



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 24, 2016 REPORT NO. HO-16-011

ATTENTION: Hearing Officer

SUBJECT: MONARCH AT BARNARD TENTATIVE MAP OF PARCEL 2
PROJECT NO. 419673, PROCESS THREE

LOCATION: 2900 Barnard Street

APPLICANT: Janay Kruger

SUMMARY

Issues: Should the Hearing Officer approve a Tentative Map to create four residential condominium units (under construction) on a site located 2900 Barnard Street in the Peninsula Community Plan?

Staff Recommendation: **APPROVE** Tentative Map No. 1476413.

Community Planning Group Recommendation: On October 15, 2015, the Peninsula Community Planning Group voted 6-0-1, to recommend approval of the project with no conditions (Attachment 7)

Environmental Review: The project was determined to be exempt (Attachment 5) pursuant to California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) Guidelines Section 15315, which addresses minor land divisions. The environmental exemption determination for this project was made on January 19, 2016 and the opportunity to appeal that determination ended February 2, 2016. This project is not pending an appeal of the environmental determination.

BACKGROUND

The 0.3-acre site is located at 2900 Barnard Street (Attachment 1) in the RM-1-1 Zone, the Coastal Height Limitation, the Federal Aviation Authority (FAA) Part 77 Noticing Area (Lindbergh Field and North Island NAS), the Airport Influence Area (San Diego International Airport), the Airport Approach, and the Airport Environs (AEOZ) Overlay Zones within the Peninsula Community Plan (Attachment 2). The project is not within the Coastal Overlay Zone and is surrounded by multi-family dwelling units.

The site is adjacent to a project that contains 176 units and received Planning Commission approval for a Tentative Map on November 19, 2015.

The four units being constructed have three bedrooms with open balconies within a townhome configuration and include garages for each unit. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations. The building permits were approved in June 2014, via Project No. 348707. At that time the applicant paid the in-lieu fee in order to be in compliance with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all FAA and AEOZ regulations. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits.

The site was once Barnard Elementary School and owned by the San Diego Unified School District. In 2013, the site was sold to the applicant. The Peninsula Community Plan designates this area for school use but the underlying zone is multi-family residential. School sites per the community plan typically retain the residential zoning to assure that if the schools were no longer needed they would be redeveloped with a residential land use compatible with the surrounding residential neighborhoods. The community plan also encourages multi-family housing in areas proximate to transit lines, commercial centers and community services. Infilling and densification in higher-density areas would generally be consistent with existing zoning. Further, given their location relative to transportation routes and shopping facilities, higher-density developments in these areas would increase service convenience and reduce automobile use. The site is just south of West Point Loma Boulevard with Sports Arena Boulevard to the east. These are main transportation corridors and contain shopping facilities and transportation routes which promote the goals of the community plan as stated above.

DISCUSSION

Project Description:

The proposed project requires a Tentative Map per San Diego Municipal Code (SDMC) Section 125.0120(b) to create four residential (under construction) condominium units on a single parcel that was previously mapped. The project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.

The project requires eight parking spaces and each unit provides two parking spaces within garages as well as three surface parking spaces for a total of eleven parking spaces. The proposed subdivision is consistent with the development regulations of the underlying zone and complies with the setback, floor area ratio, and landscaping requirements: no deviations are requested with this action.

The project is requesting a waiver of the requirement to underground existing offsite overhead utility facilities. The project qualifies under the guidelines of SDMC Section 144.0242(c), Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities, because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. All

onsite utilities are required to be undergrounded per the approved construction permits. The City Undergrounding Program identifies this area as part of the Worden Street 2G1 project with construction expected in 2027.

According to SDMC Section 125.0123, Findings for a Tentative Map, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

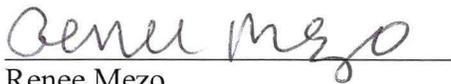
Conclusion:

Staff has reviewed the request for a Tentative Map and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and believes the required findings can be approved. Therefore, staff recommends the Hearing Officer approve Tentative Map No. 1476413.

ALTERNATIVES

1. **Approve** Tentative Map No. 1476413 **with modifications.**
2. **Deny** Tentative Map No. 1476413 **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Renee Mezo
Development Project Manager
Development Services Department

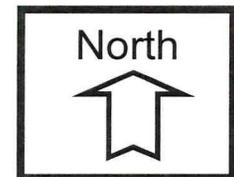
Attachments:

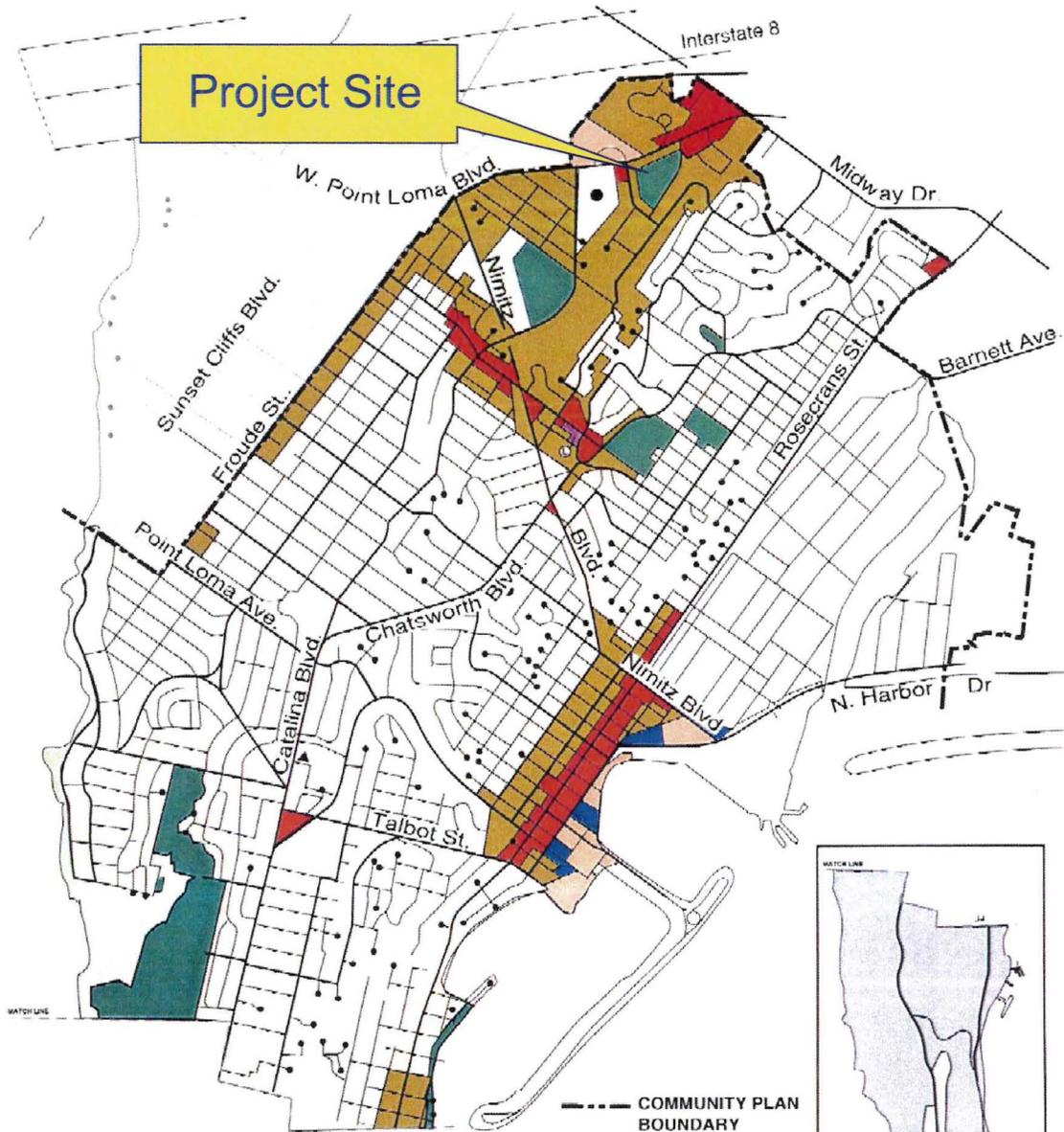
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Resolution with Findings
4. Draft Map Conditions
5. Environmental Exemption
6. Map Exhibit-Tentative Map
7. Minutes from the October 15, 2015 Peninsula Community Planning Board
8. Ownership Disclosure
9. Site Photos



Project Location Map

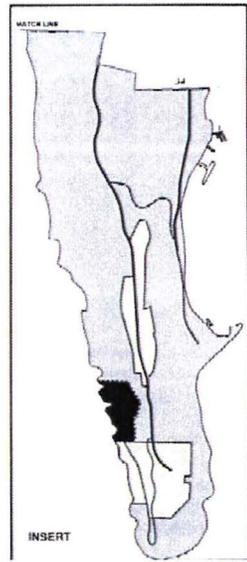
MONARCH AT BARNARD TM PARCEL 2 – 2900 BARNARD STREET
PROJECT NO. 419673





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

- PUBLIC / SEMI-PUBLIC**
 - PARK
 - SCHOOL
 - c NATIONAL CEMETARY
 - P PUBLIC LIBRARY
 - H HISTORIC SITE
 - ▲ FIRE STATION
 - SPECIAL STUDY AREA
 - ★ FUTURE SCHOOL SITE (EXACT LOCATION TO BE DETERMINED)



Land Use Map

MONARCH AT BARNARD TM PARCEL 2
2900 BARNARD STREET
PROJECT NO. 419673



**HEARING OFFICER RESOLUTION NUMBER R-XXXX
TENTATIVE MAP NO. 1476413
MONARCH AT BARNARD PARCEL 2 - PROJECT NO. 419673**

DRAFT

WHEREAS, Monarch at Point Loma LLC., a California Limited Liability Company, Owner/Subdivider, and Nasland Engineering/Engineer, submitted an application to the City of San Diego for Tentative Map No. 1476413 to create four (4) residential condominium units (under construction) and to waive the requirement to underground existing offsite overhead utilities. The 0.3-acre site is located at 2900 Barnard Street in the RM-1-1 Zone, the Coastal Height Limitation, the Federal Aviation Authority (FAA) Part 77 Noticing Area (Lindbergh Field and North Island NAS), the Airport Influence Area (San Diego International Airport), the Airport Approach, and the Airport Environs Overlay Zones within the Peninsula Community Plan. The property is legally described as a portion of Lot 219 of the Pueblo Lands, According to Misc. Map No. 36; and

WHEREAS, the Map proposes the Subdivision of a 0.3-acre site to create four (4) residential condominium units (under construction); and

WHEREAS, on January 19, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15315, Minor Land Divisions; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four (4); and

WHEREAS, the request to waive the undergrounding of existing offsite overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1) in that: the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on February 24, 2016, the Hearing Officer of the City of San Diego considered Tentative Map No. 1476413 including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0120, and 144.0242 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1476413:

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

The four units being constructed have three bedrooms with open balconies within a townhome configuration which include garages for each unit. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone

regulations. The building permits were approved in June 2014, via Project No. 348707. At that time the applicant paid the in lieu fee in order to be in compliance with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all FAA and AEOZ regulations. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits.

The site was once Barnard Elementary School and owned by the San Diego Unified School District and in 2013, the site was sold. The Peninsula Community Plan designates this area for school use but the underlying zone is multi-family residential. School sites per the community plan typically retain the residential zoning to assure that if the schools were no longer needed they would be redeveloped with a residential land use compatible with the surrounding residential neighborhoods. The community plan also encourages multi-family housing in areas proximate to transit lines, commercial centers and community services. Infilling and densification in higher-density areas would generally be consistent with existing zoning. Further, given their location relative to transportation routes and shopping facilities, higher-density developments in these areas would increase service convenience and reduce automobile use. The site is just south of West Point Loma Boulevard with Sports Arena Boulevard to the east. These are main transportation corridors and contain shopping facilities and transportation routes which promote the goals of the community plan as stated above.

The proposal would add four multi-family dwelling units to the City's housing supply and would implement the General Plan City of Villages policy to locate new growth into pedestrian-friendly activity centers linked to regional transit.

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

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and complies with lot area, lot dimension, parking, setbacks and all other applicable regulations, and no deviations are requested with this action. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations. The building permits were approved in June 2014, via Project No. 348707. At that time the applicant paid the in lieu fee in order to be in compliance with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all FAA and AEOZ regulations. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits.

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

The proposed project requires a Tentative Map to create four residential units (under construction) into condominiums on a 0.3-acre site located in a developed urban neighborhood. The four units are being constructed by right in accordance with the San Diego Municipal Code's base zone regulations and did not require any deviations. The

building permits were approved in June 2014, via Project No. 348707. This mapping action complies with all development regulations including lot area, lot dimension and setbacks. The site is flat and the structures are being constructed in compliance with all geologic, engineering and Federal Aviation Authority requirements including applicable building code requirements. Utility services would be provided through existing utility infrastructure in the surrounding area. The structures under construction were previously approved under a ministerial permit and found to be in conformance with the Land Development Code with regards to density.

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

The proposed project requires a Tentative Map to create four residential condominium units (under construction). The 0.3-acre site is located at 2900 Barnard Street within the Peninsula Community Plan. The site is within an existing, developed, in-fill area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code.

The four units being constructed have three bedrooms with open balconies within a townhome configuration which include garages for each unit. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations and did not require a discretionary action. The building permits were approved in June 2014, via Project No. 348707. At that time the applicant paid the in lieu fee in order to be in compliance with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all FAA and AEOZ regulations. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits.

The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

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

Other than the subdivision to allow condominium ownership, no other changes are requested, and does not include additional development of the property as part of this subdivision. There are no existing easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore, no conflicts exist.

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

The proposed project requires a Tentative Map to create four residential condominium units (under construction). The design of the subdivision has taken into account the best use of the land to minimize grading. The units are under construction and the underlying zone provided opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed project requires a Tentative Map to create four residential condominium units (under construction). Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property.

The four units being constructed have three bedrooms with open balconies within a townhome configuration which include garages for each unit. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations. The building permits were approved in June 2014, via Project No. 348707. At that time the applicant paid the in lieu fee in order to be in compliance with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all FAA and AEOZ regulations. The project proposes condominiums for home ownership opportunities and does not affect the previously approved building permits.

The proposal would add four multi-family dwelling units to the City's housing supply and would implement the General Plan City of Villages policy to locate new growth into pedestrian-friendly activity centers linked to regional transit. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Peninsula Community Plan area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1476413, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Monarch at Point Loma Owner, LLC, a California Limited Liability Company subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Renee Mezo
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions
Internal Order No. 24005793

**HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1476413
MONARCH AT BARNARD PARCEL 2 - PROJECT NO. 419673
ADOPTED BY RESOLUTION NO. R-XXX ON FEBRUARY 24, 2016
DRAFT**

GENERAL

1. This Tentative Map will expire on March 9, 2019.
2. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
3. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

4. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
5. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

6. Conformance with the “General Conditions for Tentative Subdivision Maps,” filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

7. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
8. The Parcel Map shall:
 - a. Use the California Coordinate System for its “Basis of Bearing” and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

PUBLIC UTILITIES

9. The Subdivider shall provide Covenant, Conditions and Restrictions for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
10. Prior to the issuance of any building permits, the Subdivider shall apply and obtain for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD’s shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities

Department will not permit the required BFPD to be located below grade or within the structure.

11. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
12. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
13. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
14. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

TRANSPORTATION

15. No fewer than eight parking spaces (with eleven parking spaces provided including one accessible space) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map may protest the imposition within ninety days of the approval of this Tentative

Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed; the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code Section 142.0607).

Internal Order No. 24005793

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2422

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project No.: 419673

Project Title: Monarch at Barnard TM Parcel 2

Project Location-Specific: 3901-3907 Chapman St, San Diego, CA 92110

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: TENTATIVE MAP WAIVER for the creation of four residential condominium units (under construction) at 3901-3907 Chapman St. The 0.314 acre site is in the RM-1-1 zone within the Peninsula Community Plan Area, the Coastal Height Limitation Overlay Zone, the FAA Part 77 Noticing Area (San Diego International Airport and North Island NAS), the Airport Influence Area (San Diego International Airport), and the 60-65 dB CNEL Noise Contour (San Diego International Airport).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jerald A. Alford
 Monarch at Point Loma, LLC
 7727 Herschel Avenue
 La Jolla, CA 92037
 (858) 551-4390

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: Class 5, Section 15305, Minor Alterations in Land Use Limitations.
 Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Guidelines Section 15315 that allow minor divisions of land into four or fewer parcels in conformance with the General Plan and zoning. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

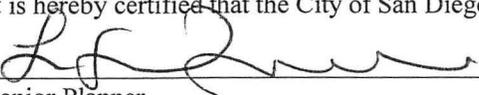
Lead Agency Contact Person: Travis Cleveland

Telephone: (619) 446-5407

If filed by applicant:

1. Attach certified document of exemption finding.
 2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA.


 Senior Planner

 1-19-2016
 Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

TENTATIVE MAP # 1476413 MONARCH AT BARNARD LOT 2 CITY OF SAN DIEGO, CALIFORNIA

GENERAL NOTES:

1. TOTAL AMOUNT OF SITE TO BE GRADED: 0.30 AC.
2. PERCENT OF TOTAL SITE GRADED 100%
3. AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 0.0 AC.
4. PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 0.0 AC.
5. AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.0 AC.
6. PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%
7. AMOUNT OF CUT: 66 CUBIC YARDS.
8. AMOUNT OF FILL: 48 CUBIC YARDS.
9. MAXIMUM HEIGHT OF FILL SLOPES: 0.40 FEET 2:1 SLOPE RATIO.
10. MAXIMUM HEIGHT OF CUT SLOPES: 0.80 FEET 2:1 SLOPE RATIO.
11. AMOUNT OF EXPORT SOIL: 38 CUBIC YARDS.
12. RETAINING/CRIB WALLS:
HOW MANY: 0
MAXIMUM LENGTH: NA
MAXIMUM HEIGHT: NA
13. GROSS AREA: 0.314 ACRES NET AREA: 0.314 ACRES
14. TOTAL NUMBER OF EXISTING LOTS: 1
15. TOTAL NUMBER OF PROPOSED LOTS: 1
16. LAMBERT COORDINATES: 214-1699
17. NAD 83 COORDINATES: 1854-6259
18. SERVICES AND UTILITIES:
SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
WATER, SEWER, FIRE, AND POLICE: CITY OF SAN DIEGO
TELEPHONE, PACIFIC BELL
GAS AND ELECTRIC, S.D.G&E
19. ALL ON-SITE SEWER AND WATER FACILITIES ARE TO BE PRIVATELY MAINTAINED.
22. EXISTING OVERHEAD UTILITIES TO REMAIN, WAIVER REQUESTED.
23. ALL SITE DRAINAGE WILL BE CONVEYED THROUGH THE BIO-RETENTION BASIN AND DISCHARGED DIRECTLY INTO PUBLIC PUBLIC STORM DRAIN PER DWG# 37587-D.
24. THE SOURCE OF TOPOGRAPHIC INFORMATION IS A TOPOGRAPHIC/ALTA SURVEY COMPLETED BY NASLAND ENGINEERING ON FEBRUARY 13, 2013.

NOTE:

THE EARTHWORK QUANTITIES SHOWN ARE CALCULATED TO SUBGRADE AND BACK OF WALL. THEY DO NOT INCLUDE TRENCHING, OVER EXCAVATION OR REMEDIAL GRADING. THERE HAS BEEN NO ALLOWANCE FOR SHRINKAGE OR SWELLING OR SUBSIDENCE. THE CALCULATIONS DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY EXIST ON-SITE AND ARE FOR REFERENCE AND FEE PURPOSE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES.

REFERENCES:

1. REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION, BARNARD APARTMENTS, 2930 BARNARD STREET, SAN DIEGO, CA, PREPARED BY CHRISTIAN WHEELER ENGINEERING, DATED JANUARY 25, 2013 (CWE PROJECT NO. 2120526.03)
2. GRADING / IMPROVEMENT PLANS DWG NO. 37587-D

ASSESSORS PARCEL NUMBERS

441-160-06

LEGAL DESCRIPTION

PORTION OF LOT 219 OF THE PUEBLO LANDS OF SAN DIEGO, MISC. MAP 36.

APPLICANT:

MONARCH AT POINT LOMA OWNER, LLC.
7727 HERSCHEL AVE.
LA JOLLA, CA 92037
PH 858-858-551-4390

BUILDING FILE NUMBER

PLAN CHECK FILE NO: 343554 PFS# 348707
PUBLIC IMPROVEMENT PLANS DRAWING#
37587-D, PROJECT# 330182, I.O.# 24003923.

THE SITE IS CURRENTLY UNDER CONSTRUCTION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD83 CALIFORNIA COORDINATE SYSTEM, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN STATIONS 1901 AND 237 ACCORDING TO RECORD OF SURVEY 14492, I.E. N80°27'36"W

CONVERGENCE ANGLE AT STATION 237 IS -0°31'59.29"

THE COMBINED SCALE FACTOR AT STATION 237 IS 1.0000097
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

BASIS OF ELEVATIONS

CITY OF SAN DIEGO BENCHMARK BRASS PLUG IN TOP OF CURB LOCATED AT THE SOUTHWEST CORNER OF WEST POINT LOMA BOULEVARD AND CHAPMAN STREET ELEVATION = 7.311' M.S.L. AS PUBLISHED IN THE BENCHMARK.

UNIT & BUILDING AREA SQUARE FOOTAGES

UNIT D	SQ. FOOTAGE	1,876
4 TOTAL UNITS		
BLDG 1	TOTAL BUILDING AREA	9,272 S.F.
	PRIV. OPEN TO SKY BALCS.	300 S.F.
	TOTAL BUILDING AREA W/OPEN BALCS.	9,572 S.F.

TRASH ENCLOSURE ACCESSORY OCCUPANCY

SQ. FOOTAGE 180

TOTAL PARKING SUMMARY:

Provided Car Parking:
ATTACHED GARAGES = 8 SPACES
OPEN PARKING SPACES = 3 SPACES
Total Parking Provided: 3 Spaces
Req'd. Motorcycle Parking:
4 UNITS X 0.1 SPACES = 0.4 SPACES
Provided Motorcycle Parking: 1 SPACES

EXISTING PERMIT NUMBERS

BLDG NO.	TYPE	NO. UNITS	PERMIT NO.	ADDRESS
BLDG 1	TH	4 UNITS	1201955, 1201958, 1201959, 1201960,	3901-07 CHAPMAN ST.

PROJECT SUMMARY:

THIS SUBDIVISION IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 4.

PROJECT LOCATION:

2900 BARNARD STREET, SAN DIEGO, CALIFORNIA

PROPERTY ZONE:

RM-1-1

PROPOSED NO. OF UNITS:

4 UNITS

BLDG TYPE	JUSTIFICATION TO EXCEED ALLOW. AREA
BUILDING 1	N/A - WITHIN ALLOWABLE AREA

UNIT TYPE	NO. BDRM-BATH	NO. OF UNITS
UNIT D1	3 BEDROOM 3 1/2 BATH	2
UNIT D2	3 BEDROOM 3 1/2 BATH	1
UNIT D3	3 BEDROOM 3 1/2 BATH	1

TOTAL NUMBER OF UNITS 4

BUILDINGS DATA

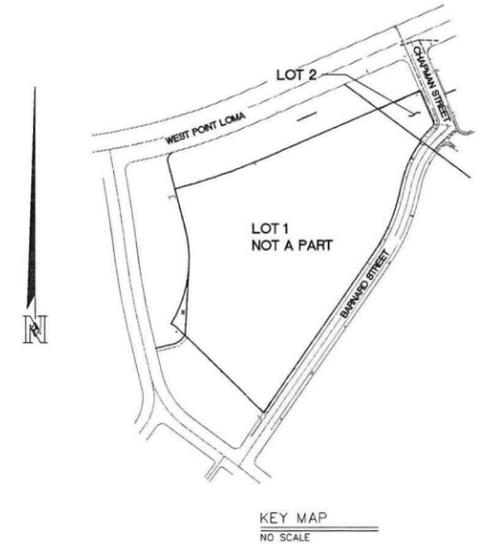
BLDG TYPE	OCCUP.	USE	TYPE OF CONST.	FIRE SFPKLR.	STORIES	APPROX. HEIGHT	FLR. AREA
BUILDING 1	R-2/U	RES	V-A	YES/13R	THREE	30'	9,572 SF
TRASH ENCLOSURE	U	RES	V-B	N/A	ONE	8'6"	173 SF

SITE NOTES:

1. BLDG. CONSTRUCTION NOISE MITIGATION, PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 132.0306, INDOOR NOISE LEVELS THAT ARE ATTRIBUTABLE TO AIRPORT OPERATION SHALL NOT EXCEED 45 DB.
2. BLDG. OCCUPANTS/PROPERTY OWNERS, PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 132.0301, PROPERTY OWNERS & RESIDENTS SHALL RECEIVE INFORMATION REGARDING THE NOISE IMPACTS & SAFETY HAZARDS ASSOCIATED W/THE UNDERLYING PROPERTY'S PROXIMITY TO AIRCRAFT OPERATIONS.
3. AIRPORT APPROACH OVERLAY ZONE. THIS SITE PLAN COMPLES W/THE STANDARDS OF THE RUN-WAY PROTECTIONS ZONES & AIRPORT APPROACH OVERLAY ZONE AS DESCRIBED BY THE AIRPORT LAND USE COMPATIBILITY PLAN.
4. AVIATION EASEMENT. THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY SHALL BE GRANTED AN AVIATION EASEMENT PERMITTING THE UNENCUMBERED & UNRESTRICTED FLIGHT OF AIRCRAFT TO OR FROM SAN DIEGO INTERNATIONAL AIRPORT.
5. BLDG. HEIGHTS SHALL COMPLY WITH PROP D REQUIREMENTS. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNAE OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.
6. ALL PUBLIC IMPROVEMENTS OF THIS PROJECT IS BY A SEPARATE PERMIT. SEE PTS # 330182, FOR STORM WATER REQUIREMENTS SEE PTS # 330182 AND WOTR PREPARED BY NASLAND ENGINEERING, RCE # 65976, DATED 04/23/2014.
7. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.

BUILDING ADDRESS NOTE:

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6(UFC 901.4.4)



SHEET INDEX

DESCRIPTION	SHEET
COVER SHEET	1
TENTATIVE MAP	2

OWNER/DEVELOPER:
MONARCH AT POINT LOMA OWNER, LLC.
7727 HERSCHEL AVE
LA JOLLA, CA 92037
PH 858-858-551-4390

ARCHITECT:
RODRIGUEZ ASSOCIATES
ARCHITECTS & PLANNER, INC.
2445 FIFTH AVE., SUITE 220
SAN DIEGO, CA 92101
(619) 544-8951
(619) 544-8941 (FAX)

CIVIL ENGINEER:
NASLAND ENGINEERING
4740 RUFFNER ROAD
SAN DIEGO, CA 92111
(858) 292-7770
(858) 571-3241 (FAX)

SOILS ENGINEER:
CHRISTIAN WHEELER ENGINEERING
3980 HOME AVENUE
SAN DIEGO, CA 92105
TEL (619) 550-1700
FAX (619) 550-1701

STRUCTURAL ENGINEER:
GOLVIS ENGINEERING
CONSULTING GROUP, INC.
4400 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
(949) 752-1812
(949) 752-5321 (FAX)

LANDSCAPE ARCHITECT:
GILLESPIE MOODY PATTERSON, INC.
4125 SORRENTO VALLEY BLVD., SUITE D.
SAN DIEGO, CA 92121
(858) 558-8977

LEGEND

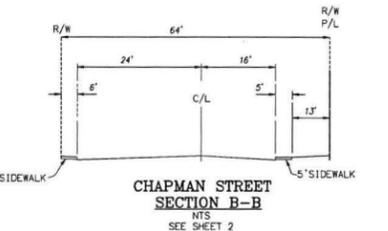
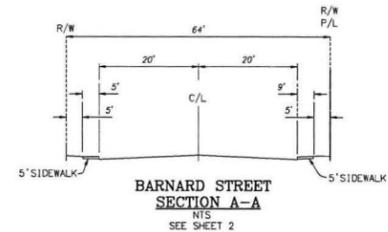
EXISTING IMPROVEMENTS	SYMBOL
ITEM	
RIGHT-OF-WAY	---
SUBDIVISION BOUNDARY	---
EXISTING MANHOLE	○
EXISTING SEWER	—S—
EXISTING SEWER LATERAL	—W—
EXISTING WATER	—COM—
EXISTING COMMUNICATIONS	—E—
EXISTING WATER METER	—E—
EXISTING ELECTRIC	—E—
EXISTING TELEPHONE	—T—
EXISTING FIRE HYDRANT	—H—
EXISTING TELEPHONE POLE	—P—
EXISTING CURB	—C—
EXISTING CURB AND GUTTER	—C—
EXISTING DRIVEWAY	—D—
EXISTING STREET LIGHT	—L—
EXISTING CURB RAMP	—R—
EXISTING SURVEY MONUMENT AS NOTED	●
(1).....RECORD DATA PER RECORD OF SURVEY 12097	
(DD).....RECORD DATA PER DEED BK3273 PG285	
(DD2).....RECORD DATA PER DEED BK4418 PG121	

PROPOSED IMPROVEMENTS:

ITEM	STD DWG. OR DETAIL	SYMBOL
PROPOSED STORM DRAIN	SDW-105, WS-03, RW-102	—S—
PROPOSED 2" PVC IRRIGATION	SDW-135, SDW-148, SDW-150, WS-03, RW-102	—I—
PROPOSED 8" FIRE SERVICE	SDW-105, SDW-118	—F—
PROPOSED 2" WATER SERVICE	SDW-115, SDW-148, SDW-149, WS-03	—W—
PROPOSED 8" SEWER MAIN	SDS-101, SDS-108, SDS-101(A)	—S—
PROPOSED SEWER MANHOLE		○
STORM DRAIN INLET (PRIVATE)		□
BIORETENTION BASIN		□
RETAINING WALL		—R—
STREET TREE PLANTING AREA		—T—
CURB RAMP	SDG-134 (TYPE C1)	—C—
DRIVEWAY	SDG-159	—D—
TRENCH RESURFACING	SDG-107	—R—
CURB AND GUTTER	SDG-151	—C—

LEGAL DESCRIPTION

PARCEL 2:
THAT PORTION OF PUEBLO LOT 219 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID PUEBLO LOT 219 DISTANT THEREON SOUTH 53° 55' EAST 126.99 FEET FROM A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID PUEBLO LOT 219 WITH THE SOUTHEASTERLY LINE OF WEST POINT LOMA BOULEVARD; THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID PUEBLO LOT 219 SOUTH 53° 55' EAST 161.19 FEET TO A POINT ON A 333.64 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE AT SAID POINT BEARING NORTH 53° 22' 10" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 10° 00' 50" A DISTANCE OF 58.31 FEET TO THE BEGINNING OF A 17.44 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE THROUGH AN ANGLE OF 70° 34' 40" A DISTANCE OF 21.48 FEET; THENCE TANGENT TO SAID CURVE NORTH 23° 56' WEST 99.09 FEET TO AN INTERSECTION WITH A LINE BEARING NORTH 66° 04' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 66° 04' WEST 145.22 FEET TO THE POINT BEGINNING.



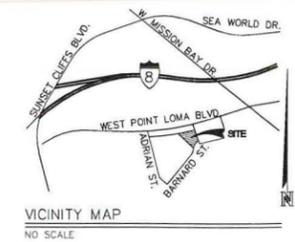
MAPPING NOTE:

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE PARCEL MAP. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP WITH ALL PROPERTY CORNERS MARKED WITH DURABLE MONUMENTS.

TENTATIVE MAP REQUEST

THIS PROJECT REQUESTS A TENTATIVE MAP FOR ENTITLEMENTS FOR CONDOMINIUM PURPOSES

EXP 6-30-2016 01-19-2016
CORY SCHRACK R.C.E. 65976 DATE
NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111
(858) 292-7770



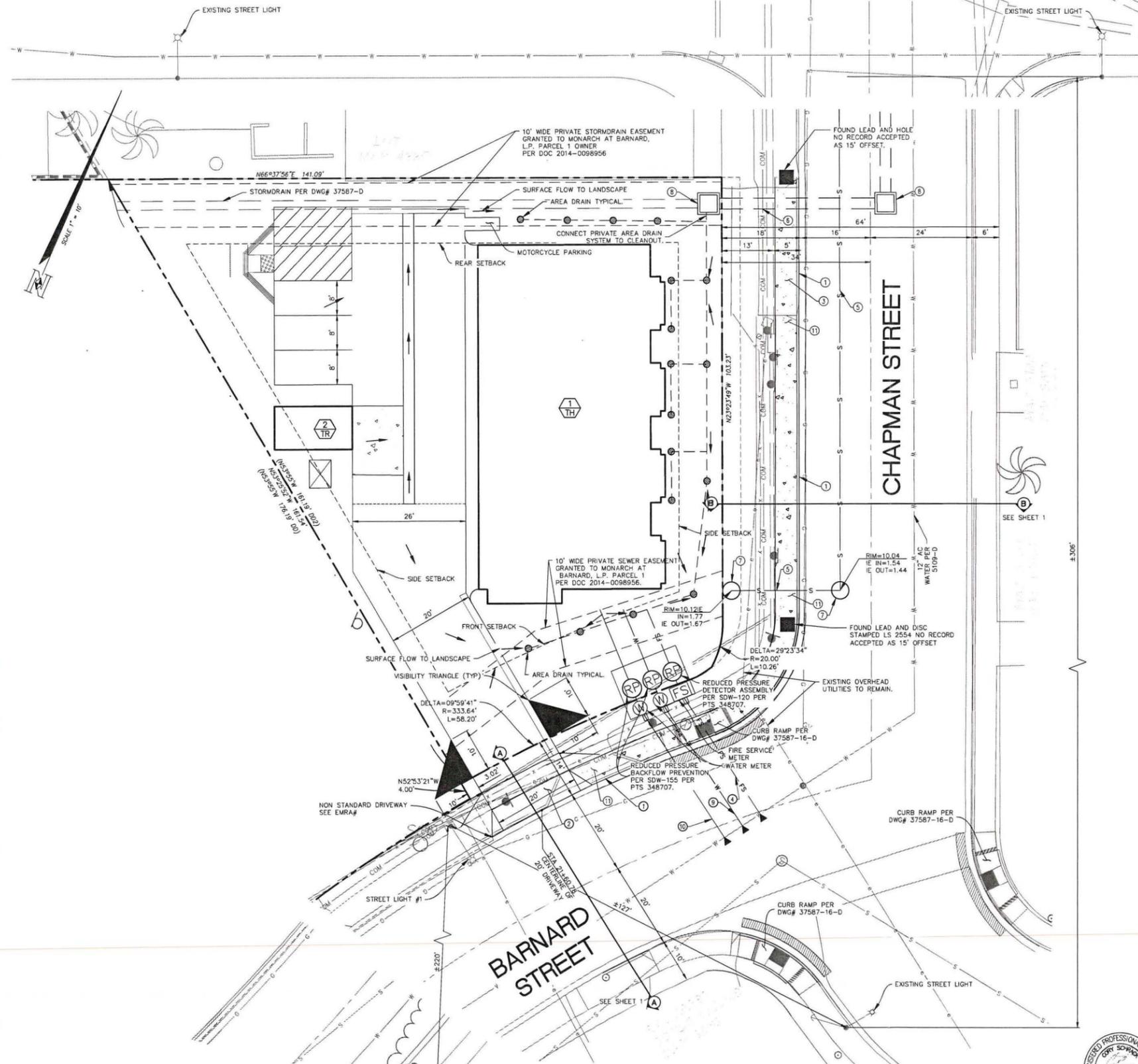
Nasland Civil Engineering Surveying Land Planning
T (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com

PREPARED BY:

NAME: NASLAND ENGINEERING	REVISION 14:	
ADDRESS: 4740 RUFFNER STREET SAN DIEGO, CA 92111	REVISION 13:	
PROJECT ADDRESS: 2900 BARNARD STREET SAN DIEGO, CA 92110	REVISION 11:	
PROJECT NAME: MONARCH AT BARNARD LOT 2	REVISION 10:	
	REVISION 9:	
	REVISION 8:	
	REVISION 7:	
	REVISION 6:	
	REVISION 5:	12/18/2015
	REVISION 4:	12/02/2015
	REVISION 3:	10/08/2015
	REVISION 2:	08/17/2015
	REVISION 1:	
	LAMBERT COORDINATES:	214-1699
	NAD83 COORDINATES:	1854-6259
	ORIGINAL DATE:	04/13/2015
SHEET TITLE: TENTATIVE MAP No. 1476413 TM PTS No. 419673 I.O. NUMBER 24005793	SHEET	1 OF 2
	DEP #	

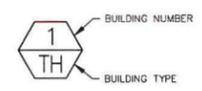
N.E. JOB No. 112-153.5

WEST POINT LOMA BLVD.



- CONSTRUCTION NOTES:**
- ① 6" CURB AND GUTTER TYPE G PER SDG-151
 - ② REMOVE EXISTING SIDEWALK AND CONSTRUCT PROPOSED 20' DRIVEWAY PER PERMIT# 1219897
 - ③ REMOVE EXISTING DRIVEWALK AND CONSTRUCT PROPOSED SIDEWALK PER PERMIT# 1219897
 - ④ FIRE SERVICE LATERAL, TRENCH AND RESURFACE PER PERMIT# 1219897
 - ⑤ PROPOSED 8" PVC PUBLIC SEWER LINE, TRENCH AND RESURFACE PER DWG# 37587-D
 - ⑥ 24" RCP PUBLIC STORM DRAIN LINE PER DWG# 37587-D
 - ⑦ PUBLIC SEWER MANHOLE PER DWG# 37587-D
 - ⑧ TYPE A-4 CLEANOUT PER DWG# 37587-D
 - ⑨ MANFOLD 2" WATER SERVICES AND METER BOX PER PERMIT# 1219897
 - ⑩ IRRIGATION LATERAL PER PERMIT# 1219897
 - ⑪ CONSTRUCT CONTIGUOUS CONCRETE SIDEWALK PER SDG-155

NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURITY OR TREES ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER/WATER MAINS OR SEWER LATERALS/WATER SERVICES/FIRE HYDRANTS. NO TREES OR ANY KIND OF LANDSCAPING SHALL BE INSTALLED WITHIN WATER/SEWER EASEMENT.

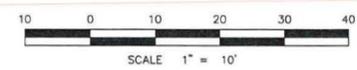


STREET LIGHT SCHEDULE

STREET LIGHT NUMBER	STREET NAME	LOCATION REFERENCE*	CORNER/STREET SIDE	TYPE OF WORK /WATTAGE**	POLE TYPE §
1	BARNARD ST	W/O CHAPMAN ST 96.0'	NORTH	(U) LED 78 WATT	SDE-101

*LOCATION REFERENCE FOR MID-BLOCK STREET LIGHTS: APPROXIMATE DISTANCE FROM CENTERLINE OF NEAREST CROSS STREET.
 **TYPE OF WORK: NEW (N), UPGRADE (U), AND RELOCATE (R).

EXISTING UTILITY EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC, PER DOC 2015-0009298 RECORDED JANUARY 09, 2015 HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON THIS MAP.



NOTE:
 SEE CONSTRUCTION PLAN PERMIT #1219897 APPROVED 07/22/2014, PROJECT# 348707 FOR PUBLIC IMPROVEMENTS AND DRAWING #37587-D.



Nasland Civil Engineering Surveying Land Planning
 4740 Ruffner Street San Diego, CA 92111
 T 619 292-7770 F 619 434-6259
 nasland.com

PREPARED BY:

NAME: NASLAND ENGINEERING	REVISION 14:	_____
ADDRESS: 4740 RUFFNER STREET SAN DIEGO, CA 92111	REVISION 13:	_____
PROJECT ADDRESS: 2900 BARNARD STREET SAN DIEGO, CA 92110	REVISION 12:	_____
PROJECT NAME: MONARCH AT BARNARD LOT 2	REVISION 11:	_____
SHEET TITLE: TENTATIVE MAP No. 1478413 TM PTS No. 49673 LO NUMBER 24005793	REVISION 10:	_____
	REVISION 9:	_____
	REVISION 8:	_____
	REVISION 7:	_____
	REVISION 6:	_____
	REVISION 5:	_____
	REVISION 4:	12/18/2015
	REVISION 3:	12/02/2015
	REVISION 2:	10/06/2015
	REVISION 1:	06/17/2015

LAMBERT COORDINATES: 214-1699
 NAD83 COORDINATES: 1854-6259
 ORIGINAL DATE: 04/13/2015
 SHEET 2 OF 2
 DEP # _____

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

Oct. 15, 2015

APPROVED MINUTES

VOTED ON THURSDAY NOV. 19

Present: Amanda Behnke, Patricia Clark, James Hare, Mark Krencik, Peter Nystrom, Julia Quinn, Jarvis Ross and Don Sevrens.

Absent: Nicole Burgess, Bruce Coons, David Dick, Robert Goldyn, Jon Linney, Jay Shumaker and Paul Webb.

Called to order at 6:36 p.m.

PARLIAMENTARY ITEMS

1. **Approval of agenda.** By acclamation.
2. **Approval of September 2015 minutes.** Motion by Sevrens, second by Nystrom to approve minutes as submitted by secretary with a revised item clarifying Traffic subcommittee report. Approved 5-0-2. Voting yes: Behnke, Hare, Krencik, Sevrens, Nystrom. No: 0. Abstaining: Clark, Ross. Both cited not having enough information.
3. **Secretary's Report – Don Sevrens.** Secretary said that a competing version of the minutes being produced by another board member was not helpful. He said that revisions in the Ralph M. Brown Act and City Policy 600-24 mean that certain of the board's current practices are not in compliance. Specifically, draft minutes should be posted (or made accessible to the public) "as soon as possible and no later than the next scheduled regular meeting." The revisions further require that action items show which members voted for, against or abstained. Further that the names of public speakers be reported and the tenor of their remarks be included. The chair suggested that the matter be discussed between meetings.
4. **Treasurer's Report – Patricia Clark.** Treasury has \$266.55 with a couple bills arriving.
5. **Chair Report – Julia Quinn.** She reported on a community workshop at Liberty Station Oct. 6 about proposed FAA flight changes. Community sentiment – including a letter by the planning board pointing out detrimental environmental effects – was overwhelmingly against the changes.

Jarvis Ross: There is a potential for lawsuits by people affected by the new flight paths.

6. **Establish Code Compliance Committee.—Julia Quinn.** The chair said she wanted the board to establish creating a standing subcommittee to consider assisting in code compliance on such issues as oversized vehicles, homeless living in unoccupied buildings and to be the eyes and ears of the community. No motion was offered by the board and there was no further discussion or action.

NON-AGENDA PUBLIC COMMENTS

1. **Jim Dorsey.** He reported the latest developments at the unfinished house at 1676 Plum St. He said there were several court appearances with the owner, on probation after pleading to several misdemeanors, missing the last one. The sidewalk, torn out seven years ago, was replaced before an interim deadline. However, it did not pass inspection and had to be torn out because of substandard construction and redone. There are several court dates or deadlines before a final deadline in January. The owner is under court direction to complete the construction – his choice -- or face possible court-ordered demolition, sale or jail time.
2. **Seth Gates.** The city’s financial director for public utility districts gave a presentation on proposed increases in water rates. The presentation was not on the agenda but was described by the chair as non-agenda public discussion.
Gates said the increases are being driven by two factors. The first is higher cost water being received from the San Diego County Water Authority. The second is state mandates to cut back during the drought. That results in less revenue received while fixed costs must still be covered.

The city is using \$32 million of reserves to soften the impact on consumers, Gates said, and none of the rate increase will be used for department operations.

A City Council hearing will be held to receive public input with a petition or desire to participate deadline of Nov. 17. An outside auditor will be retained every two years to evaluate staff assumptions on water availability and demand.

Ross: Why are contractors responsible for so many waterline breaks?

A: (Gates) Ducking a direct answer, he said they are being charged for all damages.

Quinn: Are the percentages on rate increases simple percentages or compounded?

A: The increases shown are simple. Compounded, rates would actually rise 41% over five years.

Proposed effective dates and simple percentage increases

Jan. 2016	9.8%
July 2016	6.9%
July 2017	6.9%

July 2018	5.0%
July 2019	7.0%

GOVERNMENT REPORTS

Council District 2 – James Mcguirk pinch-hit for Conrad Wear. He said that an annex to the Dolphin Motel on Garrison east of Rosecrans has passed all inspections and that a certificate of occupancy will be served soon. Removal of a billboard, Mcguirk said, was not a condition for a building permit and is up to the Murdock family.

On a pocket park at Canon Street and Avenida de Portugal, city staff is tending to the paperwork but completion and City Council consideration could take several months.

On the FAA flight path issue, he said Council Member Lorie Zapf opposes removal of Waypoint Loma for visual and noise disturbance and said all other questions should be referred to the office or Rep. Scott Peters.

Flashing beacon lights, warning of pedestrians in crosswalks, will be installed in the near future at three sites: Catalina Boulevard and Orchard Avenue, Zola and Chatsworth, and Sunset Cliffs Boulevard and Point Loma Avenue.

Marian D’Angelo: They really do work, as evidenced by the one recently installed at Canon and Evergreen streets.

City Planning – Associate city planner Tony Kempton was absent.

NEW/OLD BUSINESS

None.

INFORMATION ITEMS

Ocean Beach Planning Board update – Valerie Paz was absent.

ACTION ITEMS

- 1. Monarch at Barnard TM Parcel 1**, Project No. 419664, 2930 Barnard St. Zone RM-1-1 – Tentative Map (Process 3) for creation of 176 residential condominium units (under construction). Applicant: Janay Kruger.
-

Krencik said the project on the site of the former Barnard Elementary School came before the Project Review subcommittee in both September and October. There was no quorum in October and it was sent to the full board without a vote.

The buildings are three stories tall with parking, traffic and architectural style consistent with an area of multifamily buildings.

Four of the 180 units are on a different parcel, are slightly different and require a separate vote.

Kruger said 15 of the 180 units are affordable, all are fully sprinklered and eventually will become condominiums. Monarch purchased the property for \$16.5 million from the school district in a bidding (or auction) situation.

Sevrens: What about fire hydrants, fire engine access and safety?

A: (Kruger) There are three fire hydrants close to the site and a loop road on the perimeter. The standard to be met is that a fire engine can access one side of every building. All units are sprinklered and the Fire Department has approved.

Audience member from Midway Planning Board: Will the company repave Barnard Street?

A: (Various) Yes, if damage was caused by their construction vehicles. Otherwise, they will at least look into it.

Reporter Tony DeGarate: Why has this project never come to the full planning board before?

A: (Kruger) Not required.

A: (Jarvis) That is the problem with the city's Planning Department. The codes are not what they should be.

Motion to approve, encouraging the developer to study traffic and work with nearby homeowner associations.

Moved by Krencik, seconded by Clark. Yes (6): Behnke, Clark, Hare, Krencik, Nystrom, Ross. No: (0). Abstain (1): Sevrens. (Not comfortable with the process, a subcommittee sending it forward without being able to vote for lack of a quorum.)

2. Monarch at Barnard TM Parcel 2, Project No. 419673, 3901-3907 Chapman St., Zone RM-1-1. Tentative Map (process 3) for creation of four residential condominium units (under construction). Applicant Janay Kruger.

Motion to approve. Moved by Clark, seconded by Krencik. Yes (6): Behnke, Clark, Hare, Krencik, Nystrom, Ross. No: 0. Abstain (1): Sevrens. (Discomfort with process involving lack of quorum.)

- 3. McCall Residence CDP**, Project No. 428931, 425 San Gorgonio St., Zone RS-1-4. Coastal Development Permit (CDP) to construct 5,284 SF single-family unit on a vacant 0.23 acre site. Coastal (non-appealable) overlay zone Applicant: Bruce Peeling.

Applicant reported the city waived a sidewalk requirement on a street where sidewalks are obviously inappropriate.

Motion to approve. Moved by Krencik, seconded by Clark. Yes (6): Behnke, Clark, Hare, Krencik, Nystrom, Ross. No: 0. Abstain (1): Sevrens. (A well-done project but no quorum at subcommittee stage.)

- 4. Engel Residence Addition CDP**, Project No. 430787, 975 Scott St., Zone RM-1-7, CDP to construct 1,842 SF addition to existing single-family unit on 0.33 acre site. Coastal (appealable) overlay zone. Applicant: Bruce Peeling.

Krencik: This abuts the water so it is required that it come before the planning board. This will be basically an entirely new house with existing 2 by 4's retained. The house is essentially 7,000 square feet on a 14,000 square-foot lot for a floor area ratio of .5.

Applicant: Construction will not start until spring.

Motion to approve. Moved by Krencik, seconded by Ross. Yes (6): Behnke, Clark, Hare, Krencik, Nystrom, Ross. No: 0. Abstain (1): Sevrens. (Especially uncomfortable because a full board vote is required but the subcommittee was unable to vote.)

- 5. East Hotel Sign Plan**, Project No. 443410, 2220 Lee Court, Zone CC-5-5. Neighborhood Use Permit (NUP) for a comprehensive sign plan. Coastal (appealable) overlay zone. Applicant: Nathan Cadieux.

Three hotels adjacent to the channel by Liberty Station were approved years ago. A public esplanade will allow the public to cross the bridge over the channel, walk the property edge and link to Spanish Landing.

Proposed is relatively modest directional signage close to Harbor Drive in public right-of-way to guide visitors.

Amanda Behnke had to leave mid-item and a quorum was lost. Applicant was asked to return in November.

- 6. Approval of PCPB Bylaw Revisions.** Approval of proposed bylaw revisions to be consistent with city revisions to Council Policy 600-24. Presentation by James Hare and Julia Quinn. **The matter was not considered because of a lack of a quorum.**

SUBCOMMITTEES

No subcommittee reports were presented because of a lack of a quorum.

Adjourned at 8:55 p.m. to 6:30 p.m. Thursday, Nov. 19.

- **Submitted by Secretary Don Sevens.**

Ownership Disclosure

Monarch at Barnard Tentative Map, Parcel 2

Project No. 419673

Monarch at Point Loma Owner, LLC

Rodney F. Stone

Ryan Stone

William P. (Pat) Kruer

George T. (Tim) Kruer

