



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 24, 2020 REPORT NO. H0-20-063

HEARING DATE: December 2, 2020

SUBJECT: VOLTAIRE STREET SDP - Process Three Decision

PROJECT NUMBER: [640598](#)

OWNER/APPLICANT: CityMark Communities, LLC

SUMMARY

Issue: Should the Hearing Officer approve the construction of a mixed-use development consisting of two buildings totaling 38,359 square feet at the northwestern corner of Voltaire and San Clemente Streets within the Peninsula Community Planning area?

Staff Recommendation:

1. ADOPT Mitigated Negative Declaration No. 640598 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Site Development Permit No. 2343875 and Map Waiver No. 2343876.

Community Planning Group Recommendation: No recommendation. At the time the applicant reached out to the Peninsula Planning Board, the Board was not meeting due to COVID-19 Stay At Home orders, and did not have an ability to have a quorum due to having several open seats that were not filled at the time, due to an inability to have a scheduled election, also due to COVID-19 Stay At Home Orders (See Attachment 9). A recommendation from the planning group is not required the project to be heard by a decision-maker.

Environmental Review: A Mitigated Negative Declaration No. 640598 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

BACKGROUND

The project site is a 0.6-acre site located at the southwesterly corner of Voltaire and San Clemente Street in the CC-3-5 base zone. The site is developed with an two commercial buildings, some surface parking, and a portion of the site has been utilized as a community garden. The existing buildings on the site are more than 45 years old, so were reviewed by City Historic staff. The buildings were determined to not be historic or eligible for designation. The site previously consisted of four smaller lots, but prior to this application those lots were consolidate into one lot.

The site is designated Commercial in the Peninsula Community Plan. The surrounding development that fronts to Voltaire consists of single- and multi-story commercial development, with a newer, three-story mixed-use development on the east side of Voltaire, immediately across from this project site. To the west of the site is primarily single- and multi-unit residential development,

DISCUSSION

The project as proposed would construct a mixed-use development consisting of 17 residential units and one commercial unit. The development would consist of two, three-story structures, totaling 38,359 square feet. The commercial unit would front to Voltaire Street, with tuck-under off-street parking accessed via a new driveway from Voltaire. The residential units would also have off-street parking, accessed from a new driveway from San Clemente Street. Additional surface parking for residents and guests would be available in the alley at the rear of the site.

The site is within the CC-3-5 Zone and is with the "Commercial" designation of the Peninsula Community Plan area, and within the Voltaire Street Community Plan Implementation Overlay Zone-Type B (CPIOZ). The CC-3-5 zone allows commercial use, and land use plan commercial designation allows for residential uses above the commercial at a density of up to 29 dwelling unit per acre. This project is allowed 17 dwelling units for the 0.6-acre site, which is what is proposed.

The intent of the overlay zone is to enhance the quality of development and strengthen the identity of Voltaire Street by having landscape and streetscape improvement, including street furniture, and other street and landscape enhancement to the commercial corridor, have a first-story commercial street walls facing Voltaire, and replace and/or widen existing sidewalks. The project will be adding a sidewalk along San Clemente Street, where no sidewalk exists, as well as replacing and enhancing the sidewalk in front of the commercial space fronting Voltaire Street. 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 required by the CPIOZ.

The project site is within Community Plan Implementation Overlay Zone Type B of the Peninsula Community Plan area, and due to that, a Site Development Permit in accordance with San Diego Municipal Code Section (SDMC) Section [126.0502\(c\)\(1\)](#) is required. 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.

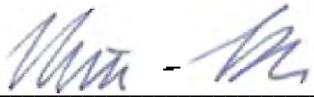
A Map Waiver is requested for the project in accordance with SDMC Section [125.0120](#) in order to allow for the construction of a new condominium project on a single parcel that was previously mapped and monumented in a manner satisfactory to the City Engineer in accordance with Subdivision Map Act Section 66428(b). In addition, the applicant has requested to waive the requirement to underground off-site overhead utility line. City Mapping and Engineering Staff have reviewed this project and can support the actions related to the Map Waiver.

The city conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Cultural Resources (Archaeology) and Tribal Cultural resources. A Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project, which indicates there are no significant environmental effects due to revisions in the project being made and agreed to by the project proponent.

ALTERNATIVES

1. ADOPT Mitigated Negative Declaration No. 640598 and MMRP; and APPROVE Site Development Permit No. 2343875 and Map Waiver No. 2343876, with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 640598 and MMRP; and DENY Site Development Permit No. 2343875 and Map Waiver No. 2343876, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Martha Blake, Development Project Manager

Attachments:

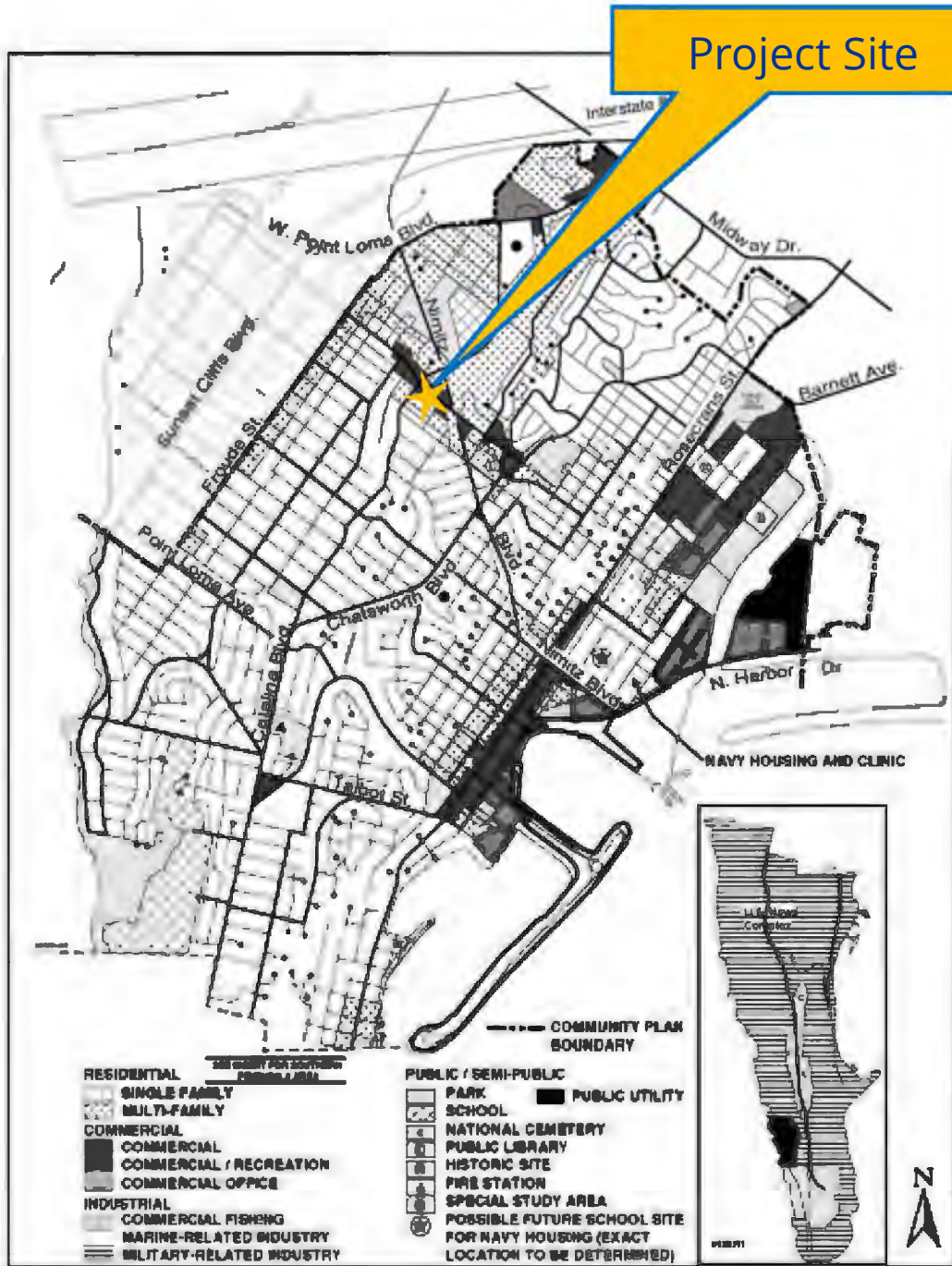
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Waiver Resolution
7. Draft Map Waiver Conditions
8. Environmental Resolution
9. Community Planning Group email
10. Ownership Disclosure Statement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



Project Location Map

Voltaire Street SDP
PROJECT NO. 640598

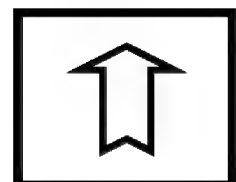




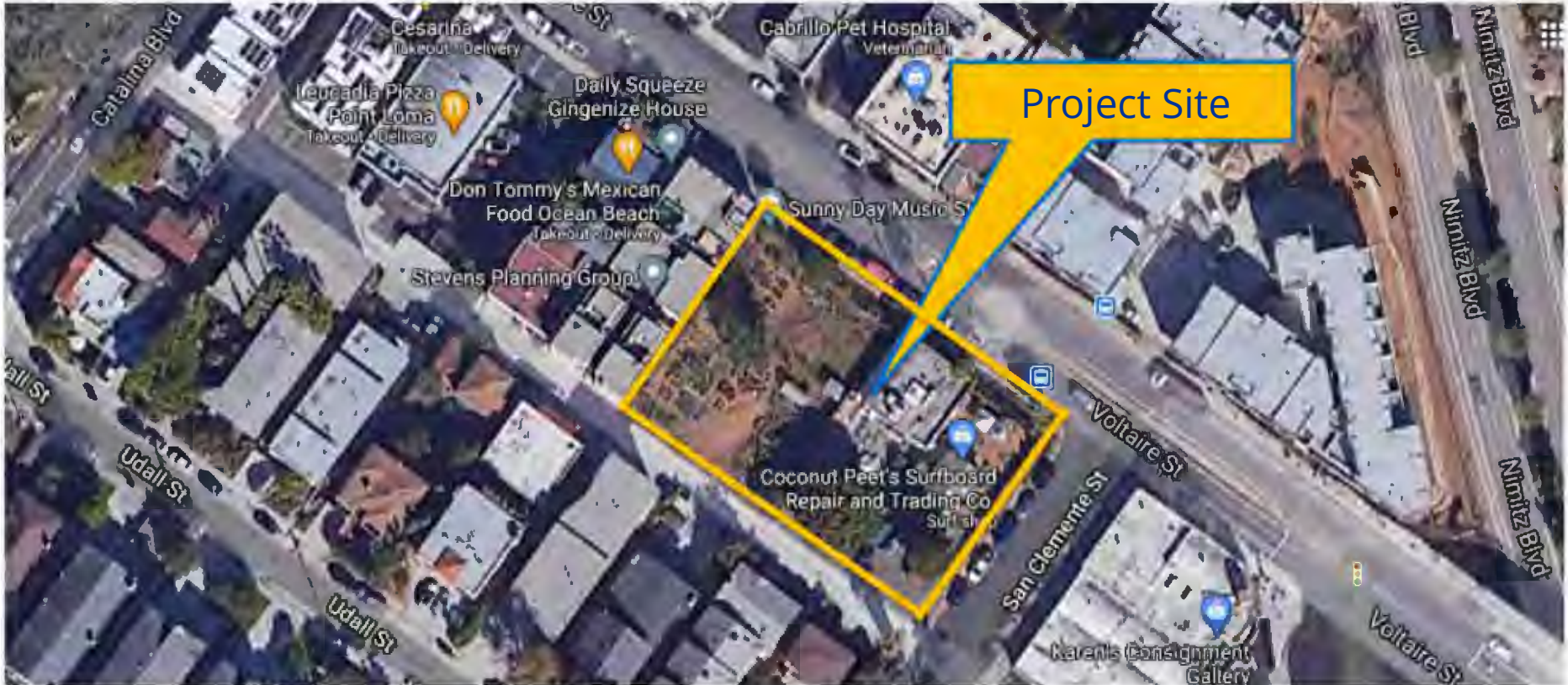
Land Use Map



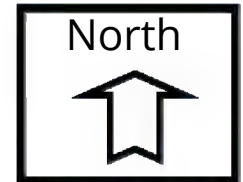
Voltaire Street SDP
PROJECT NO. 640598



North



Aerial Photo
Voltaire Street SDP
PROJECT NO. 640598



HEARING OFFICER
RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT NO. 2343875
VOLTAIRE STREET SDP PROJECT NO. 640598 MMRP

WHEREAS, CityMark Communities, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish two existing structures and construct two, three-story, mixed-use buildings totaling 38,589 square feet, containing 17 residential condominium units and one commercial space (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2343875), on portions of a 0.6-acre site;

WHEREAS, the project site is located at 4103 Voltaire Street in the CC-3-5 Zone within the Peninsula Community Plan area;

WHEREAS, the project site is legally described as Lot 1 of Parcel Map 21718, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, September 10, 2019;

WHEREAS, on December 2, 2020, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2343875 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2343875:

A. SITE DEVELOPMENT PERMIT - SDMC Section 126.0505

1. Findings for all Site Development Permits:

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

The Voltaire Street project proposes the demolition two existing buildings, used for commercial purposes, and construct a mixed-use development consisting of 17 residential condominium units and one commercial unit, within two three-story buildings, totaling approximately 38,589 square feet. Each unit would have a parking

garage accessed via a courtyard area off of San Clemente Street, and there would be four off-street parking spaces on Voltaire for the commercial use. Additional parking spaces would be provided in the alley on the southwesterly side of the project site. The Peninsula Community Plan designates the site as Commercial, allowing upper floors to be residential with a density of up to 29 dwelling units per acre (du/ac). The General Plan designates the site for Commercial Employment, Retail, and Services.

Based on the 0.6-acre project site, 17 dwelling units would be allowed with 29 du/ac designation, and 17 dwelling units are proposed. The project includes approximately 2,500 square feet of commercial space along Voltaire Street, with the residential units above and to the rear of that commercial use, consistent with the Peninsula community plan allowances for the Commercial land use designation.

In addition, the project is consistent with the Urban Design element of the Peninsula Community plan through the incorporation of street trees and a new sidewalk along the San Clemente Street frontage of the project, which implement the land use plan recommendation for streets to be designated to be pleasant to walk down as well as drive upon.

As designed, the project is consistent with the Peninsula Community Plan, and therefore will not adversely impact the applicable land use plan.

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

The project is located within an established mixed-use neighborhood in the Peninsula community. The project proposes the construction of a mixed-use development consisting of 17 residential condominium units and one commercial unit, within two three-story buildings, totaling approximately 38,589 square feet.

The project will not be detrimental to the public health, safety, and welfare. The project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code. Permit requirements include installing a new 20-foot-wide City standard driveway and sidewalks along San Clemente Street, a 20-foot-wide City standard driveway and sidewalk improvements on Voltaire Street, alley improvements implementing storm water construction best management practices, entering into an Encroachment Maintenance Removal Agreement for private utility connections, stair, landscape, and irrigation within the City's right-of-way, and requiring maintenance of all landscape improvements. The project will comply with all visibility requirements as well. Therefore, the project will 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 allowable deviations pursuant to the Land Development Code.

The Voltaire Street project proposes the demolition two existing buildings, used for commercial purposes, and construct a mixed-use development consisting of 17

residential condominium units and one commercial unit, within two three-story buildings, totaling approximately 38,589 square feet. The project complies with all the development standards required by the Land Development Code, including height, density, building setbacks, lot coverage, and parking. No deviations or variances are required. Therefore, the project will comply with the regulations of 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 Officer, Site Development Permit/ 2343875 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 2343875, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: December 2, 2020

IO#: 24008313

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: 24008313

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2472529
VOLTAIRE STREET SDP PROJECT NO. 640598 - MMRP
HEARING OFFICER

This Site Development Permit No. 2343875 is granted by the Hearing Officer of the City of San Diego to CityMark Communities, LLC, a Site Development Permit pursuant to San Diego Municipal Code [SDMC] section §126.0505. The 0.6 -acre site is located at 4103 Voltaire Street, in the CC-3-5 Zone of the Peninsula Community plan. The project site is legally described as: Lot 1 of Parcel Map 21718, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, September 10, 2019, APN 449-251-05, 06, 07 and 08;

Subject to the terms and conditions set forth in this Permit, permission is granted CityMark Communities, LLC to demolish two existing structures and construct a mixed-use development totaling 38,589 square feet, distributed in two, three-story buildings, subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 2, 2020, on file in the Development Services Department. The project shall include:

- a. Demolition of two existing commercial structures;
- b. construction of two, three-story, mixed-use buildings totaling 38,589 square feet, containing 17 residential condominium units and one commercial space;
- c. Off-street parking;
- d. Landscaping; 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 December 16, 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 640598 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 640598 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Cultural Resources – Archaeology
Tribal Cultural Resources

CLIMATE ACTION PLAN REQUIREMENTS:

14. 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.

AIRPORT REQUIREMENTS:

15. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and assure by permit and bond the improvement of an additional 2.5 feet of the adjacent alley, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and improve a triangular area at the northeast corner of the property, at the corner of Voltaire Street and San Clemente Street, as shown on the approved 'Exhibit A', to the satisfaction of the City Engineer.

18. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

19. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the proposed curb outlets, private sewer main and connection, sewer laterals, stairs, landscape and irrigation cans in the Voltaire Street and San Clemente Street Right-of-Way, satisfactory to the City Engineer.

20. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of two new city standard driveways, adjacent to the site on Voltaire Street (24-foot) and San Clemente Street (20-foot), satisfactory to the City Engineer.

21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new current city standard bus pad, adjacent to the site on Voltaire Street, satisfactory to the City Engineer.

22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing sidewalk with the same scoring pattern City standard sidewalk, along the project frontage on Voltaire Street, satisfactory to the City Engineer.
23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard sidewalk, along the project frontage on San Clemente Street, satisfactory to the City Engineer.
24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the adjacent alley, full width along entire frontage, per current city standards, satisfactory to the City Engineer.
25. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing alley apron and directional curb ramp per current city standards, adjacent to the site at the alley entrance on San Clemente Street, satisfactory to the City Engineer.
26. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb with current city standard curb and gutter, adjacent to the site on Voltaire Street, satisfactory to the City Engineer.
27. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond, the removal of the existing retaining walls and stairs in the Voltaire Street and San Clemente Street right of way, satisfactory to the City Engineer
28. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveway with current city standard curb, gutter and sidewalk, adjacent to the site on San Clemente Street, satisfactory to the City Engineer.
29. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the proposed curb outlets, private sewer main and connection, sewer laterals, stairs, landscape and irrigation in the Voltaire Street and San Clemente Street Right-of-Way, satisfactory to the City Engineer.
30. The drainage system proposed for this development is private and subject to approval by the City Engineer.
31. The project proposes to export 2775 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
32. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

33. 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.
34. 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.
35. 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.
36. 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:

37. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
38. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
39. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.
40. 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.

41. 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 Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

42. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

43. 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.

44. Prior to the issuance of any building permit (including shell) the Owner/Permittee shall include notes on the plans delineating the common open space with a minimum 42" guardrail at the corner of Voltaire Street and San Clemente Street. In addition, on said guardrail there shall be a sign stating 'Exclusive Use Area for Residents Only' to ensure use of common open space is exclusive to use by residents of the development and their guests only.

TRANSPORTATION REQUIREMENTS

45. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

46. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new 24' wide current city standard driveways, adjacent to the site on Voltaire Street, satisfactory to the City Engineer.

47. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new 20' wide current city standard driveways, adjacent to the site on San Clemente Street, satisfactory to the City Engineer.

48. The Owner/Permittee shall provide and maintain a 15-foot by 15-foot visibility triangle area measured along the property line at the intersection of Voltaire Street and San Clemente Street. No obstruction higher than 36 inches shall be located within this area e.g. shrubs, landscape, walls, columns, signs, etc.

49. The Owner/Permittee shall provide and maintain 10 feet by 10 feet visibility triangle area measured along the property line at both sides of the driveway on Voltaire Street. No obstruction

higher than 36 inches shall be located within this area e.g. shrubs, landscape, walls, columns, signs etc.

50. The Owner/Permittee shall provide and maintain 10 feet by 10 feet visibility triangle area measured along the property line at both sides of the driveway on San Clemente Street. No obstruction higher than 36 inches shall be located within this area e.g. shrubs, landscape, walls, columns, signs etc.

51. The "Loft/Den " area as shown on the Exhibit "A" for Units A shall not be converted to any other use including a bedroom at any time.

52. The "Loft/Den " area as shown on the Exhibit "A" for Units B shall not be converted to any other use including a bedroom at any time.

53. The restriction on the change of use for "Loft/Den" area for Units A shall be reflected and disclosed on any future lease agreement(s) of the dwelling units on this property.

54. The restriction on the change of use for "Loft/Den" area for Units B shall be reflected and disclosed on any future lease agreement(s) of the dwelling units on this property.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

55. 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.

GEOLOGY REQUIREMENTS:

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 2, 2020 and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Site Development Permit No. 2343875

Date of Approval: XX

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.

CityMark Communities, LLC

Owner/Permittee

By _____
Richard Gustafson
President

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER 2343876 – PROJECT NO. 640598

MMRP

WHEREAS CityMark Communities, LLC and Pasco Laret Suiter & Associates, Engineering, submitted an application with the City of San Diego for Map Waiver No. 2343876, to waive the requirement for a Tentative Map to create 17 residential condominiums and 1 commercial condominium on a single parcel, in accordance with the City of San Diego Municipal Codes Section 125.0120 and to waive the requirement to underground existing offsite overhead utilities for a proposed project. The project site is located at 4103 Voltaire Street, within the CC-3-5 zone, Coastal Height Limit Overlay zone, Airport Land Use Compatibility Plan Noise Contours for San Diego International Airport (SDIA), Airport Approach Overlay Zone (SDIA), Airport Influence Area – Review Area 1 (SDIA; Airport Safety Zone (SDIA), FAA Part 77 Noticing Area (SDIA and North Island NAS), and the Community Plan Implementation Overlay Zone CPIOX Type B within the Peninsula Community Plan area.. The property is legally described Lot 1 of Parcel Map 21718, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, September 10, 2019; and

WHEREAS, the map proposes the consolidation of a 0.6-acre site into one (1) lot for a 17 unit residential and 1-unit commercial condominium development; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

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

WHEREAS, on December 2, 2020 the Hearing Officer of the City of San Diego considered Map Waiver No. 2343876, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No: 2343876:

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

The Voltaire Street project proposes the demolition two existing buildings, used for commercial purposes, and construct a mixed-use development consisting of 17 residential condominium units and one commercial unit, within two three-story buildings, totaling approximately 38,589 square feet. Each unit would have a parking garage accessed via a courtyard area off of San Clemente Street, and there would be four off-street parking spaces on Voltaire for the commercial use. Additional parking spaces would be provided in the alley on the southwesterly side of the project site. The Peninsula Community Plan designates the site as Commercial, allowing upper floors to be residential with a density of up to 29 dwelling units per acre (du/ac). The General Plan designates the site for Commercial Employment, Retail, and Services.

Based on the 0.6-acre project site, 17 dwelling units would be allowed with 29 du/ac designation, and 17 dwelling units are proposed. The project includes approximately 2,500 square feet of commercial space along Voltaire Street, with the residential units above and to the rear of that commercial use, consistent with the Peninsula community plan allowances for the Commercial land use designation.

In addition, the project is consistent with the Urban Design element of the Peninsula Community plan through the incorporation of street trees and a new sidewalk along the San Clemente Street frontage of the project, which implement the land use plan recommendation for streets to be designated to be pleasant to walk down as well as drive upon.

As designed, the project is consistent with the Peninsula Community Plan, and therefore will not adversely impact the applicable land use plan.

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

The 0.6-acre site is located at 4103 Voltaire Street, within the CC-3-5 zone, Coastal Height Limit Overlay zone, Airport Land Use Compatibility Plan Noise Contours for San Diego International Airport (SDIA), Airport Approach Overlay Zone (SDIA), Airport Influence Area – Review Area 1 (SDIA; Airport Safety Zone (SDIA), FAA Part 77 Noticing Area (SDIA and North Island NAS), and the Community Plan Implementation Overlay Zone CPIOX Type B within the Peninsula Community Plan area.

The proposed Tentative Map Waiver is to allow for the construction of a new condominium project on a single parcel that was previously mapped and monumented in a manner satisfactory to the City Engineer in accordance with Subdivision Map Action Section 66428(b), allowing for 17 residential condominium and 1 commercial condominium. In addition, the proposed subdivision complies with the CC-3-5 zone regulations, including, but not limited to floor area ratio, setbacks, height, and density.

The proposed subdivision complies with the requirements of the Subdivision Map Act (SMA) and the SDMC. SDMC section 144.0240 et. seq. requires Tentative Map Waiver Subdividers to underground existing, public utilities serving a subdivision. A waiver of this requirement can be considered by the decision maker concurrently with a Tentative Map Waiver approval. No deviations are requested; however, the project requests a waiver of the requirement to underground existing utilities within the right-of-way per SDMC 144.0242(c)(1)(B). Granting of the waiver is supported as the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

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

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

The 0.6-acre site slopes gently westerly from the frontage along Voltaire Street, on a corner lot that is previously developed, located within a developed commercial and mixed-use neighborhood within the Peninsula Community. There are no identified geologic hazards or instabilities, nor active or inactive geologic faults. The site has a soil type

appropriate for the load bearing requirements for the development under construction. Emergency services, water, wastewater, gas and electric services, and other utilities are available to the site. Therefore, the site is physically suitable for the type and density of development.

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

The project is in a developed residential neighborhood. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. The design of the subdivision includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code, which control pollution or runoff from the site during construction. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife on their habitat.

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

The design of the subdivision is consistent with surrounding uses. The project includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code. To facilitate public safety, the subdivision has been conditioned to construct and/or repair sidewalks, curb and gutter and to ensure visibility triangles at both driveways, one on Voltaire and one on San Clemente, as well as at the corner of Voltaire and San Clemente Streets are provided. In addition, a new concrete bus pad will be installed at the bus stop along Voltaire, adjacent to the project site. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The proposed subdivision does not contain, or propose, any new easements for the development. The site is previously graded with frontage along all sides where public access will be maintained or improved. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision of 17 residential and 1 condominium units on a corner lot will not impede or inhibit any future passive or natural heating and cooling opportunities. Corner lots provide an additional elevation with ample opportunities for passive heating (through solar gain) and cooling (through pass-through ventilation). Additionally, the development is

within two buildings, with a driveway court in between the two buildings, meaning the buildings are set back from one another, allowing both buildings to have light and air reach the units from at least two directions. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed subdivision is within an urbanized, developed area of San Diego. The project would provide 17 dwelling units for home ownership opportunities, increasing the needed supply of housing in the region. The project site is served by existing public infrastructure, including water, sewer, and public utilities. All applicable Development Impact Fees, school fees, infrastructure (water/sewer) improvement fees would be paid at construction permit issuance in accordance with the Development Impact Fees for the Peninsula Community. The project site is also served by existing public services, including, but not limited to, schools, retail, commercial, and employment areas, in addition to the commercial space that is part of the proposed project.

The decision maker has reviewed the administrative record, including project plans, environmental documentation, and heard public testimony to determine the effect of the proposed subdivision on the housing needs of the region, and that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed condominium development is consistent with the housing needs anticipated for the region.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by Hearing Officer, Map Waiver No. 2343876 including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to CityMark Communities, LLC subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED:

By _____
Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24008313

DRAFT

ATTACHMENT 7

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 2343876
VOLTAIRE STREET SDP - PROJECT NO. 640598

MMRP

ADOPTED BY RESOLUTION NO. _____ ON DECEMBER 2, 2020

GENERAL

1. This Map Waiver will expire December 16, 2020.
2. Prior to the recordation of the Certificate of Compliance (COC), all conditions in the Tentative Map Waiver (TMW) Resolution of Approval must be satisfied.
3. A Certificate of Compliance (COC) shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the COC shall conform to the provisions of Site Development Permit No. 2343875.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AIRPORT

6. Prior to recordation of the COC, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

ATTACHMENT 7

AFFORDABLE HOUSING

7. Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by paying to the City of San Diego the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations.

ENGINEERING

8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
9. The Map Waiver shall comply with the conditions of Site Development Permit No. 2343875.

ATTACHMENT 7

10. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

MAPPING

11. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Certificate of Compliance.

12. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

PUBLIC UTILITIES

13. 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.

GEOLOGY

14. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego "Guidelines for Geotechnical Reports" satisfactory to the City Engineer.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide

ATTACHMENT 7

adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008313

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on September 19, 2019, CityMark Communities, LLC submitted an application to the Development Services Department for a Site Development Permit and Map Waiver for the Voltaire Street SDP/MW (Project); and

WHEREAS, the matter was set for a Public Hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on December 2, 2020; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 640598 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Martha Blake, Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit and Map Waiver

PROJECT NO. 640598

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 640598 shall be made conditions of Site Development Permit and Map Waiver as may be further described below.

V. MITIGATION MONITORING REPORTING PROGRAM (MMRP):

A. GENERAL REQUIREMENTS - PART I
Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** - The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS - PART II
Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

**Qualified Archaeologist
Native American Monitor**

Note:

Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) # 640598 and /or Environmental Document # 640598, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

NONE REQUIRED

4. MONITORING EXHIBITS

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating

when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Monitoring	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring	Tribal Cultural Resources Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections
Final MMRP	Request for Final	Final MMRP Inspections

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

CULTURAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 - 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored
 - 1. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - 2. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 - 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.

- b. Discoveries
 - All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
 - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
 - The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

From: [Rich Gustafson](#)
To: [Blake, Martha](#)
Cc: [Mark Krencik](#)
Subject: [EXTERNAL] RE: PTS: 640598 - Voltaire Street SDP
Date: Thursday, May 14, 2020 1:06:41 PM

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****


Hi Martha, one of the plan check items (LDR-Planning Review #10) is for us to contact and meet with the Peninsula Community Planning Board and contact Robert Goldwyn. I spoke with Robert, he is no longer on the PCPB, but suggested that I contact Mark Krencik who is chair of the Project Review Committee. Mark is cc'd on this email.

Mark communicated that currently the PCPB is not meeting due to the Stay at Home orders, furthermore, there are currently 7 open seats as elections were to happen in March but didn't for the same reason. Therefore, the PCPB does not have a quorum ability even if they were to meet in the coming weeks. Because of this, we aren't sure how we can satisfy this condition. These facts may change in the future, but we don't want to hold up processing this project as it's taken a long time to get to this point.

Please let us know your thoughts.

Thank you

Rich Gustafson
CityMark

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318
			October 2017

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: 17 on Voltaire

Project No. For City Use Only: _____

Project Address: 4103 / 4111 Voltaire Street

San Diego, CA 92107

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. _____

Partnership Individual

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

Property Owner

Name of Individual: Desert Coast Enterprises, LLC, a CA LLC

Owner Tenant/Lessee Successor Agency

Street Address: 778 Bangor Street

City: San Diego

State: CA

Zip: 92106

Phone No.: (619) 224-5468

Fax No.: _____

Email: pacwestsd@net zero.net

Signature: _____

Date: _____

Additional pages Attached:

Yes

No

Applicant

Name of Individual: Richard V. Gustafson for CityMark Communities LLC

Owner Tenant/Lessee Successor Agency

Street Address: 3818 Park Boulevard

City: San Diego

State: CA

Zip: 92103

Phone No.: (619) 231-1161

Fax No.: _____

Email: rich@citymark.com

Signature: _____

Date: June 18, 2019

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.

17 on VOLTAIRE

4103 Voltaire Street San Diego, California Architectural Submittal Package CityMark Development

ZONING CC-3-5		
SITE AREA	28,043 SF	
RESIDENTIAL DEVELOPMENT 1/1500 SF	19 UNITS	17 UNITS PROPOSED
BASE ALLOWABLE FAR 2.0	56,086 SF	38,589 SF PROPOSED 1.3760 FAR
MINIMUM RESIDENTIAL 1.0 FAR	28,043 SF	33,786 SF PROPOSED 1.2047 FAR

BLDG. TYPE VB HOUR NFPA 13 SPRINKLER SYSTEM

UNIT A	1 3 STORY TOWNHOUSES	1662 2 BR/D/3.0 BA	2.00 CARS	1662 SF
UNIT B	3 3 STORY TOWNHOUSES	1656 2 BR/D/3.0 BA	6.00 CARS	4,968 SF
UNIT C	4 3 STORY TOWNHOUSES	1656 3 BR/3.0 BA	9.00 CARS	6,624 SF
UNIT D	4 3 STORY TOWNHOUSES	1524 3 BR/2.5 BA	9.00 CARS	6096 SF
UNIT E	3 3 STORY TOWNHOUSES	1524 2 BR/D/L/2.5 BA	6.00 CARS	4572 SF
UNIT F	1 3 STORY TOWNHOUSES	1460 2 BR/2.5 BA	2.00 CARS	1460 SF
UNIT G	1 3 STORY TOWNHOUSE	1375 2 BR/DEN/2.5BA	2.00 CARS	1375 SF
	1200 SF RESTAURANT	5/1000 CARS	6.0 CARS	1200 SF
	1381 SF COMMERCIAL, RETAIL	1/1000 CARS	1.4 CARS	1381 SF
	7029 SF PRIVATE GARAGES (PARTIAL BASEMENT)			7029 SF
	2222 SF COMMERCIAL COVERED PARKING			2222 SF
		TOTAL CARS REQ.	43.4 CARS	
		TOTAL CARS PROVIDED	45.0 CARS	38,589 SF SF

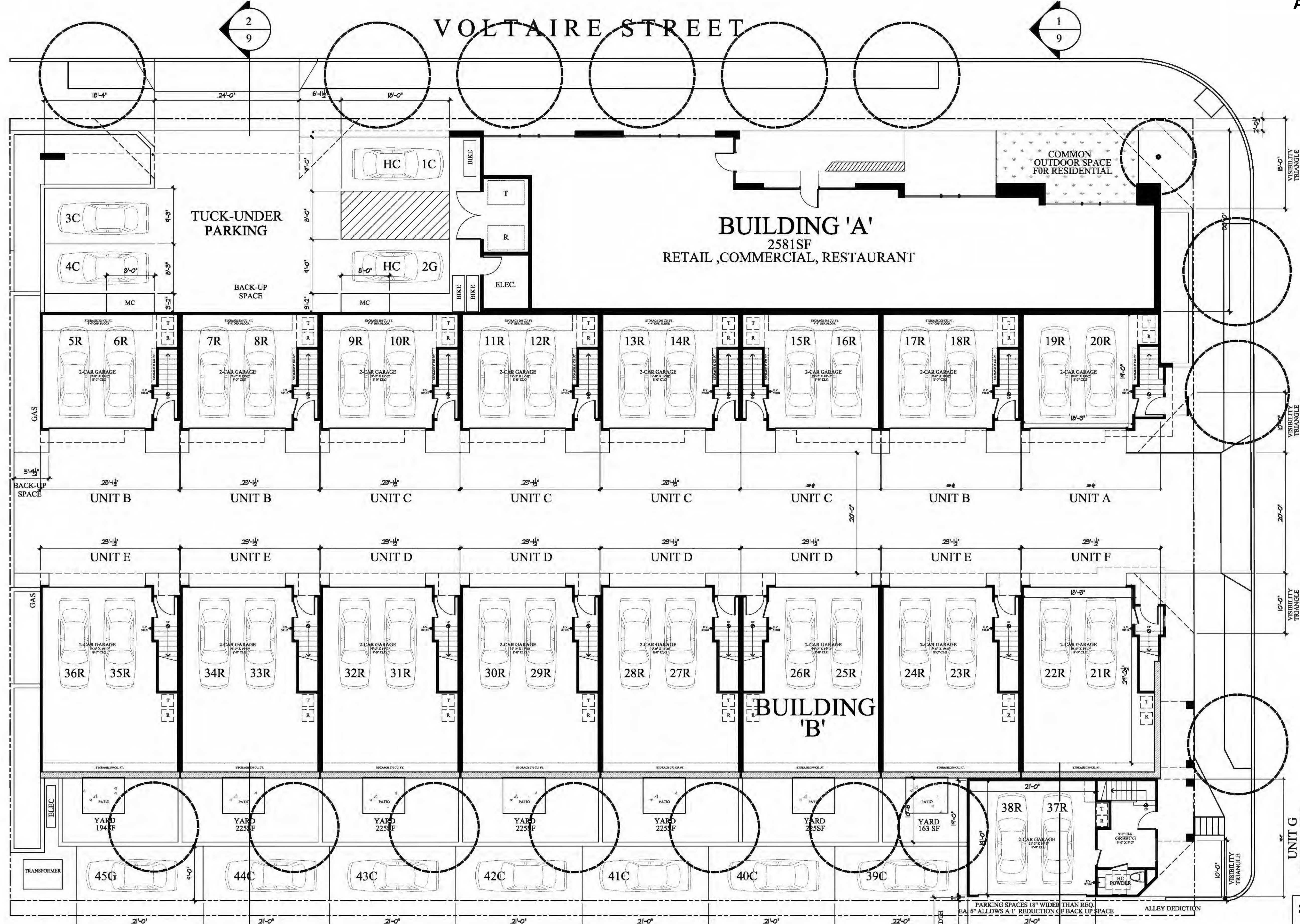
NOTE:
ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL HABITABLE ROOMS



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
San Diego, CA
Project Name:
17 on Voltaire
Sheet Title:
COVER SHEET

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	05-06-2020
Revision 2:	03-16-2020
Revision 1:	01-13-2020

Original Date: September 12, 2019
Sheet 1 of 9
DEP#:



80

1ST FLOOR BUILDING PLANS

ALL UNITS TO HAVE EV CHARGERS STUBBED TO GARAGES...SEE LOCATION NOTED ON PLANS

17 on VOLTAIRE

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
JAN 13, 2020

C-COMMERCIAL CAR
G-RESIDENT GUEST CAR
R-RESIDENT CAR

NOTE:
SEE LANDSCAPE DWG'S FOR SPECIFIC INFO

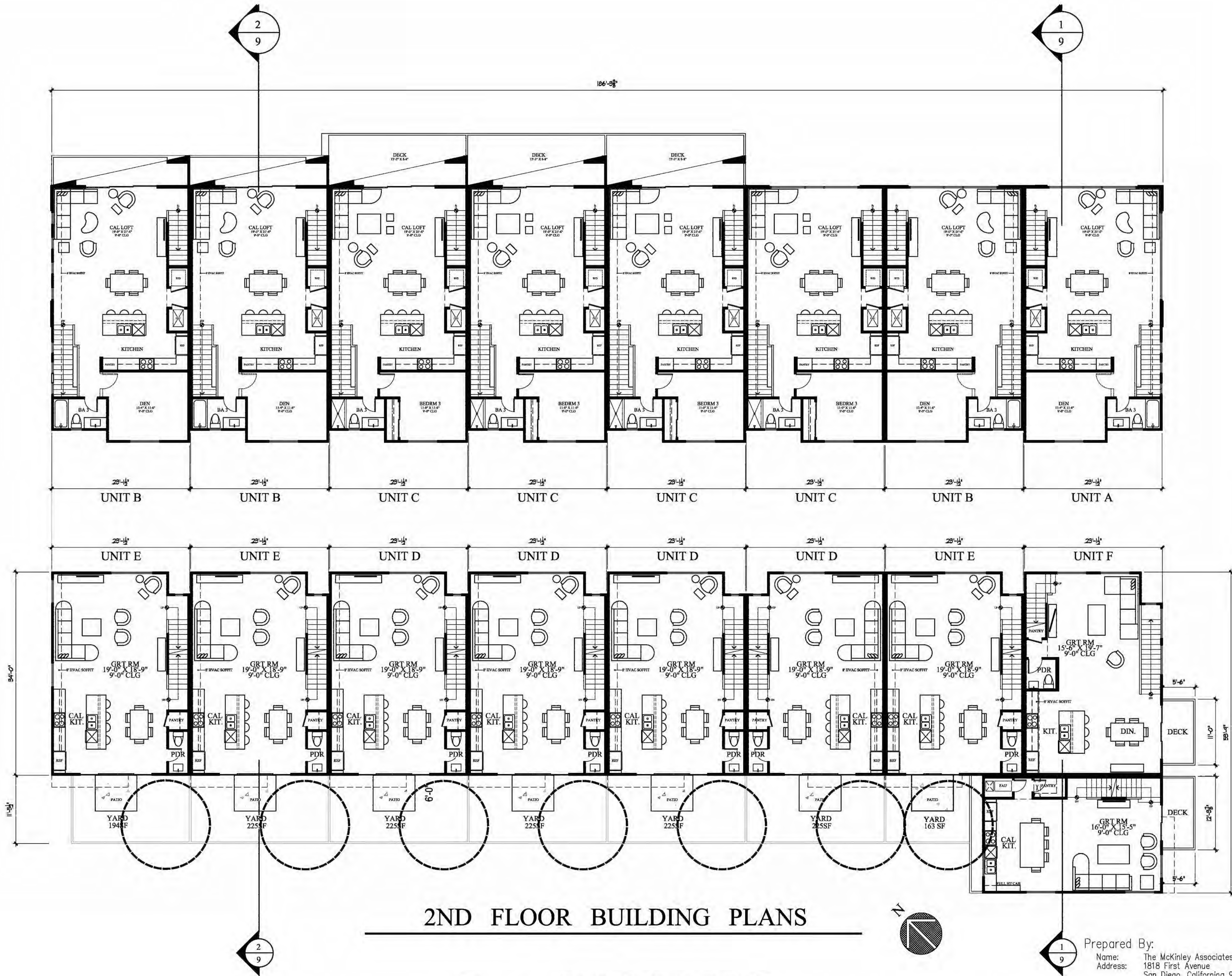
TABULATIONS

UNIT A	1	3 STORY TOWNHOUSES	1662	2 BR/D/3.0 BA	2.00	CARS
UNIT B	3	3 STORY TOWNHOUSES	1656	3 BR/D/3.0 BA	6.00	CARS
UNIT C	4	3 STORY TOWNHOUSES	1656	3 BR/3.0 BA	9.00	CARS
UNIT D	4	3 STORY TOWNHOUSES	1524	3 BR/2.5 BA	9.00	CARS
UNIT E	3	3 STORY TOWNHOUSES	1524	2 BR/D/L/2.5 BA	6.00	CARS
UNIT F	1	3 STORY TOWNHOUSES	1460	2 BR/2.5 BA	2.00	CARS
UNIT G	1	3 STORY TOWNHOUSE	1375	2 BR/DEN/2.5BA	2.00	CARS
		1200 SF RESTAURANT		5/1000 CARS		6.0 CARS
		1381 SF COMMERCIAL		1/1000 CARS		1.4 CARS
		BLDG. TYPE VB HOUR NFPA 13 SPRINKLER SYSTEM		TOTAL CARS REQ.		43.4 CARS
				TOTAL CARS PROVIDED		45.0 CARS

Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
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Project Address:
San Diego, CA
Project Name:
17 on Voltaire
Sheet Title:
FIRST FLOOR BUILDING PLANS

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
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Revision 7:	
Revision 6:	
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Revision 4:	
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Revision 1:	01-13-2020

Original Date: June 14, 2019
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2ND FLOOR BUILDING PLANS

17 on VOLTAIRE

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



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NOTE:

SEE LANDSCAPE DWG'S FOR SPECIFIC INFO

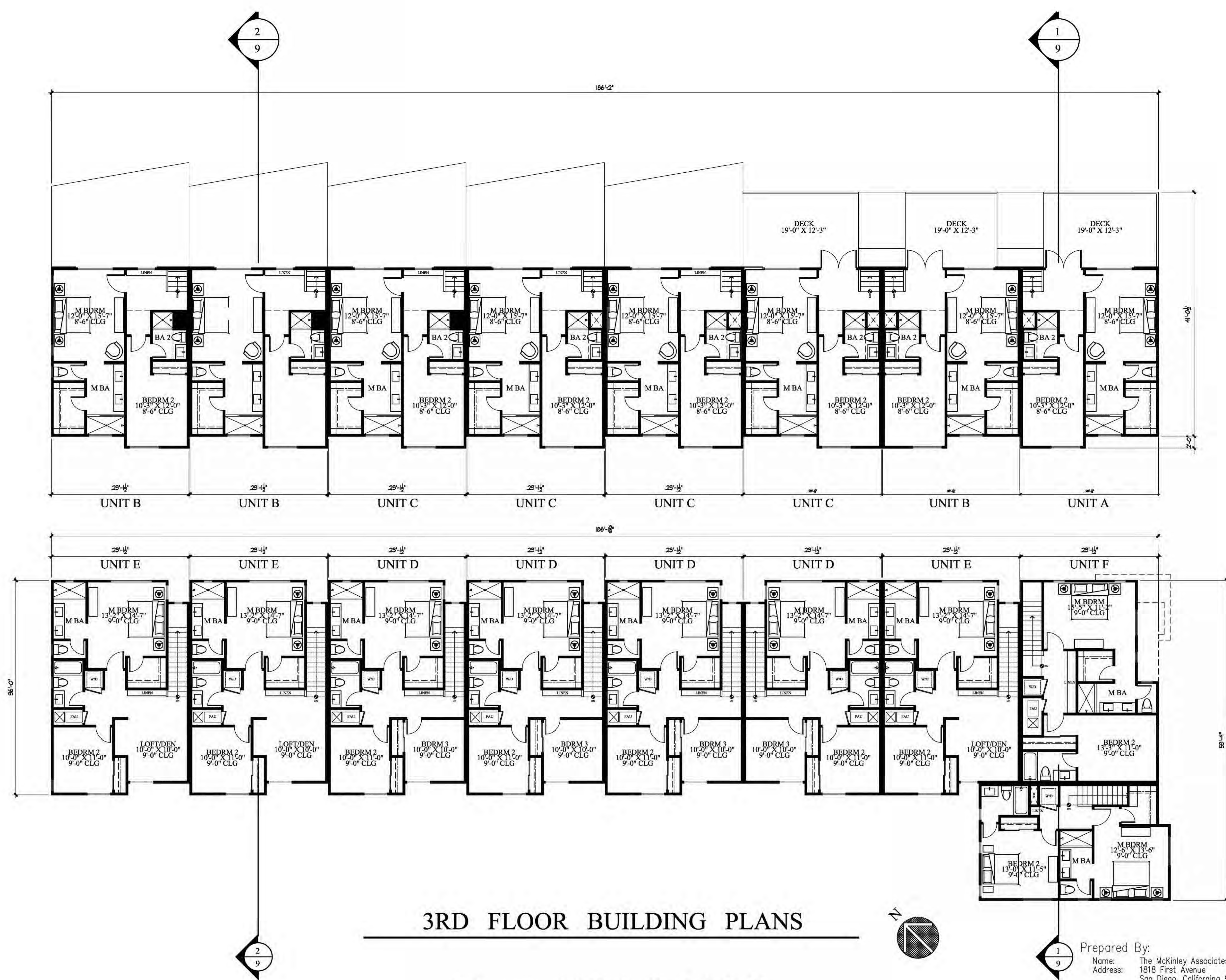
Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:
San Diego, CA
Project Name:
17 on Voltaire

Sheet Title:
SECOND FLOOR BUILDING PLANS

Revision 14:	
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Revision 2:	
Revision 1:	01-13-2020

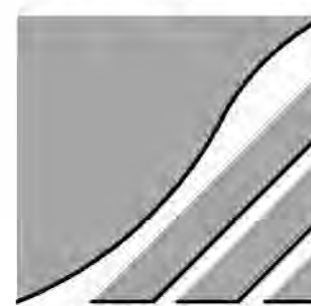
Original Date: September 12, 2019
Sheet 3 of 9
DEP#:



3RD FLOOR BUILDING PLANS

17 on VOLTAIRE

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



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San Diego, California 92101
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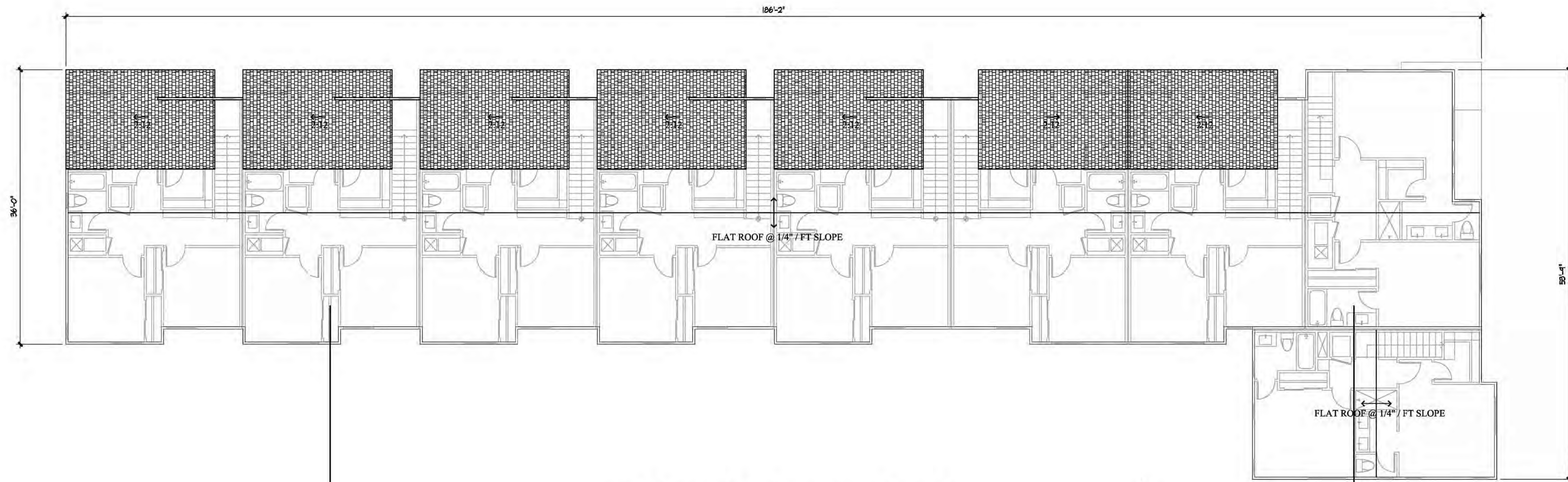
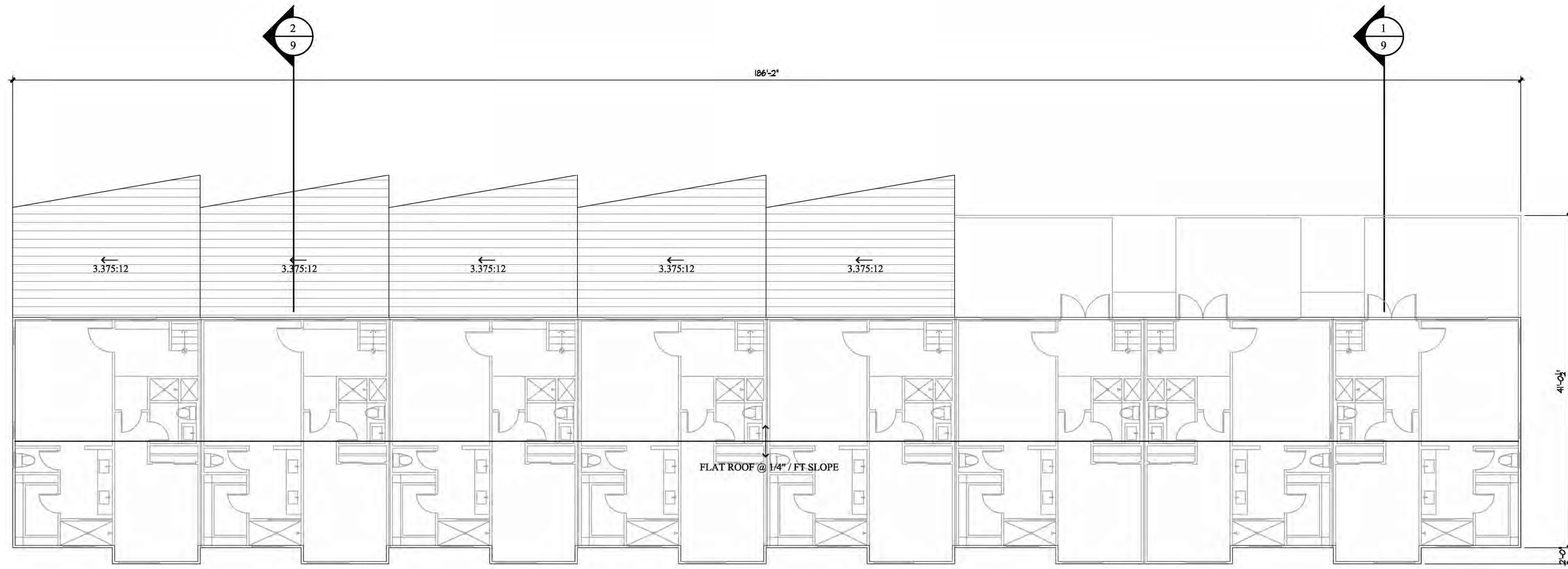
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San Diego, CA
Project Name:
17 on Voltaire

Sheet Title:
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Revision 2:	
Revision 1:	01-13-2020

Original Date: September 12, 2019
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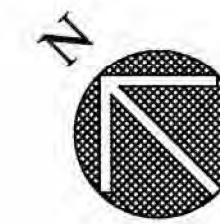
BUILDING ROOF PLANS

17 on VOLTAIRE

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



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ARCHITECTURE & PLANNING
JAN 13, 2020



1
9

Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

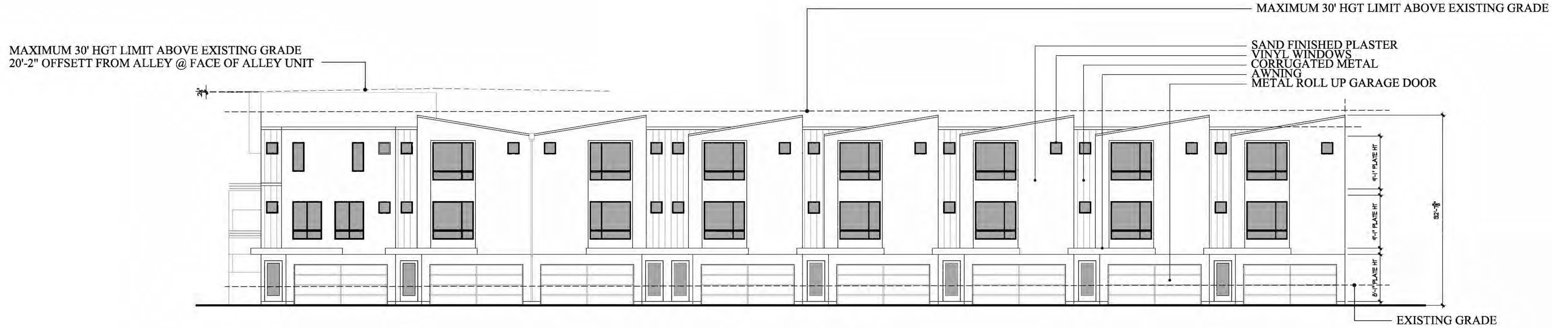
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San Diego, CA
Project Name:
17 on Voltaire

Sheet Title:
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Revision 13:	
Revision 12:	
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Revision 1:	01-13-2020

Original Date: September 12, 2019
Sheet 5 of 9

DEP#:



BUILDING 'B'



BUILDING 'A'

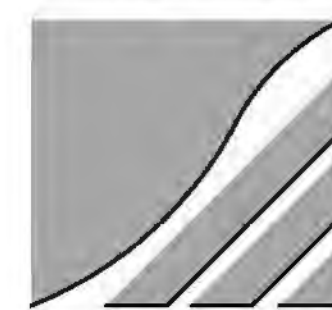
VOLTAIRE STREET

1480 SF OF COMMERCIAL FRONTAGE / 650 SF OF GLAZING 64% TRANSPARENCY

NORTH BUILDING ELEVATIONS

17 on VOLTAIRE

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



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JAN 13, 2020

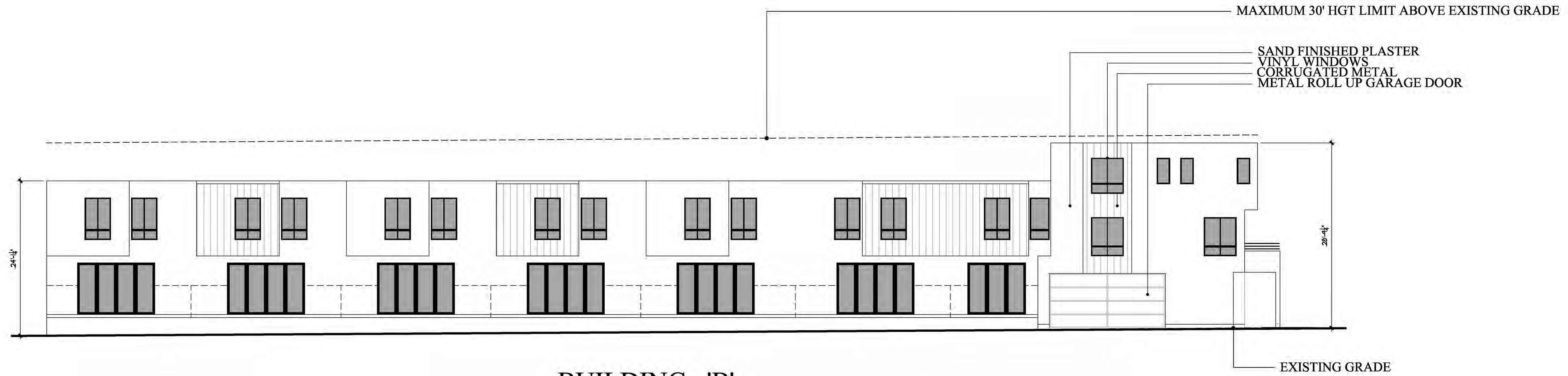
Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
San Diego, CA
Project Name:
17 on Voltaire

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
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Revision 2:	_____
Revision 1:	01-13-2020

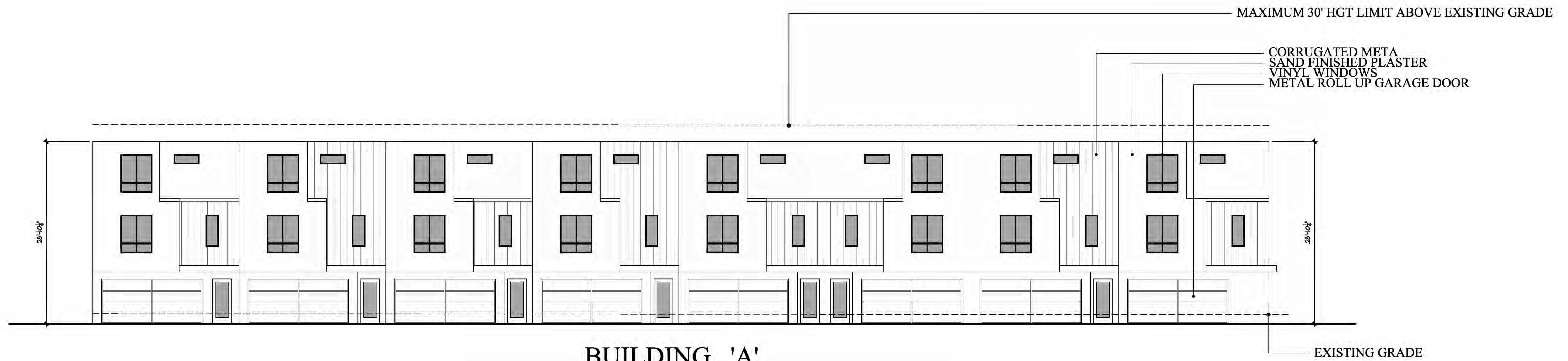
Sheet Title:
NORTH BUILDING ELEVATIONS

Original Date: September 12, 2019
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DEP#:



BUILDING 'B'



BUILDING 'A'

SOUTH BUILDING ELEVATIONS

17 on VOLTAIRE

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



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JAN 13, 2020

Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:
San Diego, CA

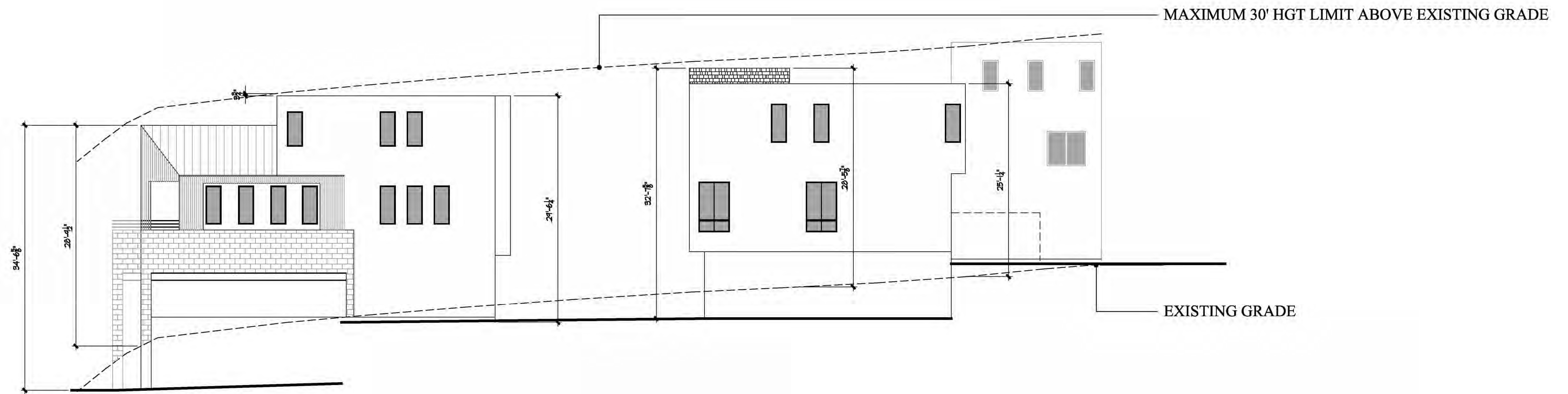
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17 on Voltaire

Sheet Title:
SOUTH BUILDING ELEVATIONS

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Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
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Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	03-16-2020
Revision 1:	01-13-2020

Original Date: September 12, 2019
Sheet 7 of 9

DEP#:



BUILDING 'A' & 'B' WEST



**BUILDING 'A' & 'B' EAST
SAN CLEMENTE STREET**

WEST AND EAST BUILDING ELEVATIONS

17 on VOLTAIRE

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
JAN 13, 2020

Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:
San Diego, CA

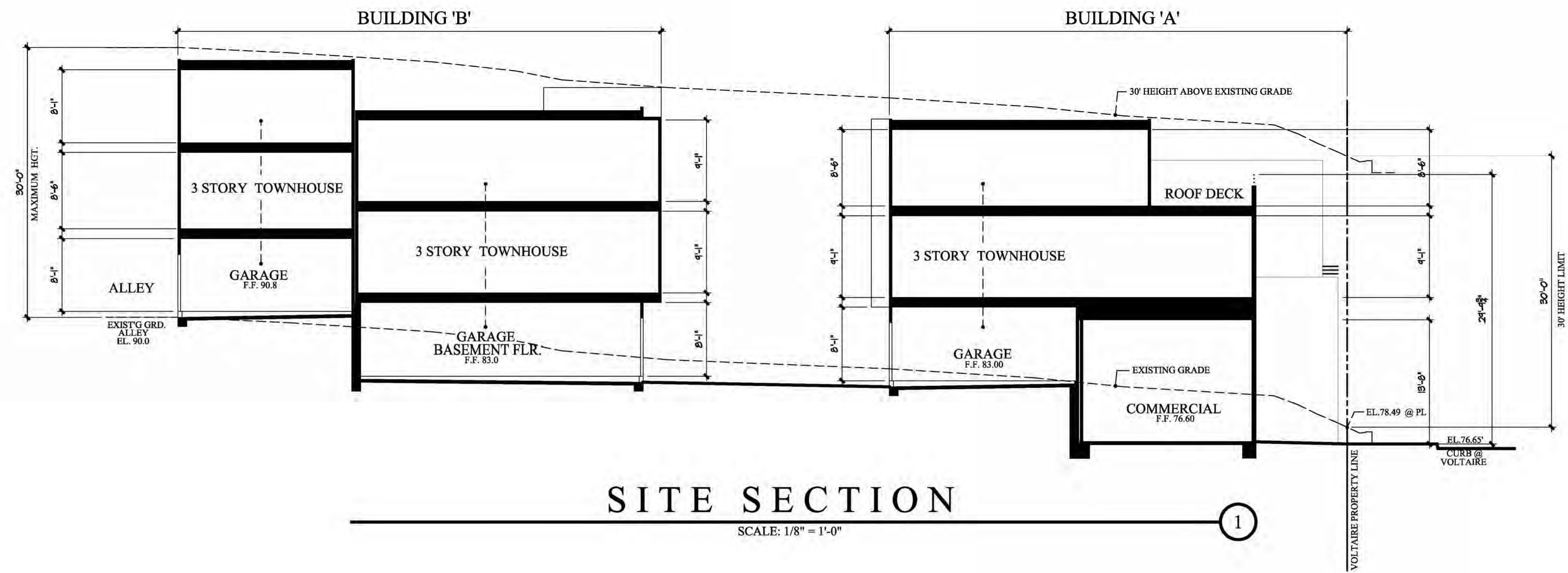
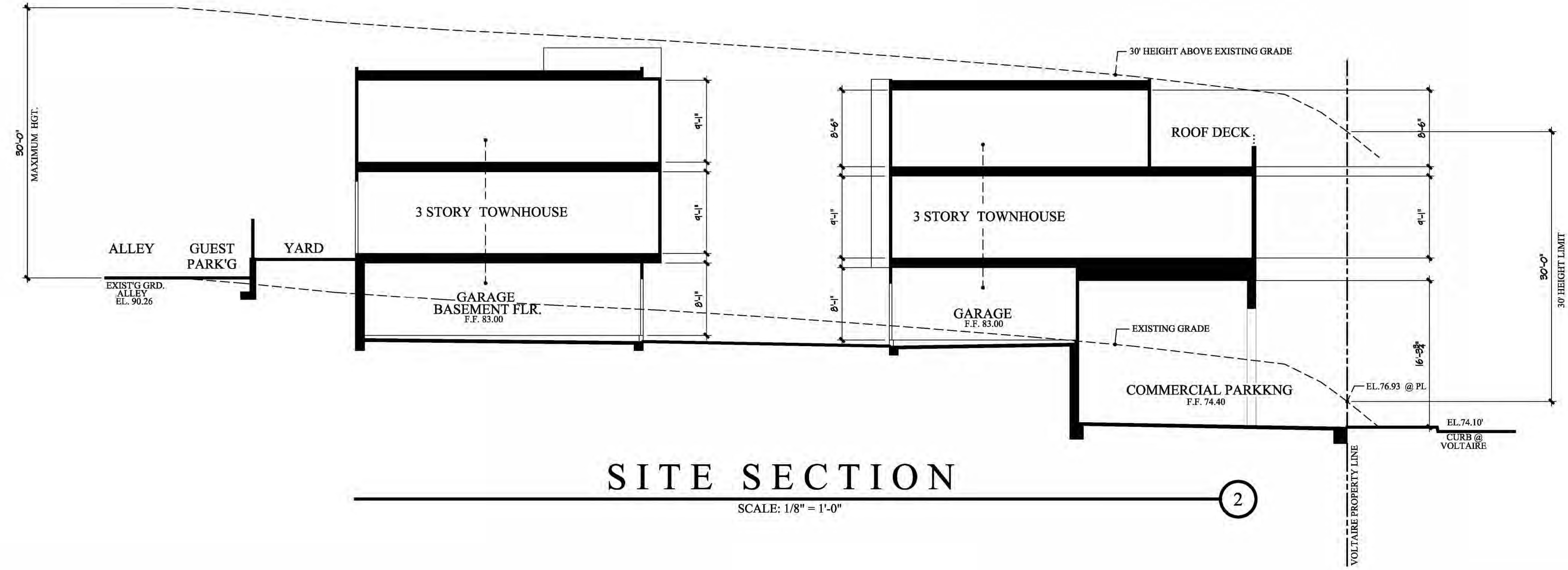
Project Name:
17 on Voltaire

Sheet Title:
WEST & EAST BUILDING ELEVATIONS

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
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Revision 2:	_____
Revision 1:	01-13-2020

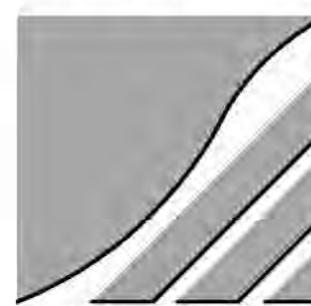
Original Date: September 12, 2019
Sheet 8 of 9

DEP#:



17 on VOLTAIRE

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
JAN 13, 2020

Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:
San Diego, CA
Project Name:
17 on Voltaire

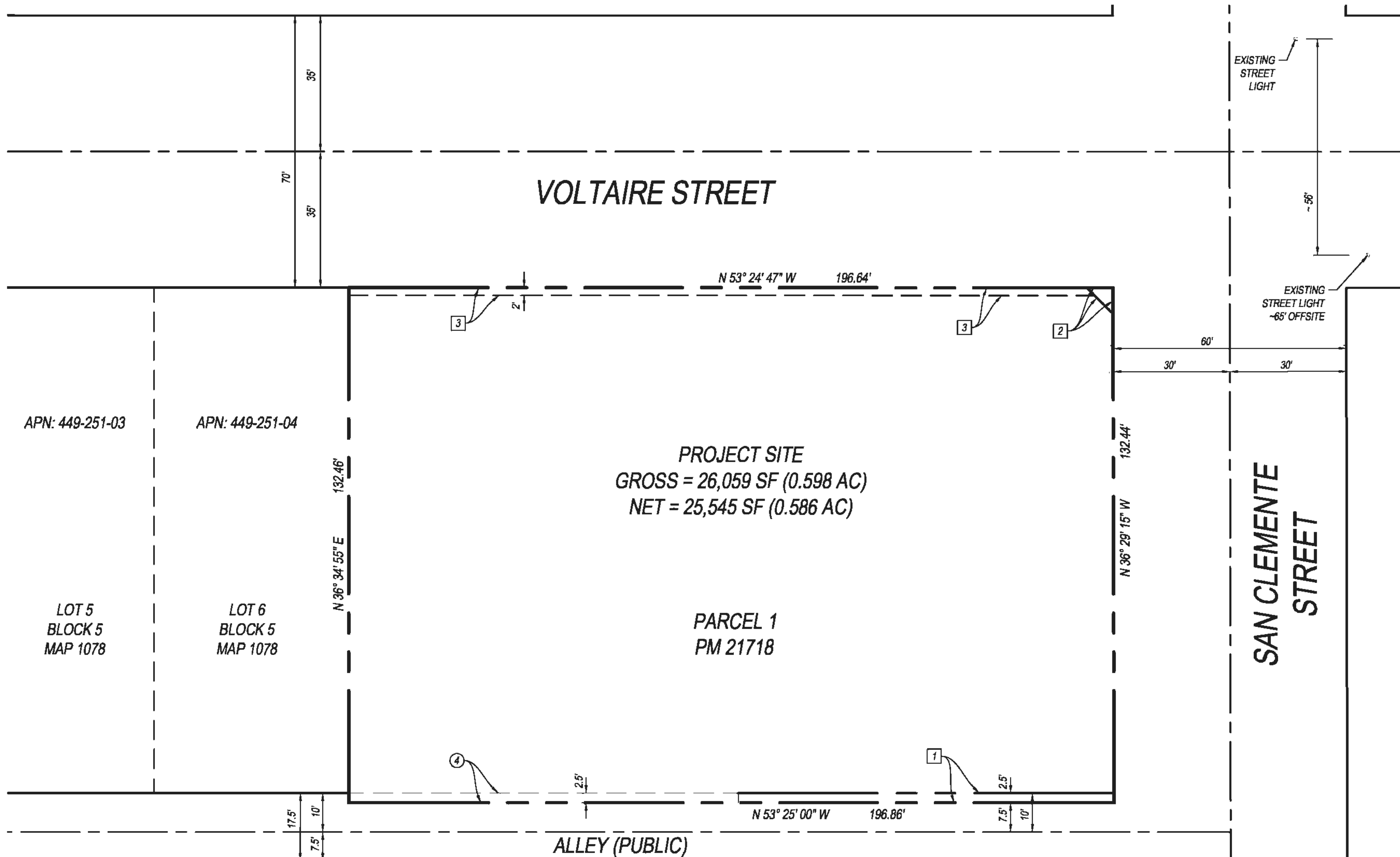
Sheet Title:
SITE SECTIONS

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
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Revision 3:	_____
Revision 2:	03-16-2020
Revision 1:	01-13-2020

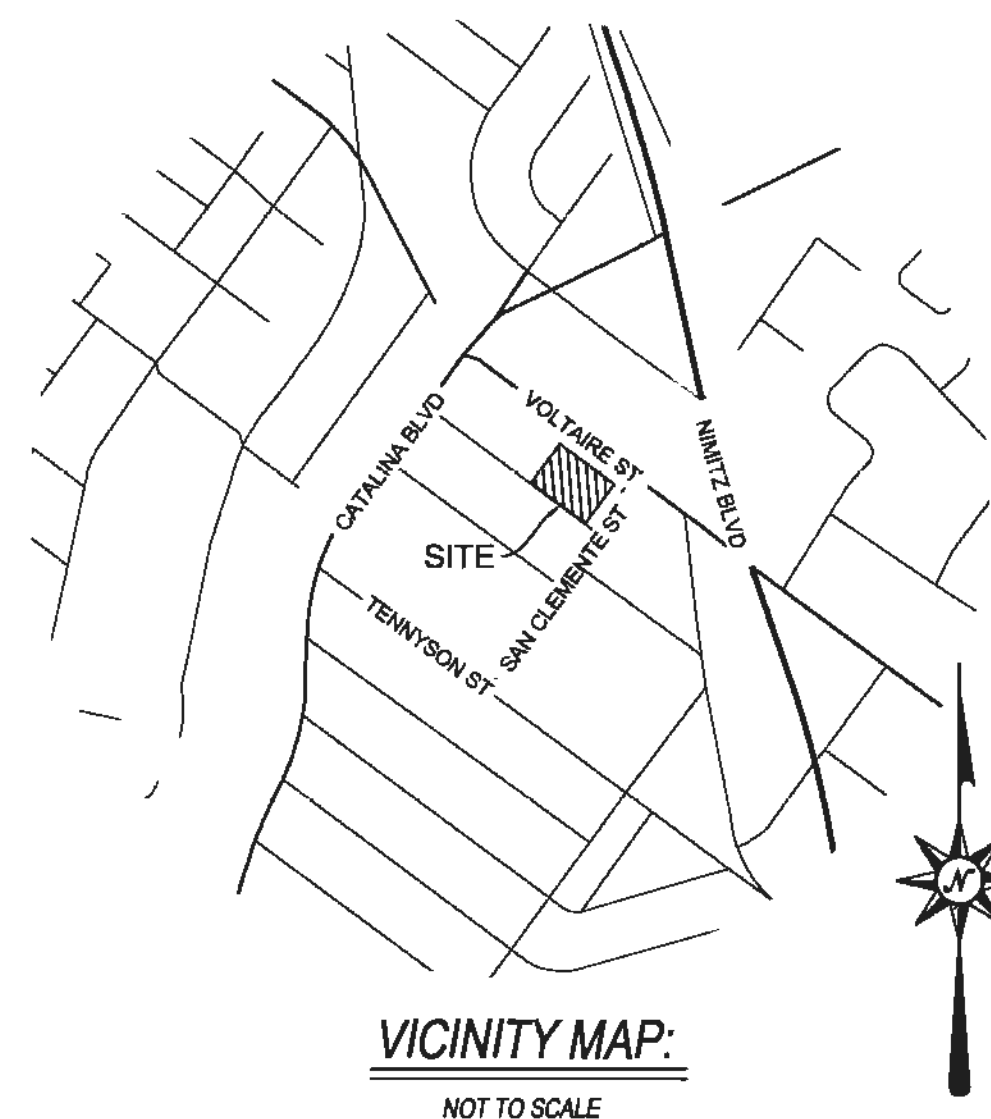
Original Date: September 12, 2019
Sheet 9 of 9

DEP#: _____

SDP #2343875 / MAP WAIVER #2343876



PTS #640598
LC: 210-1697
NAD83: 1850-6257



PROJECT DESCRIPTION

- THIS PROJECT IS A SITE DEVELOPMENT PERMIT AND MAP WAIVER TO CREATE 17X RESIDENTIAL AND 1X COMMERCIAL CONDOMINIUMS ON A SINGLE PARCEL IN ACCORDANCE WITH CITY OF SAN DIEGO MUNICIPAL CODE SECTION 126.0120
- THIS PROJECT IS A PROCESS 3 SITE DEVELOPMENT PERMIT AND MAP WAIVER APPROVAL WITH THE CITY OF SAN DIEGO
- NO TRANSIT STOPS ARE PROPOSED WITH THIS PROJECT. THERE IS CURRENTLY AN EXISTING MTS TRANSIT STOP IMMEDIATELY ADJACENT TO THE PROJECT SITE ON VOLTAIRE STREET
- NO PARCELS = 1 PARCEL
- NO UNITS = 17X RESIDENTIAL UNITS, 1X COMMERCIAL UNIT

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 17 AND TOTAL NUMBER OF COMMERCIAL CONDOMINIUM UNITS IS 1

MAP WAIVER NOTE

THIS PLAN REQUESTS A WAIVER OF THE REQUIREMENT TO FILE A TENTATIVE MAP AND FINAL MAP

WATER & SEWER NOTES

1. 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.
2. ALL 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.

CONSTRUCTION BMP NOTE

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

EXISTING STRUCTURES NOTE

EXISTING STRUCTURE ON SITE AT 4111 VOLTAIRE WAS CONSTRUCTED IN 1977; EXISTING RESIDENCE AT 4103 VOLTAIRE WAS CONSTRUCTED IN 1915 AND HAS PASSED HISTORICAL CLEARANCE

NOTES

1. EXISTING EASEMENT INFORMATION ON PROPERTY:
A. PUBLIC ALLEY EASEMENT TO CITY OF SAN DIEGO
REC: MARCH 30, 2004 DOC #2004-0266068
2. REQUIRED SETBACKS ZONE CC-3-5:
FRONT: 0 FT MIN, 10 FT MAX
SIDE: 10 FT MIN, 0 FT OPTIONAL
REAR: 10 FT MIN, 0 FT OPTIONAL
3. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-8 (UFC 901.4.4)
4. OVERHEAD ELECTRICAL UTILITY LINES ARE LOCATED ADJACENT TO THE PROPERTY ON SAN CLEMENTE STREET

EASEMENT NOTES

- ④ AN EXISTING PUBLIC ALLEY EASEMENT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED MARCH 30, 2004 AS DOC #2004-0266068 OF OFFICIAL RECORDS
- ⑦ AN EXISTING PERPETUAL AIR OR FLIGHT EASEMENT TO THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, ALSO REFERRED TO AS "NAVIGATION RIGHTS", RECORDED FEBRUARY 7, 2008 AS DOCUMENT NO. 2008-0063093 OF OFFICIAL RECORDS (NOT PLOTTABLE)

- 1 PROPOSED 2.5' OF ALLEY TO BE DEDICATED TO CITY OF SAN DIEGO
- 2 PROPOSED DEDICATION TO THE CITY OF SAN DIEGO TO CONSTRUCT PEDESTRIAN CURB RAMP
- 3 PROPOSED PUBLIC PEDESTRIAN ACCESS EASEMENT

- NO EASEMENTS TO BE VACATED
- ALL EASEMENTS PLOTTED IN ACCORDANCE WITH PTR
PREPARED BY CHICAGO TITLE COMPANY DATED SEPTEMBER 6, 2019.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6 2017.50 EPOCH, AND IS DETERMINED BY G.P.S MEASUREMENTS TAKEN ON APRIL 4, 2019 AT POINTS "A" & "B" SHOWN ON PARCEL MAP 21718. POINTS "A" & "B" WERE ESTABLISHED FROM GPS STATION #214 NIMITZ AND FAMOSA AND GPS STATION #1024 CHATSWORTH / TENNYSON PER ROS 14492. THE BEARING FROM POINT "A" - "B": N 53°25'00" W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT "A" IS 1.00000824.
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.
ELEVATION AT POINT "A" IS 89.39 (MSL)

SURVEY NOTE

SURVEY COMPLETED BY: PASCO, LARET, SUITER & ASSOCIATES
535 N. HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075

BENCHMARK

BRASS PLUG FOUND IN THE TOP OF CURB AT THE WESTERLY CORNER OF VOLTAIRE STREET AND SAN CLEMENTE STREET.
ELEVATION: 78.717; DATUM: NGVD 29

ASSESSOR'S PARCEL NUMBER

449-251-05, -06, -07, & -08-00

SITE ADDRESS

4103 / 4111 VOLTAIRE STREET
SAN DIEGO, CA 92101

UTILITIES

WATER & SEWER	CITY OF SAN DIEGO
GAS & ELECTRIC	SAN DIEGO GAS & ELECTRIC (SDG&E)
CABLE AND PHONE	COX
CABLE AND PHONE	SBC

ZONING / SITE REGULATIONS

ZONE: LOT 1, CC-3-5 COMMUNITY-SERVING COMMERCIAL AND RESIDENTIAL USE

COMMUNITY PLAN AREA: PENINSULA
PLANNING OVERLAY ZONE: COASTAL HEIGHT LIMIT OVERLAY ZONE, AIRPORT LAND USE COMPATIBILITY PLAN NOISE CONTOURS (85-70 CNEL) FOR SAN DIEGO INTERNATIONAL AIRPORT (SDIA), AIRPORT APPROACH OVERLAY ZONE-SDIA, AIRPORT INFLUENCE AREA-REVIEW AREA 1-SDIA, AIRPORT SAFETY ZONE 4W-SDIA, FAA PART 77 NOTICINGS AREA-SDIA, NORTH ISLAND NAS, COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ-B)

ZONE DESIGNATIONS WERE OBTAINED FROM THE CITY OF SAN DIEGO'S LATEST OFFICIAL ZONING MAP THROUGH THE CITY'S WEBSITE PLANNING DIVISION LINK.

SHEET INDEX

- SHEET C1.1 - TITLE SHEET & NOTES
- SHEET C1.2 - PRELIMINARY SITE DRAINAGE PLAN
- SHEET C1.3 - SECTIONS & DETAILS
- SHEET C1.4 - POST-CONSTRUCTION BMP PLAN

REFERENCE DRAWINGS

- VOLTAIRE STREET SEWER - 2170-D
- VOLTAIRE STREET WATER - 12247-10-D
- SAN CLEMENTE STREET WATER - 31683-9-D
- PUBLIC ALLEY SEWER - 14207-7-D

CR 9010	CR 28344
CR 19651	MAP 1078
CR 22075	MAP 15985
	PM 21718

STORM WATER NOTE

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A 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.

OWNER INFORMATION

DESERT COAST ENTERPRISES, LLC
778 BANGOR STREET
SAN DIEGO, CA 92106

PAMELA HAMILTON LESTER

APPLICANT INFORMATION

CITYMARK COMMUNITIES LLC
3818 PARK BOULEVARD
SAN DIEGO, CA 92103

RUSS HALEY

ARCHITECT INFORMATION

THE MCKINLEY ASSOCIATES, INC
1818 FIRST AVENUE
SAN DIEGO, CA 92101

KIRK MCKINLEY

CIVIL ENGINEER OF WORK

PASCO, LARET, SUITER & ASSOCIATES
535 NORTH HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
PH: (858) 259-8212

TYLER G LAWSON DATE
PE NO. 80356
REGISTRATION EXPIRES 12-31-20

CURRENT LEGAL DESCRIPTION (PER PM 21718)

LOT 1 OF PARCEL MAP 21718, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 10, 2019.

PREVIOUS LEGAL DESCRIPTION

- APN: 449-251-05 & -06-00:
LOTS 7 AND 8, BLOCK 5, OF LOMA ALTA NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1078, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 28, 1907.
- APN: 449-251-07 & -8-00:
LOTS 9 AND 10, BLOCK 5, OF LOMA ALTA NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1078, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 28, 1907.

GRADING QUANTITIES

GRADED AREA:	27,700 SF (0.636 AC)		
CUT:	3,000 CY	MAX CUT DEPTH:	7.5 FT
FILL:	225 CY	MAX FILL DEPTH:	1.5 FT
EXPORT:	2,775 CY	REMEDIAL GRADING:	1,300 CY

"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."

Prepared By:
Name: Pasco, Laret, Suiter & Assoc.
Address: 535 N. Hwy 101, Suite A
Solana Beach, CA 92075
Phone #: (858) 259-8212

Project Address:
4103 Voltaire Street
San Diego, CA

Project Name:
17 on Voltaire

Sheet Title:
SDP & Map Waiver
Title Sheet & Notes

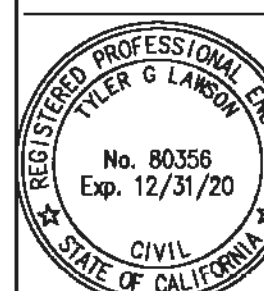
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Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	

Original Date: September 12, 2019

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DEP#:

PASCO LARET SUITER & ASSOCIATES
San Diego | Solana Beach | Orange County
Phone 858.259.8212 | www.plsaeengineering.com



JOB #: PLSA 3090
DRAWN BY: BAK
PROJ. MGR.: TOL
DATE: ISSUE:

REVISIONS

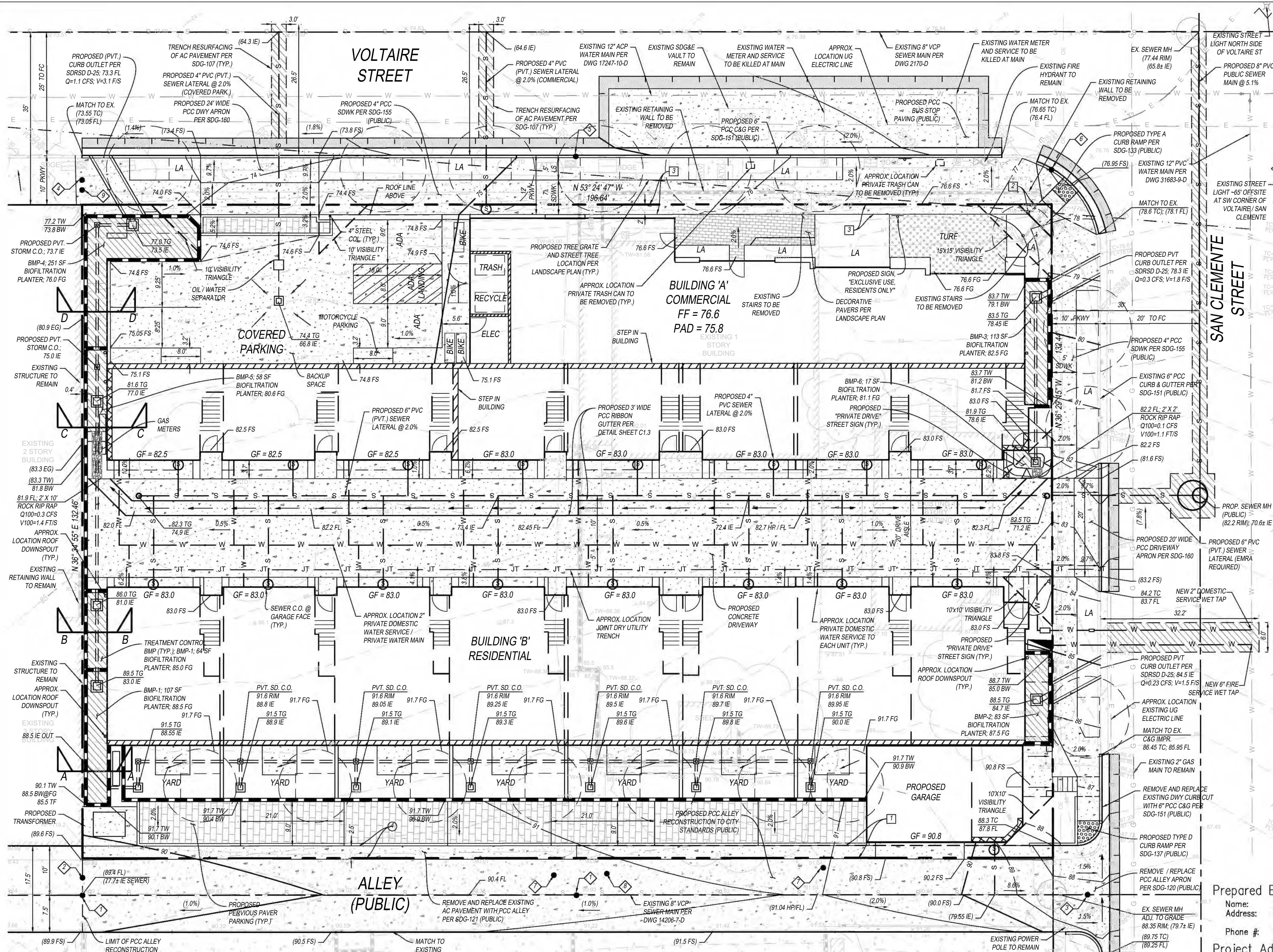
#	DESCRIPTION	DATE
1	17 ON VOLTAIRE	09/12/19
2	2170 SDP SUBMIT	11/20/19
3	31683 SDP SUBMIT	03/20/20
4	4103 SDP SUBMIT	03/13/20

17 ON VOLTAIRE
TITLE SHEET AND NOTES FOR:
SITE DEVELOPMENT PERMIT / MAP WAIVER

C1.1

4103 VOLTAIRE STREET

05 / 13 / 20
PLSA 3090



LEGEND

SUBJECT PROPERTY / SUBDIVISION BOUNDARY

EXISTING RIGHT-OF-WAY / ADJACENT LOT LINE

CENTERLINE OF ROAD

EXISTING EASEMENT

PROPOSED EASEMENT

PROPOSED 6" PCC CURB & GUTTER PER SDG-151 (PUBLIC)

PROPOSED SAWCUT LINE

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED PERVIOUS PAVERS PER DETAIL SHEET C1.3

PROPOSED PCC PAVEMENT

EXISTING SEWER MAIN (SIZE PER PLAN)

EXISTING WATER MAIN (SIZE PER PLAN)

EXISTING GAS MAIN (SIZE PER PLAN)

PROPOSED JOINT DRY UTILITY TRENCH LOCATION PER SDRSD M-24

PROPOSED 2" WATER SERVICE, METER, AND BACKFLOW PER SDW-149 (SIZE TO BE VERIFIED BY PROJECT MEP)

PROPOSED 6" FIRE SERVICE AND PRIVATE RPDA PER SDW-105 (SIZE TO BE VERIFIED BY PROJECT MEP)

PROPOSED 4" PRIVATE SEWER LATERAL PER SDS-105

PROPOSED TRENCH RESURFACING OF AC PAVEMENT PER SDG-107

PROPOSED 6" SEWER CLEANOUT WITH 12" LID PER SDRSD SC-01

PROPOSED 4" X 3" MANHOLE PER SDS-107

FOUND SURVEY MONUMENT, AS NOTED

ROCK RIP RAP (DIMENSIONS PER PLAN) PER SDRSD D-40; 1.1-FT THICK, NO. 2 BACKING

- ### EASEMENT NOTES
- AN EXISTING PUBLIC ALLEY EASEMENT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED MARCH 30, 2004 AS DOC #2004-0266068 OF OFFICIAL RECORDS
 - AN EXISTING PERPETUAL AIR OR FLIGHT EASEMENT TO THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, ALSO REFERRED TO AS "AVIGATION RIGHTS", RECORDED FEBRUARY 7, 2008 AS DOCUMENT NO. 2008-0063093 OF OFFICIAL RECORDS (NOT PLOTTABLE)
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 - PROPOSED DEDICATION TO THE CITY OF SAN DIEGO TO CONSTRUCT PEDESTRIAN CURB RAMP
 - PROPOSED PUBLIC PEDESTRIAN ACCESS EASEMENT
 - NO EASEMENTS TO BE VACATED
 - ALL EASEMENTS PLOTTED IN ACCORDANCE WITH PTR PREPARED BY CHICAGO TITLE COMPANY DATED SEPTEMBER 6, 2019.

- ### MONUMENT NOTES
- FOUND LEAD & DISK MARKED LS 2717 PER CR 19651
 - FOUND LEAD & DISK MARKED RCE 1534 PER CR 19651
 - FOUND LEAD & DISK MARKED LS 7632 PER CR 19651
 - FOUND LEAD & DISK MARKED LS 7046 PER CR 25344
 - FOUND LEAD & DISK MARKED LS 4068 PER CR 22075
 - FOUND LEAD & DISK MARKED SAN DIEGO COUNTY ENGINEER PER CR 19651
 - FOUND LEAD & DISK MARKED RCE 14778 PER CR 9010
 - FOUND LEAD & DISK MARKED LS 2717, NO RECORD
 - FOUND LEAD & DISK MARKED LS 7046 PER CR 25344

- ### SITE NOTES
- CONSTRUCT PCC SIDEWALK AS SHOWN PER PLAN PER SDG-155 & SDG-156; CONTRACTOR TO MAINTAIN EXISTING SIDEWALK SCORING PATTERN AND PRESERVE THE CONTRACTOR'S STAMP ADJACENT TO SAN CLEMENTE STREET
 - 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 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF PLANT MATERIAL
 - 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
 - ALL UTILITIES SHOWN HEREON PER BEST AVAILABLE RECORD INFORMATION
 - NO PUBLIC WATER, SEWER, OR GENERAL UTILITY EASEMENTS EXIST ON THE SUBJECT PROPERTY.

WPCP NOTE

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.

PROPOSED ENCROACHMENT AGREEMENT TABLE

APPROVAL TYPE	DESCRIPTION
EMRA	THREE (3) - D-25 CURB OUTLET
EMRA	ONE (1) - 6" PRIVATE SEWER LATERAL CONNECTION TO PUBLIC MAIN
EMRA	TWO (2) - 4" PRIVATE SEWER LATERAL CONNECTION TO PUBLIC MAIN

*PRIOR TO ISSUANCE OF A RIGHT-OF-WAY CONSTRUCTION PERMIT, AN APPROVAL FOR THE ABOVE ITEMS, TO BE INCLUDED IN AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT, MUST BE OBTAINED

Prepared By:
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 Address: 535 N. Hwy 101, Suite A
 Solana Beach, CA 92075
 Phone #: (858) 259-8212

Project Address:
 4103 Voltaire Street
 San Diego, CA

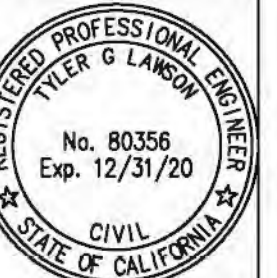
Project Name:
 17 on Voltaire

Sheet Title:
 Preliminary Site Drainage Plan

Revision	Date
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
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Revision 6:	
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Revision 3:	
Revision 2:	
Revision 1:	

Original Date: September 12, 2019
 Sheet 11 of 15
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PASCO LARET SUITER & ASSOCIATES
 San Diego | Solana Beach | Orange County
 Phone 858.259.8212 | www.plsaeengineering.com



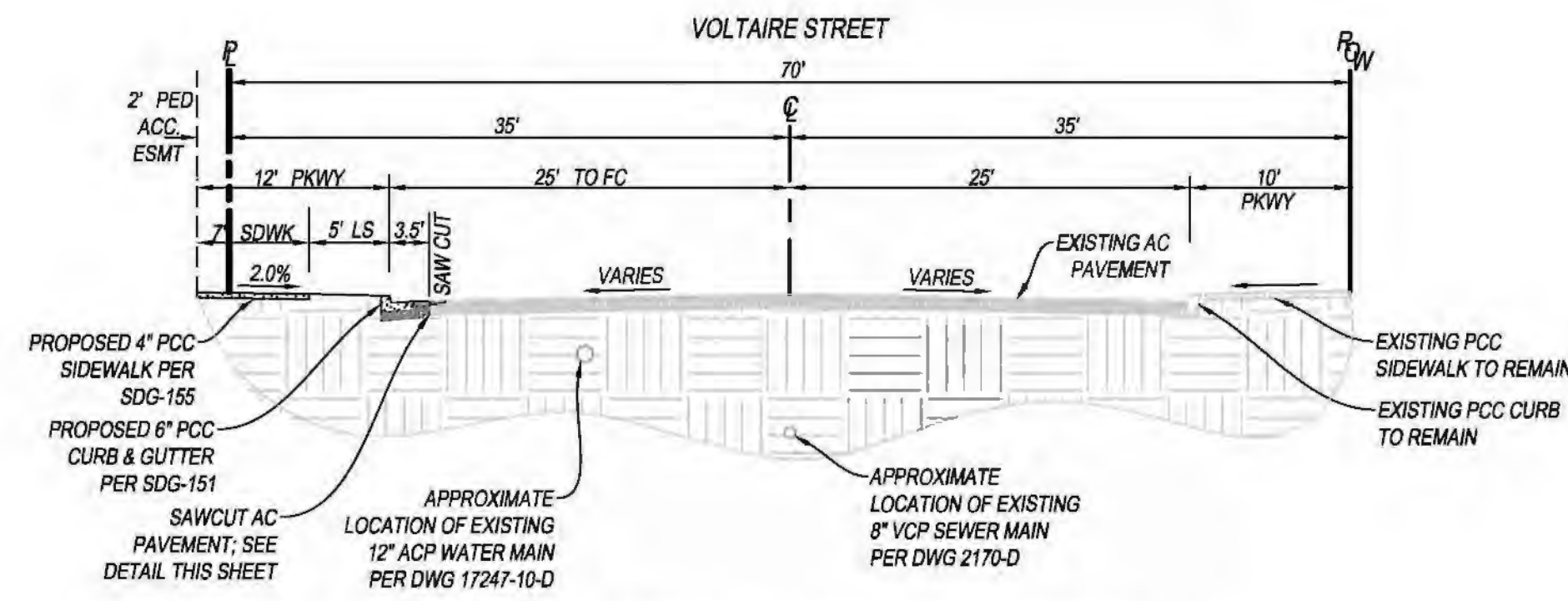
JOB # PLSA 3090
 DRAWN BY: BAK
 PROJ. MGR.: TOL
 DATE: ISSUE:

REVISIONS

NO.	DESCRIPTION	DATE
1		
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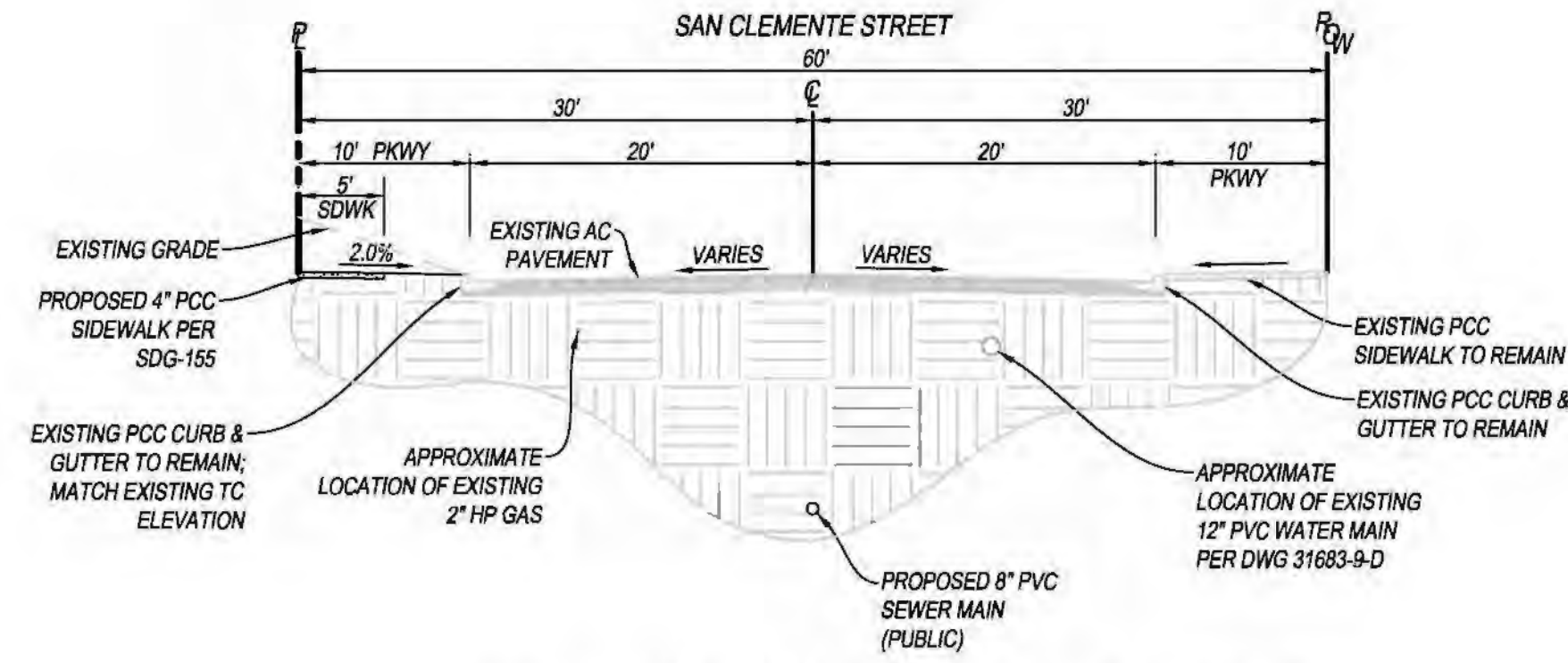
17 ON VOLTAIRE
 PRELIMINARY SITE DRAINAGE PLAN FOR:
 SITE DEVELOPMENT PERMIT / MAP WAIVER

C1.2
 4103 VOLTAIRE STREET
 05/13/20
 PLSA 3090



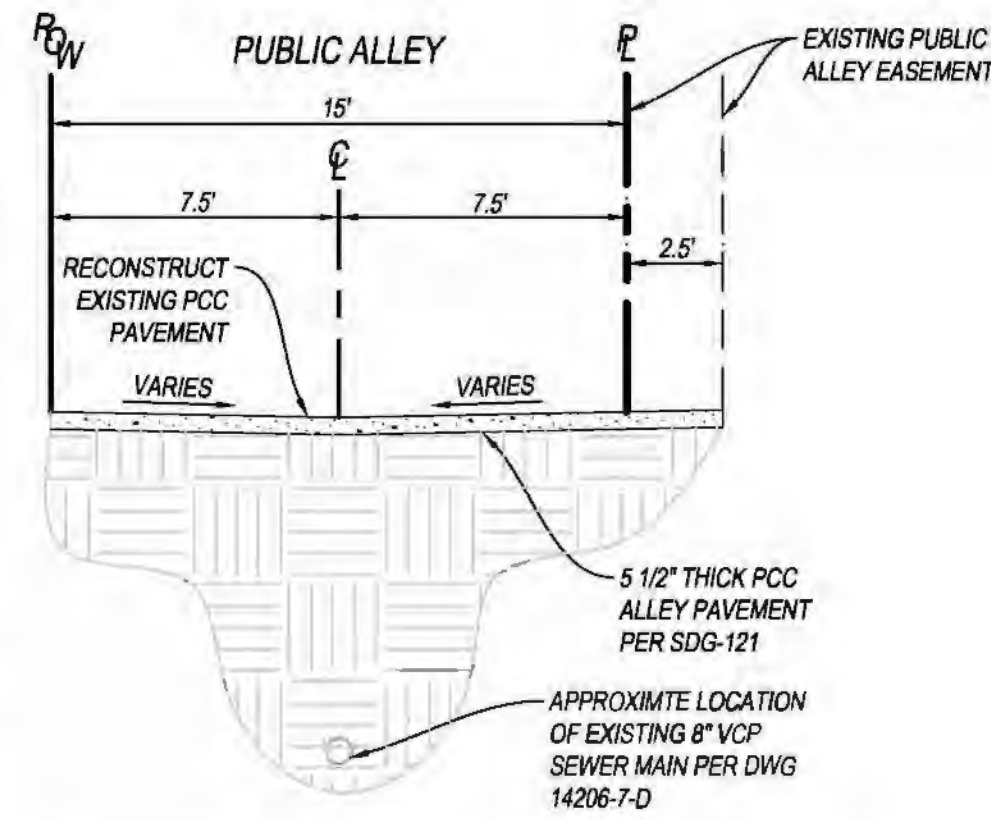
TYPICAL SECTION - VOLTAIRE STREET

NOT TO SCALE



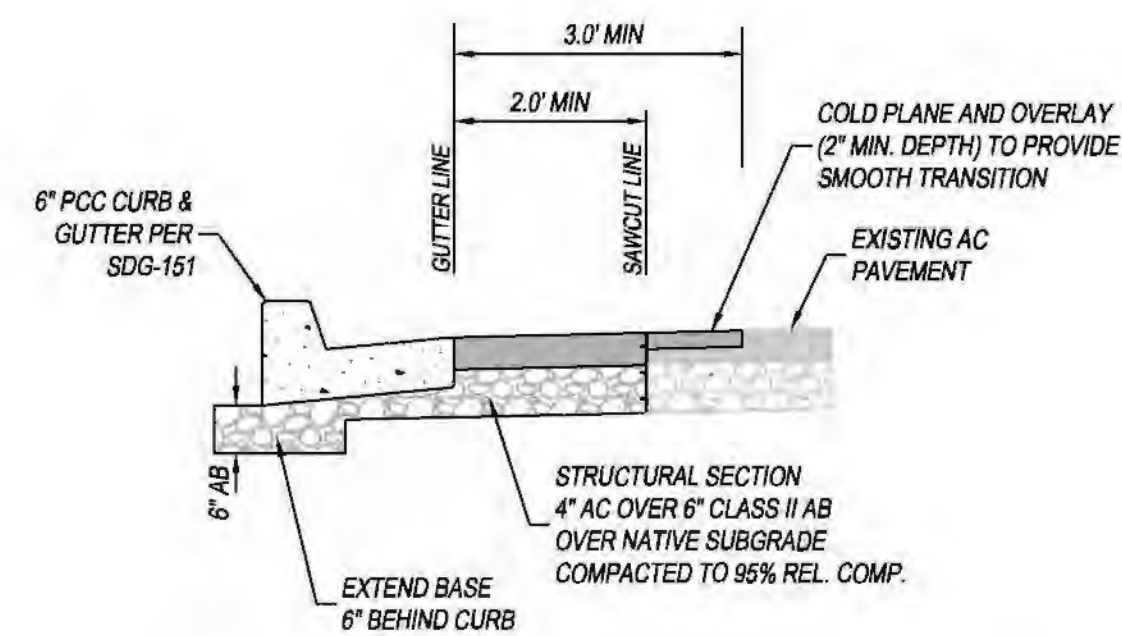
TYPICAL SECTION - SAN CLEMENTE STREET

NOT TO SCALE



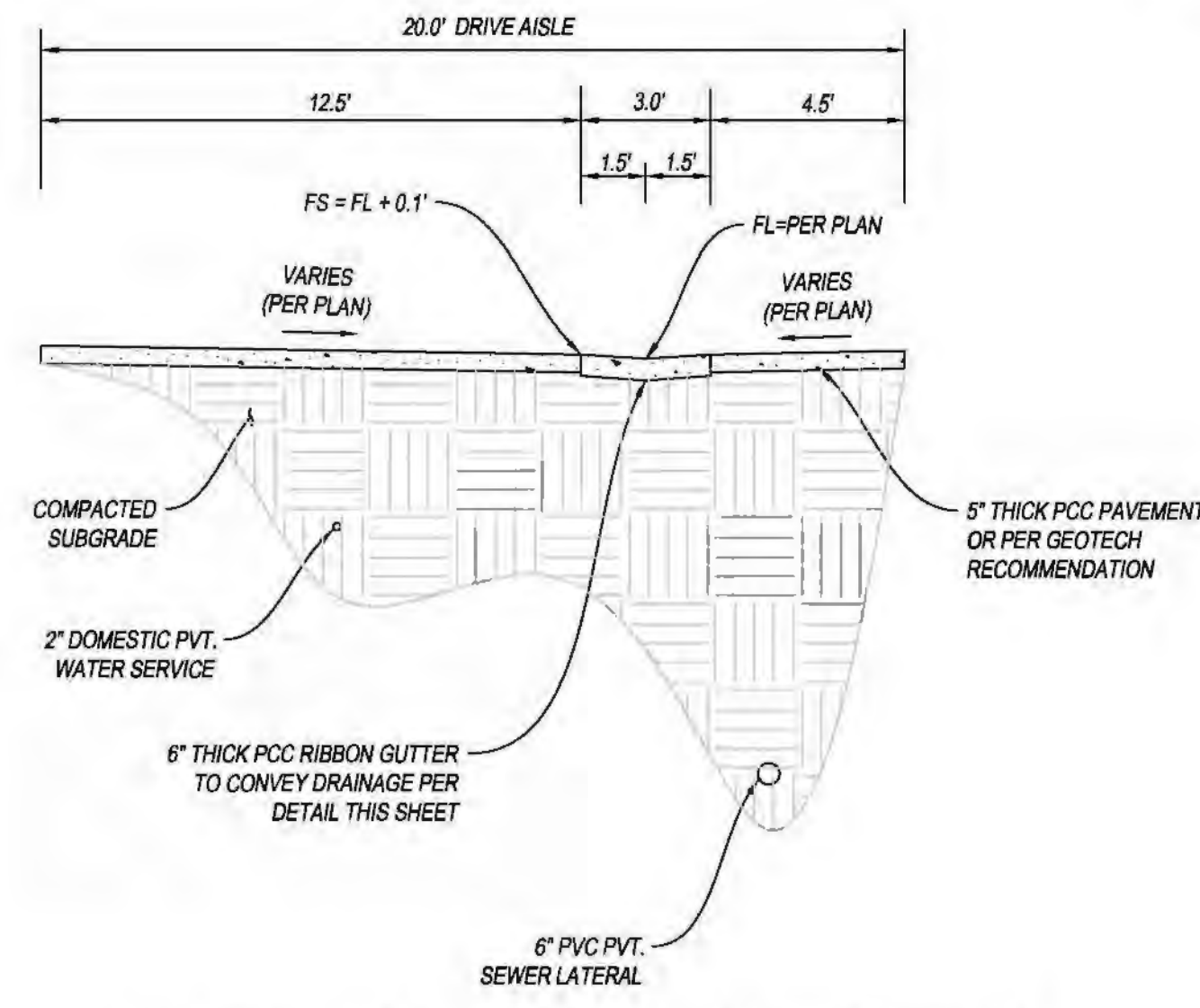
TYPICAL SECTION - PUBLIC ALLEY

NOT TO SCALE



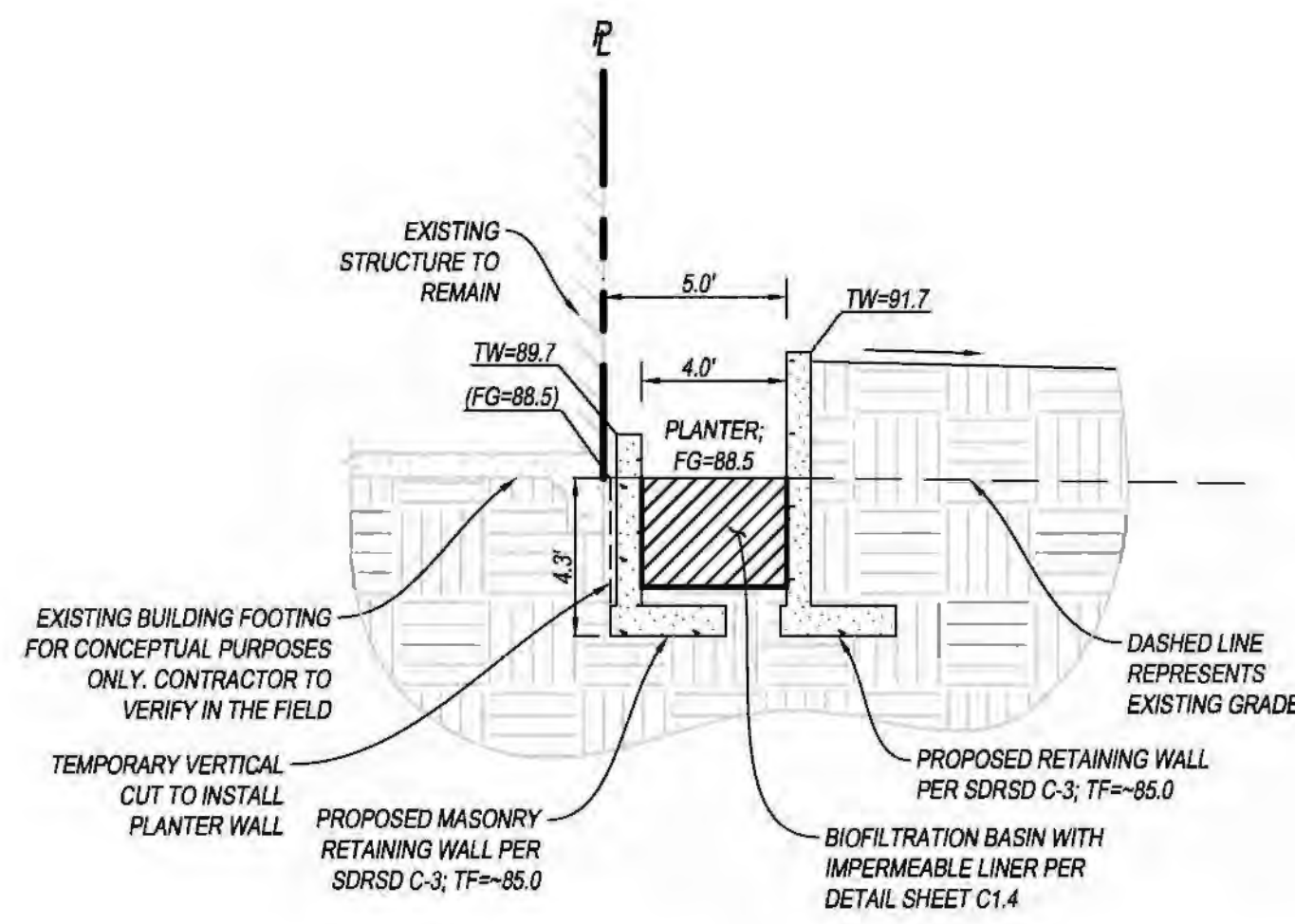
TYPICAL SECTION - SAWCUT AC PAVEMENT

NOT TO SCALE



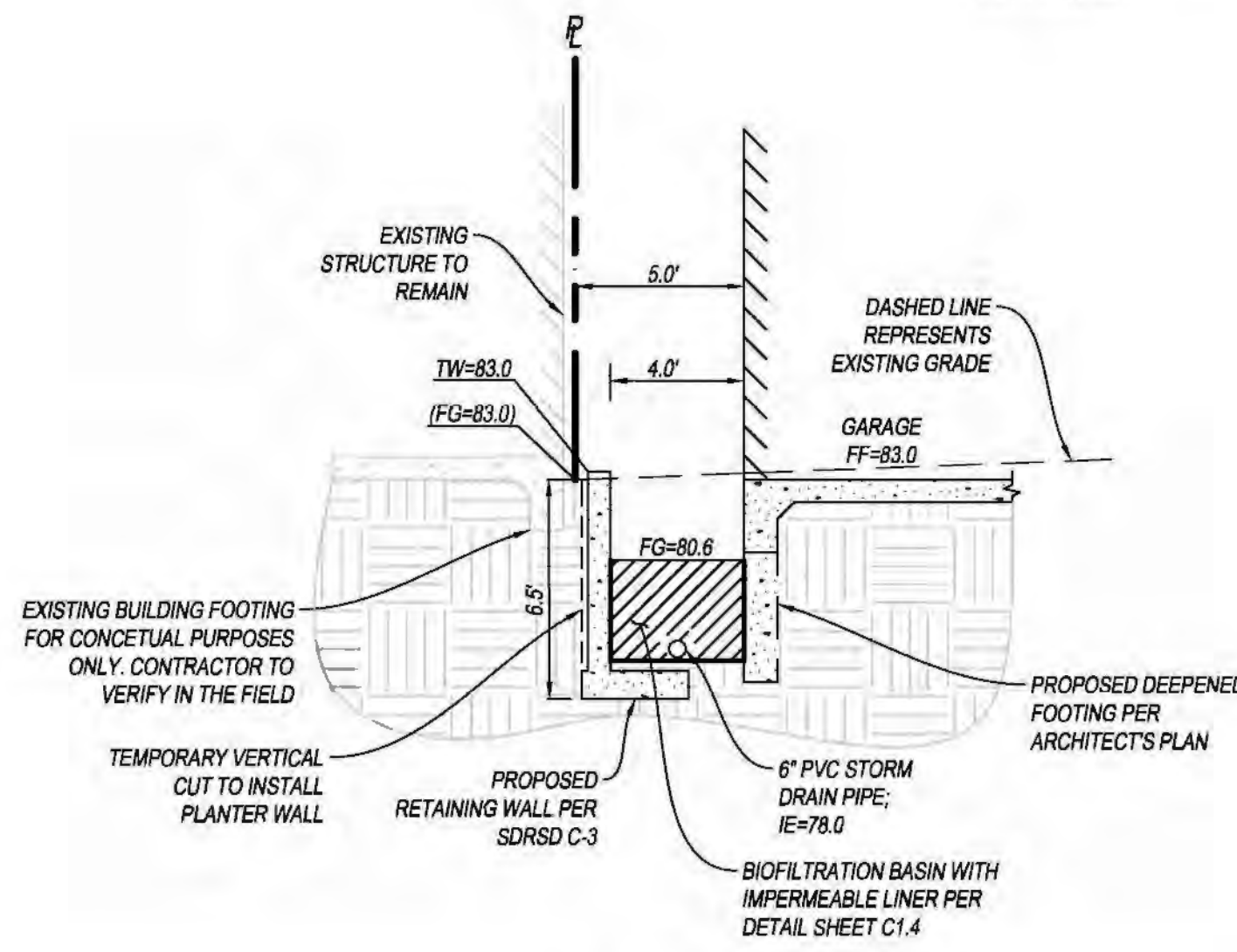
TYPICAL SECTION - PCC PAVEMENT DRIVEWAY

NOT TO SCALE



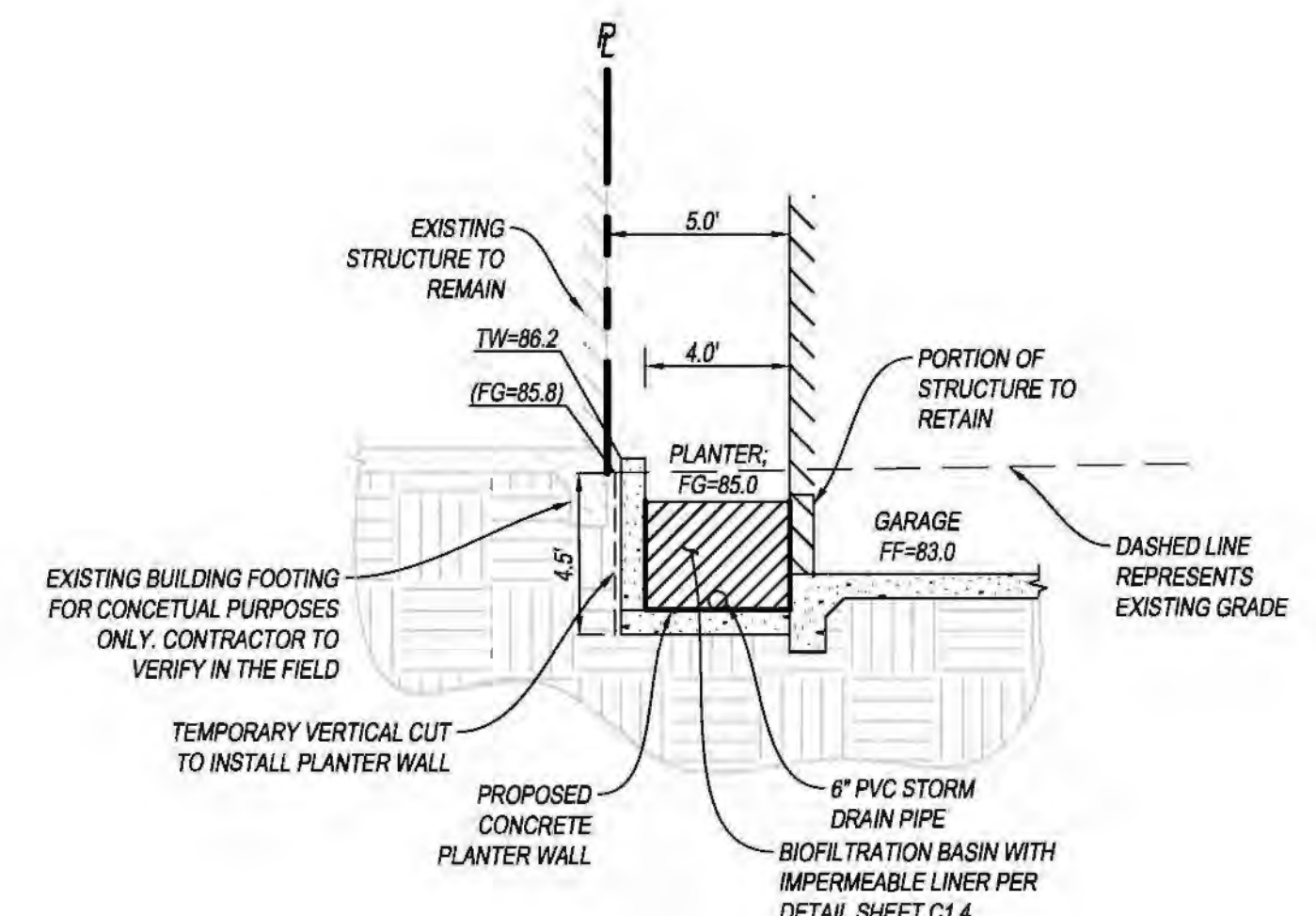
SECTION A-A

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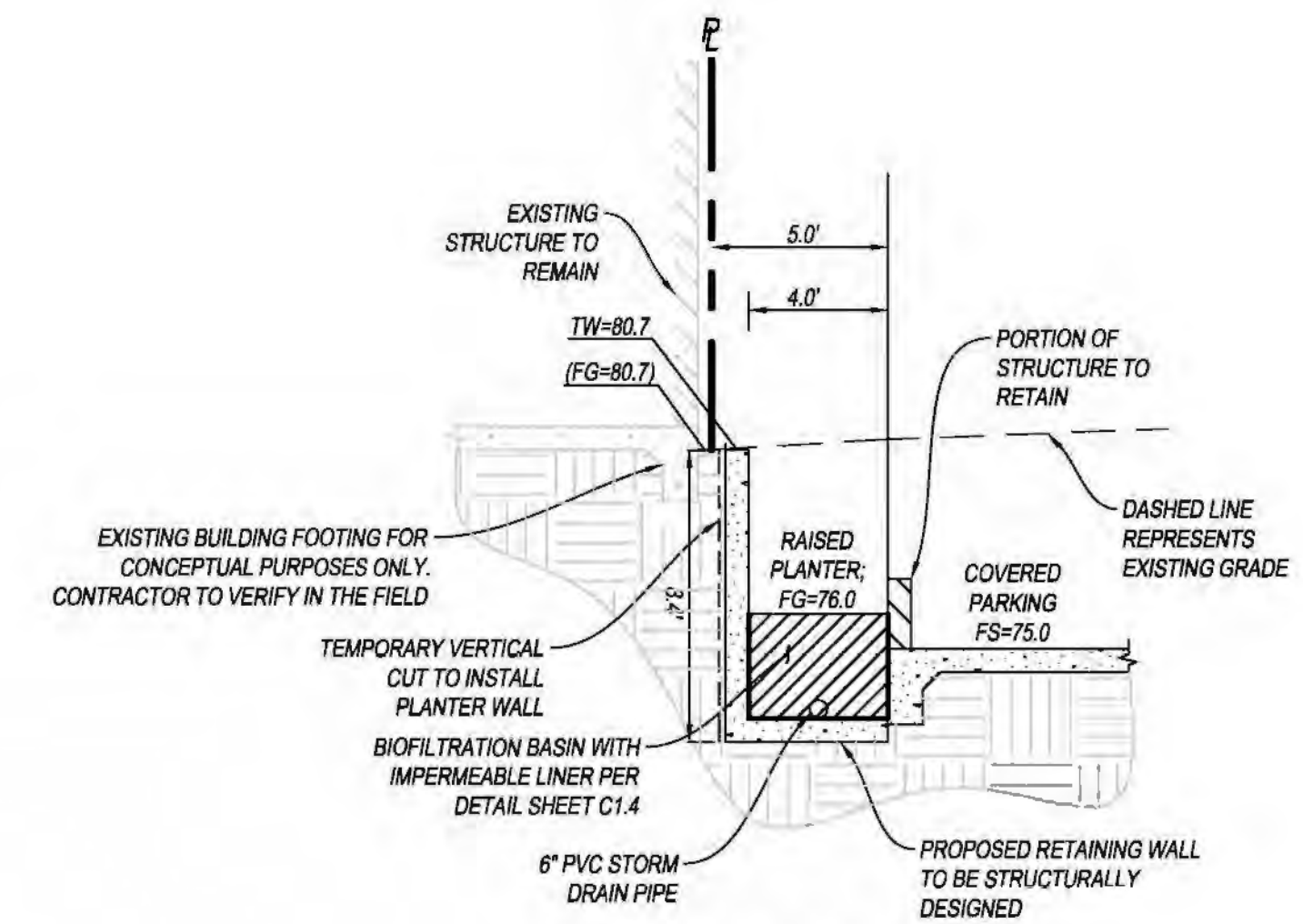
SECTION C-C

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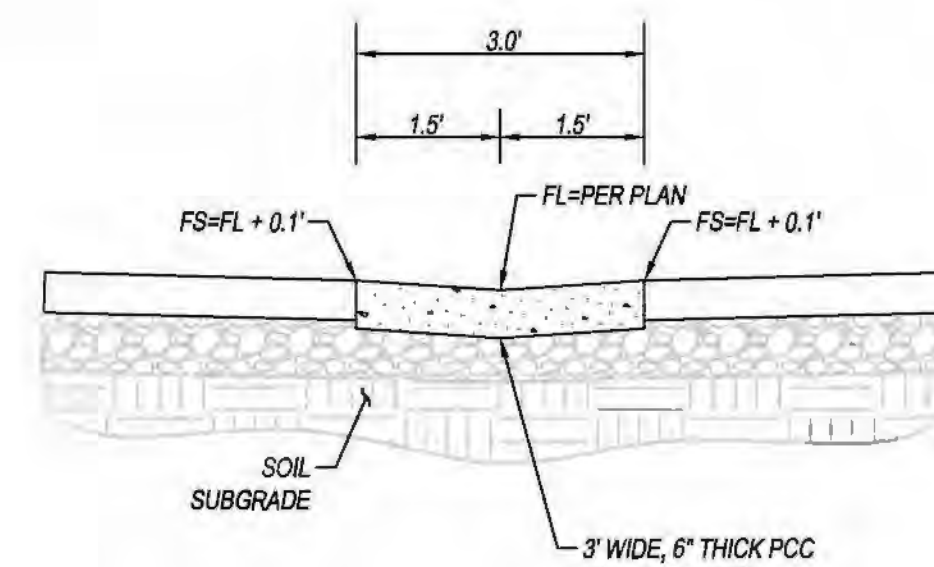
SECTION B-B

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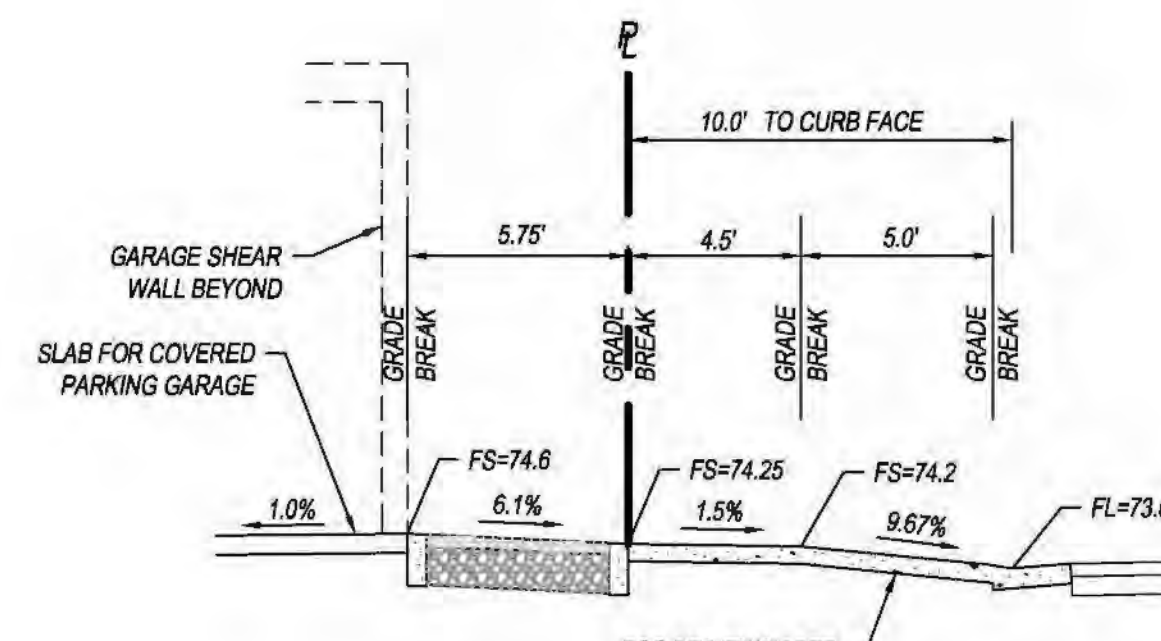
SECTION D-D

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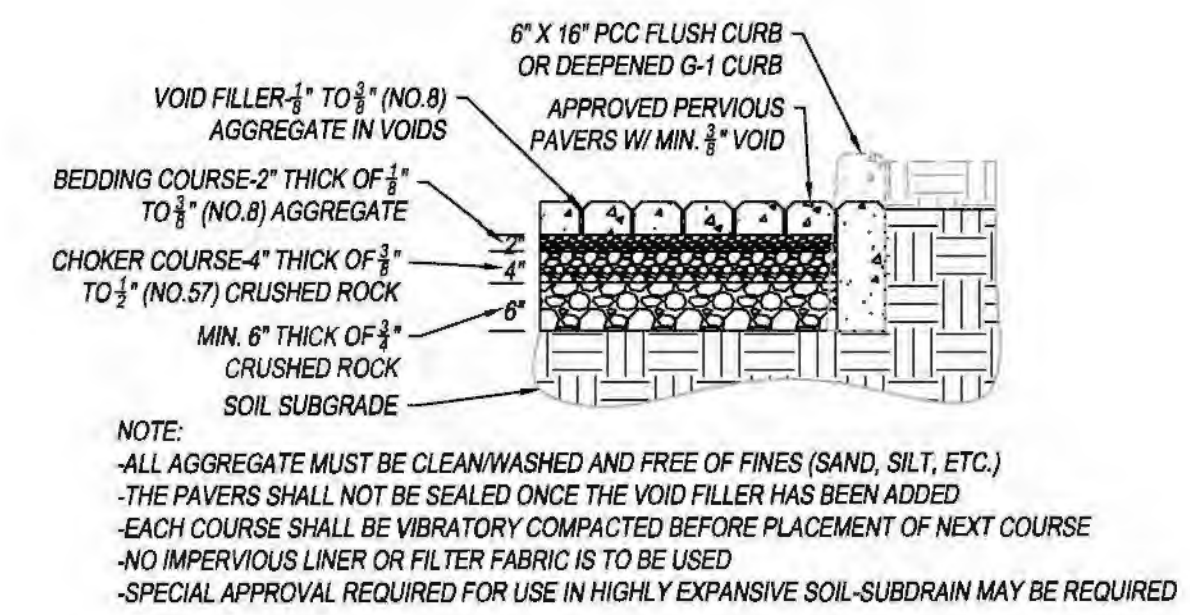
TYPICAL SECTION - PCC RIBBON GUTTER / DRAIN SWALE

NOT TO SCALE



TYPICAL SECTION - CL VOLTAIRE DRIVEWAY GRADIENT PROFILE

NOT TO SCALE



TYPICAL DETAIL - PERVIOUS PAVERS

NOT TO SCALE

Prepared By:

Name: Pasco, Laret, Suiter & Assoc.
Address: 535 N. Hwy 101, Suite A
Solana Beach, CA 92075
Phone #: (858) 259-8212

Project Address:

4103 Voltaire Street
San Diego, CA

Project Name:

17 on Voltaire

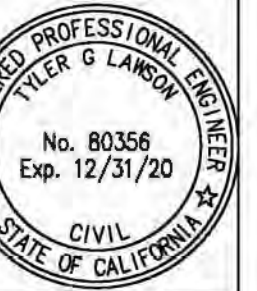
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Sections and
Details

Revision 14:	
Revision 13:	
Revision 12:	
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Revision 2:	
Revision 1:	

Original Date: September 12, 2019
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DEP#:

PASCO LARET SUITER & ASSOCIATES
San Diego | Solana Beach | Orange County
Phone 858.259.8212 | www.plsaing.com



JOB #: PLSA 3090
DRAWN BY: BAK
PROJ. MGR.: TGL
DATE: ISSUE:

REVISIONS		
#	DESCRIPTION	DATE
1	1ST SEP SUBMIT	8/19/19
2	2ND SEP SUBMIT	11/15/19
3	3RD SEP SUBMIT	3/26/20
4	4TH SEP SUBMIT	12/15/19

17 ON VOLTAIRE
SECTIONS AND DETAILS FOR:
SITE DEVELOPMENT PERMIT / MAP WAIVER

C1.3

4103 VOLTAIRE STREET

05 / 13 / 20

PLSA 3090

City of San Diego Development Services Storm Water Requirements Applicability Checklist FORM DS-560

Project Address: 4103 / 4111 Voltaire Street, San Diego, CA Project Number: _____
 SECTION 1. Construction Storm Water BMP Requirements:
 All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Regional Water Quality Control Board.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

- Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
 Yes SWPPP required, skip questions 2-4 No: next question
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water?
 Yes WPCP required, skip questions 3-4 No: next question
- Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
 Yes WPCP required, skip question 4 No: next question
- Does the project only include the following permit types listed below?
 • Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit
 • Individual Right of Way Permits that exclusively include only ONE of the following activities: water service sewer lateral or utility service.
 • Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb, ramp, sidewalk and driveway apron replacement, pot hole, curb and gutter replacement, and retaining wall encroachments.
 Yes, no document required

- Check one of the boxes below, and continue to PART B:
- If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B
- If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a minor WPCP may be required instead. Continue to PART B.
- If you checked "No" for all questions, 1-3, and checked "No" for question 4, PART B does not apply and no document is required. Continue to Section 2.

1. More information on the city's construction BMP requirements as well as CGP requirements can be found at: www.sandagov.org/development-services

Printed on recycled paper. Visit our web site at www.sandagov.org/development-services. Upon request, this information is available in alternative formats for persons with disabilities. DS-560(11-18)

Clear Page 1

Page 2 of 4 City of San Diego Development Services Storm Water Requirements Applicability Checklist

PART B: Determine Construction Site Priority
 This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continued to Section 2.

- ASBS
 a. Projects located in the ASBS watershed.
- High Priority
 a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed.
 b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.
- Medium Priority
 a. Projects that are not located in an ASBS watershed or designated as a High priority site.
 b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed.
 c. WPCP projects (0.5/0.08 of ground disturbance) located within the Los Penasquitos watershed management area.
- Low Priority
 a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

SECTION 2. Permanent Storm Water BMP Requirements.

Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.
 Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redesign projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

- Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? Yes No
- Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? Yes No
- Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking, lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grading, overlay, and pothole repair). Yes No

Clear Page 2

Page 3 of 4 City of San Diego Development Services Storm Water Requirements Applicability Checklist

PART D: PDP Exempt Requirements.
 PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt".

If "no" was checked for all questions in Part D, continue to Part E.

- Does the project ONLY include new or retrofitted sidewalks, bicycle lanes, or trails that:
 • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or
 • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or
 • Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
 Yes: PDP exempt requirements apply No: next question
- Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
 Yes: PDP exempt requirements apply No: project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).
 Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project".

If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project".

- New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. Yes No
- New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No
- New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No
- New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

Clear Page 3

Page 4 of 4 City of San Diego Development Services Storm Water Requirements Applicability Checklist

- New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e., not commingled with flows from adjacent lands). Yes No
- New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replace 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more, or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No
- New development or redevelopment projects of an automotive repair shops that create and/or replace 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 8115, 8114, 8241, 7532, 7534, or 7536-7539. Yes No
- Other Pollutant generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are far infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. Yes No

PART F: Select the appropriate category based on the outcomes of Part C through Part E.

- The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS
- The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.
- The project is a PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.
- The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydro modification plan management.

Bryan Knapp, PE #86542 Senior Project Engineer

Name of Owner or Agent (Please Print) Title

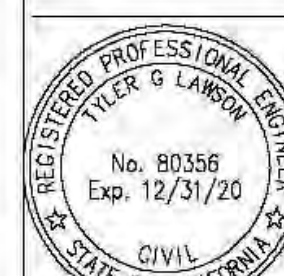
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06/07/2019

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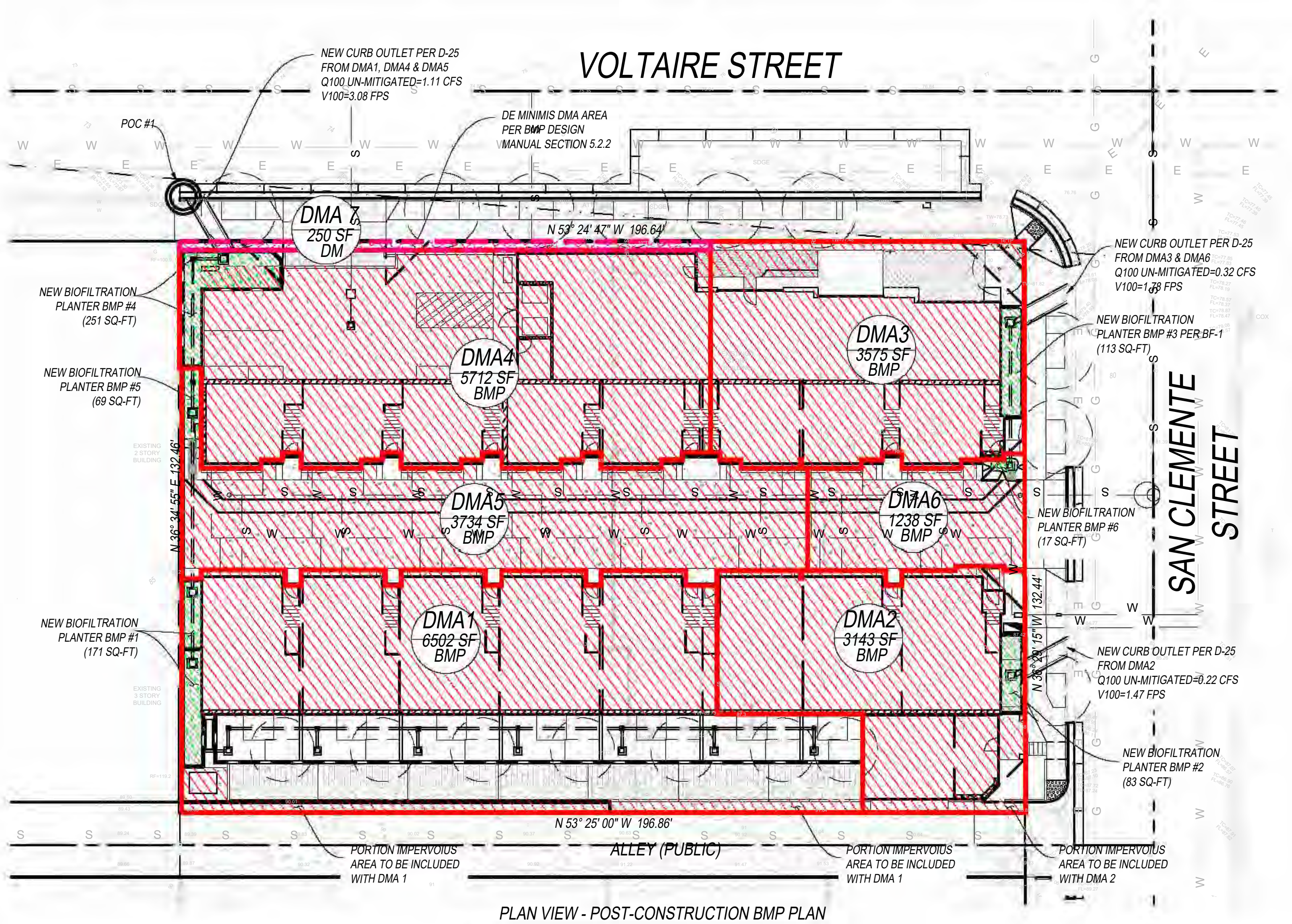
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REVISIONS

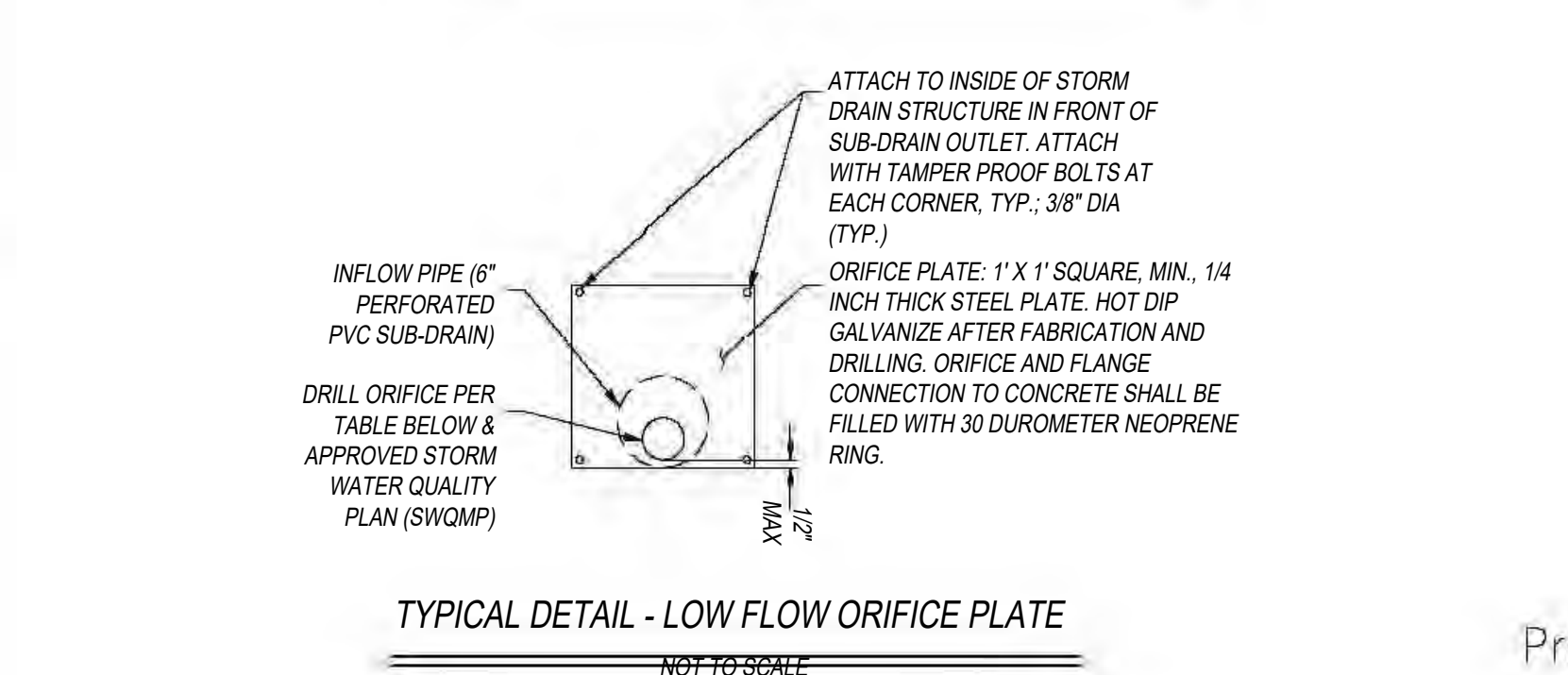
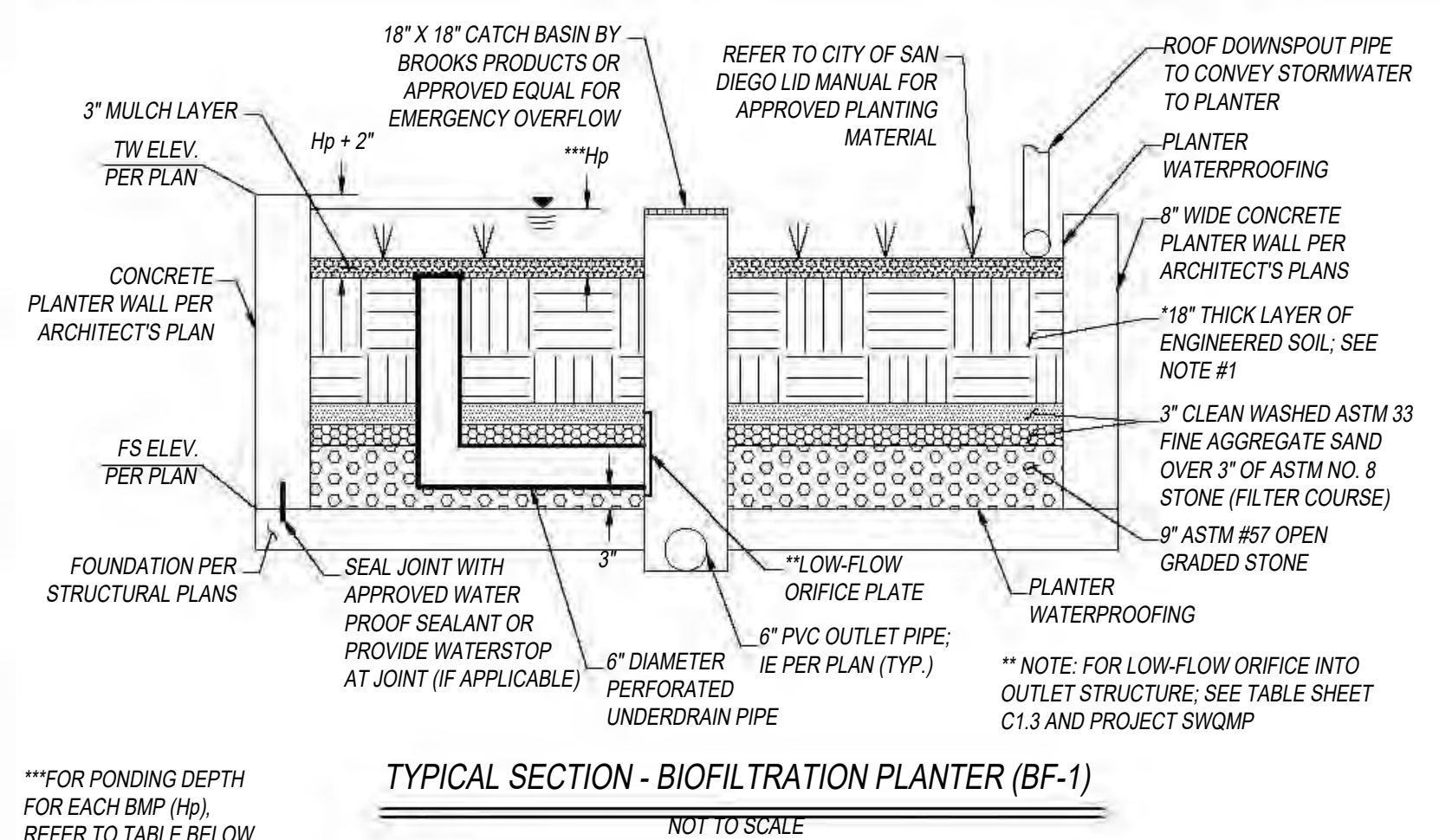
NO.	DESCRIPTION	DATE
1	1ST SUBMIT	11/20
2	2ND SUBMIT	11/20
3	3RD SUBMIT	11/20
4	4TH SUBMIT	11/20



IMPERVIOUS AREA TABULATION

ON-SITE	TOTAL DISTURBED AREA: 26,059 (0.60 AC)
ON-SITE AREA: 26,059 S.F. (0.60 AC)	
EX-IMPERVIOUS AREA: 9,140 S.F. (0.21 AC)	
PROPOSED IMPERVIOUS AREA: 21,400 S.F. (0.491 AC) INCREASE OF 134.1%	

SOIL INFORMATION:
 SOIL TYPE: TYPED
 DEPTH TO GROUNDWATER: > 20 FEET



BMP SIZE & ORIFICE DIAMETER SUMMARY

BMP #	Hp (FT)	Hs (FT)	Hg (FT)	HMP ORIFICE (IN)	Ahor (FT²)	Atop (FT²)	VOLUME (FT³)
1	1.0	1.5	1.0	0.30	171	171	330
2	1.0	1.5	1.0	0.30	83	83	160
3	1.0	1.5	1.0	0.30	113	113	218
4	1.0	1.5	1.0	0.30	251	251	484
5	1.0	1.5	1.0	0.30	58	58	116
6	0.83	1.5	1.0	0.50	17	17	34

ROOF AREA RUNOFF CONVEYANCE:
 THE STORMWATER RUNOFF FROM THE PROPOSED ROOF AREAS SHALL BE CONVEYED THROUGH THE PROPOSED ROOF DRAIN SYSTEMS DESIGNED BY THE PROJECT ARCHITECT ACCORDING TO THE DRAINAGE AREAS SHOWN ON THIS PLAN.

- BIOFILTRATION AREA NOTES:**
- THE SOIL SHALL HAVE THE FOLLOWING PROPERTIES:
 • 5 IN/HR MINIMUM INFILTRATION RATE
 • ORGANIC CONTENT > 5 PERCENT
 • CATION EXCHANGE CAPACITY > 5 MILLIEQUIVALENT/100G SOIL
 • 85% WASHED COURSE CONCRETE SAND, 10 PERCENT FINES
 • FINES SHOULD PASS A #20 (SCREEN SIZE) SIEVE
 - THE PROJECT'S GEOTECHNICAL ENGINEER SHALL PROVIDE CERTIFICATION TO THE ENGINEER OF WORK STATING THAT THE SOIL PLACED IN EACH BIOFILTRATION AREA MEETS INFILTRATION SPECIFICATIONS LISTED ABOVE.
 - COMPACTION OF SOIL IN BIOFILTRATION AREAS SHALL BE MINIMIZED TO ALLOW INFILTRATION TO OCCUR.
 - PERFORATED 3-INCH DIA. UNDERDRAIN PIPE SHALL HAVE PERFORATIONS ALL THE WAY AROUND THE PIPE AND BE SET AS CLOSE TO THE BOTTOM OF THE PLANTER AS POSSIBLE.
 - IRRIGATION SYSTEM PER LANDSCAPE PLANS.

- BIOFILTRATION AREA WATERPROOFING NOTES:**
- PREP WALL AND FOOTING - SPRAY APPLY "MARFLEX 5000" COMMERCIAL MEMBRANE TO BACK OF WALL, TOP OF FOOTING AND BOTTOM OF PLANTER PER MANUFACTURER'S SPECIFICATIONS.
 - ADDRESS ANY EXPANSION JOINTS WITH 12-INCH MIN. STRIP OF "SOCO-SHIELD 300" MEMBRANE (10 MIL. MIN. THICKNESS) CENTERED OVER JOINT, ADHERED TO "MARFLEX". OVER SPRAY JOINT WITH "MARFLEX 5000" TO MANUFACTURER'S REQUIRED MIL THICKNESS.
 - APPLY "SOCO-SHIELD 300" MEMBRANE (10 MIL. MIN. THICKNESS) TO ADHERE TO THE "MARFLEX 5000" OVER ENTIRE WALL, STEM WALL AND PLANTER BOTTOM INCLUDING TREATED EXPANSION JOINTS. OVERLAP MATERIAL SEAMS A MIN. OF 6-INCHES IN ALL DIRECTIONS.
 - ATTACH TACK STRIP AT TOP OF MEMBRANE AND ON SIDE ENDS OF WALL FROM TOP OF MEMBRANE TO TOP OF FOOTING.
 - APPLY "COOL-COAT" OF EQUIVALENT U.V. RESISTANT MEMBRANE ABOVE TACK STRIP TO TOP OF WALL PER MANUFACTURER'S SPECIFICATIONS.

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Project Address: 4103 Voltaire Street, San Diego, CA

Project Name: 17 on Voltaire

Sheet Title: Post-Construction BMP Plan

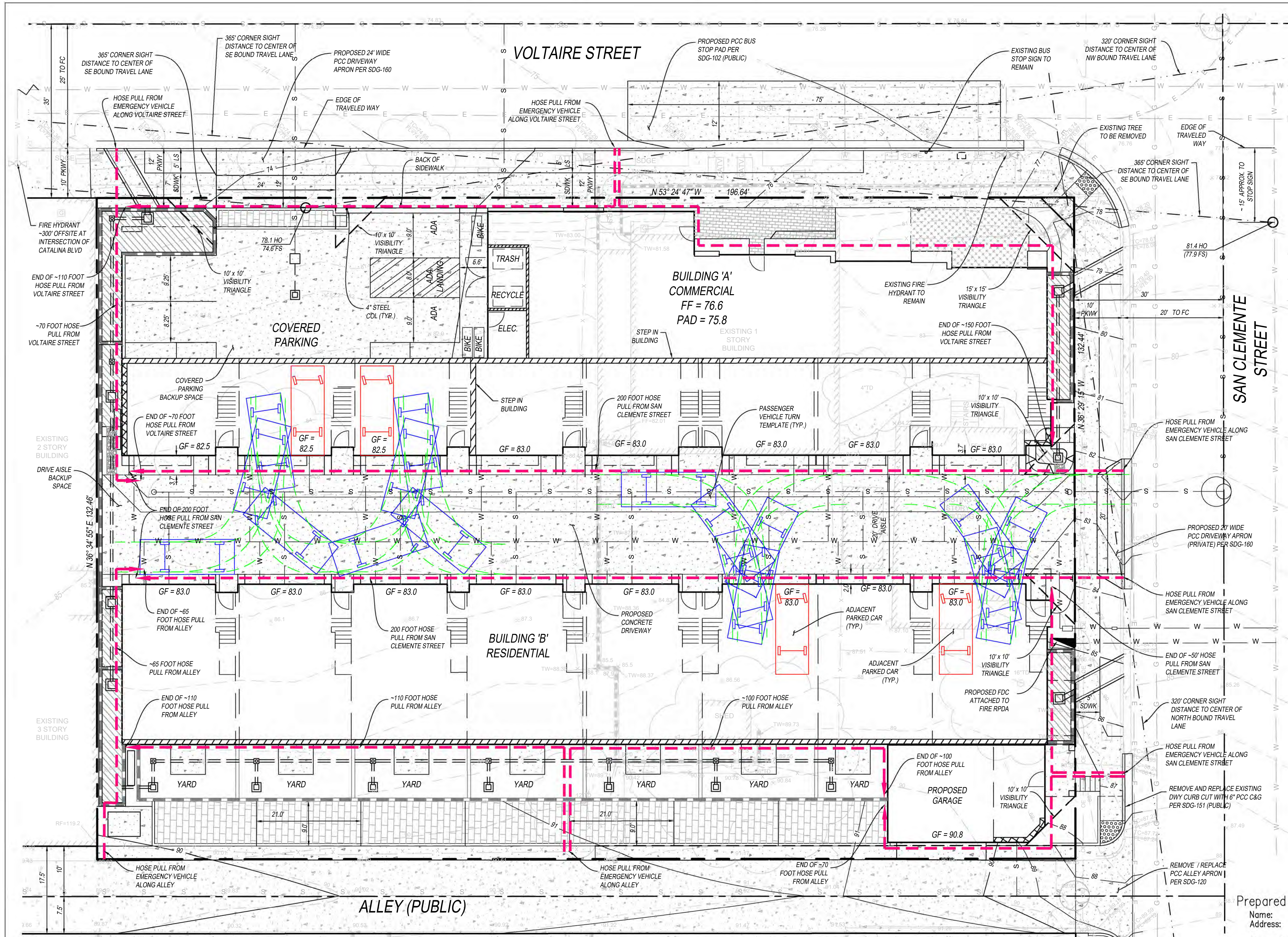
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 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: _____

Original Date: September 12, 2019
 Sheet 13 of 15
 DEP #:

17 ON VOLTAIRE
 POST-CONSTRUCTION BMP PLAN FOR:
 SITE DEVELOPMENT PERMIT / MAP WAIVER

C1.4

4103 VOLTAIRE STREET
 06/13/20
 PLSA 3090



LEGEND

SUBJECT PROPERTY / SUBDIVISION BOUNDARY

EXISTING RIGHT-OF-WAY / ADJACENT LOT LINE

CENTERLINE OF ROAD

EXISTING EASEMENT

PROPOSED EASEMENT

PROPOSED 6" PCC CURB & GUTTER PER SDG-151

PROPOSED SAWCUT LINE

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED PAVEMENT PER DETAIL SHEET C1.2

PROPOSED PCC PAVEMENT

SIGHT DISTANCE VIEW CORRIDOR

VISIBILITY TRIANGLE

FIRE HOSE PULL

FIRE HYDRANT

PROPOSED 6" FIRE SERVICE AND PRIVATE RPDA PER SDG-105 (SIZE TO BE VERIFIED BY PROJECT MEP)

ABBREVIATION LEGEND

FS = FINISHED SURFACE
HO = HEIGHT OBJECT

SIGHT DISTANCE REQUIREMENTS

(FOR VOLTAIRE AND SAN CLEMENTE INTERSECTION)

PER SECTION 6.1.3 (8.a) OF CITY OF SAN DIEGO STREET DESIGN MANUAL, CORNER SIGHT DISTANCE AT INTERSECTIONS IN CONFORMANCE WITH AASHTO STANDARDS

PER AASHTO - GEOMETRIC DESIGN OF HIGHWAYS AND STREETS GREEN BOOK CH 9

- LEFT TURN FROM STOP, REQUIRED SIGHT DISTANCE USING EQUATION $1.47 \cdot V_m \cdot T_g$ FOR 33 MPH DESIGN SPEED AND 7.5 SECOND TIME GAP = 365 FT
- RIGHT TURN FROM STOP, REQUIRED SIGHT DISTANCE USING EQUATION $1.47 \cdot V_m \cdot T_g$ FOR 33 MPH DESIGN SPEED AND 6.5 SECOND TIME GAP = 320 FT

(FOR PRIVATE DRIVEWAY OFF VOLTAIRE STREET)

PER SECTION 6.1.3 (8.a) OF CITY OF SAN DIEGO STREET DESIGN MANUAL, CORNER SIGHT DISTANCE AT INTERSECTIONS IN CONFORMANCE WITH AASHTO STANDARDS

PER AASHTO - GEOMETRIC DESIGN OF HIGHWAYS AND STREETS GREEN BOOK CH 9

- LEFT TURN FROM STOP, REQUIRED SIGHT DISTANCE USING EQUATION $1.47 \cdot V_m \cdot T_g$ FOR 33 MPH DESIGN SPEED AND 7.5 SECOND TIME GAP = 365 FT
- RIGHT TURN FROM STOP, REQUIRED SIGHT DISTANCE USING EQUATION $1.47 \cdot V_m \cdot T_g$ FOR 33 MPH DESIGN SPEED AND 6.5 SECOND TIME GAP = 320 FT
- VOLTAIRE STREET POSTED SPEED LIMIT IS 30 MPH
- VOLTAIRE STREET 85TH PERCENTILE DESIGN SPEED IS 33 MPH

- SIGHT DISTANCE NOTES**
- NO OBSTRUCTION HIGHER THAN 36 INCHES SHALL BE LOCATED WITHIN THE SIGHT DISTANCE VIEW CORRIDOR.
 - NO OBSTRUCTION HIGHER THAN 36 INCHES SHALL BE LOCATED WITHIN THE VISIBILITY TRIANGLE.

- ADDITIONAL FIRE ACCESS / HOSE PULL NOTES**
- PROPOSED STRUCTURES TO BE SPRINKLERED. MAXIMUM HOSE PULL LENGTH FOR SPRINKLERED BUILDINGS = 200-FT.
 - MAXIMUM BUILDING HEIGHT IS UNDER 30' AS MEASURED FROM ADJACENT FINISHED GRADE / SURFACE.
 - TO THE APPLICANT: OWNER(S), DEVELOPER(S), AND/OR CONTRACTOR(S); A "DISCRETIONARY" PLAN REVIEW IS "CONCEPTUAL" BY DEFINITION, AND AS SUCH DOES NOT CONSTITUTE AN APPROVAL FOR FIRE ACCESS. IT SHALL THEREFORE BE INCUMBENT OF A "PACKAGE WITH OR WITHOUT A FIRE ACCESS PLAN" DOES NOT CONSTITUTE AN APPROVED FAP FOR ISSUANCE OF CONSTRUCTION BUILDING PERMIT.

- FIRE ACCESS PLAN NOTES:**
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3.
 - FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.4.
 - BUILDING ADDRESS NUMBER(S), LOCATION(S), SHALL BE VISIBLE AND LEGIBLE FROM THE STREET/ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209.
 - POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. CFC 912.2.1. BLDGS 'A' AND 'B' TO BE ADDRESSED FROM SAN CLEMENTE STREET FRONTAGE.
 - ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14.1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE.

PLAN VIEW - TURN TEMPLATE AND FIRE ACCESS PLAN

SCALE: 1" = 10' HORIZONTAL

THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.

- ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927.
- REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES, WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14.1.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. CFC SEC. 906.
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:
 - AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE BEEN ACCUMULATED - IN EVERY STORAGE AND CONSTRUCTION SHED.
 - ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. CFC 3315.
 - DECORATIVE MATERIALS SHALL BE PROVIDED AND/OR MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804.

- ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
- CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC/CBC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THESE CODES.
- FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.

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Phone #: (858) 259-8212

Project Address:
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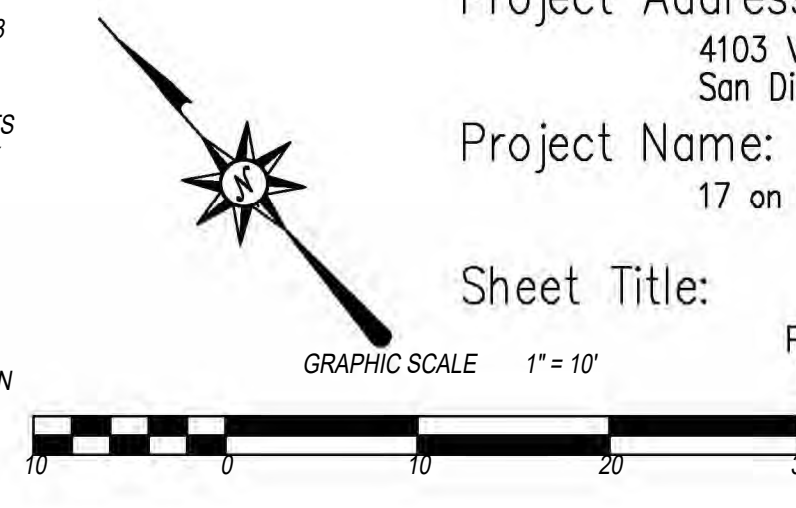
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Revision 4:
Revision 3:
Revision 2:
Revision 1:

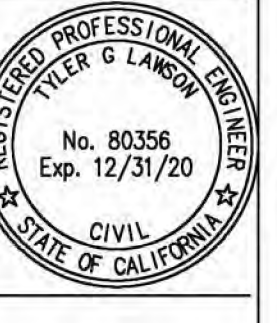
Original Date: September 12, 2019

Sheet 14 of 15

DEP #:



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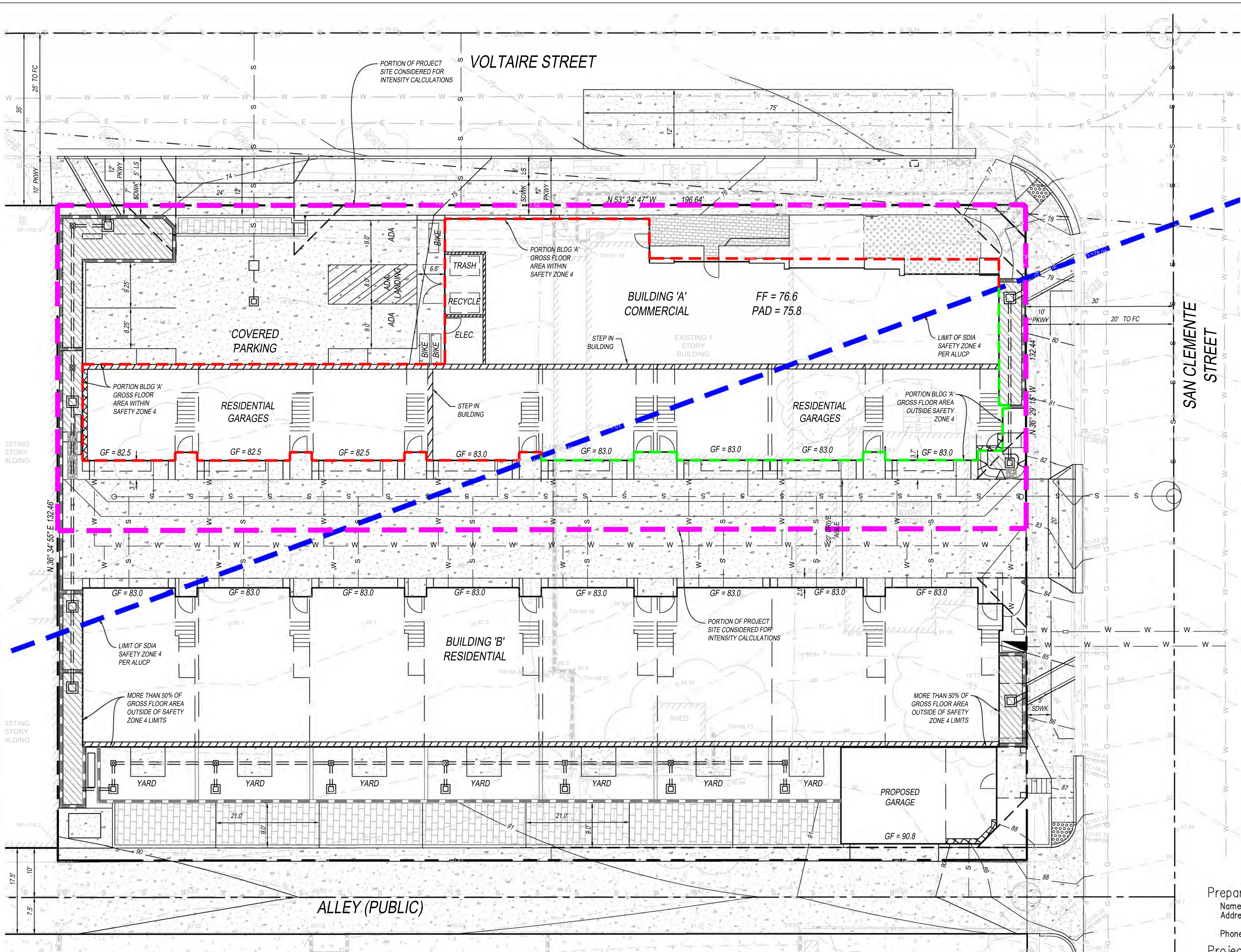
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DRAWN BY: BAK
PROJ. MGR.: TOL
DATE: ISSUE:

REVISIONS

NO.	DESCRIPTION	DATE
1	2ND SUBMIT	11/19/19
2	3RD SUBMIT	12/09/19
3	4TH SUBMIT	01/09/20

17 ON VOLTAIRE
TURN TEMPLATE AND FIRE ACCESS PLAN FOR:
SITE DEVELOPMENT PERMIT / MAP WAIVER

C1.5
4103 VOLTAIRE STREET
05/13/20
PLSA 3090



LEGEND

- SUBJECT PROPERTY / SUBDIVISION BOUNDARY: Solid black line
- EXISTING RIGHT-OF-WAY / ADJACENT LOT LINE: Dashed black line
- CENTERLINE OF ROAD: Dashed black line
- LIMIT OF SAN DIEGO INTERNATIONAL AIRPORT (SDIA) SAFETY ZONE 4 PER ALUCP: Dashed blue line
- PORTION BUILDING FOOTPRINT / GROSS FLOOR AREA WITHIN SAFETY ZONE 4: Dashed red line
- PORTION BUILDING FOOTPRINT / GROSS FLOOR AREA OUTSIDE SAFETY ZONE 4: Dashed green line
- PORTION OF SITE CONSIDERED FOR INTENSITY CALCULATIONS FOR BUILDING WITHIN ALUCP SAFETY ZONE 4: Dashed magenta line

ALUCP DENSITY / INTENSITY CALCULATIONS

TOTAL SITE NET ACREAGE = 25,545 SF / 0.586 AC
 NET ACREAGE OF SITE CONSIDERED = 12,773 SF / 0.293 AC

**TOTAL ALLOWABLE INTENSITY = 240 PERSONS / AC * 0.293 AC = 70 PEOPLE
 **TOTAL ALLOWABLE INTENSITY 240 PERSONS / AC AS SHOWN IN TABLE 3-1

TOTAL ALLOWABLE INTENSITY = 35 PERSONS (MAX RESIDENTIAL)*
 *SEE SAFETY ZONE 4 REQUIREMENTS PER ALUCP NOTE THIS SHEET

RESIDENTIAL INTENSITY:
 PERSONS PER HOUSEHOLD FOR MIXED-USE PROJECTS (PER TABLE 3-1) = 2.14 PERSONS / DU (ZONE 4W)
 ALLOWABLE RESIDENTIAL INTENSITY = 35 PERSONS
 = 35 PERSONS / 2.14 PERSONS / DU = 16 DUS

PROPOSED RESIDENTIAL UNITS = 8 DUS PROPOSED < 16 DUS ALLOWED
 PROPOSED RESIDENTIAL INTENSITY = 8 DUS * 2.14 PERSONS / DU = 18 PERSONS

NON-RESIDENTIAL INTENSITY:
 RESTAURANT SQUARE FOOTAGE = 1,200 SF
 COMMERCIAL / RETAIL SQUARE FOOTAGE = 1,381 SF

USE OCCUPANCY FACTOR = 60 SF / PERSON (RESTAURANT PER TABLE 3-1)
 USE OCCUPANCY FACTOR = 170 SF / PERSON (RETAIL PER TABLE 3-1)
 TOTAL NON-RESIDENTIAL OCCUPANTS = 1,200 SF / 60 + 1,381 SF / 170 = 28.1 OCCUPANTS

NON-RESIDENTIAL INTENSITY = 28 PERSONS (NON-RES) + 18 PERSONS (RES) < 70 OCCUPANTS ALLOWED WITHIN ALUCP SAFETY ZONE 4

Table 3-1 Safety Compatibility Standards

Community Planning Area - Neighborhood	Density/Intensity for Conditional Uses									
	2E	2W	3NE	3SE	3NW	3SW	4E	4W	5N	5S
Balboa Park	1	1	1	1	1	1	1	1	1	1
Centre City - Cortez	1	1	1	200	842	1	1	1	1	1
Centre City - East Village	1	1	1	1	1	1	1	1	1	1
Centre City - Little Italy	40	255	1	154	732	1	1	1	1	180
Midway - Pacific Highway	46	191	1	180	44	198	1	1	1	180
Ocean Beach	1	1	1	1	1	1	1	1	1	1
Peninsula - NTC	1	127	1	180	1	235	1	1	1	240
Peninsula - Other Neighborhoods	1	20	96	1	10	9	180	1	1	240
Uptown	53	272	1	62	278	164	674	1	1	1
Persons per household for mixed-use projects ^a	1.51	2.35	1.48	1.57	2.27	2.23	1.52	2.14	n/a	n/a

RESIDENTIAL

Land Use Category ^b	Safety Zones	Conditions	Occupancy Factor ^c				
	1	2	3	4	5		
Single-Family, Multi-family	1	2	3	4	5	Zones 2, 3, 4: Allow in areas designated for residential use in the applicable Community Plan, subject to the dwelling unit density limits shown above.	N/A
Single Room Occupancy (SRO) Facility ^d	1	2	3	4	5	Zones 2, 3, 4: Allow if development intensity does not exceed the NR limits shown above.	200
Group Quarters ^e	1	2	3	4	5	Zones 3, 4: Allow if development intensity does not exceed the NR limits shown above.	100

COMMERCIAL, OFFICE, SERVICE, TRANSIENT LODGING

Land Use Category ^b	Safety Zones	Conditions	Occupancy Factor ^c				
	1	2	3	4	5		
Hotel, Motel, Resort	1	2	3	4	5	Zone 2: Allow if no more than 56 rooms per acre and no conference facilities. No other use allowed unless it qualifies as ancillary per Policy 5.5. Zones 3, 4: Allow if development intensity does not exceed the NR limits.	N/A
Office - Medical, Financial, Professional Services, Civic	1	2	3	4	5	Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	215
Retail (e.g. Convenience Market, Drug Store, Pet Store)	1	2	3	4	5	Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	170
Service - Low Intensity (e.g. Gas Station, Auto Repair, Car Wash)	1	2	3	4	5	Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	250
Service - Medium Intensity (e.g. Check-cashing, Veterinary Clinics, Kennels, Personal Services)	1	2	3	4	5	Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	200
Service - High Intensity (e.g. Eating, Drinking Establishment, Funeral Chapel, Mortuary)	1	2	3	4	5	Zones 2, 3, 4, 5: Allow if development intensity does not exceed the NR limits shown above.	60

SAFETY ZONE 4 REQUIREMENTS PER ALUCP

PER POLICY 5.8 - MIXED-USE PROJECTS OF THE SDIA ALUCP. FOR A PROJECT WITH A MIX OF RESIDENTIAL AND NONRESIDENTIAL USES, RESIDENTIAL DENSITY IS CONVERTED TO INTENSITY AND THE TOTAL NUMBER OF RESIDENTIAL OCCUPANTS IS LIMITED TO HALF OF THE MAXIMUM NONRESIDENTIAL INTENSITY SPECIFIED IN TABLE 3-1

PLAN VIEW - ALUCP SAFETY ZONE EXHIBIT

SCALE: 1" = 10' HORIZONTAL

SDIA SAFETY ZONE CALCULATIONS (ZONE 4)

TOTAL BUILDING 'A' (COMMERCIAL AND RESIDENTIAL) GROSS FLOOR AREA	6,331 SF
GROSS FLOOR AREA INSIDE SAFETY ZONE 4	4,687 SF
GROSS FLOOR AREA OUTSIDE SAFETY ZONE 4	1,644 SF
PERCENTAGE WITHIN SAFETY ZONE 4	74.0%**

**PER POLICY 5.10 OF THE SDIA AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP), WHEN 50 PERCENT OR MORE OF THE BUILDING, AS DETERMINED BY GROSS FLOOR AREA, IS LOCATED WITHIN A SAFETY ZONE, THE REQUIREMENTS OF THAT SAFETY ZONE APPLY. THUS, REQUIREMENTS OF SAFETY ZONE 4 APPLY.

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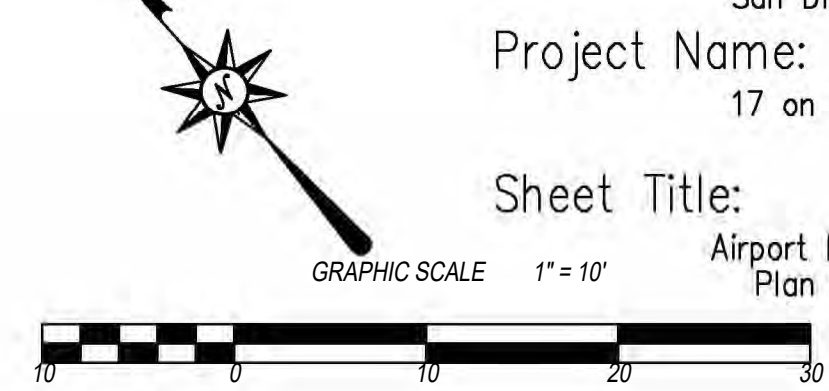
Project Address:
 4103 Voltaire Street
 San Diego, CA

Project Name:
 17 on Voltaire

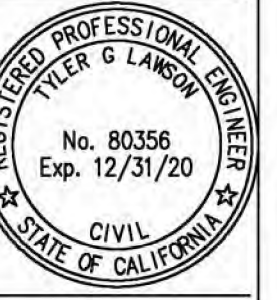
Sheet Title:
 Airport Land Use Compatibility
 Plan Safety Zone Exhibit

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	

Original Date: September 12, 2019
 Sheet 15 of 15
 DEP#:



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JOB #: PLSA 3090
 DRAWN BY: BAK
 PROJ. MGR.: TOL
 DATE: ISSUE:

REVISIONS

#	DESCRIPTION	DATE
1	2ND SUBMIT	11/20/19
2	3RD SUBMIT	12/03/19
3	4TH SUBMIT	01/20/20

17 ON VOLTAIRE
 AIRPORT LAND USE COMPATIBILITY PLAN SAFETY ZONE EXHIBIT FOR:
 SITE DEVELOPMENT PERMIT / MAP WAIVER

C1.6
 4103 VOLTAIRE STREET
 05/13/20
 PLSA 3090

WATER CONSERVATION STATEMENT:

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

- THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS.
- DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE.
- IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
- TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS AND RESIDENTS. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
- PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION.
- PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.
- THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.
- THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.
- THE ESTIMATED TOTAL WATER USE (ETWU) OF THE IRRIGATION SYSTEM WILL BE DESIGNED TO WORK WITHIN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE DEVELOPMENT.
- A FULL LANDSCAPE DOCUMENT PACKAGE, PER THE LANDSCAPE WATER CONSERVATION ORDINANCE WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

GENERAL NOTE:

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.

IRRIGATION NOTE:

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

IRRIGATION PROPOSED: DRIP AND SPRAY.

RAIN SENSOR SHUTOFF DEVICE NOTE:

RAIN DEVICE AND A MOISTURE SENSING DEVICE THAT REGULATES THE IRRIGATION ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF SYSTEM FOR ALL LAWN AREAS.

PLANTING NOTE:

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

LONGTERM MAINTENANCE:

ALL REQUIRED LANDSCAPE AREAS TO BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY 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.

DISTURBED AREA NOTE:

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411(A)).

INVASIVE PLANT NOTE:

ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.

UTILITY SCREENING:

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

ROOT BARRIER:

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES WITHIN 5' OF HARDSCAPE SURFACES.

MULCHING NOTE:

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

MAINTENANCE REQUIREMENTS:

(PER SAN DIEGO MUNICIPAL CODE LANDSCAPE STANDARDS 4.5)

1. PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.
2. NON-PERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.
3. ALL REVEGETATED AREAS SHALL BE MAINTAINED PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.
4. PRIOR TO FINAL APPROVAL, THE CITY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE.

PUBLIC RIGHT OF WAY:

ANY EXISTING CONCRETE STAMPS ON EXISTING RIGHT OF WAY CONCRETE SHALL BE PRESERVED/PROTECTED IN PLACE. ANY NEW OR REPLACEMENT OF SIDEWALK WILL MAINTAIN THE SAME WIDTH, TEXTURE, SCORING PATTERN, COLOR AND MATERIAL OF THE EXISTING OR BE IN SUBSTANTIAL CONFORMANCE WITH THE HISTORIC DESIGN OF SIDEWALKS OF ADJACENT PROPERTIES.

MINIMUM TREE SEPARATION DISTANCE:

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER LINES	10 FEET

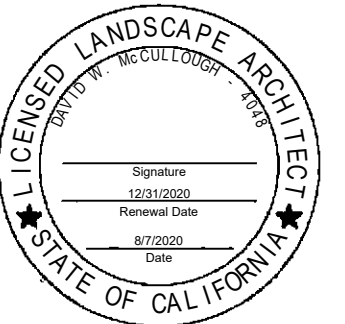
CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING LANDSCAPE, IRRIGATION, AND ANY EXISTING IMPROVEMENTS DISPLACED OR DAMAGED AS A RESULT OF PERFORMING THE WORK OF THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. EXISTING LANDSCAPE AND IRRIGATION SHALL BE EXTENDED IN-KIND INTO AREAS LEFT VACANT BY DEMOLITION AT NO ADDITIONAL COST TO THE OWNER.

SHEET INDEX	
Sheet Number	Sheet Title
L-0.00	GENERAL NOTES
L-1.00	SCHEMATIC CONSTRUCTION PLAN
L-1.01	LANDSCAPE CALCULATIONS
L-2.00	SCHEMATIC IRRIGATION PLAN
L-3.00	SCHEMATIC PLANTING PLAN



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17 ON VOLTAIRE
4103 VOLTAIRE STREET
SAN DIEGO, CA 92107
CITYMARK COMMUNITIES, LLC

Date	Revision
01/13/20	FIRST SUBMITTAL
03/16/20	SECOND SUBMITTAL
05/26/20	THIRD SUBMITTAL
07/29/20	FOURTH SUBMITTAL

Project #:	21954
Scale:	AS SHOWN
Drafted by:	MLASD
Checked by:	MLASD
Date Issued:	03/30/2020

Sheet Title:
GENERAL NOTES

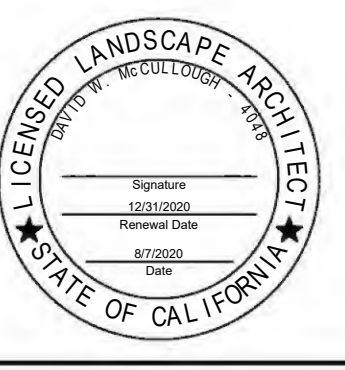
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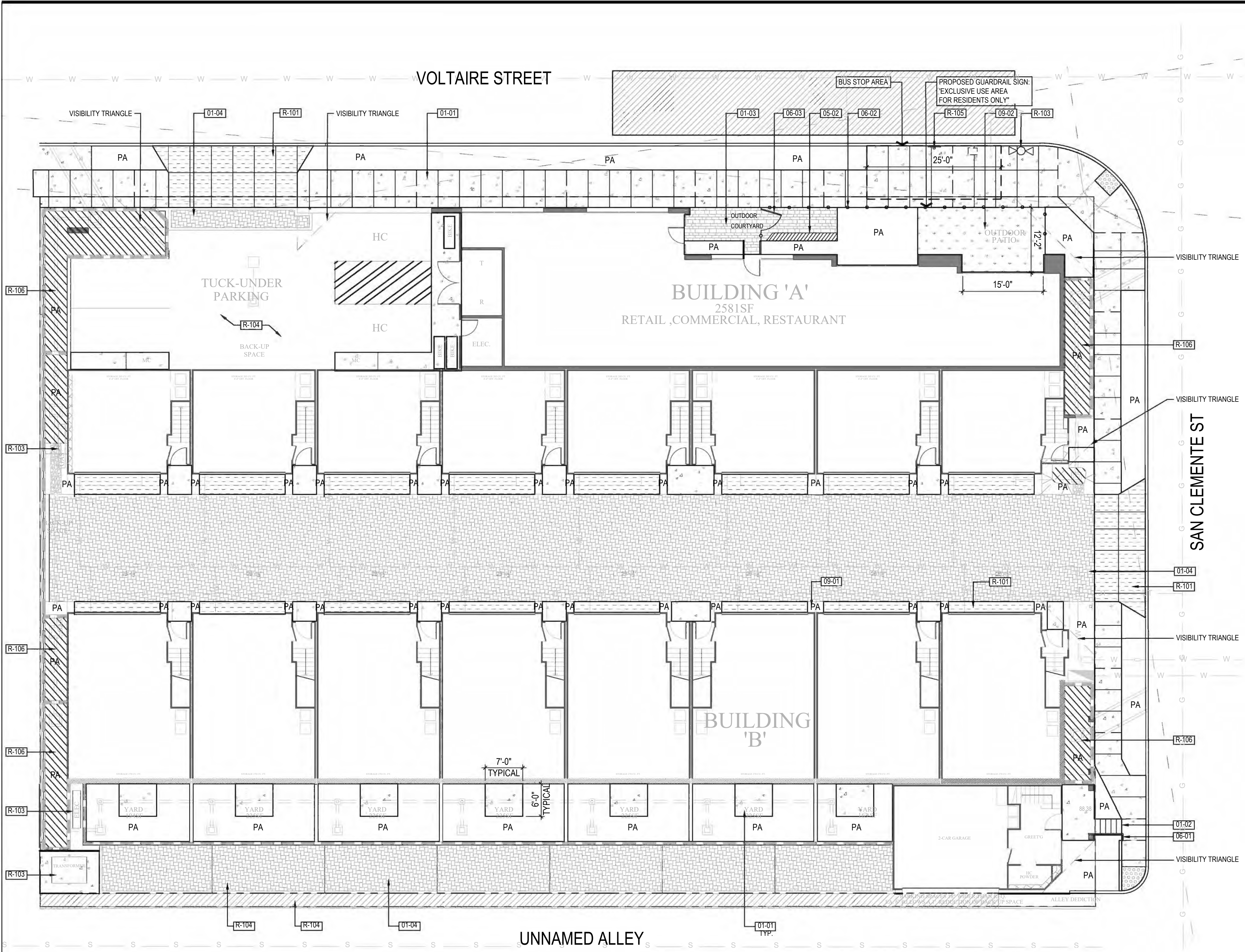
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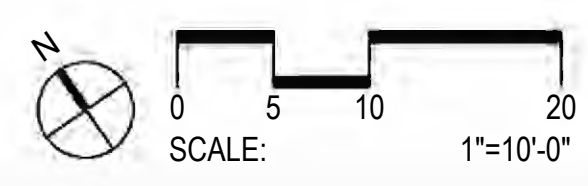
Sheet Title:
SCHEMATIC CONSTRUCTION PLAN

Sheet Number:
L-1.00

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
01 PAVEMENTS, RAMPS, CURBS		
01-01	CONCRETE PAVING	2,984 SF
01-02	CONCRETE STEPS	
01-03	ENHANCED PAVERS	184 SF
01-04	VEHICULAR PAVING	5,216 SF
01-05	NOT USED	
05 SITE FURNISHINGS		
SYMBOL	DESCRIPTION	QTY
05-02	FIXED WOOD BENCH	
06 RAILINGS, BARRIERS, FENCING		
SYMBOL	DESCRIPTION	QTY
06-01	HANDRAIL AT STAIRS	
06-02	GUARDRAIL - 36" HEIGHT	
06-03	PEDESTRIAN GATE - 36" HEIGHT	1
09 PLANTING AND LANDSCAPE		
SYMBOL	DESCRIPTION	QTY
09-01	PA PLANTING AREA	
09-02	TURF LAWN AREA	157 SF
REFERENCE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
R-101	VEHICULAR DRIVEWAY	PER CIVIL
R-102	VEHICULAR PAVING	PER CIVIL
R-103	UTILITIES	PER ARCH
R-104	ALLEY PARKING	PER ARCH
R-105	BUS STOP SIGN	PER CIVIL
R-106	BMP AREA	PER CIVIL



01 SCHEMATIC CONSTRUCTION PLAN





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Project #: 21954
Scale: AS SHOWN
Drafted by: MLASD
Checked by: MLASD
Date Issued: 03/30/2020

Sheet Title:
LANDSCAPE CALCULATIONS

Sheet Number:
L-1.01

CALCULATIONS LEGEND

- STREET YARD
- REMAINING YARD
- VEHICULAR USE AREA
- REMAINING YARD AND VEHICULAR USE AREA OVERLAP

MULTIPLE DWELLING UNIT/RESIDENTIAL DEVELOPMENT

STREET YARD CALCULATION

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 1,995 sq. ft. x 50% = 997.5 sq. ft.	897 sq. ft.	0 sq. ft.
Planting Points Required [142.0404]	Planting Points Provided	Excess Points Provided
Total Area 1,995 sq. ft. x 0.05 = 99.7 points	450 points	351 points
Points achieved with trees: 100 points		
Planting Area allowable as hardscape or unattached unit pavers (142.0405(b)(2))	Provided	
Total Area 0 sq. ft. x 10% = 0 sq. ft.	0 sq. ft.	

REMAINING YARD CALCULATION

Planting Area Required [142.0405(b)(2)(b)]	Planting Area Provided	Excess Area Provided
Total Area 5,965 sq. ft. x 30% = 1,789.5 sq. ft.	1789 sq. ft.	0 sq. ft.
Planting Points Required [142.0404]	Planting Points Provided	Excess Points Provided
Total Area 5,965 sq. ft. x 0.05 = 298 points	949 points	651 points
Points achieved with trees: 350 points		

COMMON OPEN SPACE AREA CALCULATION

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 705 sq. ft. x 20% MIN. = 141 sq. ft.	254 sq. ft.	113 sq. ft.
Planting Points Required	Planting Points Provided	Excess Points Provided
Total Area 705 sq. ft. x 0.05 = 35 points	84 points	49 points
Points achieved with trees: 20 points		

VEHICULAR USE AREA (<6,000 SF) [142.0406 - 142.0407]

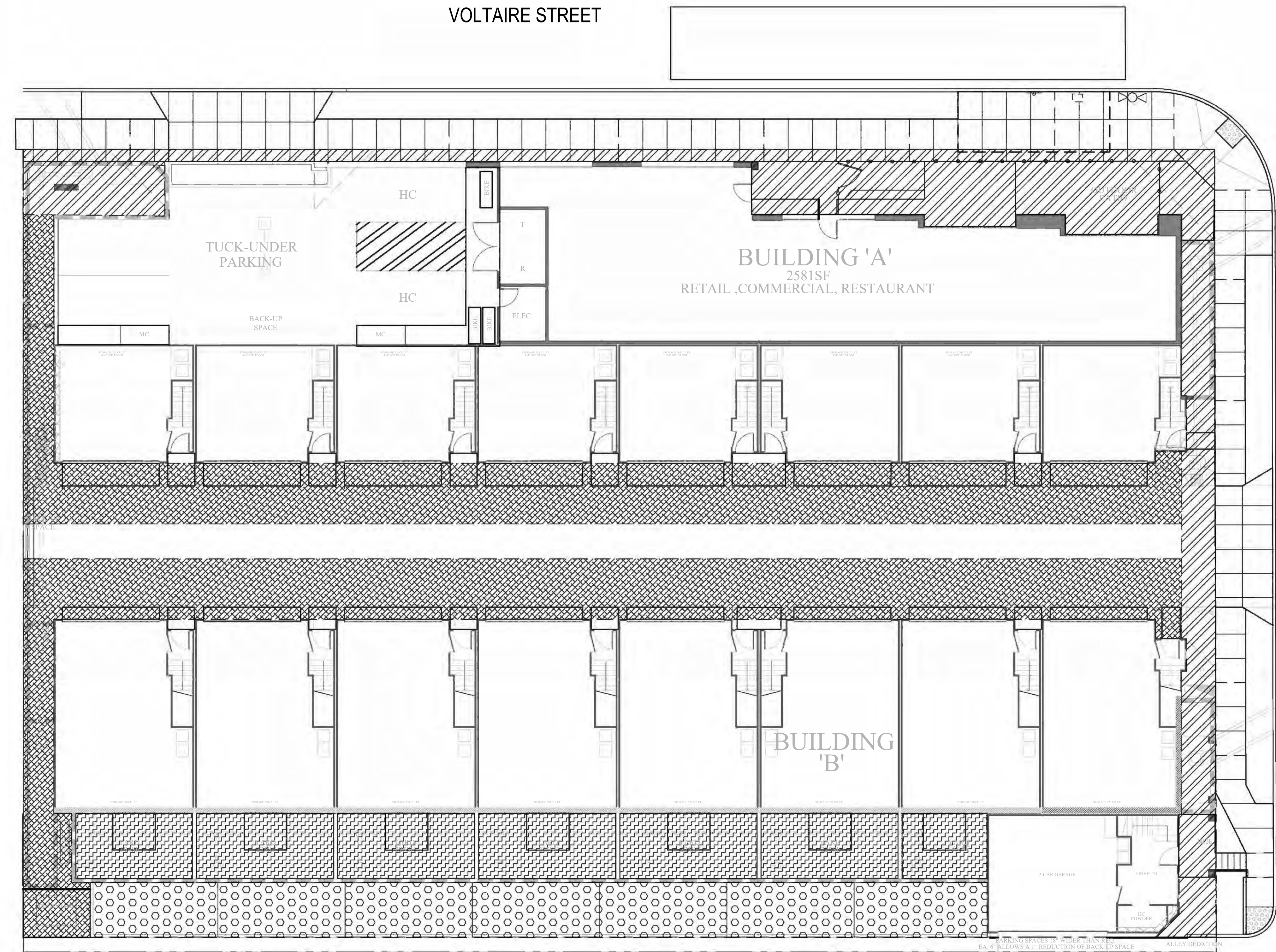
Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA 3,237 sq. ft. x 0.05 = 161.85 points	462 points	300 points
Points achieved with trees (at least half): 350 points		

STREET TREE REQUIREMENTS

STREET	Length of Street	Required Trees	Proposed Trees (Per Sheet L-3.00)
VOLTAIRE STREET			
	LENGTH OF STREET 180 LF	6 24" box min.	6 36" box
SAN CLEMENTE STREET			
	LENGTH OF STREET 116 LF	3.8 24" box min.	3 36" box

(-1) Due to utility conflict on San Clemente

SAN CLEMENTE ST



01 LANDSCAPE CALCULATIONS

