

**SUPPLEMENTAL SUBMITTAL  
REQUIREMENTS FOR  
2230 CACTUS ROAD  
SAN DIEGO, CALIFORNIA**

**Project No. 651806  
APN 646-100-37**

**Submitted to:**

**City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, California 92101**

**Prepared for:**

**ColRich  
444 West Beech Street, Suite 300  
San Diego, California 92101**

**Prepared by:**

**Brian F. Smith and Associates, Inc.  
14010 Poway Road, Suite A  
Poway, California 92064**



*July 1, 2020*

**Building Record**

*(Please see attached CD for digital file)*

Lot C 4179

ADDRESS 1090 CACTUS RD.

W-C 2059

DESCRIPTION OF BUILDING

| CLASS & SHAPE | CONSTRUCTION   | STRUCTURAL     | EXTERIOR           | ROOF          |                  | LIGHTING           |             | AIR CONDITION |          | ROOM AND FINISH DETAIL |                  |         |             |          |       |       |              |
|---------------|----------------|----------------|--------------------|---------------|------------------|--------------------|-------------|---------------|----------|------------------------|------------------|---------|-------------|----------|-------|-------|--------------|
|               |                |                |                    | Light         | Sub-Standard     | Frame              | Stucco on   | Flat          | Pitch    | Wiring                 | Heating          | Cooling | ROOMS       | FLOORS   |       |       | FLOOR FINISH |
| ARCHITECTURE  | Standard       | Sheathing      | Siding             | Hip           | Gable            | K.T.               | Conduit     | Forced        | Clean'g  | All                    | B                | I       | 2           | Material | Grade | Walls | Ceilings     |
| 1 Stories     | Above-Standard | Concrete Block | "x"                | X             | Shed             | X                  | X           | X             | Humid.   | Ent. Hall              |                  |         |             | W/P      | A     |       | DRY          |
| TYPE          | Special        | B.&B. T.&G.    |                    |               | Cut Up           | Few                | X Cheap     |               |          | Living                 |                  |         |             |          |       | ASH   | Celo         |
| Use           | Design         | FOUNDATION     | Brick              | Shingle       | Dormers          | X Avg.             | Med.        | Floor Unit    |          | Dining                 |                  |         |             | Lino     |       |       |              |
| X Single      | X              | X Concrete     | X Floor Joist      | B.&B. T.&G.   | Gutters          | Many               | Special     | Zone Unit     | Central  | Bed                    |                  |         |             |          |       |       |              |
| Double        |                | Reinforced     | 1st "x" "x"        |               |                  |                    |             |               |          | Bed                    |                  |         |             |          |       |       |              |
| Duplex        |                | Brick          | 2nd "x" "x"        | Brick         | Shingle          | Pair               | X Std. Spec |               |          | Oil Burner             |                  |         |             |          |       |       |              |
| Apartment     |                | Wood           | Sub-Floor          | Stone         | Shake            |                    |             |               |          |                        |                  |         |             |          |       |       |              |
| Flat-Court    |                | Piers          | Concrete Floor     | WINDOWS       | Tile             | X Sink             |             |               |          |                        |                  |         |             |          |       |       |              |
| Motel         |                |                |                    | D.H. Casement | Tile Trim        |                    |             | Laundry       | M-B.T.U. |                        |                  |         |             |          |       |       |              |
| Units         | Light          | Heavy          | Insulated Ceilings | X Metal Sash  | Compo.           | X Water Htr. Auto. | X Fireplace |               |          | Kitchen                |                  |         |             | Lino     |       |       |              |
|               |                |                | Insulated Walls    | X Screens     | X Compo. Shingle | Water-Softner      |             |               |          | Drain Bd.              | Material: M.C.B. | Lgth: 8 | Ft. Splash: |          |       |       |              |

| CONSTRUCTION RECORD |     |        |        | EFFEC. APPR. NORMAL % GOOD |      |     |                | RATING (E,G,A,F,P) |    |       |             |            |          | BATH DETAIL   |              |             |         |        |       |          |     |      |        |              |        |
|---------------------|-----|--------|--------|----------------------------|------|-----|----------------|--------------------|----|-------|-------------|------------|----------|---------------|--------------|-------------|---------|--------|-------|----------|-----|------|--------|--------------|--------|
| Permit No.          | For | Amount | Date   | YEAR                       | YEAR | Age | Remaining Life | Table              | %  | Cond. | Arch. Attr. | Func. Plan | Con-Form | Storage Space | Cupbd/Closet | Work-m'ns'p | Fl. No. | FINISH |       | FIXTURES |     |      | SHOWER |              |        |
|                     |     |        |        |                            |      |     |                |                    |    |       |             |            |          |               |              |             |         | Floors | Walls | Wc. Lo.  | Tub | Type | Grade  | St. Q.T.G.D. | Finish |
| B15043              | RES | 480    | 1/5/53 | 1954                       | 1961 | 4   | 51             | R-55               | 96 | A     | A           | A          | A        | A             | A            | A           | 1       | Lino   | DRY   | 1        | 1   | M    | A      |              |        |
| 112495              | ADD | 7016   | 4/59   | 1965                       | 1970 | 11  | 49             | R-60               | 94 | A+    | A           | A          | A        | A             | A            | A           |         |        |       |          |     |      |        |              |        |

SPECIAL FEATURES

| Appraiser & Date    | Unit | Area | Unit Cost | Cost  | Unit Cost | Cost  | Unit Cost | Cost  | Unit Cost | Cost  | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost |
|---------------------|------|------|-----------|-------|-----------|-------|-----------|-------|-----------|-------|-----------|------|-----------|------|-----------|------|
| 10/25/60 REKINS     | RES  | 1406 | 6.40      | 8998  | 7.10      | 9983  | 8.70      | 12232 | 11.80     | 16591 |           |      |           |      |           |      |
| 6/15/64 HENRY-BRAND | GAR  | 532  | 2.80      | 1490  | 2.30      | 1224  | 3.00      | 1596  | 4.50      | 2394  |           |      |           |      |           |      |
| 10049 7/1/69        | C-CP | 203  | 1.50      | 304   | 1.50      | 304   | 2.00      | 406   |           | 600   |           |      |           |      |           |      |
| 10049 9/17/74       | AC   |      |           | 150   |           | 150   |           | 150   |           | 200   |           |      |           |      |           |      |
|                     | FP   |      |           |       |           | 200   |           | 500   |           | 550   |           |      |           |      |           |      |
| TOTAL               |      |      |           | 10942 |           | 12011 |           | 14884 |           | 20335 |           |      |           |      |           |      |
| NORMAL % GOOD       |      |      |           | 96    |           | 94    |           | 88    |           | 82    |           |      |           |      |           |      |
| R.C.L.N.D           |      |      |           | 10504 |           | 11290 |           | 13098 |           | 16675 |           |      |           |      |           |      |



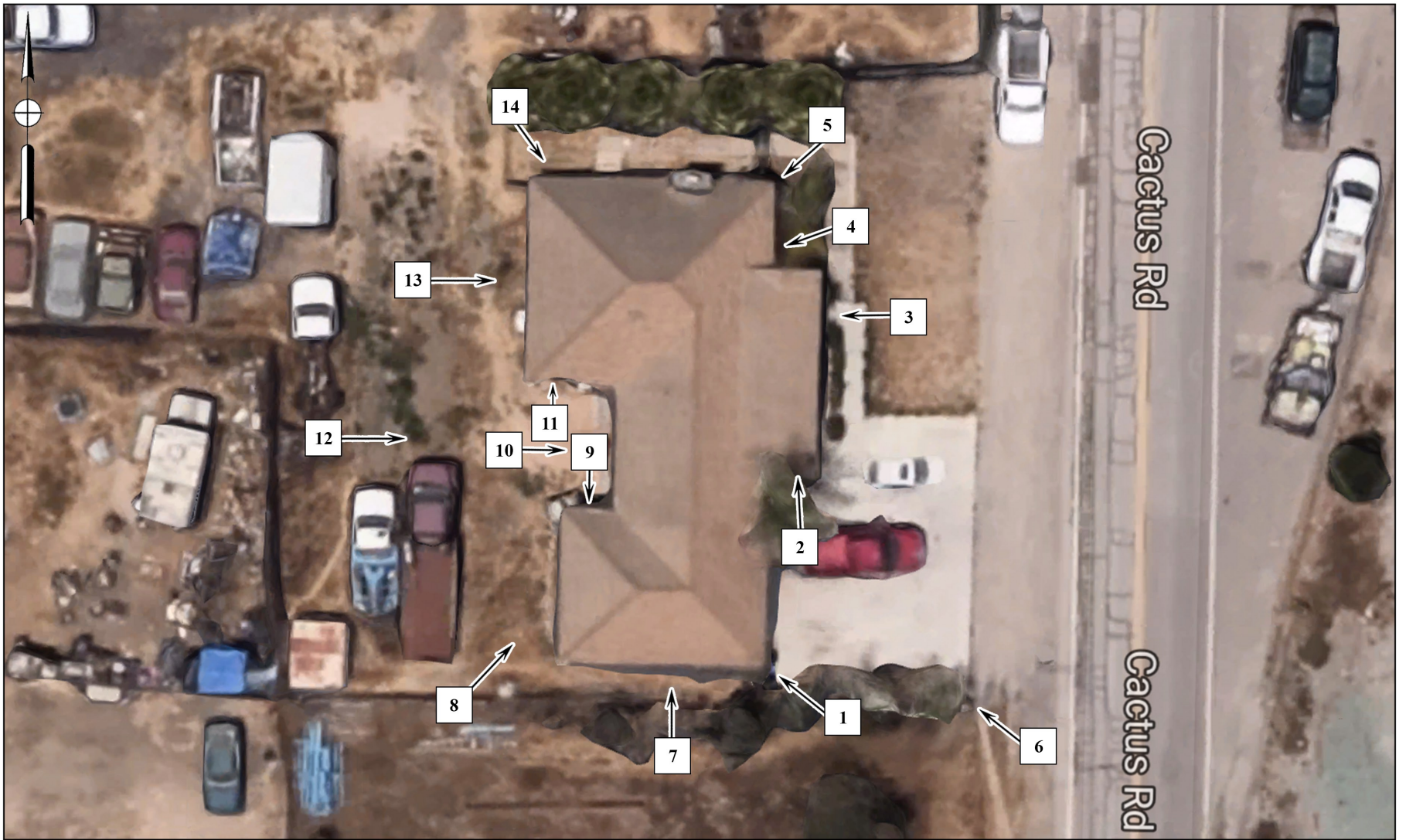




**Photographic Survey**

*(Please see attached CD for digital files)*





## Photographic Survey Key

2230 Cactus Road





## **Plate 1**

**View of the Garage Door on the East Façade of the Building, Facing Northwest**

2230 Cactus Road





## Plate 2

**View of the 1959 to 1963 Front Porch Addition on the East Façade of the Building, Facing North**

2230 Cactus Road







**Plate 3**

**View of the Front Door on the East  
Façade of the Building, Facing West**

2230 Cactus Road







## Plate 4

**View of the East Façade of the 1959 North Wing Addition, Facing Southwest**

2230 Cactus Road





**Plate 5**

**View of the East (Left) and North (Right) Façades of  
the 1959 North Wing Addition, Facing Southwest**

2230 Cactus Road







## Plate 6

**View of the East Façade of the Building, Facing Northwest**

2230 Cactus Road





## Plate 7

**View of the South Façade of the Building, Facing North**

2230 Cactus Road





**Plate 8**  
**View of the West Façade of the Building, Facing Northeast**  
2230 Cactus Road





## Plate 9

**View of an Entry Door on the West  
Façade of the Building, Facing South**

2230 Cactus Road







**Plate 10**  
**View of the West Façade of the Building, Facing East**  
2230 Cactus Road





**Plate 11**

**View of the South Façade of the 1959 North Wing Addition, Facing North**

2230 Cactus Road





**Plate 12**  
**View of the West Façade of the Building, Facing East**  
2230 Cactus Road





**Plate 13**  
**View of the West Façade of the 1959 North Wing Addition, Facing East**  
2230 Cactus Road





## Plate 14

**View of the North Façade of the 1959 North Wing Addition, Facing Southeast**

2230 Cactus Road














**Legend**

-  Single-family residence (1953)
-  North wing addition and concrete block chimney (1959)
-  Front porch (between 1959 and 1963)
-  Replacement of all original windows and alteration of original window openings on the west façade (prior to 2011)
-  Potential replacement of original garage door (between the 1980s and 2011)



**Site Plan With Footprint**

2230 Cactus Road



**Written Description of  
the Property, Including Alterations**



## **2230 CACTUS ROAD (APN 646-100-37) PROPERTY DESCRIPTION**

The Residential Building Record for 2230 Cactus Road indicates that the single-family residence was constructed in 1953 (originally 1090 Cactus Road) with an “L”-shaped footprint, a single story, a cross-hipped roof, and an attached garage. The building currently possesses a “U”-shaped footprint and exhibits characteristics of the Ranch architectural style. In 1959, a northern wing addition with a concrete block chimney was constructed onto the north façade of the building, which created the “U”-shaped footprint. The roof currently exhibits wide, unenclosed eaves and is covered in composite shingles. The exterior of the building is clad in stucco with a stucco wainscot of a different color. The residence currently exhibits non-original, aluminum-framed, sliding windows. The replacement windows on the west façade are smaller than the original window openings and exhibit cement/stucco patching around their perimeters. The main entrance to the building is located on the northern end of the east façade beneath a wide, shed-style porch roof supported by eight simple metal poles positioned in groups of two. The front porch, an elevated, poured concrete pad, was added between 1959 and 1963 (see 1963 aerial photograph, attached) after the 1959 north wing addition was completed, as it extends across the southern portion of the addition. The porch also features an Americans with Disabilities Act (ADA)-compliant ramp on the east side. The front door is covered by a non-original metal security door. The garage door is a standard aluminum segmented door, which may have replaced a wood lift-up-style door between the 1980s and 2011.

### **Structural Modifications**

- North wing addition and concrete block chimney constructed onto the north façade in 1959
- Front porch added between 1959 and 1963
- All original windows replaced and original window openings on the west façade altered prior to 2011
- Original garage door potentially replaced between the 1980s and 2011



**Building Permits**

*(Not Available at This Time)*



**Notice of Completion**

# NOTICE OF COMPLETION

NOTICE is hereby given that: 1. A work of improvement on the hereinafter described property was actually COMPLETED on the 9th day of May, 1953.

2. The name of the CONTRACTOR, if any, for such work of improvement as a whole was NONE

(If no contractor for work of improvement as a whole insert "none")

3. The property on which said work of improvement was completed is in the City of \_\_\_\_\_

County of San Diego, State of California, and is described as follows:

The Easterly 200 feet of the Southerly 200 feet of the following described property:  
The Easterly Half of the Northeast Quarter of the Southwest Quarter of Section Thirty-three, Township Eighteen South, Range One West San Bernardino Meridian, in the County of San Diego, State of California, according to the United States Government Survey approved September 11, 1879.

4. The NAMES, ADDRESSES and NATURE OF TITLE of every person (including the undersigned) owning any interest in said property is as follows:

| NAME IN FULL  | COMPLETE ADDRESS   | NATURE OF TITLE |
|---|--|-----------------|
| J. L. Blalack and<br>Dorothy M. Blalack<br><small>(Name of undersigned)</small> | P. O. Box 611, San Ysidro, Calif.<br><small>(Street and Number) (City and State)</small> | Fee Simple      |
|   |  |                 |
|   |  |                 |

5. Dated: May 12, 1953.

State of California }  
 County of San Diego } ss.  
J. L. Blalack

*J. L. Blalack*

being first duly sworn, deposes and says that he is the owner of the property described in the foregoing notice, that he has read the same, and knows the contents thereof, and that the facts therein stated are true.

(Signature) J. L. Blalack

Subscribed and sworn to before me this 12th day of May, 1953.

*[Signature]*

(If this Notice is executed by a corporation use corporate form of verification below and affix corporate seal)

State of California }  
 County of San Diego } ss.

being first duly sworn, deposes and says: That he is an officer, to wit \_\_\_\_\_ of \_\_\_\_\_

a corporation, which is the owner of the property described in the within Notice of Completion executed by said corporation; that he has read the same and knows the contents thereof and that the facts therein stated are true of his own knowledge; that he makes this verification for and on behalf of said corporation.

(Signature) \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Notary Public in and for said County and State

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO. **66789**  
 RECORDED REQUEST OF  
 BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION

MAY 15 9 50 AM '53

BOOK **4857** PAGE **113**  
 OFFICIAL RECORDS  
 SAN DIEGO COUNTY, CALIF.  
 ROGER B. HOWE, RECORDER

*Wm*

*1.50*  
*3*



**Chain of Title**

**Chain of Title**

Title Records for 2230 Cactus Road

| <b>Seller</b>   | <b>Buyer</b>                                      | <b>Date</b>        |
|---|---|--------------------|
| Wilma R. Anderson   | J.L. Blalack and Dorothy M. Blalack               | December 16, 1946  |
| James Luther Blalock and Dorothy Maxine Blalock, aka Dorothy M. Blalock | Waylon K. Blalock and Genevieve Blalock           | July 15, 1953      |
| Clifford L. Clayton and Edythe A. Clayton                               | Waylon K. Blalock and Genevieve Blalock           | December 17, 1963* |
| Genevieve Blalock   | Genevieve Blalock, Trustee                        | July 17, 2003      |
| Genevieve M. Blalock, Trustee   | Max Dario Topete Lopez and Consuelo Leticia Lopez | May 16, 2006       |
| Max Dario Topete Lopez and Consuelo Leticia Lopez                       | CR Lumina Group, LLC                              | July 26, 2019      |

*\*The portion shown as Parcel 2 of document recorded July 26, 2019, as Instrument No. 2019-0306132*



**List of Occupants (City Directories)**

*(Not available at this time – under the guidance of the California Department of Public Health and San Diego County’s Public Health Officer, the San Diego Public Library will be closed until further notice)*




**Historic Photographs**





**Legend**

 Project Boundary




**1953 Aerial Photograph**

2230 Cactus Road



**Legend**

 Project Boundary



**1963 Aerial Photograph**

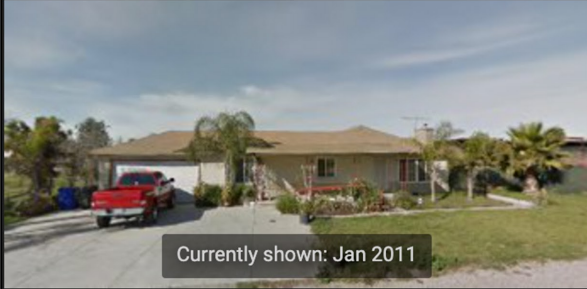
2230 Cactus Road



2230 Cactus Rd  
San Diego, California



Street View - Jan 2011



Currently shown: Jan 2011

2011 2020



## January 2011 View of the East Façade of the Building, Facing West

2230 Cactus Road

*(Image courtesy of Google Street View)*

**1886/1887 Sanborn Map**

*(Map Not Available)*



**1906 Sanborn Map**

*(Map Not Available)*

**1921 Sanborn Map**

*(Map Not Available)*



**1940 Sanborn Map**

*(Map Not Available)*

**1950 Sanborn Map**

*(Map Not Available)*



**1956 Sanborn Map**

*(Map Not Available)*