, staff determined the project to be exempt from CEQA pursuant to Guidelines Section 15332 (Infill Development). The staff review included determining the applicability of CEQA Guidelines Sections 15300.2(b) and (c), and Cumulative Impact and Significant Effects, respectively. The environmental review found that the project impacts would be less than significant, that the project would not result in cumulative impacts, and that mitigation is not required. No substantial evidence was provided that a cumulative impact would occur, and therefore, CEQA Guidelines Section 15300.2(b) (Cumulative Impacts) would not apply.

The environmental review also found that the project would not result in significant effects due to unusual circumstances. While the appellant asserts that the project's location within a dense coastal community constitutes an unusual circumstance, the project site is located within an established coastal neighborhood characterized by similar infill development, land uses, and densities. The project was found to be in conformance with the applicable zoning designation and the Community Plan. No substantial evidence was provided that a significant effect due to unusual circumstances would occur, and therefore, CEQA Guidelines Section 15300.2(c) (Significant Effects) would not apply. The Project has been reviewed in accordance with CEQA and appropriately determined to be exempt from CEQA based upon evidence in the record. Furthermore, the exceptions found in CEQA Guidelines Section 15300.2 would not apply. Therefore, the appeal does not provide any substantial evidence to support the claim that the project would result in cumulative impacts or a significant effect due to unusual circumstances.

Appeal Issue 4:

The conclusion that the project will not significantly impact public services, infrastructure, and circulation lacks sufficient supporting analysis.

Staff Response:

The project site is located in an urbanized area where public services are provided. The project would not adversely affect existing levels of public services to the area and would not require the construction of new or expanded governmental facilities. Additionally, the project does not impose service demands that exceed available capacity. The project is located within an urban neighborhood with existing infrastructure and through the City's review was determined that the existing infrastructure can accommodate the project and that no new or expanded infrastructure is required.

With respect to circulation, please refer to the staff response to Appeal Issue 1. Based on the City's review, the project is presumed to have a less than significant Vehicle Miles Traveled (VMT) impact. Furthermore, the project shall be required to comply with applicable City regulations and design requirements consistent with City standards. The project will provide Transportation Amenities per SDMC Section 142.0528(c), pay a fee into the City's Neighborhood Enhancement Fund for future infrastructure amenities per SDMC Section 143.1020(a), dedicate additional right of way along Grand Avenue, and upgrade adjacent curb, gutter, and sidewalk to City standards. Therefore, the appeal does not provide any substantial evidence to support the claim that the project would result in significant impacts to public services, infrastructure, or circulation.

Conclusion:

Staff reviewed the proposed project, analyzed the appeal issues, and determined that the project is in conformance with regulations of the Land Development Code and the Community Plan. There were no inaccurate statements or insufficient evidence presented to the City staff upon which the Development Services Department relied when approving the project. The Development Services Department believes the findings for the project can be made based on the evidence provided. All information was disclosed and shared with interested parties during the review and decision process.

The project is located within previously developed portions of the property and complies with applicable development standards required by the underlying RM-2-5 Zone. The project is consistent with the Community Plan, and the findings can be made for a Coastal Development Permit. The appellant does not have sufficient evidence to support any of the four findings that are grounds for appeal. Therefore, City staff recommends that the Planning Commission deny the appeal and uphold the Development Services Department decision to approve the project

ALTERNATIVES

1. Deny the appeal and uphold the Development Services Department decision to approve Coastal Development Permit No. PMT-3377474, with modifications.
2. Grant the appeal and deny the Development Services Department decision to approve Coastal Development Permit No. PMT-3377474 in accordance with [SDMC Section 112.0504](#).

Respectfully submitted,



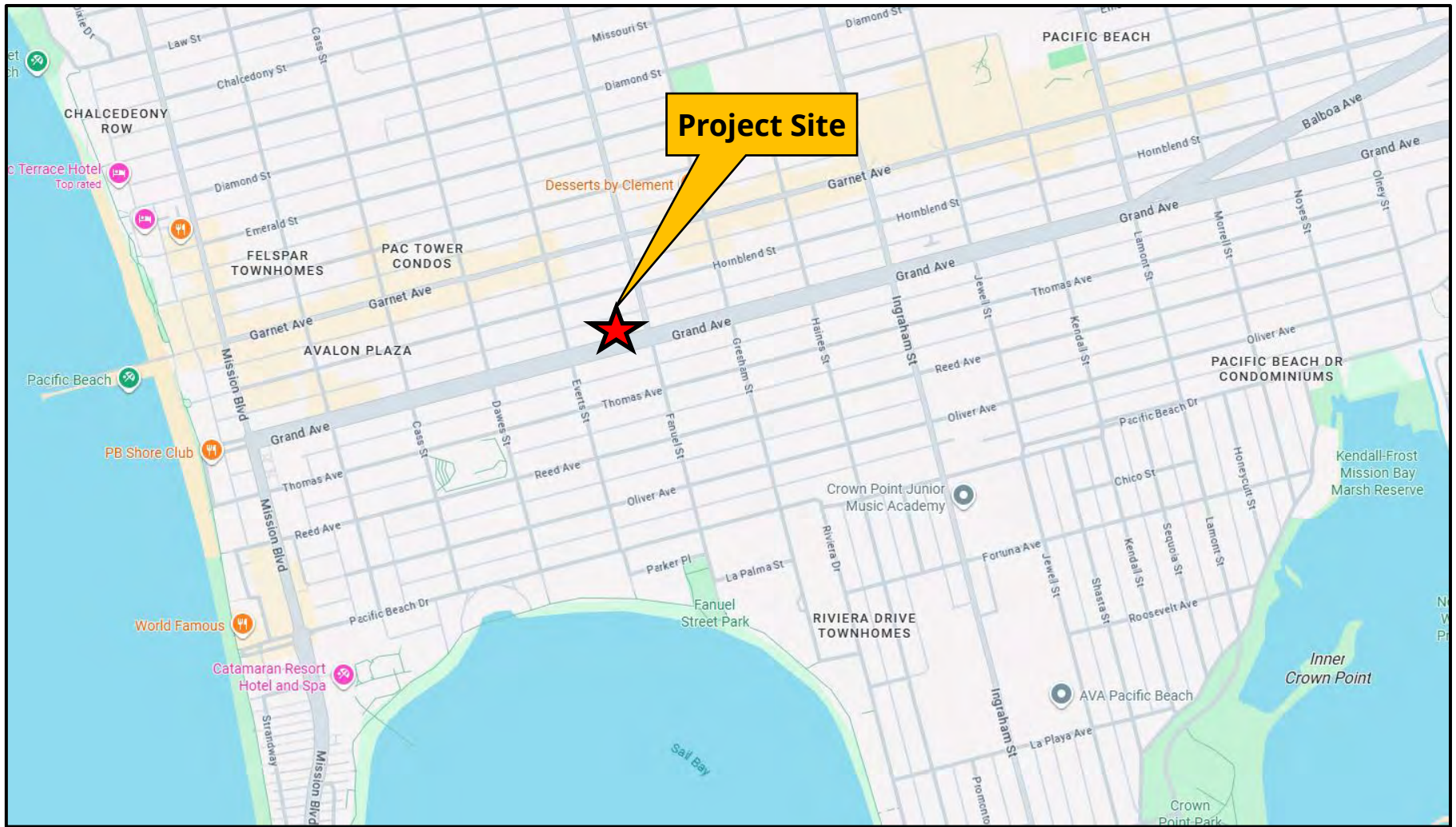
Michael Prinz
Assistant Deputy Director
Development Services Department



Blake Sonuga
Development Project Manager
Development Services Department

Attachments:

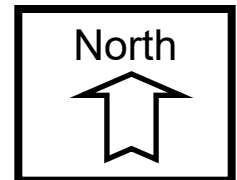
1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Project Data Sheet
5. Notice of Decision
6. Appeal Application
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Notice of Right to Appeal (NORA)
10. Ownership Disclosure Statement
11. Project Plans



Project Location Map

1250 Grand Avenue

PRJ-1143865: 1250 Grand Avenue

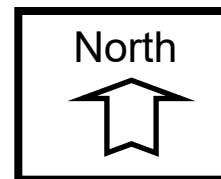




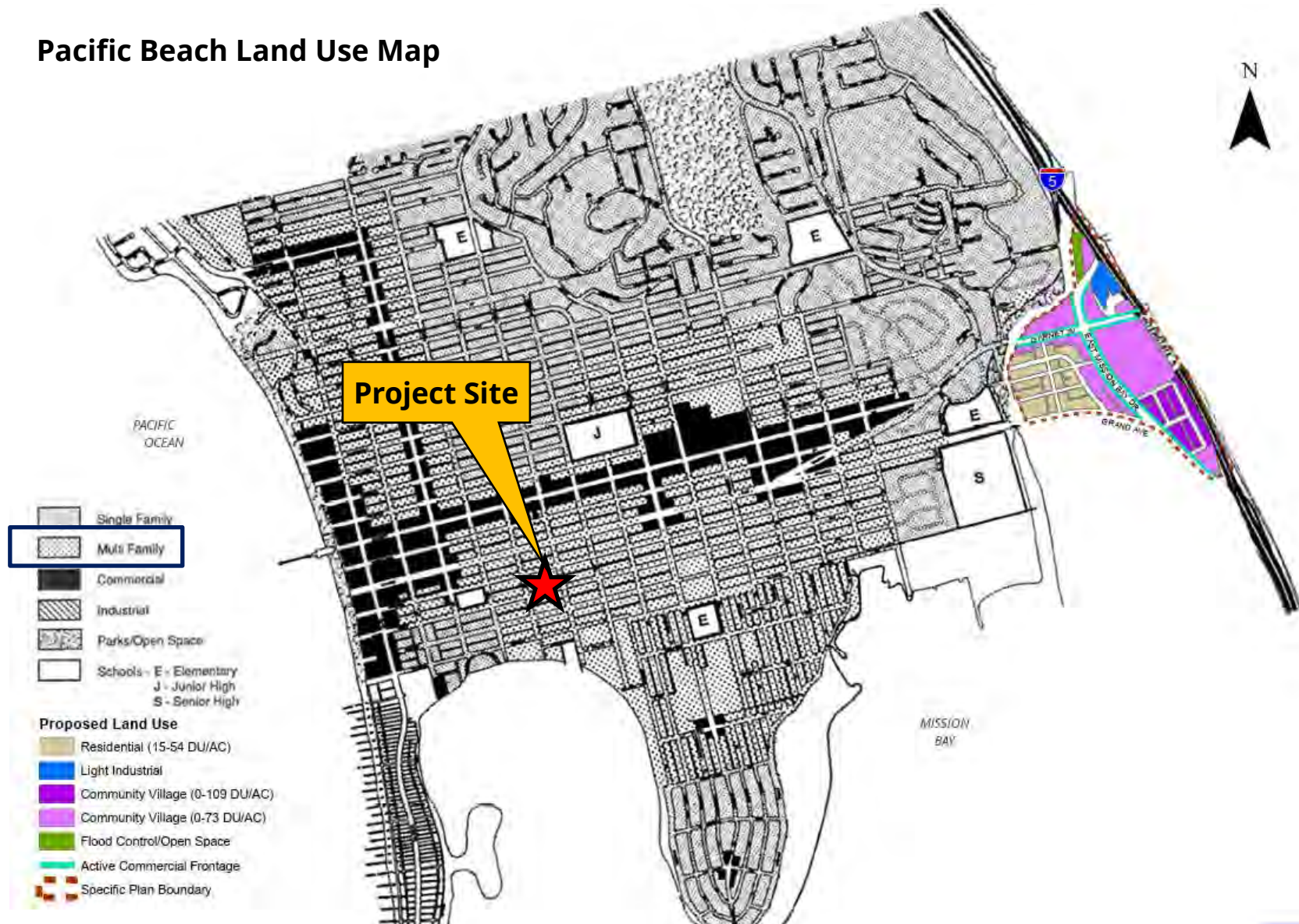
Aerial Photograph

1250 Grand Avenue

PRJ-1143865: 1250 Grand Avenue



Pacific Beach Land Use Map



1250 Grand Avenue
PRJ-1143865: 1250 Grand Avenue

PROJECT DATA SHEET

PROJECT NAME:	1250 Grand Avenue	
PROJECT DESCRIPTION:	This is an expedite, affordable, complete communities, multi-family residential development project. The project proposes constructing a new 3-story multifamily residential structure. The first floor will consist of 5 residential dwelling units and a 3-space carport. The 2nd and 3rd floors will contain 6 residential dwelling units each, for a total of 17 for-rent residential dwelling units.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium-Density Residential	
ZONING INFORMATION: ZONE: RM-2-5 HEIGHT LIMIT: Base Zone (RM-2-5): 40'-0". PROP D: 30'-0" LOT SIZE: .14 ACRES FLOOR AREA RATIO: 2.5 Per Complete Communities Housing Solutions Program FRONT SETBACK: 15'-0"/20'-0" feet (min/std) SIDE SETBACK: 4'-0" feet STREETSIDE SETBACK: N/A (min/std) REAR SETBACK: 15'-0" feet (alley) PARKING: 0 Spaces required as project is within the transit priority area per SDMC 142.0528. 3 spaces provided		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RM-2-5	Residential
SOUTH:	Residential; RM-2-5	Residential
EAST:	Residential; RM-2-5	Residential
WEST:	Residential; RM-2-5	Residential
INCENTIVES AND WAIVERS:	Incentive #1: An incentive from San Diego Municipal Code (SDMC) section 131.0456 to reduce the required 20-foot front setback to 7 feet. Incentive #2: An incentive from San Diego Municipal Code (SDMC) section 142.0525, Table 142-05C to eliminate the requirement for a common exterior open space area. Incentive #3: An incentive from San Diego Municipal Code (SDMC) section 142.0525, Table 142-05C to eliminate the requirement for bicycle parking.	

ATTACHMENT 4

	Waiver #1 A waiver from San Diego Municipal Code (SDMC) section 131.0455 to eliminate the requirement for motorcycle parking. Waiver #2 A waiver from San Diego Municipal Code (SDMC) section 131.0455 to eliminate the requirement for exterior space.
COMMUNITY PLANNING GROUP RECOMMENDATION:	Applicant chose not to present the project to the Community Planning Group.



THE CITY OF SAN DIEGO

DATE OF NOTICE: APRIL 16, 2026

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

PROJECT NUMBER:	PRJ-1143865
PROJECT NAME:	<u>1250 GRAND AVENUE</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	GOLBA ARCHITECTURE INC.
COMMUNITY PLAN AREA:	PACIFIC BEACH
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Blake Sonuga, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 687-5928 / MSonuga@sandiego.gov

On April 16, 2026, the Development Services Department APPROVED an application for the demolition of two existing, one-story duplexes and the construction of a new three-story, 10,102-square-foot multi-dwelling unit building to include 17 residential units, of which two (2) units shall be affordable to very low-income households (no more than 30% of 50% of the Area Median Income). The 0.14-acre site located at 1250 Grand Avenue in the RM-2-5 zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Complete Communities Housing Solutions (FAR Tier 2.5), the Coastal Height Limit Overlay Zone, the Parking Standards Transit Priority Area, the Transit Priority Area, the Cultural Sensitivity Area, and the Paleontological Sensitivity Area) within the Pacific Beach Community Plan area. This development is within the Coastal Overlay Zone, and the application was filed on September 25, 2025.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving the project, please contact the Development Project Manager listed above.

The decision of the Development Services Department can be appealed to the Planning Commission. Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505) (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>) Section A and appeals can be filed by e-mail/mail or in person. The decision made by the Planning Commission is the final decision by the City.

1. Appeals filed via email

Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) to PlanningCommission@sandiego.gov by 4 p.m. on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee per

this bulletin. Timely payment of this invoice is required to complete the processing of the appeal. Failure to pay the invoice within five business days of invoice issuance will invalidate the appeal application.

2. Appeals filed in person

Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the reception desk in the first floor lobby of the Development Services Center, located at 7650 Mission Valley Road, San Diego, CA 92108-4423 by 4 p.m. on the last day of the appeal period.

- The completed appeal package must be clearly marked on the outside as “Appeal” and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer.
- On the memo line of the check, write the project number and the appellant’s name exactly as it is stated on the associated form DS-3031.
- Cash payments are only [accepted by appointment](#).

The final decision by the City of San Diego is not appealable to the California Coastal Commission.

The project is being processed as an Expedite Program project for Affordable/In-Fill Housing and is eligible based on Council Policy 600-27 and San Diego Municipal Code (SDMC) Section 143.0915.

This project was determined to be categorically exempt from the California Environmental Quality Act on February 23, 2026, and the opportunity to appeal that determination ended March 9, 2026. There were no appeals of the environmental determination.

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

Internal Order No.: 24010382

cc: Marcella Bothwell, Chair, Pacific Beach Planning Group



Development Services Department

Blake Sonuga / Project No. PRJ-1143865

7650 Mission Valley Road, MS DSD-1A

San Diego, CA 92108-4423

RETURN SERVICE REQUESTED



Development Permit/ Environmental Determination Appeal Application

In order to ensure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin (IB) 505, "Development Permits/Environmental Determination Appeal Procedure."

1. Type of Appeal: ☒ Appeal of the Project
☐ Appeal of the Environmental Determination
2. Appellant: Please check one ☐ Applicant ☐ Officially recognized Planning Committee
☒ "Interested Person"
(Per San Diego Municipal Code (SDMC) § 113.0103)

Name:

Yuriy Bouzelev

E-mail:

Yuriybouzelev@gmail.com

Address:

1230 Grand Ave

City:

San Diego CA

State:

Zip Code:

92109

Telephone:

8589991333

3. Project Name:
1250 Grand Avenue

4. Project Information:
PRJ-1143865

Permit/Environmental Information Determination and Permit/Document No:

Date of Decision/Determination:

4/30/26

City Project Manager:

Blake Sonuga

Decision (Describe the permit/approval decision):

Blake Sonuga

5. Ground for Appeal (Please check all that apply):

- ☒ Factual Error ☐ New Information
☒ Conflict with other Matters ☐ City-wide Significance (Process four decisions only)
☒ Findings Not Supported

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in the SDMC § 112.0501. Attach additional sheets if necessary.)

Visit our website: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities. DS-3031 (11-22)

ATTACHMENT 6

City of San Diego • Form DS-3031 • November 2022

THE CITY OF SAN DIEGO

6. Applicant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:  Date: 4/30/26

Note: Faxed appeals are not accepted.

Reference Table

- [San Diego Municipal Code \(SDMC\)](#)
- [Development Permits/Environmental Determination Appeal Procedure \(IB-505\)](#)

Visit our website: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities. DS-3031 (11-22)

The approval of Project No. PRJ-1143865 is not supported by substantial evidence and contains deficiencies in factual findings and analysis.

The determination that the project will not result in significant impacts to traffic, parking, and neighborhood conditions is not supported by substantial evidence. The proposed 17-unit development on a 0.14-acre site will increase density in an already impacted Pacific Beach area where parking and congestion are known concerns.

The finding that the project conforms to the Pacific Beach Community Plan is not adequately supported. The scale and intensity of a three-story, 17-unit building raises concerns regarding compatibility with surrounding development and neighborhood character.

The reliance on a CEQA categorical exemption (Section 15332 – In-Fill Development) fails to adequately address potential exceptions, including cumulative impacts and unusual circumstances in a dense coastal community.

The conclusion that the project will not significantly impact public services, infrastructure, and circulation lacks sufficient supporting analysis.

For these reasons, the project approval should be reconsidered and subject to further review.

PLANNING COMMISSION RESOLUTION NUMBER _____
COASTAL DEVELOPMENT PERMIT NO. PMT-3377474
PRJ-1143865: 1250 GRAND AVENUE

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. 1250 Grand Ave LLC, a California Limited Liability Company, Owner/Permittee submitted an application to the City of San Diego for Coastal Development Permit No. PMT-3377474 to demolish two existing, one-story, 1,070 square-foot duplexes with a 405 square-foot detached garage and construct a new three-story, 10,102-square-foot multi-dwelling unit building to include 17 dwelling units of which two (2) units that shall be affordable to very low-income households at no more than 30% of 50% of the area median income for no fewer than 55 years (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 1250 Grand Avenue project (Project).

B. The 0.14-acre site is located at 1250 Grand Avenue in the RM-2-5 Base Zone (Residential – Multi Unit) zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Complete Communities Housing Solutions Area, the Coastal Height Limit Overlay Zone, the Parking Standards Transit Priority Area, the Transit Priority Area, the Sustainable Development Area, and the Cultural and Paleontological Sensitivity Areas within the Pacific Beach Community Plan area. The project site is legally described as Lot 27 and 28, Block 232, Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 697 and 854, and 1234, filed in the Office of the County Recorder of San Diego County, January 8, 1892, and September 28, 1898, respectively.

C. On February 23, 2026, 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) and there was no

appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.;

D. On April 16, 2025, the Development Services Department issued a Notice of Decision approving Coastal Development Permit No. PMT-3377474, pursuant to the Land Development Code of the City of San Diego; and

E. On April 30, 2026, Yuriy Bouzelev, interested person, filed an appeal to the Notice of Decision citing factual error, conflict with other matters, and findings not supported; and

F. On July 16, 2026, the Planning Commission of the City of San Diego considered Coastal Development Permit No. PMT-3377474, pursuant to the Land Development Code of the City of the City of San Diego.

ACTION ITEMS

Be it resolved by the Development Services Department of the City of San Diego:

1. The Development Services Department adopts the following findings with respect to Coastal Development Permit No. PMT-3377474:

A. COASTAL DEVELOPMENT PERMIT – [San Diego Municipal Code Section 126.0708(a)]

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

The project site is located over half a mile east of the Pacific Ocean and less than half a mile north of Mission Bay within the Pacific Beach Community Plan area (Community Plan). The Community Plan does not identify public views or coastal access from the project site. The project will protect and enhance public views by providing vertical development within the property lines of the project site and not encroaching into the public right-of-way along Grand Avenue.

The project was processed as an Expedite Program project for affordable/in-fill housing and is eligible based on Council Policy 600-27 and SDMC Section 143.0915. Per the [Complete Communities Housing Solutions Regulations](#), the project is also

eligible for three incentives (front setback, common exterior open space, bicycle parking) and two waivers (motorcycle parking, exterior space) for assisting in providing adequate housing for all economic segments of the community and providing a balance of housing opportunities within the City.

The Community Plan designates the project site for medium-density residential land uses (15-29 dwelling units/acre). Per the [Complete Communities regulations](#) (SDMC Section 143.1010(b), the project is entitled to an incentive to waive the maximum permitted residential density of the land use designation of the Community Plan. Density shall be limited by the allowable floor area ratio and the requirements of the California Building Code, as adopted and amended by the City.

With the exception of the allowed incentives and waivers, the project conforms to the development regulations of the underlying RM-2-5 Zone, including building height (29.6 feet) which does not exceed the 30-foot height limit, side and rear setbacks, and floor area ratio (1.63), which does not exceed the maximum (2.5) allowed. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The project site is developed and surrounded by residential development. The project site does not contain any sensitive biological resources, nor is the site within or adjacent to the City's Multi-Habitat Planning Area (MHPA). The project was also determined to be exempt from CEQA pursuant to Section 15332 (Infill Development) of the State CEQA Guidelines. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The existing structure is more than 45 years old and requires staff to evaluate the proposal for historic significance, per SDMC Section 143.0212. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria specified in the Historical Resources Guidelines of the Land Development Manual.

The project was processed as an Expedite Program project for affordable/infill housing and is eligible based on Council Policy 600-27 and SDMC Section 143.0915. The project is also eligible for incentives/waivers per the [Complete Communities Housing Solutions Regulations](#) for assisting in providing adequate housing for all

economic segments of the community and providing a balance of housing opportunities within the City. The applicant has requested and is allowed the following three incentives and two waivers for providing residential units for very low-income households.

Allowed Incentives and Waivers			
No.	Type	Request and SDMC Requirement	Applicable SDMC
1	Incentive	Reduce required 20-foot front setback to 7 feet.	131.0456
2	Incentive	Eliminate requirement for a common exterior open space area.	142.0525, Table 142-05C
3	Incentive	Eliminate requirement for bicycle parking.	142.0525, Table 142-05C
4	Waiver	Eliminate requirement for motorcycle parking.	131.0455
5	Waiver	Eliminate requirement for exterior space.	131.0455

The Community Plan designates the project site for medium-density residential land uses (15-29 dwelling units/acre). Per the [Complete Communities regulations](#) (SDMC Section 143.1010(b)), the project is entitled to an incentive to waive the maximum permitted residential density of the land use designation of the Community Plan. Density shall be limited by the allowable floor area ratio and the requirements of the California Building Code, as adopted and amended by the City.

The Community Plan designates the project site for medium-density residential land uses (15-29 dwelling units/acre). Per the [Complete Communities Housing Solutions Regulations](#) (SDMC Section 143.1010(b)), the project is also entitled an incentive to waive the maximum permitted residential density of the land use designation of the Community Plan. Density shall be limited by the allowable floor area ratio and the requirements of the California Building Code, as adopted and amended by the City.

With the exception of the above-referenced incentives and waivers, the project conforms with the development regulations of the underlying RM 2-5 Zone, including building height (29.6 feet) which does not exceed the 30-foot height limit, side and rear setbacks, and floor area ratio (1.63) that does not exceed the maximum (2.5) allowed.

The project also supports the Community Plan goal of promoting the development of a variety of housing types and styles in Pacific Beach (Page 53) to provide affordable and accessible housing opportunities to achieve a balanced community. The project is consistent with the Community Plan goals of implementing design standards for multi- and single-family development to ensure that properties reflect the neighborhood scale and character of the established neighborhood and enforcing bulk and scale standards in established neighborhoods (Page 52).

The project complies with these Community Plan goals by designing a project in which the architectural form and massing do not adversely impact the neighborhood character and provides for a complementary transition with the surrounding neighborhood. The project incorporates articulated wall planes, varied rooflines, recessed entries, and offsetting facade planes to address bulk and scale.

Design features include a variety of building materials such as stucco, horizontal lap siding, tile, and corrugated aluminum. Additionally, the project maintains a residential scale consistent with surrounding development through appropriate building proportions, roof modulation, and architectural detailing. Landscaping and enhanced exterior treatments also soften the structure's visual massing and contribute to neighborhood compatibility.

The Community Plan does not identify public views or coastal access from the project site. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is not located between the first public road and the sea or shoreline of any body of water. The project will be developed entirely within private property and will not adversely impact any public access or public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

3. Based on these findings adopted by the Planning Commission, Coastal Development Permit No. PMT-3377474 is granted by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3377474, a copy of which is attached to and made a part of this Resolution by this reference.

Blake Sonuga
Development Project Manager
Development Services

Adopted on July 16, 2026

IO# 24010382

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010382

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3377474
PRJ-1143865: 1250 GRAND AVENUE
PLANNING COMMISSION

This Coastal Development Permit No. PMT-3377474 is granted by the Planning Commission of the City of San Diego to 1250 Grand Ave LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.14-acre site is located at 1250 Grand Avenue in the RM-2-5 Base Zone (Residential – Multi Unit) zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Complete Communities Housing Solutions Area, the Coastal Height Limit Overlay Zone, the Parking Standards Transit Priority Area, the Transit Priority Area, the Sustainable Development Area, and the Cultural and Paleontological Sensitivity Areas within the Pacific Beach Community Plan (Community Plan) area. The project site is legally described as: Lots 27 and 28, Block 232, Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 697 and 854, 1234, and filed in the Office of the County Recorder of San Diego County, January 8, 1892, and September 28, 1898, respectively.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two existing, one-story duplexes and construct a new three-story, multi-dwelling unit building to include 17 residential units of which two (2) units shall be affordable to very low income households as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 16, 2026 on file in the Development Services Department.

The project shall include:

- a. Demolition of two existing one-story, 1,070 square-foot duplexes and a 405 square-foot detached garage, and constructing a new three-story, 10,102 square-foot multi-dwelling building to include 17 dwelling units, of which two (2) units shall be affordable to very low-income households at no more than 30% of 50% of the area median income;
- b. Incentives and waivers from the San Diego Municipal Code (SDMC) in accordance with SDMC Complete Communities Housing Solutions Regulations, Chapter 14, Article 3, Division 10, SDMC section SDMC 143.1010, incentives in exchange for Sustainable Development Area Affordable Housing and Infrastructure Amenities:

Requested Incentives and Waivers			
No.	Type	Request and SDMC Requirement	Applicable SDMC
1	Incentive	Reduce required 20-foot front setback to 7 feet.	131.0456
2	Incentive	Eliminate requirement for a common exterior open space area.	142.0525, Table 142-05C
3	Incentive	Eliminate requirement for bicycle parking.	142.0525, Table 142-05C
4	Waiver	Eliminate requirement for motorcycle parking.	131.0455
5	Waiver	Eliminate requirement for exterior space.	131.0455

- c. 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 July 16, 2029.
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.

10. 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.

AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to issuance of any building permits, the Owner/Permittee shall demonstrate compliance with the provisions of the Complete Communities Housing Solutions Regulations of San Diego Municipal Code (SDMC) Chapter 14, Article 3, Division 10, and the Dwelling Unit Protection Regulations of San Diego Municipal Code Chapter 14, Article 3, Division 12. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission, which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee and secured by a deed of trust which incorporates applicable affordability conditions consistent with the SDMC. The Agreement will specify that in exchange for the City's approval of the Project, which includes the demolition of two (2) protected dwelling units, and contains a new floor area ratio (FAR) density bonus of up to 2.5, alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide two (2) affordable units with rents of no more than 30% of 50% of area median income (AMI) for no fewer than 55 years.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional two (2) feet on Grand Avenue to provide a 22-foot curb-to-property-line distance in accordance with Exhibit A, satisfactory to the City Engineer

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing sidewalk with a City Standard non-contiguous sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp adjacent to the site on Grand Avenue, satisfactory to the City Engineer

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of the damaged concrete alley with a full-width City standard concrete alley per City Standard Drawing SDG-21 adjacent to the site, satisfactory to the City Engineer

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure the removal of existing encroaching mailbox and block wall from the Grand Avenue public right-of-way, in accordance with Exhibit A, satisfactory to the City Engineer

16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the proposed sidewalk underdrains to be installed within the Grand Avenue public right-of-way in accordance with Exhibit A, satisfactory to the City Engineer

17. The proposed drainage system for this development, as shown on the site plan, is private and subject to approval from the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall incorporate all necessary construction Best Management Practices (BMPs) into the construction plans or specifications to ensure compliance with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code (SDMC), satisfactory to the City Engineer

19. Prior to the issuance of any building permits, 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 of San Diego Stormwater Standards Manual.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any public improvement permits, the Owner/Permittee shall submit complete landscape construction documents for public 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.

21. Prior to issuance of any building permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the City's 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 SDMC Section 142.0403(b)6.

22. 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."

23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the public 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 landscaping 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.

PLANNING/DESIGN REQUIREMENTS:

24. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls shall be in compliance with the 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.

25. 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.

26. 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

27. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate two (2) feet of public right-of-way along the project frontage on Grand Avenue and assure by permit and bond the construction of a 22-foot-wide parkway (six foot landscaping, five foot-wide non-contiguous sidewalk, and 11-foot landscaping) as shown on Exhibit A per current City standards, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

28. Prior to the issuance of the first building permit, the Owner/Permittee shall provide and maintain onsite pedestrian scale lighting adjacent to the Grand Avenue street frontage per Exhibit A as a transportation amenity for the project. These improvements shall be completed and operational prior to first occupancy.

WATER AND SEWER DEVELOPMENT REQUIREMENTS:

29. Prior to the issuance of Certificate of Occupancy, all existing and proposed public water lines serving this development (i.e., domestic, irrigation, and fire) must pass through a permitted above-ground private backflow prevention device (BFPD).

30. Prior to the issuance of Certificate of Occupancy, any existing public water service that has been proposed as to be retained, which is subsequently determined to be inadequately sized, requires that the applicant obtain a separate Miscellaneous Plumbing Permit to kill the existing water service line at the main and install a new water service in a location acceptable to the Public Utilities Director and the City Engineer. To ensure acceptability, the new main connection should be at least 30 inches from any other water service line connection, at least five (5) feet from any driveway, and at least 10 feet from any active sewer lateral.

31. Prior to the issuance of Certificate of Occupancy, any private improvements that lie within a public right-of-way fronting the development or within a public easement within the development that could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities (as determined by the Public Utilities Director or the City Engineer) must be removed unless the Owner/Permittee has obtained a City approved and County recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific encroachment at that specific location.

32. Prior to the issuance of Certificate of Occupancy, all proposed or subsequently required water and sewer facilities within the public right-of-way or public easement shall be completed and operational, in a manner satisfactory to the Public Utilities Director and the City Engineer.

33. Prior to the issuance of Certificate of Occupancy, any damages caused to the City of San Diego public water and sewer facilities, which are due to the activities associated with this project, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer, pursuant to SDMC Section 142.0607.

34. Prior to the issuance of Certificate of Occupancy, the Owner/Permittee shall have constructed, abandoned, or ensured the construction or abandonment via permit and bond any and all public water and sewer facilities that have been proposed for construction or abandonment by this permit.

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 16, 2026, and _____.

Coastal Development Permit No. PMT-3377474
Date of Approval: July 16, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Blake Sonuga
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.

**1250 Grand Ave LLC,
a California Limited Liability Company
Owner/Permittee**

By

Matthew Holt
Manager

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 23, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010382

PROJECT NAME / NUMBER: 1250 Grand Avenue / PRJ-1143865**COMMUNITY PLAN AREA:** Pacific Beach**COUNCIL DISTRICT:** 1**LOCATION:** 1250 Grand Avenue, San Diego, CA 92109

PROJECT DESCRIPTION: The project includes a Coastal Development Permit to demolish two existing one-story duplexes and construct a new three-story, 10,102 square-foot multi-dwelling unit building with 17 units, two of which will be affordable to very low-income households. The 0.14-acre site is in the Residential (29 du/ac) community plan zoning designation, RM-2-5 Base Zone and Coastal Overlay Zone (Non-Appealable Area) within the Pacific Beach Community Plan Area. **LEGAL DESCRIPTION:** LOTS 27 AND 28, BLOCK 232, PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS THEREOF NOS. 697 AND 854, 1234, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1892 AND SEPTEMBER 28, 1898, RESPECTIVELY.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development.**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development Projects; and where the exceptions listed in Section 15300.2 would not apply. Section 15332 permits for infill development when projects meet the specified conditions. This project would demolish two existing one-story duplexes and construct a new three-story, 10,102 square-foot multi-dwelling unit building with 17 units. This is within the allowable development footprint of the lot and conforms with the Pacific Beach Community Plan designation of Residential (29 du/ac). The project site is within city limits, is less than five acres in size, and is

surrounded by urban uses. The site is bordered on the north, south, east, and west by similar residential development that is also designated Residential (29 du/ac) in the Pacific Beach Community Plan. The site is of no value as a habitat for endangered species, as a developed urban lot that does not contain or support Environmentally Sensitive Lands (ESL) as defined by the Biology Guidelines of the City's Land Development Manual. The project site does not contain any sensitive biological resources on site. It would not result in significant effects on traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Blake Sonuga
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 687-5928 / msonuga@sandiego.gov

On February 23, 2026 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 9, 2026). 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: 2/23/26

REMOVED: 3/9/26

POSTED BY: Myra Lee



Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See Project Submittal Manual):

☒ **Development Permit:** _____

☐ **Subdivision Approval:** _____

☐ **Policy Approval:** _____

Project Title: 1250 Grand Units **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:

1250 Grand Avenue, San Diego, CA 92109

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

☐ Individual ☐ Partnership ☐ Corporation ☒ Limited Liability -or- ☐ General – What State? CA

Corporate Identification No.: _____ ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent(Per Matthew Holt)

- ☒ Owner
 ☐ Authorized Agent
 ☐ Member
 ☐ Trustee
 ☐ Tenant/Lessee
 ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual: Matthew HoltOn behalf of: 1250 Grand Ave LLCStreet Address: 1250 Grand AveCity: San DiegoState: CAZip: 92109Phone Number: 925-766-1062Email: MatthewBolt@gmail.comSignature: Date: 8/28/25Additional pages attached: ☐ Yes ☐ No

*(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ☒ Check if Same as Property Owner/Authorized Agent(Per Matthew Holt)

- ☐ Owner
 ☐ Authorized Agent
 ☐ Member
 ☐ Trustee
 ☐ Tenant/Lessee
 ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No**Other Financially Interested Persons ☒ Check if N/A**

- ☐ Owner
 ☐ Authorized Agent
 ☐ Member
 ☐ Trustee
 ☐ Tenant/Lessee
 ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ NoVisit our web site: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (07-24)

PROPRIETARY DESIGN: THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

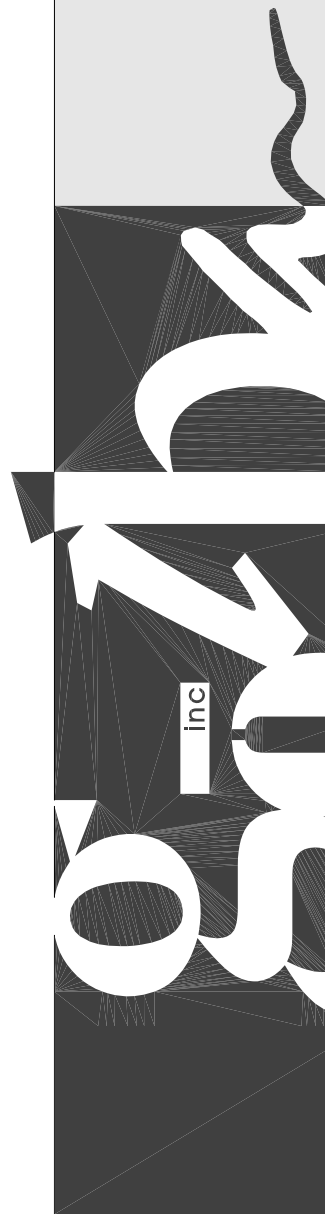
1250 GRAND UNITS

1250 GRAND AVENUE
SAN DIEGO, CALIFORNIA 92109

COASTAL DEVELOPMENT PERMIT SUBMITTAL SET:
EXPEDITE, AFFORDABLE, MULTI-FAMILY
DEVELOPMENT

1250 GRAND UNITS
1250 GRAND AVENUE
SAN DIEGO, CA 92109

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
4455 Lamont Street, #101 San Diego California 92109
Phone: (619) 231-9905



TS1

DATE: 02-17-26

PROJECT INCENTIVES

PER SDMC SECTION 143.1010(h)(1)(A), AN INCENTIVE IS A DEVIATION TO A DEVELOPMENT REGULATION.

INCENTIVE #1:

AN INCENTIVE FROM SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 131.0443(b)(1) WHICH STATES: FRONT SETBACKS IN RM-2-5 ZONES, UP TO 50 PERCENT OF THE WIDTH OF THE BUILDING ENVELOPE MAY OBSERVE THE MINIMUM 15-FOOT FRONT SETBACK, PROVIDED THE REMAINING PERCENTAGE OF THE BUILDING ENVELOPE WIDTH OBSERVES THE STANDARD 20-FOOT SETBACK, THE PROPOSED PROJECT IS REQUESTING TO REDUCE THE STANDARD 20'-0" FRONT SETBACK DOWN TO 1'-0" FOR THE ENTIRE WIDTH OF THE BUILDING ENVELOPE, AS STRICT ADHERENCE TO THE FRONT SETBACK REQUIREMENT WOULD PRECLUDE THE DEVELOPMENT FROM FULLY UTILIZING THE F.A.R. BONUS AND UNLIMITED DENSITY BONUS TO PROVIDE THE MOST DWELLING UNITS POSSIBLE.

INCENTIVE #2:

AN INCENTIVE FROM SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 131.0456 WHICH STATES: COMMON OPEN SPACE IN THE RM ZONES: THE COMMON OPEN SPACE AREA SHALL BE AT LEAST 300 SQUARE FEET OR 25 SQUARE FEET PER DWELLING UNIT, WHICHEVER IS GREATER, AT LEAST ONE AREA OF COMMON OPEN SPACE SHALL BE PROVIDED WITH MINIMUM DIMENSIONS OF 12 FEET BY 15 FEET. THIS SPACE SHALL BE IMPROVED AS A USABLE AREA WITH LAWN OR RECREATION FACILITIES. THE PROPOSED PROJECT IS REQUESTING AN INCENTIVE TO ELIMINATE THE REQUIREMENT FOR COMMON OPEN SPACE AREA.

INCENTIVE #3:

AN INCENTIVE FROM THE BICYCLE PARKING REQUIREMENTS OF SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 142.0525 AND TABLE 142-05C. THE PROJECT IS REQUESTING AN INCENTIVE TO ELIMINATE THE REQUIREMENT FOR BICYCLE PARKING.

PROJECT WAIVERS

PER SDMC SECTION 143.1010(i)(1), A WAIVER IS A REQUEST TO WAIVE OR REDUCE A DEVELOPMENT STANDARD THAT PHYSICALLY PRECLUDES CONSTRUCTION OF DEVELOPMENT MEETING THE CRITERIA OF THE COMPLETE COMMUNITIES HOUSING SOLUTIONS PROGRAM CHAPTER 14 ARTICLE 3 DIVISION 10 OF SAN DIEGO MUNICIPAL CODE.

WAIVER #1:

THE PROJECT PROPOSES TO WAIVE THE MOTORCYCLE PARKING REQUIREMENTS PER SDMC SECTION 142.0525 AND TABLE 142-05C, AS STRICT ADHERENCE TO THIS REQUIREMENT WOULD PRECLUDE THE DEVELOPMENT FROM FULLY UTILIZING THE F.A.R. BONUS AND UNLIMITED DENSITY BONUS TO PROVIDE THE MOST DWELLING UNITS POSSIBLE.

WAIVER #2

THE PROJECT PROPOSES TO WAIVE THE REQUIRED PRIVATE EXTERIOR SPACE PER SDMC SECTION 131.0455, WHICH STATES AT LEAST 75% OF THE DWELLING UNITS SHALL BE PROVIDED WITH AT LEAST 60 SQUARE FEET OF USABLE, PRIVATE, EXTERIOR OPEN SPACE ADJUTTING THE UNIT WITH A MINIMUM DIMENSION OF 6'-0" AND SHALL BE NO CLOSER THAN 4'-0" TO THE FRONT PROPERTY LINE. STRICT ADHERENCE TO THE REQUIREMENT WOULD PRECLUDE THE DEVELOPMENT FROM FULLY UTILIZING THE F.A.R. BONUS AND UNLIMITED DENSITY BONUS TO PROVIDE THE MOST DWELLING UNITS POSSIBLE.

PARKING CALCULATIONS

RESIDENTIAL PARKING REQUIRED

THIS PROJECT IS WITHIN THE PARKING STANDARDS TRANSIT PRIORITY AREA. OFF-STREET PARKING SPACES ARE NOT REQUIRED PER SDMC 142.052b. PARKING THAT IS PROVIDED SHALL CONFORM TO SDMC 142.052b(b)

AUTOMOBILE SPACES, PER TABLE 142-05C

UNIT SIZE	QUANTITY	PARKING RATIO	SPACES PER UNIT	TOTAL
1 BEDROOM UNITS	11	0/ DU	0	0
2 BEDROOM UNITS	6	0/ DU	0	0

MOTORCYCLE & BICYCLE PARKING

THIS PROJECT SHALL UTILIZE AN INCENTIVE AND A WAIVER TO ELIMINATE THE MOTORCYCLE AND BICYCLE PARKING REQUIREMENTS OF SDMC 142.0525 & TABLE 142-05C. REFER TO PROJECT INCENTIVES AND PROJECT WAIVERS SECTION ON THIS SHEET.

SPACES PROVIDED	ADVANCE ACCESSIBLE	EV	STANDARD	TOTAL
AUTOMOBILE	1	2	0	3
MOTORCYCLE	-	-	-	SEE WAIVER #1
BICYCLE	-	-	-	INCENTIVE #3

**PARKING NOTES:

1. OFF-STREET PARKING THAT IS PROVIDED IN THIS DEVELOPMENT SHALL CONSIST ONLY OF UNBUNDLED PARKING PER SDMC 142.052b(b)(1).

TRANSPORTATION AMENITY REQUIREMENTS

TRANSPORTATION AMENITY SCORE:

BEDROOM RATIO SCORE:

5

JOBS-HOUSING SCORE:

1

ENVIRONMENTAL PRIORITY INDEX SCORE:

0

TRANSIT COMMUTE SCORE:

7

TOTAL AMENITY SCORE:

13 (AT LEAST 4 POINTS WORTH OF TRANSPORTATION AMENITIES ARE REQUIRED)

TRANSPORTATION AMENITIES PROVIDED:

TRANSIT & ACTIVE TRANSPORTATION INFRASTRUCTURE (PEDESTRIAN SCALE LIGHTINGS):

5 POINTS

AMENITY POINTS PROVIDED:

5 POINTS

GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED PROJECT RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN AN EFFORT TO REACH THESE GOALS, THE PROJECT WILL EMPLOY THE FOLLOWING:

- SOLAR PHOTOVOLTAIC SYSTEM FOR GENERATING POWER ON SITE (UNDER SEPARATE PERMIT)
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- "ENERGY STAR" APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL NEW WINDOWS
- USE OF LOW V.O.C. PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS, AND OTHER FINISHES WHERE FEASIBLE
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING AND VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT
- ELECTRICAL OUTLET ON SEPARATE CIRCUIT IN EACH GARAGE FOR ELECTRIC CAR USAGE

1ST FLOOR	3,034
2ND FLOOR	3,703
3RD FLOOR	3,365
TOTAL G.F.A.	10,102
PRIVATE DECKS AT THE RESIDENTIAL DWELLING UNITS & 3RD FLOOR CIRCULATION AREA ARE NOT INCLUDED IN THE GFA	1,129

FLOOR AREA ANALYSIS

1ST, 2ND & 3RD FLOORS

	CIRC.	STAIRS/ ELEV.	RES. UNITS	PRIVATE DECKS*	TOTAL G.F.A.
1ST FLOOR	--	144	2,885	267	3,034
2ND FLOOR	338	144	3,216	262	3,703
3RD FLOOR	338*	144	3,216	262	3,365
TOTAL	338*	447	9,317	791*	10,102

*PRIVATE DECKS AT THE RESIDENTIAL DWELLING UNITS & THE CIRCULATION AREA OF THE 3RD FLOORS ARE NOT INCLUDED IN THE TOTAL G.F.A.

RESIDENTIAL DWELLING UNIT MATRIX

UNIT NUMBER	BEDROOM/ BATHROOM	UNIT SQUARE FOOTAGE	UNIT DECK AREA
101	2BED/2BA	741	102
102	1BED/1BA	441	36
103	1BED/1BA	441	36
104	1BED/1BA	441	36
105	2BED/2BA	671	57
201	2BED/2BA	737	51
202	1BED/1BA	438	36
203	1BED/1BA	438	36
204	1BED/1BA	438	36
205	1BED/1BA	665	52
206	2BED/2BA	500	51
301	2BED/2BA	737	51
302	1BED/1BA	438	36
303	1BED/1BA	438	36
304	1BED/1BA	438	36
305	1BED/1BA	665	52
306	2BED/2BA	500	51
TOTAL		9,317	791

AFFORDABLE DWELLING UNITS: UNITS 202 & 302 HAVE BEEN DESIGNATED AS THE AFFORDABLE DWELLING UNITS.	
--	--

DENSITY CALCULATIONS

DENSITY NOTES:

1. THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT UTILIZES THE DENSITY OF THE BASE ZONE, RM-2-5, AS THE PRE-DENSITY DWELLING UNITS FOR THE AFFORDABLE DWELLING UNITS REQUIRED PER THE COMPLETE COMMUNITIES HOUSING SOLUTIONS PROGRAM.

2. THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL UTILIZE THE INCREASE F.A.R. & WAIVER OF THE MAXIMUM PERMITTED RESIDENTIAL DENSITY PROVIDED IN THE COMPLETE COMMUNITIES HOUSING SOLUTIONS PROGRAM TO INCREASE THE NUMBER OF DWELLING UNITS PROVIDED.

	1 DWELLING UNIT ALLOWED PER GIVEN LOT S.F.	TOTAL ALLOWABLE NUMBER OF DWELLING UNITS
SAN DIEGO MUNICIPAL CODE ZONE RM-2-5 (PER TABLE 131-05D)	1,500 S.F.	5 UNITS

SETBACK	MIN.	RM-2-5	PROP.
FRONT (SOUTH, GRAND AVE.)	15'-0"	20'-0"	15'-0"
SIDE (EAST & WEST)	MIN. 4'-0"	---	4'-0"
REAR (NORTH, ALLEY)	MIN.	15'-0"	15'-0"

PROJECT DATA

PROJECT DESCRIPTION:

THE PROJECT PROPOSES TO DEMOLISH TWO EXISTING MULTI-FAMILY STRUCTURES & HARDCAPE & TO CONSTRUCT A NEW 3-STORY MULTI-FAMILY RESIDENTIAL STRUCTURE. THE FIRST FLOOR WILL CONSIST 5 RESIDENTIAL DWELLING UNITS AND A 3 SPACE CARPORT, THE 2ND & 3RD FLOORS WILL CONTAIN 6 RESIDENTIAL DWELLING UNITS EACH, FOR A TOTAL OF 17 FOR-RENT RESIDENTIAL DWELLING UNITS.

THIS IS AN AFFORDABLE, INFILL, MULTI-FAMILY RESIDENTIAL PROJECT. THE PROJECT PROPOSES TO UTILIZE THE COMPLETE COMMUNITIES HOUSING SOLUTIONS PROGRAM, THE AREA OF THE LOT IS 6,216 SQUARE FEET & IS LOCATED WITHIN THE RM-2-5 BASE ZONE. THE ALLOWABLE DENSITY OF THE BASE ZONE IS ONE DWELLING UNIT PER 1,500 SQUARE FEET OF LOT AREA OR 5 DWELLING UNITS. THE PROJECT WILL UTILIZE THE CITY OF SAN DIEGO COMPLETE COMMUNITIES HOUSING SOLUTIONS PROGRAM SDMC SECTION 143.1015(a)(4) & RESERVE 40% OF THE RENTAL DWELLING UNITS IN THE DEVELOPMENT (2 UNITS), EXCLUDING ANY ADDITIONAL DWELLING UNITS ALLOWED UNDER A FLOOR AREA RATIO BONUS, FOR RENT BY VERY LOW INCOME HOUSEHOLDS AT A COST, INCLUDING AN ALLOWANCE FOR UTILITIES, THAT DOES NOT EXCEED 30% OF 50% OF THE MEDIAN INCOME, AS ADJUSTED FOR HOUSEHOLD SIZE. PER SDMC SECTION 143.1010(h)(4)(B) THE ALLOCATION OF AT LEAST 30% OF THE PRE-DENSITY UNITS FOR LOWER INCOME HOUSEHOLDS, WITH AT LEAST 20% FOR VERY LOW INCOME HOUSEHOLDS PROVIDES THREE DEVELOPMENT INCENTIVES.

CITY OF SAN DIEGO EXPEDITE QUALIFICATIONS:
THIS PROJECT QUALIFIES FOR EXPEDITE PERMIT PROCESSING PER BULLETIN 588, SECTION III, QUALIFYING PROJECT TYPE A: AT LEAST 10% OF THE TOTAL UNITS PROPOSED WITHIN THE DEVELOPMENT BEING SET ASIDE FOR HOUSEHOLDS WITH AN INCOME AT OR BELOW 60% OF THE ADJUSTED AREA MEDIAN INCOME.

SITE ADDRESS:

1250-1256 GRAND AVENUE
SAN DIEGO, CA 92104

ASSESSOR'S PARCEL NUMBER:

423-161-19-00 & 423-161-20-00

LEGAL DESCRIPTION:

LOTS 27 AND 28, BLOCK 232, PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS THEREOF NOS. 6471 AND 2854-1234, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1842 AND SEPTEMBER 28, 1848 RESPECTIVELY.

BUILDING CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE
SAN DIEGO MUNICIPAL CODE

YEAR BUILT:

1947

EXISTING SOILS CONDITION:

PREVIOUSLY GRADED & DISTURBED

GEOLOGIC HAZARD CATEGORY:

52

OCCUPANCY:

R-2

CONSTRUCTION TYPE:

VB (FULLY SPRINKLERED)

LOT ZONING:

RM-2-5

COMMUNITY PLAN AREA:

PACIFIC BEACH

OVERLAY ZONES:

COASTAL HEIGHT LIMIT (CHLOZ)
COASTAL (COZ) - NON-APPEALABLE 2
PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA)
TRANSIT PRIORITY AREA (TPA)

LOT SIZE:

6,216 S.F. (.14 ACRES)

LOT USE:

EXISTING: SINGLE-FAMILY RESIDENTIAL
PROPOSED: MULTI-FAMILY RESIDENTIAL

NUMBER OF EXISTING DWELLING UNITS THAT ARE PROPOSED FOR DEMOLITION OR ALTERATION THAT WERE AT ANY POINT DURING THE 5-YEAR PERIOD PRECEDING THIS APPLICATION EITHER SUBJECT TO A RECORDED COVENANT ORDINANCE OR LAY THAT RESTRICTS RENTS FOR VERY LOW INCOME OR LOW INCOME HOUSEHOLDS, OR ARE OR WERE OCCUPIED BY VERY LOW INCOME OR LOW INCOME HOUSEHOLDS:

0, NONE

ALLOWABLE F.A.R.:

COMPLETE COMMUNITIES: 2.5 = 15,540 S.F.

PROPOSED F.A.R.:

1.63 = 10,102 S.F.

NUMBER OF STORIES:

EXISTING: 1 - STORY
PROPOSED: 3 - STORIES

BUILDING HEIGHT:

ALLOWABLE: 30'-0" PER PROP. 'D' (40'-0" PER BASE ZONE)

PROPOSED: VARIES, 24'-6" MAX. ABOVE HIGH POINT OF GRADE

VICINITY MAP

NOTE: THE CLOSEST FIRE HYDRANT IS ON THE SOUTHEAST CORNER OF GRAND AVENUE & PANUEL ST., DOWN THE STREET FROM THE PROJECT SITE

NOTE: THE NEAREST BUS STOP IS LOCATED AT THE SOUTHWEST CORNER OF GRAND AVE. & PANUEL ST., 244 FEET WALKING DISTANCE FROM THE PROJECT SITE.

SHEET INDEX

GENERAL (2)

TS1 COVER SHEET
TS2 PROJECT INFORMATION

CIVIL (3)

TOPO TOPOGRAPHIC SURVEY
CO2 PRELIMINARY GRADING PLAN
CO3 PRELIMINARY GRADING PLAN

ARCHITECTURAL (9)

A001 SITE PLAN
A002 FIRE ACCESS PLAN
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A103 THIRD FLOOR PLAN
A104 ROOF PLAN
A201 ELEVATIONS
A202 ELEVATIONS
A301 SECTIONS

LANDSCAPE (9)

L0 COVER
L1 LANDSCAPE DEVELOPMENT PLAN NOTES & LEGEND
L2 LANDSCAPE DEVELOPMENT PLAN
L3 YARD AREA DIAGRAM & CALCULATIONS
L4 YARD AREA CALCULATIONS
L5 WATER CONSERVATION PLAN NOTES & LEGEND
L6 WATER USE CALCULATIONS
L7 EXISTING TREE DISPOSITION PLAN
L8 CLIMATE ACTION PLAN

TOTAL SHEET COUNT: 23

PROJECT DIRECTORY

OWNER & FINANCIALLY RESPONSIBLE PARTY:

CONTACT: MATT HOLT
5666 LA JOLLYA BLVD, #334
LA JOLLA, CA 92037
P: 925-766-1062

ARCHITECT:

GOLBA ARCHITECTURE
CONTACT: BRIAN YAMAGATA
4455 LAMONT STREET, SUITE 101
SAN DIEGO, CA 92104
P: 619-231-4405
F: 858-750-3471

CIVIL ENGINEER:

CHRISTENSEN ENGINEERING & SURVEYING
CONTACT: TONY CHRISTENSEN, PE
7888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92126
P: 858-271-4901
F: 858-271-8912

LANDSCAPE ARCHITECT:

CONTACT: FRANK MARGCZYNSKI, RLA
5055 HARBOR DRIVE, SUITE 200
SAN DIEGO, CA 92106
P: 858-458-0555
F: 858-458-9554

SURVEYOR:

METROPOLITAN MAPPING
CONTACT: VERNON FRANCK
3712 30TH STREET
SAN DIEGO, CA 92104
P: 619-491-5250

COMPLETE COMMUNITIES

1. PER SDMC SECTION 143.1020(a): "NEIGHBORHOOD ENHANCEMENT FUND. ALL DEVELOPMENTS SHALL PAY A FEE TO THE "NEIGHBORHOOD ENHANCEMENT FUND", AS ESTABLISHED BY CITY COUNCIL RESOLUTION R-313282.

SELF CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS, AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.

2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS OR RESULT IN A CHANGE IN FEE/DEPOSIT REQUIREMENTS.

3. CERTIFYING SUBMITTALS WITHOUT A DEVELOPMENT PERMIT COMPLETENESS REVIEW IS A PRIVILEGE AND REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS.

4. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE DENIAL OF FUTURE SUBMITTALS BY CERTIFICATION WITHOUT A DEVELOPMENT PERMIT COMPLETENESS REVIEW.

5. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING OR NOT IN THE CORRECT DIGITAL FORMAT (PDF), THE PROJECT REVIEW WILL BE DELAYED.

6. I HAVE REVIEWED THE PSD CUSTOMER BILL OF RIGHTS AND UNDERSTAND THAT PSD STRIVES FOR AN ATMOSPHERE OF MUTUAL RESPECT, COURTESY AND ACCOUNTABILITY ON BOTH SIDES OF THE TABLE. I ASKED TO WORK IN GOOD FAITH WITH MY DEVELOPMENT PROJECT MANAGER, ASK CLARIFYING QUESTIONS, PROMPTLY RESPOND TO REQUESTS FOR INFORMATION AND DOCUMENTS, AND TREAT ALL STAFF WITH PROFESSIONAL COURTESY AND RESPECT.

7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER 1, SECTION 4, SECTION 5, 1 AND/OR SECTION 6 (FOR REZONES).

FOR THE PROPOSED PROJECT, I HAVE DETERMINED THE APPROPRIATE PROCESS AND APPROVAL TYPES TO BE AS FOLLOWS:

PROJECT PROCESS LEVEL (2-5):

2

PROJECT APPROVAL(S) NEEDED:

COASTAL DP

RESPONSIBLE CERTIFIED PROFESSIONAL NAME:

SARAH HORTON

SIGNATURE:

DATE:

9-15-25

GOLBA ARCHITECTURE inc

Architecture ■ Space Planning ■ Interior Design

4455 Lamont Street, #101 San Diego California 92109

Phone: (619) 231-9905

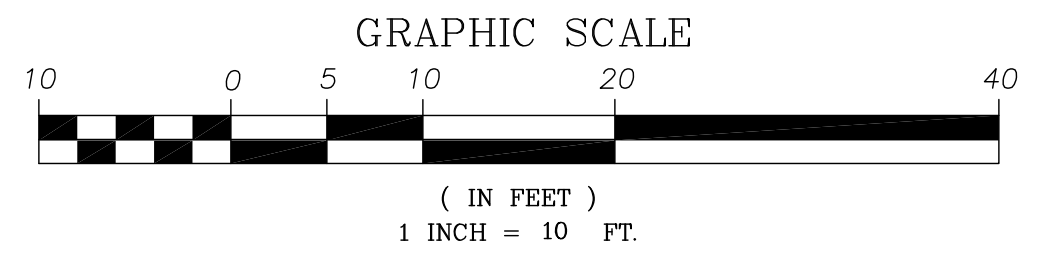
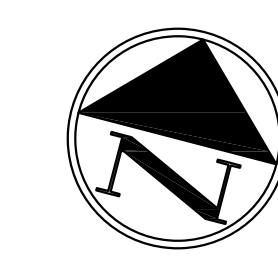
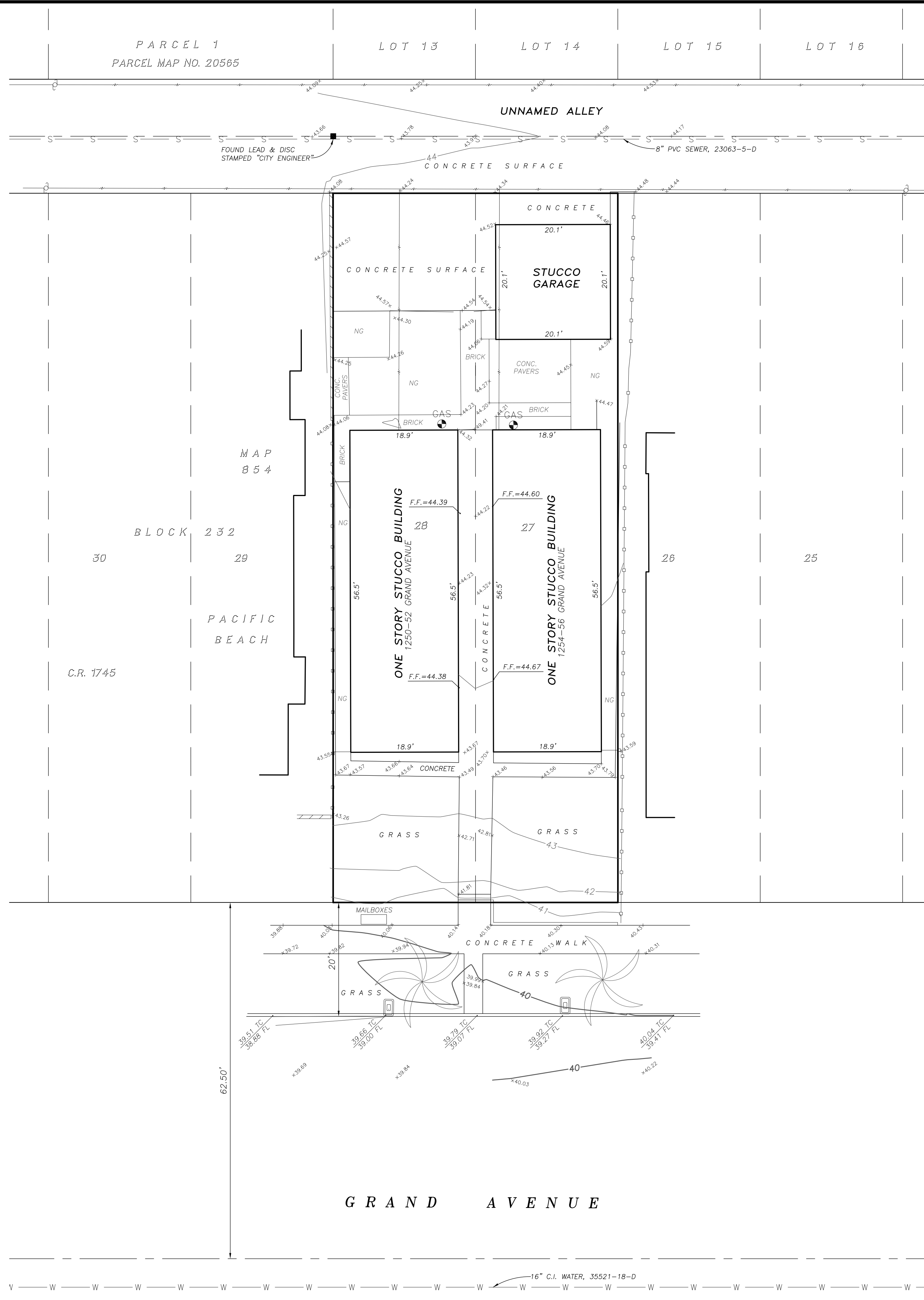
1250 GRAND UNITS

1250 GRAND AVENUE
SAN DIEGO, CA 92109

GOLBA ARCHITECTURE inc

TS2

DATE: 02-17-26



- LEGEND:**
- INDICATES WATER METER
 - NG INDICATES NATURAL GROUND
 - FF INDICATES FINISH FLOOR
 - TC INDICATES TOP OF CURB
 - FL INDICATES FLOW LINE
 - INDICATES PROPERTY LINE
 - INDICATES WOOD FENCE
 - INDICATES OVERHEAD POWERLINE
 - INDICATES WALL
 - W INDICATES WATER LINE
 - S INDICATES SEWER LINE

LEGAL DESCRIPTION:

LOTS 27 AND 28 IN BLOCK 232 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 697 AND 854, 1234, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1892 AND SEPTEMBER 28, 1898, RESPECTIVELY.

BASIS OF ELEVATION:

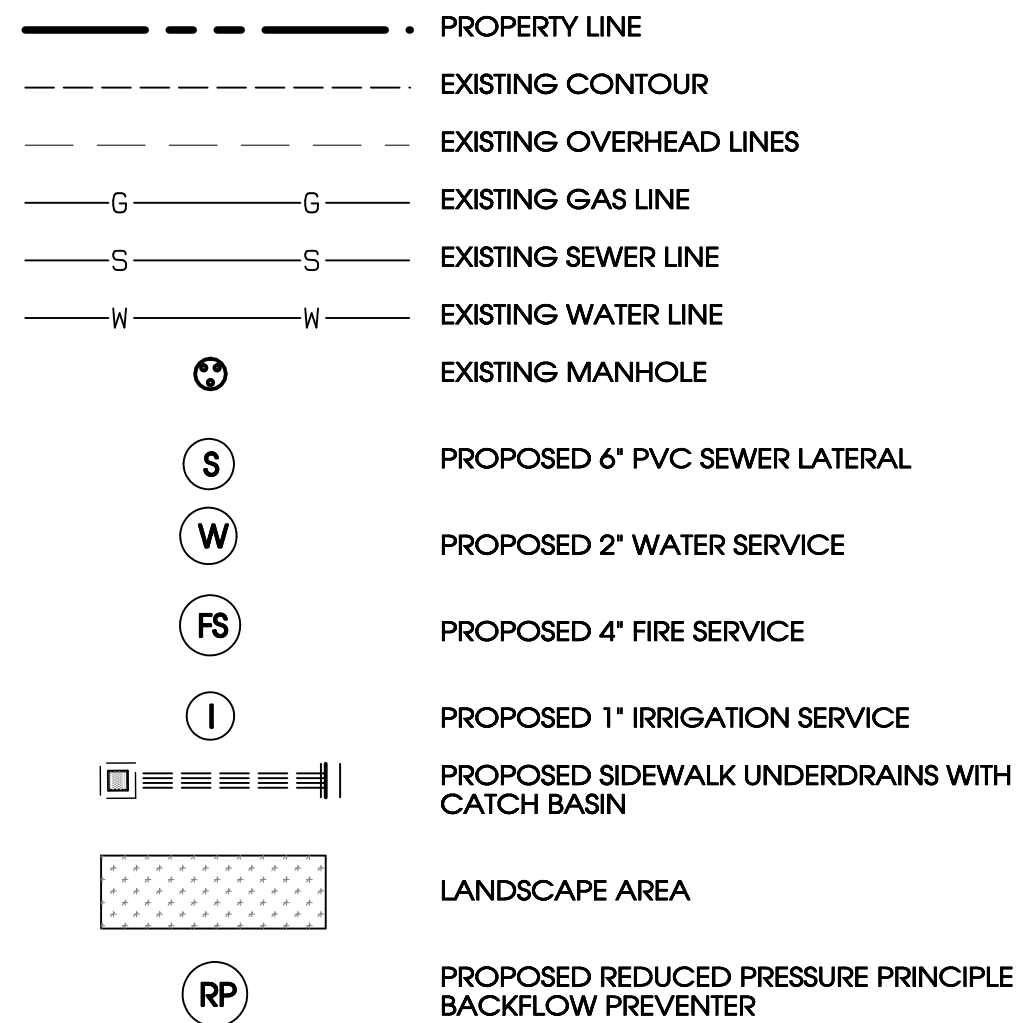
NORTHWEST BRASS PLUG
EVERTS STREET AND HORNBLEND STREET
ELEVATION = 39.702 M.S.L.



Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046

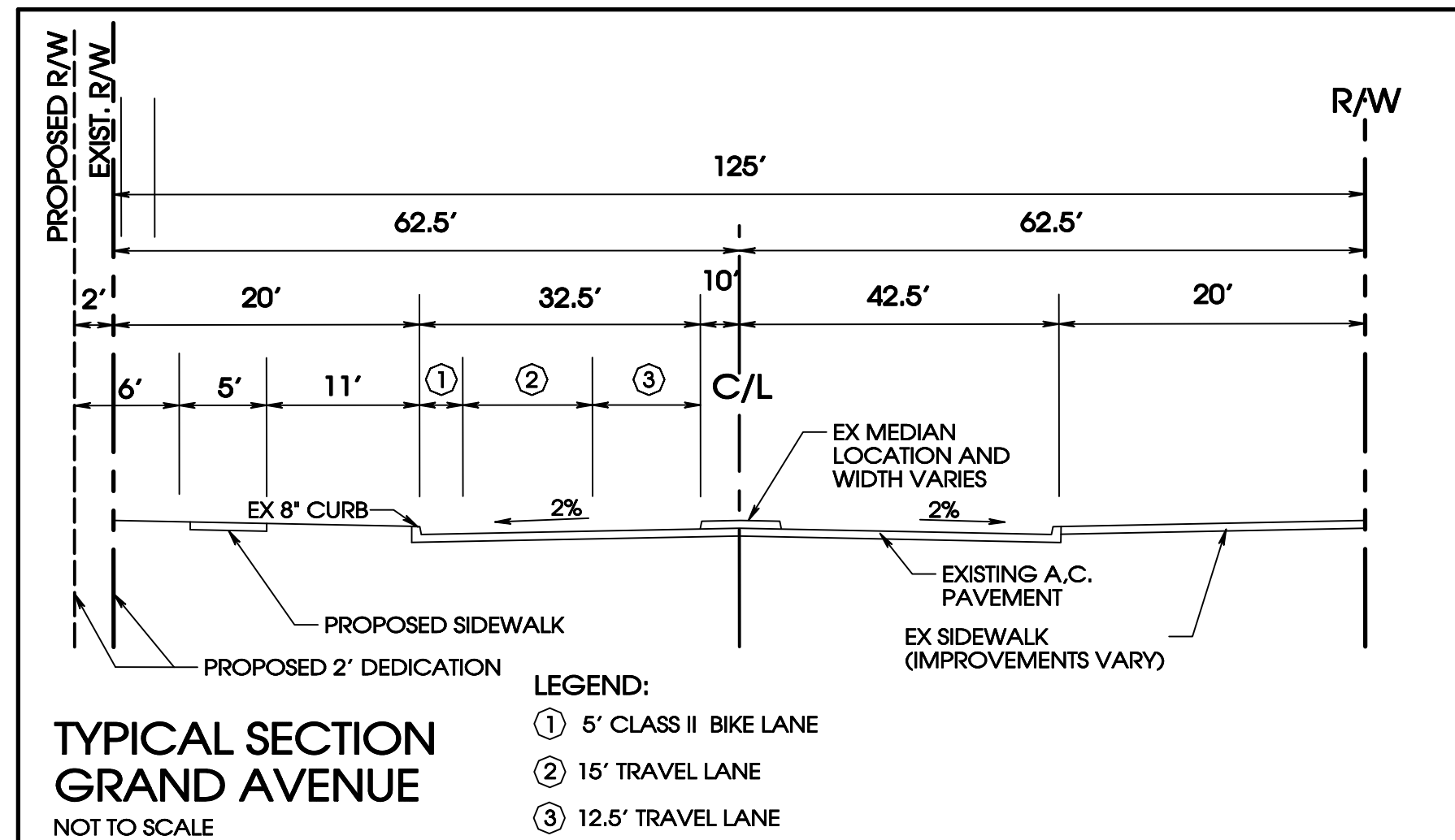
TOPOGRAPHY SURVEY		
For the exclusive use of: MATTHEW HOLT C/O GOLBA ARCHITECTURE, INC. 4455 LAMONT STREET, SUITE 101 SAN DIEGO, CALIFORNIA 92109		
San Diego Land Surveying & Engineering, Inc. 7028 Convoy Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 4/14/2025	Revised:	Revised:
Scale: 1"=10'	Drawn by: R.J.B.	Sheet 1 of 1 Sheet
Drawing: Grand Ave 1250-56 Topo		A.P.N. 423-161-19,20

LEGEND



TYPICAL SECTION ALLEY

NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 27 AND 28 IN BLOCK 233 OF PAPA JOHN CREEK BEACH IN THE COUNTY OF SAN DIEGO COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS THEREOF NOS. 697 AND 854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1982 AND SEPTEMBER 28, 1988, RESPECTIVELY.
APN: 423-171-05-00
APN: 423-161-19-00 & 20-00

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHWESTERLY CORNER OF EVERTS STREET AND HORNEBLENDE STREET. ELEVATION 39.702' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY SAN DIEGO LAND SURVEYING AND ENGINEERING, INC., DATED APRIL 29, 2024.
2. THE USE OF PROPOSED LOT IS FOR MULTI-FAMILY RESIDENTIAL.
3. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BMP'S NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.
6. NO ONSITE EASEMENTS EXIST.
7. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE WALKWAY, LANDSCAPING AND IRRIGATION, PLANTERS, TOGETHER WITH ANY OTHER PRIVATE IMPROVEMENTS TO REMAIN, WITHIN THE PUBLIC RIGHT OF WAY
8. SITE IMPERVIOUS SURFACE RUNOFF WILL BE DIRECTED TO LANDSCAPE AREAS FOR TREATMENT BEFORE DISCHARGING FROM SITE. SEE SHEET C03.
9. FOR LANDSCAPE AND HARDSCAPE, SEE LANDSCAPE PLAN.
10. ALL PROPOSED PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AT THE TIME OF THEIR CONSTRUCTION.
11. HISTORIC SIDEWALK SCORING, IF ANY, SHALL BE MAINTAINED AND ANY CONTRACTOR DATE STAMPS SHALL BE PRESERVED.
12. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
13. ALL STORMWATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

A. L. McIntyre

ANTONY K. CHRISTENSEN, RCE 54021

NOVEMBER 13, 2025
Date



PREPARED BY:

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PROJECT ADDRESS:

1250 GRAND AVENUE
SAN DIEGO, CA 92109

Revision 5:

Revision 4:

Revision 3:

Revision 2: 11-13-25 ADDRESS CITY COMMENTS

Revision 1: 09-04-25 REVISE DESIGN

PROJECT NAME:

1250 GRAND

Original Date: AUGUST 25, 2025

SHEET TITLE:

SHEET 2 OF 3 SHEETS

PRELIMINARY GRADING PLAN

C02



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UNAUTHORIZED CHANGES & USES

CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized change to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CONSTRUCTION NOTES

- 1 EXISTING WATER SERVICE TO BE KILLED AND WATER METER BOX TO BE REMOVED
- 2 PROPOSED PVT 4" FIRE SERVICE AND BACKFLOW PREVENTER
- 3 PROPOSED PUB 2" WATER SERVICE AND METER WITH WATER METER BOX AND BACKFLOW PREVENTER
- 4 EXISTING WATER SERVICE METER AND METER BOX TO BE RETAINED AND USED FOR IRRIGATION SERVICE WITH PROPOSED BACKFLOW PREVENTER
- 5 PROPOSED PVT WALKWAY WITHIN RIGHT OF WAY (TYPICAL). WILL REQUIRE ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT
- 6 EXISTING SEWER LATERAL (LOCATION UNKNOWN) TO BE LOCATED AND ABANDONED AT PROPERTY LINE.
- 7 PROPOSED 6" SEWER LATERAL PER CURRENT CITY STANDARDS
- 8 PROPOSED REMOVE AND REPLACE EXISTING ALLEY PAVEMENT PER CURRENT CITY STANDARD
- 9 LIMIT OF UPPER LEVEL STRUCTURE/ROOF (TYP)
- 10 TWO PROPOSED SIDEWALK UNDERDRAINS PER CURRENT CITY STANDARD $Q100 = 0.15$ CFS (0.075 CFS EACH DRAIN); $V100 = 2.5$ FPS (EACH)
- 11 PROPOSED PVC DRAIN (TYPICAL)
- 12 PROPOSED 12" X 12" CATCH BASIN DRAINING TO SIDEWALK UNDERDRAINS
- 13 PROPOSED AREA DRAIN (TYPICAL)
- 14 PROPOSED TRANSFORMER AREA
- 15 EXISTING WALKWAY TO BE REMOVED AND REPLACED WITH LANDSCAPING
- 16 TURF BLOCK TO TREAT RUNOFF FROM SMALL AREA OF PARKING NOT COVERED BY ROOF AND UPPER LEVELS OF BUILDING
- 17 SITE WALL, TYPICAL. (SEE LANDSCAPE PLAN)
- 18 TWO PROPOSED SIDEWALK UNDERDRAINS PER CURRENT CITY STANDARD $Q100 = 0.14$ CFS (0.07 CFS EACH DRAIN); $V100 = 2.5$ FPS (EACH)
- 19 EXISTING BLOCK WALL IN RIGHT OF WAY, TO BE REMOVED
- 20 EXISTING MAILBOXES TO BE REMOVED
- 21 REMOVE AND REPLACE EXISTING SIDEWALK PER CURRENT CITY STANDARD
- 22 PROPOSED WAYFINDING SIGN

NOTE:

AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT SHALL BE REQUIRED FOR PRIVATE IMPROVEMENTS WITHIN THE RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO PRIVATE WALKWAY

AREA OF ROOF AND STRUCTURE ABOVE GROUND FLOOR FOOTPRINT (SEE #9 ABOVE) CONVEY RUNOFF BY DOWNSPOUTS TO LANDSCAPED AREAS FOR TREATMENT BEFORE LEAVING PROJECT SITE.

THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT EMPLOYS A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WITH A PASSIVE PURGE DESIGN AND IS THEREFORE EXMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE

GRADING DATA

AREA OF SITE - 6,216 S.F. (0.143 AC)
AREA OF SITE TO BE GRADED - 6,223 SF
PERCENT OF SITE TO BE GRADED - 100%
AMOUNT OF SITE WITH 2% SLOPES OR GREATER: AREA - 0 SF, PERCENT OF TOTAL SITE - 0%
AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LDC SEC. 143.0110): 0%
VOLUME OF CUT - 365 C.Y.
VOLUME OF FILL - 0 C.Y.
VOLUME OF EXPORT - 365 C.Y.
(VOLUMES ASSUME 5" SLAB AND 2" SAND AND 4" GRAVEL/ROCK BASE)
MAXIMUM HEIGHT OF FILL SLOPE - NONE
MAXIMUM HEIGHT OF CUT SLOPE - NONE
MAXIMUM HEIGHT OF VERTICAL CUT: 4 FEET
MAXIMUM HEIGHT OF VERTICAL FILL: 0 FEET

EARTHWORK IS APPROXIMATE FOR EVENTUAL BONDING PURPOSES

RETAINING WALL: 245' IN LENGTH; 4' MAXIMUM HEIGHT

EXISTING IMPERVIOUS AREA = 4,327SF, 0.099 AC (69.6%)
PROPOSED CREATED AND REPLACED IMPERVIOUS AREA = 4,777 SF, 0.110 AC (76.9%)

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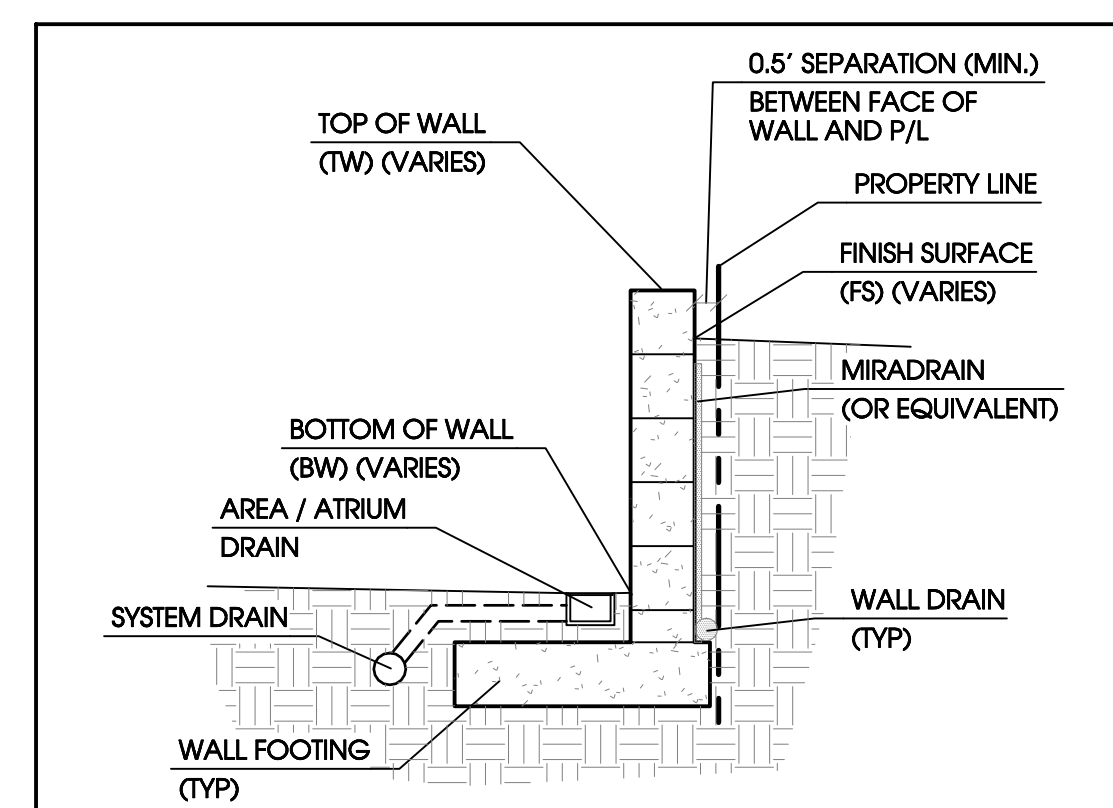
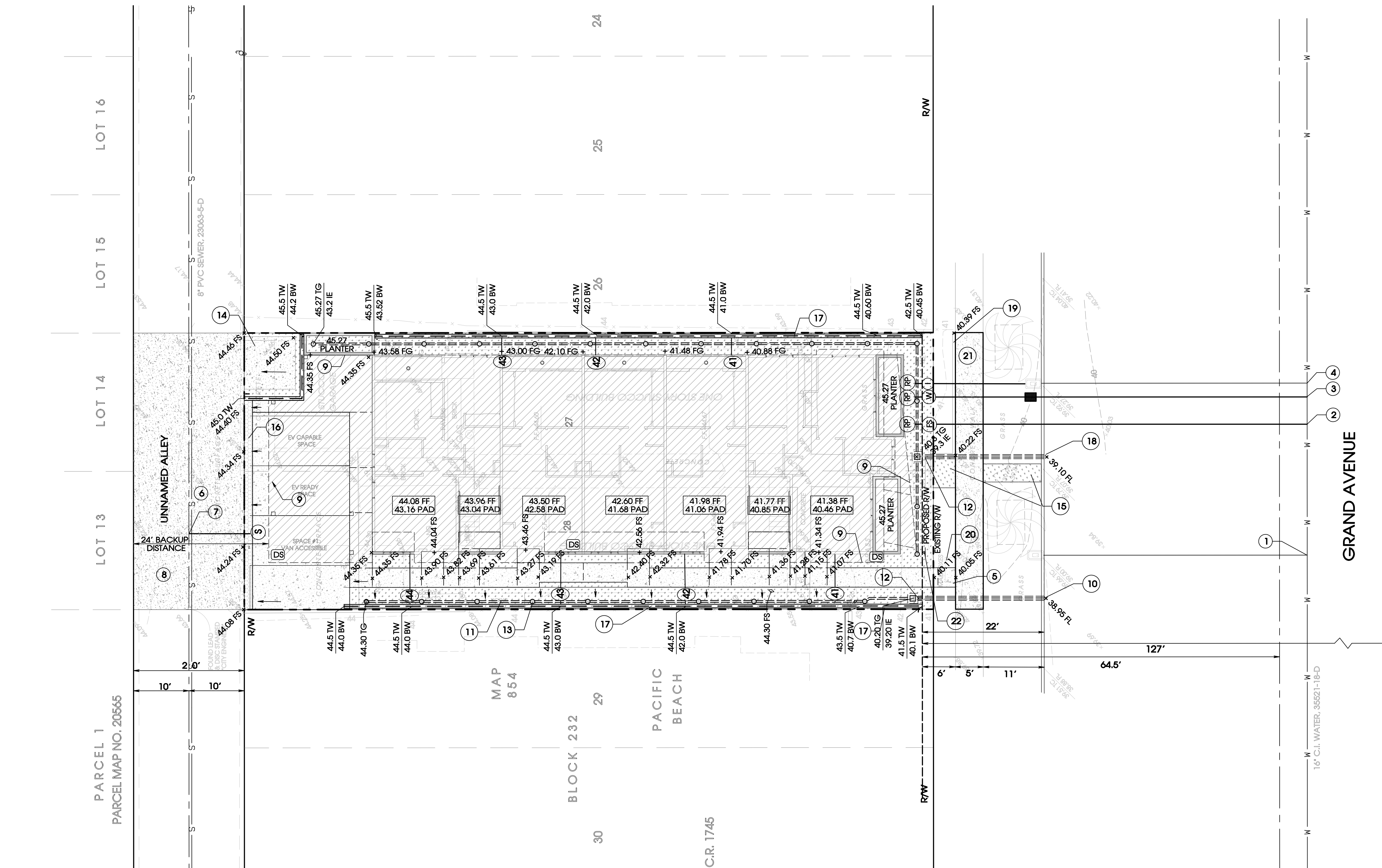
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SHEET 3 OF 3 SHEETS

DEP#

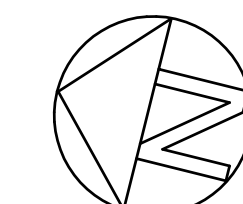
C03



SITE WALL SECTION (TYPICAL)
NOT TO SCALE

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SCALE 1" = 10'



JN A2025-51

ANTONY K. CHRISTENSEN, RCE 54021

NOVEMBER 13, 2025
Date



SITE LEGEND:

- INDICATES PROPERTY LINE
- - - INDICATES SETBACK LINE
- AREA OF PROPOSED 1ST FLOOR FOOTPRINT
- INDICATES AREA OF STRUCTURE ABOVE
- X SPOT ELEVATION
- ROOF DRAIN: DISCHARGE INTO LANDSCAPE AREA

SITE NOTES

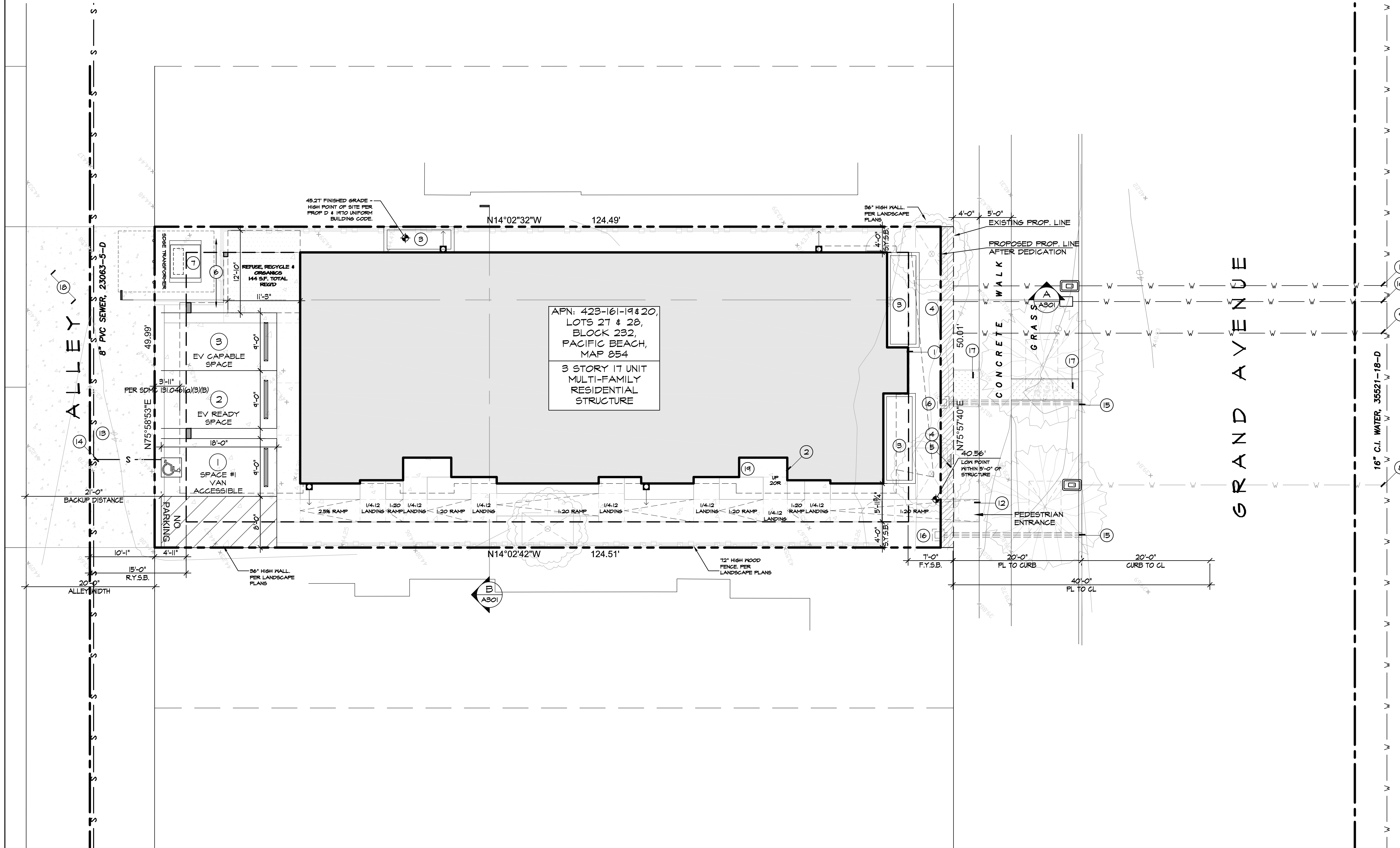
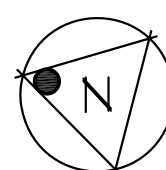
1. FOR EXISTING AND PROPOSED, ON-SITE AND OFF-SITE UTILITIES, PLEASE SEE THE PROPOSED GRADING PLAN.
2. ALL PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRE AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
3. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3'-0" OR HIGHER AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
4. PRIVATE SEWER INFRASTRUCTURE WITHIN THE PUBLIC SEWER EASEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
5. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
6. PRIOR TO 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.
7. ALL PROPOSED WATER AND SEWER FACILITIES (PUBLIC OR PRIVATE) WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED, CONSTRUCTED, OR ABANDONED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
8. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN THE PUBLIC ROW OR WITHIN AN ADEQUATELY SIZED WATER EASEMENT IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
9. THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY THEN, THE OWNER/PERMITTEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
10. ALL EXISTING AND PROPOSED WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD).
11. ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.
12. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
13. THERE ARE NO PUBLIC WATER AND/OR SEWER EASEMENTS ON THE PROPERTY BEING DEVELOPED.

SITE PLAN KEYNOTES

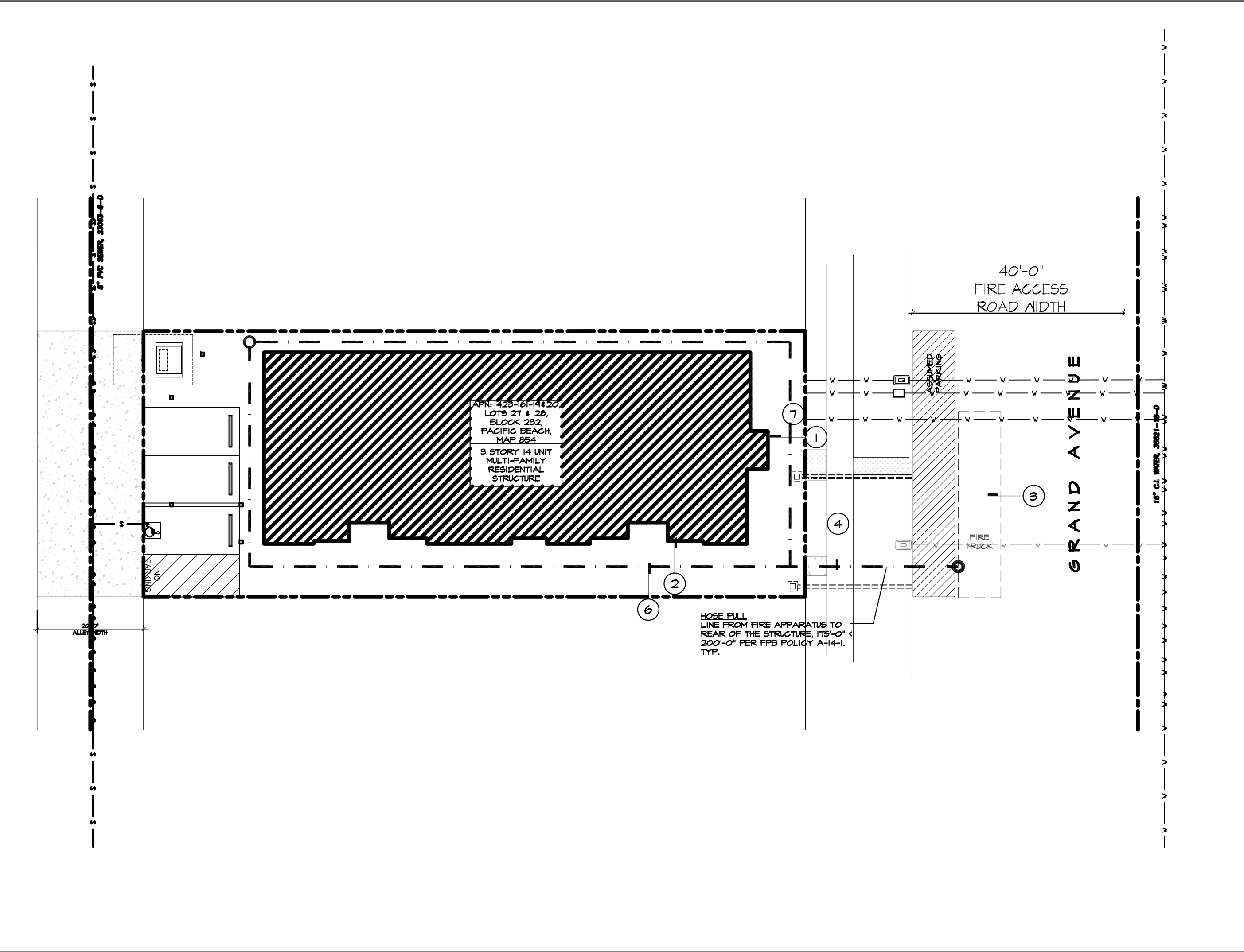
- ① BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 45.0204
- ② KNOX BOX PER FIRE DEPARTMENT POLICY K-15-2
- ③ PROPOSED MASONRY PLANTER, MAX HT. OF PLANTER WALL TO BE 3'-0". PLANTER TO BE PERMANENTLY CONNECTED TO THE PROPOSED STRUCTURE.
- ④ PROVIDE PEDESTRIAN SCALE LIGHTING PER SDMG SECTION 142.0740.
- ⑤ WAYFINDING SIGN, PER SDMG 143.1025(a)(1)
- ⑥ REFUSE, RECYCLING AND ORGANIC WASTE MATERIAL STORAGE AREA TO BE ADEQUATELY SCREENED PER SDMG 142.0810(c).
- ⑦ PROPOSED LOCATION OF SDGE TRANSFORMER.
- ⑧ EXISTING WATER SERVICE TO BE KILLED AND METER BOX TO BE REMOVED.
- ⑨ PROPOSED FVT 4" FIRE SERVICE AND BACKFLOW PREVENTER.
- ⑩ PROPOSED PUB 2" WATER SERVICE AND METER WITH WATER METER BOX AND BACKFLOW PREVENTER.
- ⑪ EXISTING WATER SERVICE METER AND METER BOX TO BE RETAINED AND USED FOR IRRIGATION SERVICE WITH PROPOSED BACKFLOW PREVENTER.
- ⑫ PROPOSED FVT. WALKWAY WITHIN RIGHT OF WAY (TYP.). WILL REQUIRE EMRA. PER CIVIL DRAWINGS.
- ⑬ EXISTING SEWER LATERAL (LOCATION UNKNOWN) TO BE LOCATED AND ABANDONED AT PROPERTY LINE.
- ⑭ PROPOSED 6" SEWER LATERAL PER CURRENT CITY STANDARDS.
- ⑮ TWO PROPOSED SIDEWALK UNDERDRAINS. PER CIVIL DRAWINGS.
- ⑯ PROPOSED 12"x12" CATCH BASIN. PER CIVIL DRAWINGS.
- ⑰ EXISTING WALKWAY TO BE REMOVED AND REPLACED WITH LANDSCAPING.
- ⑱ PROPOSED REMOVE AND REPLACE EXISTING ALLEY PAVEMENT PER CURRENT CITY STANDARD.
- ⑲ PROPOSED LOCATION OF TRANSPORTATION AMENITY NOTICE PER SDMG 142.0528(c)(3)

SITE PLAN

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

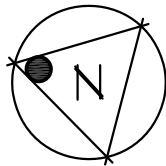


PROPRIETARY DESIGN: THE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COPYRIGHT LAW. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

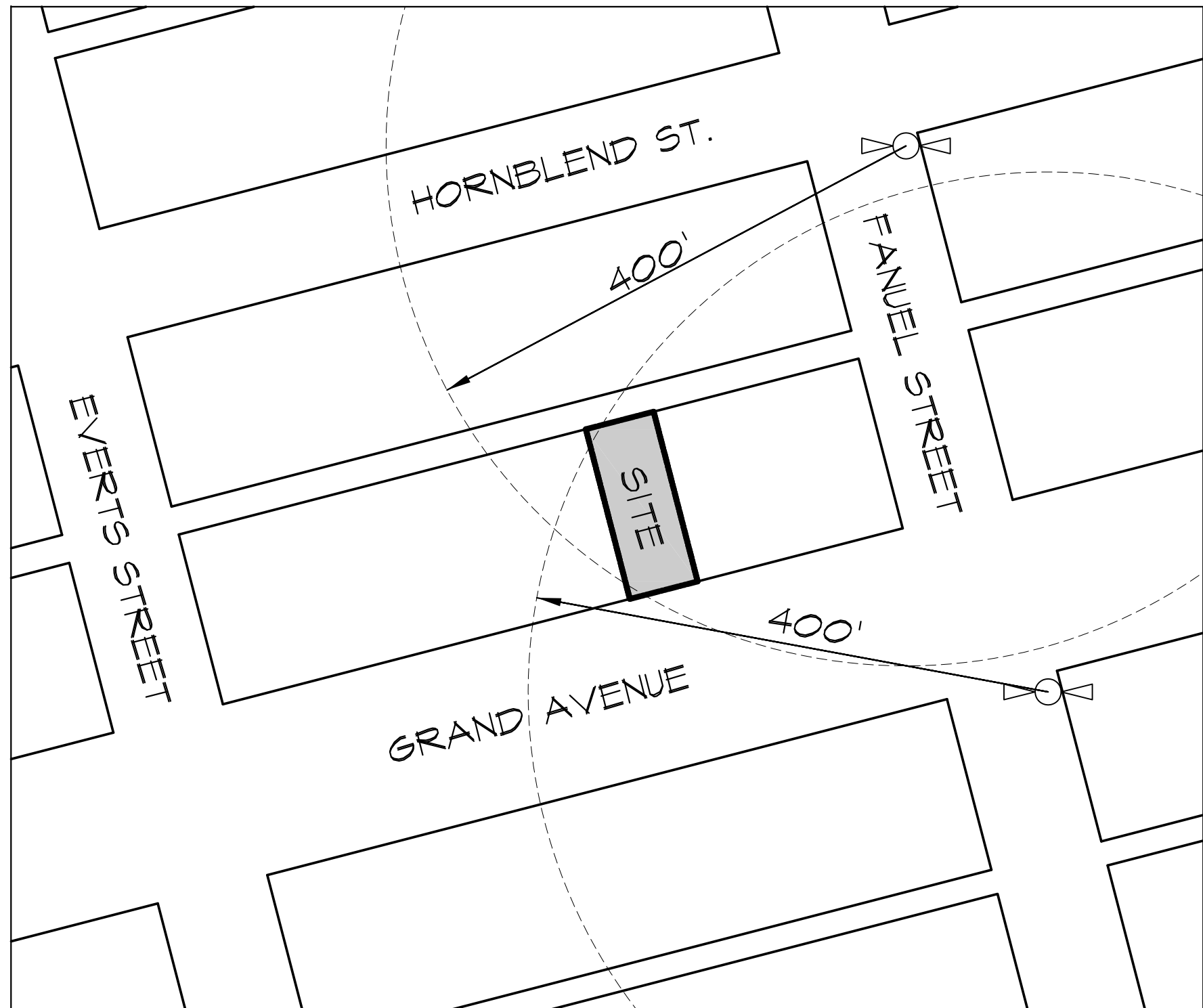


FIRE ACCESS PLAN

SCALE: 1"=10'-0"



FIRE HYDRANT DIAGRAM:



1"=100'-0"

FIRE NOTES

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3.
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME CONSTRUCTION CFC 501.4.
3. ALL REQUIRED HOSE FULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE FULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE FULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE FULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S), THE MAXIMUM HOSE FULL IS 200'. FOR NON-SPRINKLERED BUILDING(S), THE MAXIMUM HOSE FULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
4. THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES, WHERE NO SPACE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1.
5. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
6. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 33 CFC.
7. EXTERIOR DOORS AND OPENINGS REQUIRED BY CFC/CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL. CFC, SEC. 504.
8. DEAD-END FIRE APPARATUS ACCESS RODS IN EXCESS 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5.
9. BUILDING ADDRESS NUMBER(S) LOCATION(S) SHALL BE VISIBLE AND LEGIBLE FROM THE STREET/ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 45.0204.
10. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. 412.2.1.
11. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHALL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT. CFC SECTION 506.
12. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 406 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A)(BC) AS FOLLOWS:
 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
 2. IN EVERY STORAGE AND CONSTRUCTION SHED.
 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. CFC 3315.
13. CFC 504.3 - NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH 1011.2. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF.

14. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804.
15. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC/CBC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THESE CODES.
16. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
17. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATINGS OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. CFC SEC. 406.
18. TO THE APPLICANT, OWNER(S), DEVELOPER(S) AND/OR CONTRACTOR(S); A "DISCRETIONARY" PLAN REVIEW IS "CONCEPTUAL" BY DEFINITION, AND AS SUCH DOES NOT CONSTITUTE AN APPROVAL FOR FIRE ACCESS. IT SHALL THEREFORE BE INCUMBENT OF THE APPLICANT TO ENSURE THAT A FIRE PLAN REVIEW CYCLE IS PROVIDED DURING THE "MINISTERIAL" REVIEW. ALSO, AN "EXHIBIT A" PACKAGE WITH OR WITHOUT A "FIRE ACCESS PLAN" DOES NOT CONSTITUTE AN APPROVED FAP FOR ISSUANCE OF CONSTRUCTION/BUILDING PERMIT.
19. GENERAL STRETCHER REQUIREMENTS - ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH, NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF CFC SECTION 9002.4A. EXCEPTION FOR AN UNDER-SIZED "GURNEY ELEVATOR" SHALL NOT BE CONSIDERED/APPROVED BY THE REVIEWER IF ONLY ONE GURNEY ELEVATOR WILL BE PROVIDED.
20. ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17427.
21. WHERE SECURITY GATES ARE INSTALLED, GATES SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. CFC 503.6.
22. ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KAT INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OF THE PAINTING OF CURBS PER POLICY A-14-1.

SITE LEGEND:

- AREA OF PROPOSED 1ST FLOOR FOOTPRINT
- PROPOSED IMPERVIOUS AREA
- INDICATES PROPERTY LINE

FIRE FLOW CALCULATIONS

OCCUPANCY: R-2
AREA: 10,893 S.F., TYPE VB

APPENDIX B FIRE FLOW FLOOR AREA BASIS:

CIRC.	STAIRS/ ELEV.	RES. UNITS	PRIVATE DECKS	TOTAL AREA
335	447	9,317	791	10,893

FIRE FLOW: (2,750 X 5) = 13,750 GPM
50% OF VALUE IN TABLE B105.1(2) 13,750 GPM REQ'D

FLOW DURATION: 2 HOURS
DURATION IN TABLE B105.1(2) AT THE ORIGINAL FLOW RATE

OF HYDRANTS REQ'D: 1

AVG. SPACING BETWEEN HYDRANTS: 500 FEET

MAX. DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT: 250 FEET

FIRE ACCESS PLAN KEY NOTES

1. BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 45.0204
2. KNOX BOX PER FIRE DEPARTMENT POLICY K-15-2
3. FIRE TRUCK
4. HOSE FULL: LINE FROM FIRE APPARATUS TO ALL POINTS OF THE EXTERIOR OF THE STRUCTURE AT THE GROUND FLOOR TO BE LESS THAN 200'-0" PER FFB POLICY A-14-1
5. FIRE DEPARTMENT CONNECTION PER CALIFORNIA FIRE CODE SECTION 412.2.1. PER CIVIL.
6. APPROVED WALKWAY FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS PER CFC SECTION 504.1
7. FIRE DEPARTMENT CONNECTION PER CFC SECTION 412 WITH LOCKING CAPS PER CFC 412.4.1 & SIGNAGE PER CFC 412.5.

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
Types IA and IIA*	Types IIA and IIA*	Types IV and V-A*	Types IIB and IIB*	Type V-B*		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-35,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
35,201-38,700	17,001-21,800	10,901-12,900	7,901-8,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	8,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,350	2,750	

PROPRIETARY DESIGN: THE DRAWINGS, DESIGN, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON-LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

FLOOR PLAN KEYNOTES

- ① ARCHITECTURAL PROJECTION PER SDMG 131.0461(g)(3).

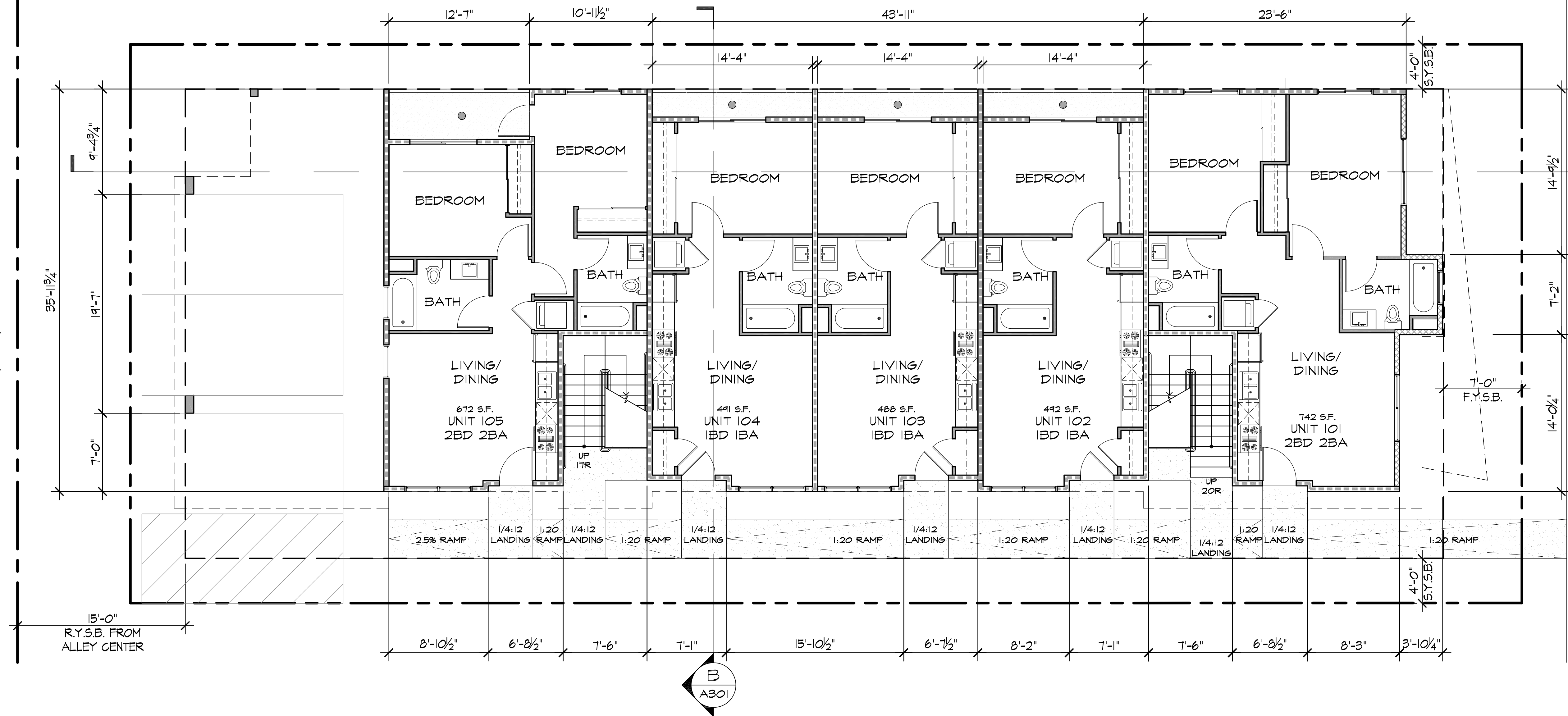
FLOOR PLAN NOTES:

1. THE PROPOSED MULTI-FAMILY & PARKING GARAGE STRUCTURE SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM, CONNECTED & INSTALLED IN ACCORDANCE WITH A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH, SECTION R313 OR NFPA 13.
2. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.
3. PER SDMG SECTION 142.0820 (g), EACH DWELLING UNIT SHALL HAVE THE REQUIRED INTERIOR REFUSE AND RECYCLING STORAGE AREA WITHIN A CABINET IN THE UNIT KITCHEN.

FLOOR PLAN LEGEND

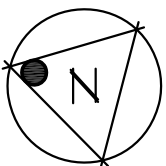
- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- 1 HR. RATED WALL
- DECK DRAIN, DECK DRAINAGE TO BE COLLECTED & DIRECTED TO A FILTERRA BIOFILTRATION UNIT
- ROOF DRAINAGE SCUPPER, OVERFLOW SCUPPER & DOWNSPOUT, ROOF DRAINAGE TO BE COLLECTED & DIRECTED TO EITHER A FILTERRA BIOFILTRATION UNIT OR A DRAINAGE SHALE AT THE REAR OF THE PROPERTY

ALLEY



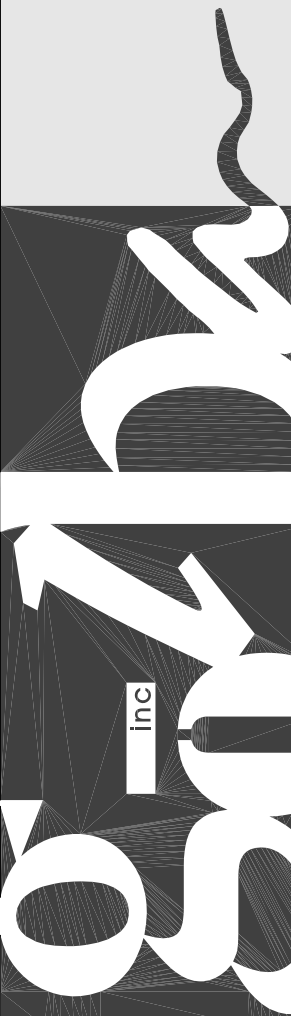
1ST FLOOR PLAN

SCALE: 3/16"=1'-0"



GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
4455 Lamont Street, #101 San Diego California 92109
Phone: (619) 231-9905

1250 GRAND UNITS
1250 GRAND AVENUE
SAN DIEGO, CA 92109



A101

DATE: 02.17.26

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FLOOR PLAN KEYNOTES

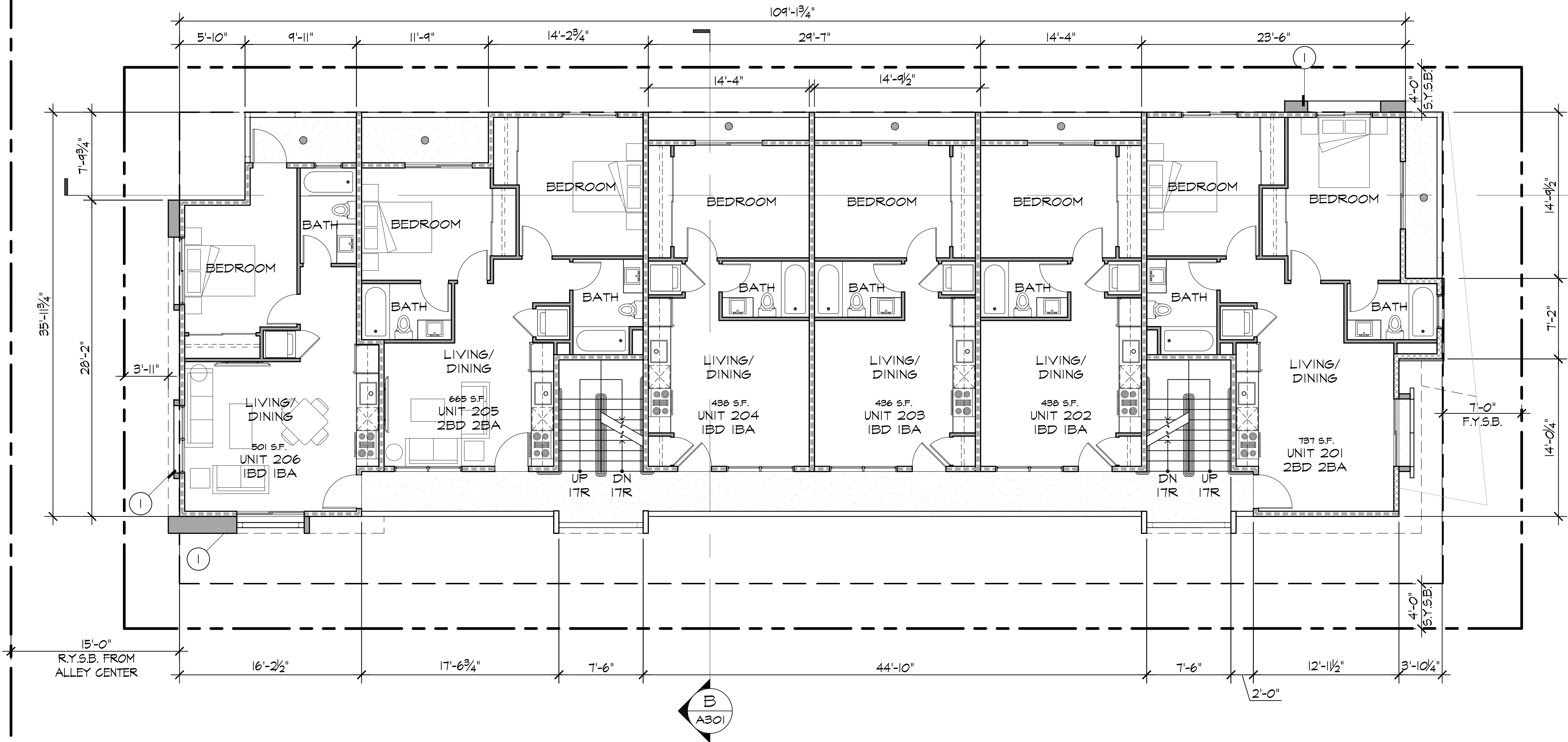
- ① ARCHITECTURAL PROJECTION PER SDMG 131.0461(a)(3).

FLOOR PLAN NOTES:

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2. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.
3. PER SDMG SECTION 142.0820 (a), EACH DWELLING UNIT SHALL HAVE THE REQUIRED INTERIOR REFUSE AND RECYCLING STORAGE AREA WITHIN A CABINET IN THE UNIT KITCHEN.

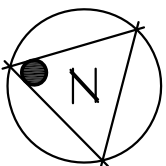
FLOOR PLAN LEGEND

- NEW 2X4 STUD WALL
- NEW 2X6 STUD WALL
- 1 HR. RATED WALL
- DECK DRAIN, DECK DRAINAGE TO BE COLLECTED & DIRECTED TO A FILTERRA BIOFILTRATION UNIT
- ROOF DRAINAGE SCUPPER, OVERFLOW SCUPPER & DOWNSPOUT, ROOF DRAINAGE TO BE COLLECTED & DIRECTED TO EITHER A FILTERRA BIOFILTRATION UNIT OR A DRAINAGE SHALE AT THE REAR OF THE PROPERTY



2ND FLOOR PLAN

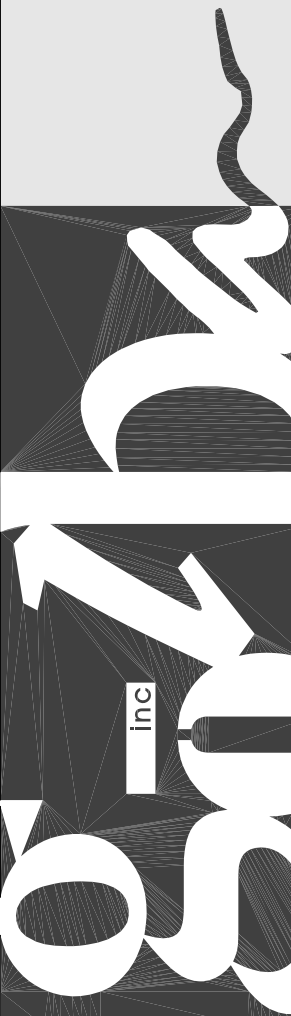
SCALE: 3/16"=1'-0"



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Phone: (619) 231-9905

1250 GRAND UNITS

1250 GRAND AVENUE
SAN DIEGO, CA 92109



A102

DATE: 02-17-26

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FLOOR PLAN KEYNOTES

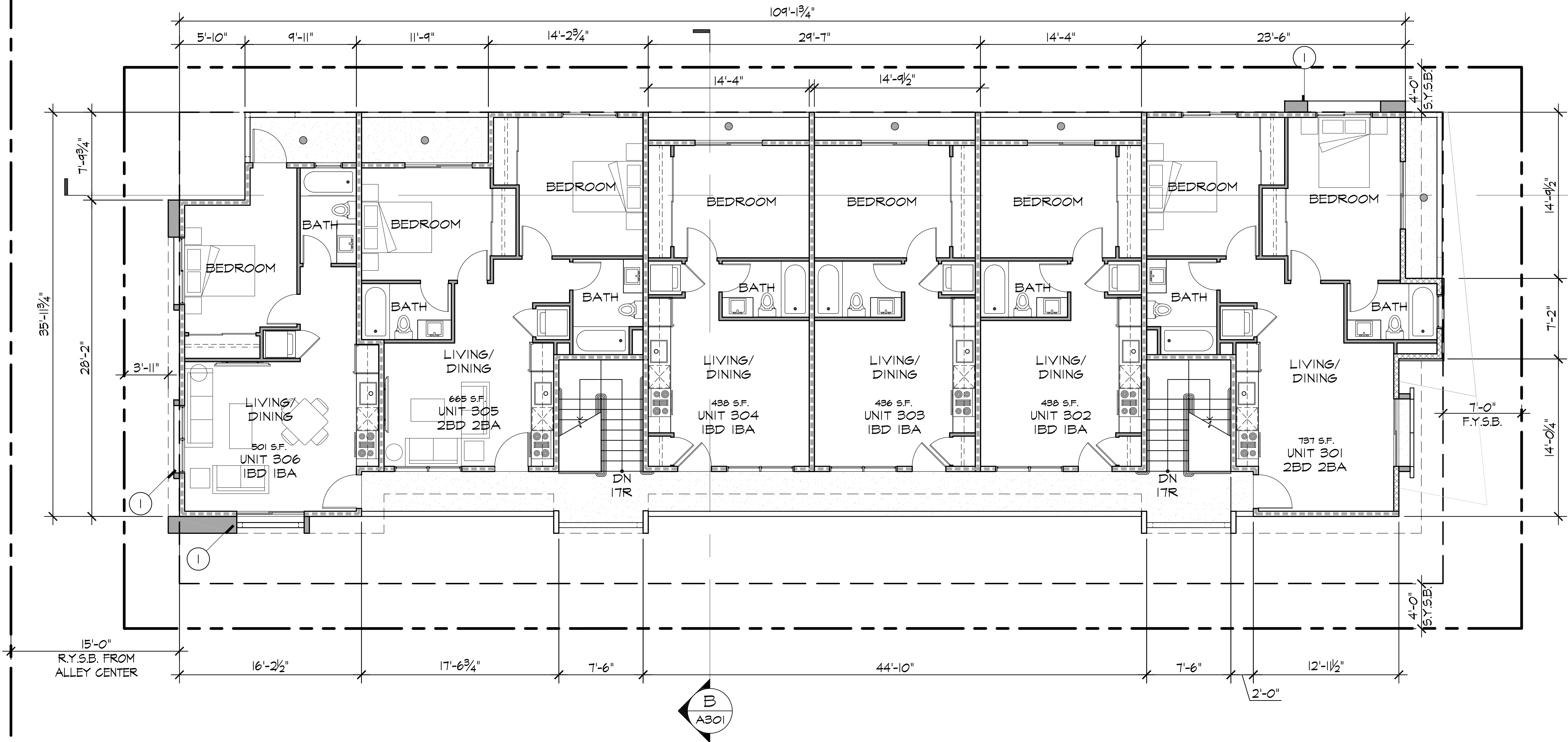
- ① ARCHITECTURAL PROJECTION PER SDMG 131.0461(a)(3).

FLOOR PLAN NOTES:

1. THE PROPOSED MULTI-FAMILY & PARKING GARAGE STRUCTURE SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM, CONNECTED & INSTALLED IN ACCORDANCE WITH A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH, SECTION R313 OR NFPA 13.
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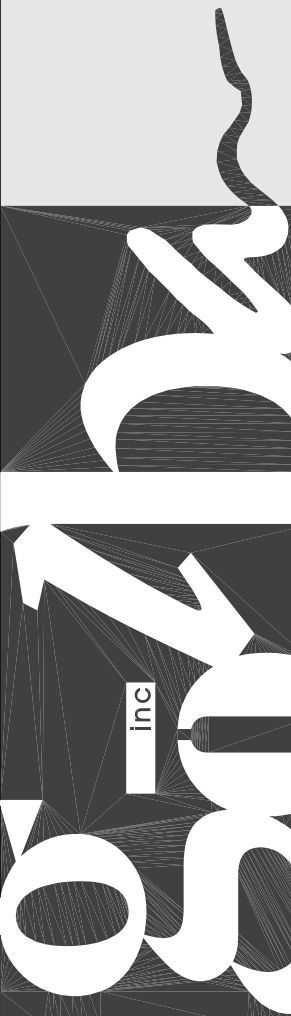
FLOOR PLAN LEGEND

- NEW 2X4 STUD WALL
- NEW 2X6 STUD WALL
- 1 HR. RATED WALL
- DECK DRAIN, DECK DRAINAGE TO BE COLLECTED & DIRECTED TO A FILTERRA BIOFILTRATION UNIT
- ROOF DRAINAGE SCUPPER, OVERFLOW SCUPPER & DOWNPOUT, ROOF DRAINAGE TO BE COLLECTED & DIRECTED TO EITHER A FILTERRA BIOFILTRATION UNIT OR A DRAINAGE SHALE AT THE REAR OF THE PROPERTY



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Phone: (619) 231-9905

1250 GRAND UNITS
1250 GRAND AVENUE
SAN DIEGO, CA 92109



A103

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FLOOR PLAN KEYNOTES

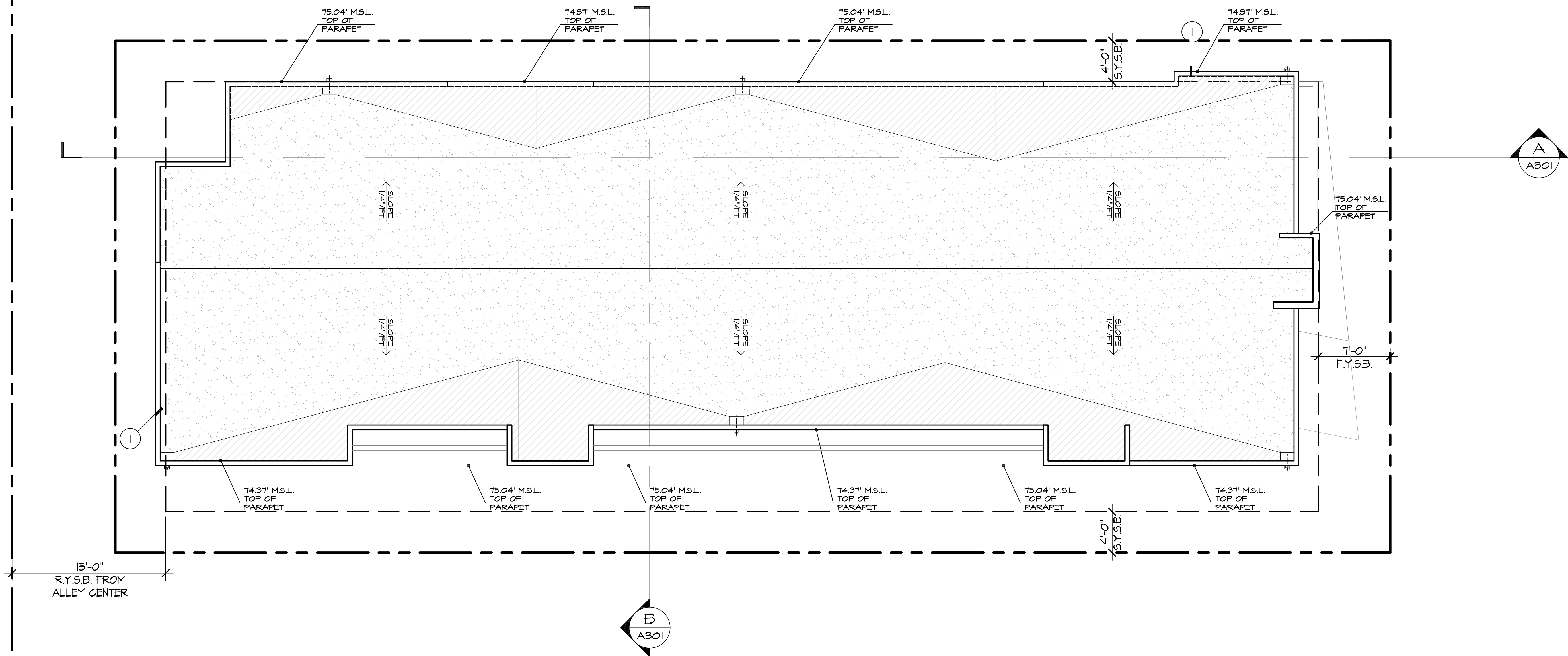
① ARCHITECTURAL PROJECTION PER SDMC 131.046(1)(g)(3).

ROOF LEGEND

- NEW FLAT ROOF AT 73.71'
- ROOF DRAINAGE SCUPPER, OVERFLOW SCUPPER, & DOWNSPOUT, ROOF DRAINAGE TO BE COLLECTED & DIRECTED TO EITHER A FILTERRA BIOFILTRATION UNIT OR A DRAINAGE SWALE AT THE REAR OF THE PROPERTY

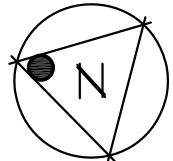
ROOF PLAN NOTES:

1. ALL PROPOSED MECHANICAL EQUIPMENT ON ROOF SHALL BE ADEQUATELY SCREENED FROM PUBLIC VIEW PER SDMC 142.0910(g).

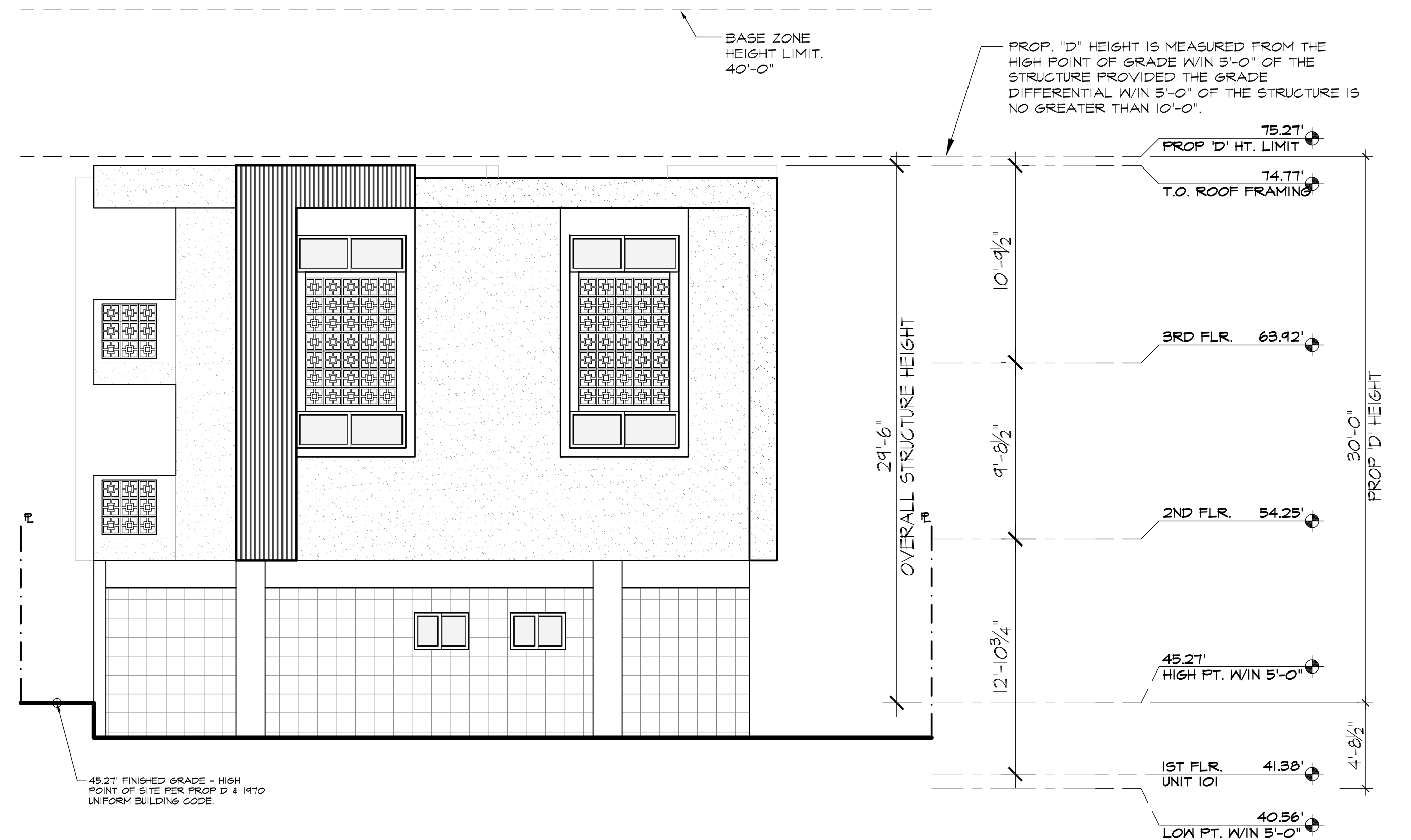


ROOF PLAN

SCALE: 3/16"=1'-0"



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NORTH ELEVATION

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

ELEVATION NOTES

- 1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.
- 2) NO DECK PARAPET, GUARDRAIL, WALL OR FENCE TO EXCEED AN AVERAGE OF 42" IN HEIGHT FROM THE FINISHED FLOOR OF THAT DECK, NOR SHALL THEY EXCEED 54" IN HEIGHT AT ANY POINT.
- 3) PER SDMC TABLE 191-046, MAX. STRUCTURE HEIGHT/PLUM HEIGHT IN THE RM-2-5 ZONE SHALL BE 40'-0"

MATERIAL LEGEND

- 1/8" EXT. CEMENT STUCCO W/SENERGY[®] ACRYLIC FINISH COATING. COLOR PER OWNER/ ARCHITECT APPROVAL, (TYP.)
- JAMES HARDIE "HARDIPLANK" LAP SIDING, 8" EXPOSURE, COLOR TBD.
- EXTERIOR TILE SIDING, COLOR AND STYLE TBD.
- BLOCK WALL, COLOR TBD.

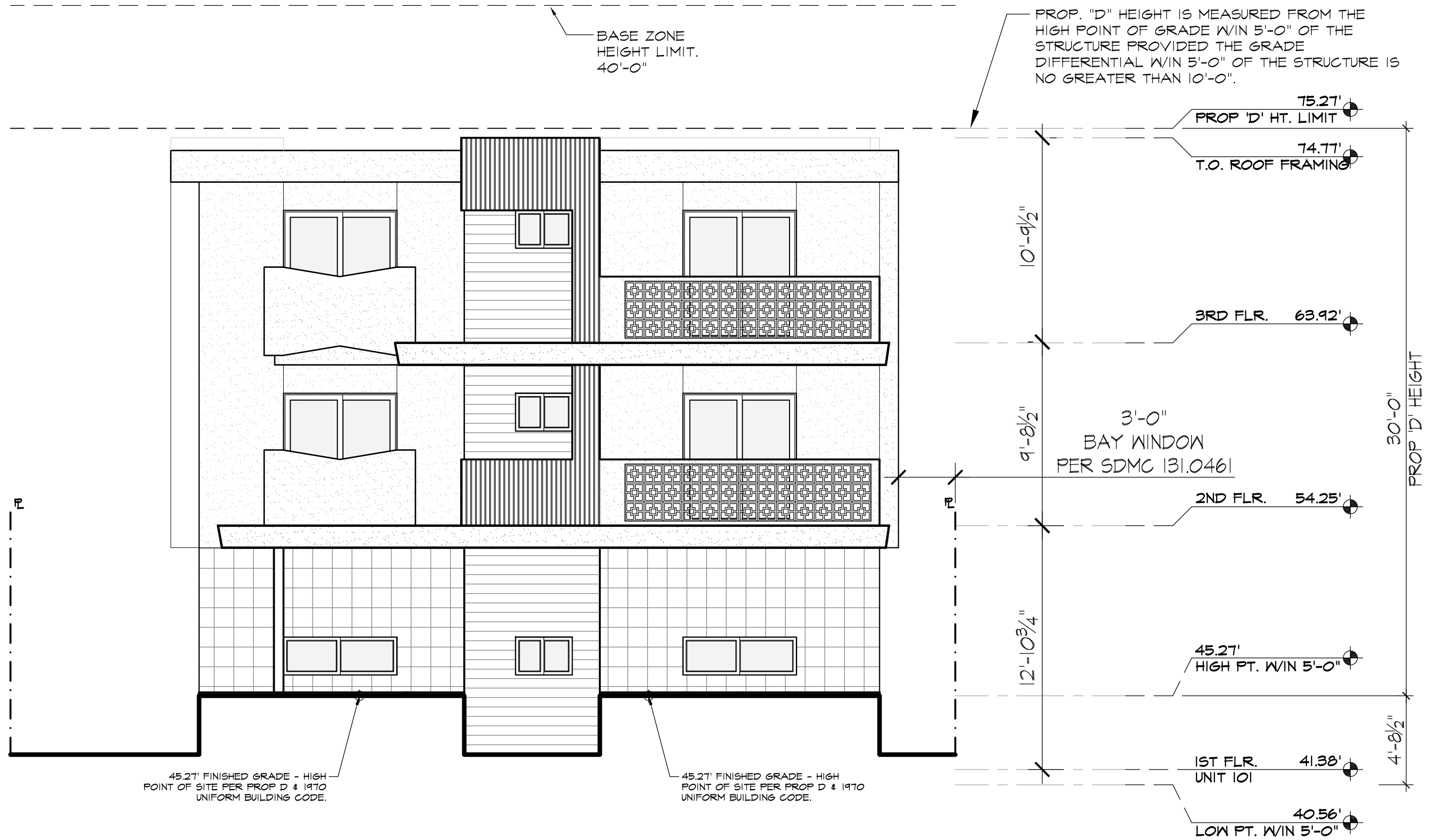


EAST ELEVATION

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

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GLAZING CALCULATION PER SDMC 131.0464(a)(4)			
	SLIDER SF	WINDOW SF	TOTAL
2ND FLOOR	60 SF	2 SF	62 SF
3RD FLOOR	60 SF	2 SF	62 SF



ELEVATION NOTES

- 1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.
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- 3) PER SDMC TABLE 131-046, MAX. STRUCTURE HEIGHT/PLUM HEIGHT IN THE RM-2-5 ZONE SHALL BE 40'-0"

MATERIAL LEGEND

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- JAMES HARDIE "HARDIPLANK" LAP SIDING, 8" EXPOSURE, COLOR TBD.
- EXTERIOR TILE SIDING, COLOR AND STYLE TBD.
- BLOCK WALL, COLOR TBD.

SOUTH ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"

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Phone: (619) 231-9905

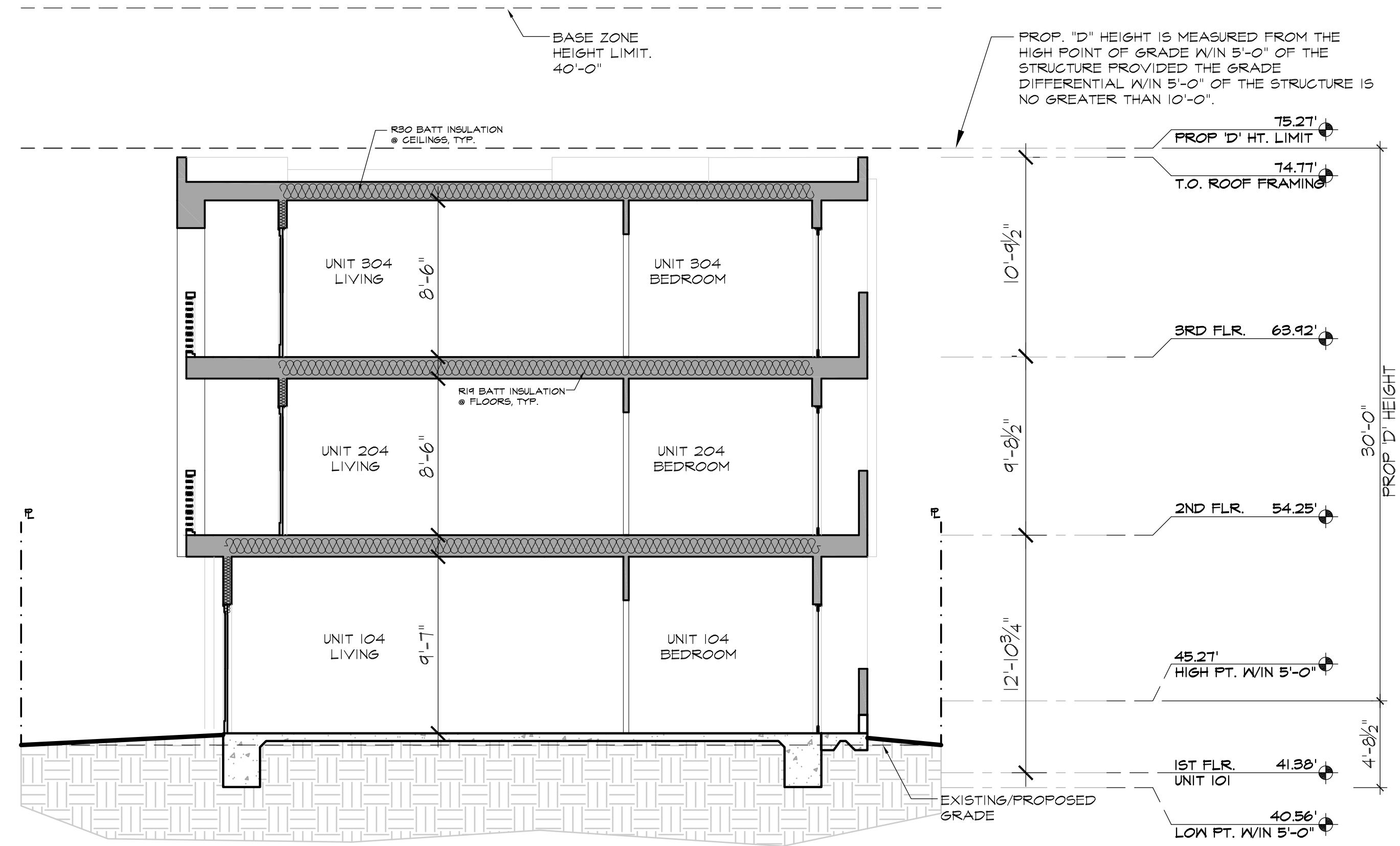
1250 GRAND UNITS

1250 GRAND AVENUE
SAN DIEGO, CA 92109

GOLBA inc
A202

DATE: 02.17.26

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ELEVATION NOTES

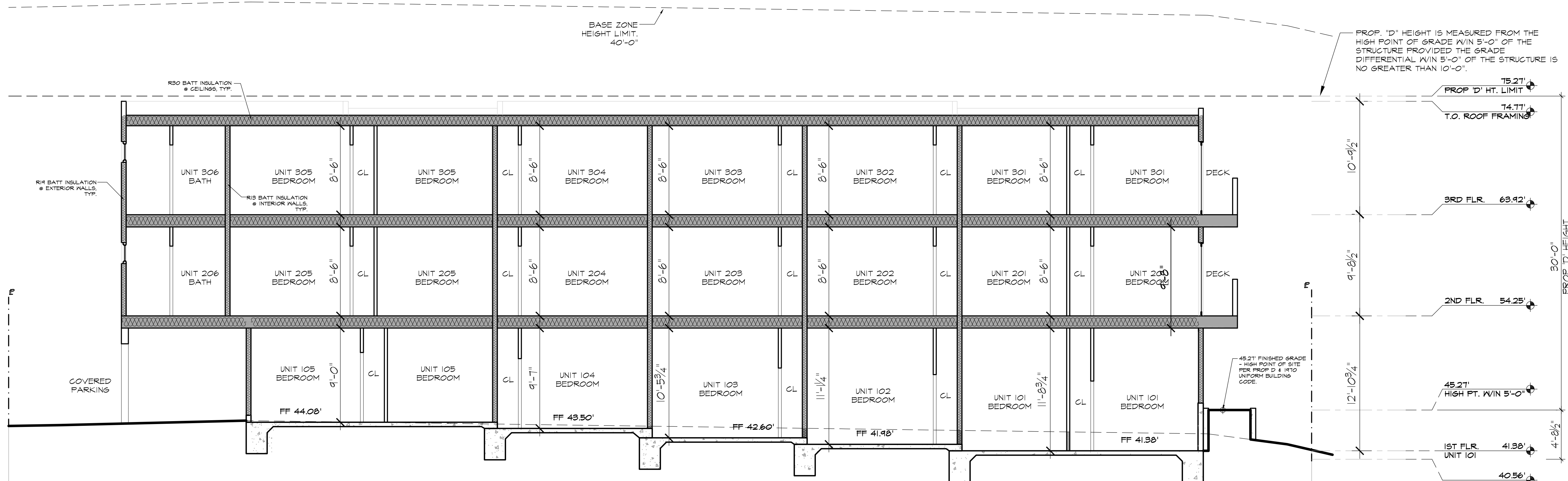
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- BLOCK WALL, COLOR TBD.

SECTION B

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



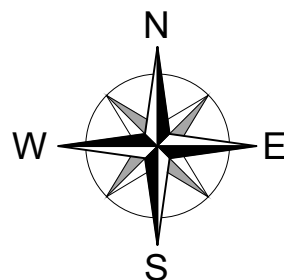
SECTION A

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

LANDSCAPE DEVELOPMENT PLANS FOR:
1254 Grand Avenue
San Diego, CA 92109

Project No.: PRJ-1143865

VICINITY MAP:



PROJECT
SITE

PROJECT DESCRIPTION:

Proposed new paving, planter walls, fencing,
irrigation, planting and lighting on private property.
Proposed paving, planting and irrigation in the
right-of-way.

SITE DATA:

BUILDING ADDRESS:
1254 Grand Avenue
San Diego, CA 92109

ASSESSORS PARCEL NUMBER:
423-161-19-00 & 20-00

LEGAL DESCRIPTION:
LOTS 27 AND 28, BLOCK 232 OF PACIFIC BEACH, IN
THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ACCORDING TO MAPS
THEREOF NOS. 697 AND 854, 1234, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAN DIEGO
COUNTY, JANUARY 8, 1892 AND SEPTEMBER 28,
1898 RESPECTIVELY.

PROJECT DIRECTORY:

ARCHITECT:
Golba Architecture
4455 Lamont Street, Suite 101
San Diego, CA 92109
Tel: (619) 231-9905

CIVIL ENGINEER:
Christensen Engineering & Surveying, Inc.
7888 Silverton Avenue, Suite J
San Diego, CA 92126
Tel: (858) 271-9901

LANDSCAPE ARCHITECT:
TOPIA
2030 Galveston Street
San Diego, CA 92110
Tel: (858) 458-0555
Contact: Frank Marczynski
frank@topialand.com

NOTES:

1. The contractor shall obtain all necessary permits and pay all related fees.
2. The contractor shall be appropriately licensed in the State of California.
3. The contractor shall notify the Owner prior to beginning the work and shall be responsible for coordinating with the Owner, Landscape Architect, Local Agencies, and other trades.
4. The Contractor shall notify the Landscape Architect immediately of any errors, omissions or discrepancies in the existing conditions or with the plans prior to starting the work.
5. Determination of "or equal" substitutions shall be the responsibility of the Landscape Architect.
6. The Landscape Architect shall be notified no less than 24 hours prior to any required site observations and/or meetings.
7. Site observations by the Landscape Architect during the installation of this project does not relieve the Contractor of his responsibility to perform all work in accordance with the plans, specifications and governing codes.
8. This firm does not practice or consult in the Field of Safety Engineering. This firm does not direct the construction operation and is not responsible for the safety of any persons other than our own on the site. The safety of others is the responsibility of the Contractor. The Contractor shall notify the Owner and the Landscape Architect if any of the recommendations presented herein are considered to be unsafe.

BUILDING CODE INFORMATION:

APPLICABLE CODES:

2022 California Administrative Code
2022 California Building Code (CBC), including amendments by
the jurisdiction having authority
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Energy Code
2022 California Fire Code
2022 California Green Building Standards Code
2024 City of San Diego Municipal Code - Landscape Regulations
2010 ADA Standards for Accessible Design

All Work shall conform to State and Federal rules and regulations.
Notify the Landscape Architect of any discrepancies in the
Documents and do not proceed with that portion of the Work until
the discrepancies are resolved.



SHEET INDEX:

SHEET: DESCRIPTION:

LANDSCAPE ARCHITECTURAL

L0	COVER
L1	LANDSCAPE DEVELOPMENT PLAN - NOTES & LEGEND
L2	LANDSCAPE DEVELOPMENT PLAN
L3	YARD AREA DIAGRAM / CALCULATIONS
L4	YARD AREA CALCULATIONS
L5	WATER CONSERVATION PLAN - NOTES & LEGEND
L6	WATER USE CALCULATIONS
L7	EXISTING TREE DISPOSITION PLAN
L8	CLIMATE ACTION PLAN (TREE SHADING DIAGRAM)

TOPIA

2030 Galveston Street
San Diego, California
92110

T: 858.458.0555
www.topialand.com



1254
Grand
Units

1254 Grand
Avenue
San Diego, CA
92109

PROJECT NO. 25.009.00

NOT FOR
CONSTRUCTION

ISSUED
Issue Date

THE USE OF THESE PLANS AND
SPECIFICATIONS SHALL BE RESTRICTED
TO THE ORIGINAL SITE FOR WHICH THEY
WERE PREPARED AND PUBLICATION
THEREOF IS EXPRESSLY LIMITED TO SUCH
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REMAIN IN TOPIA WITHOUT PREJUDICE.
VISUAL CONTACT WITH THESE PLANS AND
SPECIFICATIONS SHALL CONSTITUTE
PRIMA FACIE EVIDENCE OF THE
ACCEPTANCE OF THESE RESTRICTIONS.

Cover

DATE: 11.26.25
SCALE:

L0



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San Diego, California
92110
T: 858.458.0555
www.topialand.com



1254
Grand
Units

1254 Grand
Avenue
San Diego, CA
92109

PROJECT NO. 25.009.00

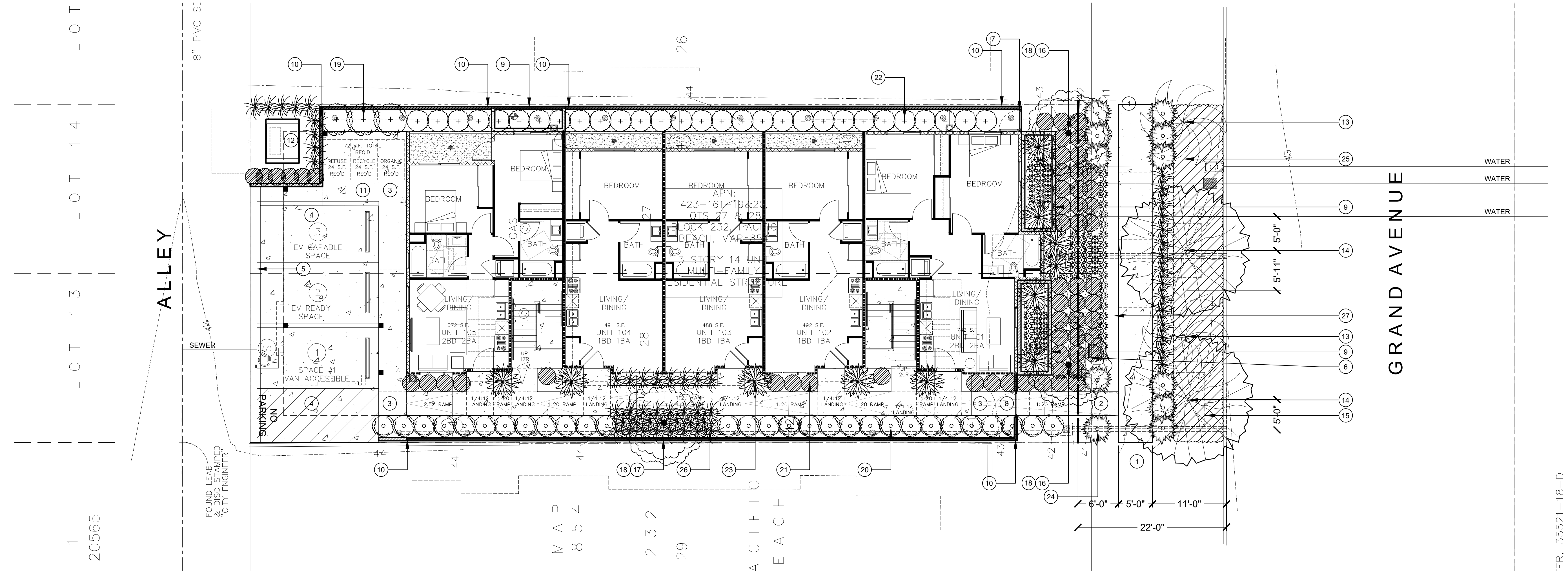
NOT FOR CONSTRUCTION		
ISSUED		
Issue	Date	

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Landscape
Development
Plan

DATE: 11.26.25
SCALE: 1/8" = 1'-0"

L2



STREET TREE CALCULATIONS

PER COMPLETE COMMUNITIES 143.1025(a)(2):
AT LEAST ONE, 24-INCH BOX CANOPY FORM TREE IS
REQUIRED FOR EACH 20 FEET OF STREET FRONTAGE. THE
STREET FRONTAGE EXCLUDES CURB CUTS AND REQUIRED
CLEARANCES FOR DESIGNATED BUS STOPS. THE INSTALLED
TREES SPACING AND LOCATION MAY BE VARIED TO
ACCOMMODATE SITE CONDITIONS OR DESIGN
CONSIDERATIONS.

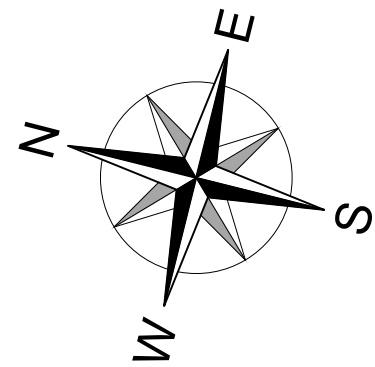
GRAND AVENUE FRONTAGE = 49.98 FT.
REQUIRED STREET TREES = 2
PROVIDED STREET TREES = 4

THE PROPOSED STREET TREES CONFORM TO THE PACIFIC
BEACH COMMUNITY PLAN STREET TREE DISTRICT 11 &
COMMUNITY CORRIDOR "M".

LEGEND	
CALLOUT	DESCRIPTION
1	EXISTING 5'-0" WIDE CONCRETE SIDEWALK TO BE REMOVED AND REPLACED PER CIVIL ENGINEER
2	PROPOSED 4" THICK CONCRETE PAVING ENCROACHMENT IN R.O.W. (EMRA REQUIRED)
3	PROPOSED 4" THICK CONCRETE PAVING AND RAMPS
4	PROPOSED 6" THICK CONCRETE PARKING PAVING
5	PROPOSED TURF BLOCK PAVING
6	PROPOSED WAYFINDING SIGN
7	PROPOSED 36" WIDE X 72" HIGH TUBULAR STEEL SERVICE GATE
8	PROPOSED 36" HIGH X 72" HIGH TUBULAR STEEL ENTRY GATE
9	PROPOSED MASONRY PLANTER WALL PER ARCHITECTURE
10	PROPOSED 36" HIGH WOOD FENCE ON 36" HIGH MASONRY WALL
11	PROPOSED TRASH / RECYCLE BIN AREA PER ARCHITECTURE
12	PROPOSED ELECTRICAL TRANSFORMER PER ARCHITECTURE
13	EXISTING PALM TREE IN R.O.W. TO REMAIN
14	PROPOSED 24" BOX STREET TREE
15	TYPICAL 40 S.F. UNENCUMBERED PLANTING AREA FOR TREES
16	PROPOSED 24" BOX STREET YARD TREE
17	PROPOSED 24" BOX REMAINING YARD TREE
18	PROPOSED CAP ON-PREMISES CANOPY TREE
19	PROPOSED TALL SHADE SCREENING SHRUB
20	PROPOSED TALL SUN SCREENING SHRUB
21	PROPOSED MEDIUM HEIGHT SUN SHRUB
22	PROPOSED MEDIUM HEIGHT SHADE SHRUB
23	PROPOSED MEDIUM HEIGHT SUN ACCENT SHRUB
24	PROPOSED MEDIUM HEIGHT SUN ACCENT SHRUB 2
25	PROPOSED LOW SUN GROUNDCOVER
26	PROPOSED MEDIUM HEIGHT GRASSES
27	PROPOSED LOW HEIGHT SUN FLOWERING ACCENT

FOR LANDSCAPE DEVELOPMENT
NOTES AND LEGENDS, SEE SHEET L1.

FOR EXISTING TREE DISPOSITION
PLAN, SEE SHEET L7.





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San Diego, California
92110

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Grand
Units

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PROJECT NO. 25.009.00

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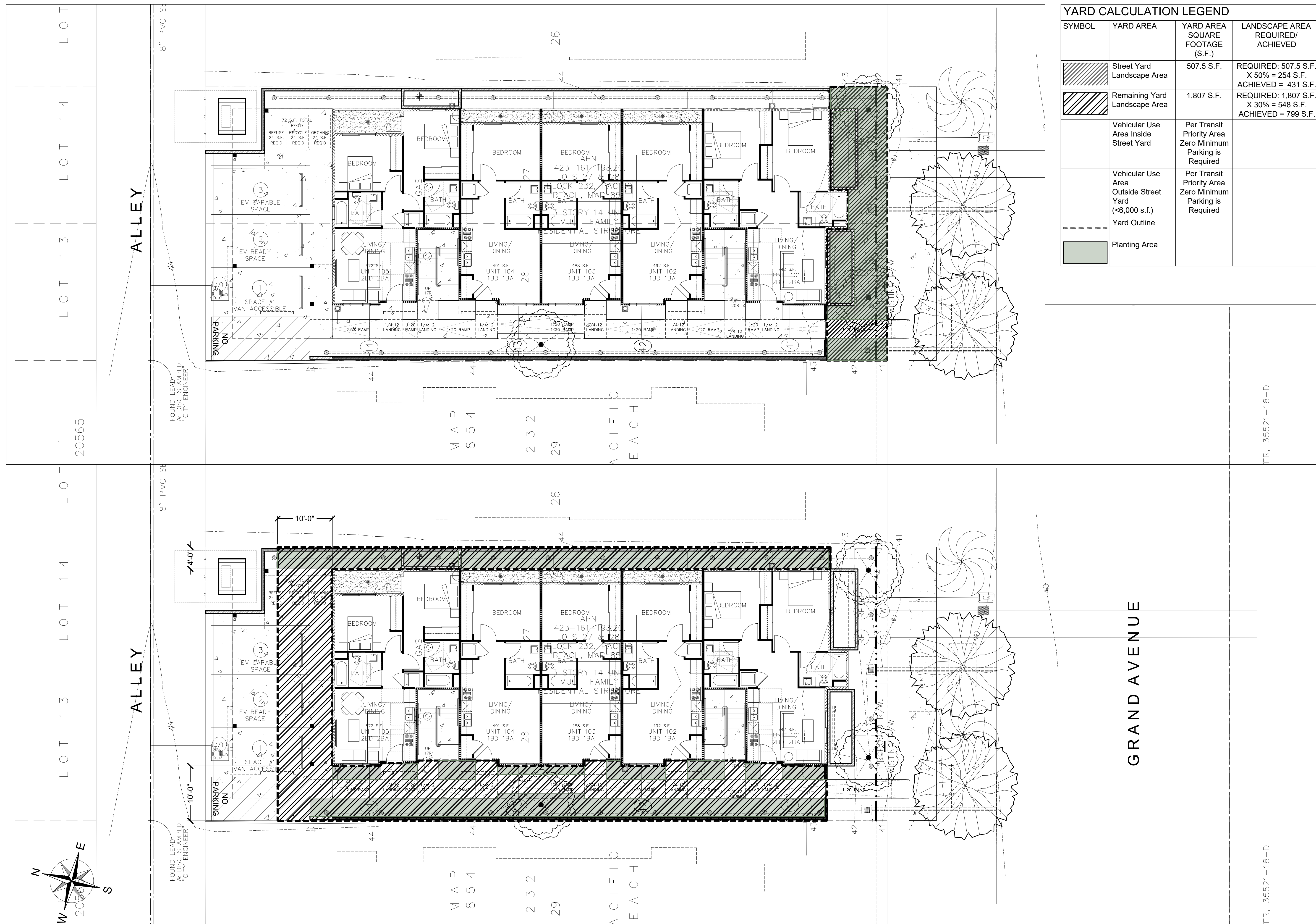
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Issue	Date

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Yard Area Diagram & Calculations

DATE: 11.26.25
SCALE: 1/8" = 1'-0"

L3





City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations
Worksheet

Multiple Dwelling Unit Residential &
Residential Components of Mixed-Use Development

FORM
DS-6

August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

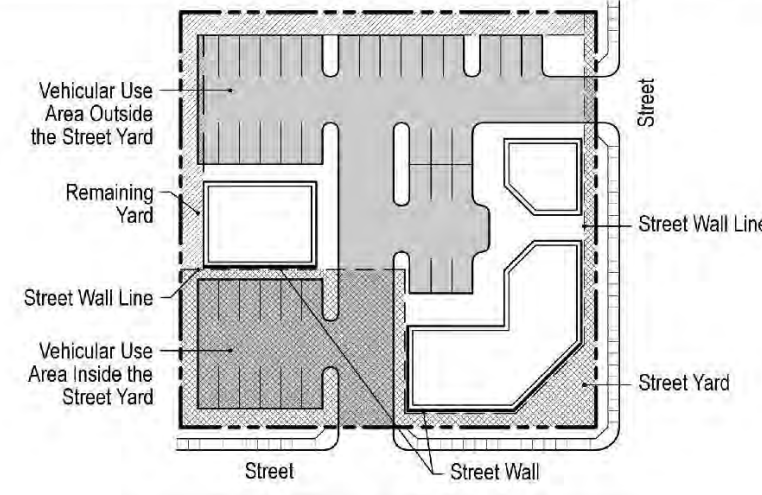
- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD [§142.0404 - §142.0405] – All Multiple Dwelling Unit Residential Development

- Planting area in the *public right-of-way* is not counted towards fulfillment of the required *street yard* planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area (a_1) 507.5 sq. ft. x 50% = (b_1) 254 sq. ft.	(c_1) 431 sq. ft.	(d_1) 177 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area (a_2) 507.5 sq. ft. x 0.05 = (b_2) 25 points	(c_2) 134 points	(d_2) 109 points
Plant Points Achieved with Trees (50%)		
40 points		

ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE		
Planting Area Reduction [§142.0405(a)(3)]	Minimum Planting Area with Allowed Reduction	Excess Points Required
Planting Area Required (a_3) sq. ft. x 25% = (b_3) sq. ft.	(c_3) sq. ft.	(d_3) points
Planting Area allowable as Hardscape [§142.0405(b)(1)(A)]		Hardscape Provided
Planting Area Required (a_4) sq. ft. x 10% = (b_4) sq. ft.		sq. ft.



Vehicle Use Area Outside the Street Yard
Remaining Yard
Street Wall Line
Vehicle Use Area Inside the Street Yard
Street
Street Wall
Street Yard
Street Wall Line

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DS-6 (08-20)

Page 2 of 3

City of San Diego • Development Services Department • DS-6

REMAINING YARD [§142.0404 - §142.0405] – 4 Dwelling Units or Less
A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the *structural envelope* or within the *remaining yard*.

Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x # of residential structures	sq. ft.	sq. ft.
Plant Points Achieved with Trees (50%)		
points		

REMAINING YARD [§142.0404 - §142.0405] – 5 Dwelling Units or More

Option 1:
A minimum of 30 percent of the total area within a 10-foot offset from the *structural envelope* of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 1,807 sq. ft. x 30% = 548 sq. ft.	799 sq. ft.	251 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 1,807 sq. ft. x 0.05 = 90 sq. ft.	464 points	374 points
Plant Points Achieved with Trees (50%)		
50 points		

Option 2:
Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.

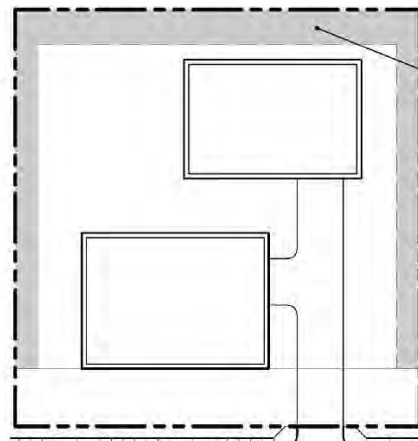
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 20% = sq. ft.	sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = sq. ft.	points	points
Plant Points Achieved with Trees (50%)		
points		

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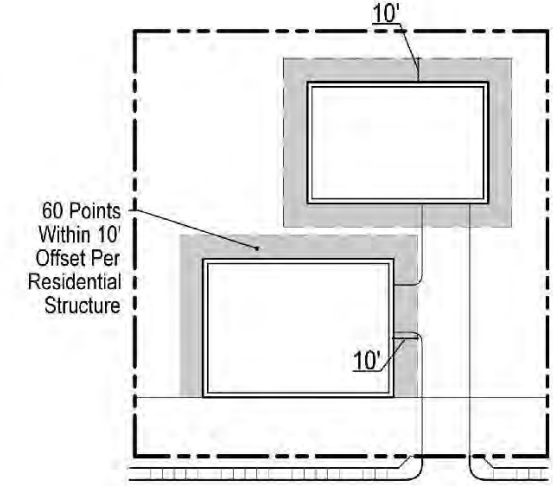
DS-6 (08-20)

Page 3 of 3

City of San Diego • Development Services Department • DS-6



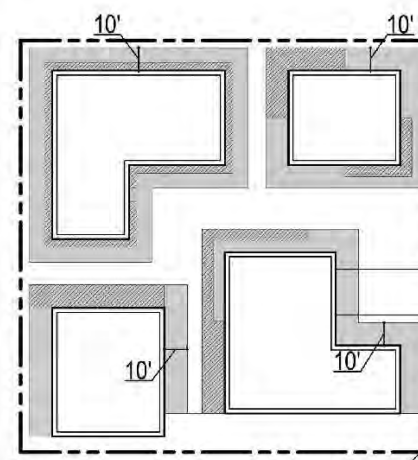
60 Points Within Remaining Yard Per Residential Structure



60 Points Within 10-Foot Offset Per Residential Structure

4 Dwelling Units or Less—A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the *structural envelope* or within the *remaining yard*.

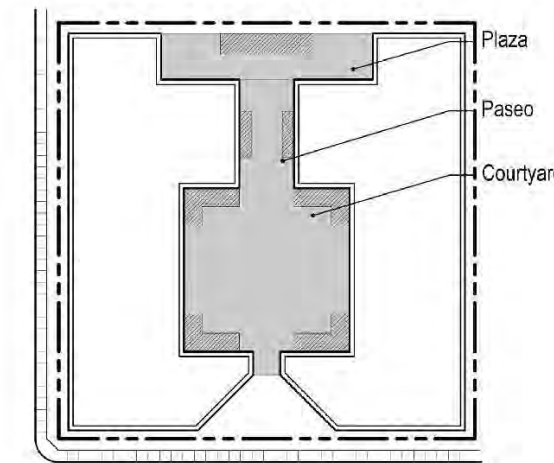
4 Dwelling Units or Less—A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the *structural envelope* or within the *remaining yard*.



30% Landscaped

5 Dwelling Units or More—Option 1
A minimum of 30 percent of the total area within a 10-foot offset from the *structural envelope* of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

5 Dwelling Units or More—Option 2
Where common open space areas are provided in the form of plazas, paseos, or courtyards (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.



Plaza
Paseo
Courtyard

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DS-6 (08-20)

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Yard Area
Calculations

DATE: 11.26.25
SCALE:

L4

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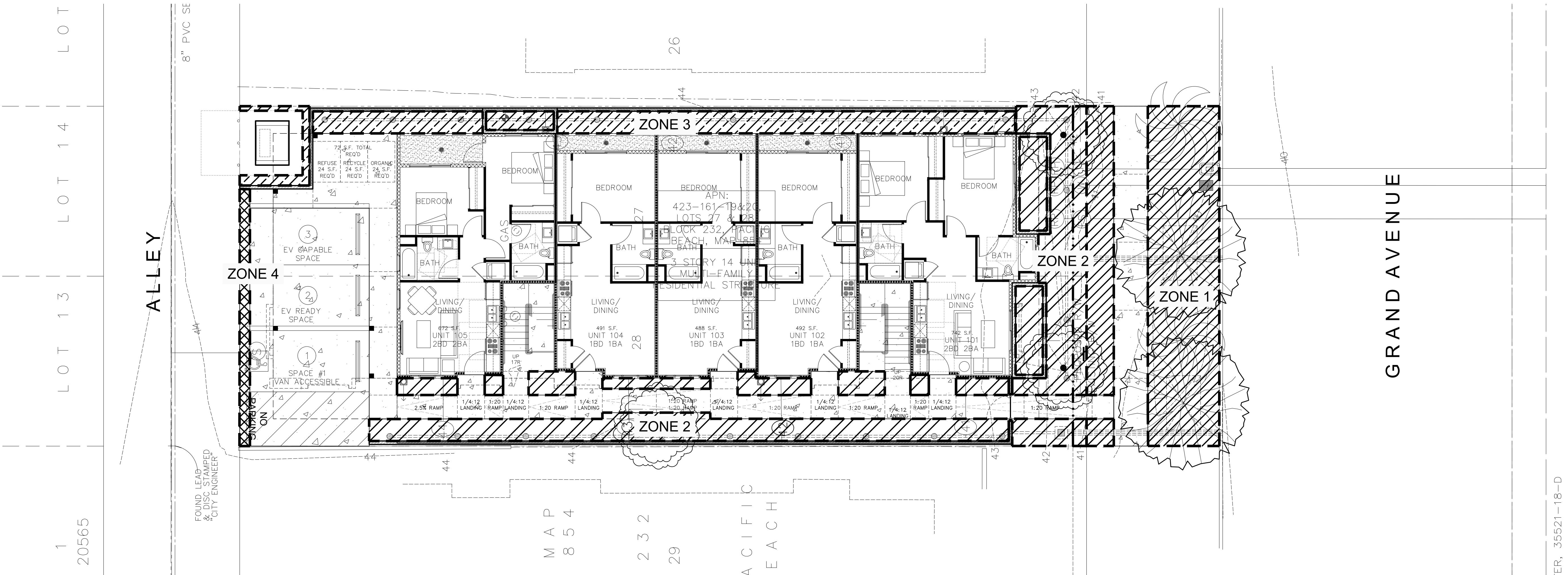
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Water
Conservation
Plan
Notes & Legend

DATE: 11.26.25
SCALE: 1/8" = 1'-0"

L5



WATER CONSERVATION NOTES:

1. PROPOSED TURF AREAS:
TURF AREAS PROPOSED ON THIS PROJECT =57 S.F.
(TURF BLOCK)
TOTAL TURF AREA= 3.02% OF TOTAL PROPOSED LANDSCAPE
2. XERISCAPE PRINCIPLES APPLIED:
A. THE DESIGN OF THE LANDSCAPE IS INTENDED TO MATCH GROWTH REQUIREMENTS OF THE PLANT COMMUNITIES, TO MODIFY PLANT GROUPINGS TO ACCOUNT FOR SUN AND WIND EXPOSURE, AND TO MINIMIZE WHERE POSSIBLE, WATER AND MAINTENANCE REQUIREMENTS. PLANTS WITH SIMILAR CULTURAL REQUIREMENT OF EXPOSURE, SOILS, AND WATER NEEDS WILL BE GROUPED TOGETHER AND LOCATED ON THE PROJECT SITE IN MICRO-CLIMATES WHERE THEY WILL REQUIRE THE LEAST AMOUNT OF WATER FOR OPTIMUM GROWTH AND MAINTENANCE.
B. THE SOILS WILL BE TESTED UPON COMPLETION OF ROUGH GRADING FOR THEIR ABILITY TO SUSTAIN PLANT GROWTH AND WILL BE AMENDED AS NECESSARY TO PROVIDE OPTIMAL CONDITIONS FOR CONTINUING GROWTH AND DEVELOPMENT OF THE PLANT MATERIAL.
3. THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(h) AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

HYDROZONE LEGEND

SYMBOL	DESCRIPTION
	HYDROZONE 1: PUBLIC R.O.W. PLANTER - 710 SF LOW WATER USE PLANTING 34.86% OF TOTAL PLANTING AREA
	HYDROZONE 2: PRIVATE PLANTER - 911 SF. LOW WATER USE PLANTING 44.72% OF TOTAL PLANTING AREA
	HYDROZONE 3: PRIVATE PLANTER - 359 S.F. MODERATE WATER USE PLANTING 17.62% OF TOTAL PLANTING AREA
	HYDROZONE 4: PRIVATE PLANTER - 57 S.F. HIGH WATER USE - TURF BLOCK 2.80% OF TOTAL PLANTING AREA
TOTAL PLANTING AREA = 2,037 S.F.	

FOR WATER USE CALCULATIONS,
SEE SHEET L6.

WATER BUDGET LANDSCAPE WORKSHEET

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: Grand Avenue Multi-Family **Project #:** 25,009.00
Project Address: 1250 Grand Avenue, San Diego, CA 92109
Individual/Business Completing the Worksheet Frank Marczyński / Topia
(858) 458-0555
Phone Number _____

1. DEFINITIONS:

Estimated Total Water Use (ETWU): The total water used for the landscape based on the plants used and irrigation method selected for the landscape design. The ETWU shall not exceed the MAWA.

Evapotranspiration: The quantity of water as measured in average inches per year that evaporated from adjacent soil surfaces and transpired by plants during a specific time period. (Evapotranspiration data may be found at www.cimis.water.ca.gov. You may obtain a free password from the Department of Water Resources. The site also holds an abundance of informational links and complete instructions.)

Evapotranspiration Adjustment Factor (ETAF): A factor that when applied to reference evapotranspiration adjusts for plant water requirements and irrigation efficiencies, two major influences on the amount of water that is required for a healthy landscape.

Hydrozone: A section or zone of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For the purpose of the calculation, the surface area of manmade water features (see LDM Section 1.8) are included in the high water use hydrozone, and the surface area of artificial turf and temporary irrigation is included in the low water use hydrozone.

Irrigation Audit: An in-depth evaluation of the performance of an irrigation system conducted by a professional authorized by the State to perform such work. An irrigation audit includes,

49

Legend for Estimated Total Water Use (ETWU) Calculation Formula

<u>Symbol</u>	<u>Description of Symbol</u>
ETo	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area ² —(square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Use the following table to track information about each controller in the system.

[illegible]

54

Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. **The total ETWU cannot exceed the total Water Budget-MAWA.**

[illegible]

55

MAWA CALCULATIONS

MAWA (RESIDENTIAL) =	$(ETo)[0.62]\{[ETAF \times LA] + [(1-ETAF) \times SLA]\}$ $(40)[0.62]\{[0.55 \times 2,037] + (0.45 \times 0)\}$ $24.8[1,120] + (0)$ $24.8[1,120]$ <u>27,776 Gallons Per Year</u>
MAWA (TOTAL) =	<u>27,776 Gallons Per Year</u>

ETWU FROM WORKSHEET ABOVE = 22,129
ETWU DOES NOT EXCEED MAWA.

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Water Use Calculations

DATE: 11.26.25
SCALE: N/A

L6

