



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 22, 2020 REPORT NO. HO-20-020

HEARING DATE: April 29, 2020

SUBJECT: Euclid and Naranja, PROCESS THREE

PROJECT NUMBER: [616955](#)

OWNER/APPLICANT: Wizard of Oz Fund LLC/ZAAP

### SUMMARY

Issue: Should the Hearing Officer approve the construction of 7,200 square feet of commercial space, including a drive-through, located at 353 Euclid Avenue in the Encanto Neighborhoods Community Planning Area?

Staff Recommendation: APPROVE Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618.

Community Planning Group Recommendation: On March 18, 2019, the Chollas Valley Community Planning Group voted 8-2 to recommend approval of the proposed project without conditions/recommendations, with one abstention (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Infill Development Projects. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 26, 2019, and the opportunity to appeal that determination ended December 11, 2019 (Attachment 6).

### BACKGROUND

The 0.85-acre site is located at 353 Euclid Avenue (Attachment 1), in the CC-3-6 zone and the Community Mixed Use – Medium (30-44 du/ac, Attachment 2) land use designation within the Encanto Neighborhoods Community Plan. The infill site is located along a busy transportation corridor; it is across the street from the Euclid Avenue Trolley Station and is surrounded by a mix of commercial, residential, and industrial development. The property has been vacant for approximately ten years.

The Orange Line Trolley is located to the north of the project site. To the west is commercial property with the same land use designation and zone. To the south is property with the same designation and zone, which is currently developed with multi-dwelling units. To the southeast are single-dwelling units zoned RM-2-5 (multi-dwelling) and designated Residential - Medium (15-29 du/ac). To the east are industrial uses zoned RM-2-5 (multi-dwelling) and designated Residential - Medium (15-29 du/ac).

## DISCUSSION

The proposed project will construct 7,200 square feet of commercial space in two buildings, with a drive-through, parking lots, and accessory improvements including lighting, landscaping, and hardscape. Primary vehicular access is via an alley from Naranja Street, which will be improved by the project. The alley runs along the eastern property frontage, providing access to the drive-through and all parking. A secondary access from Euclid Ave on the northern portion of the project site provides access to the northern parking lot, as well as egress for the drive-through, which queues in the middle of the site.

The project proposes commercial uses that are allowed by the zone. Such projects do not typically require a discretionary permit; however, the project requires three discretionary permits for site- and project-specific reasons. These permits are shown in Table 1 below.

Table 1: Required Permits		
Permit and Process	SDMC Section	Reason
Site Development Permit (SDP), Process Three	<a href="#">143.0110</a> and <a href="#">126.0505</a>	The project site contains <a href="#">Environmentally Sensitive Lands</a> (ESL) in the form of a FEMA Special Flood Hazard Area for the Encanto Branch of Chollas Creek, which is located to the north of the Orange Line trolley tracks to the north of the project.
Conditional Use Permit (CUP), Process Three	<a href="#">141.0607</a> and <a href="#">126.0305</a>	The project proposes a drive-through restaurant.
Neighborhood Development Permit (NDP), Process Two	<a href="#">143.0915(b)(1)</a> and <a href="#">126.0404</a>	The project proposes deviations to the development standards of the Land Development Code to promote infill development in a Promise Zone.

The three permits are consolidated for processing per [SDMC 112.0103](#). Therefore, the project requires a Process Three Hearing Officer decision, which is appealable to the Planning Commission.

#### Site Development Permit:

Most of the site is in a FEMA Special Flood Hazard Area for the Encanto branch of Chollas Creek, located across the Orange Line trolley tracks to the north of the project. A portion of the northernmost part of the site is mapped within the floodway, and the balance is within the 100-year floodplain.

The project will comply with applicable civil engineering standards. No habitable structures will be built in the floodway, and the site will be graded to ensure that all habitable structures on the rest of the site will be elevated a minimum of two feet above the base flood elevation. This will require a Conditional Letter of Map Revision (CLOMR) from FEMA. The permit contains a condition requiring a CLOMR prior to building permit issuance.

#### Conditional Use Permit:

The project proposes a restaurant with drive-through service. [SDMC 141.0607](#) contains circulation, queuing, lighting, noise reduction, and litter control requirements for drive-through restaurants. These requirements have been incorporated into the project design and will be conditions of the permit. The drive-through will accommodate all queuing onsite, and will locate menu boards, speakers, and lighting to minimize effects on adjacent residential uses. Review of future construction permits against the approved CUP and the operational requirements of SDMC 141.0607 will ensure that the project will not negatively affect the public health, safety, or welfare.

#### Neighborhood Development Permit:

The project requests two deviations from the development regulations of the CC-3-6 zone. These deviations must materially assist in accomplishing the goal of providing an in-fill project and these deviations must be appropriate for the proposed location per [SDMC 126.0404\(f\)](#).

The first deviation is to allow 26% lot coverage where at least 35% is required in the CC-3-6 zone by SDMC Table 131-05E. This deviation is necessary because the northern portion of the site cannot be covered with structures. The northern portion of the site is mapped as floodway, which precludes building habitable structures in that location, reducing the developable area. A biofiltration basin is also required.

This deviation facilitates the development of this infill lot. By reducing required coverage, the property can be developed with commercial buildings, provide the necessary parking, circulation, and access, and provide a biofiltration basin, keeping habitable structures out of the floodplain.

The second deviation is to allow less than 50% of the street wall between three and ten feet above the sidewalk to be transparent per [SDMC 131.0552](#). The grading required to elevate the proposed buildings at least two feet above the flood elevation results in buildings that sit up to 4.5 feet higher than the street. The visibility that would be provided by strict adherence to this requirement is of limited utility, as it would result in glazing that does not provide meaningful visibility into the property from the street level. Glazing is provided, but it does not meet the requirements of SDMC 131.0552.

The deviations materially assist in the development of an in-fill project at this long-vacant site by reducing the complexity and cost of development at the site. They are appropriate for the proposed location because they reflect the constraints of the Flood Hazard Area.

### CONCLUSION

All issues identified through the review process have been resolved in conformance with the regulations of the Land Development Code. The project conforms to both the Encanto Neighborhoods Community Plan and the General Plan. Staff has provided draft findings and conditions (Attachment 4) and recommends the Hearing Officer approve the project as proposed.

### ALTERNATIVES

1. Approve Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618 with modifications.
2. Deny Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Travis Cleveland  
Development Project Manager

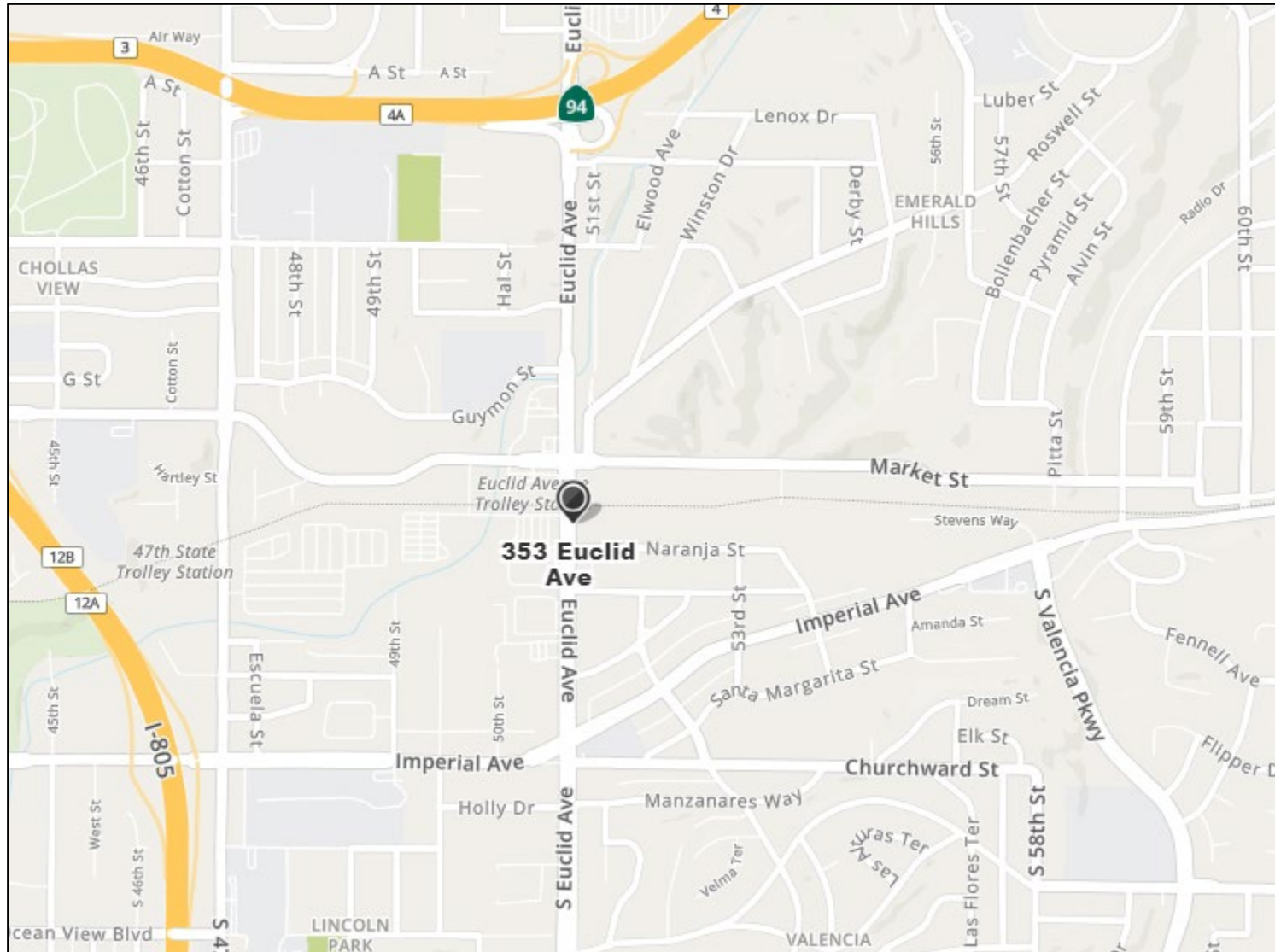
### Attachments:

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

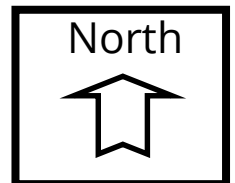




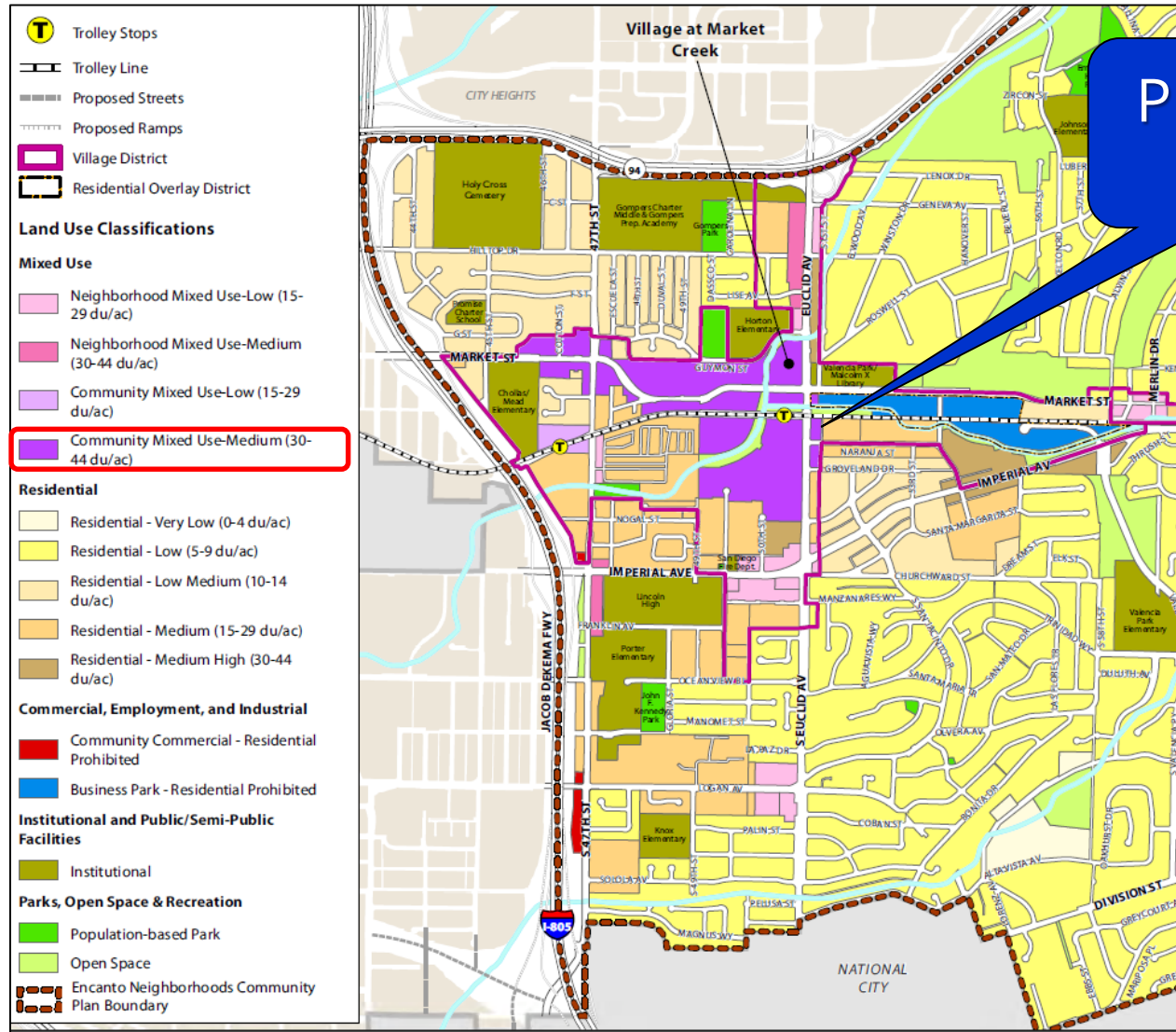
# Project Location Map



**Euclid and Naranja, Project Number 616955**  
**353 Euclid Avenue**

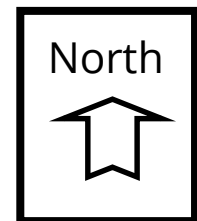


# Community Plan



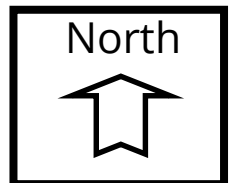
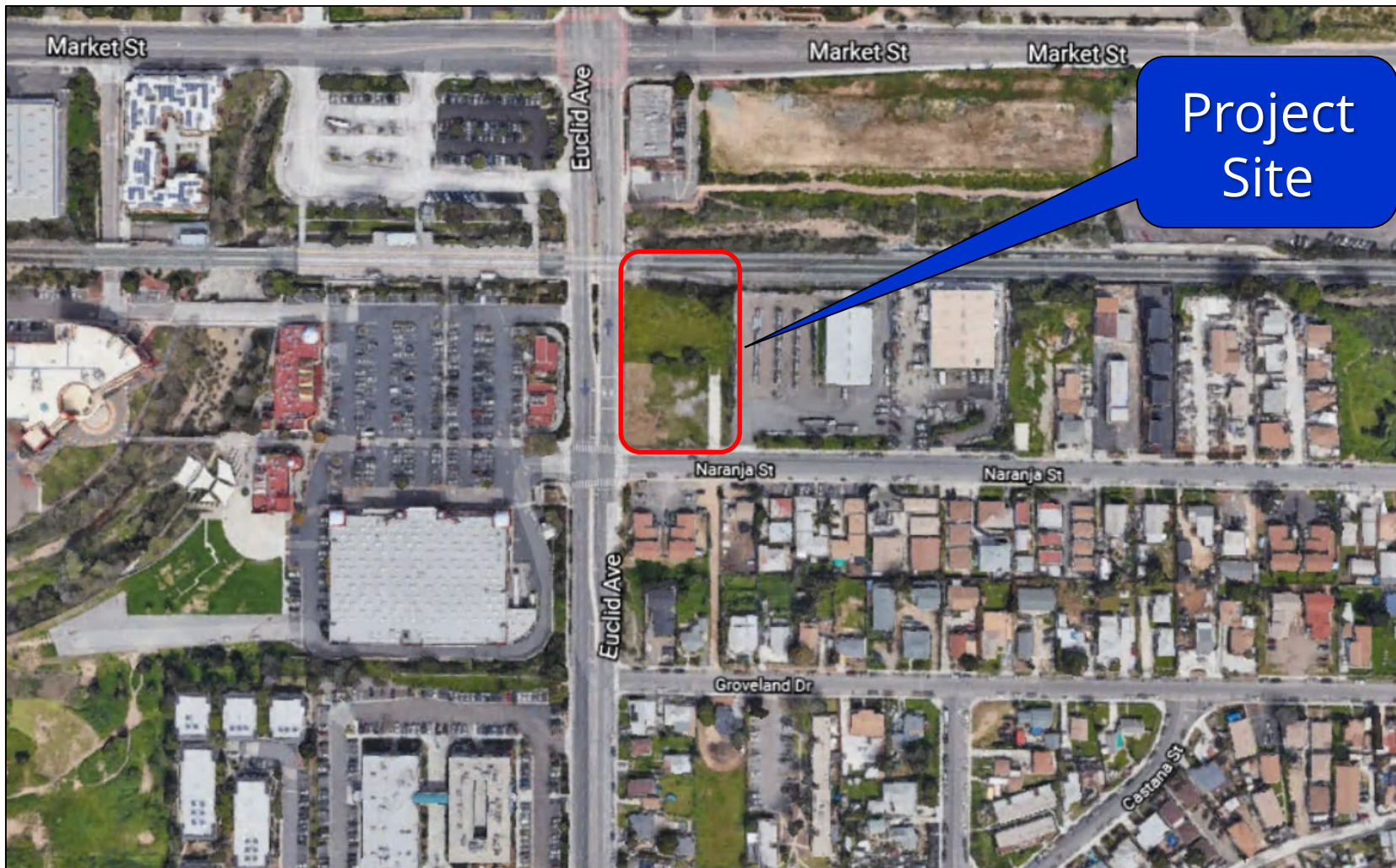
Project Site

**Euclid and Naranja, Project Number 616955**  
**353 Euclid Avenue**





# Aerial Photo



HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT No. 2193119  
CONDITONAL USE PERMIT No. 2193121  
NEIGHBORHOOD DEVELOPMENT PERMIT No. 2355618  
**EUCLID & NARANJA CUP/NUP/SDP - PROJECT NO. 616955**

WHEREAS, WIZARD OF OZ FUND, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct 7,200 square feet of commercial space in two buildings, with a drive-through, parking lots, and accessory improvements including lighting, landscaping, and hardscape (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2193119, 2193121 and 2355618.), on portions of a 0.85-acre site;

WHEREAS, the project site is located at 353 Euclid Avenue in the CC-3-6 of the Encanto Neighborhoods Community Plan area;

WHEREAS, the project site is legally described as Lot 'L' in Block Ten of LAS ALTURAS NO. THREE, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1988, filed in the office of the County Recorder of San Diego County, January 27, 1927.;

WHEREAS, on January 31, 2020 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 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 April 29, 2020, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, Neighborhood Development Permit No. 2355618 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. 2193119, Conditional Use Permit No. 2193121, Neighborhood Development Permit No. 2355618:

**Site Development Permit Findings (SDP), SDMC Section 126.0505(a)(1-3)**

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

The project proposes 7,200 square feet of commercial space, along with a drive-thru, at 353 Euclid Avenue in the CC-3-6 zone of the Encanto Neighborhoods Community Plan (ENCP) and the Promise Zone. The ENCP designates the site as Community Mixed Use – Medium (30-44 du/ac). This designation is intended to serve the commercial needs of the community at large. It anticipates mixed-use development, but does not require it.

The project supports several goals and policies of the ENCP. The plan requires active commercial uses at the ground level, which the project provides. The project also supports policies related to infrastructure and mobility improvements (Policies P-LU-5 and -6), allowing a range of retail, dining, and commercial service uses (Policy P-LU-8), and including pedestrian and bicycle facilities (Policy P-LU-11).

By developing a long-vacant property with a commercial project that meets the requirements of the CC-3-6 zone, supports multiple goals and policies of the ENCP, and creates an active commercial space, the project will not adversely affect the applicable land use plan.

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

The proposed project has been reviewed by staff and has been determined exempt from the California Environmental Quality Act in accordance with CEQA State Guidelines, Section 15332 (Infill Development Projects). Almost all of the site is located in a mapped FEMA Special Flood Hazard Area for the Encanto branch of Chollas Creek, located across the Orange Line trolley tracks to the north of the project per map panel 06073C1904G. The 100-year floodplain covers most of this area, with a small northern portion of the site being mapped within the floodway. No habitable structures will be built in the floodway that remains onsite, and the site

will be graded to ensure that all habitable structures on the rest of the site will be elevated a minimum of two feet above the base flood elevation. This will require a Conditional Letter of Map Revision (CLOMR) from FEMA, which the project has been conditioned to obtain prior to building permit issuance.

The project is being developed in accordance with the requirements of the CC-3-6 zone with the exception of a lot coverage deviation (26% where at least 35% is required) and a transparency deviation.

The lot coverage deviation is necessary because the northern portion of the site cannot be covered with structures; it is mapped as floodway, which precludes building habitable structures in that location, reducing the developable area. This deviation promotes the public health, safety, and welfare because only parking and related improvements will be located in the Flood Hazard Area.

The transparency deviation is also requested due to the presence of the Flood Hazard Area onsite. SDMC 131.0552 requires that a minimum of 50 percent of street wall area between 3 and 10 feet above the sidewalk shall be transparent, with clear glass visible into a commercial or residential use. Glazing is provided along the Euclid Avenue frontage, but it does not meet the requirements of SDMC 131.0552. The grading required to elevate the proposed buildings at least two feet above the flood elevation results in buildings that sit up to 4.5 feet higher than the street on Euclid Avenue, which is also within the flood plain. Sitting that much higher than the sidewalk and street, the visibility that would be provided by strict adherence to this requirement is of limited utility, as it would result in glazing of an atypical design that did not in fact allow meaningful visibility into the property from the street level.

The project enhances the streetscape on Euclid Avenue, which contributes positively to the pedestrian experience. The permit includes permit conditions that outline operational and design constraints that promote the public health, safety, and welfare. Future construction permits on the site will be subject to relevant regulations governing their construction and ongoing operation to promote the health, safety, and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project is being developed in accordance with the requirements of the CC-3-6 zone, except for a lot coverage deviation (26% where at least 35% is required) and a transparency deviation.

The lot coverage deviation is necessary because the northern portion of the site cannot be covered with structures; it is mapped as floodway, which precludes building habitable structures in that location, reducing the developable area. This deviation promotes the public health, safety, and welfare because only parking and related improvements will be located in the Flood Hazard Area.

The transparency deviation is also requested due to the presence of the Flood Hazard Area onsite, as well as to facilitate the creation of infill development. The grading required to elevate the proposed buildings at least two feet above the flood elevation results in buildings that sit up to 4.5 feet higher than the street on Euclid Avenue, which is also within the flood plain. SDMC 131.0552 requires that a minimum of 50 percent of street wall area between 3 and 10 feet above the sidewalk shall be transparent, with clear glass visible into a commercial or residential use. Glazing is provided along the Euclid Avenue frontage, but it does not meet the requirements of SDMC 131.0552. Sitting that much higher than the sidewalk and street, the visibility that would be provided by strict adherence to this requirement is of limited utility, as it would result in glazing of an atypical design that did not in fact allow meaningful visibility into the property from the street level. Given that the practical value of meeting the 50 percent transparency requirement is low along Euclid Avenue, and given that the cost reduction achieved by reducing glazing at this location can be said to materially assist in the provision of infill development in the Promise Zone, this deviation is appropriate.

All applicable sections of the Land Development Code have been evaluated by staff during this review, or will be evaluated during review of subsequent construction permits. Therefore, the proposed development will comply with the regulations of the Land Development Code.

### **SDP Supplemental Findings – Environmentally Sensitive Lands, Section 126.0505(b)(1-6)**

#### **1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project requires a Site Development Permit for Environmentally Sensitive Lands (ESL) due to the site's location in a FEMA Special Flood Hazard Area pursuant to SDMC 143.0110 and 143.0145. The project site was previously developed, although it is now vacant. The site is generally flat, sloping slightly to the north. The Encanto Branch of Chollas Creek is located near the property to the north. The project is separated from this area by the Orange Line trolley tracks; however, the property is still located within the Special Flood Hazard Area, with a small northern portion being in the floodway, and the rest of the site being located in the floodplain.

The project has been designed to avoid the floodway, and to raise the pad elevation for future buildings in the flood plain to at least two feet above the base flood elevation. The project is conditioned to require a Conditional Letter of Map Revision (CLOMR) from FEMA in to ensure that the project results in the minimum disturbance to environmentally sensitive lands. The project grading reflects this requirement.

The project is conditioned to comply with Storm Water standards in effect at the time of construction permit application, and the project site does not contain any sensitive biological resources, nor it is mapped within the Multi-Habitat Planning

Area. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project site is generally flat and the project will not substantially alter the topography. There will be no undue risk from fire hazards as the site is in a developed, urban neighborhood, surrounded by existing development, and is not located within a fire hazard severity zone. The project would not be subject to undue geologic risk as no known active faults traverse the project site.

The northern portion of the project site is in a 100-year floodway, and the balance of the site is in the 100-year floodplain, both of which are considered ESL by the SDMC. The project has been designed to avoid the floodway, and to raise the pad elevation for future buildings in the floodplain to at least two feet above the base flood elevation. The project is conditioned to require a Conditional Letter of Map Revision (CLOMR) from FEMA to ensure that the project results in the minimum disturbance to environmentally sensitive lands.

Therefore, the project will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The northern portion of the project site is in a 100-year floodway, and the balance of the site is located in the 100-year floodplain, both of which are considered ESL by the SDMC. The project has been designed to avoid the floodway, and is conditioned to grade the site so that is raised at least two feet above the flood zone elevation. Project grading would not adversely affect the floodplain because it would be designed in conformance with City and FEMA regulations to elevate the proposed structures out of the existing floodplain. The project is conditioned to require a Conditional Letter of Map Revision (CLOMR) from FEMA.

The project's downstream water quality sensitive area includes San Diego Bay. The proposed development of the site would prevent adverse impacts by preserving existing drainage patterns and treating onsite runoff before discharging to the downstream public storm drain system in conformance with the City Storm Water Standard Manual. Therefore, the proposed development would be sited and designed to prevent adverse impacts on adjacent environmentally sensitive lands.



**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The site does not contain, nor is it adjacent to any Multi-Habitat Planning Area lands or vernal pool habitats. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project would implement water quality measures and best management practices to prevent adverse impacts to environments downstream from the site. The project drains to the San Diego Bay via Chollas Creek, and there are no public beaches adjacent to where the creek drains into the bay. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The SDMC, Land Development Manual, Community Plan, General Plan, CEQA Significance Thresholds and technical studies prepared for the development were utilized to determine project impacts and any required mitigation.

The project contains features required by law to eliminate the potential for negative impacts to water quality. The proposed project has been reviewed by staff and has been determined exempt from the California Environmental Quality Act in accordance with CEQA State Guidelines, Section 15332 (Infill Development Projects). Therefore, no mitigation is required, and the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**Neighborhood Development Permit Findings (NDP), SDMC Section 126.0404(a)(1-3)**

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

Please see Site Development Permit finding #1 above.

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

Please see Site Development Permit finding #2 above.

3. **The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

Please see Site Development Permit finding #3 above.

**Supplemental Neighborhood Development Permit Findings for In-Fill Projects, SDMC Section 126.0404(f)(1-2)**

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

Two deviations from the development regulations of the CC-3-6 zone are requested as a part of this development. They are requested due to the presence of the Special Flood Hazard Area on the site.

Deviation 1: To allow 26% lot coverage where at least 35% is required in the CC-3-6 zone by SDMC Table 131-05E. This deviation is necessary for development on this property because the northern portion of the site cannot be covered with structures, and a biofiltration basin is also required. The northern portion of the site is mapped as floodway, which precludes building habitable structures in that location, reducing the developable area.

This deviation facilitates the development of this infill lot; by reducing required coverage, the property can be developed with commercial buildings, provide the necessary parking, circulation, and access, provide a biofiltration basin, and keep all habitable structures (and as much hardscaping as possible) out of the floodplain.

Deviation 2: To allow less than 50% of the street wall between three and ten feet above the sidewalk to be transparent, with clear glass visible into a commercial or residential use per SDMC 131.0552. The grading required to elevate the proposed buildings at least two feet above the flood elevation results in buildings that sit up to 4.5 feet higher than the street on Euclid Avenue, which is also within the flood plain. Naranja Street slopes up from the corner, further complicating the grades and access. Sitting higher than the sidewalk and street, the visibility that would be provided by strict adherence to this requirement is of limited utility, as it would result in glazing of an atypical design that does not provide meaningful visibility into the property from the street level. Glazing is provided along the Euclid Avenue frontage, but it does not meet the requirements of SDMC 131.0552.

The requested deviations materially assist in the development of an in-fill project at this long-vacant site by reducing the complexity and cost of development at the site.

2. **Any proposed deviations are appropriate for the proposed location.**

The project proposes 7,200 square feet of commercial space, along with a drive-thru, at 353 Euclid Avenue in the CC-3-6 zone of the Encanto Neighborhoods Community Plan (ENCP) and the Promise Zone. The infill site is surrounded by a mix of

commercial, residential, and industrial development, is across the street from the Euclid Avenue Trolley Station, and is located along a busy transportation corridor, but has been vacant for approximately ten years.

The requested deviations are a direct result of the project's location, and they facilitate development of the site. The site has numerous constraints, including its small size, relatively narrow width, and a significant portion of the site and Euclid Avenue that is within the floodway and cannot be built on, necessitating the lot coverage deviation. Additional areas are needed to accommodate the transition from the flood plain to the building pad elevations due to stairs and ramps.

The presence of the floodway on the site precludes development on the northern portion of the property, necessitating the lot coverage deviation. The project minimizes the visual effect of this deviation by placing buildings on the site to maximize the appearance of lot coverage from Euclid Avenue, placing the open space on the site predominantly behind the commercial buildings.

The grading required to raise the balance of the property above the base flood elevation raises building pads several feet above the street makes the 50% transparency requirement limited in its utility and scope. Therefore, a deviation is requested. Glazing/transparency is still provided on each street frontage, but it does not meet the ratio required by the code.

To balance the requested deviations, additional right of way is being provided along Euclid Avenue to enhance the pedestrian experience. The project provides an enhanced streetscape along both Euclid Avenue and Naranja Street using both on-site and off-site amenities, including street trees, patio areas, pedestrian access, and bicycle parking. The experience along the street with the widened sidewalk, landscape buffers, building articulation, and public gathering spaces balances the reduction in transparency.

The requested deviations are site-specific, limited in scope, and are balanced by the ability to provide an enhanced pedestrian experience and facilitate development on the site. Therefore, the proposed deviations are appropriate for the proposed location.

### **Conditional Use Permit Findings (CUP), SDMC Section 126.0305(a-d)**

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

Please see Site Development Permit finding #1 above.

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

Please see Site Development Permit finding #2 above.

**3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

Please see Site Development Permit finding #3 above.

**4. The proposed use is appropriate at the proposed location.**

The site is located along a busy commercial corridor, and is constrained such that habitable structures cannot feasibly be located within the northern part of the site due to the floodway and floodplain. Developing as much of the site as possible with buildings, while locating a drive-through in the transition between the floodway and the developable area in the floodplain is an efficient use of the space. The project design, physical location, and permit conditions will ensure that the drive-through speakers, lighting, and queuing will have a minimal impact on surrounding uses. Therefore, the proposed use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, Neighborhood Development Permit No. 2355618 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. 2193119, 2193121, 2355618, a copy of which is attached hereto and made a part hereof.

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Travis Cleveland  
Development Project Manager  
Development Services

Adopted on: April 29, 2020

IO#: 24008031

**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: 24008031

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT 2193119  
CONDITIONAL USE PERMIT 2193121  
NEIGHBORHOOD DEVELOPMENT PERMIT 2355618  
**EUCLID AND NARANJA PROJECT NO. 616955**  
HEARING OFFICER

This Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, and Neighborhood Development Permit No. 2355618 is granted by the Hearing Officer of the City of San Diego to WIZARD OF OZ FUND, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0501, and 126.0601. The 0.85-acre site is located at 353 Euclid Avenue in the CC-3-6 zone of the Encanto Neighborhoods Community Plan. The project site is legally described as:

PARCEL 8 (APN: 548-051-18-00):

LOT "L" IN BLOCK 10 OF LAS ALTURAS NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1988, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 27, 1927.

EXCEPTING THEREFROM THAT PORTION WHICH LIES WESTERLY AND WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT "L" WHICH IS DISTANT THEREOF SOUTH 89°34'49" EAST (RECORD SOUTH 89°12' EAST) 10.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LOT LINE SOUTH 0°06'19" EAST (RECORD SOUTH 0°14'30" WEST) 114.18 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'30" A DISTANCE OF 31.23 FEET TO THE SOUTHERLY LINE OF SAID LOT "L".

PARCEL 9 (APN: 548-051-17-00):

LOT "M" IN BLOCK 10 OF LAS ALTURAS NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1988, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 19, 1927.

EXCEPT THEREFROM THE WESTERLY 14.00 FEET THEREOF.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 7,200 square feet of commercial space in two buildings, with a drive-through, parking lots, and accessory improvements including lighting, landscaping, and hardscape commercial development with drive-through described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 1, 2020, on file in the Development Services Department.

The project shall include:

- a. One 2,500-square-foot building (Building A) without drive-through and one 4,700-square-foot building (Building B) with a drive-through, for a total of 7,200 square feet of commercial space;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Grading to raise the site above the mapped FEMA flood level;
- e. 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 April 29, 2023.
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.

**ENGINEERING REQUIREMENTS:**

11. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 5 feet on Naranja Street to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.
12. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the storm drain in the public Right-of-Way.
13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct alley apron, driveway, alley pavement, curb ramp with current City Standard adjacent to the site, satisfactory to the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct sidewalk, curb and gutter with current City Standard adjacent to the site, satisfactory to the City Engineer.
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 building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
17. 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.
18. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.



19. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

20. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the alley.

21. 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.

22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an approved Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency for the subject project. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.

**LANDSCAPE REQUIREMENTS:**

23. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

24. Prior to issuance of any public improvement permit, 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.

25. Prior to issuance of any building 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 §142.0403(b).

26. In the event that a foundation-only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

27. 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.

28. 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:**

29. 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.

30. A pedestrian and vehicular circulation plan shall be provided to ensure public safety.

31. Space for vehicle queuing for the drive-in or drive-through service shall be provided as follows:

- Queue space for a minimum of five cars shall be provided for each drive-up service window or position, as measured from the food and beverage pick-up window or position. The queue space for each car shall be 10 feet wide and 20 feet long, in accordance with Section 142.0560(i).
- In addition to the queuing space required under Section 141.0607(b)(1), a minimum of 40 feet in additional space shall be provided on the premises from the order station to provide additional queuing space for two cars prior to the order station.
- Required queue spaces shall not obstruct access to parking aisles or parking spaces.

32. Hours of operation of the drive-through use shall be limited as appropriate for the location.

33. The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application.
34. Noise reduction techniques shall be incorporated, including measures to ensure that speaker systems are not audible beyond the property line.
35. A lighting control plan shall be provided to minimize potential off-site impacts.
36. Off-street parking shall be provided in accordance with the requirements for retail sales uses in Table 142.05E.
37. A litter control plan to keep the premises free of litter and to prevent litter attributable to the establishment from occurring on adjacent properties shall be provided.
38. The operator of the establishment shall take reasonable steps to prevent loitering on the premises, in parking lots serving the premises, and on public sidewalks adjacent to the premises.
39. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
40. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS**

41. 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.
42. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 24-ft-wide, two-way driveway on Euclid Avenue, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

43. Prior to any Building Permit being issued, any private improvements within the public ROW (including but not limited to: landscaping, enhanced paving, private utilities, or structures of any kind) that could inhibit the City's right to access, maintain, repair, or replace its public water and sewer utilities must be removed unless the Owner/Permittee has, or first obtains, a City approved County Recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement to be placed in that specific location.

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

45. Prior to any Building Construction Permit being issued, all private sewer mains associated with the development (i.e. private sewer pipelines within a public ROW which convey sewage from two or more separately titled units) must be located and labeled on an approved City Construction Record Drawing (D-sheet) so as to clearly convey all of the following: the sewer line's status as a PRIVATE SEWER MAIN, its location relative to the development's nearest non-frontage property line, and its authorization to encroach (i.e. the approved EMRA #).

**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 April 29, 2020 and [Approved Resolution Number].

## ATTACHMENT 5

Site Development Permit No. 2193119, Conditional Use Permit No. 2193121, Planned Development  
Permit No. 2193121  
Date of Approval: April 29, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Travis Cleveland  
Development Project Manager

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

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**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.

**WIZARD OF OZ FUND, LLC**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

## NOTICE OF EXEMPTION

(Check one or both)

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

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

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

**Project Title/ No.:** Euclid and Naranja / 616955

**State Clearinghouse No.:** *Not Applicable*

**Project Location-Specific:** The two vacant parcels are located on the northwest corner of the intersection of Euclid Avenue and Narnaja Street, San Diego, CA

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

**Description of nature and purpose of the Project:** A NEIGHBORHOOD DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, and a CONDITIONAL USE PERMIT for the creation of two building pads. Building pad "A" would allow for a 2,500 square-foot high turn-over, sit-down 24-hour restaurant with a 24-hour and a covered trash enclosure area. Building pad "B" would allow a 4,730-square-foot high-turn-over fast food drive-thru restaurant and a covered trash enclosure area. The project would provide 39 vehicle parking spaces (including 2 accessible parking spaces), 2 motorcycle parking spaces, 6 short-term bicycle spaces, and 2 long-term bicycle spaces. Various site improvements would also be constructed that include associated hardscape, curb and gutter, sidewalk, driveways, landscape, power pole and street light relocation. The project is requesting allowable deviations from applicable development regulations pertaining to lot coverage and transparency. The vacant 0.85-acre project site is located on the northwest corner of the intersection of Euclid Avenue and Narnaja Street. The project site is designated Community Mixed Use Medium (30 – 44 dwelling units per acre) per the Encanto Neighborhoods Community Plan and is zoned Community Commercial (CC-3-6). Additionally, the project site is within the Affordable Housing Parking Demand Overlay (Medium), Airport Land Use Compatibility Noise Contours (CNEL) (San Diego International Airport (SDIA) 60-65 CNEL), Airport Influence Area (SDIA – Review Area 1), Community Plan Implementation Overlay Zone (CPIOZ-A), Outdoor Lighting Zones (Lighting Zone 3 – Medium), Parking Standards Transit Priority Areas, Promise Zone, Redevelopment District (Central Imperial Redevelopment Project), and the Transit Area Overlay Zone. (LEGAL DESCRIPTION: Parcel 08: Lot "L" in Block 10 of Las Altural No. 3, Map No. 198. Parcel 09: Lot "M" in Block 10 of Las Alturas No. 3, Map No. 1988).

**Name of Person or Agency Carrying Out Project:** Thomas Coffman, Silvergate Development LLC, 4960 N. Harbor Drive, Suite 200, San Diego, CA 92106, (619) 625-1260.

**Exempt Status:** (CHECK ONE)

- ( ) Ministerial (Sec. 21080(b)(1); 15268)
- ( ) Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ( ) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- (X) Categorical Exemption: 15332 (Infill Development Projects)
- ( ) Statutory Exemptions:

**Reasons why project is exempt:** The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project is consistent with the applicable General Plan designation and policies as well as zoning designation and regulations. The XX-acre site occurs within City of San Diego's jurisdiction and is surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species, nor would the project result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality. Lastly, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. The

## ATTACHMENT 6

exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**Lead Agency Contact Person:** E. Shearer-Nguyen

**Telephone:** (619) 446-5369

**If filed by applicant:**

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

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

 Senior Planner  
\_\_\_\_\_  
Signature/Title

February 3, 2020  
\_\_\_\_\_  
Date

Check One:

- (X) Signed by Lead Agency  
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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## CHOLLAS VALLEY COMMUNITY PLANNING GROUP MINUTES OF MEETING

Jacobs Center, 404 Euclid Avenue, Community Room, San Diego, CA 92114

Monday, March 18, 2019 7:15pm – 8:00pm

Seat (Term 2017-2019)	Member	Present	Seat (Term 2018-2020)	Member	Present
1. Alta Visa	Marry Young	Y	9. Broadway Heights	Booker Sanders	Y
2. Encanto	N/A	N/A	10. Chollas View	Kwame Oates	Y
3. O'Farrell	Kenneth Malbrough	Y	11. Emerald Hills	Christie Hill	Y
4. Valencia Park	Monte Jones	Y	12. Lincoln Park	Leslie Dudley	Y
5. At-Large	Karina Velazquez	Y	13. At-Large	Khalada Salaam-Alaji	Y
6. At-Large ('18-'19)	Evan Toma	Y	14. At-Large	Shawn Glisson	Y
7. At-Large	N/A	N/A	15. At-Large	Sandi Hazlewood	Y
8. At-Large	N/A	N/A	16. At-Large ('19-'20)	N/A	N/A
City Dept.	Name	Present	Office	Name	Present
Planning	Elizabeth Dickson		Mayor's Office	Darnisha Hunter	
Civic SD	Sherry Brooks		Council District 4	Max Ellorin	
JCNI	Reginald Jones		Assembly 79 <sup>th</sup>	LaShae Collins	
SDPD	Akaan Thomas		Senate 39 <sup>th</sup>	Chevelle Newell-Tate	
County	Erin Wilson		Congress 51 <sup>st</sup>	Stephanie Allen	
Number of Visitors: 23			Sign-in Sheet on File: Yes		

### 1. Call to Order & Introductions

Chairman Ken Malbrough called the meeting to order at 7:00pm.

A quorum was present (12 out of 12 members).

### 2. Adoption of the Agenda

**Motion made by Monte Jones to approve the agenda. Seconded by Booker Sanders Vote: 11-0-1.**

**Motion Carried. Ken Malbrough abstained.**

### 3. Review and Approval of Minutes

Ken will add number added to sign-in sheet.

Booker was here.

Sandi asked her comment be "rephrased to her group is not working on it".

Leslie brought up her rebuttal not in minutes. need written rebuttal discussion needs to be had about how to handle it.

**Motion made by Monte Jones to approve the February 2019 minutes with the above corrections.**

**Seconded by Kwame Oates. Vote: 9-0-3. Motion Carried.. Evan, Khlada, Ken abstained**

### 4. Communications from the Public:

- a. Ellie Moran, recently made aware of community harassment, will take further action, will be





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here from now on.

- b. Mark Santos, received information about public housing, wanted to know ratio of affordable-non compared to rest of san diego, and why concentrated in this community? why not equitable? why not make sure allocated to homeless/veterans? how define large families?

5. **Chair's Report:** None.

6. **Staff Reports:**

- a. **Mayor's Office:** Darnisha Hunter not present.
- b. **Council District 4:** Eric Histen, policy advisor, equal opp contracting, dev impact fee schedules, memo on reduced parking requirement, wednesday 100 days review at 6:30pm on wednesday
- c. **Assembly District 79:** LaShae Collins reported legislative package 24 bills listed, needs comm help pushing 5, full-day kindergarten bill, AB 931 youth support bill, teachers bill,
- d. **Senate District 39:** budget forum 28th at ECC starts at 4pm -7:30pm LaShae on behalf of Chevelle.
- e. **County District 4:** Erin Wilson not present.
- f. **City Planning:** Elizabeth Dickson not present.
- g. **Civic San Diego:** Sherry Brooks not present.
- h. **Jacobs Center for Neighborhood Innovation:** Reginald Jones
- i. **San Diego Police Department:** Officer Akaan Thomas not present.

7. **Sub-Committee Report:** No Report.

*Shawn Glisson left at 7:14pm. Quorum is now 11 out of 12.*

8. **Action Items:**

- a. KIPP Adelante presented by Allison Ohle
  - i. Knowledge Is Power Program, downtown since 2003, charter renewed in Nov
  - ii. approved by SDUSD to relocate, closer to where students live, near community, kids can walk to school,
  - iii. need conditional use permit to increase permit from 300 to 500 students
  - iv. Sandi City parking below limits of original CUP, compass cards for students, anticipate more walk, and 2 busses for pick up & drop off, class size lower than 30; 18 in Jacobs neighborhood, barrio logan to paradise hills; after school programs? extended school day until 4:30pm, music, sports, pe, plan to apply for 6-to-6 program; security? not yet determined.
  - v. increase school staff; maintenance, after school staff, teaching staff, want strong effort to hire within community - Ken

**Motion made by Kwame Oates to support conditional use permit. Second by Monte Jones. Vote: 8-2-1. Motion Carried. Leslie & Khalada against; ken abstained.**

- b. Harbor View Apartments presented by Ronald
  - i. Property Manager: SDHC authorize 10M multi-family revenue bonds, 60-units, remain affordable for next 55 years,



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**Motion made by Monte to table the motion. Second by Marry Young. Vote: 10-0-1. Motion Carried. Ken Malbrough abstained.**

- c. Euclid & Naranja presented by Aaron Rodriguez
- d. in flood plain, site development permit deviate from 35% requirement; have to raise building 2ft, tenant demand drive-through,
- e. anchor, panda express drive thru, will be easy to fill, once get approval, AT&T
- f. beer & wine license for off-site consumption makes potential for 7-11; unlikely because they like building to be back off road
- g. art installation for corner on one building, welcome feedback
- h. alley will be access on naranja, police limit hours can be sold,

**Motion made by Sandi Hazlewood to add friendly amendment to remove beer & wine deviation. Second by Christie Hill. Vote: 3-7-1. Motion Denied. Ken Malbrough abstained.**

**Motion made by Leslie Dudley to support site development permit & conditional use permit. Second by Khalada Salaam. Vote: 8-2-1. Motion Carried. Ken Malbrough abstained. Christie & Sandi nay.**

**9. Informational Items:**

- a. **The Crest on Imperial presented by Robert Ito**
  - i. 78 senior units, priority for homeless/at-risk veterans
  - ii. all are for-rent
  - iii. building for people who already live in the community.
  - iv. large family defined as 2-3 bedrooms,
  - v. parking spaces allocated per unit: senior 1 per unit; 8-10 for merchant spaces; Division 96 units 111 parking spaces;
- b. **Encanto Gateway**
- c. **Valencia Pointe**

**10. Continuing Business:** None.

**11. Adjournment**

**Motion made by Monte Jones to adjourn the meeting at 9:15pm. Second by Evan Toma. Vote: 10-0-1. Motion Carried. Ken Malbrough abstained.**

Written by: Karina Velazquez, Board Recording Secretary

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  <b>October 2017</b>
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**Approval Type:** Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit  
☐ Neighborhood Development Permit ☒ Site Development Permit ☒ Planned Development Permit ☒ Conditional Use Permit ☐ Variance  
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other \_\_\_\_\_

**Project Title:** Euclid and Naranja Project **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☐ Individual

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

**Property Owner**

Name of Individual: Wizard of Oz Fund, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 4960 N. Harbor Dr. Suite 200

City: San Diego State: CA Zip: 92106

Phone No.: 619-625-1260 ext 103 Fax No.: \_\_\_\_\_ Email: TLE@SilvergateDevelopment.com

Signature: [Signature] Date: 4/15/2020

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No

## CITY OF SAN DIEGO PTS # 616955



- P. ALL ON- AND OFF-SITE ELECTRICAL WORK SHALL BE PER SITE ELECTRICAL DRAWINGS AND SCALE FINAL DRAWINGS.
- Q. ALL OFF-SITE ELECTRICAL WORK SHALL BE PER SCALE FINAL DRAWINGS.
- R. THE CONTRACTOR SHALL NOTIFY THE BUILDING SUPERVISOR IN WRITING THAT THE UTILITY SERVICES, INCLUDING EXAMINATION AND COMPLETION OF THE SITE, COMPLY WITH THE REQUIREMENTS INDICATED IN THE SOLDS REPORT.
- S. TEMPORARY PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 307.3.1.
- T. THE CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT OF THE MEANS AND METHODS TO BE USED TO ACCESSIBLE PORT OF TRAVEL, THERE BEING TO BE A SIGN DESIGNATING THE INTERNATIONAL SYMBOL OF ACCESSIBLE PORT OF TRAVEL, THERE BEING TO BE A SIGN DESIGNATING THE ACCESSIBLE BUILDING ENTRANCES AND FACILITIES.
- U. THE CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT OF THE MEANS AND METHODS TO BE USED TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES.
- V. THE CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT OF THE MEANS AND METHODS TO BE USED TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES.
- W. THE CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT OF THE MEANS AND METHODS TO BE USED TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES.
- X. THE CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT OF THE MEANS AND METHODS TO BE USED TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES.
- Y. THE CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT OF THE MEANS AND METHODS TO BE USED TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES.
- Z. THE CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT OF THE MEANS AND METHODS TO BE USED TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES.

EUCLID & NARAINJA DEV  
SAN DIEGO, CALIFORNIA, 92114

2. IMPLEMENT MITIGATION FRAMEWORK VA-NOS-3 AND VA-NOS-4 CONSISTENT WITH THE PROGRAM ER TO ENSURE THAT STATIONARY AND CONSTRUCTION NOISE WOULD NOT RESULT. IMPLEMENT THE SPECIFIC NOISE (STATIONARY AND CONSTRUCTION) MITIGATION, MONITORING AND REPORTING PROGRAM WHICH IS REQUIRED PRIOR TO A PREPARATION AND/OR DISTRIBUTION OF THE ENVIRONMENTAL DOCUMENT.

NDP, NEIGHBORHOOD DEVELOPMENT PERMIT - PROCESS TWO (SECTION 143.0982) FOR DEVIATIONS FROM THE MUNICIPAL CODE FOR IN-FILL PROJECTS IN THE PROMISE OVERLAY ZONE TO:

- 1) - PERMIT 28% LOT COVERAGE WHERE 35% IS REQUIRED (TABLE 131-05E)
- 2) - WAIVE THE 50% TREE REMOVAL REQUIREMENT (131.0552)

MINIMUM REQUIRED (PER TABLE 1.4.2-105.0)		TOTAL PROVIDED	
SHORT-TERM BICYCLE	2 SPACES	6 SPACES	
LONG-TERM BICYCLE	2 SPACES	2 SPACES	
MOTORCYCLE	2 SPACES	2 SPACES	

FINISHED FACE DIMENSION	CENTERLINE DIMENSION
F.F.	Q. COL.
	C.O.C.

FF.	6 Co	6 Co

## PROPOSED TENA

[illegible]

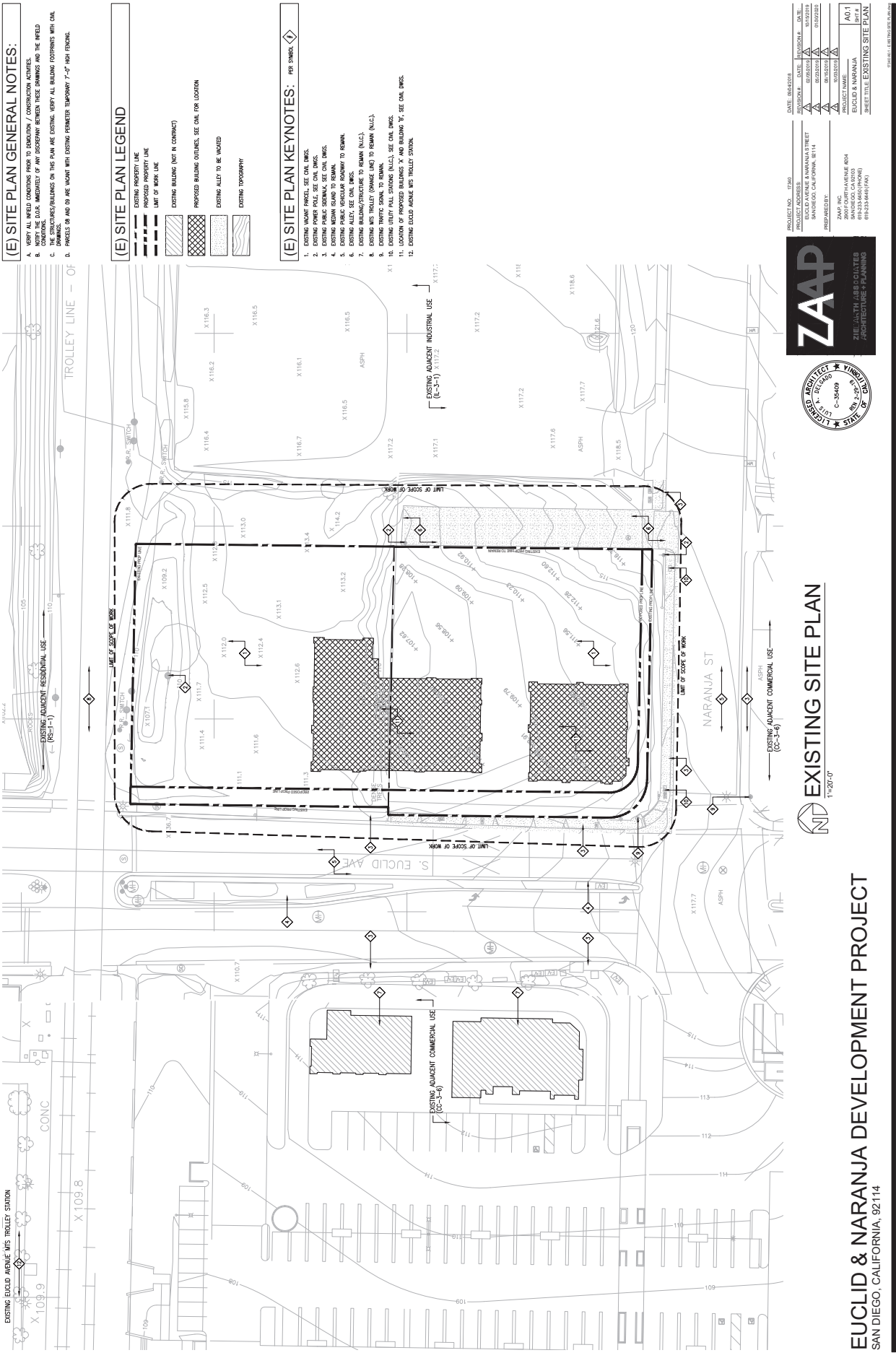
EUCLID & NARANJA DEVELOPMENT PROJECT

**EUCLID & NARAN**

<b>SHEET TITLE</b>						<b>TST ID</b>
<b>PROJECT ADDRESS</b>			<b>REVISION #</b>		<b>DATE</b>	<b>DRAWN BY</b>
EUCLO AVENUE & NARANJA STREET SAN DIEGO, CALIFORNIA 92114	△	02/20/18	△	03/15/2018	01/30/2020	
<b>PROJ# REQ BY:</b>			<b>PROJECT NAME</b>		<b>TSI / SPT</b>	
			ZMAP, INC.			
			2600 F OURTH AVE #104			
			SAN DIEGO, CA 92103			
			EUCLO & NARANJA			
			(91)233-6450 (PHONE)			
			(91)233-6448 (FAX)			

0340 T20.1 - TITLE SHEET.dwg





(E) SITE PLAN GENERAL NOTES:

A. VERIFY ALL FIELD CONDITIONS PRIOR TO EXISTING / CONSTRUCTION ACTIVITIES.  
B. VERIFY ALL FIELD CONDITIONS PRIOR TO EXISTING / CONSTRUCTION ACTIVITIES.  
C. VERIFY ALL FIELD CONDITIONS PRIOR TO EXISTING / CONSTRUCTION ACTIVITIES.  
D. PARCELS 08 AND 09 ARE VACANT WITH EXISTING PERMITS TEMPORARY 7'-5" HIGH FENCE.

(E) SITE PLAN LEGEND

EXISTING PROPERTY LINE  
PROPOSED PROPERTY LINE  
LIMIT OF WORK LINE  
EXISTING BUILDING (NOT IN CONTACT)  
PROPOSED BUILDING OUTLINE, SEE CIVIL FOR LOCATION  
EXISTING ALLY TO BE WANTED  
EXISTING TOPOGRAPHY

(E) SITE PLAN KEYNOTES: PER SYMBOL

1. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
2. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
3. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
4. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
5. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
6. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
7. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
8. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
9. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
10. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
11. EXISTING MOUNT PINE, SEE CIVIL DWGS.  
12. EXISTING MOUNT PINE, SEE CIVIL DWGS.

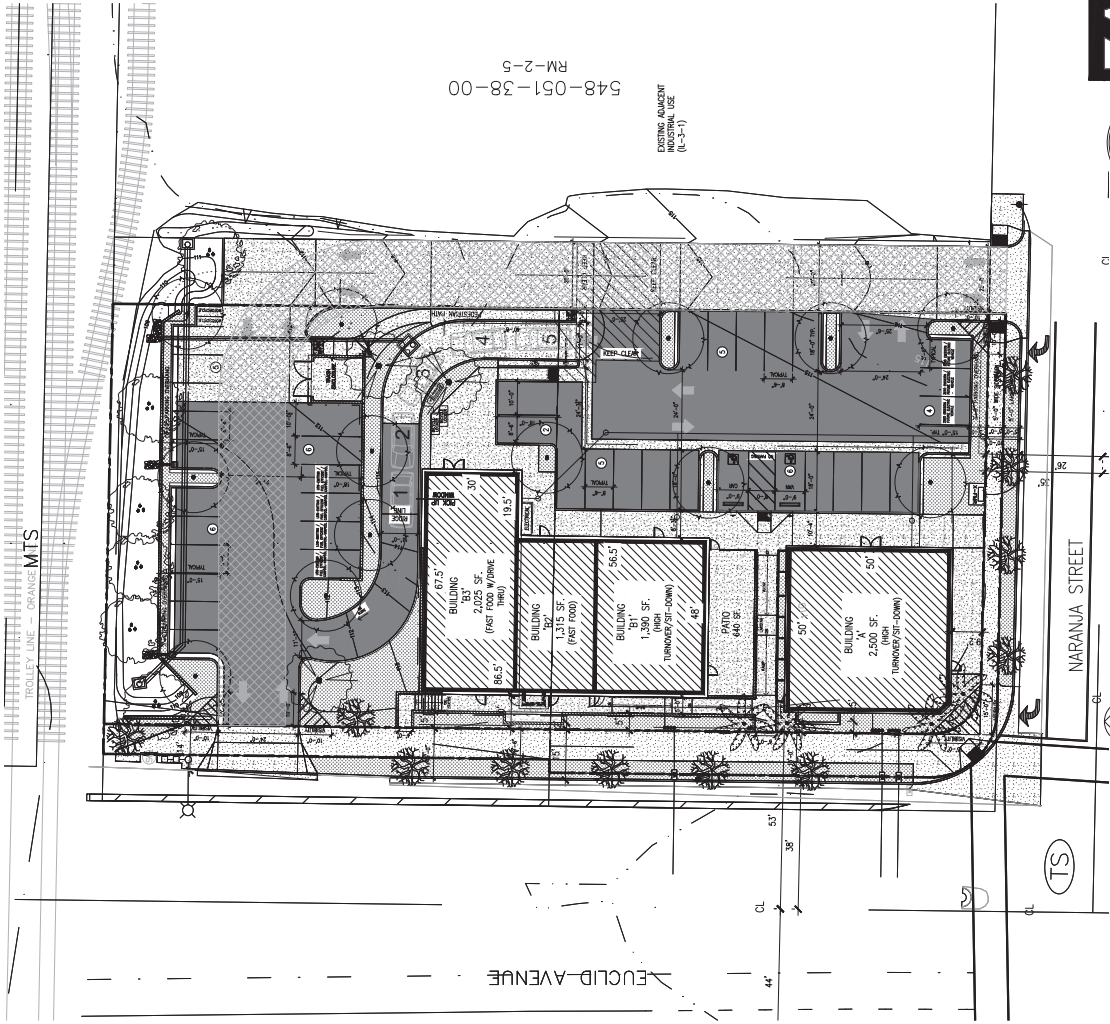
PROJECT NO.	1704
PROJECT ADDRESS	EUCLID AVENUE & NARANJA STREET SAN DIEGO, CALIFORNIA 92114
DATE	08/08/2018
REVISION	08/08/2018
PROJECT NAME	EUCLID & NARANJA DEVELOPMENT PROJECT
PROJECT NUMBER	001
PROJECT NAME	EUCLID & NARANJA DEVELOPMENT PROJECT
PROJECT NUMBER	001



EXISTING SITE PLAN  
1"=200'-0"

EUCLID & NARANJA DEVELOPMENT PROJECT  
SAN DIEGO, CALIFORNIA, 92114

**STAIRS - TYPICAL**



**HARDSCAPE PLAN GENERAL NOTES:**

A. PROVIDE ALL HARDSCAPE MATERIALS AND FINISHES IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.

B. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CUBES IN ACCORDANCE WITH FIRE DEPARTMENT'S FIRE PREVENTION CODE, LATEST EDITION.

C. SEE SITE PLAN FOR ALL HARDSCAPE MATERIALS AND FINISHES. PROVIDE ALL HARDSCAPE MATERIALS AND FINISHES TO MATCH THE EXISTING CONDITIONS.

D. PROVIDE ALL HARDSCAPE MATERIALS AND FINISHES TO MATCH THE EXISTING CONDITIONS.

E. REFER TO LANDSCAPE PLAN FOR SPECIFIC PLANTINGS, GRADE, COLOR AND QUANTITIES.

- HARDSCAPE PLAN LEGEND:**
- PROPOSED 30'-0" WIDE FIRE DEPARTMENT TRUCK ACCESS LANE
  - PROPOSED LANDSCAPING/PLANTINGS - SEE LANDSCAPE DWG.
  - PROPOSED PDC PAVEMENT, SEE CIVIL DWG.
  - PROPOSED AC PAVEMENT, SEE CIVIL DWG.
  - PROPOSED STRUCTURES, SEE CIVIL DWG. FOR FOOTPRINT LOCATION.
  - EXISTING STREET TREES, PER CUP #1-1000, SEE LANDSCAPE DWG.
  - EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - PROPOSED AN ACCESSIBLE PATH OF TRAVEL
  - LIMIT OF WORK LINE
  - PROPOSED TRASH ENCLOSURE
  - PROPOSED ACCESSIBLE PARKING

PROJECT NO.	11116	DATE	03/03/2016
PROJECT NAME	EUCALIP AND NARANJA STREET	DATE	03/03/2016
PROJECT LOCATION	11116 EUCALIP AND NARANJA STREET	DATE	03/03/2016
PROJECT ADDRESS	11116 EUCALIP AND NARANJA STREET	DATE	03/03/2016
PROJECT CITY	SAN DIEGO, CALIFORNIA 92114	DATE	03/03/2016
PROJECT STATE	CALIFORNIA	DATE	03/03/2016
PROJECT COUNTRY	UNITED STATES OF AMERICA	DATE	03/03/2016
PROJECT OWNER	THE CITY OF SAN DIEGO	DATE	03/03/2016
PROJECT ARCHITECT	ZAP INC.	DATE	03/03/2016
PROJECT ENGINEER	JOHN A. NARANJA	DATE	03/03/2016
PROJECT DATE	03/03/2016	DATE	03/03/2016
PROJECT SHEET	11116	DATE	03/03/2016
PROJECT TITLE	PROPOSED HARDSCAPE PLAN	DATE	03/03/2016



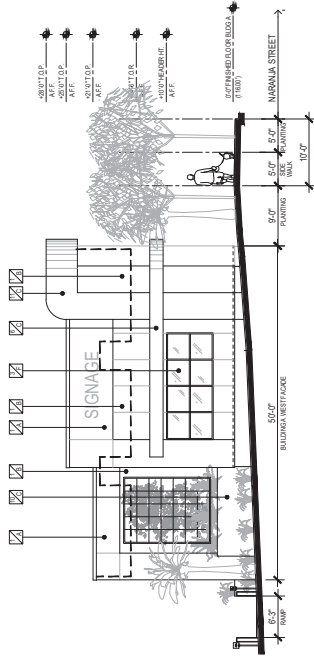
**PROPOSED HARDSCAPE PLAN**

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

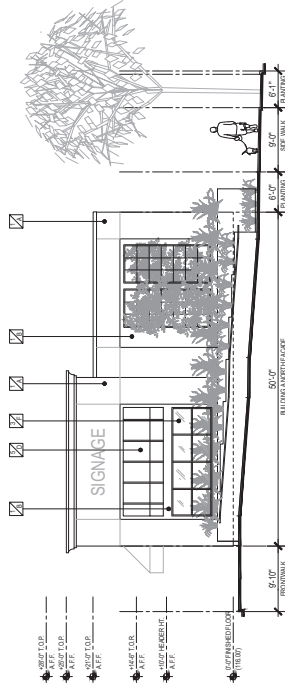
**EUCALIP & NARANJA DEVELOPMENT PROJECT**  
SAN DIEGO, CALIFORNIA, 92114

- A. SW. "TAN" TBO
- B. SW. "WHITE" TBO
- C. SW. "ACCENT COLOR 1" TBO
- D. SW. "ACCENT COLOR 2" TBO
- E. "DARK BRONZE"
- F. CLEAR GLASS

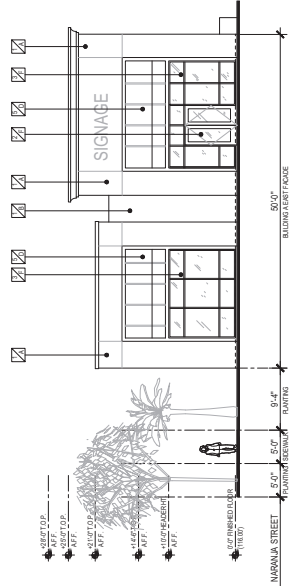
1 BUILDING 'A' WEST ELEVATION



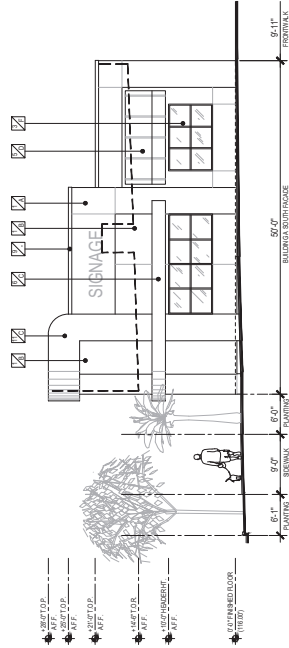
BUILDING 'A' NORTH ELEVATION



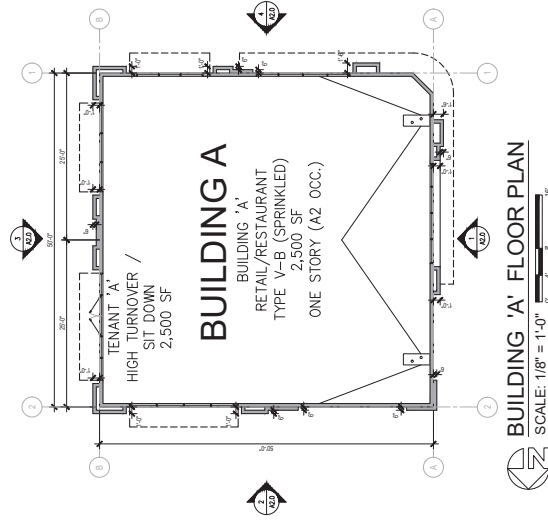
3 BUILDING 'A' EAST ELEVATION



4 BUILDING 'A' SOUTH ELEVATION



BUILDING 'A' FLOOR PLAN

[illegible]

## BUILDING 'A' FLOOR PLAN &amp; ELEVATIONS


EUCLID & NARANJA DEVELOPMENT PROJECT  
SAN DIEGO, CALIFORNIA, 92114






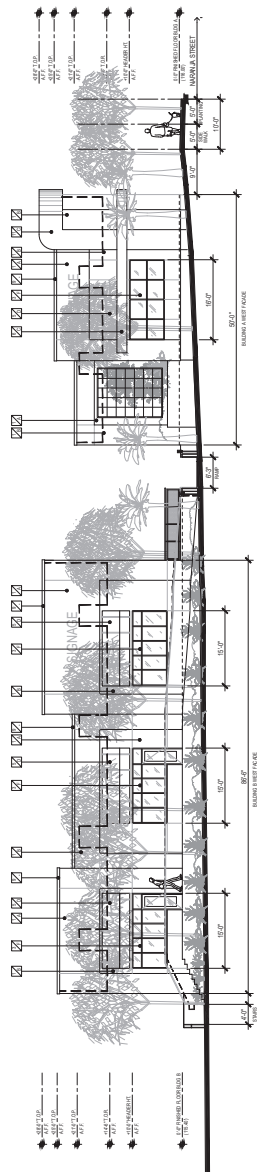
## 97340-A0-2 - TRAUGH ENCLOSURE ELEVATION'S.dwg

17/09/2023 11:42:25 AIA DWG 19 (REV 04)

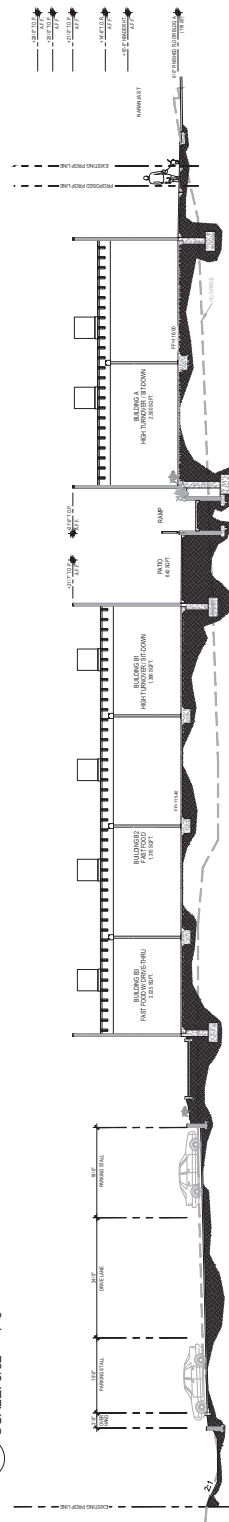
- ELEVATION KEYNOTES:** REF SYMBOL 
- 1. OVERLAP INDICATOR FOR AREA NOTATION. EQUIPMENT NOTATION INDICATOR. NO UTILITY CLAMBER LANE.
  - 2. OVERLAP INDICATOR FOR AREA NOTATION. EQUIPMENT NOTATION INDICATOR. NO UTILITY CLAMBER LANE.
  - 3. EQUIPMENT NOTATION INDICATOR.

- MATERIALS:** REF SYMBOL 
- SEE SPECIFICATIONS OF ADDITIONAL INFO**
- 1. INTERIOR COLOR FINISHES. REF TO CODE SCHEDULE FOR COOR TYPES.
  - 2. STONE FINISH. REF TO CODE SCHEDULE FOR COOR TYPES.
  - 3. GLAZING. REF TO CODE SCHEDULE FOR COOR TYPES.
  - 4. INTERIOR FINISHES. REF TO CODE SCHEDULE FOR COOR TYPES.
  - 5. INTERIOR FINISHES. REF TO CODE SCHEDULE FOR COOR TYPES.
  - 6. INTERIOR FINISHES. REF TO CODE SCHEDULE FOR COOR TYPES.
  - 7. INTERIOR FINISHES. REF TO CODE SCHEDULE FOR COOR TYPES.
  - 8. INTERIOR FINISHES. REF TO CODE SCHEDULE FOR COOR TYPES.
  - 9. INTERIOR FINISHES. REF TO CODE SCHEDULE FOR COOR TYPES.
  - 10. INTERIOR FINISHES. REF TO CODE SCHEDULE FOR COOR TYPES.
  - 11. INTERIOR FINISHES. REF TO CODE SCHEDULE FOR COOR TYPES.

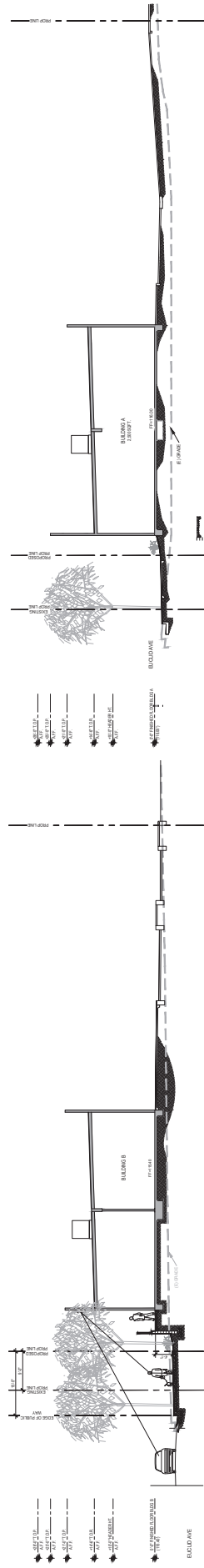
- FINISHES/COLORS:** REF SYMBOL 
- SEE SPECIFICATIONS OF ADDITIONAL INFO**
- A. SW 70% TBO
  - B. SW 70% TBO
  - C. SW 70% TBO
  - D. SW 70% TBO
  - E. SW 70% TBO
  - F. SW 70% TBO



**CA SITE EXTERIOR ELEVATION**  
SCALE: 3/32" = 1'-0"



**C SITE SECTION**  
SCALE: 3/32" = 1'-0"



**A SITE SECTION**  
SCALE: 3/32" = 1'-0"

**B SITE SECTION**  
SCALE: 3/32" = 1'-0"

**SITE ELEVATION AND SECTION**

**EUCLID & NARANJA DEVELOPMENT PROJECT**  
SAN DIEGO, CALIFORNIA, 92114



PROJECT NO.	DATE	REVISION	BY
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1000000000





## GRADING NOTES

- [illegible]

## WATER AND SEWER NOTE

**WATER AND SEWER NOTE**  
ALL ON-SITE WATER AND SEWER FACILITIES ARE PRIVATE.

## GRADING TABULATION

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 0.9 ACRES, 98% OF TOTAL SITE.  
AMOUNT OF CUT: 250 CUBIC YARDS, MAXIMUM DEPTH OF CUT: 3 FEET.  
AMOUNT OF FILL: 3600 CUBIC YARDS, MAXIMUM DEPTH OF FILL: 8 FEET.  
MAXIMUM HEIGHT OF CUT SLOPE: 3 FEET, 2:1 SLOPE RATIO.  
MAXIMUM HEIGHT OF CUT SLOPE: 4 FEET, 2:1 SLOPE RATIO.  
AMOUNT OF IMPORT SOIL: 3350 CUBIC YARDS.  
RETAINING WALLS, LENGTH 608 FEET, MAXIMUM HEIGHT 4.8 FEET.

## BMP REQUIREMENTS

- OWNERS REQUIREMENTS**
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ON-GOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.

### SIGHT TRIANGLE NOTE

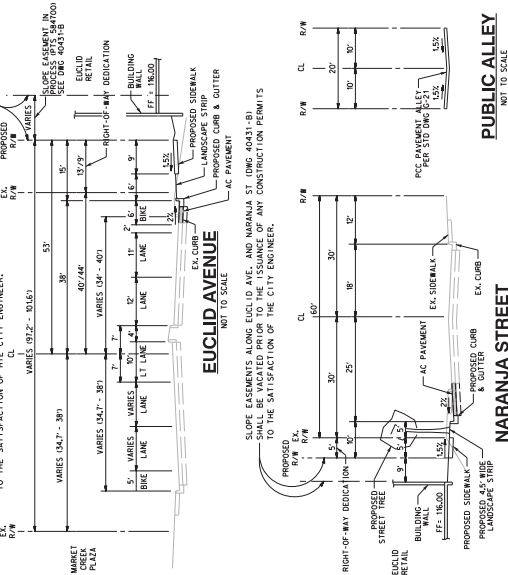
**SIGNATURE**

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. PLANT MATERIAL, EXCEPT TREES AND SHRUBS, SHALL NOT BE LOCATED WITHIN THE VISIBLE AREA. ANY SIGNAGE SHALL NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE CURB. PLEASE REFER TO SAN DIEGO MUNICIPAL CODE SECTION 113.0273 AND SDMC CHAPTER 14, ARTICLE 2.

SLOPE EASEMENTS ALONG EUCLID AVE. AND NARBANA ST (DMG 40431-B) SHALL BE VACATED PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS —

SHALL BE VACATED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT TO THE SATISFACTION OF THE CITY ENGINEER.

EX. TO THE SATISFACTION OF HTE CITY ENGINEER.













**PUBLIC ALLEY**  
NOT TO SCALE

NARANJA STREET

EUCLID & NARANJA DEVELOPMENT PROJECT  
SAN DIEGO, CALIFORNIA

## LEGEND

-  EXISTING RIGHT-OF-WAY  
 PROPOSED RIGHT-OF-WAY  
 ABUTTER'S RIGHTS RELINQUISHED  
 LOT LINE  
 EASEMENT LINE  
 EXISTING CONTOUR LINE  
 EXISTING SPOT ELEVATION  
 EXISTING RAILROAD TRACKS  
 EXISTING CATALYROAD POLE  
 EXISTING TRAFFIC SIGNAL (TO BE)

- |                                     |               |
|-------------------------------------|---------------|
| EXISTING WATER                      | — # —         |
| EXISTING SEWER                      | — S —         |
| EXISTING UNDERGROUND UTILITIES      | — C - E - T - |
| EXISTING OVERHEAD ELECTRIC          | — ONE —       |
| EXISTING STORM DRAIN                | — SO = SO =   |
| PROPOSED CONTOUR                    | — 118 —       |
| PROPOSED SLOPE (2:1 MAX)            | V             |
| DAYLIGHT LINE                       | =             |
| PROPOSED RETAINING WALL             | =====         |
| PROPOSED PCC CURB & GUTTER (STD)    | [ ]           |
| PROPOSED SIDEWALK (STD DIMS SDO-1)  | [ ]           |
| PROPOSED CURB RAMP (STD DIMS SDO-2) | [ ]           |

- PROPOSED PCC COMMERCIAL DRIVEWAY (STD DMC SDG-163)

- PROPOSED PCC ALLEY APRON (STD DMG SDG-120)

- PROPOSED AC PA

- PROPOSED PCC PAVEMENT / ALLEY PAVEMENT IN PUBLIC

- 
- PROPOSED STREET LIGHT (STD DMG SDE-10)


- 
- PROPOSED TRAFFIC SIGNAL POLE

- 
- PROPOSED STREET TREE

- 
- PROPOSED STORM DRAIN / CATCH BASIN
- PROPOSED RIP RAP/COBBLE ENERGY DISSIPATER

- -- -- --  
EFFECTIVE REGULATORY FLOODWAY  
PER LOMR CASE NO. 16-09-1178P

- PER LOMR CASE NO. 16-09-1178P  
BASE FLOOD ELEVATION (FEET)

- 
- SEWER LATERAL/CLEANOUT

- WATER LATERAL

- 

- Bygones

- $z =$

- PROJECT ADO EUCLID A

- PROJECT NO: \_\_\_\_\_  
DATE: \_\_\_\_\_

- 
- | Number of trials | 04/ (N) | 07/ (N) |
|------------------|---------|---------|
| 0                | 10      | 10      |
| 10               | 20      | 20      |
| 20               | 30      | 30      |
| 30               | 40      | 40      |
| 40               | 50      | 50      |
| 50               | 60      | 60      |
| 60               | 60      | 60      |

- GRAPHIC SCALE 1" = 20'  
J=13284mm

- rickengineering.com

- Downloaded At: 11:52 11 September 2009

-







## PLANT MATERIAL LEGEND

[illegible]

## STANDARD LANDSCAPE NOTES:

- A. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE LAND DEVELOPMENT MANUAL: LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- B. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER MAINTENANCE OF THE LANDSCAPE. THE DESIGN OF THE IRRIGATION SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- C. THE IRRIGATION SYSTEM SHALL OPERATE WITHIN THE APPROVED WATER BUDGET. SEE CALC'S TOP RIGHT, THIS SHEET.
- D. AN IRRIGATION ADJUSTMENT SHALL BE REQUIRED TO IDENTIFY ANY ALL PLANT MATERIAL. IRRIGATION SYSTEMS AND LANDSCAPE FEATURES SHALL BE INSTALLED AND OPERATE AS APPROVED BY THE CITY. ADJUST SHALL BE SUBMITTED TO THE CITY PRIOR TO OCCUPANCY AND USE.
- E. MAINTENANCE: ALL PLANTED LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISABSED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS WITH MATERIAL OF AN EQUIVALENT PLANT VOLUME.
- F. SCREENING: WHEN PLANT MATERIAL IS USED TO ACHIEVE A SCREENING REQUIREMENT, PROVIDE 100% SCREENING WITHIN 10 FEET OF THE GROUND AND SPACED TO ACHIEVE 100% SCREENING WITHIN TWO YEARS OF INSTALLATION.
- G. ALL PLANTING AREAS SHALL RECEIVE A 3 INCH LAYER OF BARK MULCH UNLESS OTHERWISE NOTED.
- H. LONG TERM MAINTENANCE RESPONSIBILITY: ALL LANDSCAPING SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE OWNER.

## SPECIAL LANDSCAPE NOTES

**SPECIAL LANDSCAPE NOTES**  
SAN DIEGO MUNICIPAL CODE 103.107(D)(1) THE FOLLOWING APPLICATION PROCEDURES APPLY:

A. PERMIT APPLICATIONS SHALL BE ACCOMPANIED BY A SITE PLAN AND SUPPLEMENTARY INFORMATION REQUIRED TO ESTABLISH THAT ALL LANDSCAPING SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

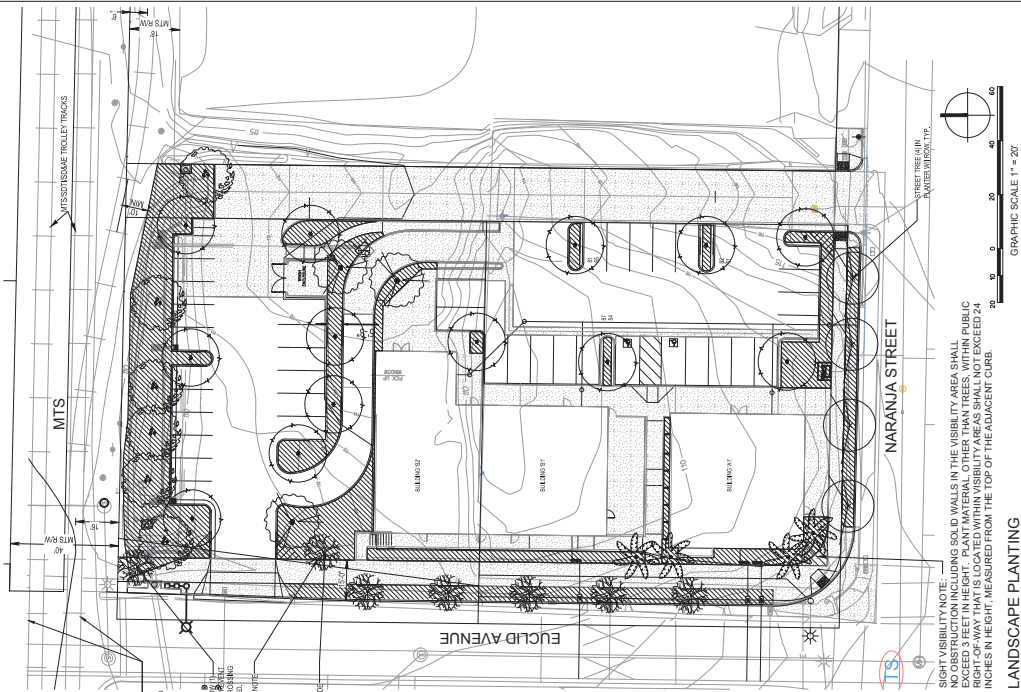
B. AT THE TIME OF AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY, THE APPLICANT WILL PROVIDE EVIDENCE THAT ALL LANDSCAPING IS IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN AND IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

### IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
UNDERGROUND UTILITY LINES (EXCEPT SEWER) - 5 FEET  
SEWER - 10 FEET  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAYS - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

## LANDSCAPE DESIGN STATEMENT

THE PROPOSED PLANT PALETTE WILL CONSIST OF BOTH CALIFORNIA NATIVE AND REGIONALLY OCCURRING SPECIES THAT ARE APPROPRIATE TO THE CHOLAS CREEK AS IT MATURES OVER TIME. THE AESTHETIC GROUPING OF STREET AND ON-SITE TREES ALONG THE EULOID AVENUE AND NARANJA STREET WILL CREATE NEW INTEREST AND A SPECIAL CONNECTION WITH THE COMMUNITY.



SIGHT VISIBILITY NOTE: NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

## LANDSCAPE PLANTING



DATE: 9/6/2018	
REVISION #	DATE
1	9/6/2018
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EUCLID & NARANJA DEVELOPMENT PROJECT

LEONARD & VIN  
SAN DIEGO, CALIFORNIA



## LANDSCAPE AREA/POINT REQUIREMENTS - BASED ON COMMERCIAL DEVELOPMENT

	STREET YARD: EUCALYPT AVENUE 2,394 SF	PLANTING AREA REQUIRED = SF x 25% 2,394 x .25 = 598 SF PLANTING AREA PROVIDED = 1429 SF EXCESS PLANTING AREA = 833 SF	VEHICULAR USE AREA (OUTSIDE STREETWAY) 22,989 SF	PLANTING AREA REQUIRED = SF x .5% 22,989 x .03 = 690 SF PLANTING AREA PROVIDED = 2,938 SF EXCESS PLANTING AREA = 2,248 SF PLANTING POINTS REQUIRED = SF x 5% 22,989 x .03 = 690 PTS. POINTS ACHEIVED WITH TREES 14 TREES 24" BOX @ 20 PTS = 280 PTS	ACHIEVED WITH SHRUBS 5 GAL (2 PTS, 25%) / 1 GAL (1 PT, .75%) = 430 POINTS MIN	TOTAL PLANTING POINTS PROVIDED = 710 PTS EXCESS POINTS PROVIDED = 20 PTS	VEHICULAR USE AREA (STREETYARD) 153 SF	PLANTING AREA REQUIRED = SF x 5% 153 x .05 = 8 SF PLANTING AREA PROVIDED = 8 SF EXCESS PLANTING AREA = 0 SF PLANTING POINTS REQUIRED SF x 5% 153 x .05 = 8 PTS POINTS ACHEIVED WITH TREES 1 TREES 24" BOX @ 20 PTS = 20 PTS	ACHIEVED WITH SHRUBS 5 GAL (2 PTS, 25%) / 1 GAL (1 PT, .75%) = 8 POINTS MIN	TOTAL PLANTING POINTS PROVIDED = 28 PTS EXCESS POINTS PROVIDED = 20 PTS
	STREET YARD: MARANUA STREET 1,340 SF	PLANTING AREA REQUIRED = SF x 25% 1,340 x .25 = 335 SF PLANTING AREA PROVIDED = 482 SF EXCESS PLANTING AREA = 147 SF PLANTING POINTS REQUIRED = SF x 5% 1,340 SF x .05 = 67 PTS POINTS ACHEIVED WITH FEATHER PALMS 1 PALM 10' BTH (3.0 PTS/STBTH) = 30 PTS	VEHICULAR USE AREA (OUTSIDE STREETWAY) 22,989 SF	PLANTING AREA REQUIRED = SF x .5% 22,989 x .03 = 690 SF PLANTING AREA PROVIDED = 2,938 SF EXCESS PLANTING AREA = 2,248 SF PLANTING POINTS REQUIRED = SF x 5% 22,989 x .03 = 690 PTS. POINTS ACHEIVED WITH TREES 14 TREES 24" BOX @ 20 PTS = 280 PTS	ACHIEVED WITH SHRUBS 5 GAL (2 PTS, 25%) / 1 GAL (1 PT, .75%) = 430 POINTS MIN	TOTAL PLANTING POINTS PROVIDED = 710 PTS EXCESS POINTS PROVIDED = 20 PTS	VEHICULAR USE AREA (STREETYARD) 153 SF	PLANTING AREA REQUIRED = SF x 5% 153 x .05 = 8 SF PLANTING AREA PROVIDED = 8 SF EXCESS PLANTING AREA = 0 SF PLANTING POINTS REQUIRED SF x 5% 153 x .05 = 8 PTS POINTS ACHEIVED WITH TREES 1 TREES 24" BOX @ 20 PTS = 20 PTS	ACHIEVED WITH SHRUBS 5 GAL (2 PTS, 25%) / 1 GAL (1 PT, .75%) = 8 POINTS MIN	TOTAL PLANTING POINTS PROVIDED = 28 PTS EXCESS POINTS PROVIDED = 20 PTS

REMAINING YARD  
4,439 SF

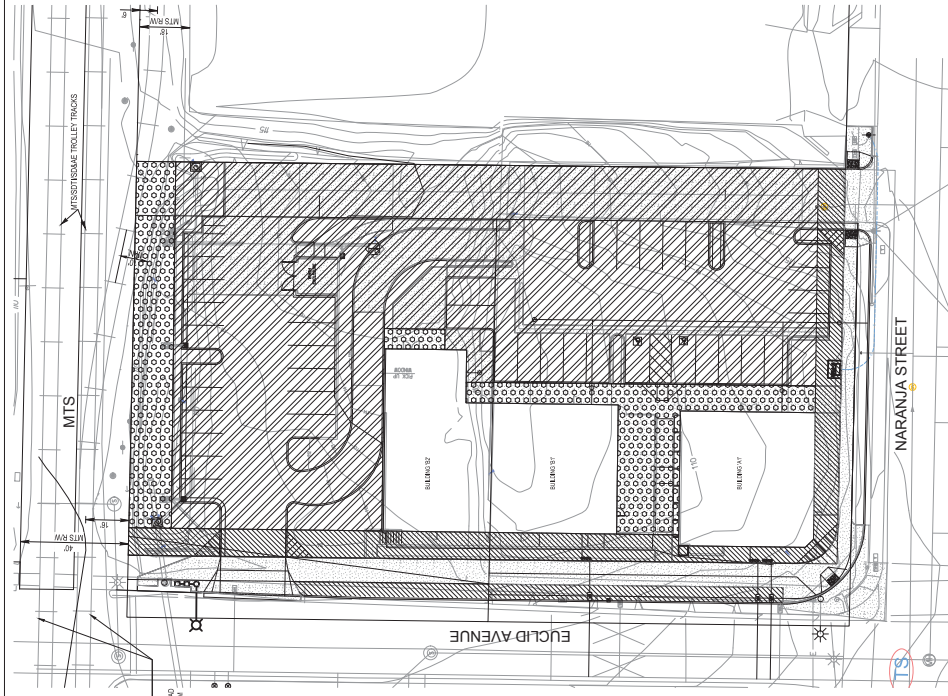
PLANTING AREA REQUIRED = SF X 30%  
4,439 X .03 = 1,332 SF  
PLANTING AREA PROVIDED = 1,645 SF  
EXCESS PLANTING AREA = 313

PLANTING POINTS REQUIRED = SF X 5%  
4,439 X .05 = 222 PTS.

POINTS ACQUIRED WITH TREES  
6 TREES (24" BOX, 20 PTS.) = 120 PTS.

POINTS ACQUIRED WITH SHRUBS  
5 GAL. (2 PTS., 75% / 1 GAL. 1 PT.) = 122 PTS. MIN.

TOTAL PLANTING POINTS PROVIDED = 242 PTS  
EXCESS POINTS PROVIDED = 20 PTS



LANDSCAPE CALCULATIONS



PROJECT ADDRESS:		EUCUID AVENUE & NARANJA STREET SAN DIEGO, CALIFORNIA 92114	
PROJECT NO. 139M/MM			
DATE: 6/4/2018			
REVISION #	DATE	REVISION #	DATE
1	12/8/2019	1	10/12/2019
2	4/8/2020	2	4/8/2020
3	8/15/2021	3	8/15/2021
4	10/5/2021	4	10/5/2021
PROJECT NAME		PROJECT NAME	
EUCUID & NARANJA		EUCUID & NARANJA	
SHEET TITLE: LANDSCAPE CALCS		SHEET #	
		L-2	

15928488



**MEMBERSHIP**  
**ANNUAL MEETING**  
**1998**  
**1998**




**EUCLID & NARANJA DEVELOPMENT PROJECT**  
SAN DIEGO, CALIFORNIA

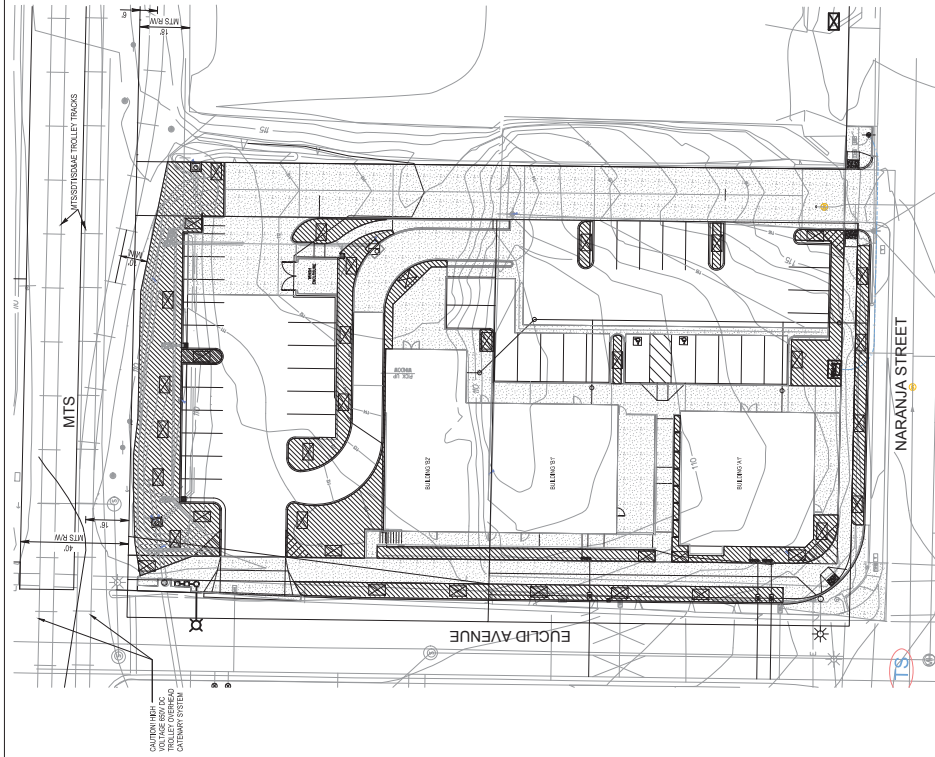
## LANDSCAPE WATER BUDGET CALCULATIONS:

City of San Diego Land Development Code  
Landscape Standards, Appendix E: Water Requirement Worksheet[illegible]

## HYDROZONE(S) TYP.

ALL AREAS SHOWN WITHIN THE HATCH PATTERN WILL BE IRRIGATED. THE ESTIMATED TOTAL WATER USE (ETWL) SHALL NOT EXCEED THE ALLOWABLE WATER BUDGET SHOWN ABOVE. SEE LANDSCAPE IRRIGATION PLANS FOR FINAL CALCULATIONS.

SYMBOL	IRR. METHOD	IR	PR	SF/EA
	DRIP	.90	2	4,979 SF.
	MP ROTATOR	.75	2	2,909 S.F.
			TOTAL	7,888 S.F.
	BUBBLER (EA. TREE)	.85	5	



LANDSCAPE IRRIGATION CALCULATIONS



PROJECT ADDRESS:		EUCILD AVENUE & NARANJA STREET	
		SAN DIEGO, CALIFORNIA 92114	
PROJECT NO. 1394MMH			
DATE 8/24/2018	REVISION #	DATE	
	1	10/12/2019	
	2	4/26/2019	
	3	8/15/2019	
	4	10/13/2019	
PROJECT NAME		L-3 SHT #	
EUCILD & NARANJA			
SHEET TITLE		IRRIGATION CALC'S	

[illegible]

IRRIGATION & MAINTENANCE NOTES:

**IRRIGATION DESIGN STATEMENT:**

**IRRIGATION DESIGN STATEMENT:**  
It is the intention of this irrigation plan to limit the overall water consumption of the proposed regionally adaptive landscape by utilizing sound Xeriscape principles, which apply directly to the site-specific landscape in conjunction with the irrigation system. This goal will be met by utilizing the most efficient irrigation design and state of the art technology.

IRRIGATION COMPONENTS:

1. The irrigation system design for these types of irrigation should not be limited to an automatic irrigation system incorporating drip irrigation, bubblers, low precipitation control, rain shut-off device, moisture sensing devices, check valves and master remote valve.
2. The irrigation system shall be designed to avoid runoff, low head drainage, overwatering, and other problems that may occur. The system shall also have no backflow into areas, walls, ceilings, and structures.
3. Proper irrigation equipment and schedules, including such features as repeat cycles, shall be used to closely match maximum application area, irrigation efficiency, and uniformity to site-specific infiltration rates.
4. The irrigation system will be sensitive to various soil exposures throughout the year.

IRRIGATION MAINTENANCE:

**IRRIGATION MAINTENANCE:**  
All irrigated areas shall be the maintenance responsibility of the property owner(s).

5. All site irrigation shall be serviced by a dedicated Landscape Irrigation meter.
6. No recycled water is proposed for this project.
7. All planting areas will be amended with organic material depending upon on-site soil conditions to aid in soil moisture retention.
8. All planting areas will receive either 2" of a bark material or cobble mulch to retain soil moisture and maintain cooler soil temperatures.
9. The irrigation design shall conform to the City of San Diego Landscape Development as required.

**EUCLID & NARANJA DEVELOPMENT PROJECT**  
SAN DIEGO, CALIFORNIA