



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 14, 2020 REPORT NO. H0-20-050

HEARING DATE: October 21, 2020

SUBJECT: GENESEE RETAIL CENTER - Process Three Decision

PROJECT NUMBER: [641117](#)

OWNER/APPLICANT: Fisher Real Estate Partners

SUMMARY

Issue: Should the Hearing Officer approve the construction of 5,715 square feet of retail building at the northeast corner of Genesee Avenue and Derrick Drive within the Clairemont Mesa Community Planning area?

Staff Recommendation: Approve Planned Development Permit 2352020 and Site Development Permit No. 2310771

Community Planning Group Recommendation: On January 21, 2020, the Clairemont Mesa Community Planning Group voted 13-0-0 to recommend approval of the proposed project, with the recommendation to bring planting up to current city standard throughout the parking lot and to improve the ADA path of travel.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15303 (New Construction). The environmental exemption determination for this project was made on February 14, 2020 and the opportunity to appeal the determination ended on March 2, 2020. There were no appeals to the environmental determination.

BACKGROUND

The project site is a 4.0-acre site located at the northeast corner of Genesee Avenue and Derrick Drive in the CC-1-3 base zone. The site is developed with an existing retail center and surface parking. The existing 45,901-square-foot retail center, addressed as 4441 and 4439 Genesee Avenue, was constructed in 1952, and is occupied by a Sprouts and a Pep Boys that will remain as-is. There is an addition building, approximately 10,000 square-feet, that is part of the center as well, under different ownership. That building would also remain as-is.

DISCUSSION

The project as proposed would add an additional 5,715 square feet of retail to the 4-acre site. The square footage would be divided between two building, with a breezeway connection between the two buildings, and would provide a pathway from the corner of Genesee Avenue and Derrick Drive through the new street facing buildings to the existing retail towards the middle/rear of the property.

The site is within the “Core” area of the Clairemont Mesa Community Plan (CMCP), which designates the site for Community Center. Within the Community Core, only commercial uses are allowed by the community plan. The construction of 5,715 square feet of commercial building is consistent with the land use designation.

The site is within Community Plan Implementation Overlay Zone (CPIOZ) Type B which provides supplemental development criteria to ensure new development has unifying architectural, sign, and landscaping themes, along with pedestrian walkways and bikeways. Staff from both the Planning Department and the Development Services Department reviewed the proposed project and determined that the project is consistent with the supplemental development criteria, by incorporating new landscaping while maintaining some of the existing trees, as well as broader walkways, an architectural theme that is consistent with newer development in the community. The project will also activate this corner of the intersection, with new buildings with small plazas, in contrast to the existing surface parking area.



Figure 1: Site looking east from Genesee Ave. in the foreground

While the project will develop in an area that is currently utilized for parking spaces, the retail center will still have 334 spaces, where 314 are required.

The project site is within Community Plan Implementation Overlay Zone Type B of the CMCP, and due to that, a Site Development Permit in accordance with San Diego Municipal Code Section (SDMC) Section [126.0502\(c\)\(1\)](#) is required. The Planned Development Permit is required in accordance with SDMC [143.0465](#) for projects within land use plans that recommend a Planned Development Permit in conjunction with any other discretionary action, and when no deviations from the applicable zone regulation are requested. No deviations are requested with this project, and the project is in full compliance with the development regulation of the applicable zone. Therefore, the project is consistent with the applicant regulations of the Land Development Code.

ALTERNATIVES

1. Approve Planned Development Permit No. 2352020 and Site Development Permit No. 2310771, with modifications.
2. Deny Planned Development Permit No. 2352020 and Site Development Permit No. 2310771, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

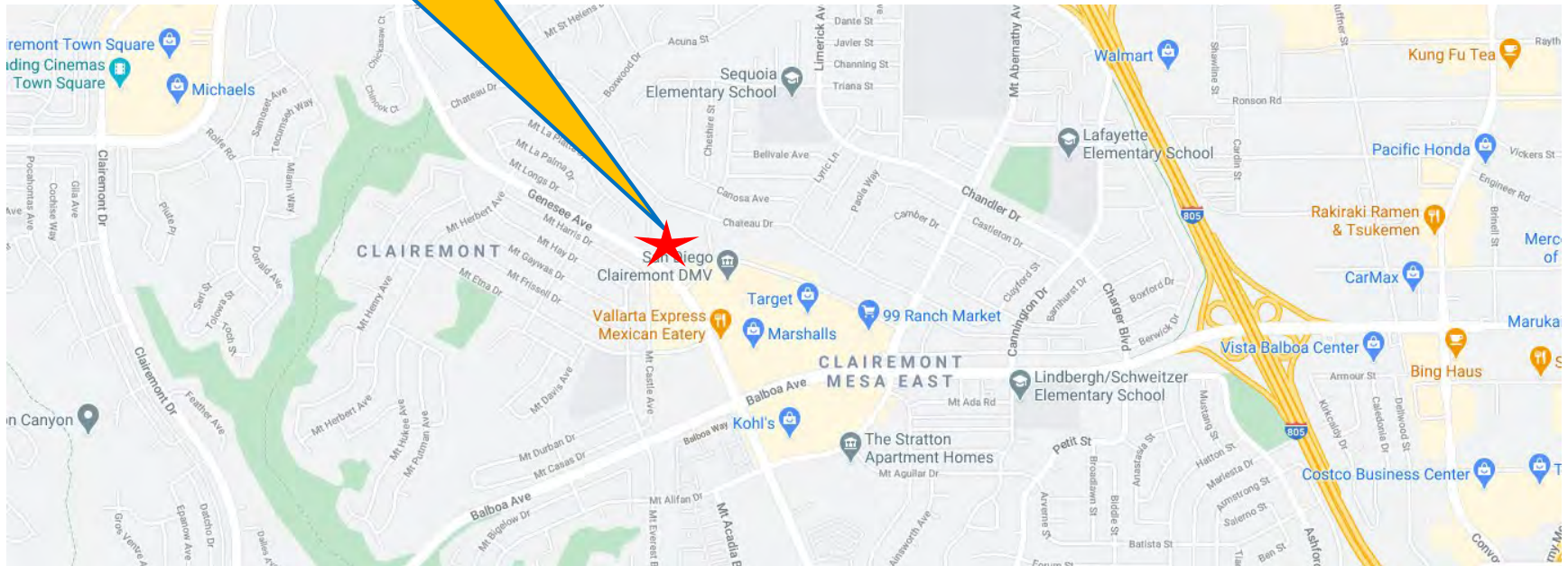
A handwritten signature in blue ink, appearing to read 'Martha Blake', is written over a horizontal line.

Martha Blake, Development Project Manager

Attachments:

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

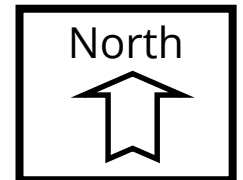
Project Site



Project Location Map

Genesee Retail Center

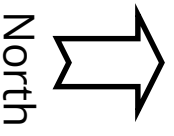
PROJECT NO. 641117



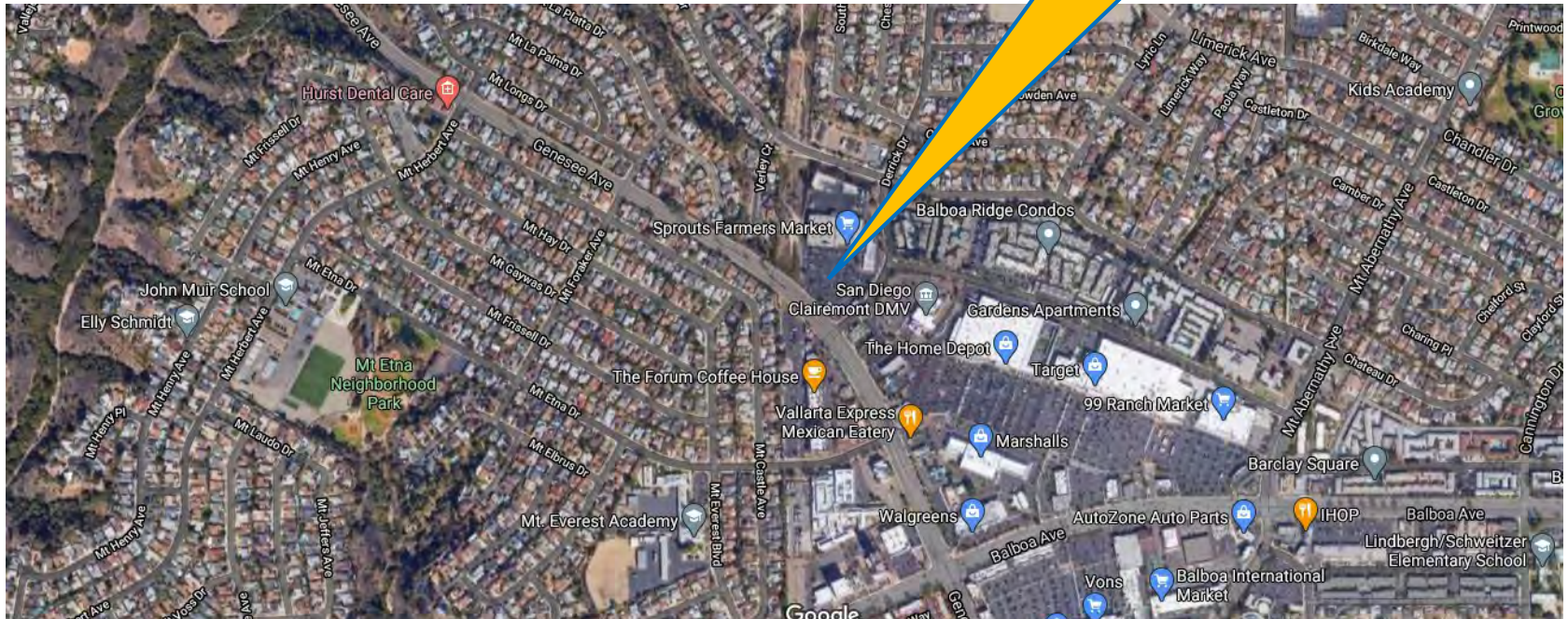
Project Site



Land Use Map
Genesee Retail Center
PROJECT NO. 641117

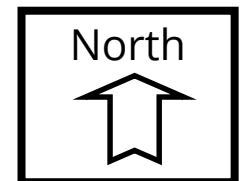


Project Site



Aerial Photo

Genesee Retail Center
PROJECT NO. 641117



HEARING OFFICER
RESOLUTION NO. [REDACTED]
PLANNED DEVELOPMENT PERMIT NO. 2352020 and SITE DEVELOPMENT PERMIT NO. 2310771
GENESEE RETAIL CENTER PROJECT NO. 641117

WHEREAS, FISHER REAL ESTATE PARTNERS, Owner/Permittee, filed an application with the City of San Diego for a permit to construct an approximately 5,715-square-foot retail building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 2352020 and Site Development Permit No. 2310771) on portions of a 4-acre site;

WHEREAS, the project site is located at 4445 Genesee Avenue in the CC-1-3 base zone of the Clairemont Mesa Community plan area;

WHEREAS, the project site is legally described as Miscellaneous Map No. 36, and that Portion of Lot 1 Balboa Shopping Center, According to Map Thereof No. 4811, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on February 14, 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 15301 (New Construction or Conversion of Small Structures); 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 October 21, 2020, the Hearing Officer of the City of San Diego considered Planned Development Permit No. 2352020 and Site Development Permit No. 2310771 pursuant to the Land Development Code of the City of San Diego;

NOW THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2352020 and Site Development Permit No. 2310771:

A. PLANNED DEVELOPMENT PERMIT (SDMC SECTION 126.0605)

1. Findings for all Planned Development Permits

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

The project, located on a 4-acre site at 4445 Genesee Avenue is currently developed with a small shopping center centered around surface parking, and proposes a new, 5,715-square-foot retail structure that would be located in the southern corner of the site, which is currently developed with surface parking.

The site is within the "Core" area of the Clairemont Mesa Community Plan (CMCP), which designates the site for Community Center. Within the Community Core, only commercial uses are allowed by the community plan. The construction of 5,715 square feet of commercial building implements the land use designation.

The site is within Community Plan Implementation Overlay Zone (CPIOZ) Type B which provides supplemental development criteria to ensure new development has unifying architectural, sign, and landscaping themes, along with pedestrian walkways and bikeways. The project is consistent with the supplemental development criteria, by incorporating new landscaping while maintaining some of the existing trees, as well as broader walkways, an architectural theme that is consistent with newer development in the community. The project will also activate this corner of the intersection, with new buildings with small plazas, in contrast to the existing surface parking area.

The project as proposed implements the land use designation for the site as well as complies with the supplemental development criteria of the CPIOZ Type B. Therefore, the project will not adversely affect the land use plan.

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

An Exemption was prepared for this project in accordance with the State of California Environmentally Quality Act (CEQA) Guidelines. No mitigation for potential significant impacts is required. The permit for the project includes conditions of approval and exhibits to achieve project compliance with the applicable SDMC regulations. Compliance with the permit conditions would protect the health, safety and general welfare of persons residing or working in the surrounding area. Permit requirements include obtaining an Encroachment Maintenance Removal Agreement

for all private storm drain systems and connections, landscape and irrigation located in the City's right-of-way; compliance with all construction best Management Practices; and providing a technical report for review and approval by the City Engineering demonstrating that the project complies with the Storm Water Standards in effect at the time of the issuance of construction permits.

Ministerial building permits require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all adopted referenced standards, which also establish standards to safeguard public health, safety, and welfare. The Fire Access Plan for the proposed development demonstrates compliance with fire protection and life safety requirements regarding adequacy of hydrants, hose pull length, and emergency access. Therefore, the proposed development would not be detrimental to the public health, safety, and welfare.

- c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The project site is within CPIOZ Type B of the CMCP, and that requires a Site Development Permit in accordance with San Diego Municipal Code Section (SDMC) Section 126.0502(c)(1). The PDP is required in accordance with SDMC 143.0465 for projects within land use plans that recommend a Planned Development Permit in conjunction with any other discretionary action, and when no deviations from the applicable zone regulation are requested. A PDP for commercial uses also requires compliance with supplemental development regulations in accordance with SDMC 143.0460.

No deviations are requested with this project, and the project is in full compliance with the development regulations of the CC-1-3 zone. In addition, the project is in conformance with the supplemental development regulations, through the provision of pedestrian plazas connecting the public street to the retail center and by providing a building between the public right-of-way and the parking area. Therefore, the project is consistent with the applicant regulations of the Land Development Code.

B. SITE DEVELOPMENT PERMIT (SDMC SECTION 126.0505)

1. Findings for all Site Development Permits:

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

Please see Finding A.1.a.

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

Please see Finding A.1.b.

- c. 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 as proposed will comply with the regulations of the Land Development Code for the CC-1-3 Zone. The project was also designed to conform with all of the applicable development regulations (i.e., density, building setbacks, lot coverage, and height) of the Clairemont Mesa Community plan and the Community Plan implementation Overlay Zone Type B, and the adopted City Council policies and regulations of the Land Development Code, including the supplemental regulations required under the PDP (see A.1.c above) No deviations are proposed. Therefore, the project is in compliance with the Land Development Code.

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 Office, Planned Development Permit No. 2352020 and Site Development Permit No. 2310771 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 2352020 and Site Development Permit No. 2310771, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: October 21, 2020

IO#: 24008324

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008324

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2352020 and SITE DEVELOPMENT PERMIT NO. 2310771
GENESEE RETAIL CENTER PROJECT NO. 641117
HEARING OFFICER

This Planned Development Permit No. 2352020 and Site Development Permit No. 2310771 is granted by the Hearing Officer of the City of San Diego to Fisher Real Estate Partners, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Sections §126.0605 and 126.0505. The 4 -acre site is located at 4445 Genesee Avenue in the CC-1-3 zone(s) of the Clairemont Mesa Community plan area. The project site is legally described as: Miscellaneous Map No. 36, and that Portion of Lot 1 Balboa Shopping Center, According to Map Thereof No. 4811, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an approximately 5,715-square-foot retail building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 21, 2020, on file in the Development Services Department.

The project shall include:

- a. Approximately 5,715 square feet of a new retail building;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Signage; and
- 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 November 5, 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.

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new City standard 30 ft driveway, adjacent to the site on Derrick Drive, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new City standard 30 ft driveway, adjacent to the site on Genesee Avenue, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City Standard Sidewalk and curb and gutter, as shown on Exhibit A, satisfactory to City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City Standard Bus Pad, adjacent to the site on Genesee Avenue, satisfactory to City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for all private storm drain systems and connections, landscape and irrigation located in the City's right-of-way, satisfactory to the City Engineer.
17. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
19. 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.
20. Prior to the issuance of any building permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

22. 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, Stormwater 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.
23. 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-sq. ft.

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.

24. 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-sq. ft. area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

25. 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.

26. 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:

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

28. 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

29. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of an MTS bus shelter per 'Exhibit A', satisfactory to the City Engineer.

30. The 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 authorized by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

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

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

34. The Owner/Permittee shall design and construct any proposed water and sewer facilities within the public ROW, and/or public easement, 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 or as otherwise approved by the Public Utilities Director and the City Engineer.

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 October 21, 2020 and [Approved Resolution Number].

ATTACHMENT 5

PLANNED DEVELOPMENT PERMIT NO. 2352020/SITE DEVELOPMENT PERMIT NO. 2310771
Date of Approval: October 21, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Fisher Real Estate Partners
Owner/Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION**ATTACHMENT 6***(Check one or both)*

TO: ☒ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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

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

Project Name/Number: Genesee Retail Center SDP / 641117**SCH No.:** N.A.**Project Location-Specific:** 4445 Genesee Avenue, San Diego, CA 92117**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: Site Development Permit (SDP) to construct a new 5,715 square-foot retail building on an existing site within the Community Plan Implementation Overlay Zone - Type B. The project site is located at 4445 Genesee Ave within the Clairemont Mesa Community Plan area, Council District 6. The site is zoned CC-1-3 with overlay zones including Airport Influence Area (MCAS & Montgomery Area 2), Clairemont Mesa Height Limit Overlay Zone, Community Plan Implementation Overlay Zone - B, and Transit Priority Area.

Name of Public Agency Approving Project: City of San Diego Hearing Officer**Name of Person or Agency Carrying Out Project:** Nigel Fisher, 1617 Antigua Way, Newport Beach, CA. 92660 , 714-330-4627**Exempt Status:** (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Section 15303, New Construction.
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that since the project would be located within a previously developed site lacking sensitive resources that environmental impacts would not occur. Therefore, the project would qualify to be categorically exempt from CEQA pursuant to 15303 (New Construction or Conversion of Small Structures) which allows for the construction of up to four commercial buildings not exceeding 10,000 square feet. The project site lacks sensitive environmental resources and the exceptions listed in CEQA Section 15300.2 do not apply.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

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

Revised May 2018

Conroy/Hendrix Associate Planner
Signature/Title

10/5/20

Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Clairemont Community Planning Group

Minutes of the Meeting of
January 21st, 2020
Alcott Elementary School Auditorium

P Naveen Waney - Chair P Nicholas Reed – Vice Chair P Gary Christensen - Secretary P Delana Hardacre- Treasurer	P Harry Backer P Kevin Carpenter P Cecelia Frank A Chad Gardner	P Richard Jensen A Michael Brewer P Ryan Rolla P Carol Schleisman	P Glen Schmidt P Susan Mournian P Billy Paul P Erin Cullen
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P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Chair Naveen Waney called the meeting to order at 6:00 p.m. Roll call was taken and a quorum present.

Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE: 2-minute time limit per speaker.**

Public:

- Marlon –
 - EIR for the CPU is available for review and comment.
 - There is a scoping meeting regarding the EIR on 1/29 at the North Clairemont Rec. Center from 6-8pm.
 - Comments are due in writing by 2/15/2020.
- Michael –
 - Brought the Oasis catalog with classes for seniors to share.
 - Brought the continuing education catalog
 - Brought the Clairemont Times.
 - Reminder Primary is on 3/3/2020, you can check your registration status at sdvote.com
- Julie – Mt. Etna meeting with Planning Commission on 1/30/2020 at 9am. CCPG and the subcommittee to register a comment.
- Doreen – a volunteer for Barbara Bry spoke about the candidate.

Committee Members:

- Harry –
 - Ingulf at Morena is a crossing hazard during the rain needs looking into.
 - Bridge concrete at Tecolote still not complete.
 - Homeless in San Diego River using it as a restroom.
- Richard –
 - Scoping meeting for the CPU EIR raising concerns about the comment period timeline and referenced a letter submitted by George H.
- Susan –
 - Requested postponement of the scoping meeting.
- Erin –
 - Can George's letter be added to the minutes?
 - Naveen-yes, we will add it.
 - SANDAG taking care of graffiti well when reported.
 - Referenced an op-ed concerning SB50

Item 3. Modifications to the Agenda – Requires 2/3 approval.

- None.

Item 4. Approval of Minutes-

- Tabled to be reviewed at February meeting.
 - Minutes from November, December Special Meeting, & January.

Item 5. Council Representative Reports**District 2 Council Report, Carrie Munson, Community Liaison, cmunson@sandiego.gov**

- No representative present.

District 6 Council Report, Madison Garrett, Community Liaison, mgarrett@sandiego.gov

- Appreciate feedback regarding budget priority memo.
- Clairemont Office Hours held on 1/17/2020 went well, will be in Clairemont approximately every 3 months.
- SDG&E mural on Clairemont Mesa Blvd will be complete by EOM February.
- New billboard regulations passed regarding marijuana advertisement and locations.

SANDAG Mid-Coast Trolley Monthly Update (Frank, SANDAG)

- Please call to report graffiti and we will take care of it.
- Morena access to Clairemont Dr. stairs and pathway complete.
- Preparing for retaining walls at Balboa station.
- Landscaping plan update in February.

Committee:

- Harry –
 - Need dust control for tie installation
 - When will the bike path walls be complete?
 - Reworking other items first.
 - Morena landscaping and noise buffer?
 - Will report in February.
- Billy –
 - I5 North median at 52 missing needs a sign stating reduced median.
- Nick –
 - Morena Blvd road conditions getting worse. Will call MCTC to repair.
- Susan –
 - Jacaranda trees were not loved please select something different to replace them.
- Kevin –
 - Disappointed with the number of proposed trees needs to be more throughout the project.

Item 6. Consent Agenda (see agenda)**Item 7. Action Items****201. Genesee Retail Center – SDP – PTC:641117 – Applicant: Glenn Linthicum**

- Project will add two buildings at the west side of the plaza, no code deviations.
- Kevin PRS report:
 - PRS passed unanimously to recommend for approval the project with the condition the landscaping be updated and a recommendation to improve the path of travel.
- Motion: Susan – Motion to approve the PRS motion. Second – Nick.
- Billy:
 - Driveway location on Derick is a concern. Enhance the clock on the rendering.
- Glen: What are we voting to approved?
 - The motion with the condition presented at PRS.
- Amended Motion: Motion to approved with the condition to bring planting up to current city standard throughout the parking lot/project. recommendation to improve the ADA path of travel.
 - Motion-Susan
 - 2nd-Nick

- Public –
 - Parking is already deficient.
 - We're removing 20 spaces in the front and adding 100 in the rear.
 - Can we see the traffic report?
 - Yes.
 - Is parking increased or are they smaller spaces?
 - Adding parking.
- Vote 13-0-0

202. Holtgrave Wall NDP – PTS:641717 – Larry Sillman

- RS-7 zoned property.
- Already construction wall impeded sign triangle.
- Kevin PRS report:
 - Motion to recommend approval as presented. Passed unanimously.
- Homeowner to mitigate visibility with mirrors.
- Motion: to approve as presented.
 - Motion Harry
 - 2nd Nick

VOTE: 12-0-1 (Billy abstains, missed the presentation)

203. Request for Alternative Process for 3-way stop sign at Chateau Dr. & Lyric Ln. (Nicholas Reed, Stephanie Gains)

- Nick P&T Report:
 - Drafted a letter for consideration. Unanimous approval at P&T to recommend 3-way stop. Also asking for a speed study.
- Delana – How many residents are involved in this request?
 - Stephanie – I have spoken to all of my neighbors and they all support it.
 - We should add a petition.
- Nick – will amend the letter to include the signature sheet.
- Susan – add the accident reports.
- Kevin – We should include an option for traffic circles.
 - They won't fit.
- Harry – If it's a 25mph zone there are no offices to monitor it.
- Richard – If another speed study is conducted the speed may go up, 30mph is the lowest for radar.
- Motion – Suggest we remove "Alternative Process in paragraph 4 and add "or alternative solutions"/
- Amended motion – approve the letter with modifications and to include signatures from the community.
 - Second: None
- Motion – Motion to approved item 203.
 - Motion Susan
 - 2nd Kevin
- Public:
 - Kaitlyn – what's the distance from stop to stop? If on the curve it's blind and miss able increasing the danger.

VOTE: 12-0-0 (Billy stepped out)

Item 8. Informational Items

301. Bay Ho 2A Water Main Replacement Project (Jaime Ramos)

- May/June 2020 construction to begin.
- 8:30am – 3:30pm construction and traffic control hours.
- 11 new fire hydrants to be added.
- Estimated completion January 2022.
- Harry:
 - Have all utilities been contract with to see if they have work to be coordinated?
 - Yes.

- Will there be a soils compaction test?
- Yes.
- Slurry seal only?
- New overlay on all.
- Public:
 - What streets?
 - Nick – there is a map available.
 - Laterals being replaced?
 - Yes.

302. Miramar Landfill Height Limit Increase Proposal (Lisa Wood)

- Increase of height from 485' to 510'
- Extending life from 2024 to 2028.
- No significant impacts noted.
- Richard:
 - Can it be increased again?
 - Yes.
 - Does it take into consideration increased population?
 - Yes, but in 2022 trash handling will be changing because of SB1383.
- Harry:
 - What happens if not approved?
 - Would be sent to Allied Waste landfill as a specific rate.
- Billy:
 - Concerned with the flight path.
 - MCAS Miramar has no objections.
- Glen:
 - Can it be contour graded when complete?
 - Unknown
- Public:
 - Will this impact odor?
 - No, it shouldn't.

Item 9. Workshop Items None

Item 10. Potential Action Items

401. Potential Response to City Attorney Memorandum on Planning Group Reform

- Let's see what CPC says.

Item 11. Reports to Group

Chair Report – Naveen Waney – no report

Vice-Chair/Parking & Transportation Report – Nicholas Reed – P&T met in January about bike lanes on Clairemont Dr. continued at P&T for another meeting due to loss of parking.

Secretary Report, Gary Christensen – no report

Community Planners – Naveen Waney – Bylaws discussed at the meeting. City Attorney presented at CPC.

MCAS Miramar – Cecelia Frank –

Treasurer – Delana Hardacre – City: \$500; Checking: \$159.22

Community Plan Update – Susan Mournian – 2 more meetings. Cookie exchange at the March meeting.

Clairemont Town Council – Delana Hardacre –

Project Review Subcommittee – Kevin Carpenter – 2 projects confirmed in February.

Election – Nicholas Reed – Considering a second election day.


By-Laws – February meeting is in planning stages.

CIP – Erin Cullen – Kick off in February.

Mt. Etna/County Crime Lab – Michael Brewer – Public hearing 1/30 at 9am at City Hall.

Adjournment at 8:18 PM

The next meeting will be held on February 18th, 2020, 6:00 pm at Alcott Elementary School.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: Genesee Retail Center **Project No. For City Use Only:** _____

Project Address: 4437 Genesee Ave., San Diego Ca 92117

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 200509100028 CA
☒ Partnership ☐ Individual Limited Partnership 32-071452 IRS

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: Fisher Real Estate Partners San Diego LP ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1417 Antigua Way

City: Newport Beach State: CA Zip: 92660

Phone No.: 714-330-4627 Fax No.: _____ Email: Nigel Fisher@pacbell.net

Signature: Nigel Fisher Date: 6/14/19

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Fisher Real Estate Partners Leasing LP ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 1417 Antigua Way

City: Newport Beach State: CA Zip: 92660

Phone No.: 714-330-4627 Fax No.: _____ Email: Nigel Fisher@pacbell.net

Signature: Nigel Fisher Date: 6/14/19

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: _____

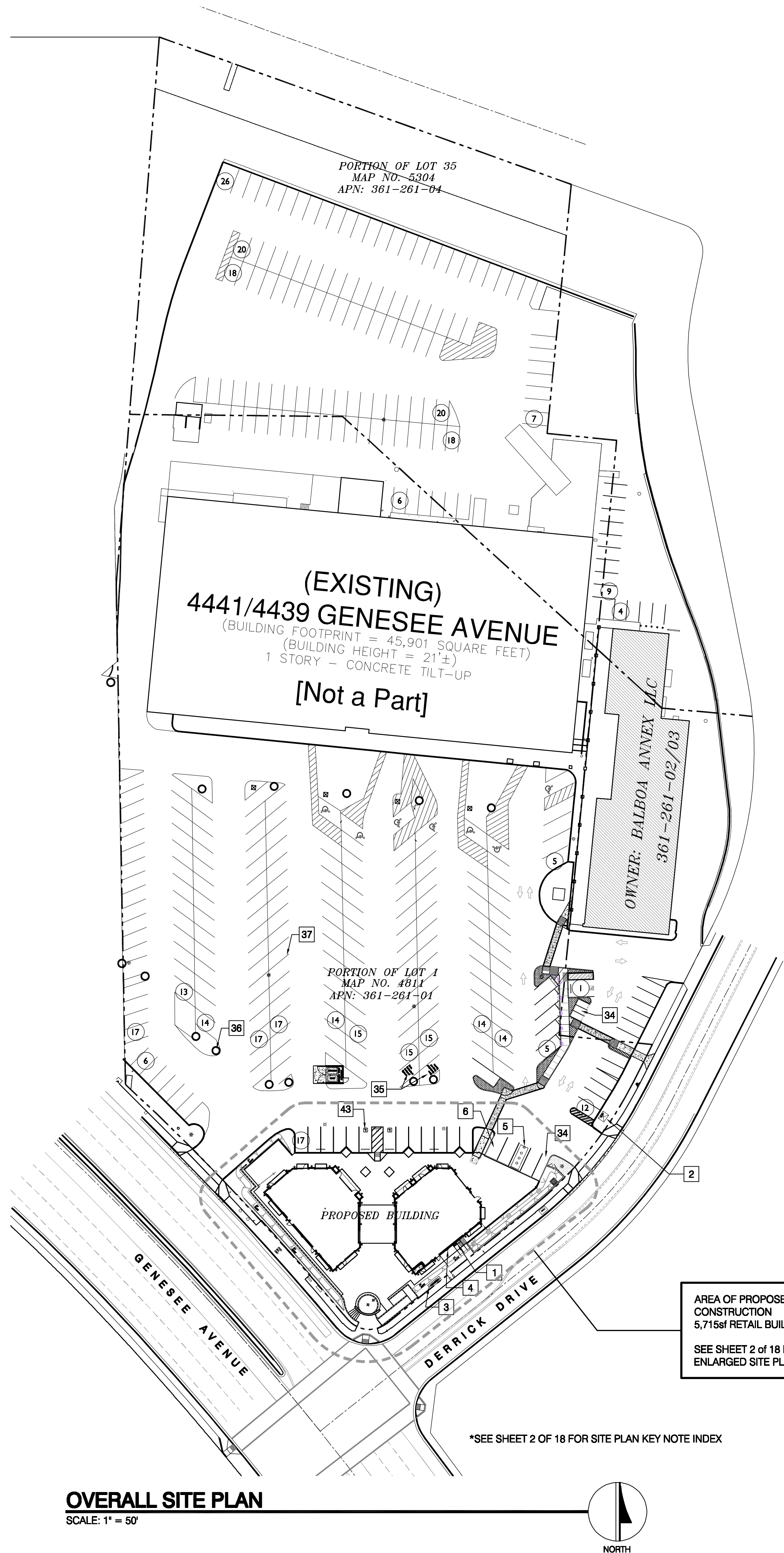
Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

GENESEE RETAIL CENTER

SITE DEVELOPMENT PERMIT 4437 GENESEE AVENUE SAN DIEGO, CA 92117



PROJECT CONTACTS

OWNER
Fisher Real Estate Partners(San Diego) L.P.
1417 Antigua Way
Newport Beach, CA 92660
PHONE: 714-330-4627
E-mail: NigelFisher@pacbell.net
CONTACT: Nigel Fisher

DESIGN/CONSTRUCTION
Richard & Richard Construction
234 Venture St., Ste 100
San Marcos, Ca 92078
PHONE: (760) 759-2260
E-mail: glenn@rconstruction.com
CONTACT: Glenn Linthicum

STRUCTURAL
HTK Structural Engineers
14289 Danielson St.
Poway, CA 92064
PHONE: 658-679-8889
E-mail: bs@htkase.com
CONTACT: Ben Seibel

MECHANICAL/PLUMBING
Flores Mechanical Engineering Inc.
2151 Newcastle Ave.
Cardiff by the Sea, Ca 92007
PHONE: 760-505-2045
E-mail: esteban@floresmechanical.me
CONTACT: Esteban Flores

LANDSCAPE
Stone Grove Landscape Architects
200 N. Cedros Ave.
Solana Beach, Ca 92075
PHONE: 858-345-1499
E-mail: brian@stone-grove.co
CONTACT: Brian Grove

CHIL
Spear & Associates, Inc.
475 Production Street
San Marcos, Ca 92078
PHONE: 760-738-2040
E-mail: Josh@spearinc.net
CONTACT: Josh Zeigler

ELECTRICAL
Concept Electrical Solutions, Inc.
14427 Elmpot Lane
Poway, Ca 92064
PHONE: 858-449-5732
E-mail: robert.arsieff@conceptelectricalsolutions.com
CONTACT: Robert Arsieff

CERTIFICATION STATEMENT

- I am accountable for knowing and complying with the governing policies, regulations and submittal requirements applicable to this proposed development;
- I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process;
- I have taken the Professional Certification for Development Permit Completeness Review training and am on the approved list for the Professional Certification;
- Maintaining my Professional Certification for Development Permit Completeness Review privilege requires accurate submittals on a consistent basis;
- Submitting incomplete documents and plans on a consistent basis may result in the revocation of my Professional Completeness for Development Permit Completeness Review;
- If required documents or plan content is missing, project review will be delayed; and
- This submittal package meets all of the minimum submittal requirements contained in Land Development Manual, Volume 1, Chapter 1, Section 4.

Responsible Certified Professional Name: Glenn Linthicum
Signature: [Signature]
Date: 07-08-2020

GRADING QUANTITIES

GRADED AREA:	0.48 [ACRES]	MAX. CUT DEPTH:	2.0' [FT]
CUT QUANTITIES:	1,200 [CYD]	MAX. CUT SLOPE RATIO:	(2:1 MAX)
FILL QUANTITIES:	0 [CYD]	MAX. FILL DEPTH:	1.0' [FT]
EXPORT:	1,200 [CYD]	MAX. FILL SLOPE RATIO:	(2:1 MAX)

*See Civil Drawings for more information

PARKING TABULATION

PARKING REQUIRED: (E) RETAIL BUILDING 45,901sf @ 5/1000 = 230 STALLS
(N) RETAIL BUILDING 5,715sf @ 5/1000 = 29 STALLS
(E) BALBOA ANNEX LLC 10,828SF @ 5/1000 = 55 STALLS
TOTAL PARKING REQUIRED = 314 STALLS

PARKING PROVIDED: STANDARD STALL = 321 STALLS
STANDARD ACCESSIBLE STALL = 8 STALLS
VAN ACCESSIBLE STALL = 2 STALLS
CARPOOL/ZERO EMISSIONS = 2 STALLS
EV STALL = 1 STALL
TOTAL PARKING PROVIDED = 334 STALLS

MOTORCYCLE PARKING = 4 SPACES
SHORT-TERM BICYCLE PARKING = 2 SPACES
LONG-TERM BICYCLE PARKING = 2 SPACES

SCOPE OF WORK

CLAIREMONT MESA (Process 3) Site Development Permit for the construction of new 5,715 square foot retail building located at 4439 Geneesee Avenue. The 4.00 acre site is located in the CC-1-3 base zone of the Clairemont Mesa Community Plan Area within CPI02-3, Council District 6.

SHEET INDEX

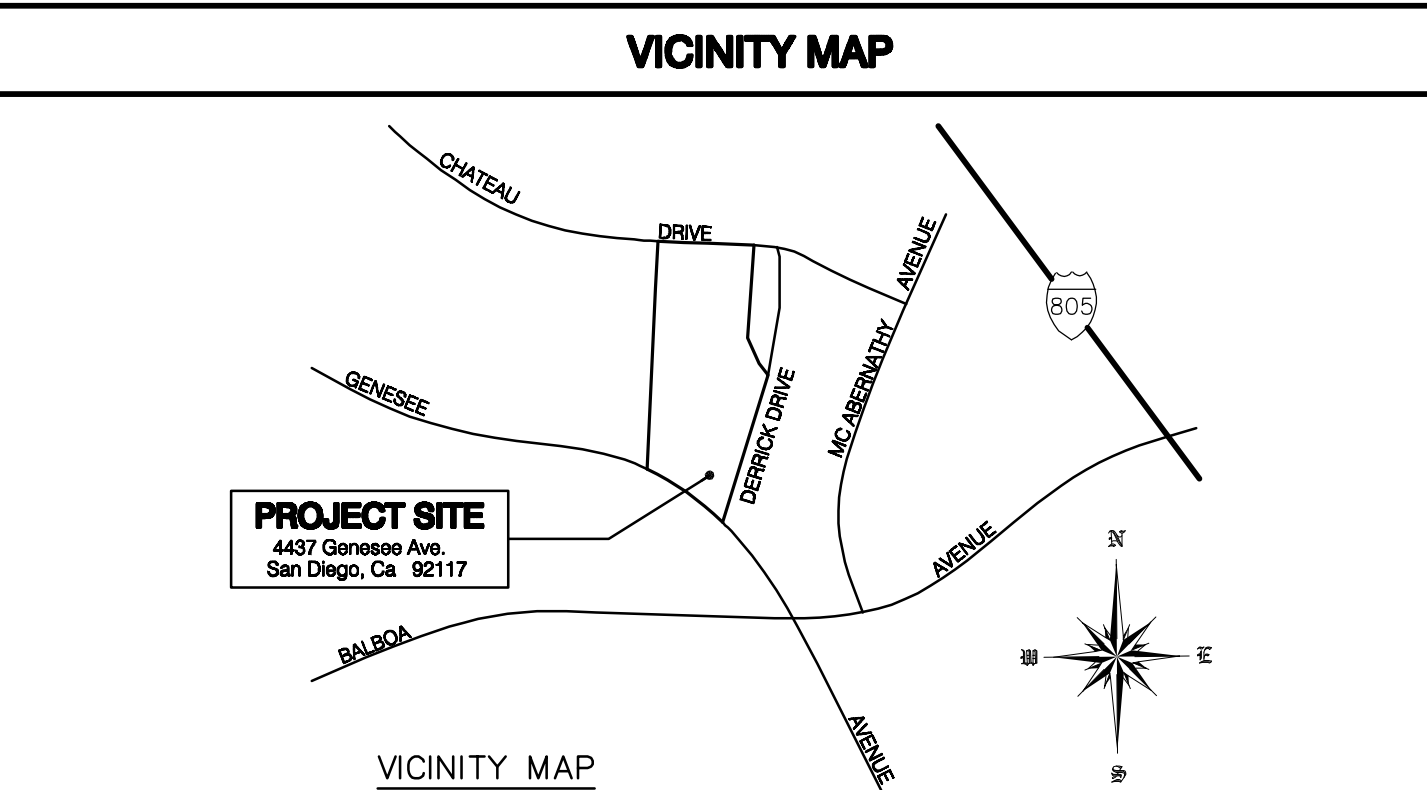
- 1 of 17 TITLE SHEET & OVERALL SITE PLAN
- 2 of 17 ENLARGED SITE PLAN
- 3 of 17 CIVIL DRAWINGS - TITLE SHEET
- 4 of 17 CIVIL DRAWINGS - NOTES & KEY MAP
- 5 of 17 CIVIL DRAWINGS - DETAILS
- 6 of 17 CIVIL DRAWINGS - DEMOLITION PLAN
- 7 of 17 CIVIL DRAWINGS - GRADING & IMPROVEMENT PLANS
- 8 of 17 CIVIL DRAWINGS - GRADING & IMPROVEMENT PLANS
- 9 of 17 FLOOR PLAN
- 10 of 17 BUILDING EXTERIOR ELEVATIONS
- 11 of 17 BUILDING EXTERIOR ELEVATIONS
- 12 of 17 BUILDING EXTERIOR ELEVATIONS
- 13 of 17 ROOF PLAN
- 14 of 17 LANDSCAPE DRAWINGS - PLANTING PLAN
- 15 of 17 LANDSCAPE DRAWINGS - REQUIRED YARD DIAGRAM
- 16 of 17 LANDSCAPE DRAWINGS - LANDSCAPE CALCULATIONS PLAN
- 17 of 17 LANDSCAPE DRAWINGS - WATER MANAGEMENT PLAN

PROJECT DATA

PROJECT #: 641117
BUILDING DEPARTMENT: City of San Diego
BUILDING CODE APPLICABLE: 2016 CBC, 2016 NFPA 13 & 72, 2016 CMC, 2016 CPC, 2016 CEC, 2016 CGBSC, and 2016 CA Energy Code
SITE ADDRESS: 4437 GENESEE AVE.
San Diego, Ca 92117
LEGAL DESCRIPTION: 004811 LOT1*POR*
A.P.N.: 361-261-01-00
EXISTING ZONE: CC-1-3
LOT: 174,240sf or 4 ACRES
OWNER: FISHER REAL ESTATE PARTNERS (SAN DIEGO), L.P.
ADDRESS: 1417 ANTIGUA WAY, NEWPORT BEACH, CA 92660
PHONE: 714-330-4627

USE: SPECIALTY RETAIL
TYPE OF CONSTRUCTION: Type VB
STORIES: Single Story
SPRINKLERS (NFPA 13 Compliant): YES
FIRE ALARM: YES
GEOLOGIC HAZARD CATEGORY: 52
LANDSCAPE AREA: PROPOSED PLANTING AREA: 3,337sf
YEAR OF CONSTRUCTION FOR (E) BUILDINGS ON SITE: 1982

TOTAL (N) BUILDING AREA: 5,715sf
TOTAL (E) BUILDING AREA: 45,901sf
GROSS BUILDING AREA ON SITE: 50,806sf



GENESEE RETAIL CENTER

SITE DEVELOPMENT PERMIT
4437 GENESEE AVE., SAN DIEGO, CA 92117

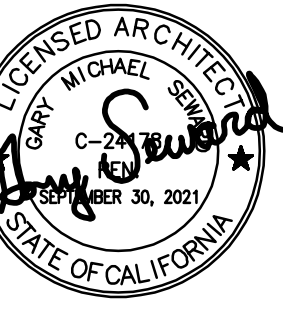
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CONSTRUCTION, INC.
234 VENTURE ST., STE 100
SAN MARCOS, CA 92078
760-759-2260 FAX 760-759-2260

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NO.	REVISION	DATE
1	1st Submittal	06-14-2019
2	2nd Submittal	06-14-2019
3	3rd Submittal	06-14-2019
4	4th Submittal	06-14-2019
5	5th Submittal	06-14-2019
6	6th Submittal	06-14-2019
7	7th Submittal	06-14-2019
8	8th Submittal	06-14-2019
9	9th Submittal	06-14-2019
10	10th Submittal	06-14-2019
11	11th Submittal	06-14-2019
12	12th Submittal	06-14-2019
13	13th Submittal	06-14-2019
14	14th Submittal	06-14-2019
15	15th Submittal	06-14-2019
16	16th Submittal	06-14-2019
17	17th Submittal	06-14-2019

DATE: 06-14-2019
JOB #: WO-1905



SHEET DESCRIPTION:

TITLE SHEET
&
OVERALL
SITE PLAN

SHEET NUMBER

1 of 17

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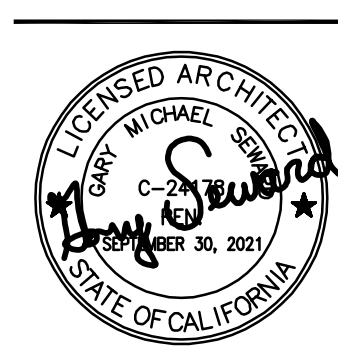
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38	38th Submittal	06-20-2019
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40	40th Submittal	06-20-2019
41	41st Submittal	06-20-2019
42	42nd Submittal	06-20-2019
43	43rd Submittal	06-20-2019
44	44th Submittal	06-20-2019

DATE: 06-14-2019
JOB #: WO-1905

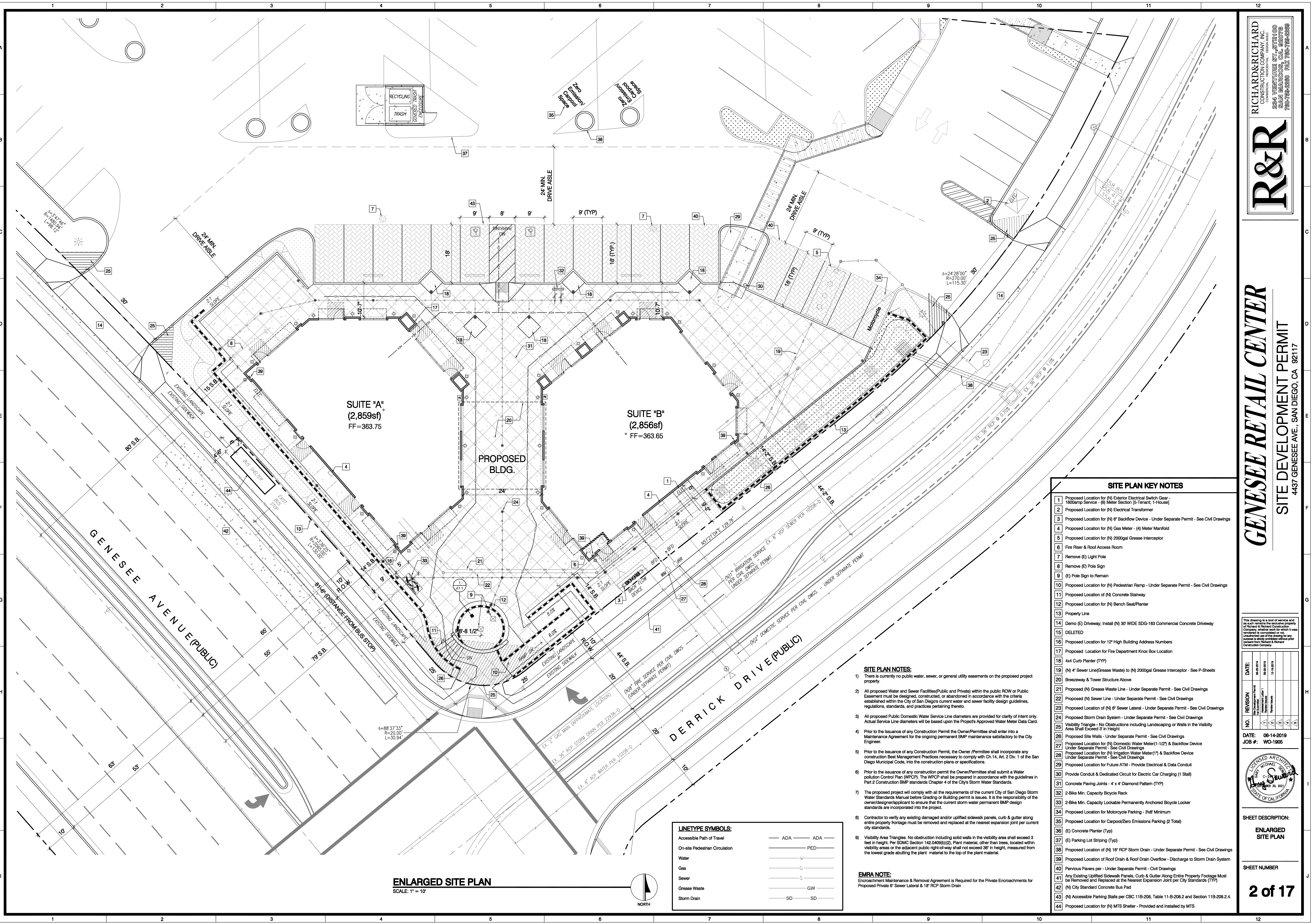


SHEET ENLARGED:

ENLARGED SITE PLAN

SHEET NUMBER

2 of 17



ENLARGED SITE PLAN
SCALE: 1" = 10'

LINETYPE SYMBOLS:	
Accessible Path of Travel	— ADA — ADA —
On-site Pedestrian Circulation	— PED — PED —
Water	— W — W —
Gas	— G — G —
Sewer	— S — S —
Grease Waste	— GW — GW —
Storm Drain	— SD — SD —

SITE PLAN NOTES:

- There is currently no public water, sewer, or general utility easements on the proposed project property.
- All proposed Water and Sewer Facilities (Public and Private) within the public ROW or Public Easement must be designed, constructed, or abandoned in accordance with the criteria established within the City of San Diego's current water and sewer facility design guidelines, regulations, standards, and practices pertaining thereto.
- All proposed Public Domestic Water Service Line diameters are provided for clarity of intent only. Actual Service Line diameters will be based upon the Project's Approved Water Meter Data Card.
- Prior to the Issuance of any Construction Permit the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance satisfactory to the City Engineer.
- Prior to the Issuance of any Construction Permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Ch.14, Art. 2 Div. 1 of the San Diego Municipal Code, into the construction plans or specifications.
- Prior to the Issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP standards Chapter 4 of the City's Storm Water Standards.
- The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.
- Contractor to verify any existing damaged and/or uplifted sidewalk panels, curb & gutter along entire property frontage must be removed and replaced at the nearest expansion joint per current city standards.
- Visibility Area Triangles: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409(b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36" in height, measured from the lowest grade abutting the plant material to the top of the plant material.

EMPA NOTE:

Encroachment Maintenance & Removal Agreement is Required for the Private Encroachments for Proposed Private 6" Sewer Lateral & 18" RCP Storm Drain

SITE PLAN KEY NOTES

- Proposed Location for (N) Exterior Electrical Switch Gear - 1600amp Service - (8) Meter Section (5-Tenant; 1-House)
- Proposed Location for (N) Electrical Transformer
- Proposed Location for (N) 8" Backflow Device - Under Separate Permit - See Civil Drawings
- Proposed Location for (N) Gas Meter - (4) Meter Manifold
- Proposed Location for (N) 2000gal Grease Interceptor
- Fire Riser & Roof Access Room
- Remove (E) Light Pole
- Remove (E) Pole Sign
- (E) Pole Sign to Remain
- Proposed Location for (N) Pedestrian Ramp - Under Separate Permit - See Civil Drawings
- Proposed Location of (N) Concrete Stairway
- Proposed Location for (N) Bench Seat/Planter
- Property Line
- Demo (E) Driveway; Install (N) 30" WIDE SDG-183 Commercial Concrete Driveway
- DELETED
- Proposed Location for 12" High Building Address Numbers
- Proposed Location for Fire Department Knox Box Location
- 4x4 Curb Planter (TYP)
- (N) 4" Sewer Line (Grease Waste) to (N) 2000gal Grease Interceptor - See P-Sheets
- Breezeway & Tower Structure Above
- Proposed (N) Grease Waste Line - Under Separate Permit - See Civil Drawings
- Proposed (N) Sewer Line - Under Separate Permit - See Civil Drawings
- Proposed Location for (N) 6" Sewer Lateral - Under Separate Permit - See Civil Drawings
- Proposed Storm Drain System - Under Separate Permit - See Civil Drawings
- Visibility Triangle - No Obstructions including Landscaping or Walls in the Visibility Area Shall Exceed 3' in Height
- Proposed Site Walls - Under Separate Permit - See Civil Drawings
- Proposed Location for (N) Domestic Water Meter (1-1/2") & Backflow Device - Under Separate Permit - See Civil Drawings
- Proposed Location for (N) Irrigation Water Meter (1") & Backflow Device - Under Separate Permit - See Civil Drawings
- Proposed Location for Future ATM - Provide Electrical & Data Conduit
- Provide Conduit & Dedicated Circuit for Electric Car Charging (1 Stall)
- Concrete Parking Joints - 4' x 4' Diamond Pattern (TYP)
- 2-Bike Min. Capacity Bicycle Rack
- 2-Bike Min. Capacity Lockable Permanently Anchored Bicycle Locker
- Proposed Location for Motorcycle Parking - 3x8 Minimum
- Proposed Location for Carpool/Zero Emissions Parking (2 Total)
- (E) Concrete Planter (Typ)
- (E) Parking Lot Striping (Typ)
- Proposed Location of (N) 18" RCP Storm Drain - Under Separate Permit - See Civil Drawings
- Proposed Location of Roof Drain & Roof Drain Overflow - Discharge to Storm Drain System
- Pervious Pavers per - Under Separate Permit - Civil Drawings
- Any Existing Uplifted Sidewalk Panels, Curb & Gutter Along Entire Property Footage Must be Removed and Replaced at the Nearest Expansion Joint per City Standards (TYP)
- (N) City Standard Concrete Bus Pad
- (N) Accessible Parking Stalls per CBC 11B-208, Table 11-B-208.2 and Section 11B-208.2.4
- Proposed Location for (N) MTS Shelter - Provided and Installed by MTS

RICHARD&RICHARD
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234 VENTURE ST., STE 100
SAN MARCOS, CA 92078
760-780-2380 FAX 760-780-2380

R&R

GENESEE RETAIL CENTER
SITE DEVELOPMENT PERMIT
4437 GENESEE AVE., SAN DIEGO, CA 92117

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DATE: 06-10-2019
JOB #: WO-1905

LICENCED ARCHITECT
MICHAEL S. SUTHERLAND
C-25000
STATE OF CALIFORNIA

SHEET DESCRIPTION:

TITLE SHEET

SHEET NUMBER

3 of 17

WORK TO BE DONE

THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

DOCUMENT NO.	DESCRIPTION
PMPI010119-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
PMPI010119-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION
PMPI010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PMPI030119-07	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (REVISION 3), 2014 EDITION
PMPI030119-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION
PMPI010119-03	STANDARD DRAWINGS: CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION
PMPI030119-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2018 EDITION

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPOSED CONTOURS		
DIRECTION OF DRAINAGE		
PCC PAVEMENT OVER 95% COMPACTED SOIL (PVT)	(PER SOILS ENGINEER)	
PERVIOUS PAVERS (PVT)	(PER SOILS ENGINEER)	
TRENCH RESURFACING	SDG-107, TYPE 1	
COMMERCIAL DRIVEWAY	SDG-163 & SDG-164	
SIDEWALK	SDG-155, SDG-156, SDG-109 & G-10	
6" P.C.C. CURB (PVT)	SDG-150	
6" P.C.C. CURB & GUTTER TYPE G	SDG-151 & SDG-156	
36"x36" CATCH BASIN (PVT)	"OLDCASTLE" PRECAST	
RIP-RAP (PVT)	SDG-104	
6" PVC SOLID STORM DRAIN (PVT)		
8" PVC STORM DRAIN (PVT)	SDG-110	
12" HDPE STORM DRAIN (PVT)	SDG-110	
BIOFILTRATION AREA (PVT)		
PROPOSED SPOT ELEVATIONS		
8" PVC CL-150 WATERLINE (PVT)		
THRUST BLOCKS	WAS, WT-01	
8" FIRE SERV. ASSEMBLY (PVT)	SDM-105, SDW-105, SDW-118, SDW-152 & SDW-153	
2" WATER SERVICE DOM.	SDM-105, SDW-107, SDW-135, SDW-136, SDW-149 & WS-03	
1" WATER SERVICE IRR.	SDM-105, SDW-107, SDW-134, SDW-136, SDW-150 & WS-03	
6" PVC SEWER LATERAL (PVT)	SDS-102 & SDS-105	

EXISTING IMPROVEMENTS

ITEM	SYMBOL
PROPERTY LINE	P/L
RIGHT-OF-WAY LINE	R/W
STREET CENTERLINE	
EXISTING DRIVEWAY	
EXISTING CURB & GUTTER	
EXISTING CONTOURS	
EXISTING FIRE HYDRANT	
EXISTING WATER SERVICE	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING STORM DRAIN	
EXISTING SPOT ELEVATIONS	
EXISTING STREET LIGHT	
EXISTING SURVEY MONUMENT (AS NOTED)	
ENGINEERING PERMIT NO:	
PRIVATE CONTRACT	

OWNER/APPLICANT

FISHER REAL ESTATE PARTNERS SAN DIEGO L.P.
CONTACT: NIGEL FISHER
13305 PENN STREET, #200
WHITTIER, CA 90602
TEL (714) 330-4627

REFERENCE DRAWINGS

CITY OF SAN DIEGO IMPROVEMENT PLANS... 10208-D, 22938-D
MAP NO. 4811

SITE ADDRESS

4441 GENESEE AVE
SAN DIEGO, CA 92117

TOPOGRAPHY SOURCE

TOPOGRAPHY BY SPEAR & ASSOCIATES, INC.
FIELD SURVEY: JANUARY 2019.

BENCHMARK

CITY OF SAN DIEGO BENCH MARK BOOK: BRASS PLUG IN THE NORTH QUADRANT OF THE INTERSECTION OF GENESEE AVE AND DERRICK DR.
ELEVATION: 366.711
DATUM: M.S.L.

LEGAL DESCRIPTION

PORTION OF LOT 1 OF TRACT MAP 4811

ASSESSORS PARCEL NUMBER

361-261-01

TOTAL DISTURBED AREA

0.48 AC

GRADING QUANTITIES

GRADED AREA	0.48 [ACRES]	MAX. CUT DEPTH	2.0' [FT]
CUT QUANTITIES	1,200 [CYD]	MAX CUT SLOPE RATIO	(2:1)MAX
FILL QUANTITIES	0 [CYD]	MAX. FILL DEPTH	1.0' [FT]
EXPORT	1,200 [CYD]	MAX FILL SLOPE RATIO	(2:1)MAX

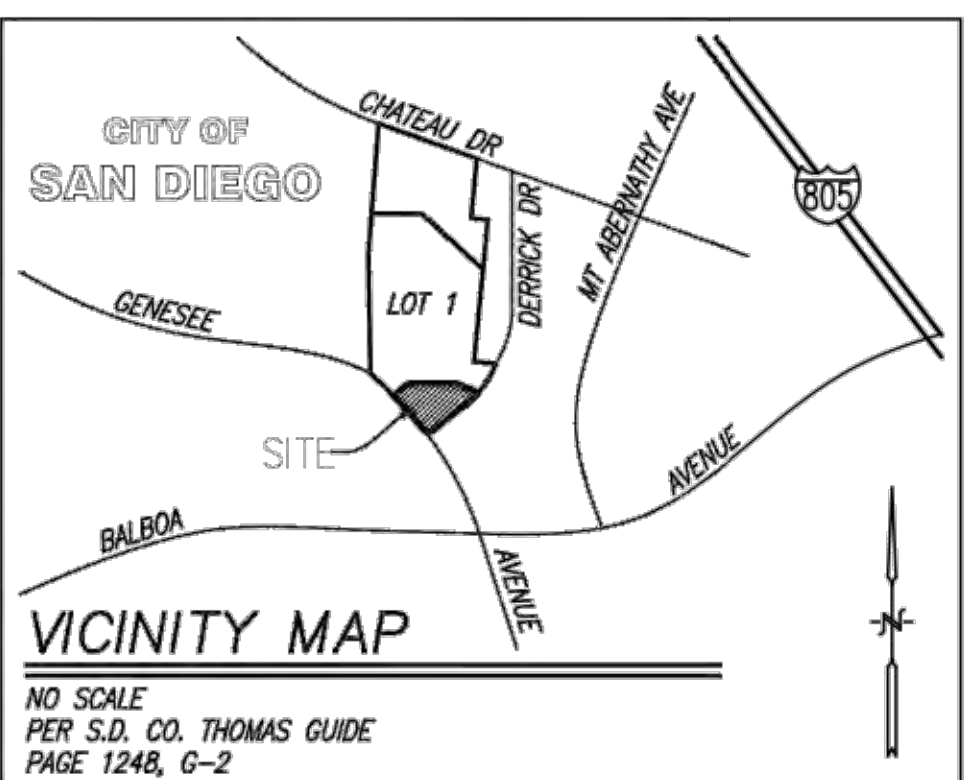
THIS PROJECT PROPOSES TO EXPORT 1,200 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

THE QUANTITIES OF CUT AND FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS. THE QUANTITIES ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY. THEY ARE NOT TO BE USED FOR BIDDING PURPOSES. ACTUAL QUANTITIES MAY VARY DUE TO FACTORS SUCH AS SHORING, RETAINING WALL BACKCUT REQUIREMENTS AND THE RECOMMENDATIONS OF THE SITE SOILS REPORT.

CONSTRUCTION STORM WATER PROTECTION NOTES

- TOTAL SITE DISTURBANCE AREA (ACRES) 0.48
WATERSHED: MISSION BAY
HYDRAULIC SUB AREA NAME AND NUMBER: TECOLOTE, HSU 906.50
- THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE
 - WPCP THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS.
 - SWPPP THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWG AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWG
- CONSTRUCTION SITE PRIORITY
 - TRADITIONAL: RISK LEVEL 1 2 3
 - LUP RISK LEVEL 1 2 3
 - NOID NO: N/A
 - ASBS HIGH MEDIUM LOW

GRADING & PUBLIC IMPROVEMENT PLANS FOR: GENESEE RETAIL CENTER



SHEET INDEX

TITLE SHEET	SHEET 1
NOTES & KEY MAP	SHEET 2
DETAILS	SHEET 3
DEMOLITION PLAN	SHEET 4
GRADING & IMP PLANS	SHEET 5 - 6
EROSION CONTROL PLAN	SHEET 7
TRAFFIC CONTROL PLANS	SHEET 101-104

GRADING & GEOTECHNICAL SPECIFICATIONS

- ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:
REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION, GENESEE RETAIL CENTER, 4439 GENESEE AVE, SAN DIEGO, CALIFORNIA
PREPARED BY: CHRISTIAN WHEELER ENGINEERING, PROJECT NO. ONE 2190045.01 DATED: 4/11/2019.
- ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
- AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING, WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S). THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.
- THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

2. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING, WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S). THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.

4. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

DANIEL B. ADLER	36073	RCE	DATE
NUMBER	EXPIRATION DATE	R.C.E. OR G.E.	
DANIEL J. FLOWERS	2686	C.E.G.	DATE
NUMBER	EXPIRATION DATE	C.E.G.	
COMPANY NAME: CHRISTIAN WHEELER ENGINEERING COMPANY ADDRESS: 3880 HOME AVENUE, SAN DIEGO, CA 92105 PHONE NO. (619) 550-1700			

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

JOSHUA R. ZEIGLER R.C.E. NO. 85413 EXP. 9/30/20 DATE

PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPEARINC.NET

GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OF HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
- "PUBLIC IMPROVEMENT SUBJECT TO DESLUTED OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
- CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPPING DAMAGED DURING CONSTRUCTION.
- PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD ENGINEERING DIVISION (858) 627-3200.
- CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
- CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
- CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
- AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED TO AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 9573 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123.
- "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.
- CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4, "RED-LINES AND RECORD DOCUMENTS."
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&C, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
- UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

MONUMENT PRESERVATION CERTIFICATION

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CORNER MONUMENT IS TO BE DESTROYED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO DEMOLITION/CONSTRUCTION.

THE TYPE OF CONSTRUCTION WILL NOT AFFECT ANY SURVEY MONUMENTS.

RAMON J. SPEAR L.S. NO. 6404 EXP. 12-31-20 DATE

PRIOR TO PERMIT ISSUANCE, THE PERMITTEE SHALL RETAIN THE SERVICE OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WHO WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, IF APPLICABLE. (SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA)

I HAVE INSPECTED THE SITE AND DETERMINED THAT:

- NO SURVEY MONUMENTS WERE FOUND WITHIN THE LIMITS OF WORK
- SURVEY MONUMENTS EXISTING IN OR NEAR LIMITS OF WORK WILL BE PROTECTED IN PLACE
- SURVEY MONUMENTS HAVE BEEN TIED OUT AND A FINAL OR PARCEL MAP WILL BE FILED (NO CORNER RECORD OR RECORD OF SURVEY WILL BE REQUIRED)
- OTHER AGENCY SURVEY MONUMENT (CORNER RECORD OR RECORD OF SURVEY MAY NOT BE REQUIRED). AGENCY HAS BEEN NOTIFIED OF POSSIBLE MONUMENT DESTRUCTION AND A LETTER PROVIDED TO CITY
- A PRE-CONSTRUCTION CORNER RECORD

RICHARD&RICHARD
CONSULTING ENGINEERS
234 VENTURE ST., STE 100
SAN MARCOS, CA 92078
760-781-2300 FAX 760-781-2300

R&R

GENESEE RETAIL CENTER

SITE DEVELOPMENT PERMIT
4437 GENESEE AVE., SAN DIEGO, CA 92117

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98	98th Submittal	06-10-2019
99	99th Submittal	06-10-2019
100	100th Submittal	06-10-2019

DATE: 06-10-2019
JOB #: WO-1905



SHEET DESCRIPTION:

NOTES & KEY MAP

SHEET NUMBER

4 of 17

WATER AND SEWER NOTES

1. LOCATE WATER SERVICE (METER BOX) AND SEWER HOUSE CONNECTION (SEWER CLEANOUT) OUT OF THE DRIVEWAYS AND WALKWAYS (UNLESS OTHERWISE APPROVED BY THE R.E.). SEWER HOUSE CONNECTIONS SHALL BE LOCATED NO LESS THAN 5 FEET AWAY FROM DRIVEWAYS. THE SEWER LATERAL AND WATER SERVICE LINE SHALL BE SEPARATED AT A HORIZONTAL DISTANCE OF 5 FEET AND A VERTICAL DISTANCE OF 1 FOOT (WITH THE WATER SERVICE AT THE HIGHER ELEVATION). THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE INSTALLED IN A RELATIVE LOCATION SO THAT THE SEWER LATERAL IS LOCATED DOWNSTREAM DIRECTION OF THE STREET. IF THE ABOVE CRITERIA CANNOT BE MET, THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE SEPARATED BY 10 FEET.

2. ALL CONNECTIONS TO EXISTING WATER MAINS ARE TO BE DONE BY THE PUBLIC UTILITIES DEPARTMENT FOR WHICH THE FOLLOWING FEES WILL BE CHARGED. IF THE CONNECTIONS ARE NOT READY TO BE MADE AND THE FEES PAID BEFORE 06/02/2021, THE CITY RESERVES THE RIGHT TO ADJUST THE FEES ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME THE CONNECTIONS ARE MADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE THE EXISTING MAIN AT THE CONNECTION POINT AND TO INSTALL THE NEW MAIN AT THE ALIGNMENT AND GRADE WHICH WILL PERMIT THE CITY TO MAKE A "STRAIGHT-IN" CONNECTION WITHOUT USING MORE THAN 10 LINEAL FEET OF PIPE.

	COST	TYPE OF CONNECTION	SHEET
ITEM NO.1:	\$318	8" WET TAP ONLY	6
ITEM NO.2:	\$254	2" WET TAP ONLY	6
ITEM NO.3:	\$254	1" WET TAP ONLY	6

CONTRACTOR TO SET SADDLE/TAPPING SLEEVE AND CORPORATION STOP/TAPPING VALVE FOR WET TAPS.

3. ALL BURIED DUCTILE IRON PIPE AND FITTINGS SHALL BE COATED AND HOLIDAY FREE AS SPECIFIED IN THE WHITEBOOK. IF USING WAX TAPE, OVERLAP EXISTING METALLIC PIPING BY 12 INCHES ON EACH SIDE. IF ANY BURIED PIPE MATERIALS ARE CHANGED FROM NONMETALLIC TO METALLIC DURING THE CONSTRUCTION PHASE, THIS CHANGE MUST BE SUBMITTED FOR REVIEW AND APPROVAL OF THE CITY'S CORROSION ENGINEER.

ALL BURIED DUCTILE IRON PIPE AND FITTINGS SHALL BE COATED AND HOLIDAY FREE AS SPECIFIED IN THE WHITEBOOK. IF USING WAX TAPE, OVERLAP EXISTING METALLIC PIPING BY 12 INCHES ON EACH SIDE. IF ANY BURIED PIPE MATERIALS ARE CHANGED FROM NONMETALLIC TO METALLIC DURING THE CONSTRUCTION PHASE, THIS CHANGE MUST BE SUBMITTED FOR REVIEW AND APPROVAL OF THE CITY'S CORROSION ENGINEER.

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4. ALL HORIZONTAL SEPARATION DIMENSIONS SHOWN BETWEEN POTABLE WATER MAINS AND ALL OTHER WET UTILITIES, SUCH AS SEWER MAINS, STORM DRAINS, ETC. SHALL BE MEASURED FROM THE OUTSIDE EDGE OF EACH PIPELINE, PER STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, BASIC SEPARATION STANDARDS.

5. NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURITY OR TREES SHALL BE ALLOWED WITHIN 10 FEET OF ANY SEWER MAIN OR LATERAL AND 5 FEET OF ANY WATER MAIN OR WATER SERVICE. NO TREES OR ANY KIND OF LANDSCAPING SHALL BE INSTALLED WITHIN WATER/SEWER ACCESS EASEMENT.

6. ALL PROPOSED WATER AND SEWERS SHOWN ON THE PLANS SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER DESIGN GUIDES.

STREET EXCAVATION TABLE

STREET NAME	INTERSECTING STREETS	STREET CLASSIFICATION (ARTERIAL, MAJOR, COLLECTOR, RESIDENTIAL)	UTILITY TYPE (WET OR DRY)	LATERAL OR MAIN	LAST STREET OVERLAY DATE	INFLUENCE AREA WIDTH (FT) PER SDMG 62.1210	TRENCH WIDTH (FT)	TRENCH LENGTH (FT)	STREET MORATORIUM (Y/N)
DERRICK DR.	GENESEE AVE.	BALBOA ARMS DR.	RESIDENTIAL	WET	MAIN	2012	74"	3' 56'	YES
DERRICK DR.	GENESEE AVE.	BALBOA ARMS DR.	RESIDENTIAL	WET	MAIN	2012	74"	6' 30'	YES

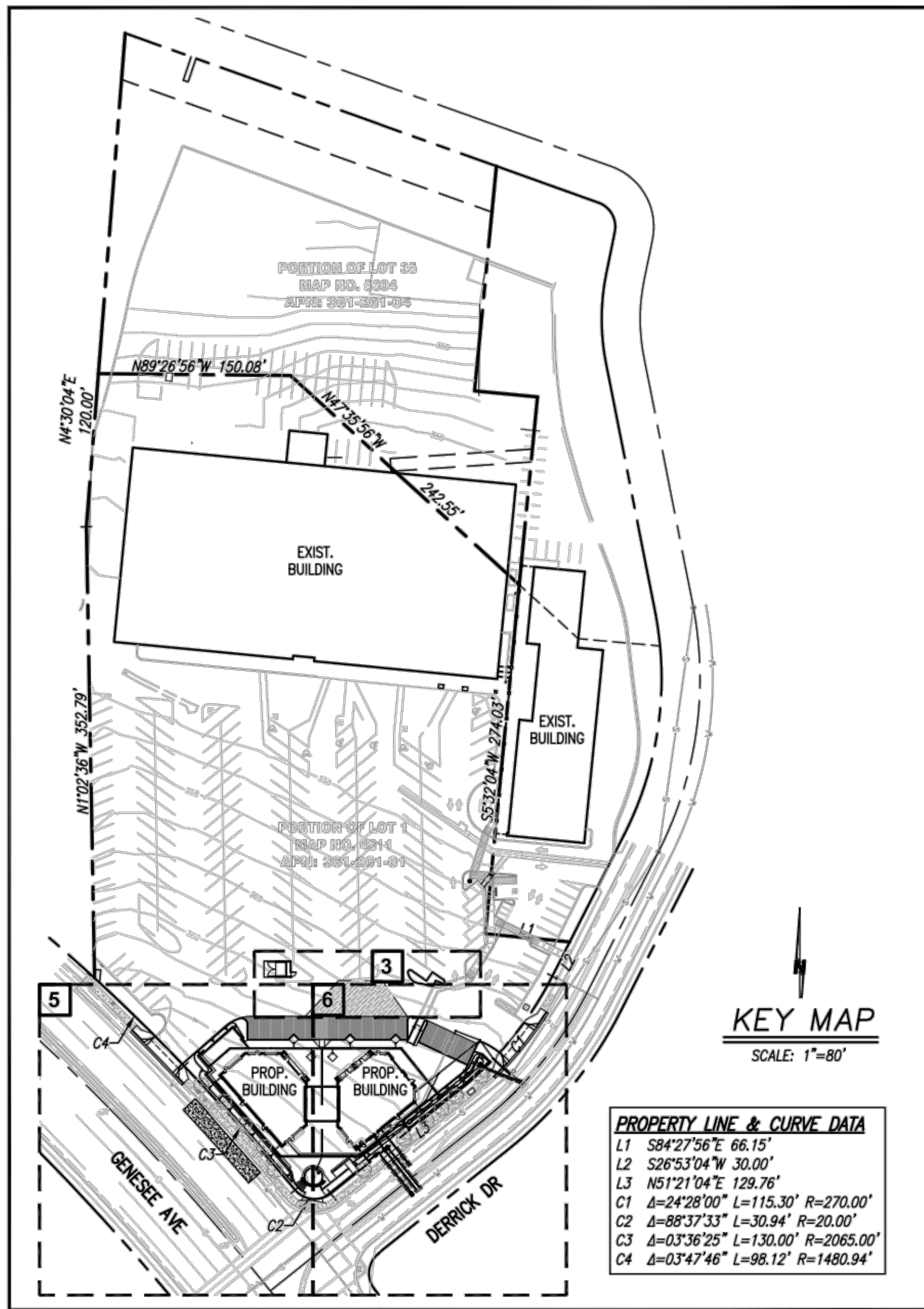
DERRICK DR. IS UNDER MORATORIUM PER CITY MEMO DATED 6/1/15. WAIVER IS TO BE GRANTED. THE STREET SHALL BE RESURFACED FROM CURB TO CURB OR NEAREST RAISED MEDIAN PLUS THE INFLUENCE ARE OF 74" INCHES ON BOTH SIDES OF THE EXCAVATION.

PRIVATE NOTE

ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

STORM WATER REQUIREMENTS

- THIS PROJECT IS SUBJECT TO MUNICIPAL CODE SECTION 4303 AND ORDER NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100
- ALL WORK RELATED TO POST-CONSTRUCTION STORMWATER QUALITY SHALL BE IN ACCORDANCE WITH THE STORM WATER QUALITY MANAGEMENT PLAN ENTITLED, GENESEE SHOPPING CENTER & NO. 635152, PROJECT APPLICANT: FISHER REAL ESTATE L.P. PROJECT ADDRESS: 4441 GENESEE AVE. SAN DIEGO, CA 92117, PREPARED BY: SPEAR & ASSOCIATES INC. DATED: 06/11/2019.
- POST-CONSTRUCTION BMPs ARE REQUIRED, SEE SHEET(S) 8.



GRADING NOTES

- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR GRODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET Z FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

- ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED & OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS & CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.
- THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
- ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS & CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

JOSHUA R. ZEIGLER
R.C.E. NO. 85413 EXP. 9/30/20
DATE

PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
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RICHARD & RICHARD
CONSULTING ENGINEERS
294 VENTURE ST., STE 100
SAN MARCOS, CA 92078
760-781-2300 FAX 760-781-2300

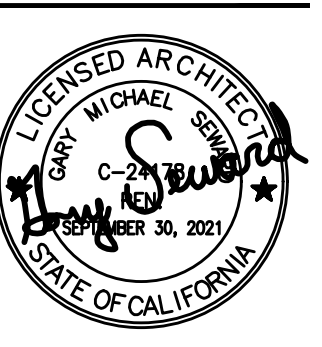
R&R

GENESEE RETAIL CENTER
SITE DEVELOPMENT PERMIT
4437 GENESEE AVE., SAN DIEGO, CA 92117

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NO.	REVISION	DATE
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3	REVISION	06-14-2019

DATE: 06-14-2019
JOB #: WO-1905

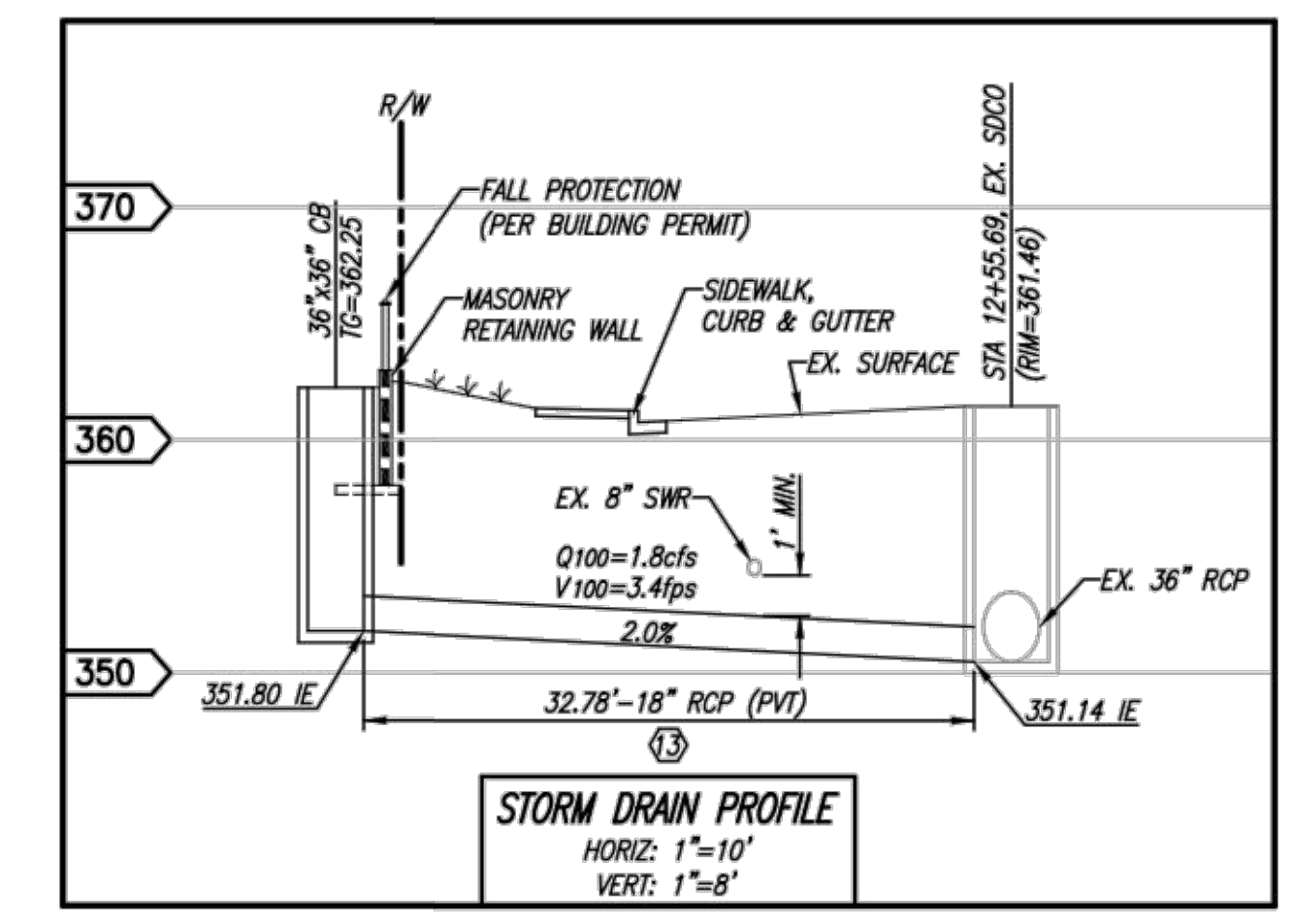
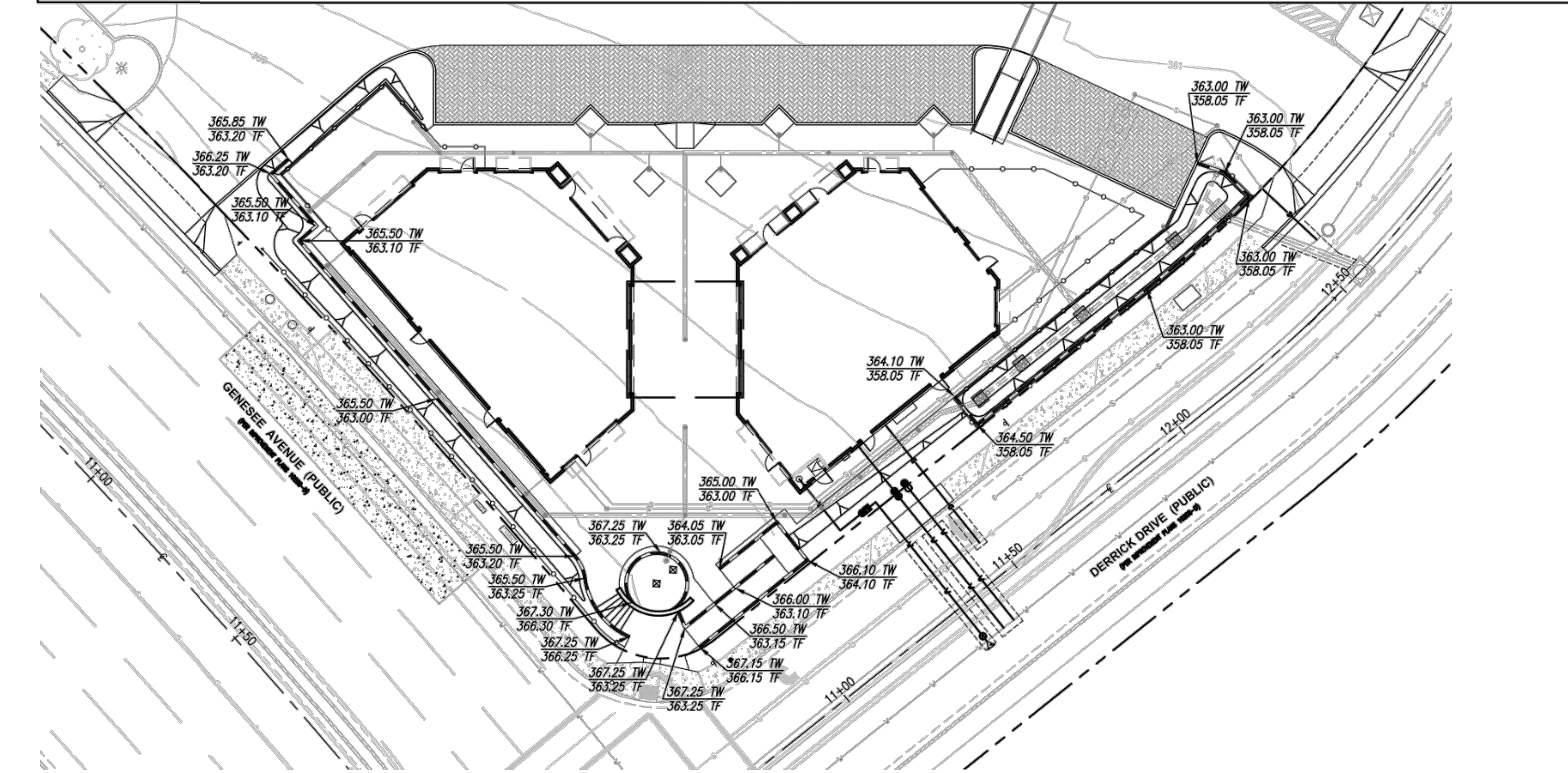
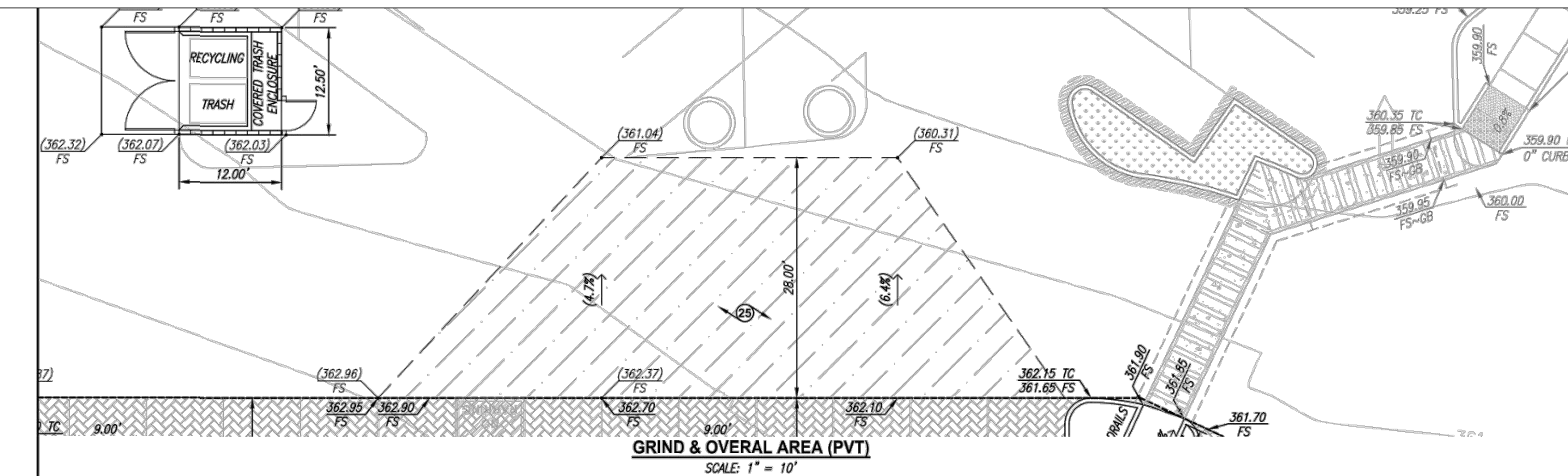


SHEET DESCRIPTION:

DETAILS

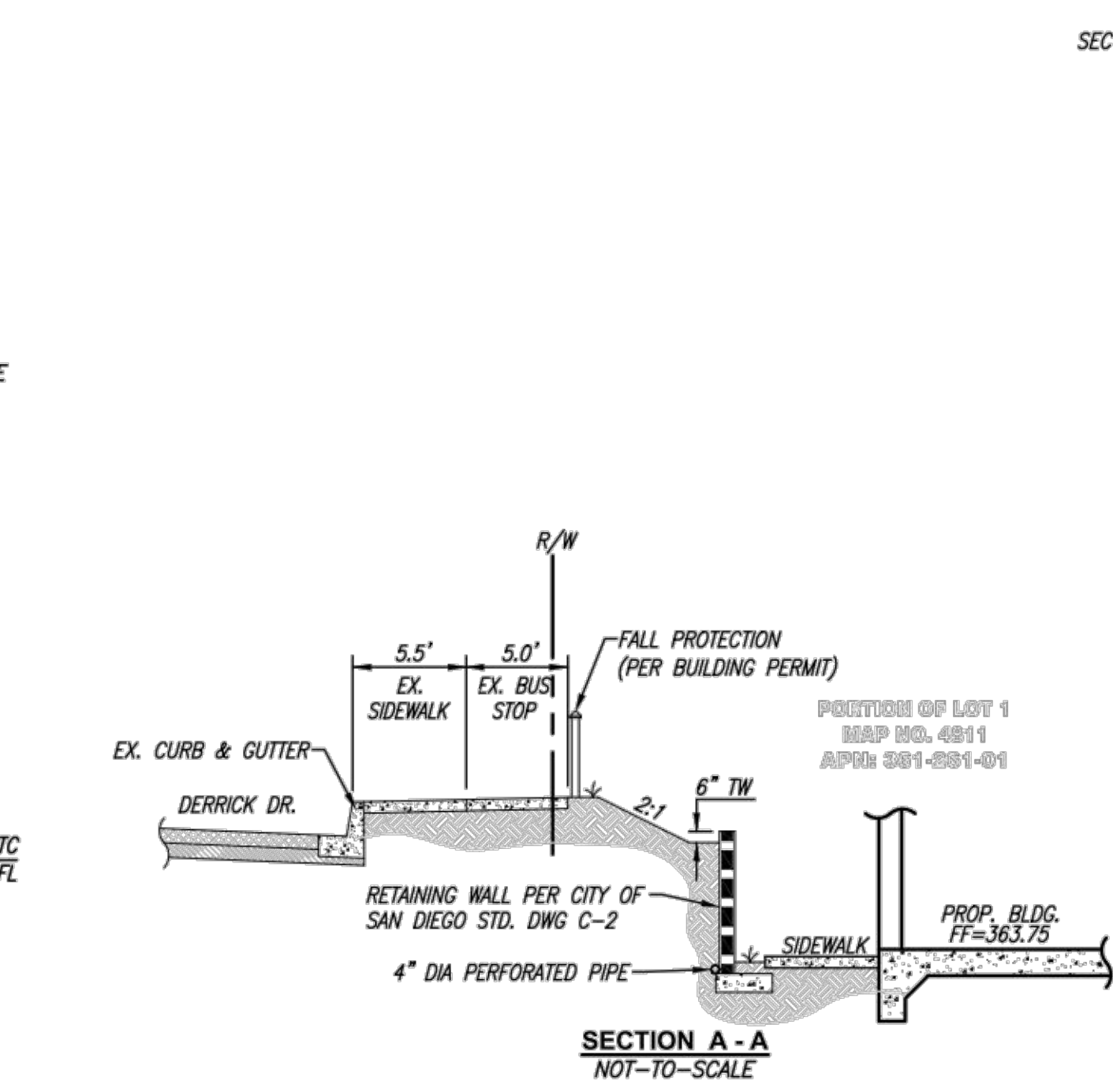
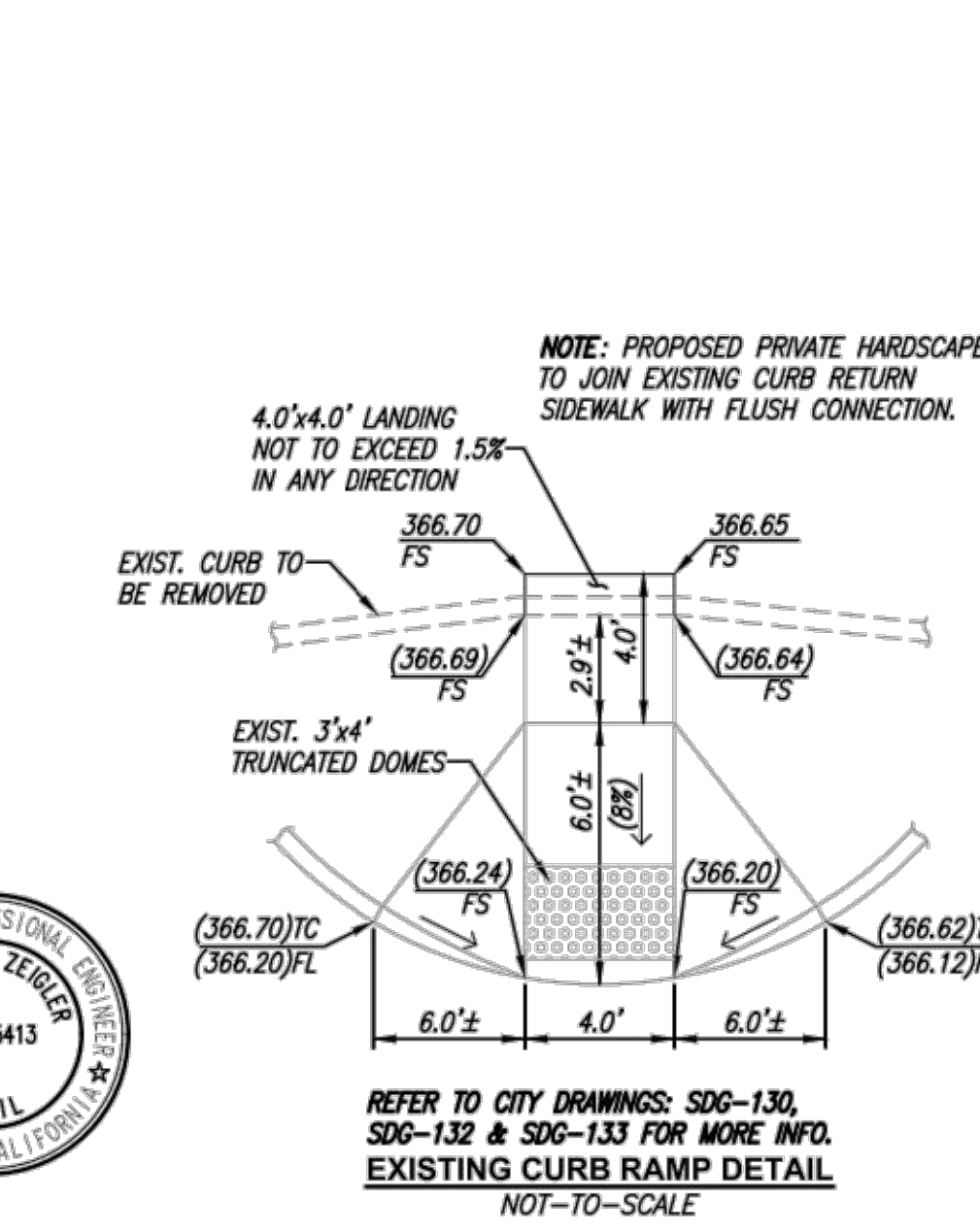
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5 of 17

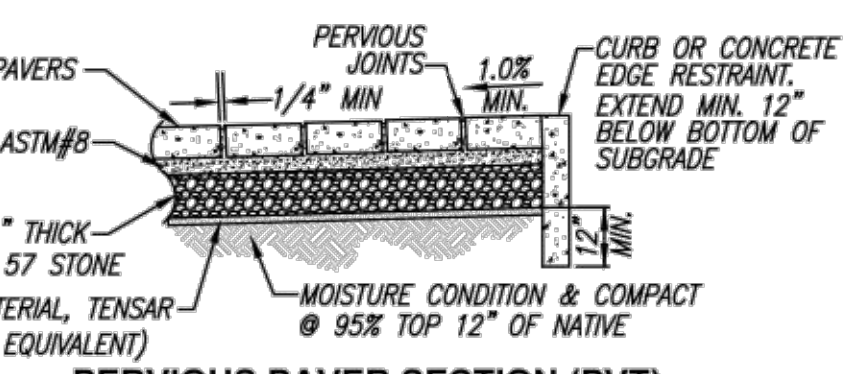


JOSHUA R. ZEIGLER R.C.E. NO. 85413 EXP. 9/30/20
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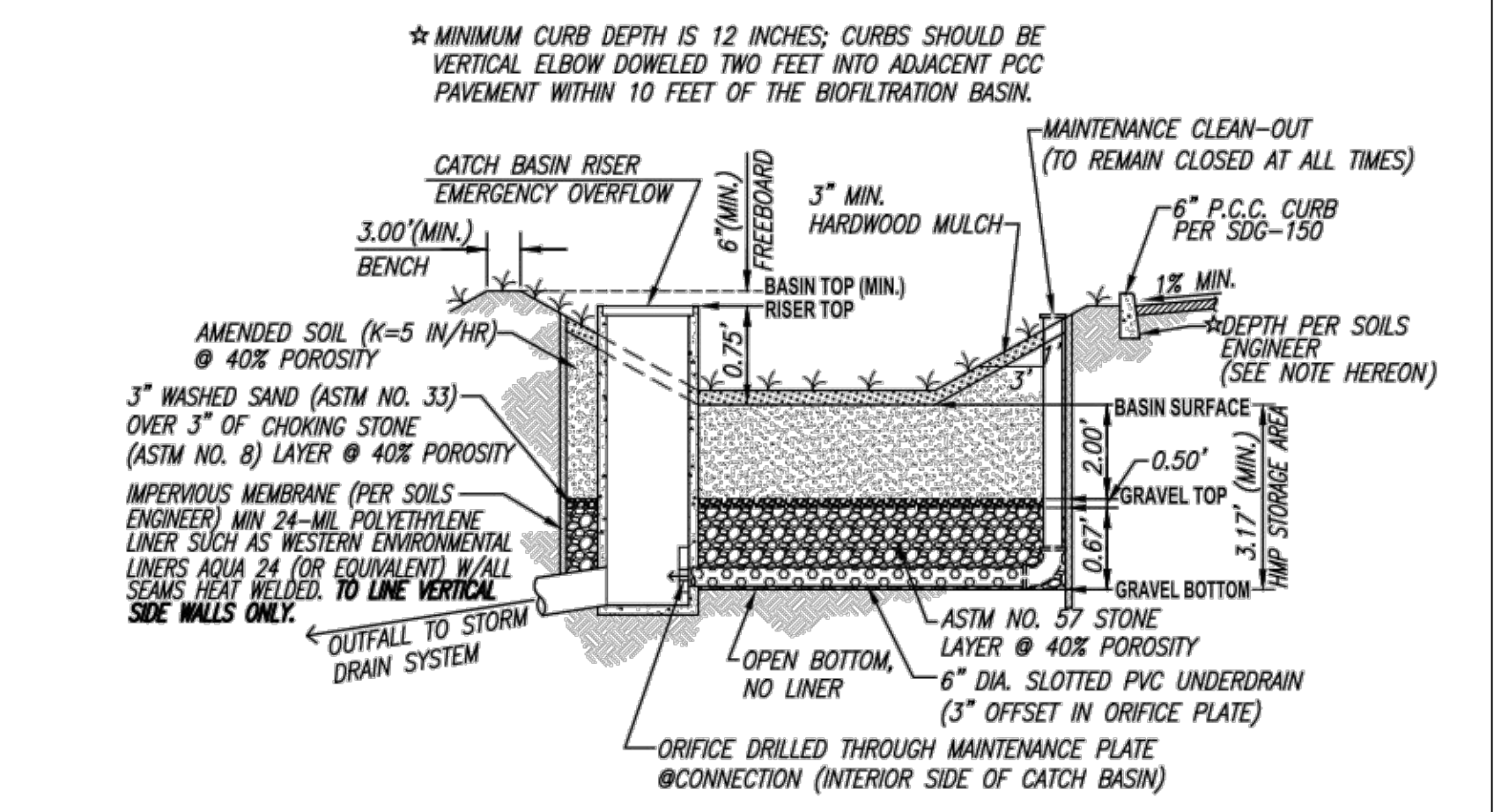
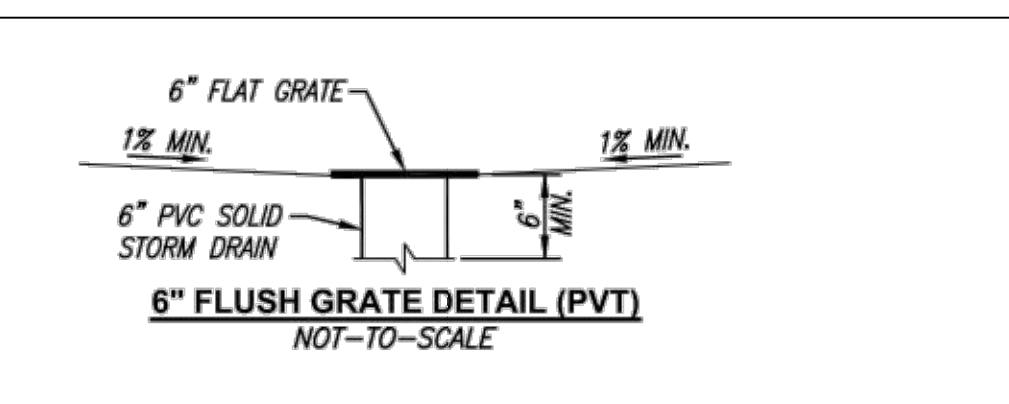
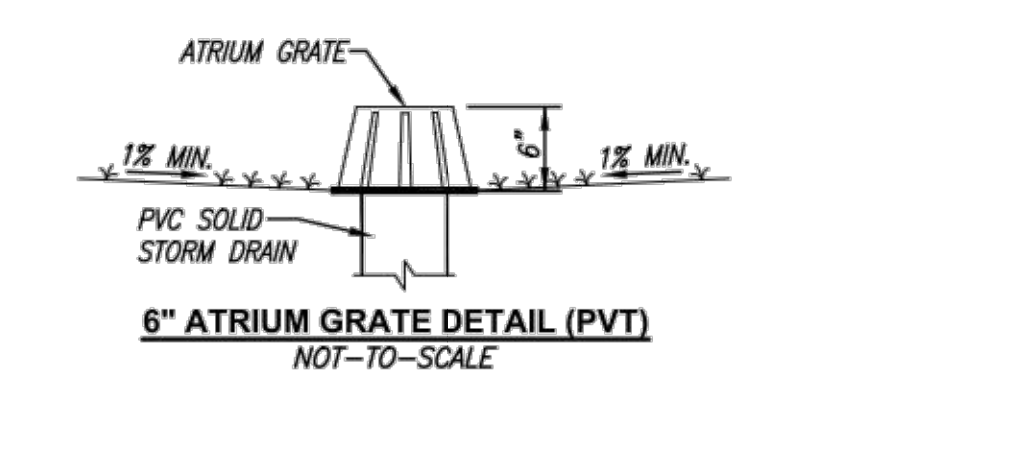
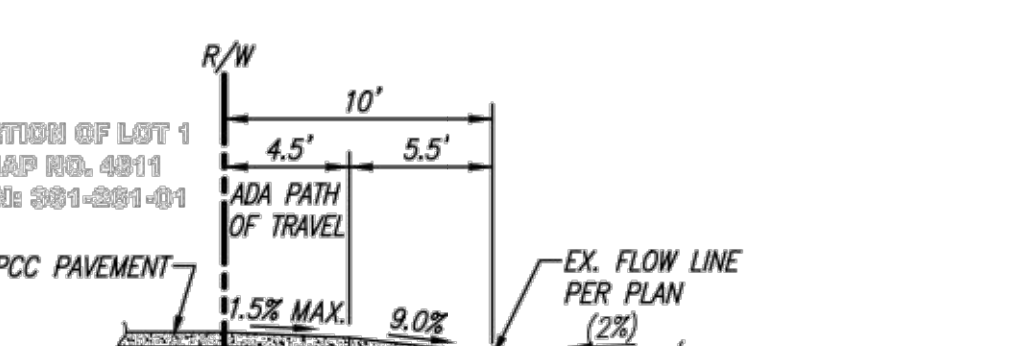
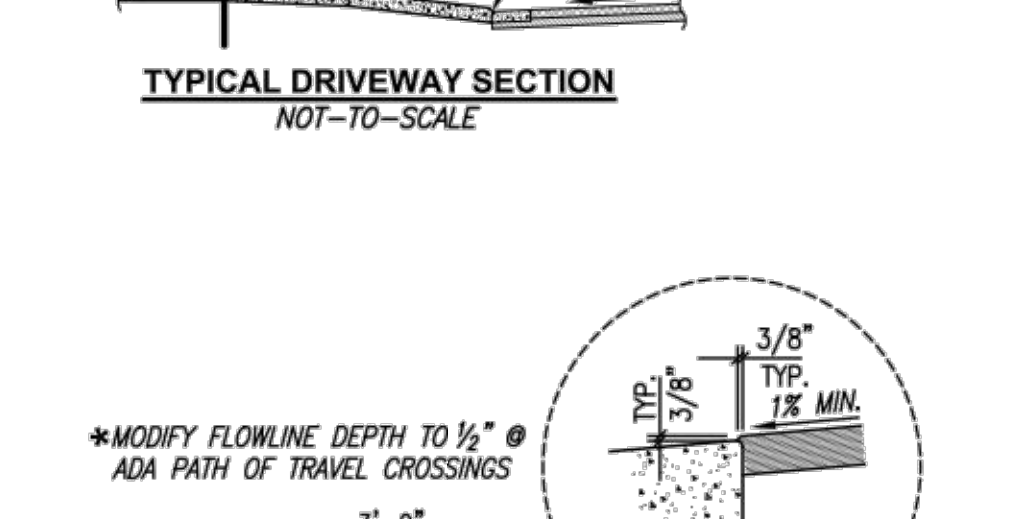
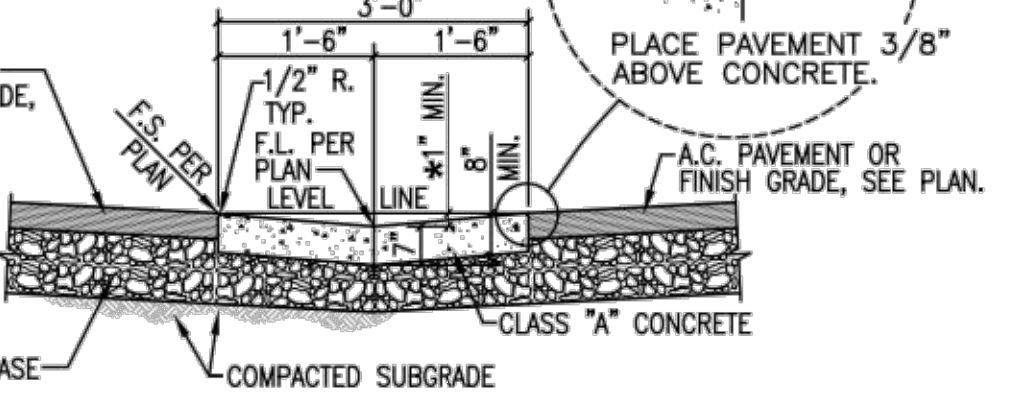
RETAINING WALL (PVT)
SCALE: 1" = 20'



PERVIOUS PAVEMENT SECTION (PVT)
SECTION SHALL CONFORM WITH MANUFACTURER'S SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS
NOT-TO-SCALE



P.C.C. RIBBON GUTTER DETAIL (PVT)
TYPICAL SECTION - ON SITE
NOT-TO-SCALE



\"/>

BIOFILTRATION BASIN MEDIA (PVT)
COMPOSITION AND TEXTURE:
65% SAND, 20% SANDY LOAM, & 15% COMPOST (FROM VEGETATION-BASED FEEDSTOCK). ANIMAL WASTES OR BY-PRODUCTS SHOULD NOT BE APPLIED.
AMENDED SOIL LAYER DEPTH 24\"/>

PERMEABILITY:
5 IN/HR INFILTRATION RATE FOR THE FLOW-BASED SUSMP METHOD
(1-IN/HR FOR ALTERNATIVE DESIGNS, AS APPROVED BY LOCAL JURISDICTION).

CHEMICAL COMPOSITION: TOTAL PHOSPHORUS < 15 PARTS PER MILLION (PPM); PH 6-8; CATION EXCHANGE CAPACITY > 5 MILLIEQUIVALENTS PER 100 GRAMS (MEQ/100 G) OF SOIL; ORGANIC MATTER CONTENT < 5 PERCENT BY WEIGHT.

DRAINAGE LAYER
SEPARATE SOIL MEDIA FROM UNDERDRAIN LAYER WITH 3 INCHES OF WASHED SAND (ASTM NO. 33), FOLLOWED BY 3 INCHES OF CHOKING STONE (ASTM NO. 8) OVER A 9 INCH ENVELOPE OF ASTM NO. 57 STONE. TOTAL COMBINED DRAINAGE LAYER DEPTH 1'-2\"/>

SURFACE VEGETATION
AS SPECIFIED BY THE LANDSCAPE ARCHITECT PLANS.

RICHARD & RICHARD
CONSULTING ENGINEERS
294 VENTURE ST., STE 100
SAN MARCOS, CA 92078
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R&R

GENESEE RETAIL CENTER

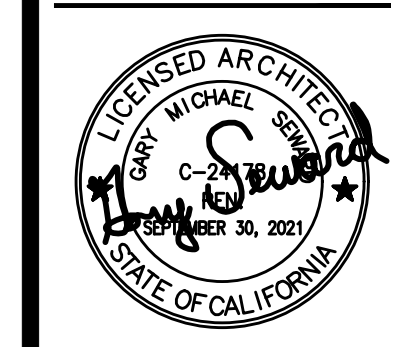
SITE DEVELOPMENT PERMIT

4437 GENESEE AVE., SAN DIEGO, CA 92117

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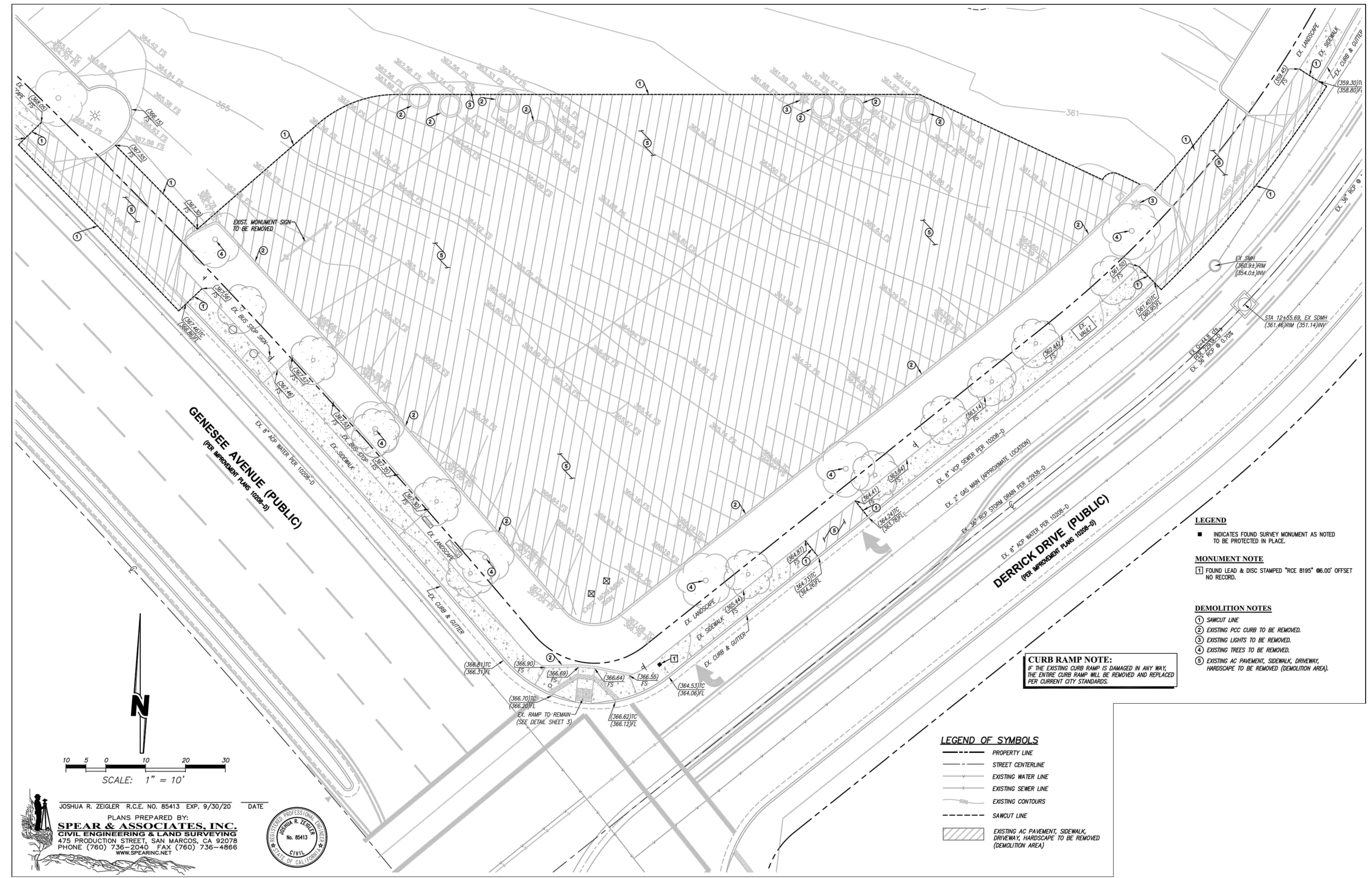


SHEET DESCRIPTION:

DEMOLITION PLAN

SHEET NUMBER

6 of 17



JOSHUA R. ZEIGLER R.C.E. NO. 85413 EXP. 9/30/20
PLANS PREPARED BY:
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475 PRODUCTION STREET, SAN MARCOS, CA 92078
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DATE

REGISTERED PROFESSIONAL ENGINEER
No. 85413
CIVIL
STATE OF CALIFORNIA

RICHARD&RICHARD
CONSULTING ENGINEERS
234 VENTURE ST., STE 100
SAN MARCOS, CA 92078
760-781-2300 FAX 760-781-2300

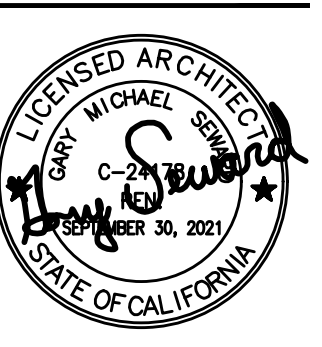
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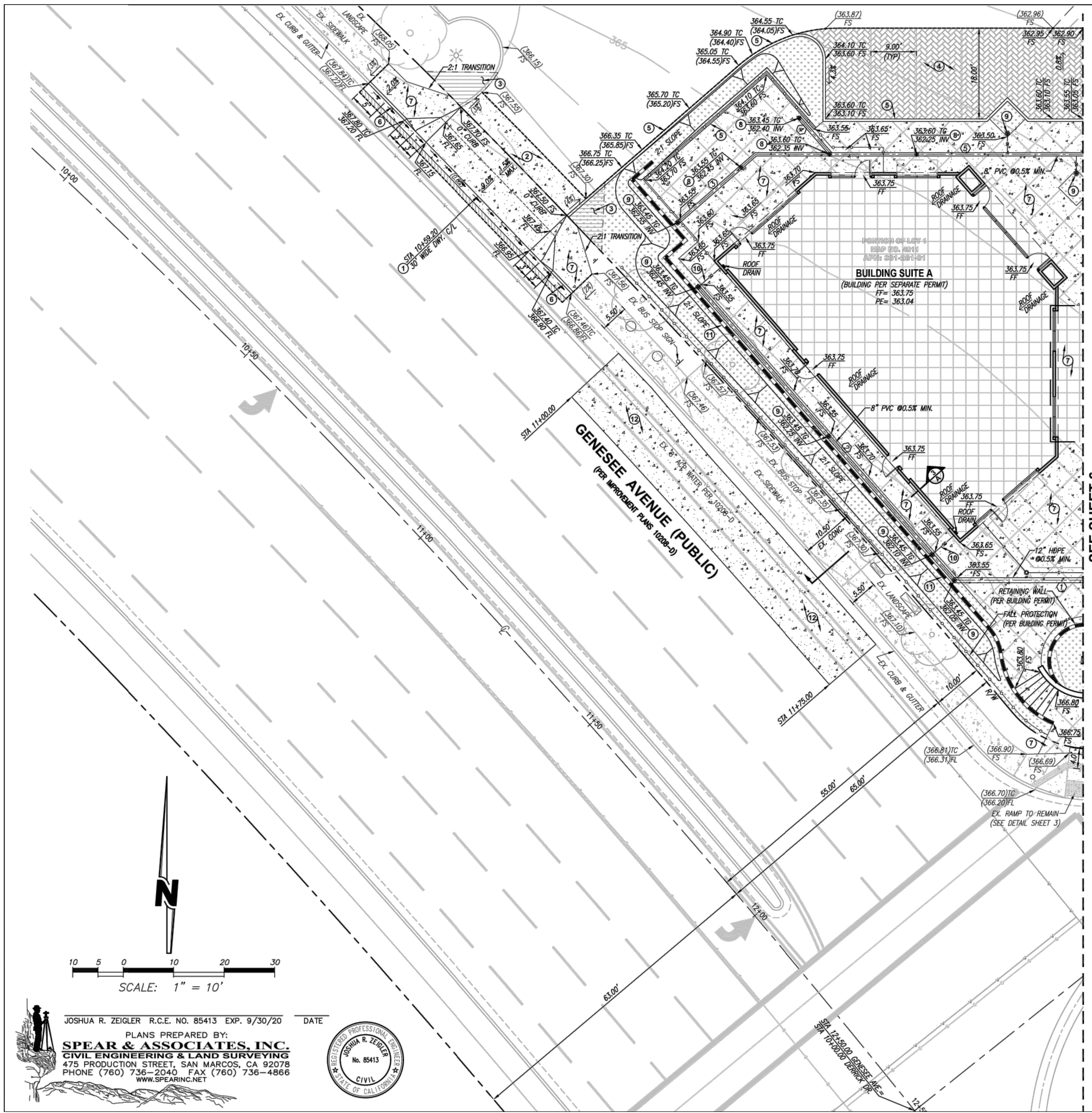


SHEET DESCRIPTION:

GRADING & IMPROVEMENT PLANS

SHEET NUMBER

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NO.	BEARING	LENGTH	REMARKS
1	N90°00'00\"E	32.54'	12\" HDPE (PVT) @0.50%
2	N41°07'04\"W	77.16'	8\" PVC (PVT) @0.50%
3	N48°52'56\"E	20.62'	8\" PVC (PVT) @0.50%
4	N41°07'04\"W	9.14'	8\" PVC (PVT) @0.50%
5	N90°00'00\"E	71.54'	8\" PVC (PVT) @0.50%

- CONSTRUCTION NOTES**
1. REMOVE & REPLACE EXISTING DRIVEWAY 11/30' WIDE COMMERCIAL CONCRETE DRIVEWAY PER SDG-163, SDG-164 & DETAIL SHEET 3.
 2. CONSTRUCT 7\" PCC PAVEMENT OVER 95% COMPACTED SUBGRADE SOIL, HEAVY DRIVE AISLES (PER SOILS ENGINEER).
 3. NO OBSTRUCTIONS INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT.
 4. INSTALL PERVIOUS PAVERS PER DETAIL SHEET 3 (PVT).
 5. CONSTRUCT 6\" PCC CURB PER SDG-150 (PVT).
 6. CONSTRUCT 6\" PCC CURB & GUTTER TYPE-G PER SDG-151 & SDG-156.
 7. CONSTRUCT 4.0' MIN. WIDE P.C.C. SIDEWALK PER SDG-155 & SDG-156.
 8. INSTALL 6\" DIA. DRAIN WITH FLUSH GRATE PER DETAIL SHEET 3 (PVT).
 9. INSTALL 6\" DIA. DRAIN WITH ATRIUM GRATE PER DETAIL SHEET 3 (PVT).
 10. INSTALL 6\" PVC ROOF DRAIN LEADER CONNECTION TO SITE STORM DRAIN (PVT).
 11. CONSTRUCT MASONRY RETAINING WALL PER C-2 & DETAIL SHEET 3.
 12. CONSTRUCT BUS STOP SLAB PER SDG-102.

STRIPING NOTE:
CONTRACTOR TO REPLACE ANY EXISTING STRIPING REMOVED DURING CONSTRUCTION AT THE FRONTAGE OF GENESEE AVE. AND DERRICK DR.

SIDEWALK, CURB & GUTTER NOTE:
CONTRACTOR TO VERIFY ANY EXISTING DAMAGED AND/OR UPLIFTED SIDEWALK PANELS, CURB & GUTTER ALONG ENTIRE PROPERTY FRONTAGE MUST BE REMOVED AND REPLACED AT THE NEAREST EXPANSION JOINT PER CURRENT CITY STANDARDS AND TO THE SATISFACTION OF CITY RESIDENT ENGINEER.

JOSHUA R. ZEIGLER R.C.E. NO. 85413 EXP. 9/30/20 DATE

PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPEARINC.NET

JOSHUA R. ZEIGLER
No. 85413
CIVIL
STATE OF CALIFORNIA

RICHARD&RICHARD
CONSULTING ENGINEERS & ARCHITECTS
234 VENTURE ST., STE 100
SAN MARCOS, CA 92078
760-781-2330 FAX 760-781-2330

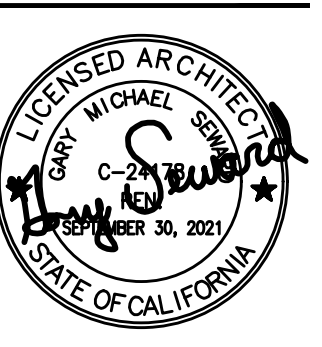
R&R

GENESEE RETAIL CENTER
SITE DEVELOPMENT PERMIT
4437 GENESEE AVE., SAN DIEGO, CA 92117

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	06-14-2019
2	REVISION	06-14-2019
3	REVISION	06-14-2019
4	REVISION	06-14-2019

DATE: 06-14-2019
JOB #: WO-1905



SHEET DESCRIPTION:

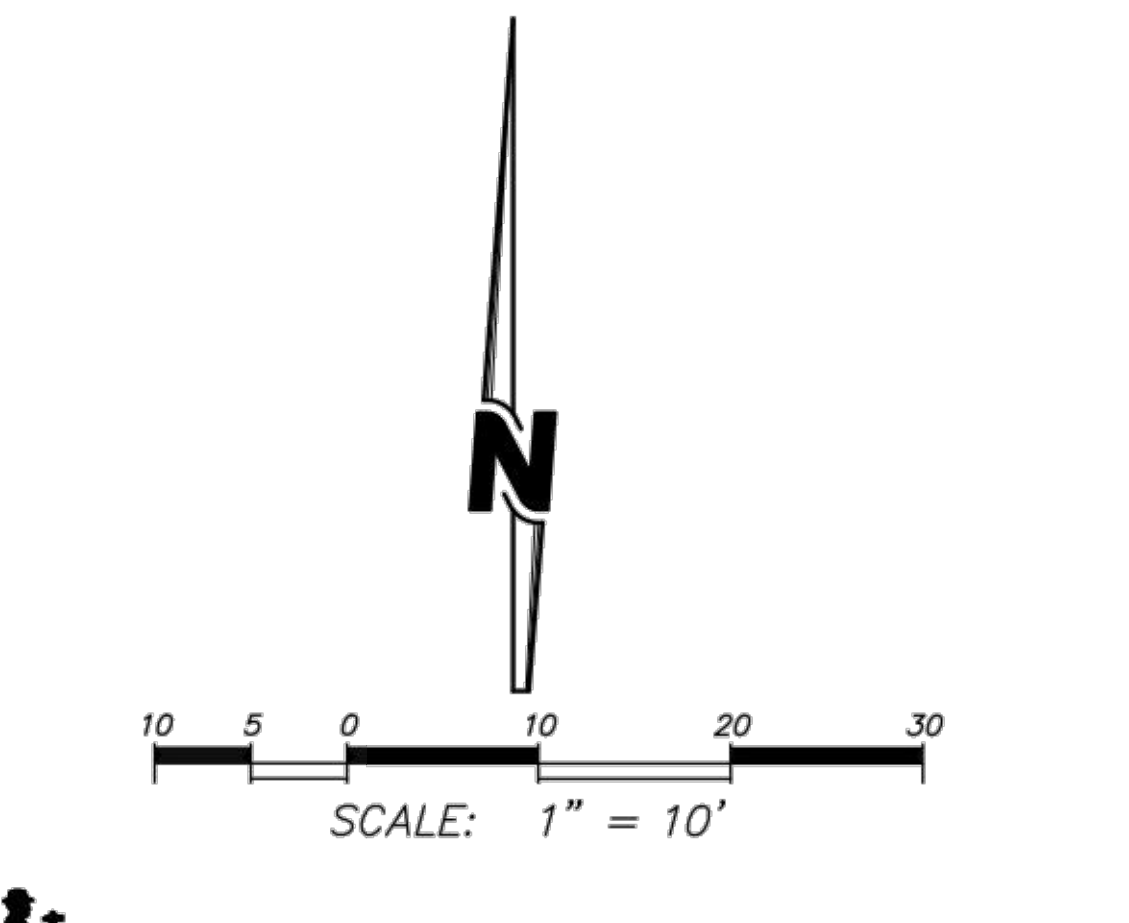
GRADING & IMPROVEMENT PLANS

SHEET NUMBER

8 of 17

- CONSTRUCTION NOTES**
- 1 REMOVE & REPLACE EXISTING DRIVEWAY W/30" WIDE COMMERCIAL CONCRETE DRIVEWAY PER SDG-163, SDG-164 & DETAIL SHEET 3.
 - 2 CONSTRUCT 7" PCC PAVEMENT OVER 95% COMPACTED SUBGRADE SOIL, HEAVY DRIVE AISLES (PER SOILS ENGINEER).
 - 3 NO OBSTRUCTIONS INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT.
 - 4 INSTALL PERVIOUS PAVERS PER DETAIL SHEET 3 (PVT).
 - 5 CONSTRUCT 6" PCC CURB PER SDG-150 (PVT).
 - 6 CONSTRUCT 6" PCC CURB CURB & GUTTER TYPE-G PER SDG-151 & SDG-156.
 - 7 CONSTRUCT 4.0' MIN. WIDE P.C.C. SIDEWALK PER SDG-155 & SDG-156.
 - 8 INSTALL 6" DIA. DRAIN WITH FLUSH GRATE PER DETAIL SHEET 3 (PVT).
 - 9 INSTALL 6" DIA. DRAIN WITH ATRIUM GRATE PER DETAIL SHEET 3 (PVT).
 - 10 INSTALL 6" PVC ROOF DRAIN LEADER CONNECTION TO SITE STORM DRAIN (PVT).
 - 11 RIP-RAP ENERGY DISSIPATOR PER SDG-104, L=5'W=5', TYPE 2 ROCK CLASS, 1" THICK OVER FILTER BLANKET (PVT).
 - 12 CONSTRUCT 2.0' CURB CHANNEL OPENING (PVT).
 - 13 CONSTRUCT ADA ACCESS CURB RAMP TYPE B W/TRUNCATED DOMES PER SDG-130, SDG-133 (PVT).
 - 14 CONSTRUCT 3" WIDE P.C.C. RIBBON GUTTER PER DETAIL SHEET 3 (PVT).
 - 15 RETAINING WALL SUBDRAIN DISCHARGE POINT OF CONNECTION (PVT).
 - 16 TRENCH RESURFACING PER SDG-107 TYPE 1.
 - 17 INSTALL 6" PVC SEWER LATERAL 02.0X MIN. PER SDG-105.
 - 18 MET TAP EX. MAIN & INSTALL 8" FIRE SERVICE ASSEMBLY W/8" GATE VALVE & THRUST BLOCK.
 - 19 INSTALL 8" BACKFLOW DEVICE PER SDG-105 (PVT), RPDA/BACKFLOW MODEL: 8" AMES COLT SERIES C500 (PER SEPARATE PERMIT).
 - 20 MET TAP EX. MAIN & INSTALL 2" DOMESTIC WATER SERVICE.
 - 21 INSTALL 2" DOMESTIC WATER METER PER SDG-149 (PUBLIC), W/2" BACKFLOW DEVICE (PVT), RPDA/BACKFLOW MODEL: 2" AMES SERIES LF4000B (PER SEPARATE PERMIT).
 - 22 MET TAP EX. MAIN & INSTALL 1" IRRIGATION WATER SERVICE.
 - 23 INSTALL 3/4" IRRIGATION WATER METER PER SDG-150 (PUBLIC), W/1" BACKFLOW DEVICE (PVT), RPDA/BACKFLOW MODEL: 2" AMES SERIES LF4000B (PER SEPARATE PERMIT).
 - 24 EX. MONUMENT SIGN COLUMNS TO REMAIN (PROTECT IN PLACE).
 - 25 GRIND & OVERLAY EXISTING AC PAVEMENT (SEE SHEET 3).
 - 26 INSTALL 4" SEWER LINE TO GREASE INTERCEPTOR (PER PLUMBING PLANS).
 - 27 CONSTRUCT MASONRY RETAINING WALL PER C-1 & DETAIL SHEET 3.
 - 28 CONSTRUCT MASONRY RETAINING WALL PER C-1 W/HAND RAILS & DETAIL SHEET 3.
 - 29 DEEPENED CURB @SIDEWALK EDGE W/FALL PROTECTION (PER BUILDING PERMIT).

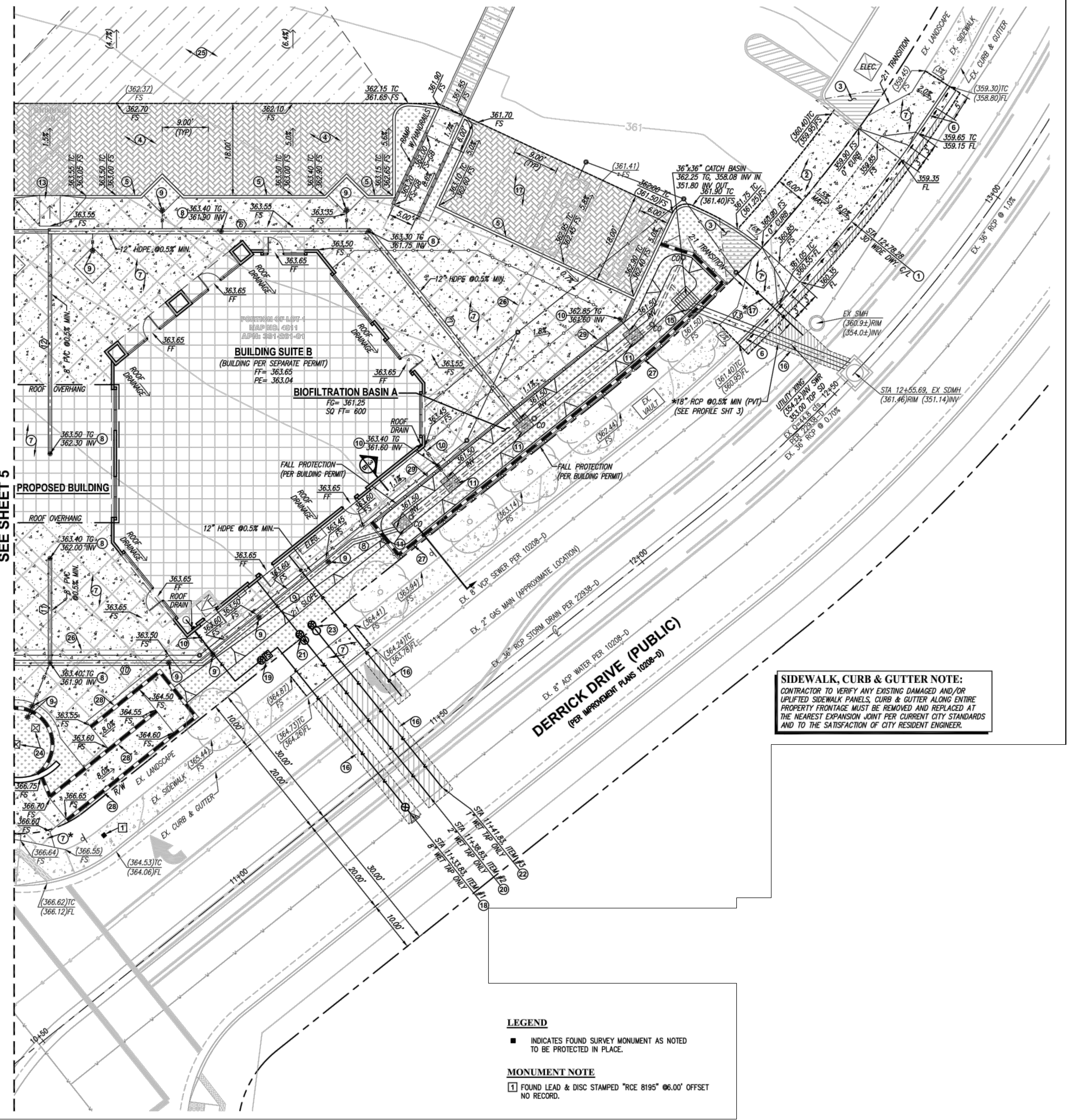
SEWER LATERAL TABLE							
LOT #	I.E. AT MAIN	DROP TO MAIN (RISE)	LENGTH IN FEET	I.E. @ P.L.	SLOPE (%)	TOP CURB ELEV. (T.C.)	DEPTH BELOW T.C. @ P.L.
1	IE=354.10±	1.50'	18'	IE=355.95	2.00%	TC=361.10	5.15'
							STA # 12+54.03



JOSHUA R. ZEIGLER R.C.E. NO. 85413 EXP. 9/30/20 DATE
PLANS PREPARED BY:
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CIVIL ENGINEERING & LAND SURVEYING
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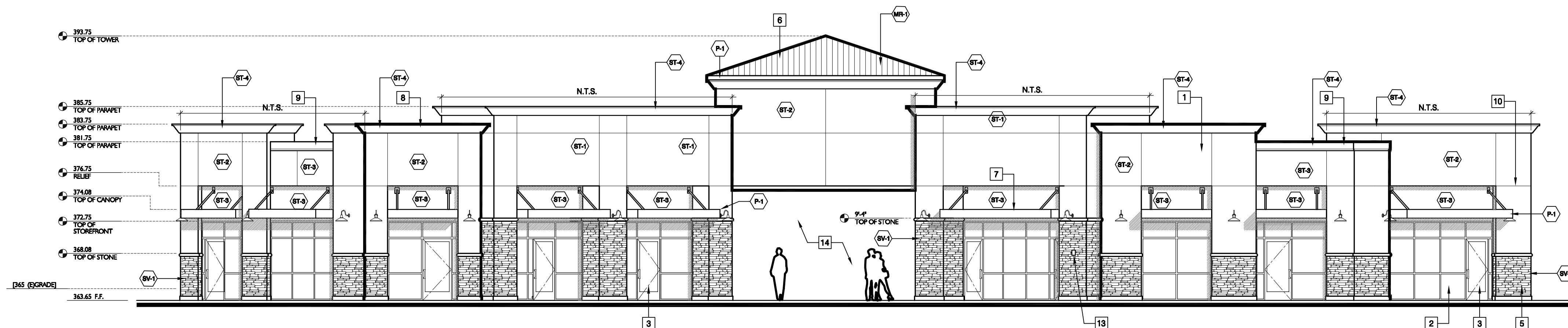
STRIPING NOTE:
CONTRACTOR TO REPLACE ANY EXISTING STRIPING REMOVED DURING CONSTRUCTION AT THE FRONTAGE OF GENESEE AVE AND DERRICK DR.



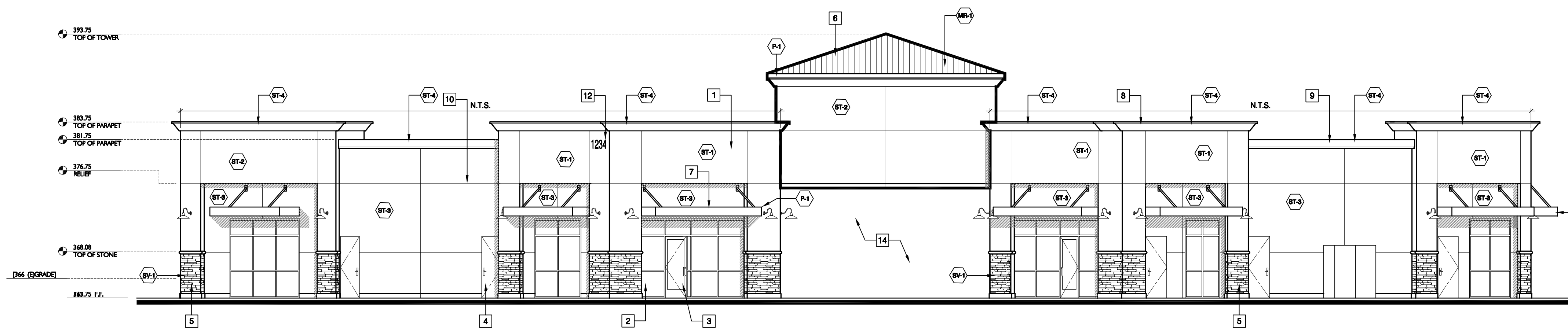
SIDEWALK, CURB & GUTTER NOTE:
CONTRACTOR TO VERIFY ANY EXISTING DAMAGED AND/OR UPLIFTED SIDEWALK PANELS, CURB & GUTTER ALONG ENTIRE PROPERTY FRONTAGE MUST BE REMOVED AND REPLACED AT THE NEAREST EXPANSION JOINT PER CURRENT CITY STANDARDS AND TO THE SATISFACTION OF CITY RESIDENT ENGINEER.

- LEGEND**
- INDICATES FOUND SURVEY MONUMENT AS NOTED TO BE PROTECTED IN PLACE.
- MONUMENT NOTE**
- FOUND LEAD & DISC STAMPED "RCE 8195" 06.00' OFFSET NO RECORD.

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



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

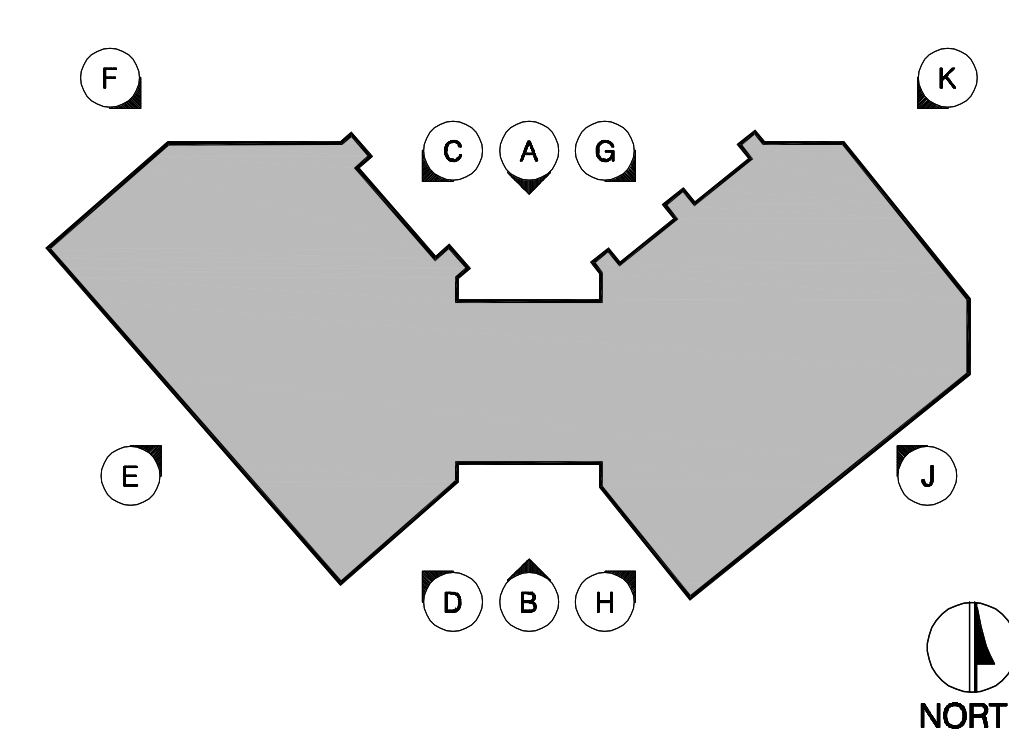
ELEVATION KEY NOTES

- 1 2x Wood Framed Construction with 7/8" Stucco System Finish (TYP)
- 2 Storefront with 1" Glass System - Dark Bronze Mullions (TYP)
- 3 3x7" Aluminum Storefront Entry Door - Dark Bronze (TYP)
- 4 3x7" Hollow Metal Man Door - Paint to Match Building (TYP)
- 5 Stacked Stone Veneer (TYP)
- 6 Standing Seam Metal Roofing
- 7 Metal Shade Canopy (TYP)
- 8 Decorative Foam Cornice with Smooth Plaster Finish (TYP)
- 9 2x Wood Architectural Detail with Stucco System Finish
- 10 Architectural Reveal
- 11 Proposed Location for Exterior Electrical Gear
- 12 Proposed Location for 12" High Address Numbers
- 13 Proposed Location for Fire Department Knox Box - Mount 60" Min. & 70" Max. A.F.F.
- 14 Breezeway

EXTERIOR FINISHES

- ST-1 La Habra Integral Color Exterior Stucco - Sand Float 20/30 - "475 Vėjo"
- ST-2 La Habra Integral Color Exterior Stucco - Sand Float 20/30 - "820 Silverado"
- ST-3 La Habra Integral Color Exterior Stucco - Sand Float 20/30 - "73 Egg Shell"
- ST-4 La Habra Integral Color Exterior Stucco - Sand Float 20/30 - "434 Fallbrook"
- SV-1 Stone Veneer - Coronado Mountain Strip Stone - "Chablis" (TYP)
- MR-1 Standing Seam 24 ga. Metal Roof - "Dark Bronze" (TYP)
- P-1 PPG or Eq. Exterior Semi-Gloss Paint - "Coffee House PPG1077-7"

ELEVATION KEY MAP



RICHARD & RICHARD
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GENESEE RETAIL CENTER
SITE DEVELOPMENT PERMIT
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NO.	PERSON	DATE
1	1st Submittal	06-14-2019
2	2nd Submittal	06-14-2019
3	3rd Submittal	06-14-2019
4	4th Submittal	06-14-2019
5	5th Submittal	06-14-2019
6	6th Submittal	06-14-2019
7	7th Submittal	06-14-2019
8	8th Submittal	06-14-2019
9	9th Submittal	06-14-2019
10	10th Submittal	06-14-2019
11	11th Submittal	06-14-2019
12	12th Submittal	06-14-2019
13	13th Submittal	06-14-2019
14	14th Submittal	06-14-2019
15	15th Submittal	06-14-2019
16	16th Submittal	06-14-2019
17	17th Submittal	06-14-2019
18	18th Submittal	06-14-2019
19	19th Submittal	06-14-2019
20	20th Submittal	06-14-2019

DATE: 06-14-2019
JOB #: WO-1905



SHEET DESCRIPTION:
BUILDING ELEVATIONS

SHEET NUMBER
10 of 17

RICHARD & RICHARD
CONSTRUCTION COMPANY, INC.
COMMERCIAL - RESIDENTIAL - TRUCK BLDG.
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NO.	REVISION	DATE
1	1st Submittal	06-14-2019
2	2nd Submittal	06-14-2019
3	3rd Submittal	06-14-2019
4	4th Submittal	06-14-2019

DATE: 06-14-2019
JOB #: WO-1906



SHEET DESCRIPTION:
BUILDING ELEVATIONS

SHEET NUMBER

11 of 17

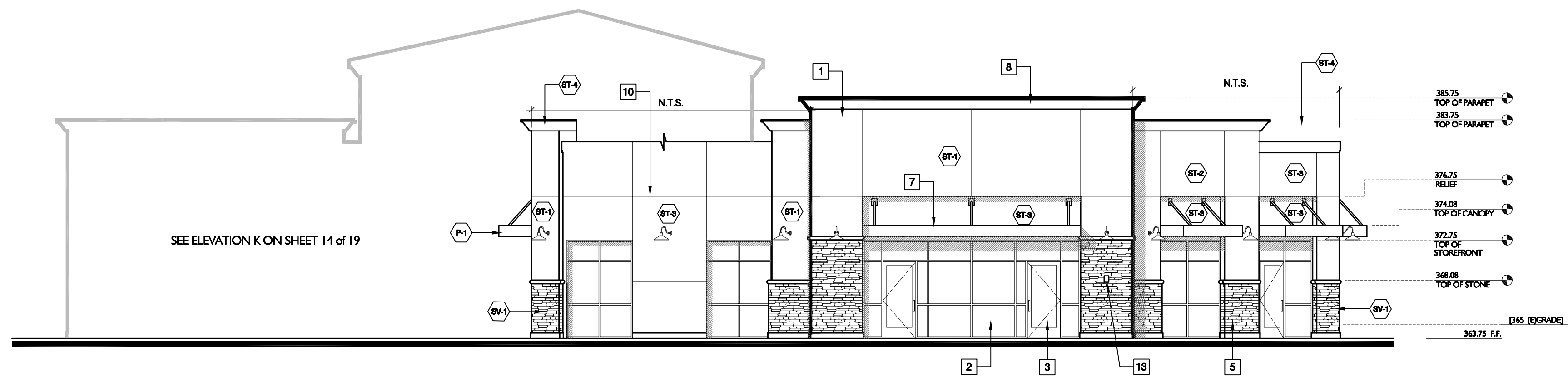
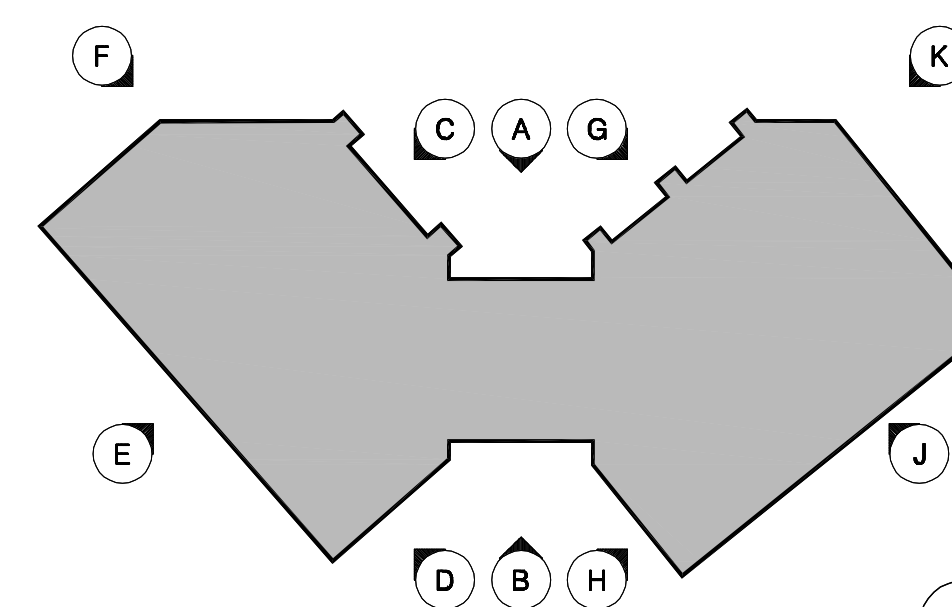
ELEVATION KEY NOTES

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- 14 Breezeway

EXTERIOR FINISHES

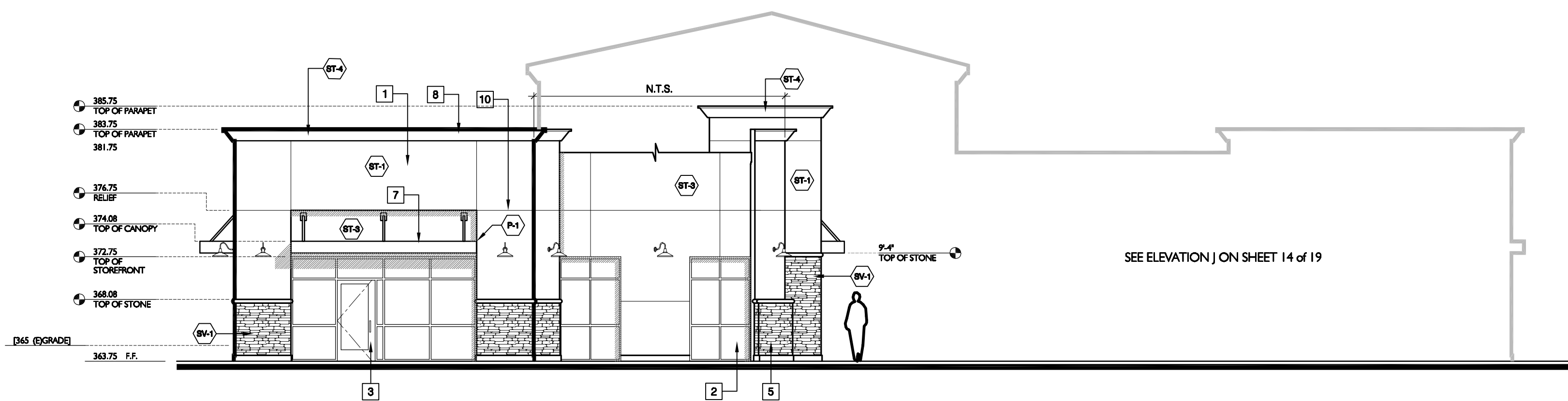
- (ST-1) La Habra Integral Color Exterior Stucco - Sand Float 20/30 - "475 Vėjo"
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- (MR-1) Standing Seam 24 ga. Metal Roof - "Dark Bronze" (TYP)
- (P-1) PPG or Eq. Exterior Semi-Gloss Paint - "Coffee House PPG1077-7"

ELEVATION KEY MAP



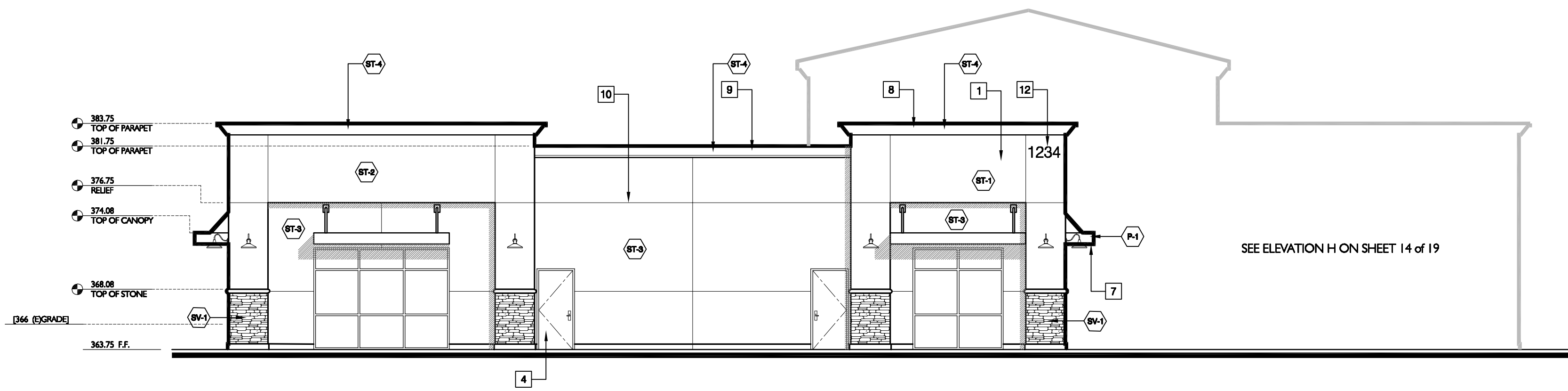
BUILDING ELEVATION

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



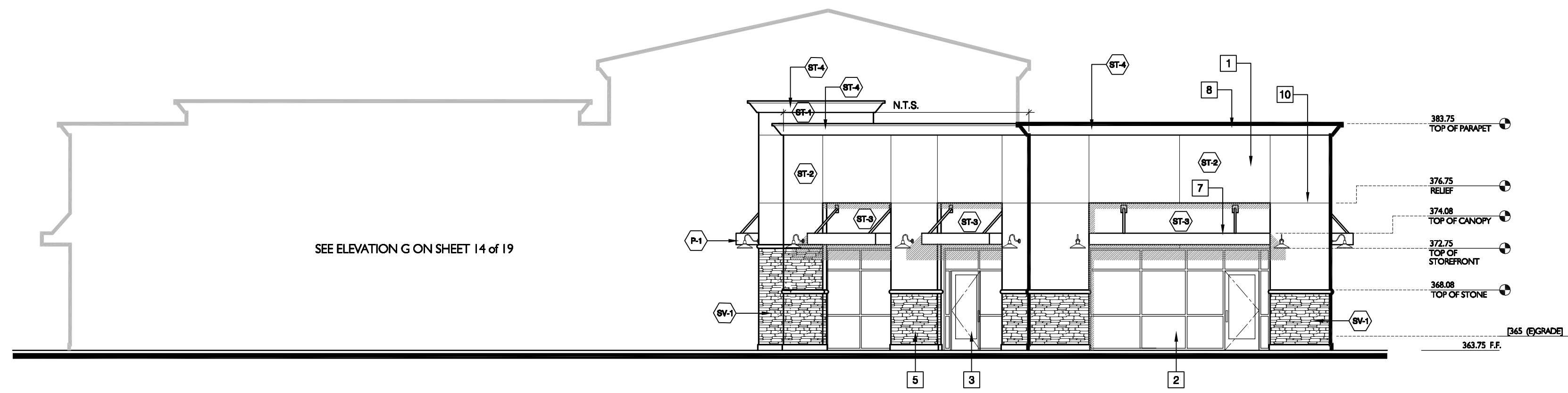
BUILDING ELEVATION

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



BUILDING ELEVATION

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



BUILDING ELEVATION

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

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GENESEE RETAIL CENTER

SITE DEVELOPMENT PERMIT
4437 GENESEE AVE., SAN DIEGO, CA 92117

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NO.	REVISION	DATE
1	1st Submittal	06-14-2019
2	2nd Submittal	06-14-2019
3	3rd Submittal	12-10-2019

DATE: 06-14-2019
JOB #: WO-1905



SHEET DESCRIPTION:
BUILDING ELEVATIONS

SHEET NUMBER
12 of 17

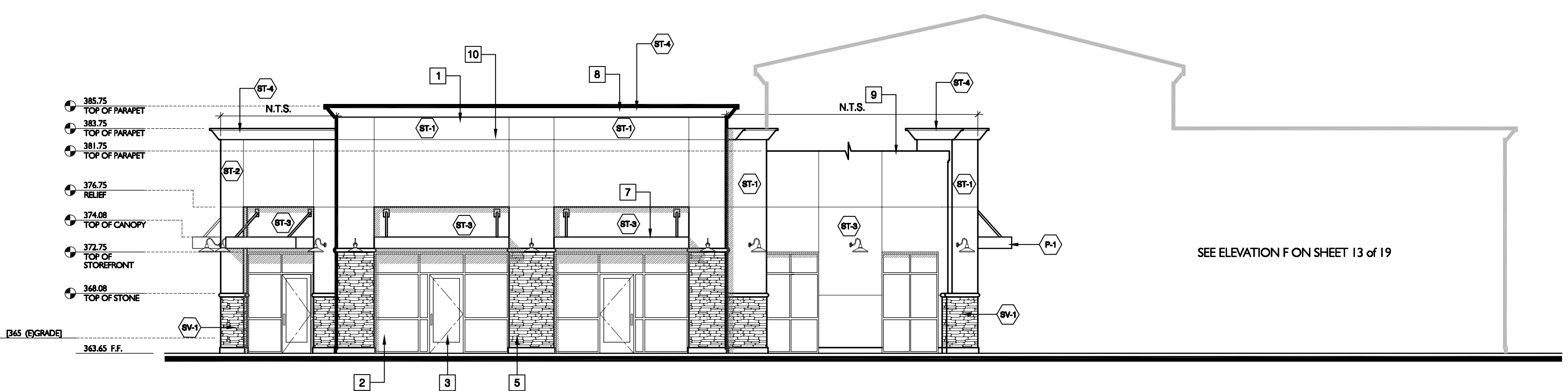
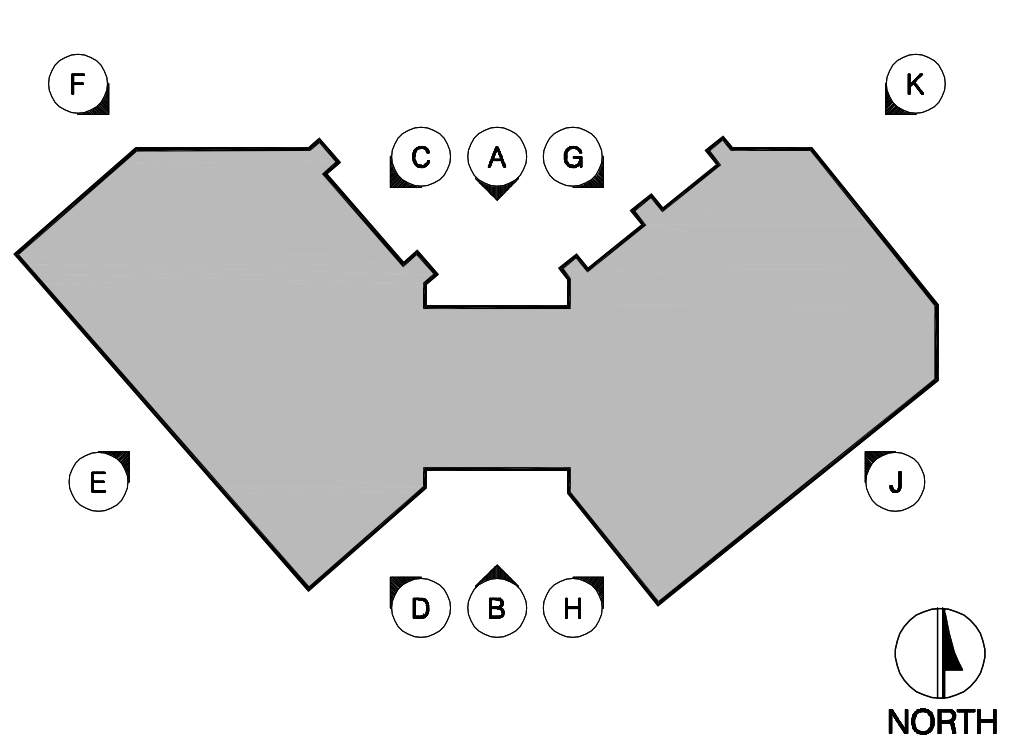
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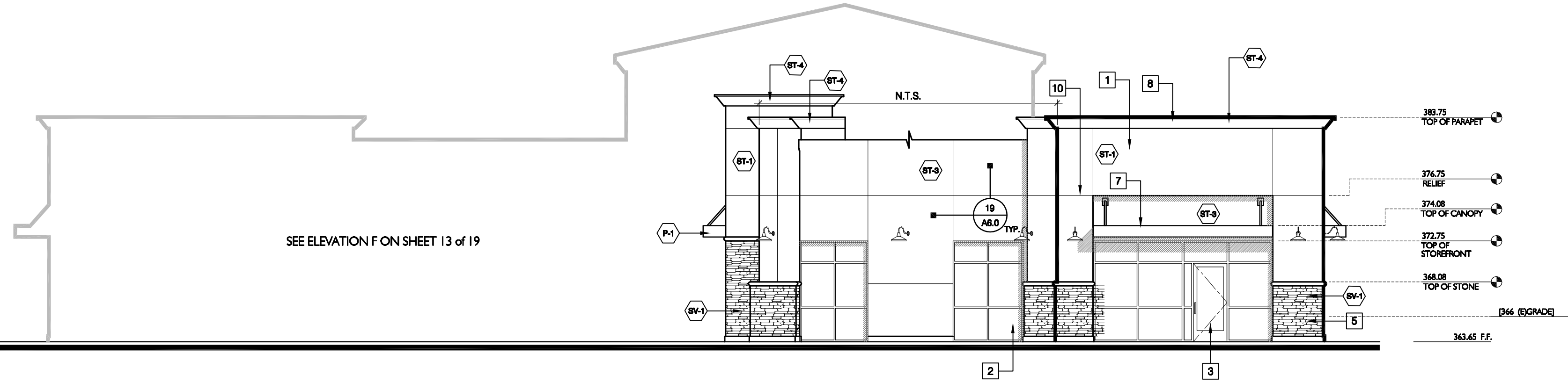
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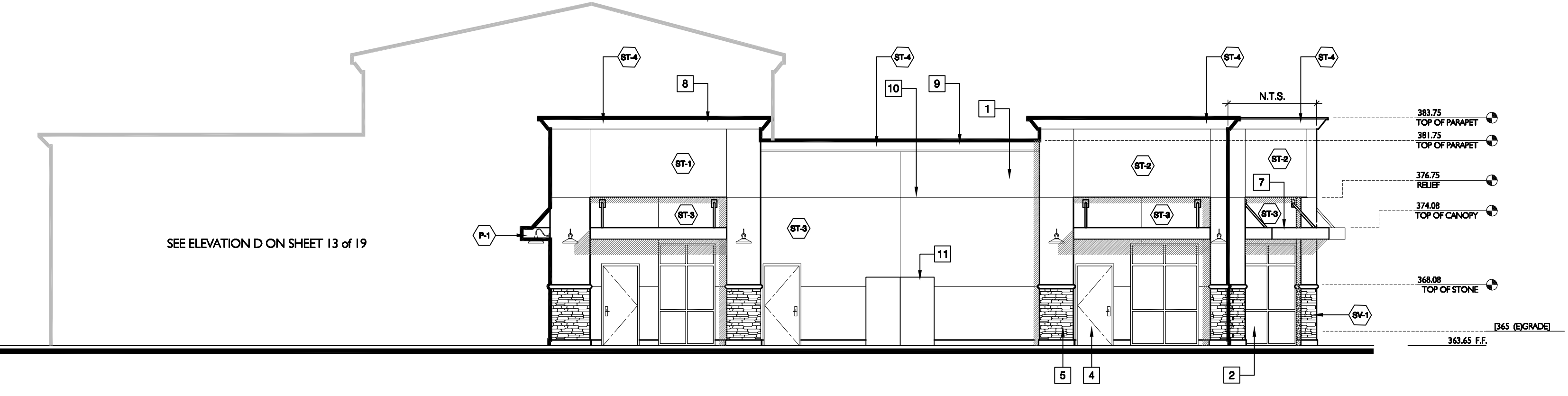
ELEVATION KEY MAP



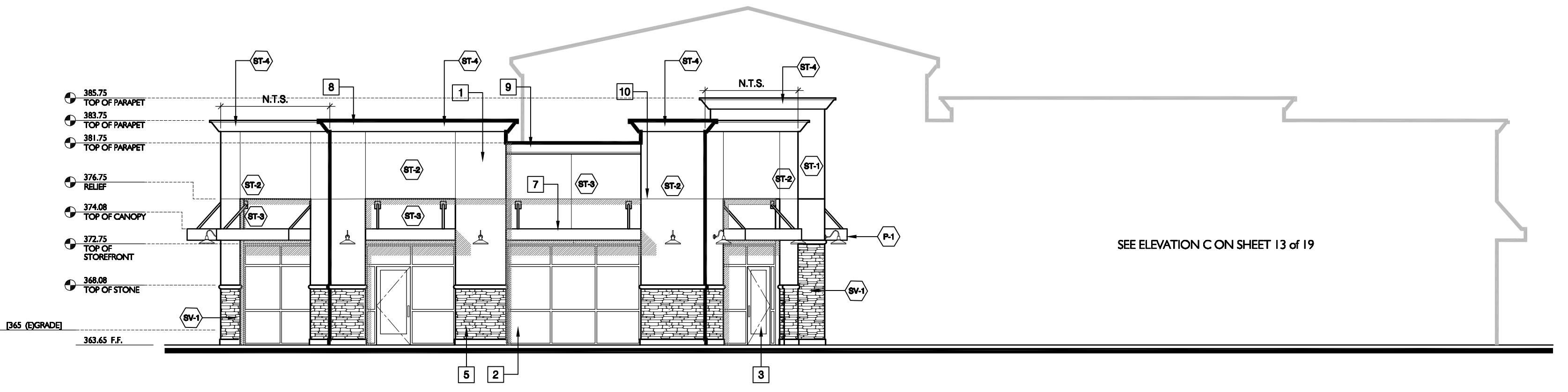
G BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



H BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



J BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



K BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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[illegible]

T.O.S. Top of Structure - Elevation at Location Shown

T.O.W. Top of Wall - Elevation at Location Shown

Roof Hatch - 20' x 26' Min.

- 1 Shade Canopy (TYP)
- 2 Built-up Cricket (TYP)
- 3 Decorative Roof Cornice (TYP)
- 4 Roof Gutter & Downspout to Match Standing Seam Roof
- 5 Standing Seam Metal Roofing

A circular compass rose with a vertical line through the center. The top half is white, and the bottom half is black. The word "NORTH" is written in bold capital letters below the circle.

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GENESEE RETAIL CENTER

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3	3rd Submittal	06-14-2019
4	4th Submittal	06-14-2019

DATE: 06-14-2019
JOB #: WO-1905

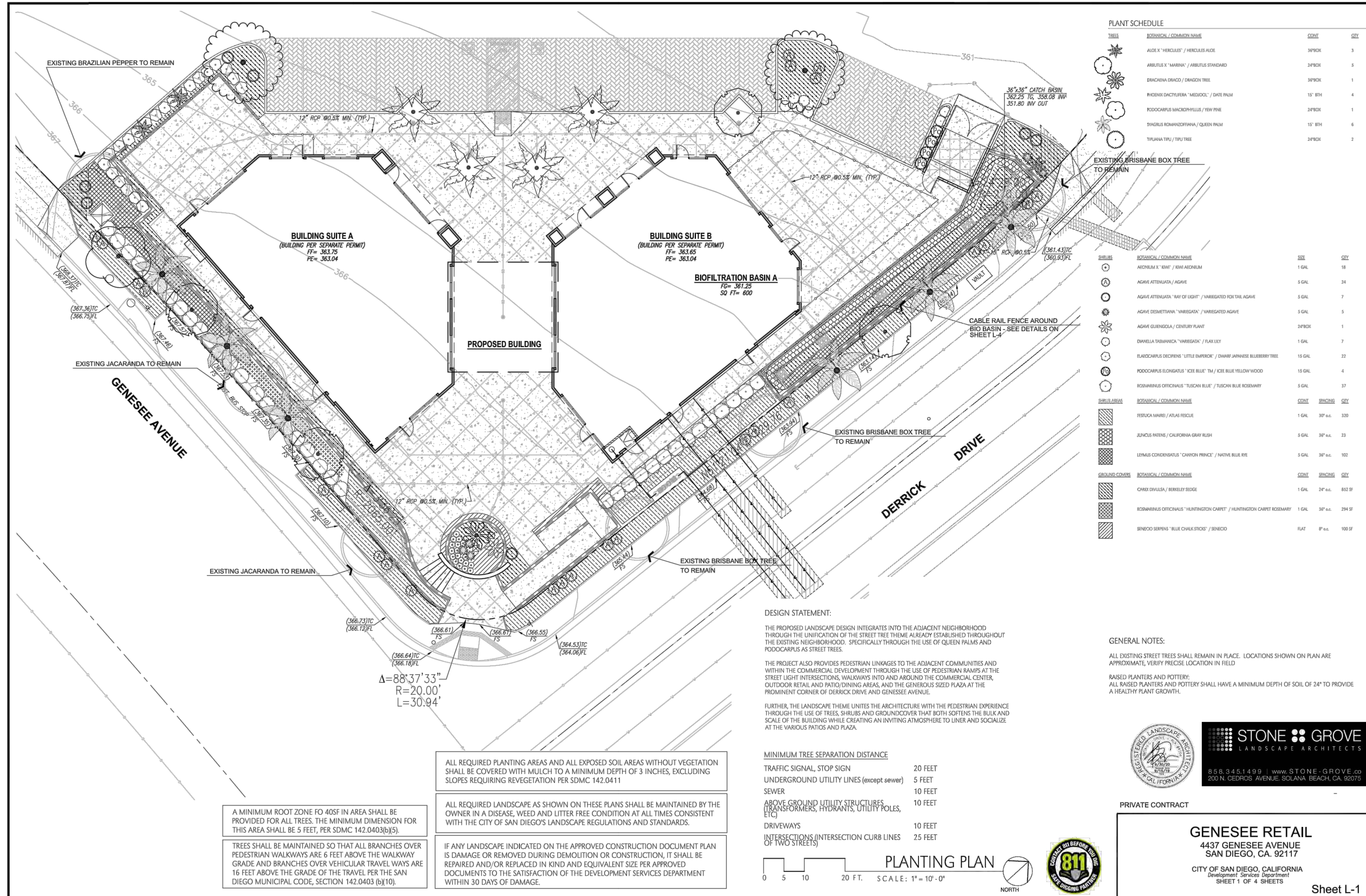


SHEET DESCRIPTION:

PLANTING PLAN

SHEET NUMBER

14 of 17



STONE GROVE
LANDSCAPE ARCHITECTS
858.345.1499 | www.STONE-GROVE.co
200 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

PRIVATE CONTRACT

GENESEE RETAIL
4437 GENESEE AVENUE
SAN DIEGO, CA 92117
CITY OF SAN DIEGO, CALIFORNIA
Development Services Department
SHEET 1 OF 4 SHEETS

Sheet L-1



RICHARD&RICHARD
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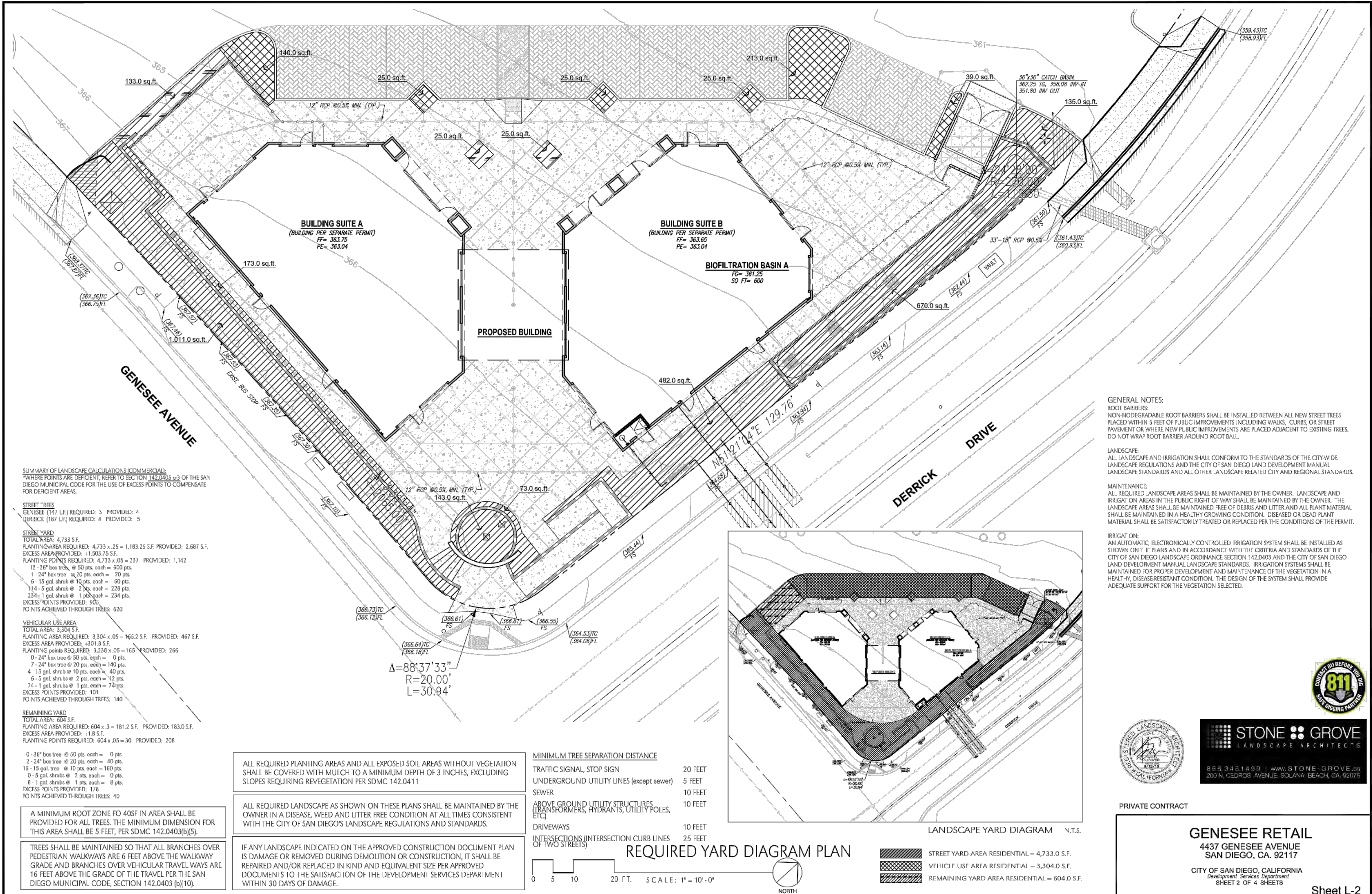
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3	3rd Submittal	06-14-2019
4	4th Submittal	06-14-2019

DATE: 06-14-2019
JOB #: WO-1905

LICENCED ARCHITECT
MICHAEL SEBASTIAN
C-51234
STATE OF CALIFORNIA

SHEET DESCRIPTION:
LANDSCAPE REQUIRED YARD DIAGRAM

SHEET NUMBER
15 of 17



SUMMARY OF LANDSCAPE CALCULATIONS (COMMERCIAL):
WHERE POINTS ARE DEFICIENT, REFER TO SECTION 142.0403 a(3) OF THE SAN DIEGO MUNICIPAL CODE FOR THE USE OF EXCESS POINTS TO COMPENSATE FOR DEFICIENT AREAS.

STREET TREES
GENESEE (147 L.F.) REQUIRED: 3 PROVIDED: 4
DERRICK (187 L.F.) REQUIRED: 4 PROVIDED: 5

STREET YARD
TOTAL AREA: 4,733 S.F.
PLANTING AREA REQUIRED: 4,733 x .25 = 1,183.25 S.F. PROVIDED: 2,687 S.F.
EXCESS AREA PROVIDED: +1,503.75 S.F.
PLANTING POINTS REQUIRED: 4,733 x .05 = 237 PROVIDED: 1,142
12 - 36" box tree @ 50 pts. each = 600 pts.
1 - 24" box tree @ 20 pts. each = 20 pts.
6 - 15 gal. shrub @ 10 pts. each = 60 pts.
14 - 5 gal. shrub @ 2 pts. each = 28 pts.
234 - 1 gal. shrub @ 1 pt. each = 234 pts.
EXCESS POINTS PROVIDED: 905
POINTS ACHIEVED THROUGH TREES: 620

VEHICULAR USE AREA
TOTAL AREA: 3,304 S.F.
PLANTING AREA REQUIRED: 3,304 x .05 = 165.2 S.F. PROVIDED: 467 S.F.
EXCESS AREA PROVIDED: +301.8 S.F.
PLANTING POINTS REQUIRED: 3,304 x .05 = 165 PROVIDED: 266
0 - 24" box tree @ 50 pts. each = 0 pts.
7 - 24" box tree @ 20 pts. each = 140 pts.
4 - 15 gal. shrub @ 10 pts. each = 40 pts.
6 - 5 gal. shrubs @ 2 pts. each = 12 pts.
74 - 1 gal. shrubs @ 1 pt. each = 74 pts.
EXCESS POINTS PROVIDED: 101
POINTS ACHIEVED THROUGH TREES: 140

REMAINING YARD
TOTAL AREA: 604 S.F.
PLANTING AREA REQUIRED: 604 x .3 = 181.2 S.F. PROVIDED: 183.0 S.F.
EXCESS AREA PROVIDED: +1.8 S.F.
PLANTING POINTS REQUIRED: 604 x .05 = 30 PROVIDED: 208
0 - 36" box tree @ 50 pts. each = 0 pts.
2 - 24" box tree @ 20 pts. each = 40 pts.
16 - 15 gal. tree @ 10 pts. each = 160 pts.
0 - 5 gal. shrubs @ 2 pts. each = 0 pts.
8 - 1 gal. shrubs @ 1 pt. each = 8 pts.
EXCESS POINTS PROVIDED: 178
POINTS ACHIEVED THROUGH TREES: 40

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

ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE OWNER IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND STANDARDS.

IF ANY LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLAN IS DAMAGE OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

RICHARD & RICHARD
CONSULTANTS, INC.
234 VENTURE ST., STE 100
SAN MARCOS, CA 92078
760-781-2330 FAX 760-781-2330

R&R

GENESEE RETAIL CENTER
SITE DEVELOPMENT PERMIT
4437 GENESEE AVE., SAN DIEGO, CA 92117

This drawing is a tool of service and is not to be used for any other purpose without the written consent of Richard & Richard Consultants, Inc. The user of this drawing for any other purpose without the written consent of Richard & Richard Consultants, Inc. shall be held liable for all damages and costs incurred.

NO.	PERSON	DATE
1	DESIGNED BY	06-14-2019
2	DRAWN BY	06-14-2019
3	CHECKED BY	06-14-2019
4	APPROVED BY	06-14-2019

DATE: 06-14-2019
JOB #: WO-1905

LICENCED ARCHITECT
MICHAEL SEGURA
C-25000
STATE OF CALIFORNIA

SHEET DESCRIPTION:
LANDSCAPE CALCULATIONS PLAN

SHEET NUMBER
16 of 17

City of San Diego - Development Services Department - Vehicle Use Areas (VUA)

Provide the following information on the Landscape Plan. The Landscape Designer must provide the planting area and points required for the Landscape Regulations, Chapter 142.0403 (b)(5) of the San Diego Municipal Code, and the City of San Diego's Landscape Ordinance, Chapter 142.0403 (b)(5) of the San Diego Municipal Code. One tree (minimum 24 inch dbh) is required within 30 ft. of each parking space. 10 points are required for each parking space. 10 points are required for each parking space. 10 points are required for each parking space.

VEHICULAR USE AREA (VUA) (142.0403, 142.0404)

Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000

VEHICULAR USE AREA (VUA) (142.0403, 142.0404)

Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000

TEMPORARY VEHICULAR USE AREA (VUA) (142.0403)

Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000

ADDITIONAL YARD PLANTING AREA (142.0403)

Planting Area (sq. ft.)

City of San Diego - Development Services Department - Vehicle Use Areas (VUA)

Provide the following information on the Landscape Plan. The Landscape Designer must provide the planting area and points required for the Landscape Regulations, Chapter 142.0403 (b)(5) of the San Diego Municipal Code, and the City of San Diego's Landscape Ordinance, Chapter 142.0403 (b)(5) of the San Diego Municipal Code. One tree (minimum 24 inch dbh) is required within 30 ft. of each parking space. 10 points are required for each parking space. 10 points are required for each parking space. 10 points are required for each parking space.

VEHICULAR USE AREA (VUA) (142.0403, 142.0404)

Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000

VEHICULAR USE AREA (VUA) (142.0403, 142.0404)

Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000

TEMPORARY VEHICULAR USE AREA (VUA) (142.0403)

Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000
1000	1000	1000	1000	1000

ADDITIONAL YARD PLANTING AREA (142.0403)

Planting Area (sq. ft.)

SUMMARY OF LANDSCAPE CALCULATIONS (COMMERCIAL):
WHERE POINTS ARE DEFICIENT, REFER TO SECTION 142.0403 (b)(5) OF THE SAN DIEGO MUNICIPAL CODE FOR THE USE OF EXCESS POINTS TO COMPENSATE FOR DEFICIENT AREAS.

STREET TREES
GENESEE (147 LF) REQUIRED: 3 PROVIDED: 4
DERICK (167 LF) REQUIRED: 4 PROVIDED: 5

STREET YARD
TOTAL AREA: 4,733 S.F.
PLANTING AREA REQUIRED: 4,733 x .25 = 1,183.25 S.F. PROVIDED: 2,687 S.F.
EXCESS AREA PROVIDED: +1,503.75 S.F.
PLANTING POINTS REQUIRED: 4,733 x .05 = 237 PROVIDED: 1,142
12 - 36" box tree @ 50 pts. each = 600 pts.
1 - 24" box tree @ 20 pts. each = 20 pts.
6 - 15 gal. shrub @ 10 pts. each = 60 pts.
114 - 5 gal. shrub @ 2 pts. each = 228 pts.
234 - 1 gal. shrub @ 1 pts. each = 234 pts.
EXCESS POINTS PROVIDED: 905
POINTS ACHIEVED THROUGH TREES: 620

VEHICULAR USE AREA
TOTAL AREA: 3,304 S.F.
PLANTING AREA REQUIRED: 3,304 x .05 = 165.2 S.F. PROVIDED: 467 S.F.
EXCESS AREA PROVIDED: +301.8 S.F.
PLANTING POINTS REQUIRED: 3,304 x .05 = 165 PROVIDED: 266
0 - 24" box tree @ 50 pts. each = 0 pts.
7 - 24" box tree @ 20 pts. each = 140 pts.
4 - 15 gal. shrub @ 10 pts. each = 40 pts.
6 - 5 gal. shrub @ 2 pts. each = 12 pts.
74 - 1 gal. shrub @ 1 pts. each = 74 pts.
EXCESS POINTS PROVIDED: 101
POINTS ACHIEVED THROUGH TREES: 140

REMAINING YARD
TOTAL AREA: 604 S.F.
PLANTING AREA REQUIRED: 604 x .3 = 181.2 S.F. PROVIDED: 183.0 S.F.
EXCESS AREA PROVIDED: +1.8 S.F.
PLANTING POINTS REQUIRED: 604 x .05 = 30 PROVIDED: 208
0 - 36" box tree @ 50 pts. each = 0 pts.
2 - 24" box tree @ 20 pts. each = 40 pts.
16 - 15 gal. tree @ 10 pts. each = 160 pts.
0 - 5 gal. shrubs @ 2 pts. each = 0 pts.
8 - 1 gal. shrubs @ 1 pts. each = 8 pts.
EXCESS POINTS PROVIDED: 178
POINTS ACHIEVED THROUGH TREES: 40

A MINIMUM ROOT ZONE TO 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0403 (b)(10).

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

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MINIMUM SEPARATION DISTANCE

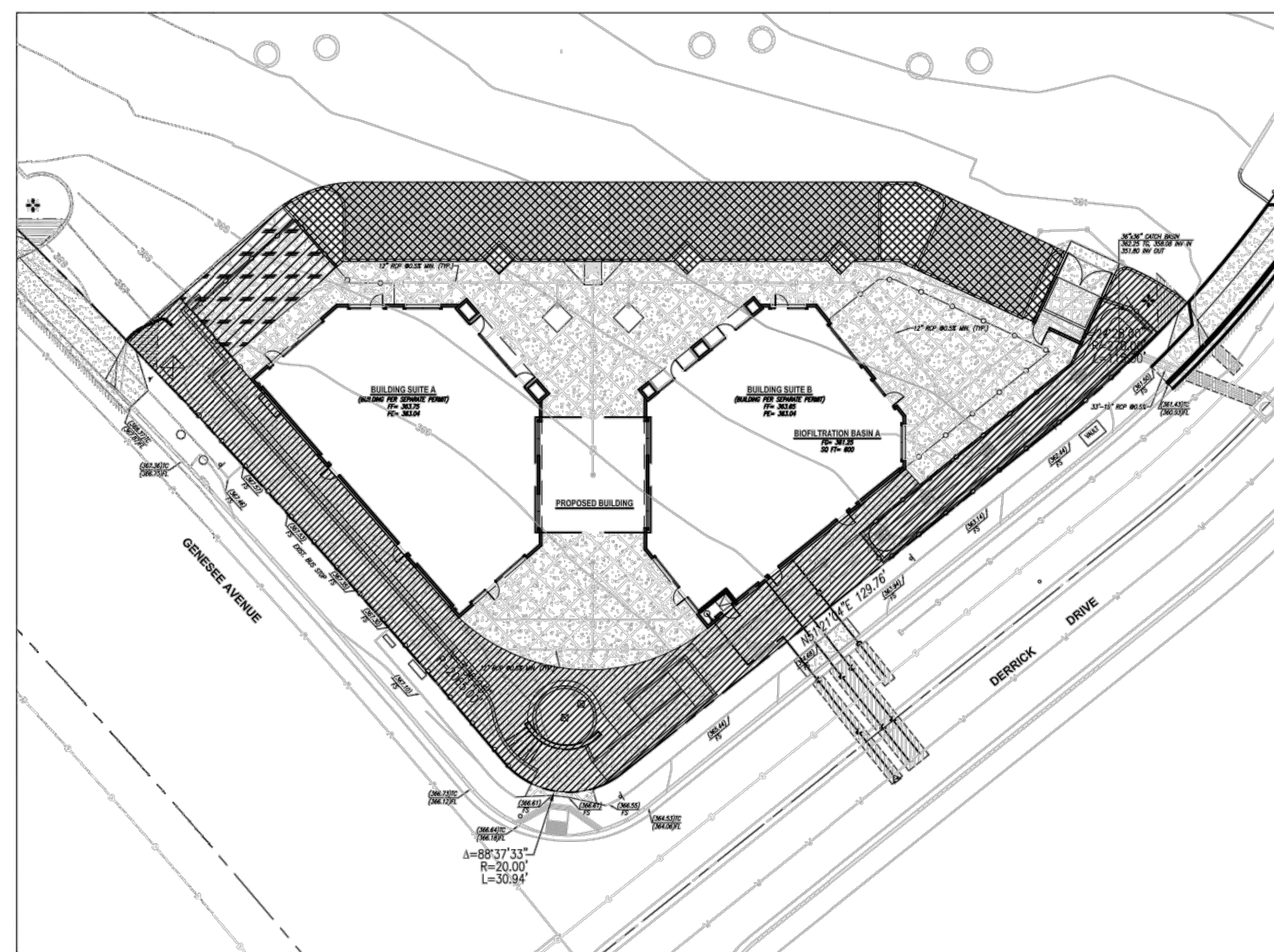
TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (except sewer)	5 FEET
SEWER	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS)	25 FEET

GENERAL NOTES:
ROOT BARRIERS:
NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW STREET TREES PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOT BALL.

LANDSCAPE:
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MAINTENANCE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IRRIGATION:
AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SPECIES.



LANDSCAPE CALCULATIONS PLAN

- STREET YARD AREA RESIDENTIAL = 4,733.0 S.F.
- VEHICLE USE AREA RESIDENTIAL = 3,304.0 S.F.
- REMAINING YARD AREA RESIDENTIAL = 604.0 S.F.

STONE GROVE
LANDSCAPE ARCHITECTS
858.345.1499 | www.STONE-GROVE.ca
200 N CEDROS AVENUE, SOLANA BEACH, CA 92078



PRIVATE CONTRACT

GENESEE RETAIL
4437 GENESEE AVENUE
SAN DIEGO, CA. 92117
CITY OF SAN DIEGO, CALIFORNIA
Development Services Department
SHEET 3 OF 4 SHEETS

Sheet L-3

