



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 28, 2018 REPORT NO. HO-18-106

HEARING DATE: December 5, 2018

SUBJECT: 30th and C Street, Process Three Decision

PROJECT NUMBER: [468207](#)

OWNER/APPLICANT: Saad Hirmez, Owner and William Hedenkamp, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing single dwelling unit and an existing commercial building, and construct a new mixed-use development with 40 residential dwelling units and commercial space on a 0.83-acre site located at 2957-2979 C Street within the Greater Golden Hills Community Plan area?

Staff Recommendation: Approve Site Development Permit No. 1707494.

Community Planning Group Recommendation: On February 22, 2017, the Greater Golden Hills Planning Committee voted 9-1-1 to recommend approval with the following conditions:

1. Match historic sidewalks
2. Implement solar to common area
3. Provide required parking
4. Install security light in alley
5. Install no left turn sign in 30th Street alley.

The applicant has agreed to match the historic sidewalks, provide required parking and lighting as required by development regulations. Additionally, the applicant is proposing to include roofing material with solar reflection consistent with the California Green Building Code. Finally, the applicant has agreed to work with Street Division on including signage, if necessary.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Infill Development. This project is not pending an appeal of the environmental determination.

The environmental exemption determination for this project was made on September 24, 2018, and the opportunity to appeal that determination ended October 8, 2018 (Attachment 5).

BACKGROUND

The 0.83-acre site is located at 2957-2979 C Street, in a developed, urban neighborhood that is served by existing utilities and improved rights-of-way and is surrounded on all sides by existing multi-family residential development. The site is located at the corner of C Street and 30th Street, in the RM-3-9 and CC-3-9 zones (previously the 1988 Golden Hill Planned District [GHPD] GH-1000 and GH-CN Zones), Airport Influence Area, Federal Aviation Administration (FAA) Part 77 Noticing Area, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone and Transit Priority Area within the Golden Hill Community Plan area. The site is currently occupied by a commercial building (Miller's Market) and a single-family residential structure.



On November 7, 2016 (date of final passage), the City Council adopted the updated Golden Hill Community Plan pursuant to Resolution R-310756, and on December 1, 2016, a rezone of the properties within the community planning area to citywide zones pursuant to Ordinance Numbers O-20756 and O-20757. However, this Project's application was deemed complete on May 25, 2016, and the project is utilizing the Golden Hill Community Plan and the GHPD regulations that were in effect at the time of the submittal.

DISCUSSION

The Project proposes the construction of a residential mixed-use development consisting of 40 dwelling units, including 36 market-rate and four very-low income units, 68 parking spaces, and 4,933 square feet of ground floor retail space. The Project features a maximum of 54-foot tall, three-story, mixed-use structure with subterranean garage parking. The project is utilizing the City's Affordable Housing Density Bonus pursuant to San Diego Municipal Code (SDMC) section 143.0740 to achieve 40 units.



A total of 54 parking spaces are required and 68 are provided in a subterranean parking structure. The parking will all be assigned and includes 22 single spaces, 20 tandem spaces, and 6 commercial spaces. The parking garage provides the appropriate amount of accessible parking, motorcycle parking, and bicycle parking. The parking garage is accessed through a driveway off of 30th Street.

Permits Required

As noted earlier, the Project site was located in the GHPD when deemed complete, so the project requires a Golden Hill Development Permit, processed as a Site Development Permit (SDP) per SDMC section [151.0201\(c\)](#), a Process Three, Hearing Officer approval.

Affordable Housing Incentives

The Project includes an Affordable Housing Density Bonus as allowed by SDMC section [143.0740](#) to allow 40 units onsite where the 1988 Golden Hill Community Plan recommends a maximum of 32 units. The Affordable Housing Density Bonus allows for an additional eight units, however, restricts four of the units to very-low-income rental housing. As allowed by the Affordable Housing Density Bonus regulations, the project includes three development incentives in form of deviations to the setback, height and maximum diagonal plane requirements to facilitate construction of the affordable units.

The Golden Hill Community Plan does not provide specific recommendations regarding these development requirements, except to encourage upper-floor step backs to assist in addressing transitions and scale when viewed from the street. The requested deviations are offset by the building design which incorporates offsetting planes and roof pitches, varied building materials and textures. The following are the requested deviations:

Incentive No.	Deviation Type	Required	Proposed	Zone	Code Section
Incentive No. 1	Setback				
	Setback Rear Yard (West) Upper Floor Step Back, 3 rd floor and above	22 feet	15 feet	GH-1000	Table 158-03(c)
	Setback Rear Yard (West)	15 feet	10 feet	GH-1000	Table 158-03(c)
Incentive No. 2	Height				
	Building Height	40 feet	54 feet	GH-1000	Table 158-03(d)
	Building Height	30 feet	40 feet	GH-CN	Table 158-03(d)
Incentive No. 3	Plane				
	Maximum Diagonal Plane	140 feet	247 feet	GH-1000 & GH-CN	Table 158-03(H)

Land Use Analysis

The project was analyzed under both the GHPD GH-1000 and GH-CN Zones. The GH-1000 is a Residential Multifamily zone that allows a density of one residential unit per 1000 square feet of lot area, or a maximum of 25 units. The GH-CN is a Commercial Neighborhood zone that allows for one residential unit per 1000 square feet of lot area, or a maximum of 11 units. The 1988 Golden Hill Community Plan designates the site for neighborhood commercial and medium high residential uses at rate of 29-44 dwelling units per acre, or 24-37 units allowed onsite. The General Plan designates the site for Residential and Commercial Employment, Retail and Services.

The Urban Design Elements of the Community Plan recommends new development fits within the character and scale of the community. Second, it recommends projects maintain and revitalize the commercial areas with improved streetscapes. Finally, it recommends providing enhanced quality housing opportunities for all income levels while maintaining the distinctive architectural character and scale of Golden Hill. The Project would meet the Urban Design Element objectives since the site is surrounded on all sides with one to four-story multi-family residential development. Second, the Project will include commercial and streetscape improvements that will enhance the pedestrian experience. Finally, the Project would provide market rate (36 units) and very-low income (4 units) rental units in an architectural building that fits within the context of the neighborhood. These features also serve to meet the 1988 Golden Hill Community Plan goal to preserve and enhance the pedestrian scale and human orientation with the Golden Hill area. Notwithstanding these deviations, the Project as proposed would be consistent with the policies of 1988 Greater Golden Hill Community Plan and the General Plan.

Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions of approval to support the project. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 1707494, with modifications.
2. Deny Site Development Permit No. 1707494, if the findings required to approve the project cannot be affirmed.

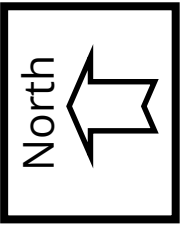
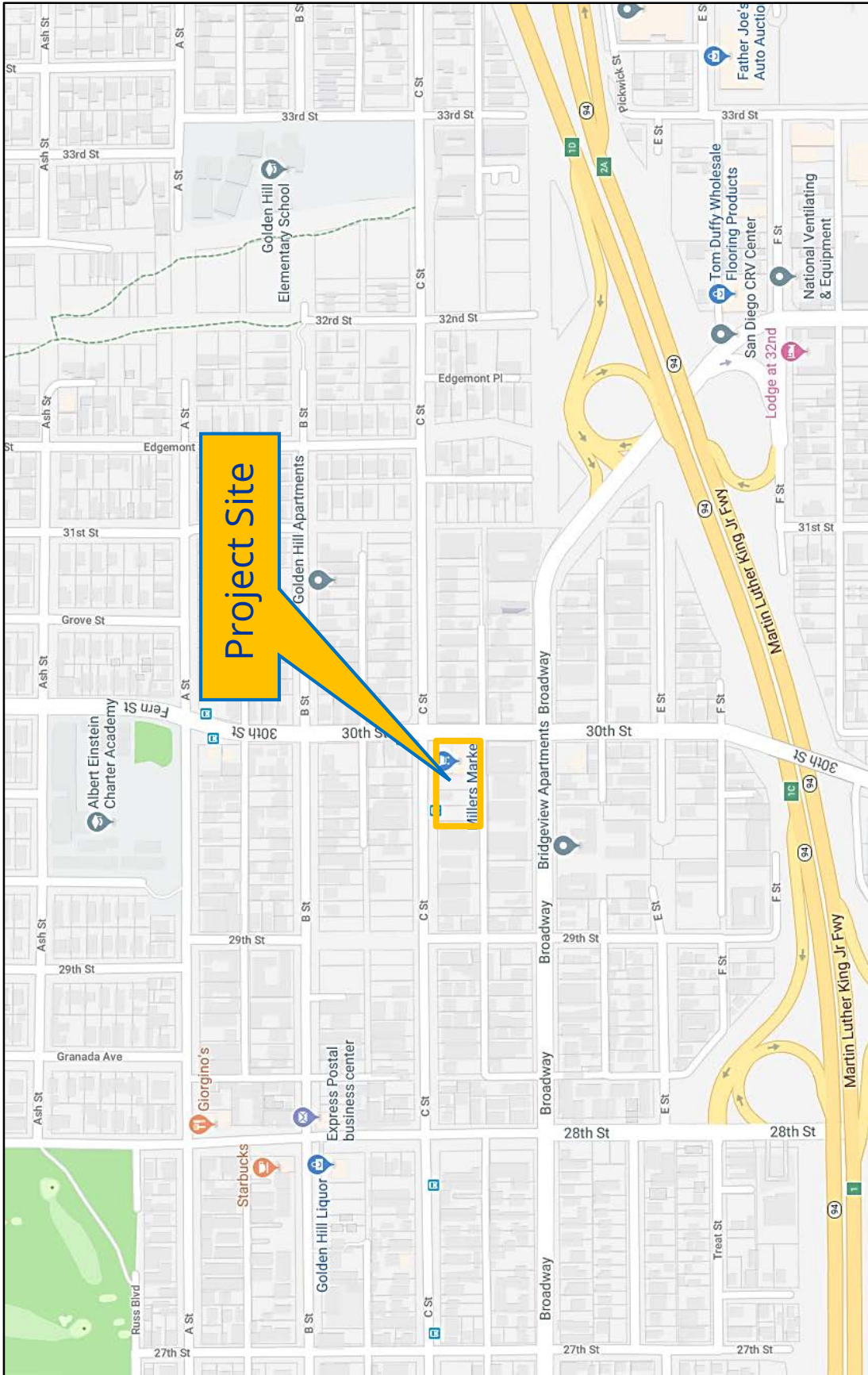
Respectfully submitted,



Anthony Bernal
Development Project Manager

Attachments:

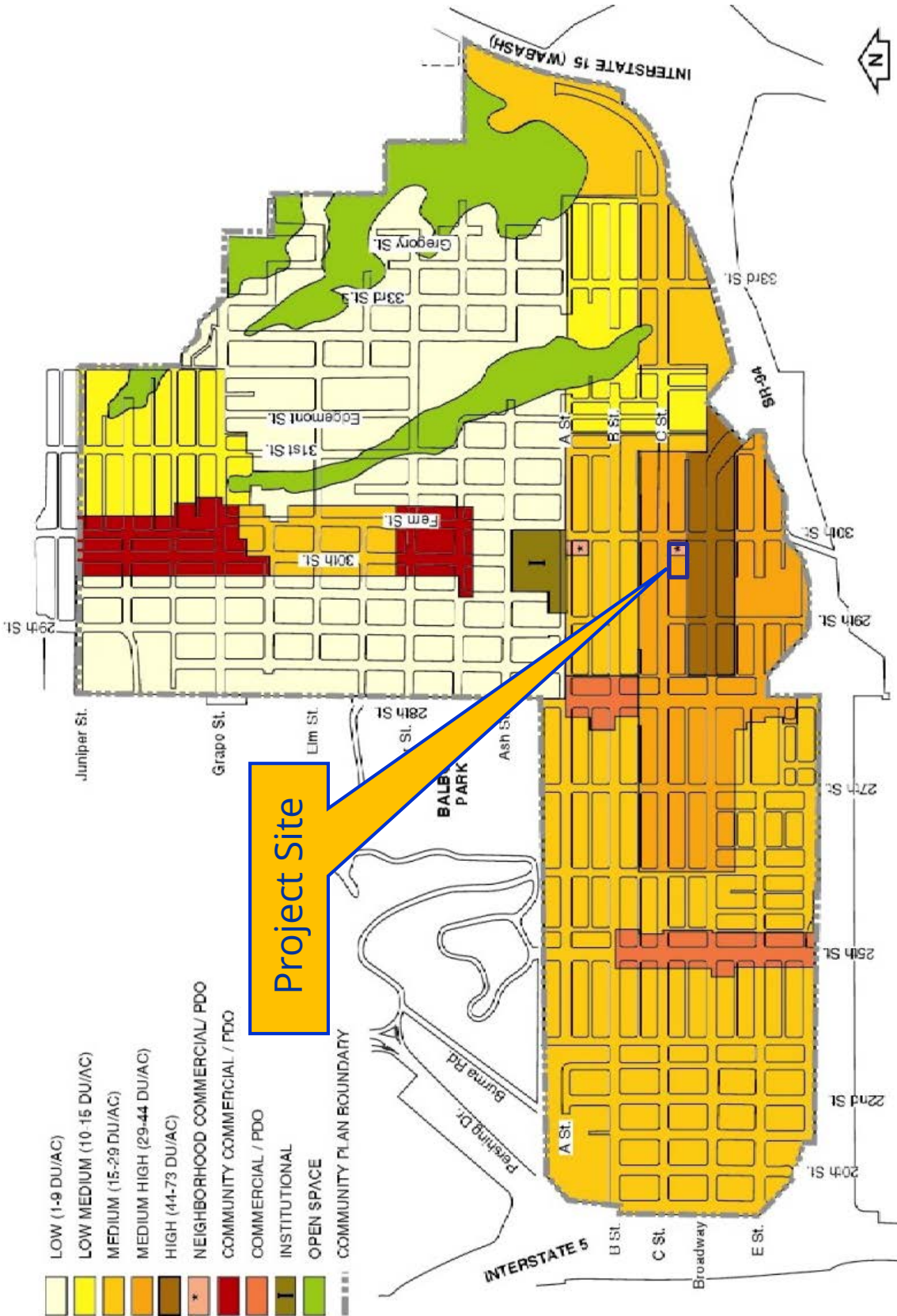
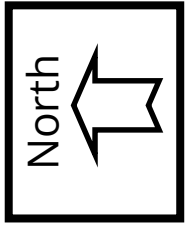
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

30th & C Street / 29557 C Street
PROJECT NO. 468207





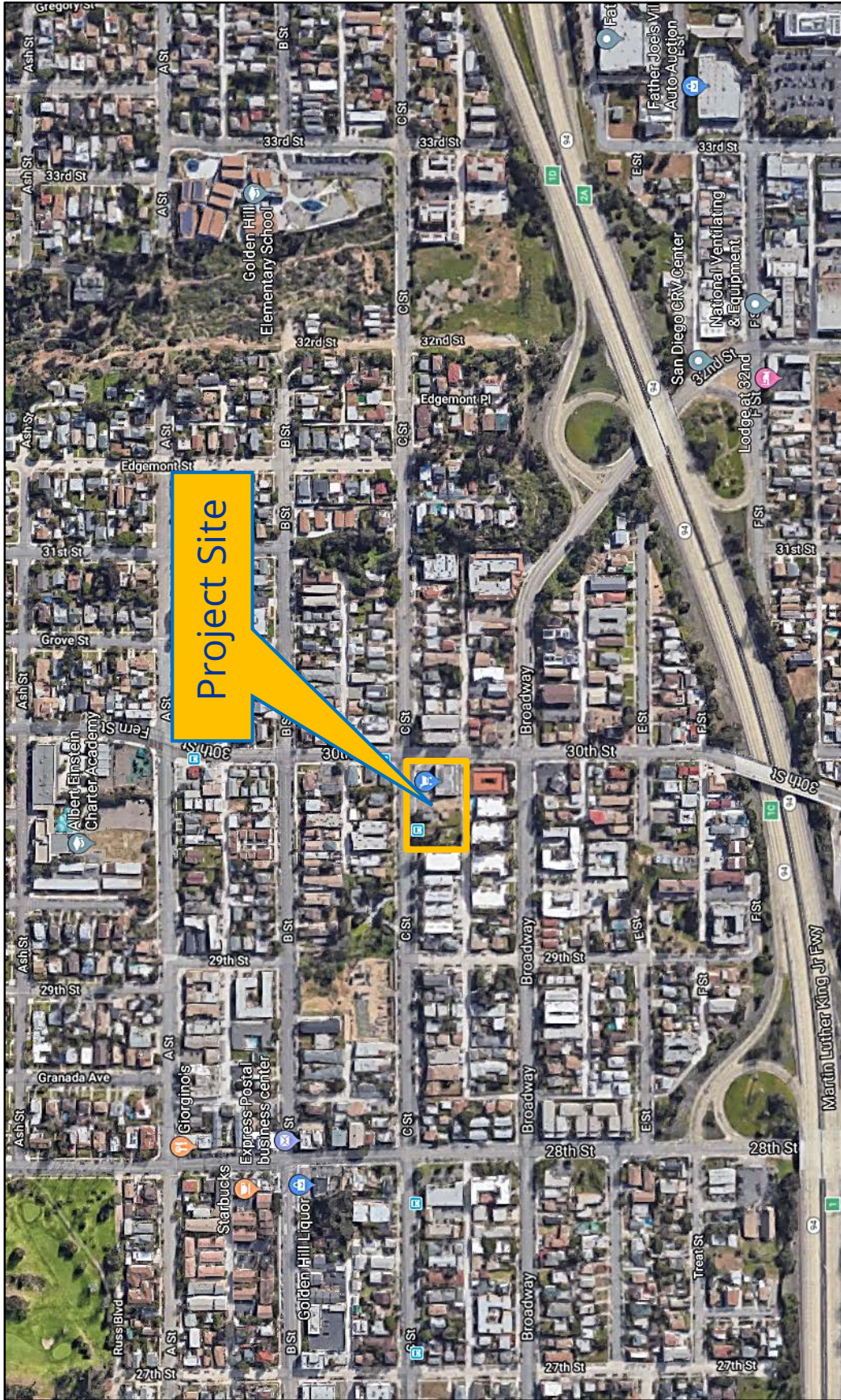
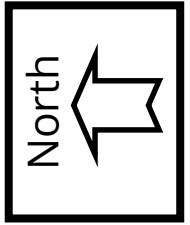
- LOW (1-9 DU/AC)
- LOW MEDIUM (10-15 DU/AC)
- MEDIUM (15-29 DU/AC)
- MEDIUM HIGH (29-44 DU/AC)
- HIGH (44-73 DU/AC)
- NEIGHBORHOOD COMMERCIAL / PDO
- COMMUNITY COMMERCIAL / PDO
- COMMERCIAL / PDO
- INSTITUTIONAL
- OPEN SPACE
- COMMUNITY PLAN BOUNDARY

Project Site

Land Use Map

30th & C Street / 29557 C Street
PROJECT NO. 468207





Aerial Photo
30th & C Street / 29557 C Street
PROJECT NO. 468207



HEARING OFFICER RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1707494
30TH & C STREET SDP PROJECT NO. 468207

WHEREAS, SAAD HIRMEZ, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family dwelling unit and an existing commercial building and construct a mixed-use building with forty dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1707494, on portions of a 0.83-acre site;

WHEREAS, the project site is located at 2957-2979 C Street and was evaluated under the previous GHPD-GH-1000 and GHPD-GH-CN zones (currently RM-2-5 and CN-1-3) of the 1988 Greater Golden Hill Community Plan area;

WHEREAS, the project site is legally described as Lots 9 and 10 in Block 87 of the E.W. Morse's subdivision of Pueblo Lot 1150 according to map thereof No. 547, filed in the Office of the County Recorder of San Diego County December 30, 1871;

WHEREAS, on September 24, 2018, 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 (Infill Development), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 5, 2018, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1707494 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1707494:

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

The 0.83-acre site is located at 2957-2979 C Street, in a developed, urban neighborhood that is served by all existing utilities and improved right-of-way and is surrounded on all sides by existing multi-family residential development. When the project was deemed complete on May 25, 2016 the site was covered by the 1988 version of the Golden Hill Community Plan and located in the GHPC-1000 zone and GH-CN zone. On November 7, 2016, the Golden Hill Community Plan was updated, however the applicant has elected to utilize their option to process this project under the previous 1988 Golden Hill Community Plan. The 1988 Golden Hill Community Plan designates the site for neighborhood commercial and medium high residential uses at rate of 29-44 dwelling units per acre, or 24-37 units allowed onsite. The General Plan designates the site for Residential and Commercial Employment, Retail and Services.

The project includes an Affordable Housing Density Bonus as allowed by San Diego Municipal Code (SDMC) Section 143.0740 to allow 40 units onsite where the 1988 Golden Hill Community Plan recommends a maximum of 32 units. The Affordable Housing Density Bonus allows for an additional eight units, however, restricts four of the units to very-low-income rental housing. Also allowed by the Affordable Housing Density Bonus regulations, the project includes three development incentives in form of deviations to the setback, height and maximum diagonal plane requirements to facilitate construction of the affordable units.

The Golden Hill Community Plan does not provide specific recommendations regarding these development requirements, except to encourage upper-floor step backs to assist in addressing transitions and scale when viewed from the street. The requested deviations are offset by the building design which incorporates offsetting planes and roof pitches, varied building materials and textures.

The Urban Design Elements of the Community Plan recommends new development fits within the character and scale of the community. Second, it recommends projects maintain and revitalize the commercial areas with improved streetscapes. Finally, it recommends providing enhanced quality housing opportunities for all income levels while maintaining the distinctive architectural character and scale of Golden Hill. The project would meet the Urban Design Element objectives since the site is surrounded on all sides with one to four-story multi-family residential

development. Second, the project will include commercial and streetscape improvements that will enhance the pedestrian experience. Finally, the project would provide market rate (36 units) and very-low income (4 units) rental units in an architectural building that fits within the context of the neighborhood. These features also serve to meet the 1988 Golden Hill Community Plan goal to preserve and enhance the pedestrian scale and human orientation with the Golden Hill area.

Notwithstanding the requested deviations, the project as proposed would be consistent with the policies of 1988 Greater Golden Hill Community Plan and the General Plan, and therefore would not adversely impact the applicable land use plans. The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted zoning, design guidelines, and Land Development Code and the General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The 0.83-acre site is located at 2957-2979 C Street, in a developed, urban neighborhood that is served by all existing utilities and improved right-of-way and is surrounded on all sides by existing multi-family residential development. The proposed development has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare.

The site is surrounded by similar residential development and is served by existing water, sewer, gas, and electrical utility infrastructure. Access is provided by the developed C Street right-of-way which includes curb, gutter, and sidewalk. The project will not be detrimental to public health, safety, and welfare since the permit controlling the development and continued use of this site contains specific conditions addressing the project's compliance with the city's codes, policies, regulations and other regional, state and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing or working in the area. Conditions of approval require the review and approval of all construction plans by professional staff to ensure construction will comply with all relevant uniform building, fire, plumbing, electrical, mechanical and traffic control code regulations and permitting requirements.

Construction inspections, including final inspection and certificate of occupancy issuance are required to assure construction permits are implemented in accordance with the approved plans and will comply with all regulations. Additionally, the project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15332, Infill Development Project, which allows for the construction of infill development within an urbanized area that can be adequately served by all required utilities and public services.

Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 0.83-acre site is located at 2957-2979 C Street, in a developed, urban neighborhood that is served by all existing utilities and improved right-of-way and is surrounded on all sides by existing multi-family residential development.

The site is located in both the RM-3-9 and CC-3-9 zones, which is a city-wide Residential Multifamily and Commercial zone that became effective for the site on January 13, 2017. When the project was deemed complete on May 25, 2016, the site was located in the GH-1000 and GH-CN zones of the Golden Hill Communities Planned District Ordinance (GHPDO). The applicant has elected to utilize their option to process this project under the GH-1000 and GH-CN zones. The GH-1000 is a Residential Multifamily zone that allows a density of one residential unit per 1000 square feet of lot area, or a maximum of 25 units. The GH-CN is a Commercial Neighborhood zone that allows for one residential unit per 1000 square feet of lot area, or a maximum of 11 units.

The project includes an Affordable Housing Density Bonus as allowed by San Diego Municipal Code (SDMC) Section 143.0740 to allow 40 units onsite where zones recommend a maximum of 32 units. The Affordable Housing Density Bonus allows for an additional eight units, however, restricts four of the units to very-low-income rental housing. Also allowed by the Affordable Housing Density Bonus regulations, the project includes three development incentives in form of deviations to the setback, height and maximum diagonal plane requirements to facilitate construction of the affordable units.

Incentive No.	Deviation Type	Required	Proposed	Zone	Code Section
Incentive No. 1	Setback				
	Setback Rear Yard (West) Upper Floor Step Back, 3 rd floor and above	22 feet	15 feet	GH-1000	Table 158-03(c)
	Setback Rear Yard (West)	15 feet	10 feet	GH-1000	Table 158-03(c)
Incentive No. 2	Height				
	Building Height	40 feet	54 feet	GH-1000	Table 158-03(d)
	Building Height	30 feet	40 feet	GH-CN	Table 158-03(d)
Incentive No. 3	Plane				
	Maximum Diagonal Plane	140 feet	247 feet	GH-1000 & GH-CN	Table 158-03(H)

Therefore, the 40 proposed residential units comply with the zones' regulations. With the exception of the setback, height, and maximum diagonal plane development incentives allowed as part of an affordable housing density bonus project, the project meets all other Land Development Code regulations, including floor area ratio, landscape, parking and open space requirements.

B. GOLDEN HILL SITE DEVELOPMENT PERMIT [158.0206(d)(1-4)]

1. Findings for all Golden Hill Development Permit:

- a. The proposed project design meets the purpose and intent of the Golden Hill Planned District and will be compatible with the goals and objectives of the Golden Hill Community Plan (1988), the Progress Guide and General Plan of the City of San Diego, the Golden Hill Planned District Design Criteria and Guidelines as adopted by Council and the design studies listed in Section 158.0201(a).**

The purpose and intent of the Golden Hill Planned District (GHPDO) is to assist in implementing the goals and objectives of the Golden Hill Community Plan and to assist in implementation of the General Plan of the City of San Diego. The 1988 Golden Hill Community Plan designates the site for neighborhood commercial and medium high residential uses at rate of 29-44 dwelling units per acre, or 24-37 units allowed onsite. The General Plan designates the site for Residential and Commercial Employment, Retail and Services.

While the 40 units proposed falls outside the recommended density range, the project would utilize the Affordable Housing Density Bonus and provide eight additional units, of which four would be restricted very-low income residential units. The project includes an Affordable Housing Density Bonus as allowed by San Diego Municipal Code (SDMC) Section 143.0740 to provide 40 units onsite where the 1988 Golden Hill Community Plan recommends a maximum of 32 units. In exchange, the applicant will provide four of the 40 units for very-low-income households. As allowed by the Affordable Housing Density Bonus regulations, the project includes three development incentives in form of deviations to setbacks, height and maximum diagonal plane to facilitate construction of the affordable units.

The Golden Hill Community Plan does not provide specific recommendations regarding these development requirements, except to encourage upper-floor step backs to assist in addressing transitions and scale when viewed from the street. The requested incentives noted as deviations are offset by the building design which incorporates offsetting planes and roof pitches, varied building materials and textures.

The Design Elements of the GHPDO recommends new development ensure that the scale and architectural character of new construction is compatible with the historic character of the planned district. Second, it recommends underground parking should be used for onsite parking. Finally, it recommends an enhanced appearance

of streets and sense of identity through the design of new development with coordinated streetscape improvements and landscaping. The project would meet the Design Element objectives since the site is surrounded on all sides with one to four-story multi-family residential development. Second, the project includes a subterranean garage. Finally, the project would provide right-of-way improvements with landscaping and street trees. These features serve to meet the 1988 Golden Hill Community Plan goal to preserve and enhance the pedestrian scale and human orientation with the Golden Hill area.

b. The proposed development will be compatible with existing and planned land uses on adjoining properties, will not constitute a disruptive element to the neighborhood or community, and will create architectural harmony with the eclectic character of the neighborhood and community.

The 0.83-acre site is located at 2957-2979 C Street, in a developed, urban neighborhood that is served by all existing utilities and improved right-of-way and is surrounded on all sides by existing multi-family residential development. When the project was deemed complete on May 25, 2016 the site was covered by the 1988 version of the Golden Hill Community Plan and located in the GHPC-1000 zone and GH-CN zone. On November 7, 2016, the Golden Hill Community Plan was updated, however the applicant has elected to utilize their option to process this project under the previous 1988 Golden Hill Community Plan. The 1988 Golden Hill Community Plan designates the site for neighborhood commercial and medium high residential uses at rate of 29-44 dwelling units per acre, or 24-37 units allowed onsite. The General Plan designates the site for Residential and Commercial Employment, Retail and Services.

The site is immediately surrounded by a multi-family development. Land use designations for the areas adjacent to the site on the north, east and west are residential (medium high residential density of 29-44 dwelling units per acre), and are zoned GH-1000, a multi-family residential zone. As proposed, the project would incorporate varying façade offsets including breaks in the buildings massing to allow views through the project, varying building and textures. Therefore, the proposed development has been designed to be compatible with existing and planned land uses on adjoining properties and to be in architectural harmony with the preferred character of the neighborhood and surrounding community. It will not constitute a disruptive element to the neighborhood or community. In the context of this neighborhood of diverse uses, styles, construction dates and heights, the proposed development will be compatible with existing and planned land uses on adjoining properties and will not constitute a disruptive element to the neighborhood and community and architectural harmony with the surrounding neighborhood.

Therefore, 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.

c. The proposed development, because of conditions that have been

applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The 0.83-acre site is located at 2957-2979 C Street, in a developed, urban neighborhood that is served by all existing utilities and improved right-of-way and is surrounded on all sides by existing multi-family residential development. The proposed development has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare.

The site is surrounded by similar residential development and is served by existing water, sewer, gas, and electrical utility infrastructure. Access is provided by the developed C Street right-of-way which includes curb, gutter, and sidewalk. The project will not be detrimental to public health, safety, and welfare since the permit controlling the development and continued use of this site contains specific conditions addressing the project's compliance with the city's codes, policies, regulations and other regional, state and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing or working in the area. Conditions of approval require the review and approval of all construction plans by professional staff to ensure construction will comply with all relevant uniform building, fire, plumbing, electrical, mechanical and traffic control code regulations and permitting requirements.

Construction inspections, including final inspection and certificate of occupancy issuance are required to assure construction permits are implemented in accordance with the approved plans and will comply with all regulations. Additionally, the project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15332, Infill Development Project, which allows for the construction of infill development within an urbanized area that can be adequately served by all required utilities and public services. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

d. The project complies with all other relevant regulations in the City of San Diego Municipal Code.

The 0.83-acre site is located at 2957-2979 C Street, in a developed, urban neighborhood that is served by all existing utilities and improved right-of-way and is surrounded on all sides by existing multi-family residential development. When the project was deemed complete on May 25, 2016 the site was covered by the 1988 version of the Golden Hill Community Plan and located in the GHPC-1000 zone and GH-CN zone.

As allowed by the Affordable Housing Density Bonus regulations, the project includes three development incentives in form of deviations to setbacks, height and

maximum diagonal plane to facilitate construction of the affordable units. The applicant has requested deviations from the setback, height, and maximum diagonal plane requirements. The Golden Hill Community Plan does not provide specific recommendations regarding these development requirements, except to encourage upper-floor step backs to assist in addressing transitions and scale when viewed from the street. The requested deviations are offset by the building design which incorporates offsetting planes and roof pitches, varied building materials and textures. The following are the requested deviations:

Incentive No.	Deviation Type	Required	Proposed	Zone	Code Section
Incentive No. 1	Setback				
	Setback Rear Yard (West) Upper Floor Step Back, 3 rd floor and above	22 feet	15 feet	GH-1000	Table 158-03(c)
	Setback Rear Yard (West)	15 feet	10 feet	GH-1000	Table 158-03(c)
Incentive No. 2	Height				
	Building Height	40 feet	54 feet	GH-1000	Table 158-03(d)
	Building Height	30 feet	40 feet	GH-CN	Table 158-03(d)
Incentive No. 3	Plane				
	Maximum Diagonal Plane	140 feet	247 feet	GH-1000 & GH-CN	Table 158-03(H)

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing vacant parcel for the creation of 40 residential units. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit Approval No. 1707494 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.1707494, a copy of which is attached hereto and made a part hereof.

Anthony Bernal
Development Project Manager
Development Services

Adopted on: December 5, 2018

IO#: 24006464

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006464

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1707494
30th & C STREET SDP - PROJECT NO. 468207
 HEARING OFFICER

This Site Development Permit No. 1707494 is granted by the Hearing Officer of the City of San Diego to Saad Hirmez, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 158.0206. The 0.83-acre site is located at 2957-2979 C Street and was evaluated under the GH-1000 and GH-CN zones which were in effect when the project was deemed complete (currently RM-2-5 and CN-1-3 Zones respectively) of the Greater Golden Hill Community Plan. The project site is legally described as Lots 9 and 10 in Block 87 of the E.W. Morse's subdivision of Pueblo Lot 1150 according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County December 30, 1871.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of a new mixed-use development with 40 units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 5, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing single-family dwelling unit and commercial building located at 2957-2979 C Street;
- b. Construction of a new two- to three-story, 15,826 square-foot, mixed-use building with 40 dwelling units and subterranean parking, dwelling units range in size from 625 square feet to 925 square feet and a 4,933 square feet commercial space. The project site allows for a maximum of 32 units however the project qualifies under the Affordable Housing Density Bonus for 8 additional units for a total number of 40 units, with four affordable units;
- c. Affordable Housing Density Bonus Incentives (Deviations):

Incentive No.	Deviation Type	Required	Proposed	Zone	Code Section
Incentive No. 1	Setback				
	Setback Rear Yard (West)	22 feet	15 feet	GH-1000	Table 158-03(c)

	Upper Floor Step Back, 3 rd floor and above				
	Setback Rear Yard (West)	15 feet	10 feet	GH-1000	Table 158-03(c)
Incentive No. 2	Height				
	Building Height	40 feet	54 feet	GH-1000	Table 158-03(d)
	Building Height	30 feet	40 feet	GH-CN	Table 158-03(d)
Incentive No. 3	Plane				
	Maximum Diagonal Plane	140 feet	247 feet	GH-1000 & GH-CN	Table 158-03(H)

- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;
- f. 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 December 20, 2021.
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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to the issuance of any construction permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.). The project site currently contains a single-family dwelling unit extending over two legal lots which will be demolished and construct a mixed-use multi-family building with 40 units.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide eight affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

14. The project proposes to export 5,245-cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond, the construction of a new gutter, curb and sidewalk, adjacent to the site on 30th and C Street, satisfactory to the City Engineer.

17. Prior to issuance of any construction permit, the Permittee shall close non-utilized driveways along 30th and C Street and rebuild curb, gutter, and sidewalk per current City Standards, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond, to reconstruct the curb ramp at the southeast corner of 30th Street to the City's current Accessibility Standard (Drawing SDG-130 and SDG-132), which shall include detectable tactile warning tile, satisfactory to the City Engineer.

19. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond, to install a new alley apron at 30th Street, satisfactory to the City Engineer.
20. Prior to issuance of any construction permit, the Owner/Permittee shall install new curb ramps on both side of the alley at 30th street.
21. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond, to reconstruct damaged asphalt concrete patched portion of alley abutting the site, satisfactory to the City Engineer
22. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond, the construction of public storm drain conveyance system, including pipes and clean outs connecting to existing system, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for proposed enhanced sidewalk pavement, tree irrigation, and tree grates within public right-of-way along 30th Street and C Street, satisfactory to the City Engineer.
24. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond, to construct a new bus pad per current City Standards on C Street, satisfactory to the City Engineer.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Grading Regulations (SDMC, Chapter 14, Article 2, Division 1) into the construction plans or specifications, satisfactory to the City Engineer.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a storm water technical report that is current to Storm Water Standards in effect at that point, satisfactory to the City Engineer.
27. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
28. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP), prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

ENVIRONMENTAL REQUIREMENTS:

29. Prior to issuance of any Construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant

Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents in "verbatim" as referenced in the City of San Diego Land Development Manual for Paleontological Resources.

30. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC)/Environmental Designee (ED) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as identified in City of San Diego Land Development Manual for Paleontological Resources.

31. MMC/ED will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.

32. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

GEOLOGY REQUIREMENTS:

33. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

34. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

35. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

36. Prior to issuance of any construction permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC sec. 142.0403(b)5.

37. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said

landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PLANNING/DESIGN REQUIREMENTS:

39. Owner/Permittee shall maintain a minimum of 54 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 appropriate City decision maker in accordance with the SDMC.

40. 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.

41. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

42. 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.

PUBLIC UTILITIES REQUIREMENTS:

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

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

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

46. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

47. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

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 Hearing Officer of the City of San Diego on December 5, 2018 and [Approved Resolution Number].

ATTACHMENT 5

Site Development Permit No.: 1707494
Date of Approval: December 5, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Anthony Bernal
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.

By _____
Saad Hirmez
Owner/Permittee

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



THE CITY OF SAN DIEGO

Date of Notice: September 24, 2018

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006464

PROJECT NAME / NUMBER: 30th and C Street SDP/468207

COMMUNITY PLAN AREA: Greater Golden Hill Community Plan

COUNCIL DISTRICT: 3

LOCATION: 2957-2979 C Street and 1048 30th Street, San Diego, CA 92113

PROJECT DESCRIPTION: SITE DEVELOPMENT PERMIT (SDP) to demolish an existing dwelling unit and a commercial building and to construct on 10 contiguous lots a mixed-use development consisting of a 50 foot high, 3 and 4 story building that would contain 40 multi-family dwelling units, including 8 affordable units totaling 32,258 square-feet, a 4,933 square-foot commercial market at grade, a below grade parking garage, and surface parking. The Land Development Code, Section 143.0720, allows incentives for Affordable Housing Density Bonus projects. The project would request deviations in the form of incentives for rear yard setbacks, floor setback, and building height. The 0.80-acre project is designated Neighborhood Commercial/Planned District Ordinance and Medium Density Residential (29-44 dwelling units per acre) per the Greater Golden Hill Community Plan, and is zoned GHPD-GH-1000 and GHPD-GH-CN. Additionally, the project site is within the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the 65-70 dB Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL), the Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification Area. (Legal Description: Lots 1-10 of Block 87, Tract 547 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, Assessor Parcel Numbers 539-532-06, 07, 08 and 09).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

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

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The 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 Section 15332. The project is consistent with the existing land use designation, and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city

limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Tim Daly
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5356/TPDaly@sandiego.gov

On September 24, 2018, the City of San Diego 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 within 10 business days from the date of the posting of this Notice (October 8, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

From: goldenhillplanning@sbcglobal.net
To: [Daly, Tim](#)
Cc: [Saad Hirmez](#); [Turgeon, Bernard](#)
Subject: Re: 30th and C St. Mixed Use Redevelopment of Miller's Market site, project #468207.
Date: Thursday, March 09, 2017 11:41:51 PM
Attachments: [image005.png](#)

Dear Mr. Daly.

Here are the minutes form the special meeting on February 22, 2017, of the Greater Golden Hill Planning Committee, at which we reviewed the 30th & "C" project (Millers Market site).

These minutes were approved this past evening at our regular March (8) meeting.

This is an extract from those minutes, of the section related to this project.

The GGHPC recommended support 9/1/1, with one recused (Mr. Hermiz, the owner) If you have any questions, please do not hesitate to contact me.

The full minutes have also been supplied for posting on the City website, and should appear there in the near future.

Yours,
David Swarens.
Chair, GGHPC

II. Action Items

(A) 30th & "C" Mixed Use Project (Miller's Market Site) (Owner: Saad Hirmez, recused; presenters/project reps, Bill Hedenkamp and Ed Gin)

This project provides 40 residential rental units (with 43 permissible), a 4933 sq ft commercial property on the current market site. There will be 8 units allocated for moderate/low income for 55 years. There is a central courtyard with a play area. All vehicle access is from the alley. All units are accessible. The building will be pre-plumbed for solar. There will be secure pedestrian entries and a part-subterranean parking garage. There will be 2 tandem parking spots for 2-bedrooms, 1 space for others, with 3 extra adjacent to the 6 assigned to the commercial property, including 2 EV spots (1 handicapped). The project adds 13 street trees, and closes curb cuts. There are 17/18 spaces for bikes

The project is requesting the following five deviations:

- *reduce west/ rear yard setback from 15 to 10 ft;
- *allow 3rd floor setback of an additional 7 ft for the rear unit;
- *allow height over commercial corner to be 40 ft vs 30 ft (12-ft ceiling height for store), so there is room for 10 units above market;
- *allow encroachment for stairwell on zone boundary between commercial & residential;
- *allow larger diagonal plane dimension.

Discussion:

There were numerous questions by GGHPC members: Traffic/possibility of one-way alley (Davis), sidewalks consistent with PDO (Swarens), viability of 4900 sq-ft market vs current 7000 (Brierton), project scale/community character (Serocki), solar (Baldwin), storm water (Vandenheuvel).

In addition, audience members raised numerous issues: commercial deliveries, traffic/diagonal parking on "C" Street, definition of affordable (Turgeon: Housing Commission definition= % of average median income; this is separate from the Section 8 program), ceiling height rationale, drainage for parking, length to build (estimate 1 year from start), number of spaces for store, added density, elimination of food supply source for neighborhood, amount of development impact fees (Turgeon: \$9,140 per residential unit), improvements to alley, fresh water supply/infrastructure for added residents, protections for street view appearance (management/leasing issue), more creative infill (granny flats), commitment to "South Park look".

Motion: Brierton moved, Davis seconded, Motion carried (9-yes; 1-no (Serocki), 1-abstention (Swarens), 1-recused (Hirmez)):

To recommend approval, with the 5 deviations requested, subject to the following conditions:

- (1) Match historic sidewalks;
- (2) Implement solar to common areas;
- (3) Maintain parking as presented;
- (4) Place security lights in alley;
- (5) Place sign, no left turn from alley to 30th Street.

Further discussion:

* Serocki expressed concern about historic character and scale, impaired by height and setbacks, plus consolidation of 10 lots. She requested a plebescite, but Swarens declined, stating GGHPC was the recommending body, and we had heard comments from most of the public.

*Hedenkamp made a statement, that state law required approval of the 5 deviations. Turgeon was asked to clarify GGHPC's discretion. Turgeon replied, that the City could approve requested deviations based on level of affordability assured, if required permit findings could be made, given the need for housing. Swarens then read out the requisite findings for project deviations to be approved.

*Lee indicated in-City development was preferable to suburban development, with more public transportation needed. This project is adjacent to the bus stop.

*Swarens stated a more tailored design would be nice, but the portion facing the street was not a box.

*Vandenheuvel pointed out that the City was not doing a good job of accommodating existing residents with infill, but praised the parking offered by this project compared to others presented recently to GGHPC.

Hello David,
See the attached applicant's response to the City's initial project assessment letter dated 9/19/16.
Sincerely,

Tim Daly

Development Project Manager
City of San Diego Development Services Dept., MS-501
1222 First Ave., San Diego, CA 92101
☎ 619.446.5356 | ✉ tpdaly@sandiego.gov
Office Hours: 6:00am - 3:00pm, Mon. - Fri.



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From: goldenhillplanning@sbcglobal.net [mailto:goldenhillplanning@sbcglobal.net]
Sent: Tuesday, February 21, 2017 6:11 PM
To: Saad Hirmez <saad11@att.net>
Cc: Turgeon, Bernard <BTurgeon@sandiego.gov>; Daly, Tim <TPDaly@sandiego.gov>
Subject: 30th and C St. Mixed Use Redevelopment of Miller's Market site, project #468207.

Dear Mr. Hirmez.

As you know, on Wednesday, February 22nd, the Greater Golden Hill Planning Committee is scheduled to review your proposal for the redevelopment of the Millers Market site and adjacent properties.

Unfortunately we are at a disadvantage, as the City review cycle is not expected until around March 10th.

To aid the planning group review, could you, or your representative, please plan on sharing your responses to the City first review cycle comments, as well as the input from our board from your preliminary presentation at our September meeting?

As I recall, the GGHPC was generally supportive of your proposal, but expressed mixed feeling about the architectural form. (I will copy the notes from the September minutes below).

The plans, which I only received the day after our February regular meeting, look very much like what we saw in September.

Have there been any changes, in response to the above (City or planning group) comments, or otherwise?

I understand that the project requests about five deviations. Could you please identify these for the committee, and share the findings you propose relative to these.

The GGHPC was not aware of these in September, as that review was in advance of the first City review cycle. We all received that information after the presentation.

We understand that the affordable housing program qualifies the project to request deviations as an incentive, but I expect folks will be interested in what they are, why they are needed or requested, and what findings you propose for them.

I also understand that the project has been requested to revise some of its proposed findings- could you please let the committee know if you have done so, and if you have gotten any further feedback from the City?

There may be other issues which come up, which I cannot anticipate.

Again, we would usually review a project with the benefit of the City review process, rather than midway through.

And this would address many considerations in advance for us all.

I hate to add to your burden, but hope you will be able to respond to all of the interest in your development proposal.

We are all looking forward to seeing your project!

Best wishes.

Yours,

David Swarens.

Chair, GGHPC

From the September 14, 2016 minutes:

Information Item

1) Preliminary presentation of project to redevelop the Miller's Market site at 30th and "C" Street; Project #468207, William Hedenkamp architect; 40 units;

Santini presented subcommittee comments;

While the committee was generally supportive of the concept, there were concerns about bulk, scale, lot consolidation, architectural style and increased traffic in

that area with another development/expansion project already in progress right across the street.

While several members spoke appreciatively about the character of the design, others felt it was too monolithic and uniform, and resembled designs familiar from "Orange County strip malls" rather than reflecting the character of our historic Golden Hill community.

It was suggested that the project form might be more successful if the buildings were less uniform in design and color, and were not (physically) linked by architectural elements.

Some members felt that it could be improved to better match the generally fine grain scale of our Golden Hill community and the character defining historic development patterns and styles



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: THE JEWEL OF GOLDEN HILL Project No. For City Use Only: 468207

Project Address: 2985 C ST
S-D CA 92102

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): SAAD HIRMEZ
 Owner Tenant/Lessee Redevelopment Agency

Street Address: 4976 NEWPORT AVE
 City/State/Zip: S-D CA 92107
 Phone No: 619-957-9000 Fax No: 619-222-0107
 Signature: [Signature] Date: 1-31-16

Name of Individual (type or print): BADRY HIRMEZ
 Owner Tenant/Lessee Redevelopment Agency

Street Address: 4976 NEWPORT AVE
 City/State/Zip: S-D CA 92107
 Phone No: 619-222-0102 Fax No: 619-222-0107
 Signature: Badry Hirmez Date: 1-31-16

Name of Individual (type or print): SAMI HIRMEZ
 Owner Tenant/Lessee Redevelopment Agency

Street Address: 4976 NEWPORT AVE
 City/State/Zip: S-D CA 92107
 Phone No: 619-222-0102 Fax No: 619-222-0107
 Signature: [Signature] Date: 1/31/16

Name of Individual (type or print): NAJAH HIRMEZ
 Owner Tenant/Lessee Redevelopment Agency

Street Address: 4976 NEWPORT AVE
 City/State/Zip: S-D CA 92107
 Phone No: 619-222-0102 Fax No: 619-222-0107
 Signature: [Signature] Date: 1-31-16

Project Title: <u>THE JEWEL OF GOLDEN HILL</u>	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input checked="" type="checkbox"/> General) What State? <u>CA</u> Corporate Identification No. _____ <input checked="" type="checkbox"/> Partnership	
<p>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): <u>SAAD HIRMEZ</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <u>4976 NEWPORT AVE</u> City/State/Zip: <u>S-D CA 92107</u> Phone No: <u>619-957-9000</u> Fax No: <u>619-222-0107</u> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature: <u>[Signature]</u> Date: <u>1-31-16</u>	Corporate/Partnership Name (type or print): <u>SAMI HIRMEZ</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <u>4976 NEWPORT AVE</u> City/State/Zip: <u>S-D CA 92107</u> Phone No: <u>619-222-0102</u> Fax No: <u>619-222-0107</u> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature: <u>[Signature]</u> Date: <u>1-31-16</u>
Corporate/Partnership Name (type or print): <u>BADRY HIRMEZ</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <u>4976 NEWPORT AVE</u> City/State/Zip: <u>S-D CA 92107</u> Phone No: <u>619-222-0102</u> Fax No: <u>619-222-0107</u> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature: <u>Badry Hirmez</u> Date: <u>1/31/16</u>	Corporate/Partnership Name (type or print): <u>NATAH HIRMEZ</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <u>4976 NEWPORT AVE</u> City/State/Zip: <u>S-D CA 92107</u> <u>619-222-0107</u> Phone No: Fax No: Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature: <u>[Signature]</u> Date: <u>1-31-16</u>
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: Fax No: <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature: Date:	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: Fax No: <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature: Date:

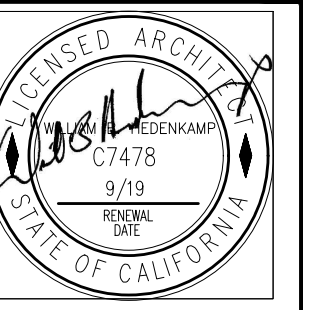
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"C" STREET ELEVATION




TYPICAL FRONT ENTRY FROM "C" STREET

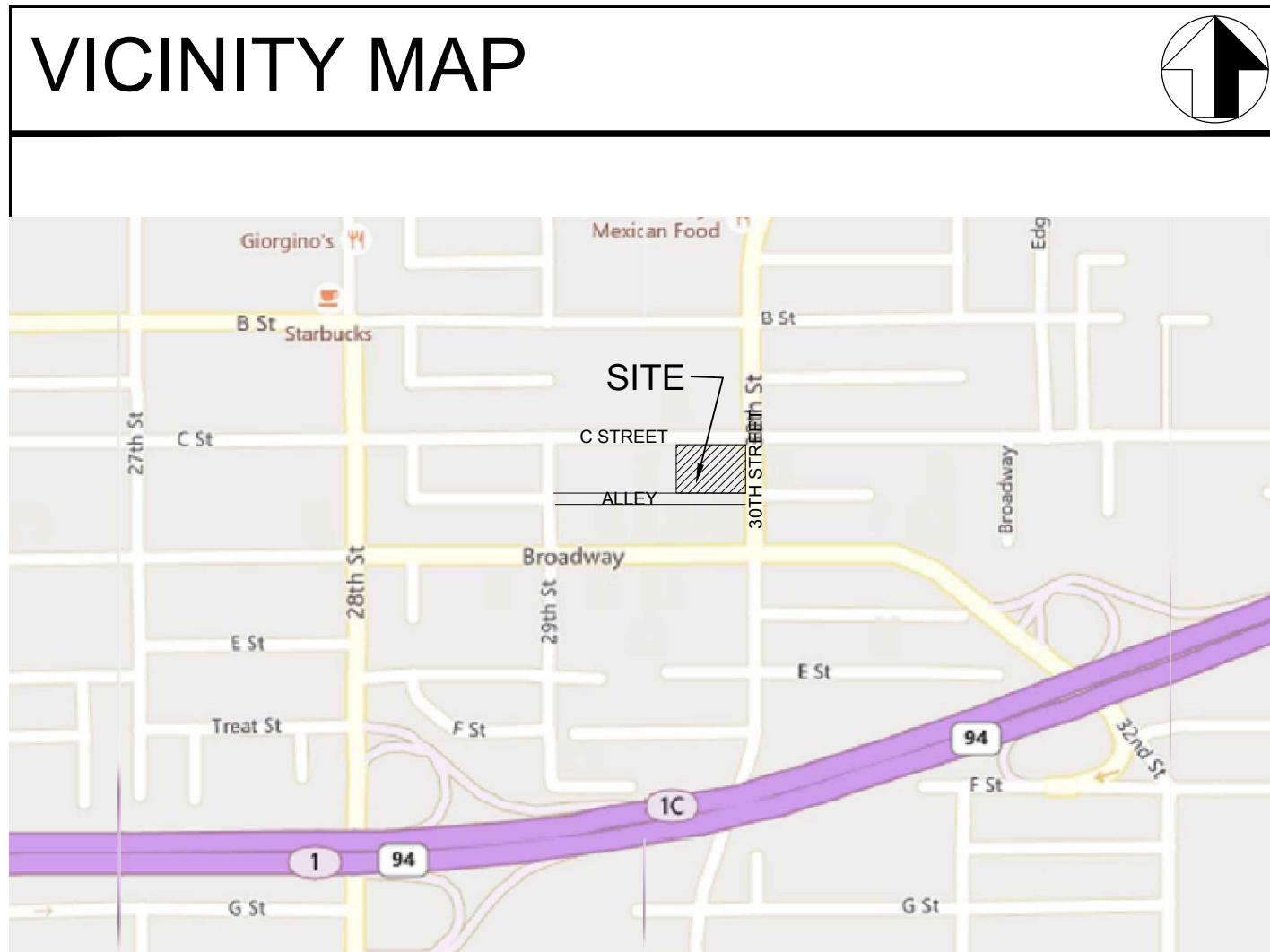


WILLIAM HEDENKAMP ARCHITECT
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30TH & "C" STREET
 MIXED-USE PROJECT
 SAN DIEGO CALIFORNIA

DRAWN BY: KDV CHECKED & CORRECTED BY: WSH PRINTED ON: 7/18/2018
DATE:
DRAWING NAME:
JOB NO. 2015-05
SHEET
 NO. SHEETS



30TH & C STREET MIXED-USE PROJECT
2957, 2967, 2985 C STREET, SAN DIEGO, CALIFORNIA

DESCRIPTION:
THIS IS A 40 UNIT MIXED-USE PROJECT INCLUDING 8 AFFORDABLE UNITS. THE BUILDING WILL BE A TWO AND THREE STORY APARTMENT BUILDING WITH A 4,933 SQ. FT. NEIGHBORHOOD MARKET OVER ONE LEVEL OF BELOW GRADE PARKING. ALL RESIDENTIAL PARKING IS BELOW GRADE AND A SMALL AMOUNT OF PARKING FOR THE COMMERCIAL IS LOCATED OFF OF THE EXISTING ALLEY AT 30TH STREET.

THE SITE:
THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF 30TH & "C" STREET. THE PROJECT INCLUDES 7 RESIDENTIAL PARCELS (EACH 25' X 140') ZONED GH-1000 AND 3 COMMERCIAL PARCEL (25' X 140') ZONED GH-CN. FIVE OF THE SEVEN RESIDENTIAL LOTS ARE VACANT AND THE OTHER LOTS HAS AN OLDER ONE STORY FRAME HOUSE. THE COMMERCIAL PARCEL IS OCCUPIED BY "MILLER'S MARKET" AN APPROXIMATELY 6,000 SQUARE FOOT NEIGHBORHOOD MARKET.

THE DEVELOPMENT:
THIS PROPOSAL IS TO CONSOLIDATE THE TEN (10) CONTIGUOUS LOTS TO CREATE A DEVELOPMENT IN WHICH THE MAJORITY OF THE PARKING IS BELOW GRADE AND OUT OF VIEW. THAT PROVIDES OPPORTUNITIES FOR A MIXED USE DEVELOPMENT THAT CAN SHARE SITE AMENITIES, BELOW GRADE PARKING AND COMMON AREA AMENITIES IN AN EFFICIENT MANNER. THE CONSOLIDATION CREATES SOME ADDITIONAL PROBLEMS WITH REGARD TO FRONT, SIDE STREET AND REAR SETBACKS THAT CREATE SOME NEW CONFLICTS BECAUSE OF THE VARIED ZONING AND LOT CONFIGURATION ISSUES ACROSS THE NEW BOUNDARY LINES.

AIRPORT LAND USE COMPATIBILITY PLAN

NOISE:
THE PROJECT IS LOCATED IN THE 65 TO 70 DECIBEL (dB) COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) AS DEPICTED IN THE ALUCP. THE ALUCP REQUIRES NEW RESIDENTIAL USES ABOVE THE 60 dB CNEL PROVIDE NOISE ATTENUATION TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL HABITABLE ROOMS. ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45dB CNEL FOR ALL HABITABLE ROOMS.

AIRSPACE:
THE MAXIMUM HEIGHT OF THE PROPOSED STRUCTURES IS 247.4 FT. ABOVE MEAN SEA LEVEL(AMSL). THE FAA PART 77 NOTIFICATION SURFACE IS BELOW THE SITE AT 155 FE. AMSL.

I, _____ do hereby certify that the structure(s) or modification to existing structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15(a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required.

ENVIRONMENTAL IMPACT REPORT

PROJECT TO COMPLY WITH THE APPLICABLE MITIGATION FRAMEWORK MEASURES OF THE EIR FOR THE GHCP FOR NOISE. SEE ATTACHED ACOUSTICAL REPORT

AFFORDABLE HOUSING BONUS BREAKDOWN

TABLE 143-07A		
% LOW INCOME UNITS RENTAL HOUSING	% DENSITY BONUS	NO OF INCENTIVES
N/A	N/A	N/A
TABLE 143-07B		
% VERY LOW INCOME UNITS RENTAL HOUSING	% DENSITY BONUS	NO OF INCENTIVES
15	35	3
TABLE 143-07C		
% MODERATE INCOME UNITS FOR-SALE HOUSING	% DENSITY BONUS	NO OF INCENTIVES
N/A	N/A	N/A
SUMMARY: 32 UNITS X 15% = 4.8 AFFORDABLE UNITS		

PROJECT INFORMATION

ZONING

LEGAL DISCIPTION	LOT 1-10 BLOCK 87 TRACT 547 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY
APN	539-532-06,07,08,09 (ACCESSOR'S PARCEL NUMBER)
CURRENT ZONING	GHPD-GH-CN GHPD-GH-1000

GEOLOGIC HAZARD CATEGORY

GEOLOGIC HAZARD CATEGORY 52

PROPERTY HISTORY

- A. THE ORIGINAL SINGLE FAMILY HOME WAS BUILT IN 1920.
- B. MILLER'S MARKET HAS BEEN OWNED AND OPERATED BY THE HIRMEZ FAMILY SINCE 1970 WHEN THEY PURCHASED IT FROM ROBERT EARL MILLER AND HIS WIFE.

BUILDING CODE DATA

OCCUPANCY	S-2 (PARKING GARAGE), R-2 (RESIDENTIAL) & M (MARKET)
CONSTRUCTION	TYPE 1 (S-2), TYPE VA-SPRINKLERED (R-2)
STORIES	3 STORIES OVER 1 STORY OF BASEMENT LEVEL PARKING
HEIGHT	HEIGHT MAXIMUM ALLOWED 30' + 10' 40' MAXIMUM (S.D.M.C. HEIGHT LIMITATIONS TABLE 158.03D)
GOVERNING CODES	2013 CALIFORNIA BUILDING CODE

SITE DEVELOPMENT PERMIT

THIS PROJECT IS WITHIN THE GOLDEN HILL PLANNED DISTRICT GENERAL SCOPE OF WORK: A SITE DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE FAMILY DWELLING UNIT & AN EXISTING COMMERCIAL BUILDING TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF 40 UNIT MULTI-FAMILY DWELLING UNITS, INCLUDING 8 AFFORDABLE UNITS; AND 4,933 S.F. SUPERMARKET IN ZONE GHPD-GH-1000 & GHPD-GH-CN LOCATED AT 2957-2985 C STREET WITHIN THE GREATER GOLDEN HILL COMMUNITY PLAN AREA IN COUNCIL DISTRICT 3.

- THE FOLLOWING INCENTIVES REQUIRE APPROVAL UNDER THE SDP: (AFFORDABLE HOUSING INCENTIVES)
- AN INCENTIVE REQUEST FOR A 15' REAR YARD SETBACK WHERE A 22' IS REQUIRED ON THE 3RD FLOOR IN GH-1000 ZONE
 - AN INCENTIVE REQUEST FOR A 10' REAR YARD SETBACK WHERE A 15' IS REQUIRED IN THE REAR (NEAR ALLEY) IN THE GH-1000 ZONE
 - AN INCENTIVE REQUEST FOR A 40' BUILDING HEIGHT WHERE 30' IS PERMITTED IN GH-CN ZONE
 - AN INCENTIVE REQUEST FOR 3RD FLOOR SETBACK & STAIR #1 ENCROACHMENT IN GH-CN ZONE
 - AN INCENTIVE REQUEST FOR MAXIMUM DIAGONAL PLANE DIMENSIONS PER TABLE 158-03H

PARKING TABULATION

FOLLOWING PARKING RATIOS PER TABLE 142-05D, AFFORDABLE HOUSING DWELLING UNITS PARKING RATIOS, SAN DIEGO MUNICIPAL CODE. (RESIDENTIAL)

TOTAL 40 UNITS

TOTAL REQUIRED PARKING 48 SPACES

12 X 0.5 = 6.0 SPACES (STUDIO)

8 X 1.0 = 8.0 SPACES (ONE BEDROOM)

20 X 1.3 = 26.0 SPACES (TWO BEDROOM)

40 X 0.15 = 6.0 SPACES (VISITORS)

40 X 0.05 = 2.0 SPACES (STAFF)

TOTAL 48.0 SPACES - REQUIRED

TOTAL PARKING PROVIDED 59 SPACES

19 SINGLE SPACES (STUDIO / 1 BR / GUEST/ STAFF) + 3 SPACES AT GH-CN

20 TANDEM SPACES X 2 = 40 (2 BR UNIT)

5% OF PROVIDED SPACES = 2.95 (3) ACCESSIBLE SPACES REQUIRED PROVIDED: 3 ACCESSIBLE SPACES INCLUDING VAN ACCESSIBLE SPACE (COMMERCIAL)

4,933 S.F. / 1000 X 1.25 = 6 PARKING REQUIRED PROVIDED: 6 PARKING SPACES INCLUDING 1 VAN ACCESSIBLE SPACE

TOTAL BICYCLE PARKING REQUIRED: 59 SPACES X 0.30 = 18 SPACES PROVIDED: 18 BICYCLE PARKING IN STORAGE ROOM OF PARKING GARAGE

TOTAL MOTORCYCLE PARKING REQUIRED: 59 SPACES X 0.05 = 3 SPACES PROVIDED: 3 MOTORCYCLE PARKING IN PARKING GARAGE & 1 MOTORCYCLE PARKING ON COMMERCIAL LOT

NOTE: ALL PARKING SPACES ARE ASSIGNED

SCOPE OF WORK

A SITE DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE FAMILY DWELLING UNIT AND AN EXISTING COMMERCIAL BUILDING TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF 40 MULTI-FAMILY DWELLING UNITS, INCLUDING 8 AFFORDABLE UNITS; AND A 4,933 S.F. SUPERMARKET IN ZONE GHPD-GH-1000 AND GHPD-GH-CN LOCATED AT 2957-2985 C STREET WITHIN THE GREATER GOLDEN HILL COMMUNITY PLAN AREA IN COUNCIL DISTRICT 3.

AREAS ALLOWED/ PROPOSED TABLE

	ZONE GH-1000 (TABLE 158-03C) S.D.M.C.		ZONE GH-CN (TABLE 158-03C) S.D.M.C.				
	REQUIRED	PROPOSED	RESIDENTIAL		COMMERCIAL		
			REQUIRED	PROPOSED	REQUIRED	PROPOSED	
FRONT YARD SETBACK - EAST	10'	-	10'	0'	0'	0'	
STREET YARD SETBACK - NORTH	6'	12'-7"	8'	8'	0'	0'	
SIDE YARD SETBACK - SOUTH	6' & 9' (3rd FLR.)	10'	6'	47'	6' ABUT TO RESIDENTIAL ZONE	6'	
REAR YARD SETBACK - WEST	15'	10'	15'	10'	6' ABUT TO RESIDENTIAL ZONE, 9' @ 3RD STORY	6'	
GROSS SITE AREA	24,500 S.F.		10,500 S.F.				
TOTAL BLDG FLOOR AREA	25,338 S.F.		6,920 S.F. (RESIDENTIAL) + 4,933 S.F. (MARKET) = 11,853 S.F.				
BASEMENT PARKING GARAGE	18,650 S.F.		50% F.A.R. BONUS PER 158.0301(b)(4)(B) = 9,325 S.F.				
1ST FLOOR	---	9,894 S.F.	0	0	---	4,933 S.F.	
2ND FLOOR	---	9,894 S.F.	---	3,460 S.F.	---	0	
3RD FLOOR	---	5,550 S.F.	---	3,460 S.F.	---	0	
OFF STREET PARKING	SEE PARKING TABULATION		SEE PARKING TABULATION		4,933/1,000X1.25 = 6 SPACES 9 PKG.SPACES		
BASEMENT PARKING	35	SEE PARKING TABULATION	8	SEE PARKING TABULATION	---	0	
PERMITTED LOT COVERAGE	40%	40%	40%	---	---	49.6%	
FAR	1.0	1.03 158.0301 (b)(4)(B)	S.D.M.C. TABLE 158-02-I 1.75 MIXED-USE				1.13
USEABLE OPEN AREAS	2,950 SQ. FT.		706 SQ. FT.				
DENSITY DESIGNATION / UNITS	24,500 / 1,000 = 24.5 UNITS	25 UNITS + 5 UNITS AFFORDABLE	10,500 / 1,500 = 7 UNITS	7 UNITS + 3 UNITS AFFORDABLE	NA		
BUILDING HEIGHT	40' W/ ENCLOSED PARKING S.D.M.C. TABLE 158-03D 54'		30'	40'	30'		
PRIVATE OPEN SPACE	50 S.F. PER UNIT	75 S.F. PER UNIT	50 S.F. PER UNIT	75 S.F. PER UNIT	---		
STORAGE FACILITY	100 CU.FT. / UNIT	108 CU.FT. / UNIT	100 CU.FT. / UNIT	108 CU.FT. / UNIT	---		

UNIT TABULATION

GH 1000

LOT SIZE:
175 X 140 = 24,500 S.F.
ALLOWABLE = 24,500 / 1000 = 24.5 UNITS x 1.35 = 33 UNITS
ACTUAL 25 UNITS + 5 AFFORDABLE UNITS

UNIT TABULATION

6 STUDIO / 623 S.F. 3,738 S.F.

6 ONE BR / 825 S.F. 4,950 S.F.

18 TWO BR / 925 S.F. 16,650 S.F.

TOTAL 30 UNITS 25,338 S.F.

25,338 S.F. / 24,500 = 1.03 F.A.R.

1,869 S.F. (STUDIO) + 2,475 S.F. (1 BR) + 5,550 S.F. (2 BR) = 9,894 S.F.

9,894 S.F. / 24,500 = 40% LOT COVERAGE

PROJECT TEAM

OWNER
SAAD HIRMEZ
1310 VISTA DEL MONTE DR.
EL CAJON, CA. 92020
(760)456-6000

ARCHITECT
WILLIAM HEDENKAMP - ARCHITECT
4455 MORENA BOULEVARD, SUITE 114
SAN DIEGO, CA 92117
(858) 483-4483
CONTACT : BILL HEDENKAMP
bill@hedenkamp-architecture.com

CIVIL
FLOREZ ENGINEERING, INC.
10732 CHARBONA TERRACE SAN DIEGO, CA 92131
(858) 229-2493
CONTACT : FRANK FLOREZ, P.E..
frank@florezengeenring.com

LANDSCAPE
HUTTER DESIGNS, INC.
3625 RUFFIN ROAD SUITE 108
SAN DIEGO, CA 92123
(619)337-4044
CONTACT : STEVE HUTTER
steve@hutterdesigns.com

DRAWING INDEX

GENERAL

CS COVER SHEET/ RENDERING
TS1 TITLE SHEET, PROJECT INFORMATION

CIVIL

PS SURVEY PLAN
CG CONCEPTUAL GRADING AND DRAINAGE

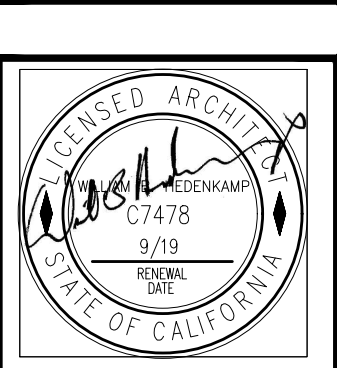
LANDSCAPE

L.1 LANDSCAPE DEVELOPMENT PLAN
L.2 LANDSCAPE AREA DIAGRAM

ARCHITECTURAL

SA1 SITE PLAN
SA2 STREET CROSS SECTIONS
AP AERIAL PHOTOGRAPHIC
A1.1 UNIT PLANS
A2.1 BASEMENT GARAGE PARKING PLAN
A2.2 FIRST FLOOR PLAN
A2.3 SECOND FLOOR PLAN
A2.4 THIRD FLOOR PLAN
A2.5 ROOF PLAN
A3.1 BUILDING SECTIONS
A4.1 BUILDING ELEVATIONS NORTH AND EAST
A4.2 BUILDING ELEVATIONS SOUTH AND WEST
A4.3 BUILDING ELEVATIONS / COURTYARDS

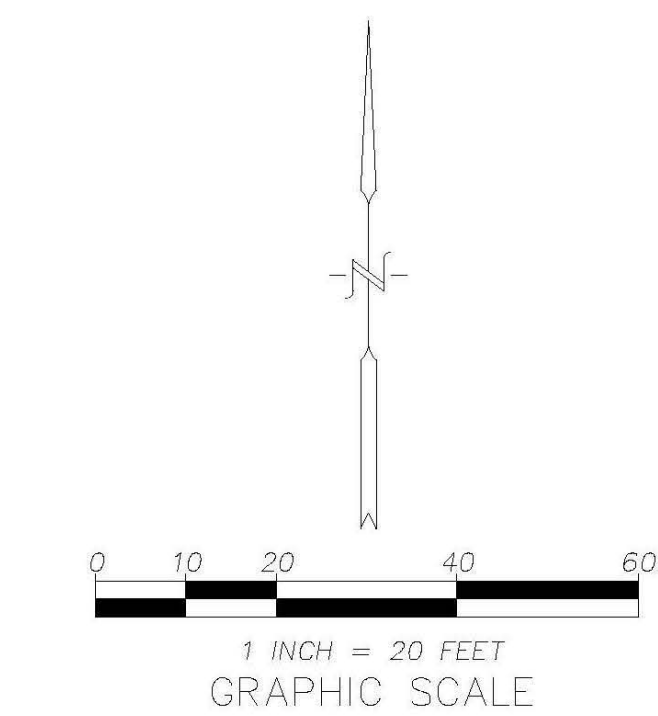
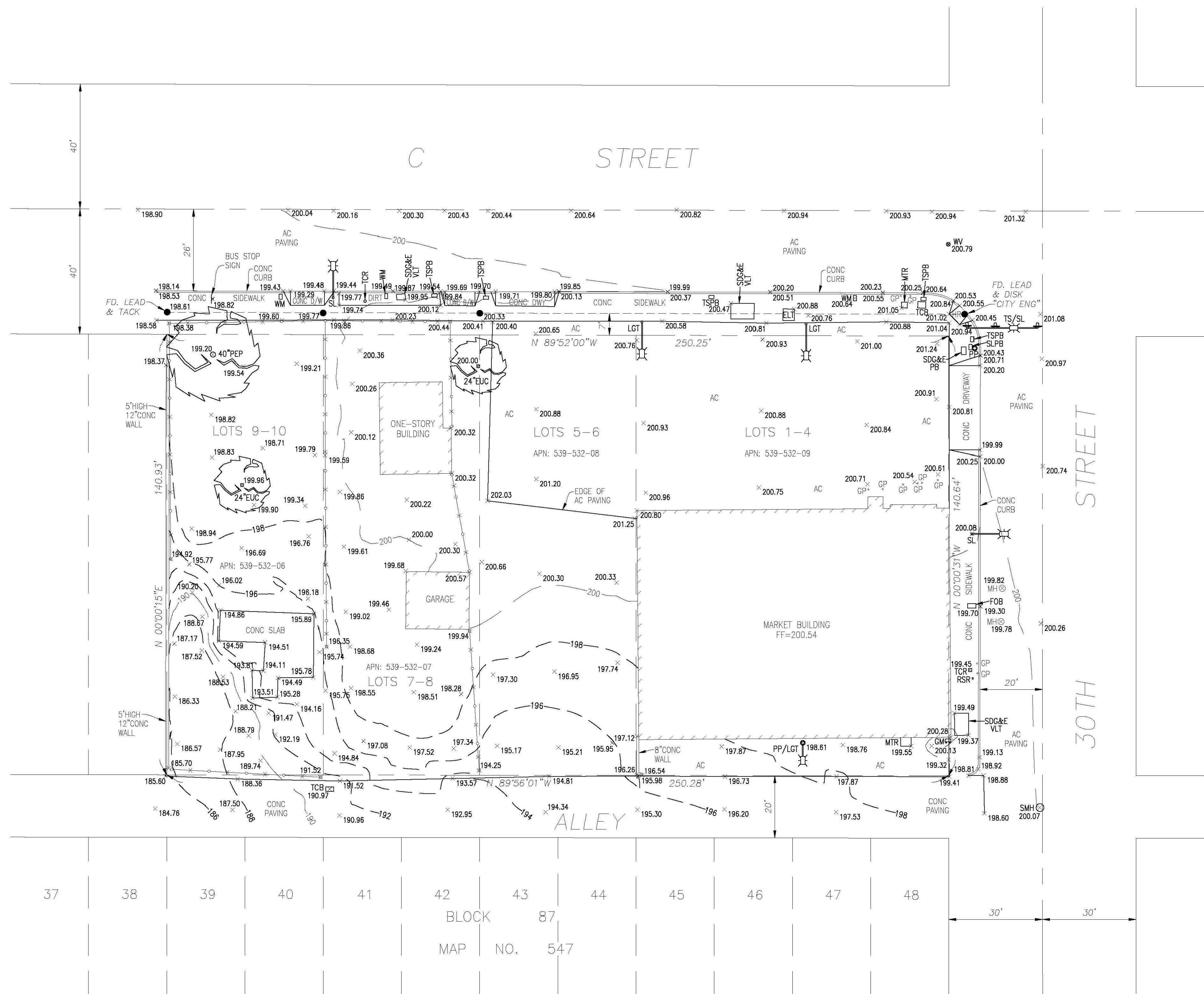
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30TH & "C" STREET
MIXED-USE PROJECT
SAN DIEGO CALIFORNIA

DATE: 11/16/2015
DRAWING NAME:
JOB NO: 2015-05
SHEET
TS1
NO. SHEETS



LEGEND AND ABBREVIATIONS

- PROPERTY LINE
- - - EXISTING CONTOURS AT 2' INTERVALS
- FOUND LEAD AND DISK STAMPED "LS 2784", UNLESS OTHERWISE NOTED
- ⊗ 6' HIGH CHAIN LINK FENCE
- AC ASPHALT
- APN ASSESSOR'S PARCEL NUMBER
- D/W DRIVEWAY
- CONC CONCRETE
- ELT ELECTRICAL TRANSFORMER
- EUC EUCALYPTUS TREE
- FD FOUND
- FF FINISH FLOOR
- FOB FIBER OPTIC BOX
- GM GAS METER
- GP GUARD POST
- HR HANDICAP RAMP
- LGT LIGHT
- MH MANHOLE
- MTR METER
- PB PULLBOX
- PEP PEPPER TREE
- PP POWER POLE
- RSP RISER
- SDG&E SAN DIEGO GAS & ELECTRIC
- SL STREET LIGHT
- SLPB STREET LIGHT PULLBOX
- SMH SEWER MANHOLE
- SP STANDPIPE
- TCB TELECOMM BOX
- TCR TELECOMM RISER
- TS TRAFFIC SIGNAL
- TSPB TRAFFIC SIGNAL PULLBOX
- VT VAULT
- WM WATER METER
- WV WATER VALVE

BENCH MARK
 CITY OF SAN DIEGO BENCH MARK NO. 3685, BRASS PLUG LOCATED ON THE NORTHWEST CURB RETURN AT THE INTERSECTION OF BROADWAY AND 30TH ST.
 ELEVATION: 197.676 FEET

- GENERAL NOTES**
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY AND RECORD DATA PER CORNER RECORD NO. 5386.
 - ASSESSOR'S PARCEL NUMBERS: 539-532-06,07,08,09

NO.	REVISIONS DESCRIPTION	DATE	APP'D

CIREMELE SURVEYING INC.
 164 S. ESCONDIDO BLVD.
 ESCONDIDO, CA. 92025
 (760) 489-2200
 CIRSURVEY@SBGLOBAL.NET

DATE: 6/22/15	SCALE: 1"=20'	DRAWN: DRK	CHECKED: CC
SHEET TITLE TOPOGRAPHIC SURVEY			
PROJECT 2957, 2967, 2985 C STREET SAN DIEGO, CA 92102			
SHEET NO. PS			



LEGEND

PROPOSED

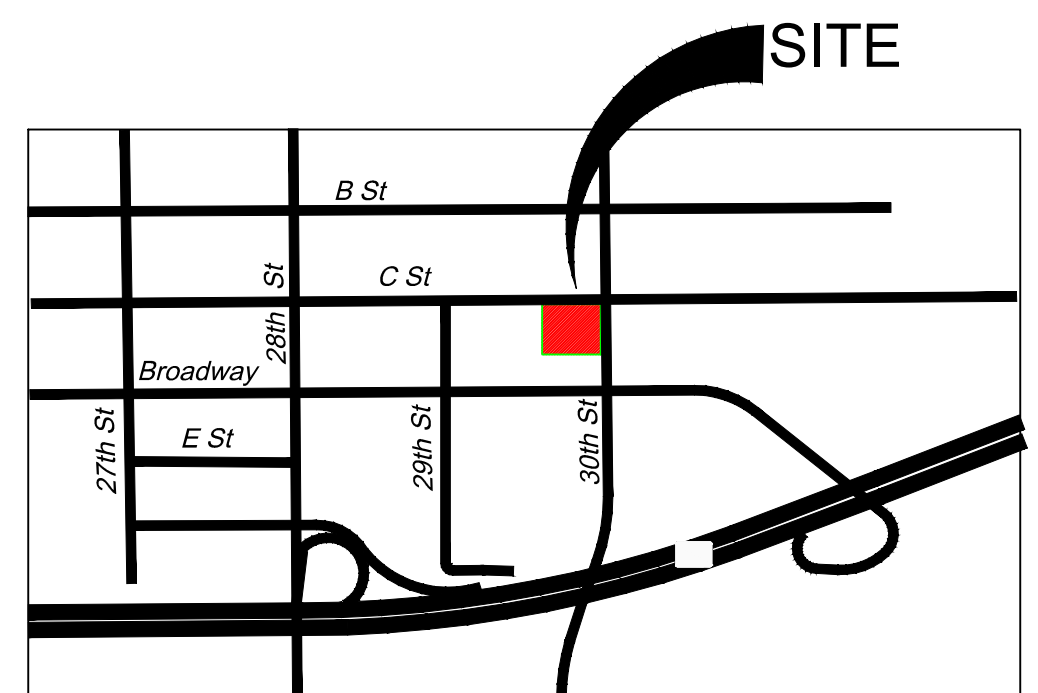
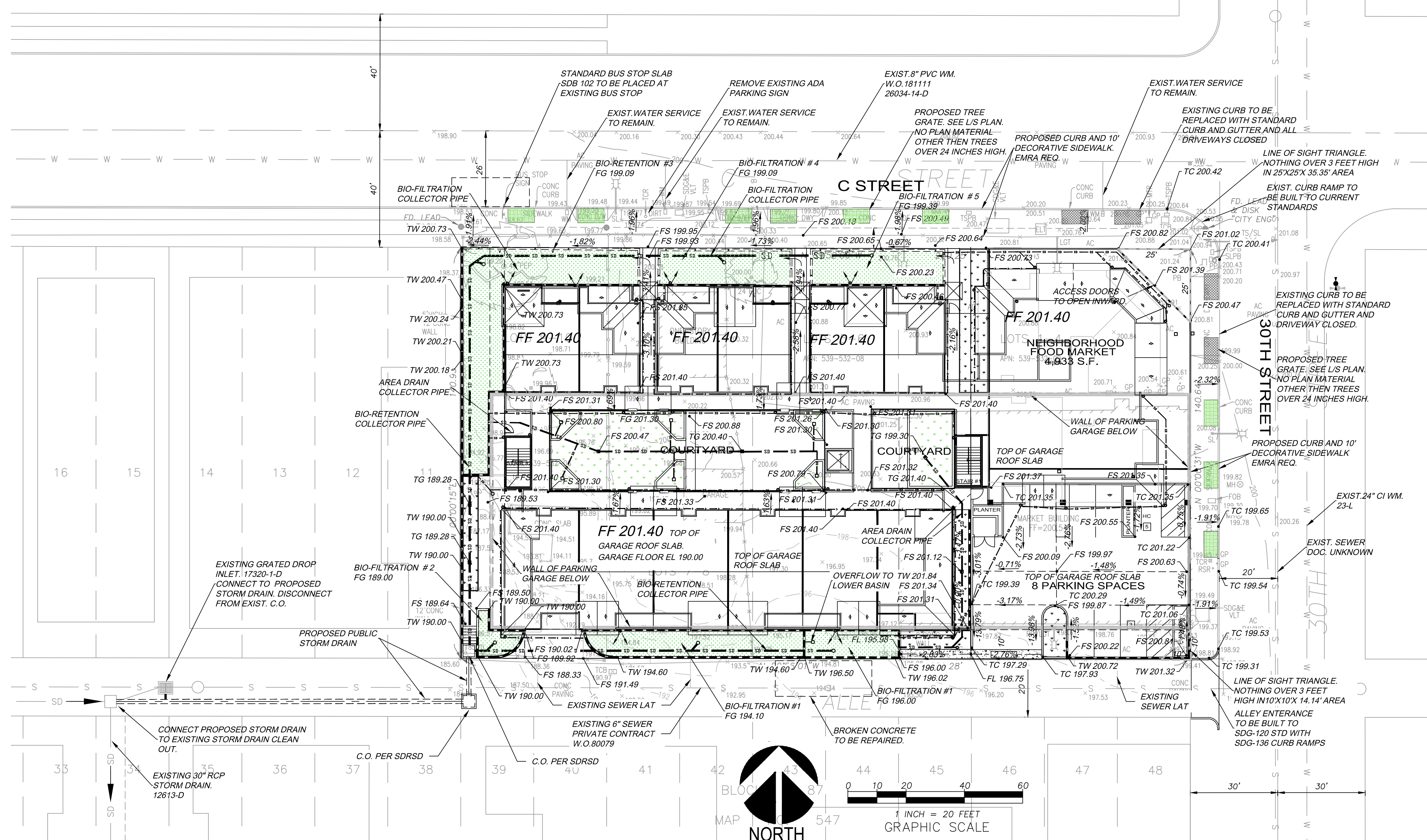
- 300.7 — SPOT ELEVATION
- 300 — CONTOUR ELEVATION
- TC — TOP OF CURB
- CONCRETE SURFACE
- LANDSCAPE AREA ONLY
- BIO-INFILTRATION BASINS WITH LANDSCAPING
- ADA ROUTE
- SIDE WALK PLANTING AREA
- SIDE WALK TREE GRATE
- STORM DRAIN, PUBLIC
- STORM DRAIN CLEANOUT, PUBLIC
- PRIVATE STORM DRAIN, AREA DRAIN
- PRIVATE STORM DRAIN, ROOF DRAIN
- BASIN OVERFLOW STORM DRAIN STAND PIPE
- ROOF DOWNDRAIN
- ROOF DOWNDRAIN DISCHARGE TO A SURFACE
- ROOF GUTTER

EXISTING

- SMH — EX. SEWER MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- S — EX. SEWER MAIN TO REMAIN
- W — EX. WATER MAIN TO REMAIN
- SD — EX. STORM DRAIN
- STLT — STREET LIGHT
- PP — POWER POLE
- ANC — ANCHOR
- FF — FINISH FLOOR
- GAS METER
- TW — TOP OF WALL
- SCO — SEWER CLEAN OUT
- EG — EXISTING GROUND
- TG — TOP OF GRATE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING BLOCK WALL AS NOTED
- EXISTING OVERHEAD UTILITIES

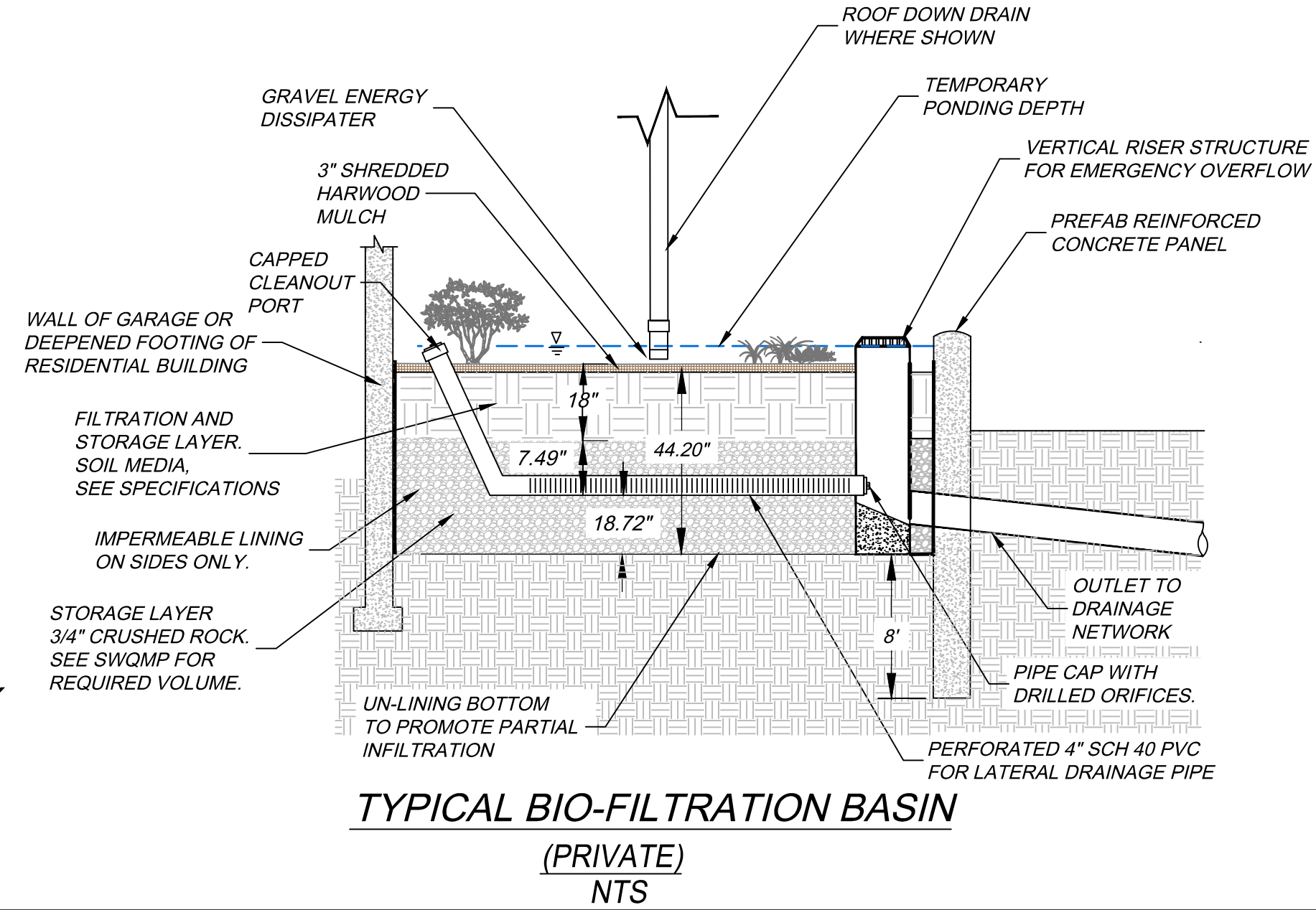
EARTHWORK (PRELIMINARY) OWNER
 CUT: 5,700 CU. YDS MAX CUT DEPTH: 9.00 FEET
 FILL: 455 CU. YDS MAX FILL HEIGHT: 1.00 FEET
 NET: 5,245 CU. YDS. EXPORT
 PERCENT OF SITE DISTURBANCE: 100%

CONCEPTUAL GRADING PLAN FOR 2957, 2967 AND 2985 "C" STREET				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS				W.O. NO. _____ PROJECT NO. _____
FOR CITY ENGINEER				DATE _____ V.T.M. _____
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL				
AS-BUILTS				
CONTRACTOR _____ DATE STARTED _____				NAD83 COORDINATES LAMBERT COORDINATES
INSPECTOR _____ DATE COMPLETED _____				



VICINITY MAP
NTS

EXISTING TOPOGRAPHY BY
 CIREMELE SURVEYING INC.
 DATED 6/22/2015
 DATUM PRE BENCHMARK HEREON



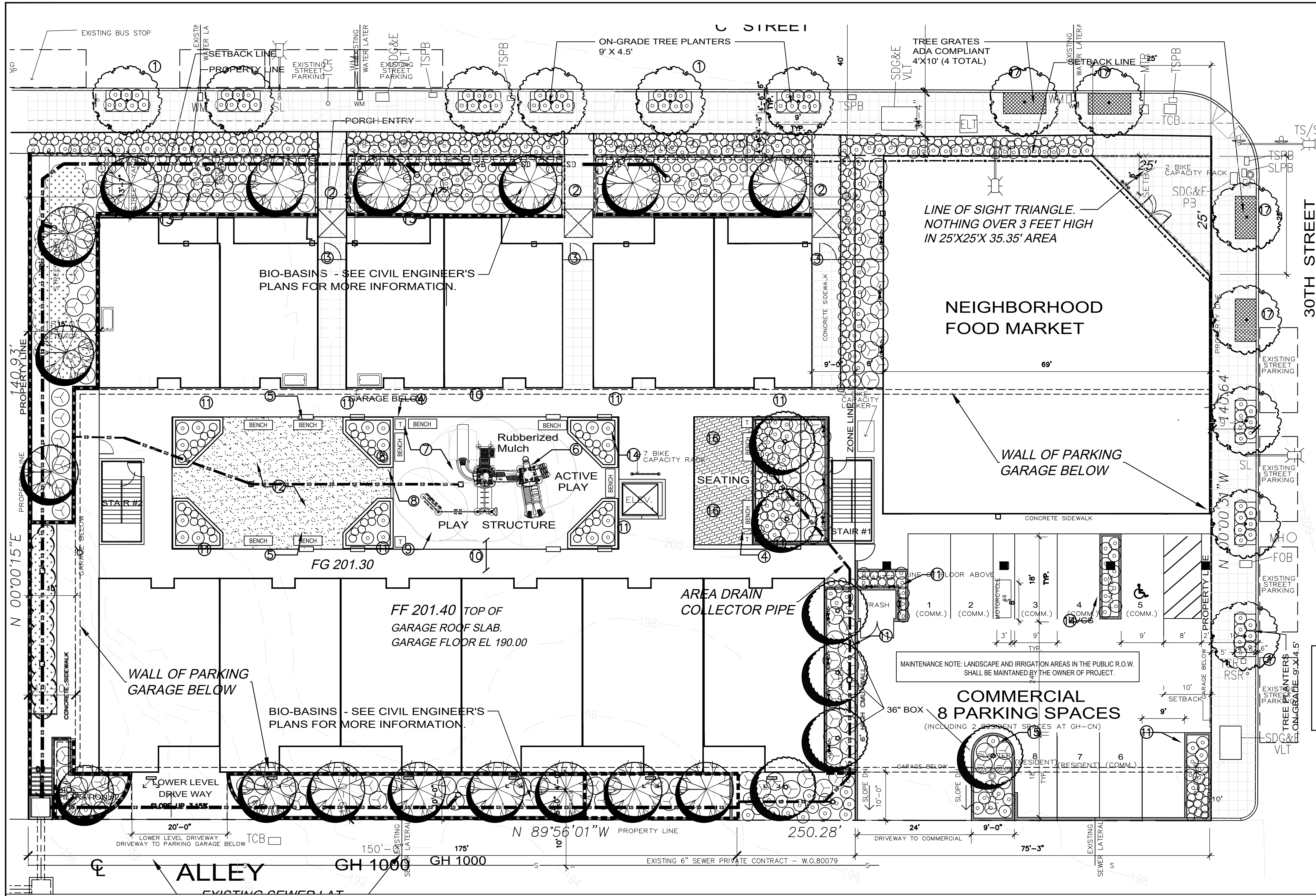
TYPICAL BIO-FILTRATION BASIN
 (PRIVATE)
 NTS

GENERAL NOTES

- BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY AND RECORD DATA PER CORNER RECORD NO. 5388.
 - ASSESSOR'S PARCEL NUMBERS: 539-532-06,07,08,09
 - ASSESSOR'S PARCEL NUMBERS: 539-532-06,07,08,09
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
 - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE SUBDIVIDER SHALL OBTAIN A LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNER SDGS E, FOR THE PROPOSED OFFSITE GRADING, STORM DRAIN INLET BASIN AND STORM DRAIN PIPE, TO THE SATISFACTION OF THE CITY ENGINEER.
- DEVELOPEMENT PROGRAM**
- DEMOLITION OF AN EXISTING GROCERY STORE, AC PARKING LOT AND A SINGLE FAMILY RESIDENCE.
 - CONSTRUCTION OF A SUB-TERRANEAN GARAGE UNDER A THREE STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
 - CONSTRUCTION OF A 4938 S.F. COMMERCIAL SPACE AND PARKING LOT.
 - CONSTRUCTION OF WATER QUALITY TREATMENT FACILITIES.
 - CONSTRUCTION OF VARIOUS OFF SITE IMPROVEMENTS FOR SIDEWALK, DRIVEWAY, ALLEY AND DRAINAGE FACILITIES.
 - MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.

BENCH MARK

CITY OF SAN DIEGO BENCH MARK NO. 3685,
 BRASS PLUG LOCATED ON THE NORTHWEST
 CURB RETURN AT THE INTERSECTION OF
 BROADWAY AND 30TH ST.
 ELEVATION: 197.676 FEET MSL



MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = Maximum Applied Water Allowance per year (gallons).
 ET₀ = Reference Evapotranspiration (inches)
 0.55 = ET Adjustment Factor
 LA = Landscape Area including Special Landscape Area (sq ft)
 0.62 = Conversion factor
 SLA = Special Landscape Area (square feet)
 0.3 = Additional ET adjustment Factor for Special Land. Area

Show Values:
 ET₀ = 47.0 in./yr.
 LA = 7,764 Sq. Ft.

Turf Area = 900 Sq. Ft. (Recreation Area only / Excluded from MAWA)
 MAWA = (ET₀) (0.62) ((0.55 x LA)) = 124,434
 MAWA = (47.0) (0.62) ((0.55 x 7,764)) = 124,434 Gallons per Year

ESTIMATED TOTAL WATER USE

ETWU = Estimated Total Water Use per year (gallons).
 ET₀ = Reference Evapotranspiration (inches)
 PF = Plant Factor from Wucols (U.C. extension)
 HA = Hydrozone Area (high, med, low water use areas)
 SLA = Special Landscape Area
 0.62 = Conversion factor
 IE = Irrigation Efficiency (minimum 0.75)

Hydrozone 1 - (North / East Areas) = 4,228 Sq.Ft.
 ETWU = ((ET₀) (0.62)) ((PF/IE x HA/IE))
 ETWU = ((47.0) (0.62)) ((.3/.81 x 4,228 /.81)) = 56,337
 Hydrozone 1 - ETWU = 56,337 Gallons per Year

Hydrozone 2 - (South / West Areas) = 3,536 Sq.Ft.
 ETWU = ((ET₀) (0.62)) ((PF/IE x HA/IE))
 ETWU = ((47.0) (0.62)) ((.3/.81 x 3,536 /.81)) = 47,067
 Hydrozone 2 - ETWU = 47,067 Gallons per Year

Hydrozone 1 + 2 Totals = 103,404 Gallons per Year

MINIMUM TREE SEPARATION DISTANCE:

DRIVEWAYS - 10 FEET
 TRAFFIC SIGNAL STOP SIGN - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, POLES, ETC.) - 10 FEET

NOTE:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
3. A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT TO ALL VJA AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.

NOTE:

1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
2. TREE ROOT BARRIERS "DEEP ROOT UB-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL.

MAINTENANCE NOTE:

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

SEE SHT L-2 FOR LANDSCAPE AREA DIAGRAM

LANDSCAPE AMENITIES LEGEND

① STREET TREES W/ 9'x4.5' ON-GRADE PLANTERS	⑨ 6' SAFETY ZONE, TYP.
② PROJECT ENTRIES	⑩ 5' MIN WALKWAY, TYP.
③ 42" ACCESS GATES	⑪ RAISED PLANTERS, 36" MIN. DEPTH
④ TRASH RECEPTACLES, TYP.	⑫ RECREATIONAL LAWN AREA (SYNTHETIC TURF)
⑤ 6' BENCHES, TYP.	⑬ ALUMINUM EDGING, TYP.
⑥ MAIN PLAY STRUCTURE	⑭ ON-PODIUM LANDSCAPE AREA.
⑦ RUBBERIZED MULCH	⑮ VJA TREE IN LARGE PLANTER
⑧ CONCRETE MOW CURB	⑯ SEATING AREA W/ PAVERS
	⑰ TREE GRATES (4'x10')-4 TOTAL

PLANT LEGEND TREES

STREET TREES / FUNCTION = SHADE TREE, QUANTITY = 13

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT X SPD
①	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	25x25
②	CALLISTEMON VIMINALIS	WEeping BOTTLE BRUSH TREE (ALTERNATE)	24" BOX	20x15
③	CALLISTEMON CITRINUS	LEMON BOTTLE BRUSH TREE	24" BOX	20 x 15
④	LAGERSTROEMIA INDICA	ORANGE MYRTLE (RED / PINK FLOWERING) (ALTERNATE)	24" BOX	20x15
⑤	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25x25

THEME TREES / FUNCTION = ACCENT TREE, QUANTITY = 20

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT X SPD
⑥	ARBUS UNEDO	STRAWBERRY TREE	36" BOX	20x20
⑦	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	24" BOX	20x20
⑧	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25x25

SHRUBS

LARGE ACCENT SHRUBS / FUNCTION = EVERGREEN FOUNDATION SHRUBS, QUANTITY = 150+

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT X SPD
①	COLEONEMA PULCHERUM	PINK BRUSH OF HEAVEN	5 GAL.	18"x18"
②	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	18"x18"
③	LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GAL.	18"x18"
④	PHOTINIA FRASERII	PHOTINIA	5 GAL.	30"x30"
⑤	RHAPHIOLEPIS INDICA 'PINK LADY'	PINK INDIA HAWTHORN	5 GAL.	16"x16"

MEDIUM ACCENT SHRUBS / FUNCTION = EVERGREEN ACCENT SHRUBS, QUANTITY = 200+

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT X SPD
①	CEANOTHUS G.H. 'YANKEE POINT'	CEANOTHUS	5 GAL.	18"x18"
②	COMPROMISA R. VARIEGATA	VAREGATED MIRROR PLANT	5 GAL.	2x18"
③	CALLISTEMON CIT. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	18"x18"
④	MYRTUS COMMUNIS COMPACTA	COMPACT MYRTLE	5 GAL.	15"x15"
⑤	PHORMIUM TENAX 'ATROPURPUREUM'	PURPLE NEW ZEALAND FLAX	5 GAL.	5x5"
⑥	NERIUM OLEANDER 'PETITE PINK'	DWARF OLEANDER	5 GAL.	16"x16"

SMALL ACCENT SHRUBS / FUNCTION = EVERGREEN ACCENT SHRUBS, QUANTITY = 400+

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT X SPD
①	CUPHEA HYSSOPIFOLIA	SUMMER HEATHER	5 GAL.	12"x12"
②	FESTUCA OVINA	BLUE FESCUE	1 GAL.	12"x12"
③	NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO HYBRID	1 GAL.	12"x12"
④	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL.	12"x12"

GROUND COVER / FUNCTION = EVERGREEN COVER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT X SPD
①	ARTIFICIAL TURF (NON-IRRIGATED)		LAWN	900 SF (12.4% OF TOTAL LANDSCAPE AREA)
②	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	FLATS	595 SF

VINES / FUNCTION = ACCENT COLOR, QUANTITY = 15

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT X SPD
①	DICTYOSTA BUCCINATORIA	RED TRUMPET VINE	5 GAL.	

BIO-BASIN PLANT LEGEND

BIO-BASIN TREES / FUNCTION = WATER FILTRATION, QUANTITY = 21

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT X SPD
①	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	45" X 30"

MULCH NOTE:

ALL REQUIRED PLANTING AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING VEGETATION PER SDMC 142.0411.

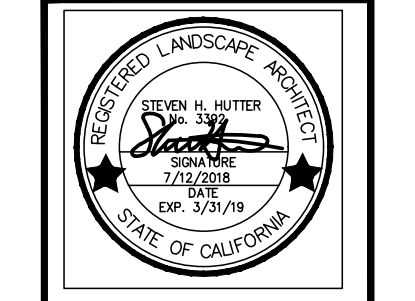
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LANDSCAPE DEVELOPMENT PLAN

NORTH

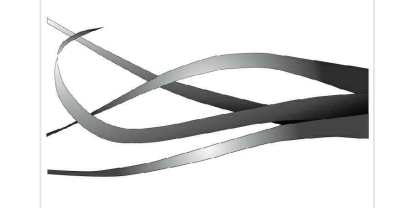
REVISIONS

NO.	DESCRIPTION	BY
1	REVISED LANDSCAPE	SPH
2	REVISED LANDSCAPE	SPH
3	REVISED LANDSCAPE	SPH
4	REVISED LANDSCAPE	SPH
5	REVISED LANDSCAPE	SPH
6		



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3645 RUFFIN ROAD, SUITE 235 SAN DIEGO, CALIFORNIA 92123
 PHONE (619) 337-4044 FAX (619) 342-8528 Email steve@hutterdesigns.com



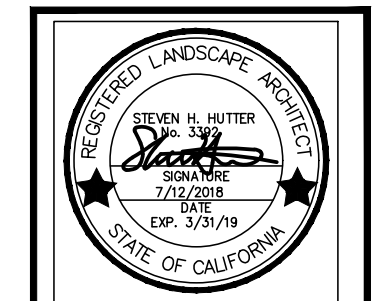
30TH & "C" STREET

AFFORDABLE FAMILY APARTMENTS

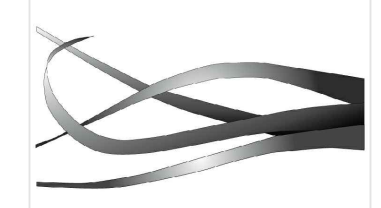
SAN DIEGO CALIFORNIA

DATE: 07/12/2017
 DRAWING NAME: Landscape Concept Plan
 SHEET: 15030
 SHEET: L-1
 NO. 2 SHEETS
 PLOTTED: FEBRUARY 20, 2018

REVISIONS	BY
1	REVISED LANDSCAPE 4/18/2016 SHH
2	REVISED LANDSCAPE 11/16/2016 SHH
3	REVISED LANDSCAPE 7/12/2017 SHH
4	REVISED LANDSCAPE 2/8/2018 SHH
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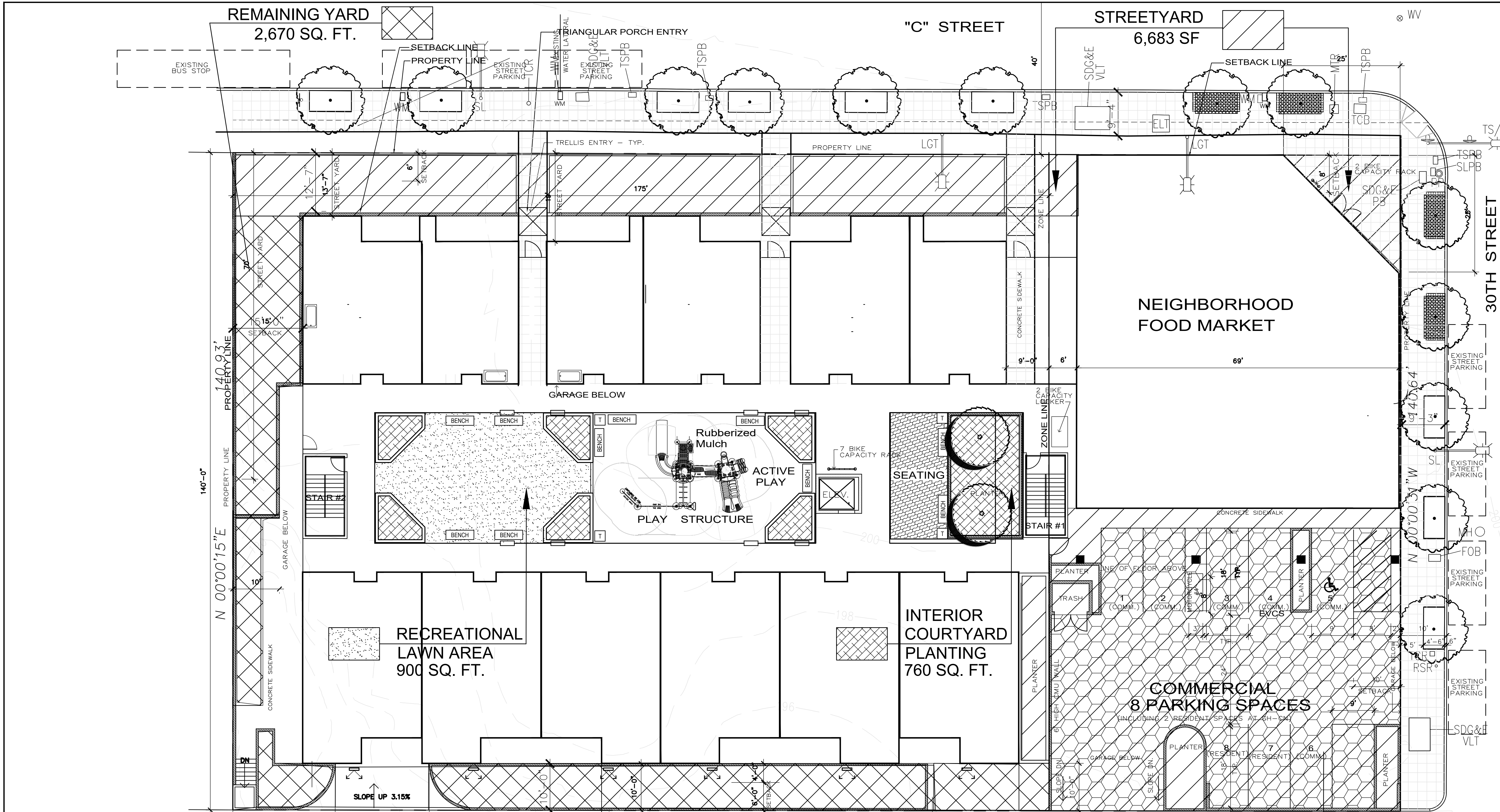


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30TH & "C" STREET
 AFFORDABLE FAMILY APARTMENTS
 CALIFORNIA
 SAN DIEGO

DATE: 150216
DRAWING NAME: LANDSCAPE CALCULATIONS
ISSUE NO: 15030
SHEET: L-2
NO. 2 SHEETS



LANDSCAPE AREA DIAGRAM

VUA OUTSIDE STREETYARD
 3,933 SQ. FT.
 SCALE: 1" = 10'-0"
 NORTH

LANDSCAPE CALCULATIONS

STREET TREES IN PUBLIC RIGHT OF WAY

STREET	LENGTH OF STREET FRONTAGE	STREET TREES REQUIRED (@ 30' o.c.)	STREET TREES PROVIDED
"C" STREET	250'	8.3	8.0

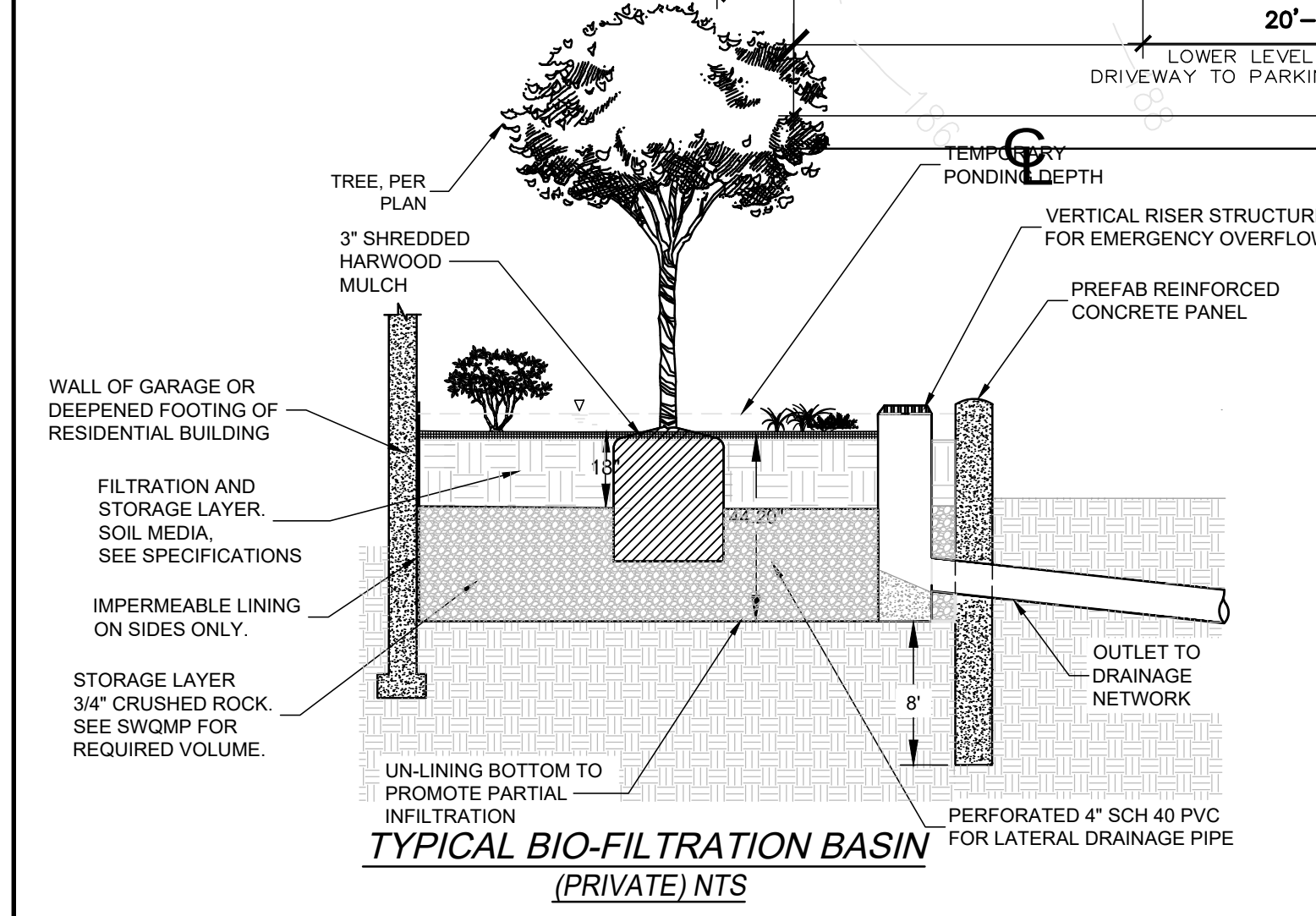
STREET TREES IN PUBLIC RIGHT OF WAY

STREET	LENGTH OF STREET FRONTAGE	STREET TREES REQUIRED (@ 30' o.c.)	STREET TREES PROVIDED
30TH STREET	140'	4.7	5.0

STREET YARD	VEHICLE USE AREA (OUTSIDE THE STREET YARD)
TOTAL AREA: 6,683 SF	TOTAL AREA: 3,933 SF
PLANTING AREA REQ'D (50%): 3,342 SF	PLANTING AREA REQ'D (5%): 196 SF
PLANTING AREA PROVIDED: 2,652 SF	PLANTING AREA PROVIDED: 291 SF
PLANT POINTS REQUIRED (.05 PTS/SF): 334 PTS	PLANT POINTS REQUIRED (.05 PTS/SF): 196 PTS
PLANT POINTS PROVIDED: 340+ PTS	PLANT POINTS PROVIDED: 230 PTS
PTS ACHIEVED W/ TREES (50% MIN): 320 PTS	

REMAINING YARD
TOTAL AREA: 2,670 SF
PLANTING AREA REQ'D (30%): 801 SF
PLANTING AREA PROVIDED: 2,000+ SF
(1) TREE WITHIN 30' OF EACH PARKING SPACE: PROVIDED
60 PTS. REQUIRED FOR EACH RESIDENTIAL BUILDING: PROVIDED

RECREATIONAL LAWN AREA
TOTAL AREA: 900 SF
PERCENTAGE OF TOTAL LANDSCAPE (TURF AREA IS ARTIFICIAL TURF (NON-IRRIGATED)): 12.4%

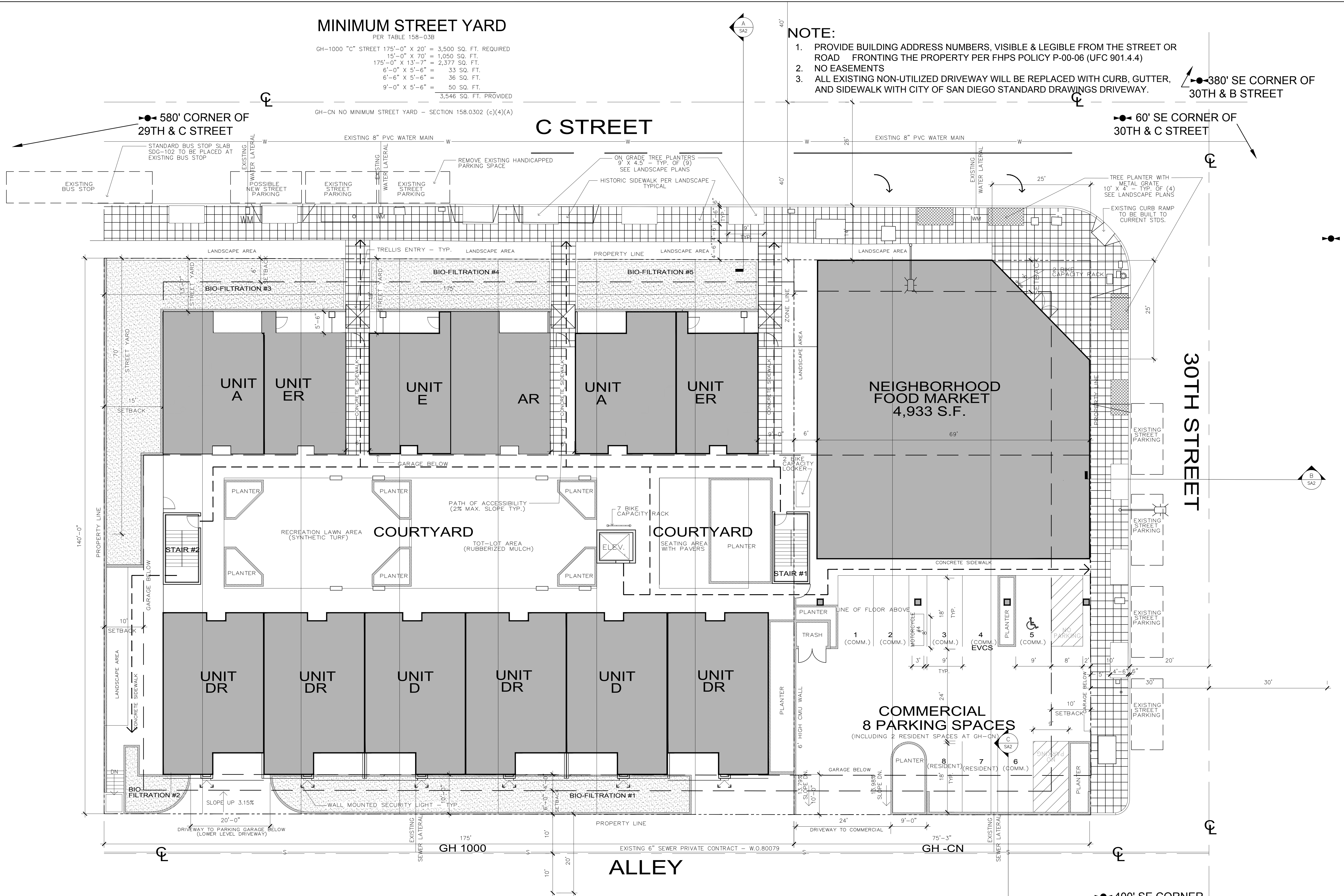


MINIMUM STREET YARD
PER TABLE 158-03B

GH-1000 "C" STREET 175'-0" X 20' =	3,500 SQ. FT. REQUIRED
15'-0" X 70' =	1,050 SQ. FT.
175'-0" X 13'-7" =	2,377 SQ. FT.
6'-0" X 5'-6" =	33 SQ. FT.
6'-6" X 5'-6" =	36 SQ. FT.
9'-0" X 5'-6" =	50 SQ. FT.
	3,546 SQ. FT. PROVIDED

NOTE:

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
2. NO EASEMENTS
3. ALL EXISTING NON-UTILIZED DRIVEWAY WILL BE REPLACED WITH CURB, GUTTER, AND SIDEWALK WITH CITY OF SAN DIEGO STANDARD DRAWINGS DRIVEWAY.



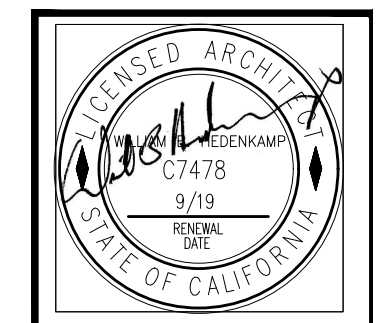
SITE PLAN

SCALE 3/32" = 1'-0"

LEGEND

- PATH OF ACCESSIBILITY (2% MAX. SLOPE TYP.)
- [Hatched Box] BIO-FILTRATION AREA

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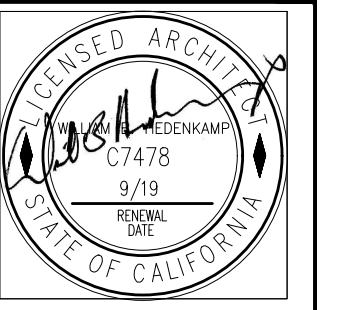
WILLIAM HEDENKAMP ARCHITECT
4455 MORENA BLVD, SUITE 114 SAN DIEGO, CALIFORNIA 92117
PHONE (858) 483-4483 FAX (858) 483-4583 Email bill@hedenkamp-architecture.com



30TH & "C" STREET
MIXED-USE PROJECT
SAN DIEGO CALIFORNIA

DATE:	11/16/2015
DRAWING NAME:	
JOB NO.:	2015-05
SHEET:	SA1
NO.	SHEETS

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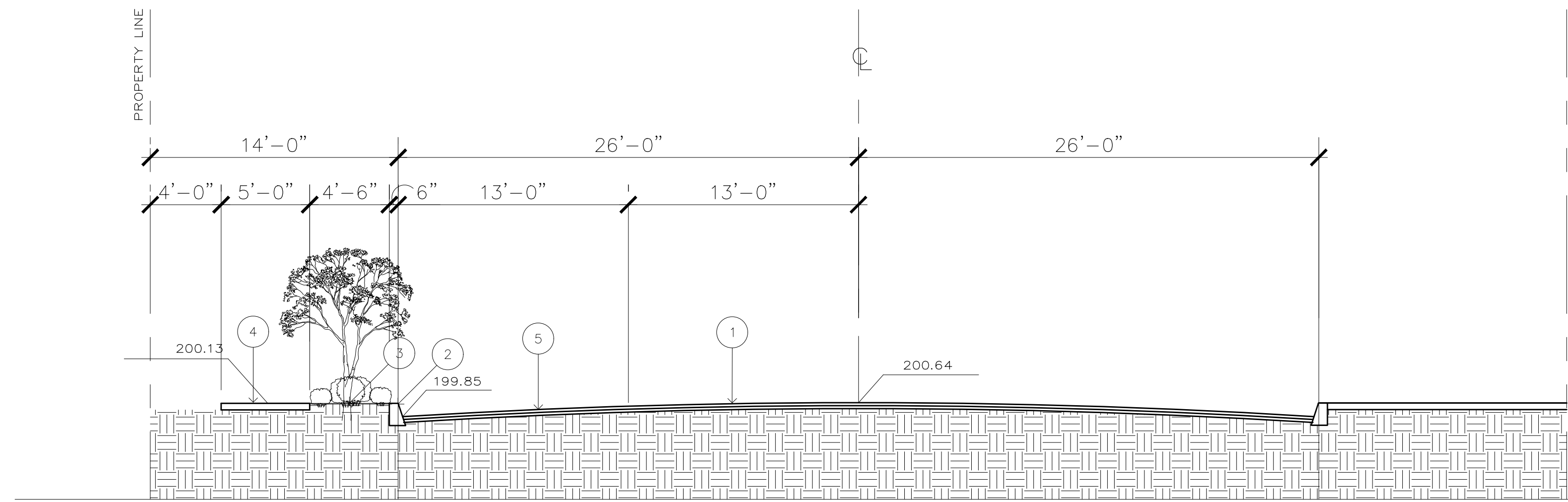


30TH & "C" STREET
 MIXED-USE PROJECT
 SAN DIEGO CALIFORNIA

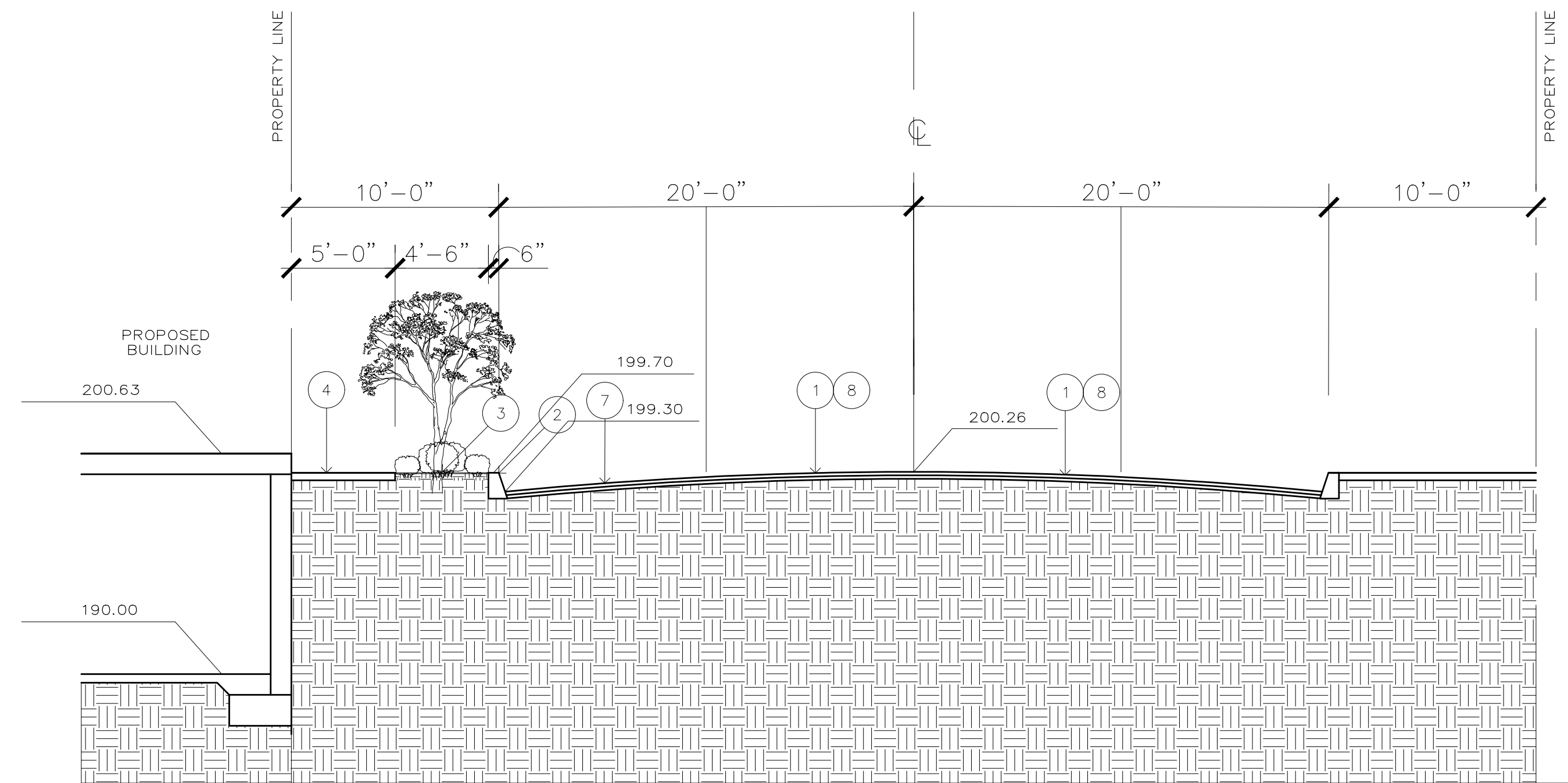
DRAWN BY: EG CHECKED & CORRECTED BY: WSH PRINTED ON: 7/18/2018
DATE: 03/20/2018
DRAWING NAME: 2015-05 SA2
JOB NO. 2015-05
SHEET SA2
NO. SHEETS

LEGEND:

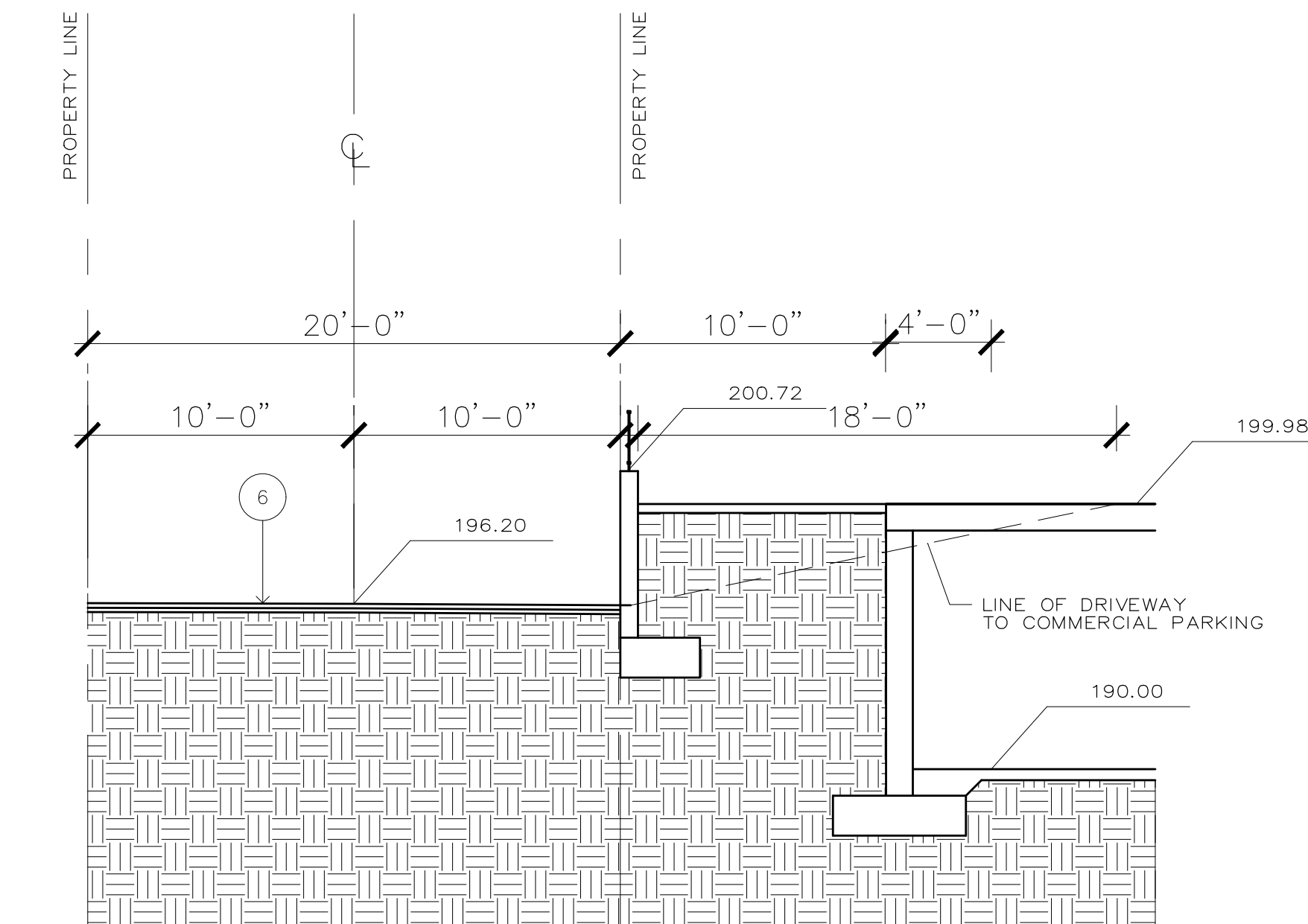
- ① A.C. PAVED STREET
- ② CONCRETE CURB
- ③ TREE PLANTER WITH METAL GRATE
- ④ DECORATIVE SIDEWALK
- ⑤ RIGHT HAND TURN LANE
- ⑥ CONCRETE PAVED ALLEY
- ⑦ STREET PARKING
- ⑧ SHARED BICYCLE & AUTOMOBILE LANE



(A) STREET CROSS SECTION - "C" STREET

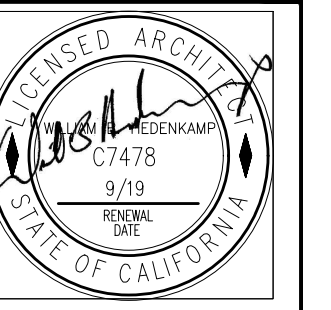


(B) STREET CROSS SECTION - 30TH STREET



(C) STREET CROSS SECTION - ALLEY

REVISIONS	BY
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ARCHITECT

WILLIAM HEDENKAMP



30TH & "C" STREET

MIXED-USE PROJECT
SAN DIEGO CALIFORNIA

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DRAWN BY:
CHECKED & CORRECTED BY: WWH
PRINTED ON: 7/18/2018

DATE: 11/16/2015
DRAWING NAME:
JOB NO: 2015-05
SHEET

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NO. SHEETS

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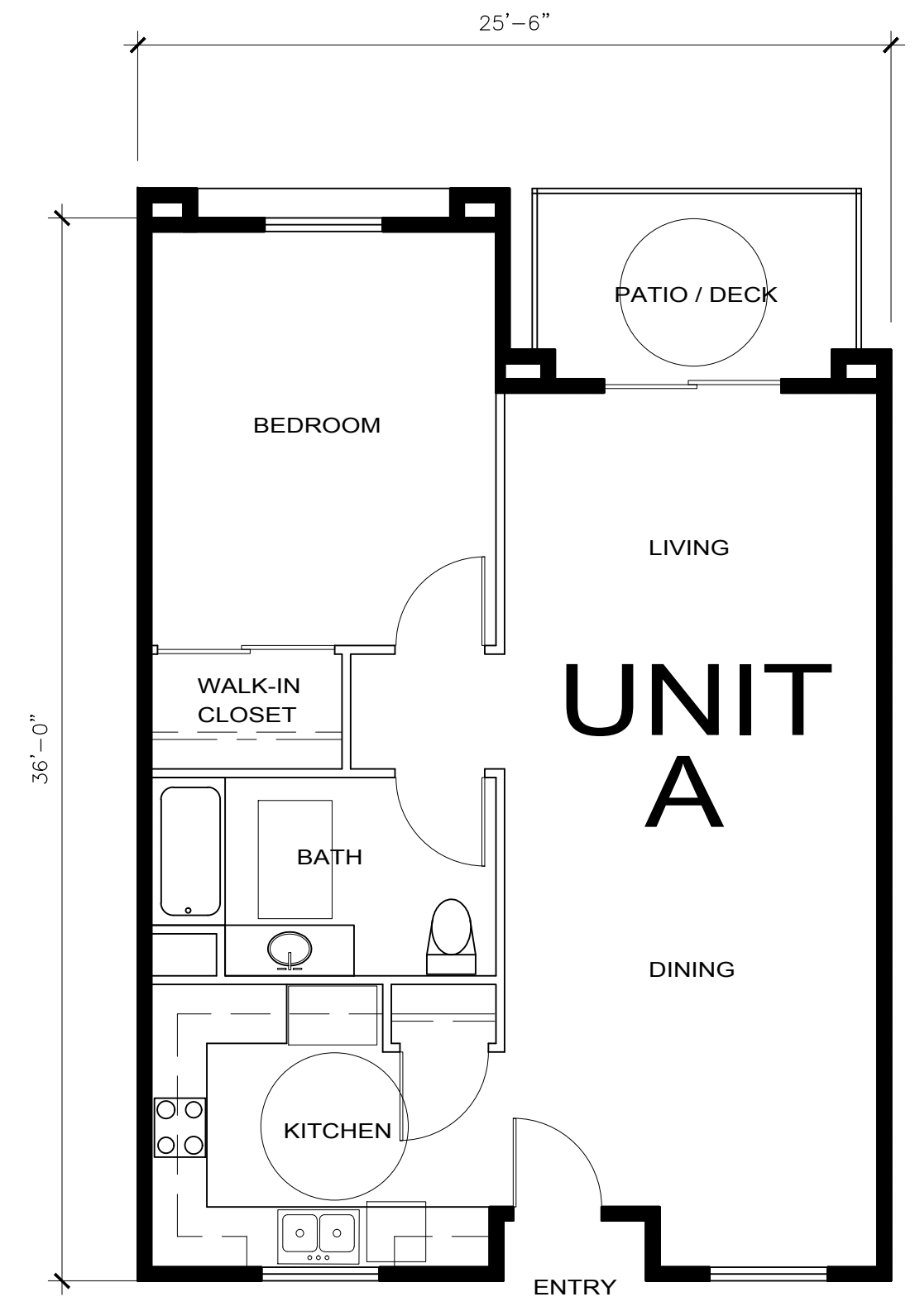
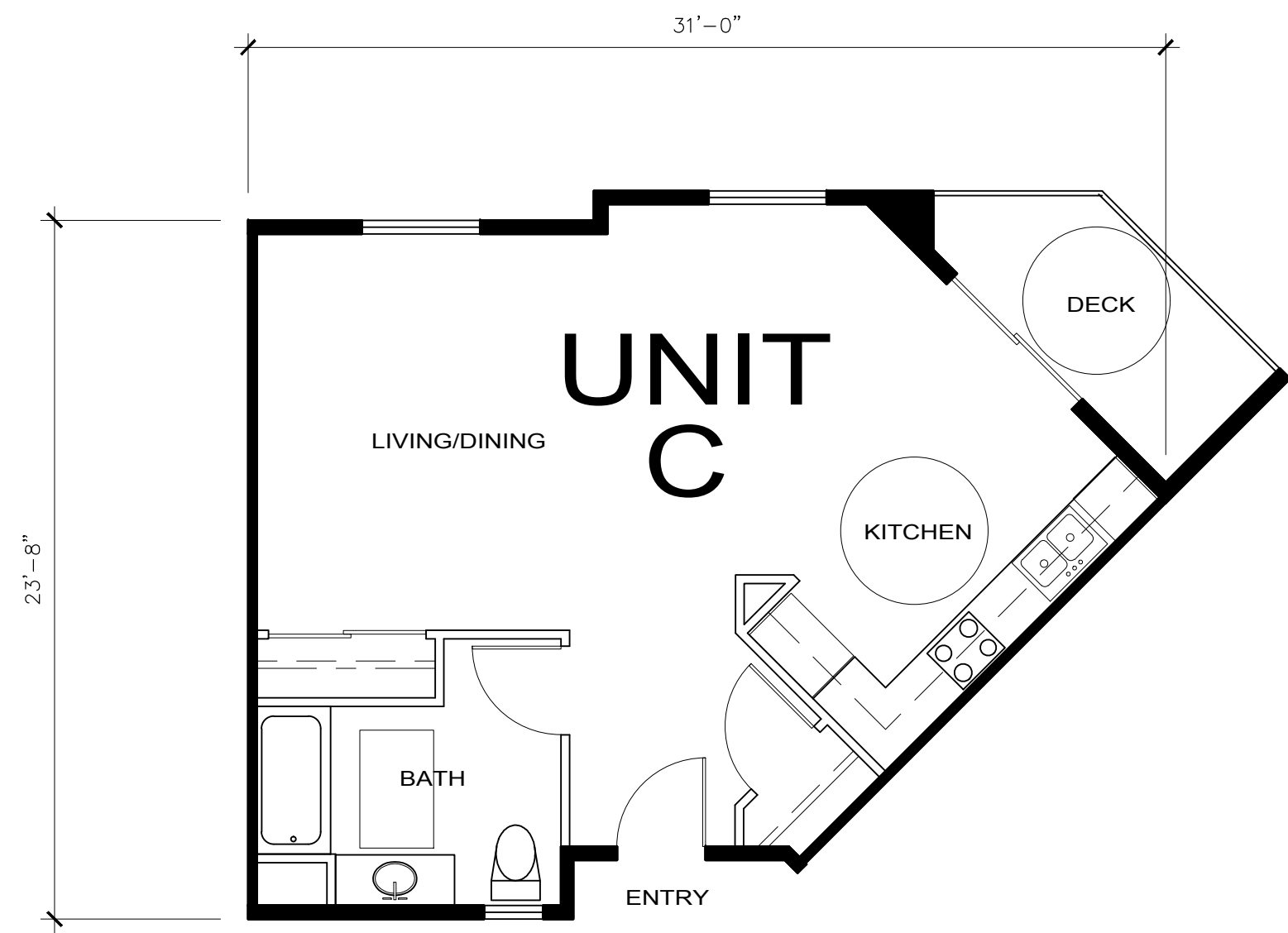
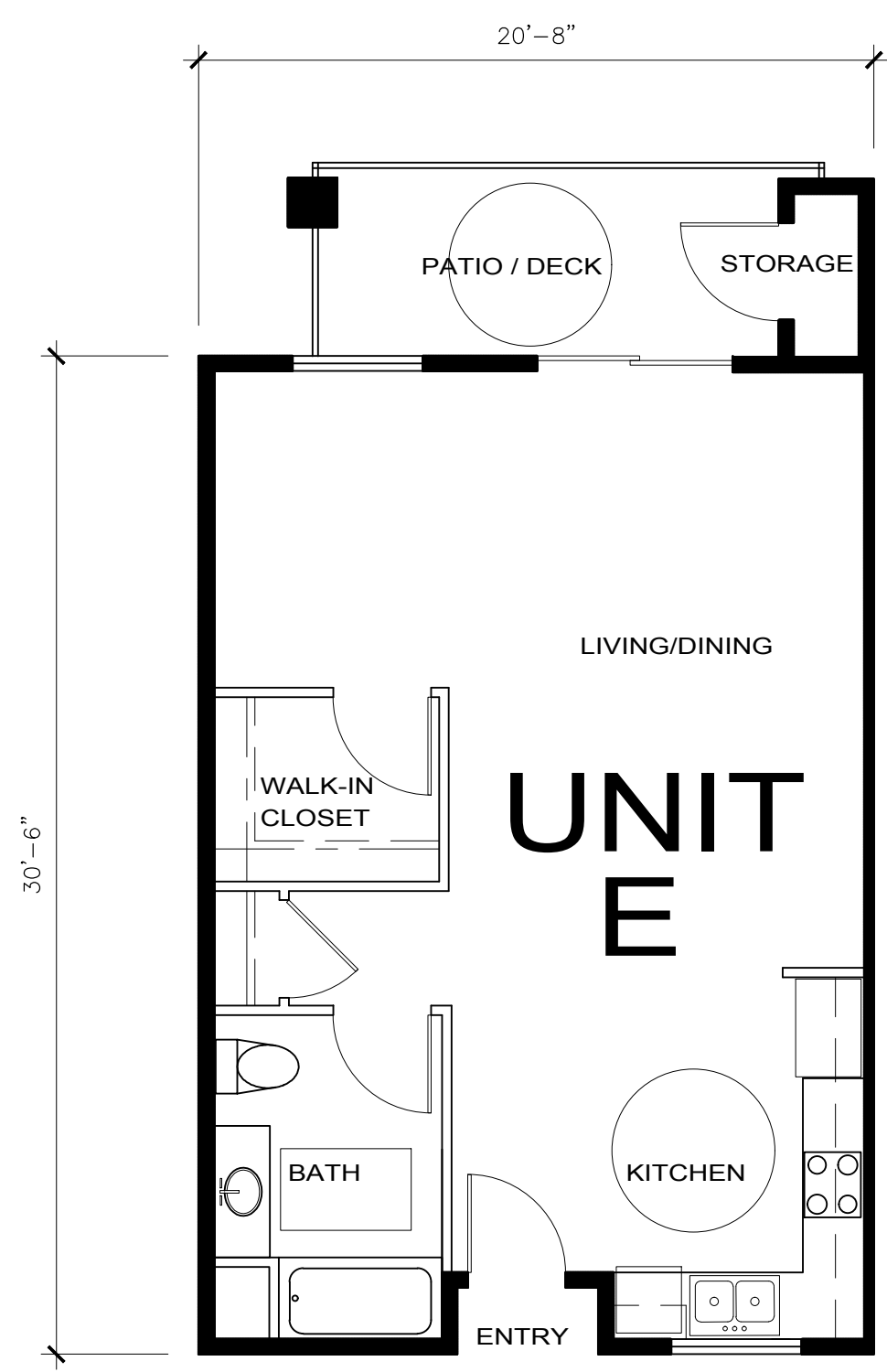


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30TH & "C" STREET
 MIXED-USE PROJECT
 SAN DIEGO CALIFORNIA

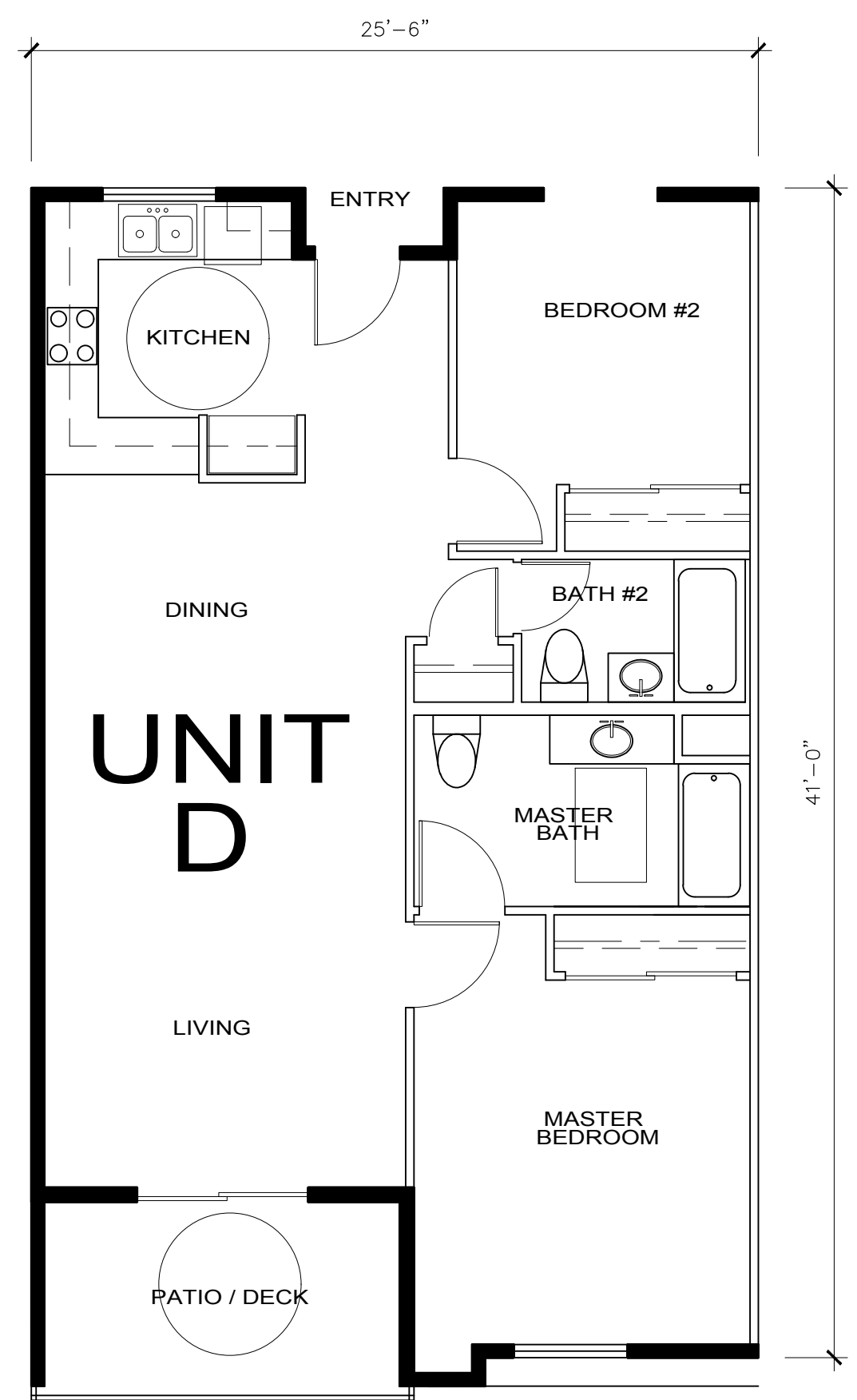
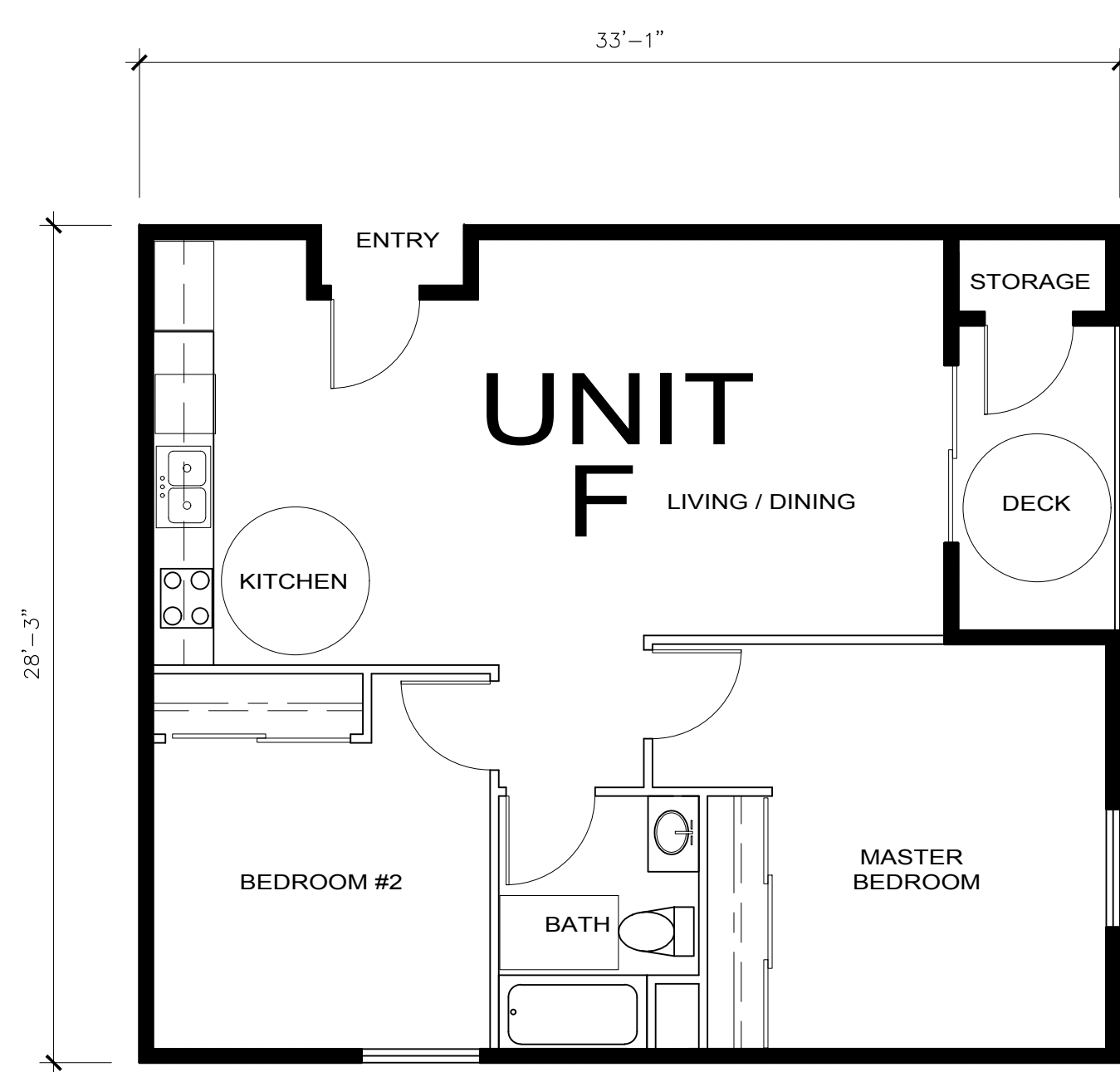
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DRAWING NAME:	
JOB NO.:	2015-05
SHEET:	A1.1
NO. SHEETS:	



SCALE: 3/16"=1'-0" UNIT "E" STUDIO / 1 BA
 UNIT AREA: 623 S.F.

SCALE: 3/16"=1'-0" UNIT "C" STUDIO / 1 BA
 UNIT AREA: 615 S.F.

SCALE: 3/16"=1'-0" UNIT "A" 1 BEDROOM / 1 BA
 UNIT AREA: 825 S.F.



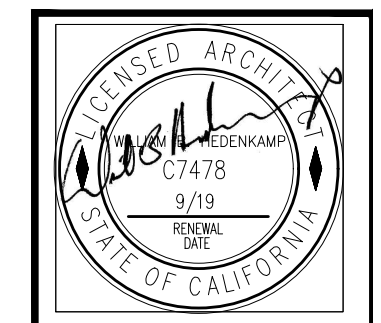
NOTES:

1. THE MATERIALS & METHODS OF CONSTRUCTION USED FOR THE STRUCTURE, INCLUDING ATTACHED ACCESSORY STRUCTURES, SHALL BE IN ACCORDANCE WITH CHAPTER 7A, AS ADOPTED & AMENDED BY CITY OF SAN DIEGO. [SDMC 145.0701(b);55.5001]
2. THE PROPOSED PROJECT SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 11A OF 2013 CBC [Sec. 1101A]
3. EXTERIOR ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, ACCESSIBLE BUILDING ENTRANCE & BETWEEN THE BUILDING & PUBLIC WAY. [Sec.1110A.1] WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.
4. THE DWELLING UNITS ON THE STORY THAT IS SERVED BY AN ELEVATOR SHALL COMPLY WITH CBC 2013, Section 1102A3.2.
5. COVERED MULTIFAMILY DWELLING UNITS SHALL BE ADAPTABLE & ACCESSIBLE INTO & THROUGHOUT THE DWELLING UNIT CBC 2013 Section 1128A

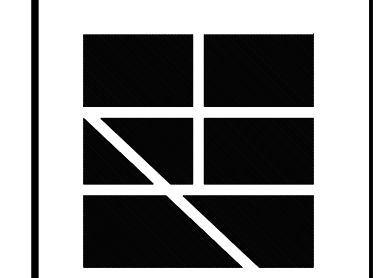
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 UNIT AREA: 782 S.F.

SCALE: 3/16"=1'-0" UNIT "D" 2 BEDROOM / 2 BA
 UNIT AREA: 925 S.F.

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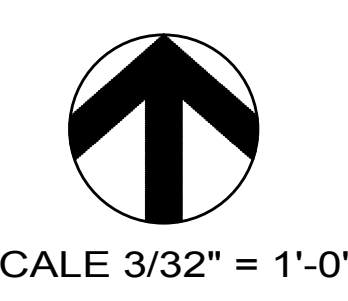
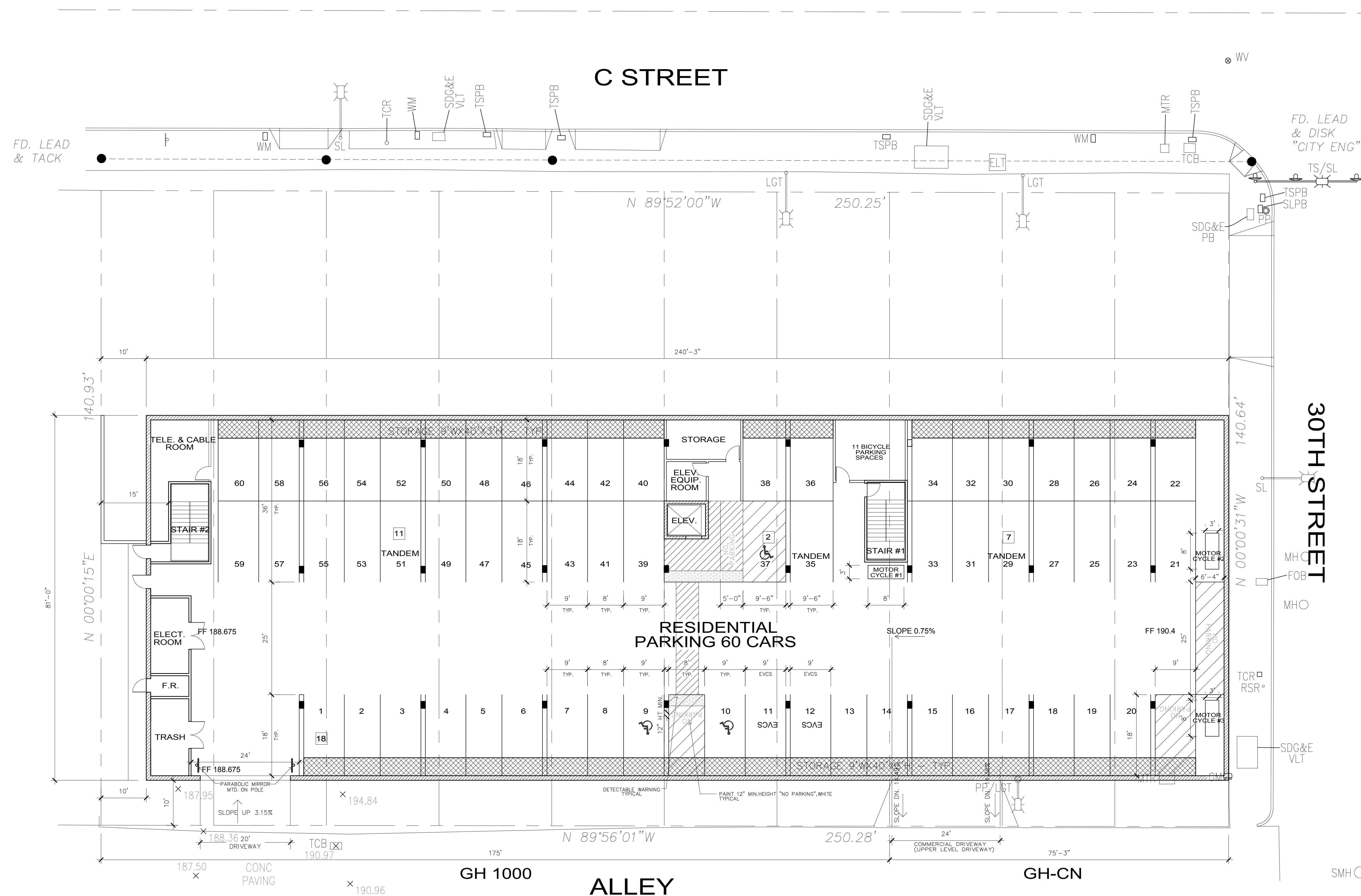


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30TH & "C" STREET
 MIXED-USE PROJECT
 SAN DIEGO CALIFORNIA

DATE:	11/16/2015
DRAWING NAME:	
JOB NO.:	2015-05
SHEET:	
A2.1	
NO.	SHEETS



SCALE 3/32" = 1'-0"

BASEMENT GARAGE PARKING PLAN

REVISIONS	BY
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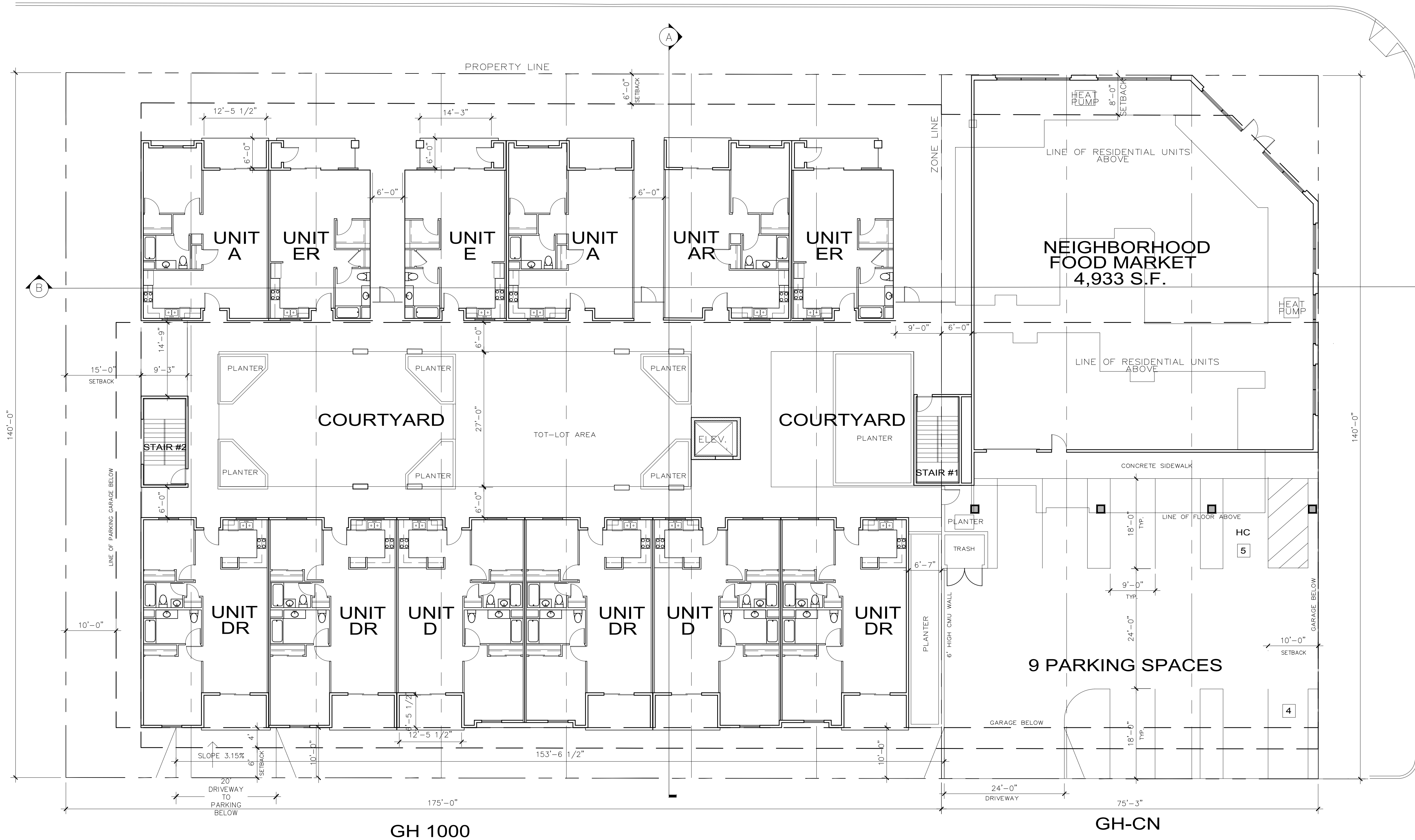


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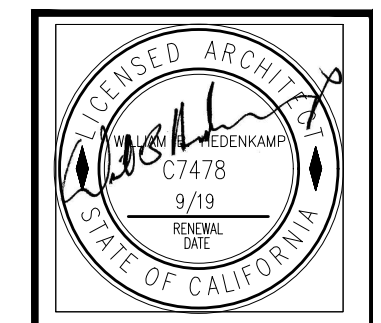
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DRAWING NAME: 30TH & C STREET
JOB NO. 2015-05
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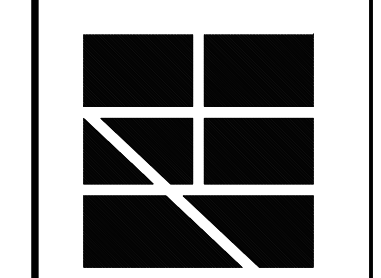
FIRST FLOOR PLAN

- NOTES:
1. THE MATERIALS & METHODS OF CONSTRUCTION USED FOR THE STRUCTURE, INCLUDING ATTACHED ACCESSORY STRUCTURES, SHALL BE IN ACCORDANCE WITH CHAPTER 7A, AS ADOPTED & AMENDED BY CITY OF SAN DIEGO. SDMC 145.0701(b); 55.5001
 2. THE PROPOSED PROJECT SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 11A OF 2013 CBC [SEC. 1101A]
 3. EXTERIOR ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, ACCESSIBLE BUILDING ENTRANCES & BETWEEN THE BUILDING & PUBLIC WAY. [SEC. 1110A.1] WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.
 4. THE DWELLING UNITS ON THE STORY THAT IS SERVED BY AN ELEVATOR SHALL COMPLY WITH CBC 2013, SECTION 1102A.3.2
 5. COVERED MULTIFAMILY DWELLING UNITS SHALL BE ADAPTABLE & ACCESSIBLE INTO & THROUGHOUT THE DWELLING UNIT. (CBC 2013 SECTION 1128A)

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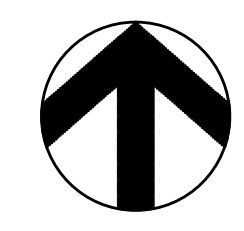


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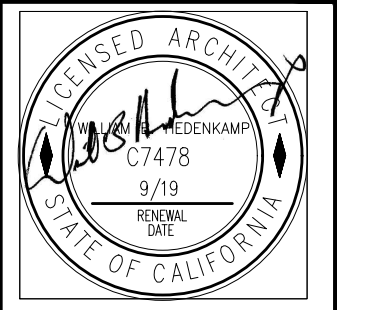
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SCALE 3/32" = 1'-0"

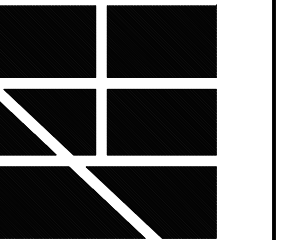
SECOND FLOOR PLAN

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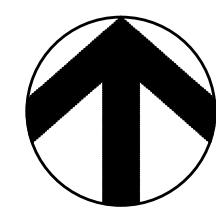
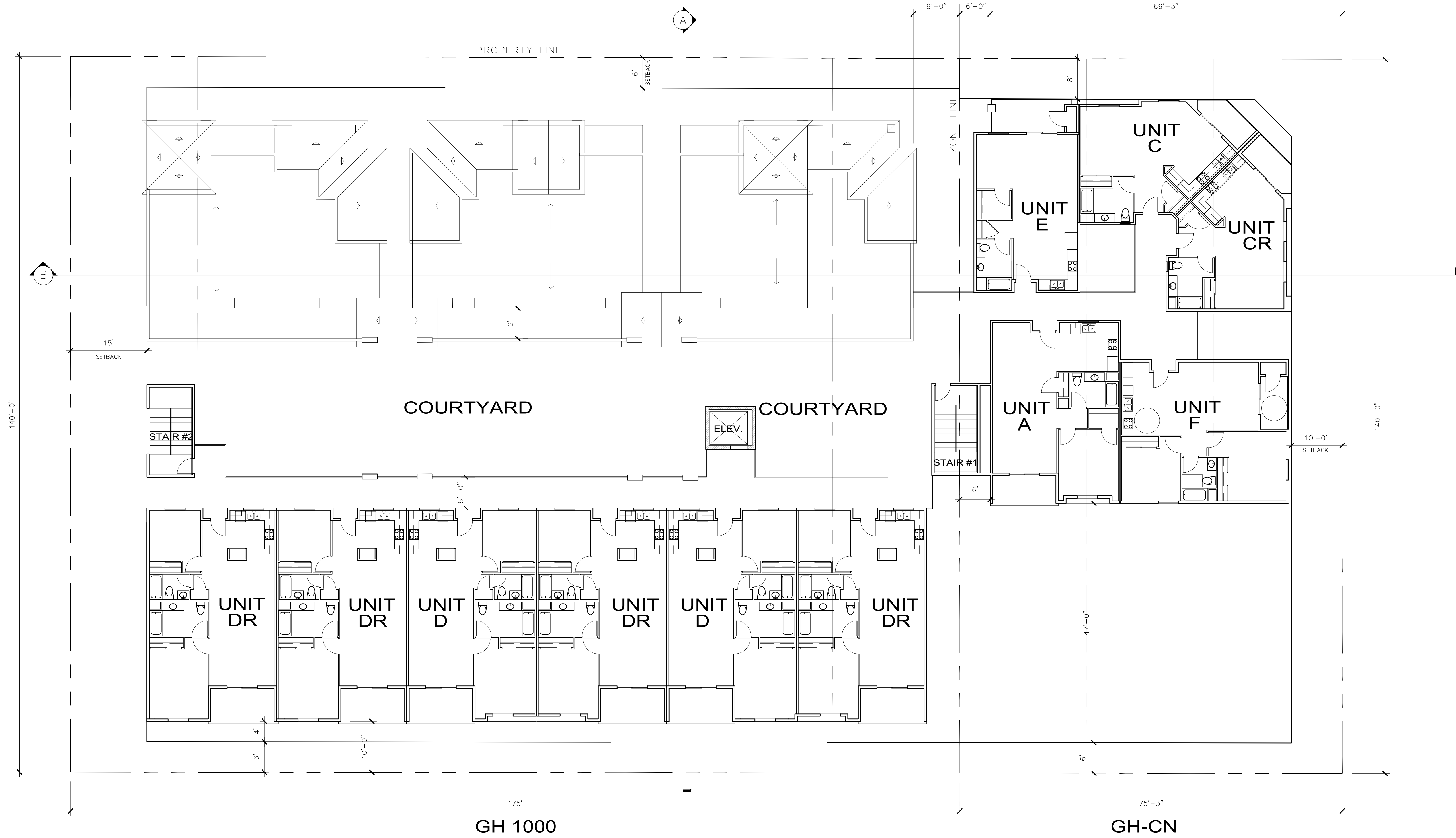
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JOB NO. 2015-05
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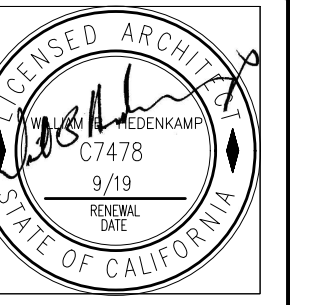
NO. SHEETS



SCALE 3/32" = 1'-0"

THIRD FLOOR PLAN

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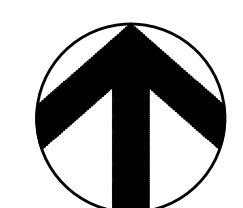
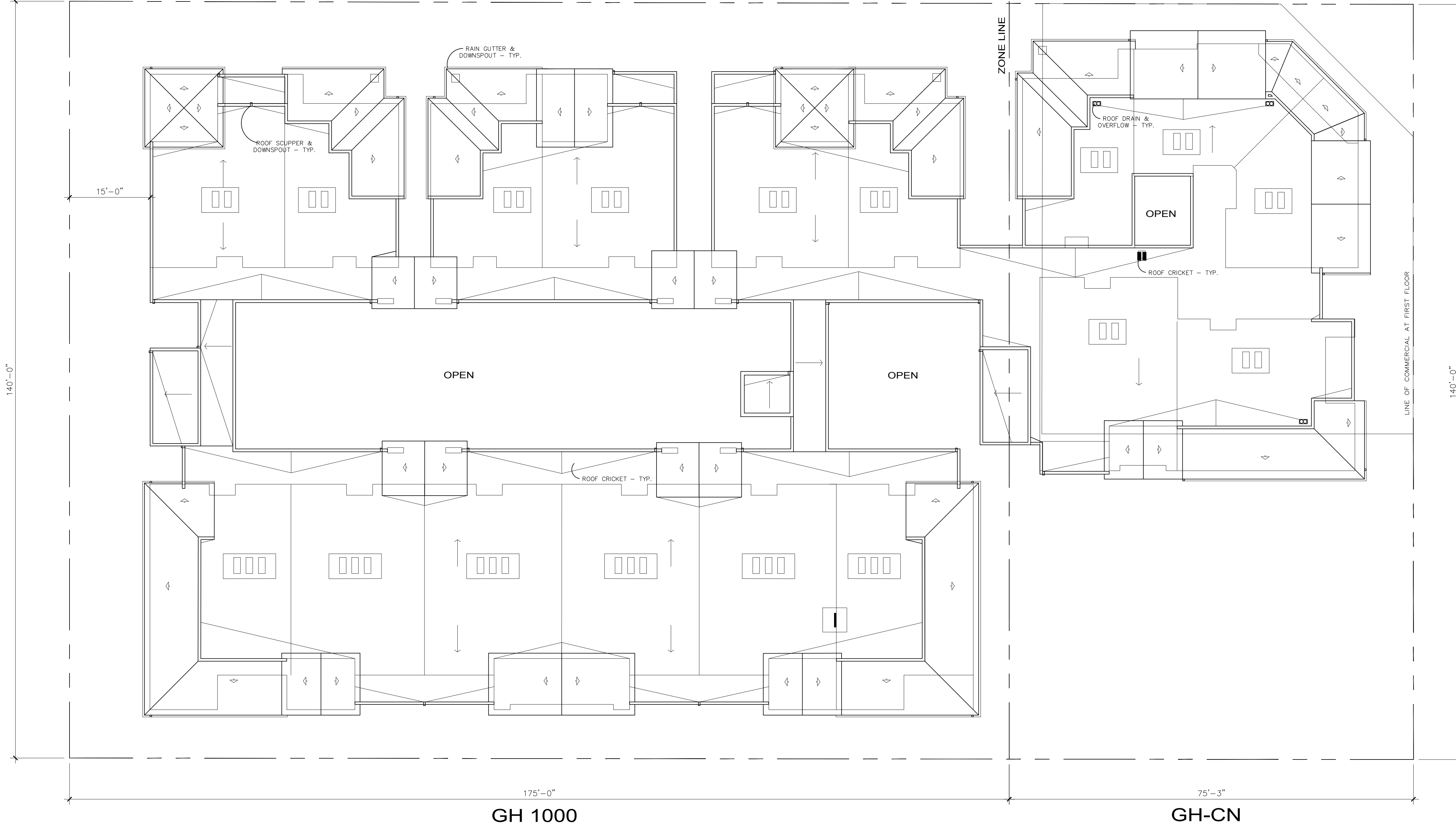


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NO. SHEETS



SCALE 3/32" = 1'-0"

ROOF PLAN

GH 1000

GH-CN

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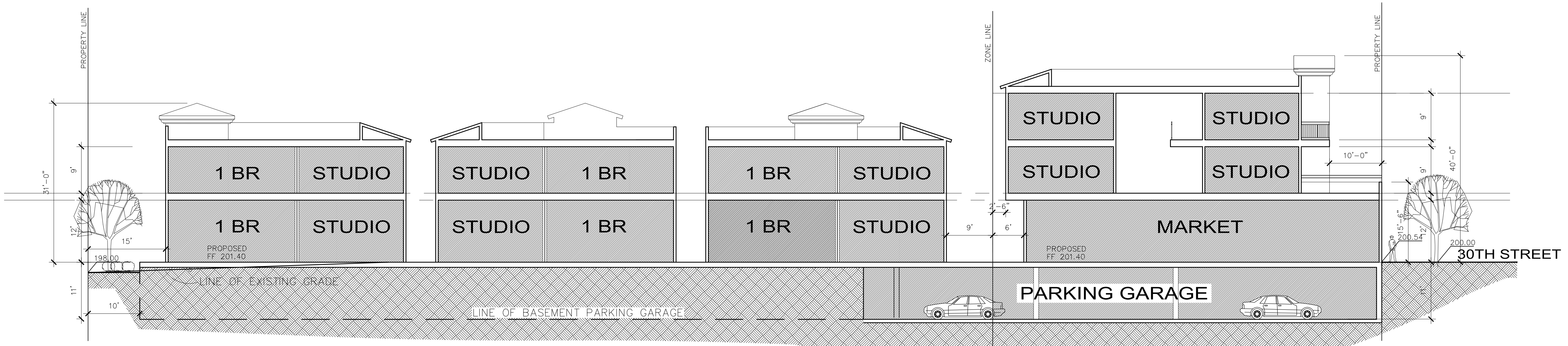


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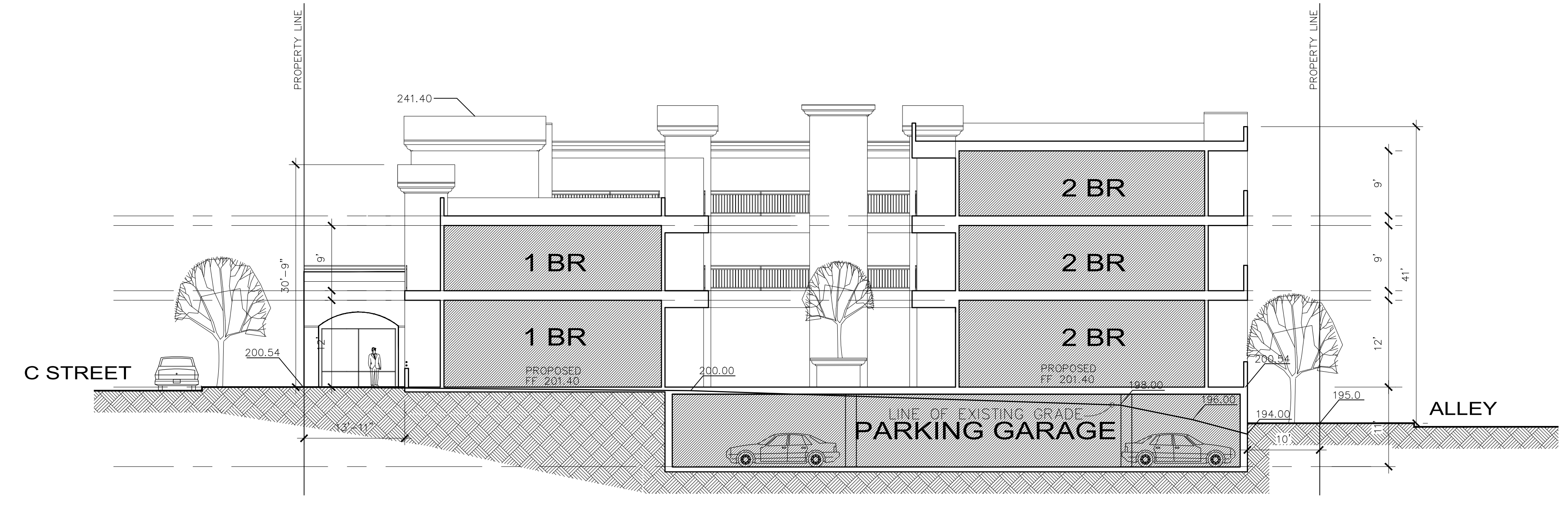
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(B) EAST-WEST SECTION

SCALE 3/32" = 1'-0"



(A) NORTH-SOUTH SECTION

SCALE 3/32" = 1'-0"

TRANSPARENCY REQUIREMENT:

GH-CN 158.0303(e)
 MINIMUM 50% OF STREET WALL AREA OF GROUND FLOOR SHALL BE TRANSPARENT.
 $44'-3" + 35'-9" + 63'-0" = 143'-0" \times 14'-0" = 2,002 \text{ SF} \times 50\% = 1,001 \text{ SF} / \text{REQUIRED}$
 $140 \times 5 = 700 \text{ SF} + 321 \text{ SF} = 1020 \text{ SF} / \text{PROVIDED}$

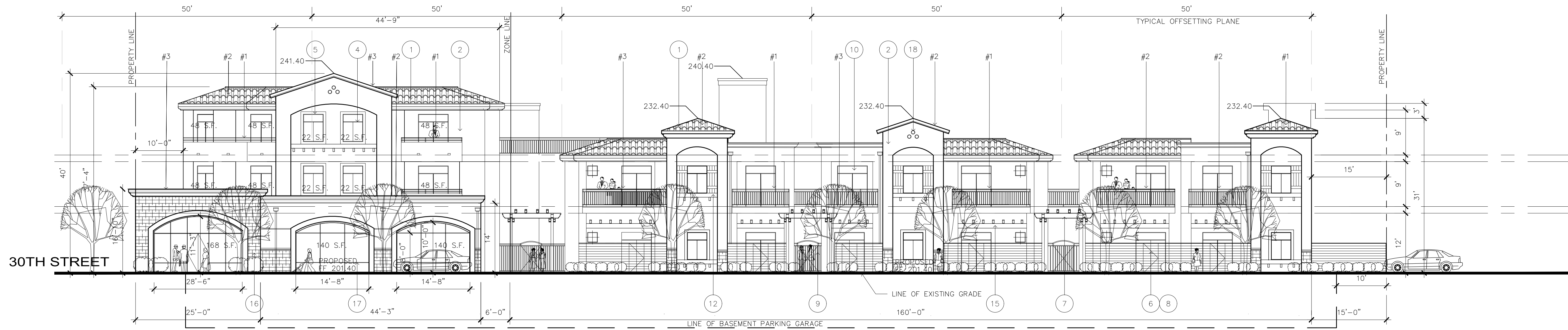
MINIMUM 15% OF EACH STORY'S STREET WALL ABOVE THE FIRST SHALL BE TRANSPARENT.
 SECOND & THIRD FLOOR: $44'-9" + 26'-0" + 63'-0" = 133'-9" \times 10' = 1,338 \text{ SF} \times 15\% = 201 \text{ SF} / \text{REQUIRED}$
 SECOND & THIRD FLOOR: $48 \text{ SF} + 22 \text{ SF} + 22 \text{ SF} + 48 \text{ SF} + 48 \text{ SF} + 22 \text{ SF} + 22 \text{ SF} + 48 \text{ SF} + 22 \text{ SF} = 302 \text{ SF} / \text{PROVIDED}$

OFFSETTING PLANE REQUIREMENT

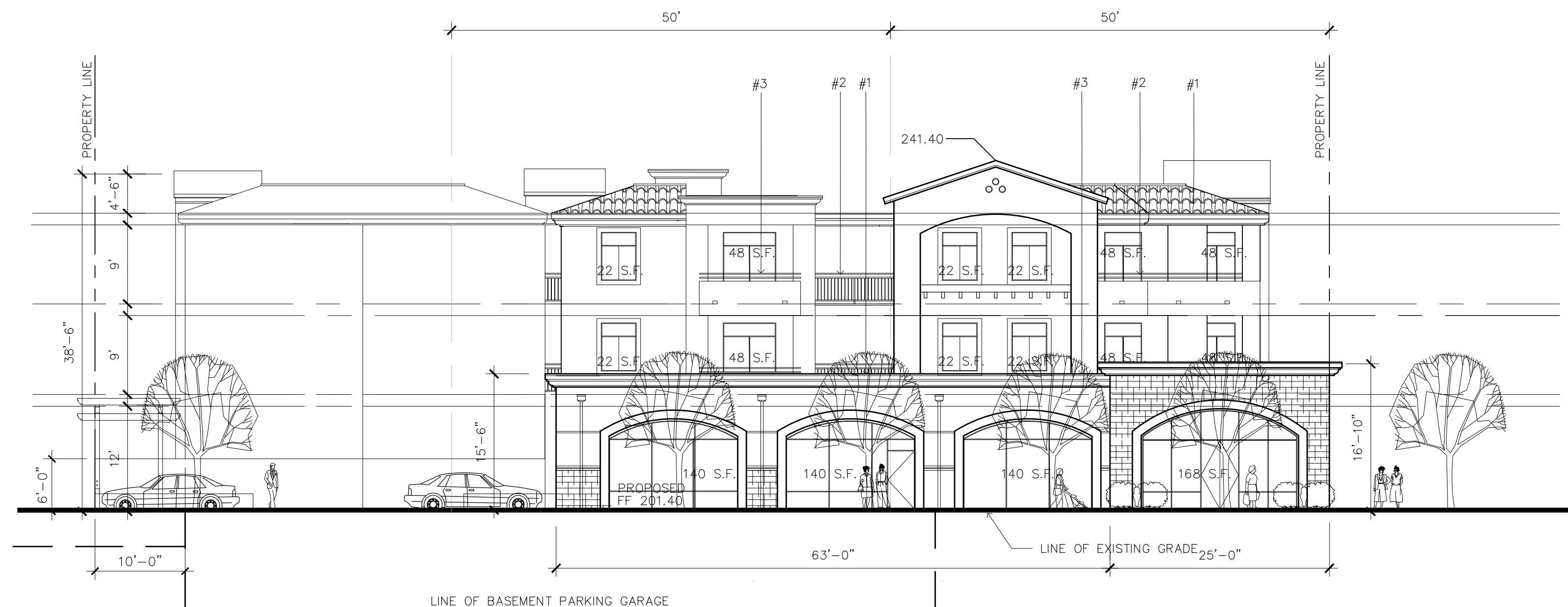
PER SDMC 158.0303 (d)(1) AT LEAST 3 SEPARATE BUILDING PLANES FOR EACH 50-FOOT LENGTH OF BUILDING ELEVATIONS FACING A STREET.
 a) UNIT A,C,E & F WITH A MINIMUM 6' X 12' BALCONY - TWO BALCONIES + SLOPED ROOF AT EACH 50' LENGTH OF BUILDING
 b) 8' OFFSET FROM GROUND FLOOR COMMERCIAL TO 2ND & 3RD FLOOR & 10' OFFSET ON 30TH STREET
 c) SLOPED ROOF PER SECTION 158.0303(d)(2) - HIGHEST ELEMENT OF THE STRUCTURE
 d) 9' X 18' OFFSET FROM EXTERIOR WALL TO EXIT BALCONY ON 30TH STREET
 PER SDMC 158.0303 (d)(1) - INTERIOR SIDE ELEVATION AT LEAST 1 1/2 SEPARATE BUILDING PLANES FOR EACH 50-FOOT LENGTH OF BUILDING ELEVATION
 a) EXIT BALCONIES OFFSET 9' FROM EXTERIOR WALL AT EACH FLOOR ABOVE PARKING GARAGE

DESIGN REQUIREMENTS

SPANISH STYLE: 158.0301 (c)(C)(i)
 MANDATORY FEATURES: STUCCO & PARAPET WITH ENTABLATURE
 (i) WROUGHT IRON RAILING AT BALCONIES; DRAIN TILE ATTIC VENT;
 DECORATIVE PLASTER AROUND WINDOWS; ARCHED WINDOWS



"C" STREET ELEVATION / NORTH ELEVATION SCALE 3/32" = 1'-0"



30TH STREET ELEVATION / EAST ELEVATION SCALE 3/32" = 1'-0"

KEY NOTES:

- 1 SPANISH TILE ROOFING
- 2 EXTERIOR STUCCO
- 3 METAL RAILINGS
- 4 DOUBLE PANE STACKED WINDOWS - TYPICAL
- 5 2 X 4 FOAM PLANT-ON TRIM
- 6 HARDI-BOARD HORIZONTAL SIDINGS
- 7 ENTRY TRELLIS PORTICO
- 8 PRIVATE PATIO ENCLOSURE
- 9 METAL FENCE WITH ENTRY GATE
- 10 DOUBLE GLAZED SLIDING GLASS DOOR WITH STACKED FIXED WINDOW ABOVE - TYPICAL
- 11 METAL SCUPPER AT BALCONY
- 12 WOOD SHUTTERS & POTSHIELD
- 13 FOAM CORBELS - TYPICAL
- 14 METAL ROLL-UP DOOR
- 15 WOOD TRELLIS
- 16 STONE VENEER WITH WAINSCOT SILL
- 17 STOREFRONT WINDOWS
- 18 ROUND CLAY TILE VENT



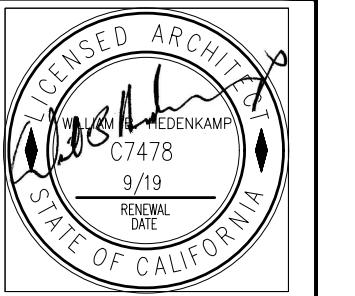
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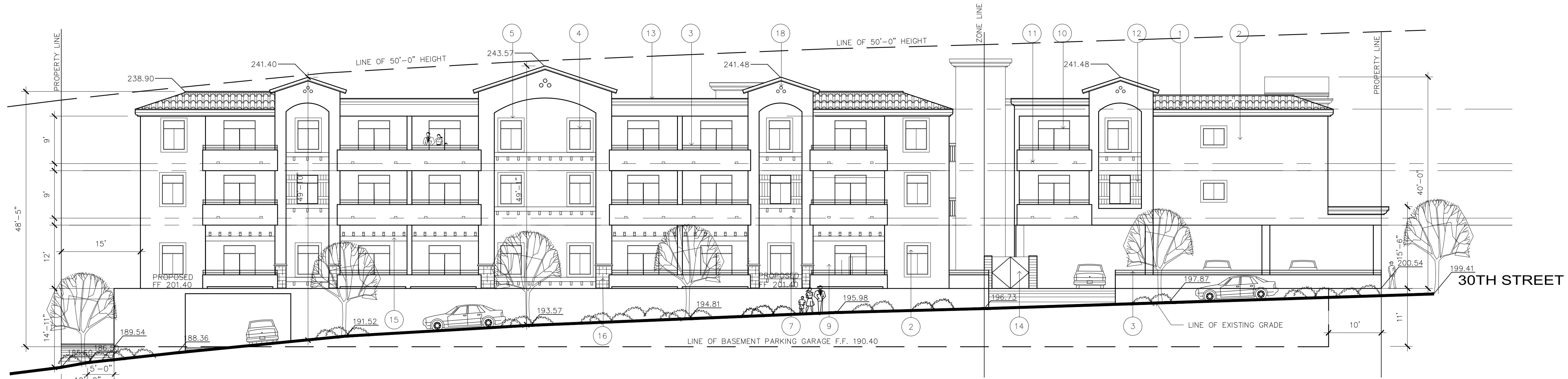
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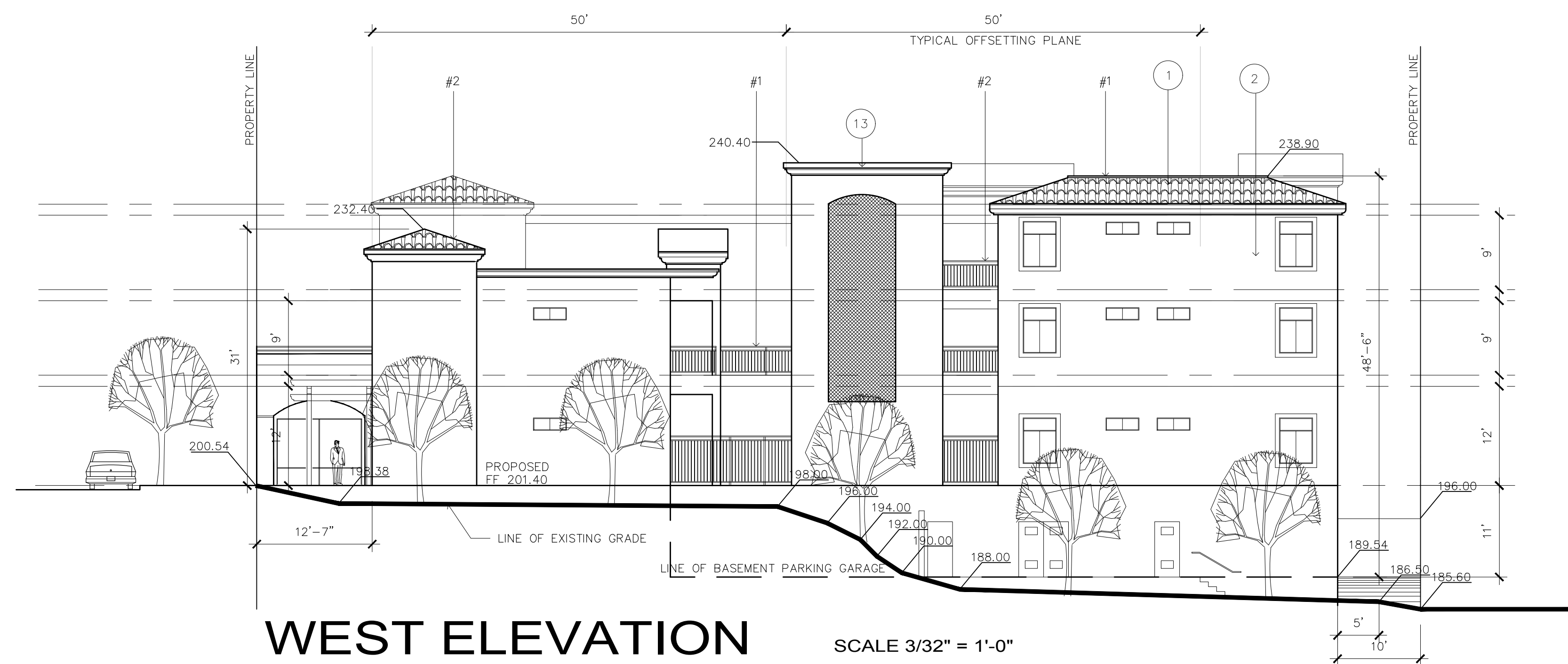
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NO. SHEETS



ALLEY ELEVATION / SOUTH ELEVATION

SCALE 3/32" = 1'-0"



WEST ELEVATION

SCALE 3/32" = 1'-0"

KEY NOTES:

- 1 SPANISH TILE ROOFING
- 2 EXTERIOR STUCCO
- 3 METAL RAILINGS
- 4 DOUBLE PANE STACKED WINDOWS - TYPICAL
- 5 2 X 4 FOAM PLANT-ON TRIM
- 6 HARDI-BOARD HORIZONTAL SIDINGS
- 7 ENTRY TRELIS PORTICO
- 8 PRIVATE PATIO ENCLOSURE
- 9 METAL FENCE WITH ENTRY GATE
- 10 DOUBLE GLAZED SLIDING GLASS DOOR WITH STACKED FIXED WINDOW ABOVE - TYPICAL
- 11 METAL SCUPPER AT BALCONY
- 12 WOOD SHUTTERS & POTSHelf
- 13 FOAM CORBELS - TYPICAL
- 14 TRASH ENCLOSURE WITH METAL GATES
- 15 WOOD TRELIS
- 16 STONE VENEER WITH WAINSCOT SILL
- 17 STOREFRONT WINDOWS
- 18 ROUND CLAY TILE VENT

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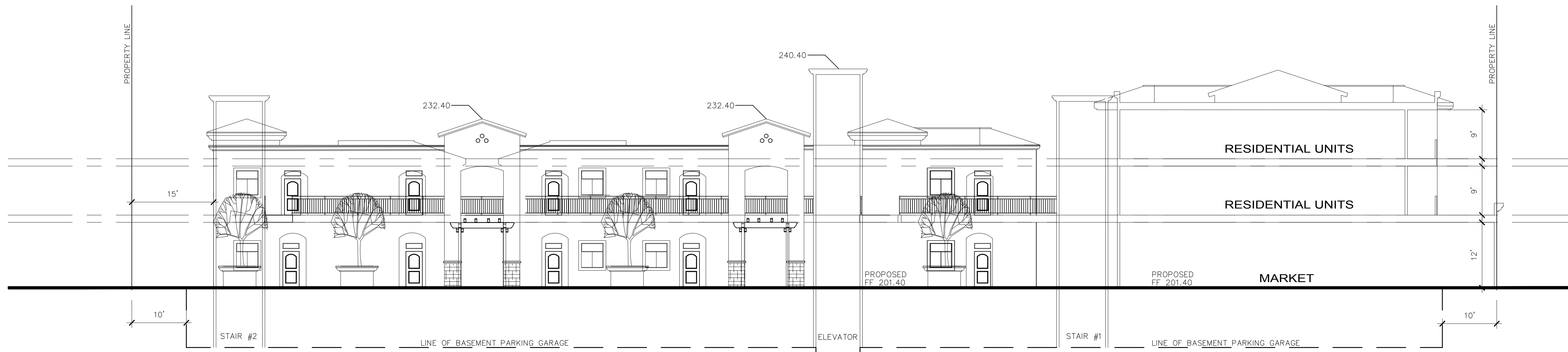


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COURTYARD ELEVATION / SOUTH ELEVATION SCALE 3/32" = 1'-0"



COURTYARD ELEVATION / NORTH ELEVATION SCALE 3/32" = 1'-0"