



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 9, 2019 REPORT NO. HO-19-087

HEARING DATE: October 16, 2019

SUBJECT: Beryl CDP/SDP/NDP/TM, Process Three Decision

PROJECT NUMBER: [619346](#)

OWNER/APPLICANT: SSD Beryl Street, LLC and Eric Buchanan

SUMMARY

Issues: Should the Hearing Officer approve the demolition of an existing one-story commercial building with attached garage, the creation of a small lot subdivision at 1010-1016 Beryl Street, and four (4) three-story dwelling units with attached garages totaling 9,304-square-feet in the Pacific Beach Community Plan area?

Staff Recommendation: Approve a Coastal Development Permit No. 2204789, a Site Development Permit No. 2236818, a Neighborhood Development Permit No. 2310933, and Tentative Map No. 2236817.

Community Planning Group Recommendation: On January 23, 2019, the Pacific Beach Planning Group voted 11-0-1 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA sections 15301 (Existing Facilities) and 15303(b) (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 1, 2019 and the opportunity to appeal that determination ended July 15, 2019.

BACKGROUND

The 0.14-acre proposed site located at 1010-1016 Beryl Street (Attachment 1) is in the Case Street Commercial Planned District (CSCPD) Base Zone and the Coastal (Non-Appealable) Zone. The proposed site is subject to the Coastal Height Limitations, Parking Impacts (Coastal & Beach), the Transit Priority Area, and the Residential Tandem Parking Overlay Zones, within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan (Community Plan) area. The Community Plan land use designation for the proposed site is Community Commercial (Attachment 2) and is

implemented through the Cass Street Commercial Planned District which allows Residential and apartment development at a maximum density of one dwelling unit per 1,500 square feet of lot area. The 0.14-acre proposed project site can support up to four residential dwelling units which is consistent with the implementation program. Currently, the proposed site is developed with a one-story construction building and attached garage (Attachment 3).

The City of San Diego's Plan Historic Staff reviewed the structure to be demolished and determined (based on provided documentation) the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria.

The project requires the processing of a Coastal Development Permit (Process 2) per SDMC Section 126.0702(a) for demolition of the existing commercial building and residential construction, a Site Development Permit (Process 3) per SDMC Section 143.0302 for Development of a small lot subdivision, a Neighborhood Development Permit (Process 2) per SDMC Section 126.0602(b)(1) for deviation from Cass Street Commercial Planned District development regulations, and a Tentative Map (Process 3) per SDMC Section 125.0430 for a small lot subdivision.

DISCUSSION

Project Description

The proposed scope of work includes the demolition of an existing one-story commercial building and attached garage, the creation of a four-parcel small lot subdivision, and development of four (4) semi-attached three-story, three-bedroom, three-bathroom dwelling units totaling 9,304-square-feet. Parcel one, addressed as 1010 Beryl Street, is a 2,516-square foot dwelling unit; Parcel two, addressed as 1012 Beryl Street, is a 2,518-square foot dwelling unit; Parcel three, addressed as 1014 Beryl Street, is a 2,160-square foot dwelling unit; and Parcel four, addressed as 1016 Beryl Street, is a 2,110-square foot dwelling unit (Attachment 11).

Beryl Street at this location is not designated as a physical accessway or view corridor, does not contain intermittent or partial vistas, nor are there any viewsheds or scenic overlooks within the adopted Community Plan. The project will protect public views through a proposed structure height of 28.07 feet at the northern duplex and 29.32 feet at the southern duplex, each in conformance with the Coastal Height Limitation Overlay Zone's maximum of thirty-feet. The structure height will not impact any protected views as identified in the Community Plan. The property is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any other type of Environmental Sensitive Lands, as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The Community Plan's Residential Policy recommends the development of a variety of housing types and styles to provide a greater opportunity for housing that is both affordable and accessible as well as to enforce bulk and scale standards in established neighborhoods. The project will provide four new three-story dwelling units, increasing the residential opportunities in a commercial, single, and multiple dwelling unit neighborhood. The structures in the vicinity are a mix of single and multiple story residential and commercial uses. The project as designed incorporates sloping setbacks, offsetting planes, deep protective overhangs, and recessed entries to breakup massing and fit into the neighborhood character.

The Community Plan Land Use Designation for the project site is Community Commercial and is implemented through the Cass Street Commercial Planned District which allows Residential and apartment development at a maximum density of one dwelling unit per 1,500 square feet of lot area. The 0.14-acre proposed project site can support up to four residential dwelling units and is consistent with the implementation program. The Tentative Map will create four parcels of differing sizes, Parcel 1 will be 1,296 square feet, Parcel 2 will be 1,769 square feet; Parcel 3 will be 1,536 square feet; and Parcel 4 will be 1,621 square feet.

The project proposes a deviation to the Cass Street Commercial Planned District to observe the residential side yard setback of five feet on the east side of the property in lieu of an eight feet commercial setback for building development greater than 20 feet in height as identified in the CSCP Section 154.0303(b)(2). The proposed development is a residential project adjacent to existing residential development eastward. The larger setback was designed for commercial developments adjacent to residential development to provide a greater separation. A Neighborhood Development Permit, pursuant to SDMC 126.0602(b)(1), will be processed concurrently for the deviation. No other deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

Conclusion

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft conditions of approval (Attachments 5 and 7) and draft findings to support approval of the project (Attachment 4 and 6). Staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2204789, Site Development Permit No. 2236818, Neighborhood Development Permit No. 2310933, and Tentative Map No. 2236817, with modifications.
2. Deny Coastal Development Permit No. 2204789, Site Development Permit No. 2236818, Neighborhood Development Permit No. 2310933, and Tentative Map No. 2236817, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

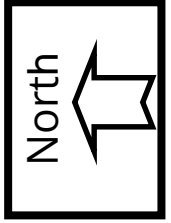


Karen Bucey, Development Project Manager

Attachments:

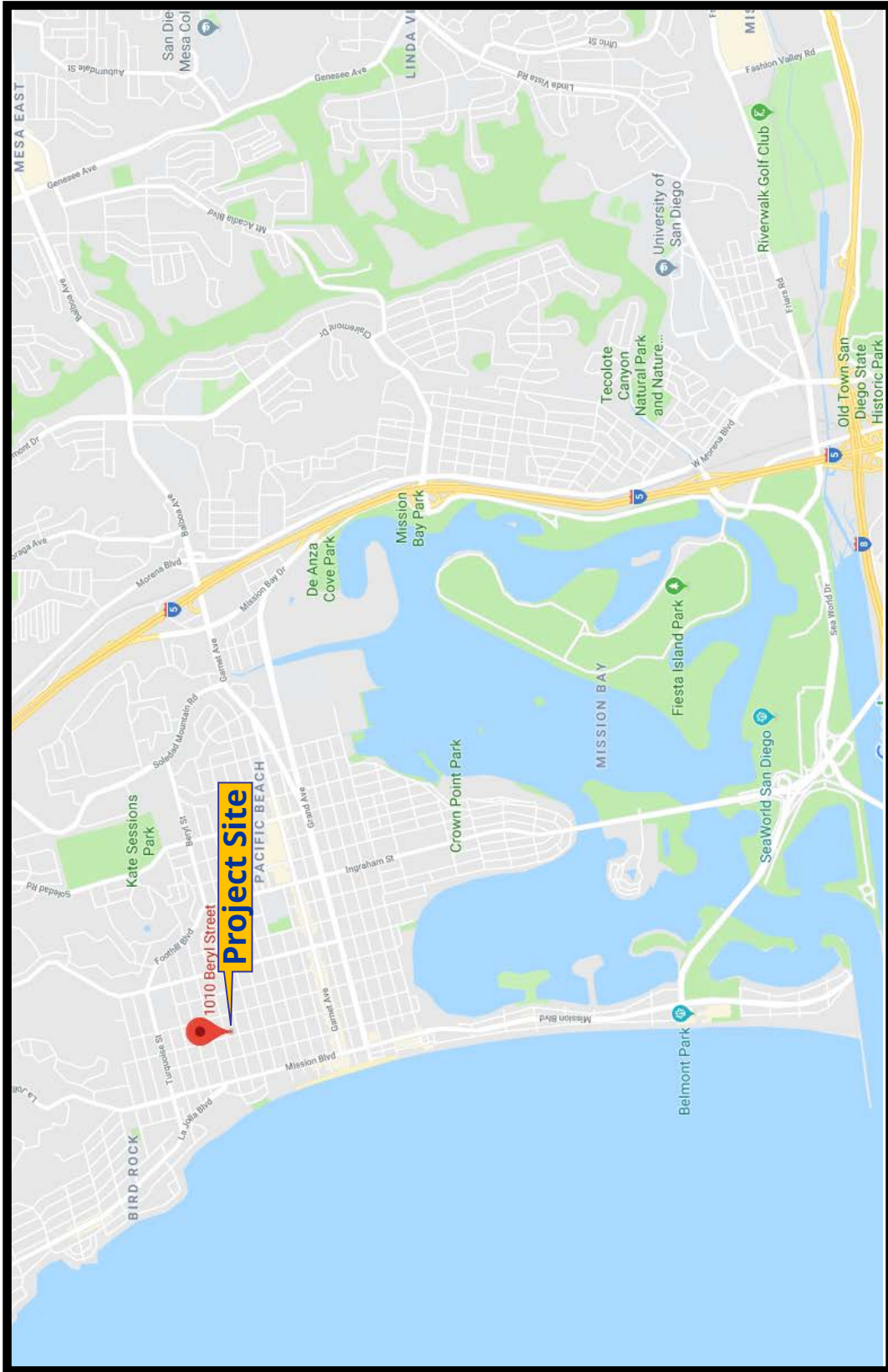
1. Project Location Map
2. Community Plan Land Use Map

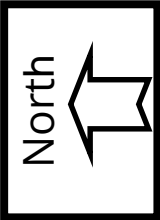
3. Aerial Photograph
4. Draft Resolution
5. Draft Permit
6. Draft Map Resolution
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans and Tentative Map Exhibit



Project Location Map

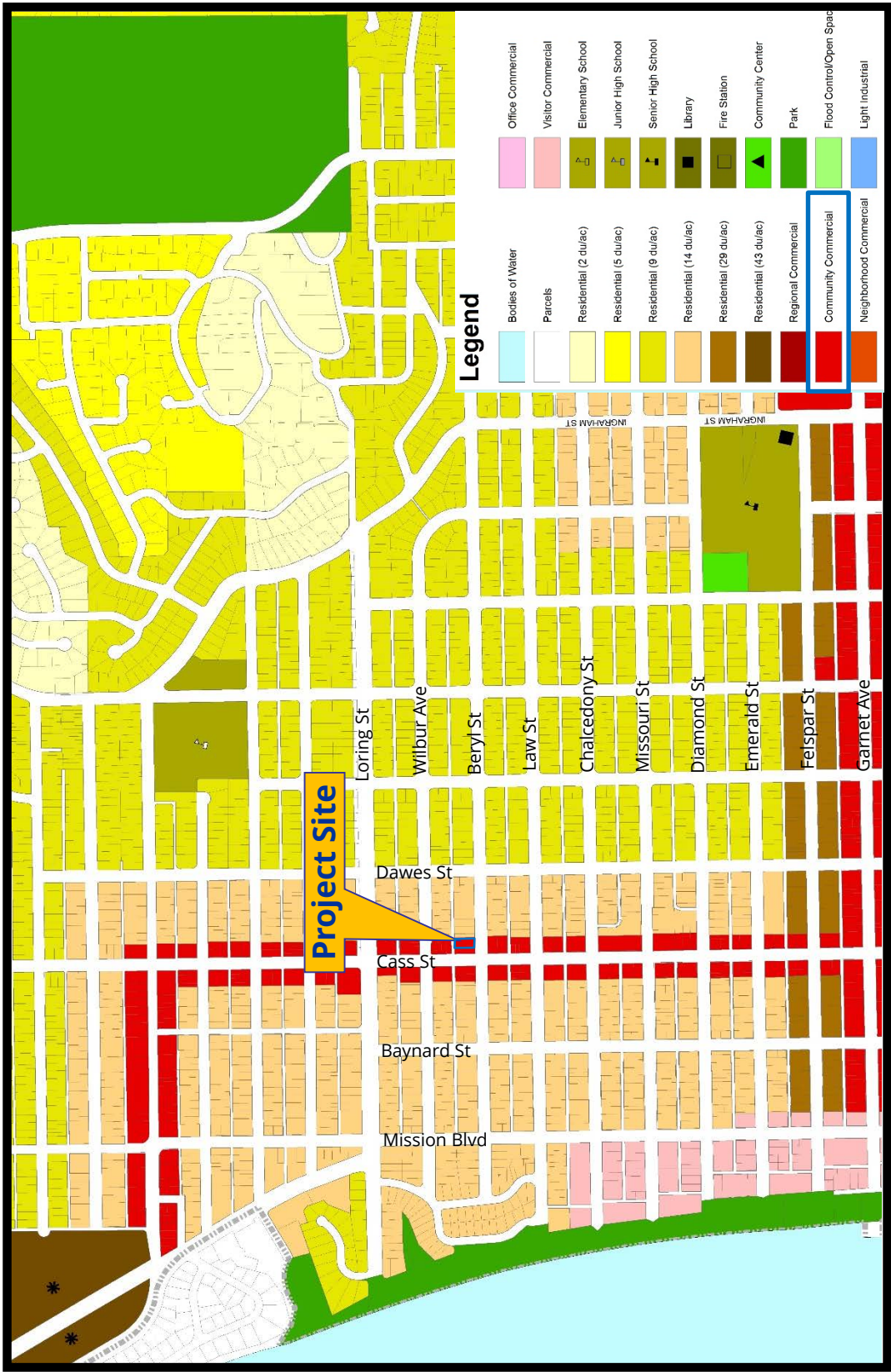
Beryl CDP/SDP/NDP/TM; Project No. 619346
1010-1016 Beryl Street

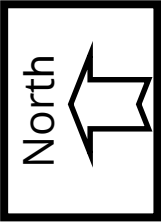




Community Plan Land Use Map

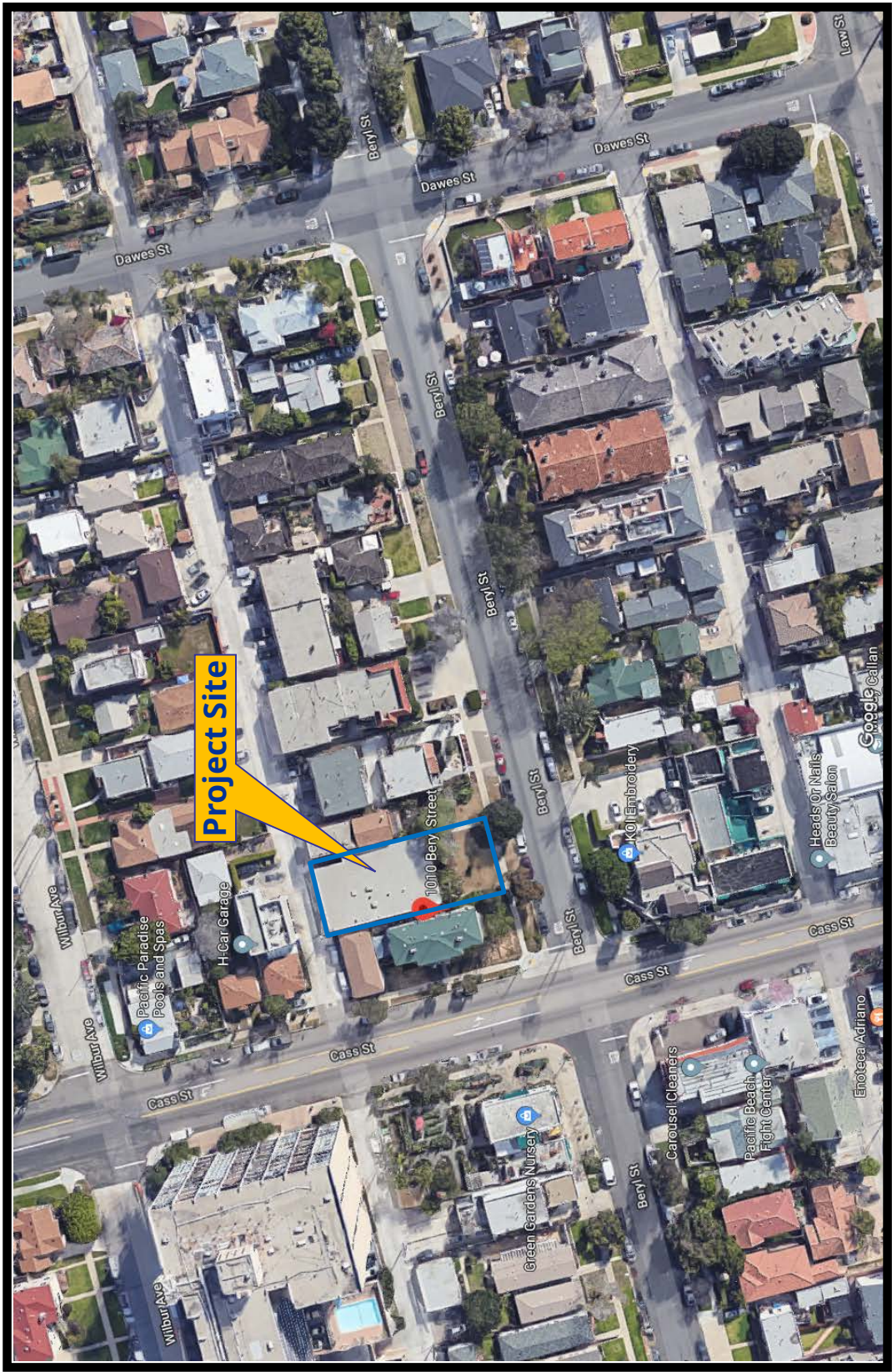
Beryl CDP/SDP/NDP/TM; Project No. 619346
1010-1016 Beryl Street





Aerial Photo

Beryl CDP/SDP/NDP/TM; Project No. 619346
1010-1016 Beryl Street



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2204789, SITE DEVELOPMENT PERMIT NO. 2236818, AND
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2310933
BERYL PROJECT NO. 619346

WHEREAS, SSD BERYL STREET LLC., A California Limited Liability Company, Owner and Eric Buchanan Permittee, filed an application with the City of San Diego for permits to demolish an existing one-story commercial building, the creation of a small lot subdivision, and the development of four (4), semi-attached, three-story dwelling units with garages totaling 9,304-square-feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2204789, Site Development Permit No. 2236818, and Neighborhood Development Permit No. 2310933), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 1010-1016 Beryl Street in the Case Street Commercial Planned District (CSCPD) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation, Parking Impact (Coastal & Beach), Transit Priority Area, and Residential Tandem Parking Overlay Zones, within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan (Community Plan) area;

WHEREAS, the project site is legally described as Lot 37 and 38, Block 75, Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 932, filed in the Office of the County Recorder of San Diego County, November 7, 1904;

WHEREAS, on July 1, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Sections 15301 (Existing Facilities) and 15303(b) (New Construction) and there

was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and;

WHEREAS, on October 16, 2019, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2204789, Site Development Permit 2236818, and Neighborhood Development Permit No. 2310933 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2204789, Site Development Permit 2236818, and Neighborhood Development Permit No. 2310933:

I. COASTAL DEVELOPMENT PERMIT San Diego Municipal Code (SDMC) Section 126.708(a)

A. Findings for all Coastal Development Permits:

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; and

The 0.14-acre project site, located at 1010-1016 Beryl Street, proposes the demolition of an existing one-story commercial building and the construction of four, three-story, dwelling units with garages totaling 9,304-square-feet. The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

Beryl Street at this location is not designated as a physical accessway or view corridor and does not contain intermittent or partial vistas, nor have any viewsheds or scenic overlooks within the adopted Community Plan. However, the project will protect public views through a proposed structure height of 28.07 feet at the northern semi-attached dwelling and 29.32 feet at the southern semi-attached dwelling, each in conformance with the Coastal Height Limitation Overlay Zone maximum height of thirty-feet. The project will be sited entirely within private property.

Therefore, the development as designed will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in Community Plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands; and

The 0.14-acre project site, located at 1010-1016 Beryl Street, proposes the demolition of an existing one-story commercial building and the construction of four, three-story, dwelling units with garages totaling 9,304-square-feet. The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

The property is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any other type of Environmental Sensitive Lands, as defined in SDMC Section 113.0103. The project proposes no deviations or variances from the applicable environmental regulations and development standards in effect for this site.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303(b) (New Construction). Therefore, it has been determined that the project does not contain nor would adversely affect any environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program; and

The 0.14-acre project site, located at 1010-1016 Beryl Street, proposes the demolition of an existing one-story commercial building and the construction of four, three-story, dwelling units with garages totaling 9,304-square-feet. The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

The Community Plan Land Use Designation for the project site is Community Commercial and is implemented through the Cass Street Commercial Planned District (CSCPD) which allows Residential and apartment development at a maximum density of one dwelling unit per 1,500 square feet of lot area. The 0.14-acre project site can support up to four residential dwelling units. The proposed project with four dwelling units is consistent with the implementation program.

The project proposes a deviation to the CSCPD to observe the residential side yard setback of five feet on the east side of the property in lieu of an eight-foot commercial setback for building development greater than 20 feet in height as identified in SDMC Section 154.0303(b)(2). The proposed development is a residential project adjacent to existing residential development eastward. The larger setback was designed for commercial developments adjacent to residential development to provide a greater separation. A Neighborhood Development Permit, pursuant to SDMC 126.0602(b)(1), will be processed concurrently for the deviation. No other deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the

recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The 0.14-acre project site, located at 1010-1016 Beryl Street, proposes the demolition of an existing one-story commercial building and the construction of four, three-story, dwelling units with garages totaling 9,304-square-feet. The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

There is no public view or coastal access from the project site, as identified in the Community Plan. In addition, the project will not encroach upon any existing physical access way legally used by the public or any proposed public access way identified in the Community Plan. The development does not contain and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

II. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505(a)]

A. Findings for all Site Development Permits:

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

The 0.14-acre project site, located at 1010-1016 Beryl Street, proposes the demolition of an existing one-story commercial building and the construction of four, three-story, dwelling units with garages totaling 9,304-square-feet. The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

The Community Plan Land Use Designation for the project site is Community Commercial and is implemented through the Cass Street Commercial Planned District (CSCPD) which allows Residential development at a maximum density of one dwelling unit per 1,500 square feet of lot area. The 0.14-acre project site can support up to four residential dwelling units. The proposed project with four dwelling units is consistent with the implementation program.

The project proposes a deviation to the CSCPD to observe the residential side yard setback of five feet on the east side of the property in lieu of an eight-foot commercial setback for building development greater than 20 feet in height as identified in SDMC Section 154.0303(b)(2). The proposed development is a residential project adjacent to existing

residential development eastward. The larger setback was designed for commercial developments adjacent to residential development to provide a greater separation. A Neighborhood Development Permit, pursuant to SDMC 126.0602(b)(1), will be processed concurrently for the deviation. No other deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development will not adversely affect the applicable land use plan.

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

The 0.14-acre project site, located at 1010-1016 Beryl Street, proposes the demolition of an existing one-story commercial building and the construction of four, three-story, dwelling units with garages totaling 9,304-square-feet. The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

The project is on previously developed site and is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any other type of Environmental Sensitive Lands, as defined in SDMC Section 113.0103. The Environmental Analysis Section conducted an environmental review of this site, in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303(b) (New Construction).

The project proposes a deviation to the CSCP to observe the residential side yard setback of five feet on the east side of the property in lieu of an eight-foot commercial setback for building development greater than 20 feet in height as identified in SDMC Section 154.0303(b)(2). The proposed development is a residential project adjacent to existing residential development eastward. The larger setback was designed for commercial developments adjacent to residential development to provide a greater separation. A Neighborhood Development Permit, pursuant to SDMC 126.0602(b)(1), will be processed concurrently for the deviation. No other deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

The project is conditioned to comply with the development regulations in effect for the subject property as described in Coastal Development Permit No. 2204789, Site Development Permit No. 2236818, and Neighborhood Development Permit No. 2310933. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 0.14-acre project site, located at 1010-1016 Beryl Street, proposes the demolition of an existing one-story commercial building and the construction of four, three-story, dwelling units with garages totaling 9,304-square-feet. The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

The project proposes a deviation to the CSCP to observe the residential side yard setback of five feet on the east side of the property in lieu of an eight-foot commercial setback for building development greater than 20 feet in height as identified in SDMC Section 154.0303(b)(2). The proposed development is a residential project adjacent to existing residential development eastward. The larger setback was designed for commercial developments adjacent to residential development to provide a greater separation. A Neighborhood Development Permit, pursuant to SDMC 126.0602(b)(1), will be processed concurrently for the deviation. No other deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development will comply with the applicable regulations of the Land Development Code.

III. Neighborhood DEVELOPMENT PERMIT (SDMC Section 126.0205)

A. Findings for all Neighborhood Development Permits:

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

The 0.14-acre project site, located at 1010-1016 Beryl Street, proposes the demolition of an existing one-story commercial building and the construction of four, three-story, dwelling units with garages totaling 9,304-square-feet. The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

The project proposes a deviation to the CSCP to observe the residential side yard setback of five feet on the east side of the property in lieu of an eight-foot commercial setback for building development greater than 20 feet in height as identified in SDMC Section 154.0303(b)(2). The proposed development is a residential project adjacent to existing residential development eastward. The larger setback was designed for commercial developments adjacent to residential development to provide a greater separation. A Neighborhood Development Permit, pursuant to SDMC 126.0602(b)(1), will be processed concurrently for the deviation. No other deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development will not adversely affect the applicable land use plan.

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

The 0.14-acre project site, located at 1010-1016 Beryl Street, proposes the demolition of an existing one-story commercial building and the construction of four, three-story, dwelling units with garages totaling 9,304-square-feet. The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

The project is located within a previously developed and is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any other type of Environmental Sensitive Lands, as defined in SDMC Section 113.0103. The Environmental Analysis Section conducted an environmental review of this site, in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303(b) (New Construction).

The permit for the project includes conditions relevant to achieving project compliance with the applicable regulations in effect for this project. The permit conditions include construction of City Standard driveway, curb, gutter, drainage system, and Encroachment and Maintenance Removal Agreements have been determined to be necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Prior to the Owners/Permittees obtaining public improvement and construction permits the proposed development will be reviewed for compliance with all Construction, Electrical, Mechanical, Plumbing and Fire Code requirements.

The project proposes a deviation to the CSCP to observe the residential side yard setback of five feet on the east side of the property in lieu of an eight-foot commercial setback for building development greater than 20 feet in height as identified in SDMC Section 154.0303(b)(2). The proposed development is a residential project adjacent to existing residential development eastward. The larger setback was designed for commercial developments adjacent to residential development to provide a greater separation. A Neighborhood Development Permit, pursuant to SDMC 126.0602(b)(1), will be processed concurrently for the deviation. No other deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

The project is conditioned to comply with the development regulations in effect for the subject property as described in Coastal Development Permit No. 2204789, Site Development Permit No. 2236818, and Neighborhood Development Permit No. 2310933. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 0.14-acre project site, located at 1010-1016 Beryl Street, proposes the demolition of an existing one-story commercial building and the construction of four, three-story, dwelling units with garages totaling 9,304-square-feet. The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea.

The project proposes a deviation to the CSCP to observe the residential side yard setback of five feet on the east side of the property in lieu of an eight-foot commercial setback for building development greater than 20 feet in height as identified in SDMC Section 154.0303(b)(2). The proposed development is a residential project adjacent to existing residential development eastward. The larger setback was designed for commercial developments adjacent to residential development to provide a greater separation. A Neighborhood Development Permit, pursuant to SDMC 126.0602(b)(1), will be processed concurrently for the deviation. No other deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development will comply with the applicable regulations of the Land Development Code, including setback deviation for the CSCP deviation pursuant to 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, Coastal Development Permit No. 2204789, Site Development Permit 2236818, and Neighborhood Development Permit No. 2310933 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.'s 2204789, 2236818, and 2310933 a copy of which is attached hereto and made a part hereof.



Karen Bucey
Development Project Manager
Development Services

Adopted on: October 16, 2019
IO#: 24008060

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: 24008060

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2204789, SITE DEVELOPMENT PERMIT NO. 2236818, AND
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2310933

BERYL CDP/SDP/NDP PROJECT NO. 619346

HEARING OFFICER

This Coastal Development Permit No. 2204789, Site Development Permit 2236818, and Neighborhood Development Permit No. 2310933 is granted by the Hearing Officer of the City of San Diego to SSD BERYL STREET LLC., A California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) Sections 126.0702(a), 126.0502(b)(4), and 143.0302. The 0.14-acre site is located at 1010-1016 Beryl Street in the Case Street Planned District (CSPD) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation, Parking Impact (Coastal & Beach), Transit Priority Area, and Residential Tandem Parking Overlay Zones, within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan (Community Plan) area. The project site is legally described as: Lot 37 and 38, Block 75, Pacific Beach, in the City of San Diego County of San Diego, State of California, according to Map thereof No. 932, filed in the Office of the County Recorder of San Diego County, November 7, 1904.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing one-story commercial building with attached garage, creation of a four-parcel small lot subdivision, and four (4) three-story dwelling units with attached garages totaling 9,304-square-feet and described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated October 16, 2019, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing one-story commercial building with attached garage and creation of a four-parcel small lot subdivision and four (4) three-story dwelling units with attached garages totaling 9,304-square-feet.
 - Parcel 1 is proposed as a 2,516 square-foot, three bedroom, three-bathroom dwelling unit over two-car garage.
 - Parcel 2 is proposed as a 2,518 square-foot, three bedroom, three-bathroom dwelling unit over two-car garage.

- Parcel 3 is proposed as a 2,160 square-foot, two bedroom, two-bathroom dwelling unit over two-car garage.
 - Parcel 4 is proposed as 2,110 square-foot, two bedroom, two-bathroom dwelling unit over two-car garage.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. 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 October 29, 2022.
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 construction permits. The Owner/Permittee is informed that to secure these permits, substantial construction modifications and site improvements may be required to comply with applicable construction, 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" conditions 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.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved "Exhibit A."

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

13. Prior to receiving the first residential construction permit the Owner/Permittee shall comply with the provisions of the Inclusionary Affordable Housing Regulations in Chapter 14, Article 2, Division 13 of the SDMC by making payment to the City of San Diego for the full Inclusionary Affordable Housing Fee set forth in the Inclusionary Affordable Housing Regulations.

GEOLOGY REQUIREMENTS:

14. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

ENGINEERING REQUIREMENTS:

15. The Coastal/Site Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No. 2236817.

16. The project proposes to export 750 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.

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

18. Prior to issuance of any construction permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains/curb outlets in the Beryl Street Right-of-Way.

19. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for all existing and proposed improvements of any

kind, including utilities, landscaping, decorative rocks/paving, and electrical conduits to be installed within the Beryl Street Public- Right-of-Way.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of curb and gutter per current City Standards, adjacent to the site on Beryl Street, satisfactory to the City Engineer.

21. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to repave existing alley panels per current City Standard, satisfactory to the City Engineer.

22. 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.

23. Prior to the issuance of any construction permit, the Owner/Permittee shall provide a covenant agreement for the proposed private ingress/egress for the benefit of parcels 1-4, satisfactory to the City Engineer.

24. 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:

25. 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.

26. 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.

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition

or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

29. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

30. 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.

31. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

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

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

35. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sewer facility encroaching into the Public Right-of-Way.

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit

are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on October 16, 2019 and Resolution

HO-_____.

DRAFT

ATTACHMENT 5

Coastal Development Permit, No. 2204789, Site Development Permit, No. 2236818, and
Neighborhood Development Permit No. 2310933
Date of Approval: October 16, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
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.

SSD BERYL STREET LLC
Owner/Permittee

By _____
Steve Gauthier
President/Owner

**NOTE: Notary acknowledgments
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SSD BERYL STREET LLC
Owner/Permittee

By _____
Steve Gauthier
President/Owner

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

HEARING OFFICER
RESOLUTION NUMBER R-_____
TENTATIVE MAP NO. 2236817
BERYL PROJECT NO. 619346

WHEREAS, BERYL STREET LLC, A California Company, Subdivider, and Omega Engineering Consultants, Engineer, submitted an application to the City of San Diego for Tentative Map No. 2236817 for the creation of a four (4) parcel small lot subdivision and to waive the requirements to underground overhead utilities on a 0.14-acre site. The project site is located at 1010-1016 Beryl Street within the Case Street Planned District (CSPD) Base Zone, Coastal Case Street Commercial Planned District (CSCPD) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation, Parking Impact (Coastal & Beach), Transit Priority Area, and Residential Tandem Parking Overlay Zones, within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan (Community Plan) area; and

WHEREAS, the project site is legally described as Lot 37 and 38, Block 75, Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 932, filed in the Office of the County Recorder of San Diego County, November 7, 1904; and

WHEREAS, on July 1, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303(b) (New Construction) and 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and SDMC Section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to SDMC Section 144.0242(c)(1)(B) 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 and SDMC Section 144.0242 (c)(3), the requested waiver will not create a long term visual or functional impact to any streets, sidewalks or the public realm in conflict with adopted land use plan policies; and

WHEREAS, on October 16, 2019, the Hearing Officer of the City of San Diego considered Tentative Map No. 2236817, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to SDMC Sections 125.0440, 144.0240, 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 Tentative Map No. 2236817;

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

The 0.14-acre site located at 1010-1016 Beryl Street is proposed for the creation of a four (4) parcel small lot subdivision and to waive the requirements to underground overhead utilities in conjunction with the demolition of an existing one-story commercial building and construction of four, three-story, dwelling units with garages totaling 9,304-square-feet.

The Community Plan Land Use Designation for the project site is Community Commercial and is implemented through the Cass Street Commercial Planned District (CSCPD) which allows Residential development at a maximum density of one dwelling unit per 1,500 square feet of lot area. The 0.14-acre project site can support up to four residential dwelling units. The proposed project with four dwelling units is consistent with the implementation program.

The Community Plan's Residential Policy recommends the development of a variety of housing types and styles to provide a greater opportunity for housing that is both affordable and accessible as well as to enforce bulk and scale standards in established neighborhoods. The project will provide four new three-story dwelling units, increasing the residential opportunities in a commercial, single, and multiple dwelling unit neighborhood. The structures in the vicinity are a mix of single and multiple story residential and commercial uses. The project as designed incorporates sloping setbacks, offsetting planes, deep protective overhangs, and recessed entries to breakup massing and fit into the neighborhood character.

Therefore, the proposed development is in conformity with the adopted Community Plan and complies with the regulation of the Land Development Code. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of 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 0.14-acre site located at 1010-1016 Beryl Street is proposed for the creation of a four (4) parcel small lot subdivision and to waive the requirements to underground overhead utilities in conjunction with the demolition of an existing one-story commercial building and construction of four, three-story, dwelling units with garages totaling 9,304-square-feet.

The project includes a request to waive the requirement to underground the existing offsite overhead utilities per the guidelines of SDMC Sections 144.0242(c)(1)(B), Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the project 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. Additionally, the project qualifies under the guidelines of SDMC Section 144.0242(c)(3), the requested waiver will not create a long term visual or functional impact to any streets, sidewalks or the public realm in

conflict with adopted land use plan policies. The project has been conditioned to underground any new service run to any new or proposed structures within the subdivision.

The project proposes a deviation to the CSCPd to observe the residential side yard setback of five feet on the east side of the property in lieu of an eight-foot commercial setback for building development greater than 20 feet in height as identified in SDMC Section 154.0303(b)(2). The proposed development is a residential project adjacent to existing residential development eastward. The larger setback was designed for commercial developments adjacent to residential development to provide a greater separation. A Neighborhood Development Permit, pursuant to SDMC 126.0602(b)(1), will be processed concurrently for the deviation. No other deviations or variances from the applicable regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development is in conformity with the zoning and development regulations of the Land Development Code.

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

The 0.14-acre site located at 1010-1016 Beryl Street is proposed for the creation of a four (4) parcel small lot subdivision and to waive the requirements to underground overhead utilities in conjunction with the demolition of an existing one-story commercial building and construction of four, three-story, dwelling units with garages totaling 9,304-square-feet.

The project site is a previously graded lot that is currently developed with a commercial building. The lot is predominately flat with an elevation along the alleyway to the north of 85.45 feet mean sea level (MSL) and 82.01 feet MSL at the frontage on Beryl Street. The project as proposed will be conditioned to construct public improvements, including new City Standard curbs, gutters, storm drain, driveway in the right of way.

The project is located in an area identified in the Pacific Beach Community Plan and Local Coastal Program Land Use Plan as Community Commercial and is implemented through the CSCPd which allows Residential development at a maximum density of one dwelling unit per 1,500 square feet of lot area. The project's small lot subdivision will create four parcels and develop four dwelling units consistent with the density regulations for the project site. Therefore, the project 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 0.14-acre site located at 1010-1016 Beryl Street is proposed for the creation of a four (4) parcel small lot subdivision and to waive the requirements to underground overhead utilities in conjunction with the demolition of an existing one-story commercial building and construction of four, three-story, dwelling units with garages totaling 9,304-square-feet.

The property is an interior lot located approximately 2,180-feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. Further, the site

is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any other type of Environmental Sensitive Lands, as defined in SDMC Section 113.0103. The project proposes no deviations or variances from the applicable environmental regulations and development standards in effect for this site.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303(b) (New Construction). Therefore, it has been determined that the project does not contain environmentally sensitive lands and would not adversely affect environmentally sensitive lands. Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The 0.14-acre site located at 1010-1016 Beryl Street is proposed for the creation of a four (4) parcel small lot subdivision and to waive the requirements to underground overhead utilities in conjunction with the demolition of an existing one-story commercial building and construction of four, three-story, dwelling units with garages totaling 9,304-square-feet.

The project is located within a previously developed and is not within or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any other type of Environmental Sensitive Lands, as defined in SDMC Section 113.0103. The Environmental Analysis Section conducted an environmental review of this site, in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303(b) (New Construction).

The permit for the project includes conditions relevant to achieving project compliance with the applicable regulations in effect for this project. The permit conditions include construction of City Standard driveway, curb, gutter, drainage system, and Encroachment and Maintenance Removal Agreements have been determined to be necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Prior to the Owners/Permittees obtaining public improvement and construction permits the proposed development will be reviewed for compliance with all Construction, Electrical, Mechanical, Plumbing and Fire Code requirements.

The project proposes a deviation to the CSCP to observe the residential side yard setback of five feet on the east side of the property in lieu of an eight-foot commercial setback for building development greater than 20 feet in height as identified in SDMC Section 154.0303(b)(2). The proposed development is a residential project adjacent to existing residential development eastward. The larger setback was designed for commercial developments adjacent to residential development to provide a greater separation. A Neighborhood Development Permit, pursuant to SDMC 126.0602(b)(1), will be processed concurrently for the deviation. No other deviations or variances from the applicable

regulations and policy documents, are proposed and the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

The project is conditioned to comply with the development regulations in effect for the subject property as described in Coastal Development Permit No. 2204789, Site Development Permit No. 2236818, and Neighborhood Development Permit No. 2310933. Therefore, the proposed development 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 0.14-acre site located at 1010-1016 Beryl Street is proposed for the creation of a four (4) parcel small lot subdivision and to waive the requirements to underground overhead utilities in conjunction with the demolition of an existing one-story commercial building and construction of four, three-story, dwelling units with garages totaling 9,304-square-feet.

The proposed subdivision does not contain or propose any new easements for the development. The site has frontage on Beryl Street to the south and an unnamed alley to the north. The subdivision proposes City Standard public improvements including curbs, gutters, storm water improvements, and driveway and will be conditioned to provide Encroachment and Maintenance Removal Agreements for non-standard improvements in the public right-of-way. Therefore, the design of the subdivision and proposed improvement 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 0.14-acre site located at 1010-1016 Beryl Street is proposed for the creation of a four (4) parcel small lot subdivision and to waive the requirements to underground overhead utilities in conjunction with the demolition of an existing one-story commercial building and construction of four, three-story, dwelling units with garages totaling 9,304-square-feet.

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. Each unit is exposed on the north and south to ensure passive cooling through cross-ventilation of the interior spaces. 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 0.14-acre site located at 1010-1016 Beryl Street is proposed for the creation of a four (4) parcel small lot subdivision and to waive the requirements to underground overhead utilities in conjunction with the demolition of an existing one-story commercial building and construction of four, three-story, dwelling units with garages totaling 9,304-square-feet.

The structures in the vicinity are a mix of single and multiple story residential and commercial uses. The site proposes four dwelling units to replace a commercial building. The development will pay all applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees and other impact fees, and the affordable housing fee at building permit issuance in accordance with the City's Public Facilities Financing Plan and Impact Fee Schedule. The project site is served by existing public infrastructure, including, water, sewer, electrical and gas lines.

The decision maker has reviewed the administrative record including the project plans, environmental documentation, and heard public testimony to determine 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 and found that the creation of four dwelling units into residential ownership is consistent with the housing needs anticipated for the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The above 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 the Hearing Officer, Tentative Map No. 2236817, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Beryl Street Inc. subject to the attached conditions which are made a part of this resolution by this reference.

By 
Karen Bucey
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008060

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2236817, BERYL- PROJECT NO. 619346
ADOPTED BY RESOLUTION NO. HO-_____ ON October 16, 2019

GENERAL

1. This Tentative Map will expire October 29, 2022.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 2204789, Site Development Permit No. 2236818, and Neighborhood Development Permit No. 2310933.
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 Subdivider of any claim, action, or proceeding, or if 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 both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
7. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
8. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in

these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

9. Prior to the expiration of the Tentative Map, if approved, a Parcel Map creating four (4) parcels shall be recorded with the County Recorder's office.
10. Prior to the recordation of the Parcel Map, 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 Parcel Map.
11. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
12. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
13. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES DEPARTMENT (WATER AND SEWER)

14. The applicant will be conditioned to provide CC&R's for onsite private water and sewer prior to recordation of the Parcel Map.

INFORMATION:

- The approval of this Parcel Map 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 USC § 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 adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Parcel Map 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 Parcel Map, may protest the imposition within ninety days of the approval of this Parcel Map 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. 24008060

NOTICE OF EXEMPTION

Attachment 8

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

____ OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

Project No.: 619346

Project Title: Beryl CDP/SDP/NDP/TM

PROJECT LOCATION-SPECIFIC: The project is located at 1010-1016 Beryl Street, San Diego, CA 92109.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Coastal Development Permit (CDP), Site Development Permit (SDP), Neighborhood Development Permit and Tentative Map (TM) to demolish an existing one-story manufacturing building with an attached garage and the creation of a small lot subdivision at 1010-1016 Beryl Street. The project would construct four (4) three-story dwelling units with attached garages totaling 9,304-square-feet. The site is located in an established community surrounded by residential development and has been previously developed and lacks sensitive resources. The 0.14-acre site is in the CSPD-Cass-Street Planned District, Coastal (Non-appealable) overlay zone within the Pacific Beach Community Plan area. The proposed project complies with all height and bulk regulations and can accommodate the public utilities to serve the new structures.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Oasis Architecture and Design- Eric Buchanan, 1015 Turquoise Street, Ste 2, San Diego CA, 92109. (858) 273-5632.

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)).
- ☒ CATEGORICAL EXEMPTION: Section 15303 (New Construction) and 15301 (Existing Facilities)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that since the project would be located within a previously developed site lacking sensitive resources that environmental impacts would not occur. Therefore, the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) which allows for the demolition of structures and 15303(b) (New Construction) which allows for the construction of duplexes and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Jeffrey Szymanski / SERVICE PLANNER

SIGNATURE/TITLE

9/17/2019

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

Page 4

City of San Diego · Information Bulletin 620

August 2018



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name:
Beryl Street CDP/SDP/TM

Project Number:
619346

Distribution Date:
01/10/19

Project Scope/Location:

Demolition of an existing one-story manufacturing building and attached garage.
Construction of four (4) new 3-story residential units with attached garages
processed as small lot sub-division.

Applicant Name:
Eric Buchanan

Applicant Phone Number:
858-273-5632

Project Manager:
Karen Bucey

Phone Number:
619-446-5049

Email Address:
kbucey@sandiego.gov

Committee Recommendations (to be completed for Initial Review):

<input checked="" type="checkbox"/> Vote to Approve <i>JAN 23, 2019 MEETING OF PB PLANNING GROUP</i>	Members Yes <i>11</i>	Members No <i>0</i>	Members Abstain <i>1</i>
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued

CONDITIONS:

NAME: *KARL RAND*

TITLE: *CRMS CHAIR*

SIGNATURE: *[Signature]*

DATE: *2/19/19*

Attach Additional Pages if Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

	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: BERYL CDP/SDP/IM Project No. For City Use Only: 619346
 Project Address: 1016 BERYL STREET

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 201901610390
☒ 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: S.S.D. BERYL STREET LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 9496 LA CUESTA DR
 City: LA MESA State: CA Zip: 91941
 Phone No.: 619-818-7929 Fax No.: _____ Email: Steve@Gauthcon.com
 Signature: [Signature] Date: 3-7-2019
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

NOTES:

FIRE SPRINKLER NOTES:

THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313 HAS BEEN DEFERRED.

TO AVOID DELAYS IN CONSTRUCTION, FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION WHEN THE SUBMITTAL OF FIRE SPRINKLER PLANS IS DEFERRED. A FRAMING/ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS.

WATER METERS FOR COMBINED DOMESTIC AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.

AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF THE CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT.

I/WE UNDERSTAND THAT I/WE WILL NOT BE AUTHORIZED ANY INSPECTIONS OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.

OWNER SIGNATURE: _____

SUBDIVISION NOTE:

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE FOUR PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

SITE DATA

BUILDING ADDRESS
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

ASSESSORS PARCEL NUMBER
415-422-3600

LEGAL DESCRIPTION
BLOCK 75, LOT 37438, MAP 0932

ZONE: C8PD - CASS STREET PLANNED DISTRICT

OVERLAYS: CITY COASTAL ZONE (N-APP-2),
COASTAL HEIGHT LIMIT, PARKING IMPACT
(BEACH & COASTAL IMPACT),
RESIDENTIAL TANDEM PARKING,
TRANSIT AREA

LOT SIZE: 6,224 SF
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B SPRINKLERED (NFPA 13D)

YEAR STRUCTURE WAS BUILT: 1968
DEEMED NON-HISTORIC PER PTS #606888

MAX COVERAGE - NONE (NOT A STEEP HILLSIDE)

HEIGHT LIMIT: 30'-0" COASTAL REQUIREMENT

GEOLOGIC HAZARD CATEGORY: 52
SEISMIC ZONE 4
CLIMATE ZONE 1

PARKING REQUIREMENTS

(FOR SMALL LOT SUBDIVISIONS)

PARKING RATIO	SPACES REQUIRED	SPACES PROVIDED
2.0 SPACES/3BD UNIT	2 SPACES/UNIT 8 TOTAL SPACES	2 SPACES/UNIT 8 TOTAL SPACES

PROJECT TO COMPLY WITH THE FOLLOWING BUILDING CODES:
2016 CA RESIDENTIAL CODE
2016 CA BUILDING CODE
2016 CA ELECTRICAL CODE
2016 CA PLUMBING CODE
2016 CA MECHANICAL CODE
2016 CA FIRE CODE
2016 CALIFORNIA GREEN BUILDING CODE

BERYL STREET DEVELOPMENT



FAR CALCULATIONS

PARCEL 1 - 1010 BERYL STREET

PROPOSED 1ST FLOOR LIVING & STORAGE	80 SF
PROPOSED GARAGE:	415 SF
PROPOSED LOT D STORAGE:	38 SF
PROPOSED COVERED AREA W/ LIVING ABOVE:	424 SF
PROPOSED 2ND FLOOR LIVING:	926 SF
PROPOSED 3RD FLOOR LIVING:	633 SF
TOTAL BUILDING TOWARDS FAR:	2,516 SF

PARCEL 2 - 1012 BERYL STREET

PROPOSED 1ST FLOOR LIVING & STORAGE	80 SF
PROPOSED GARAGE:	415 SF
PROPOSED LOT C STORAGE:	38 SF
PROPOSED COVERED AREA W/ LIVING ABOVE:	424 SF
PROPOSED 2ND FLOOR LIVING:	926 SF
PROPOSED 3RD FLOOR LIVING:	635 SF
TOTAL BUILDING TOWARDS FAR:	2,518 SF

PARCEL 3 - 1014 BERYL STREET

PROPOSED 1ST FLOOR LIVING	397 SF
PROPOSED GARAGE:	408 SF
PROPOSED 2ND FLOOR LIVING:	893 SF
PROPOSED 3RD FLOOR LIVING:	462 SF
TOTAL BUILDING TOWARDS FAR:	2,160 SF

PARCEL 4 - 1016 BERYL STREET

PROPOSED 1ST FLOOR LIVING	397 SF
PROPOSED GARAGE:	408 SF
PROPOSED 2ND FLOOR LIVING:	893 SF
PROPOSED 3RD FLOOR LIVING:	412 SF
TOTAL BUILDING TOWARDS FAR:	2,110 SF

TOTAL FAR ON SITE:	9,304 SF
MAX FAR SF:	9,336 SF
PROPOSED FAR:	1.49
MAX. FAR:	1.50

TOTAL LIVING ADDITION AREA:	6,766 SF
TOTAL TERRACE/BALCONY AREA:	754 SF

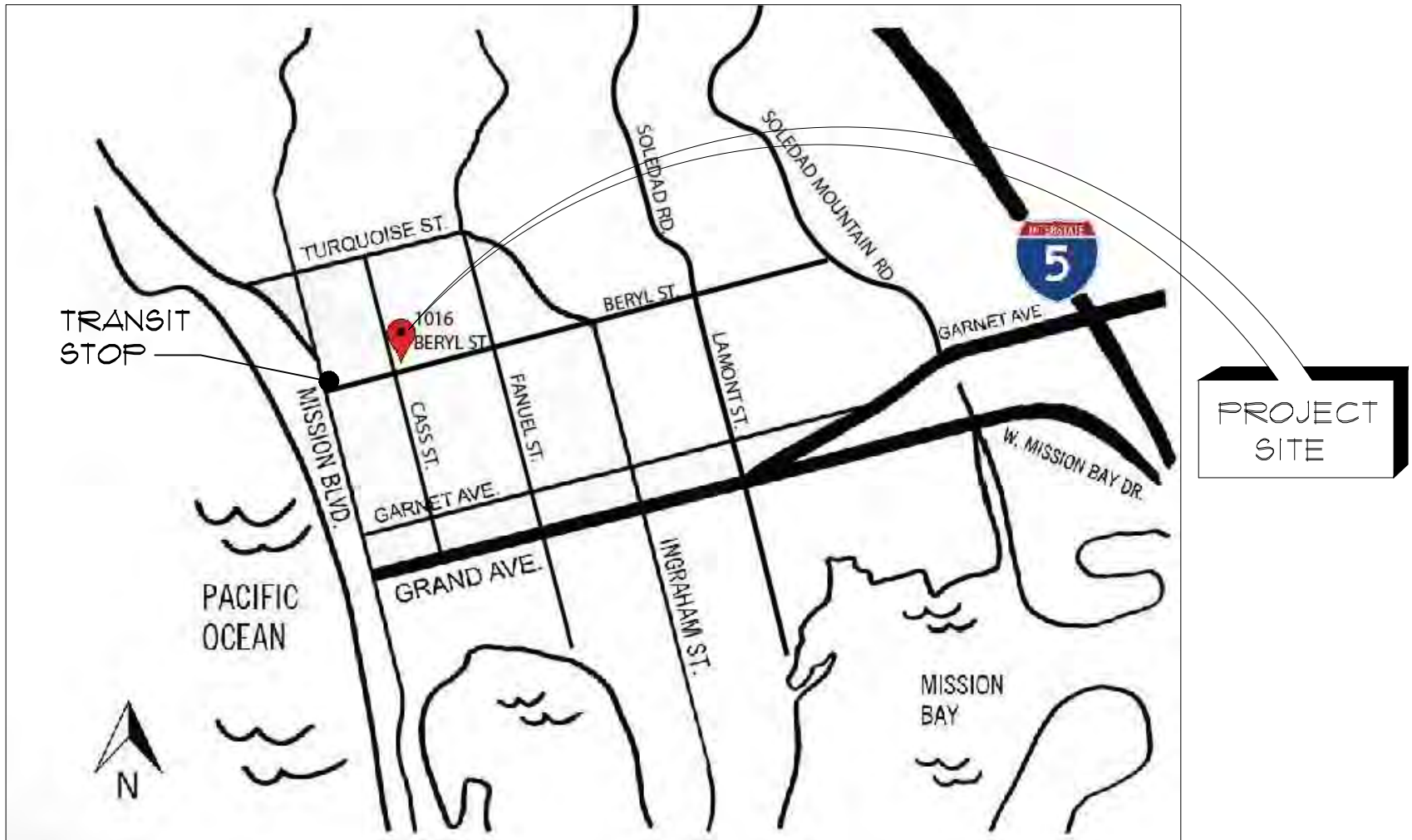
PROJECT SCOPE

DEMOLITION OF AN EXISTING ONE-STORY MANUFACTURING BUILDING AND ATTACHED GARAGE.
CONSTRUCTION OF (4) NEW 3-STORY RESIDENTIAL UNITS WITH ATTACHED GARAGES. PROCESSED AS SMALL LOT SUB-DIVISION.
NEW ADDRESSES AS FOLLOWS:
PARCEL 1 - 1010 BERYL STREET
PARCEL 2 - 1012 BERYL STREET
PARCEL 3 - 1014 BERYL STREET
PARCEL 4 - 1016 BERYL STREET

APPROVAL TYPES:
COASTAL DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
TENTATIVE MAP
NEIGHBORHOOD DEVELOPMENT PERMIT

PROCESS LEVEL:
PROCESS THREE

VICINITY MAP:



SHEET INDEX:

T-1	TITLE SHEET
A0-1	SITE PLAN
A0-2	LANDSCAPE PLAN
A-1.1	DEMOLITION PLAN
A-2.0	GARAGE ACCESS PLANS
A-2.1	PARCEL 142 1ST FLOOR PLAN
A-2.2	PARCEL 142 2ND FLOOR PLAN
A-2.3	PARCEL 142 3RD FLOOR PLAN
A-2.4	PARCEL 344 1ST FLOOR PLAN
A-2.5	PARCEL 344 2ND FLOOR PLAN
A-2.6	PARCEL 344 3RD FLOOR PLAN
A-3.1	PARCEL 142 ROOF PLAN
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A-4.1	PARCEL 1 EXTERIOR ELEVATIONS
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A-4.3	PARCEL 3 EXTERIOR ELEVATIONS
A-4.4	PARCEL 4 EXTERIOR ELEVATIONS
A-6.1	BUILDING SECTIONS
A-6.2	BUILDING SECTIONS
C-1	CONSTRAINTS MAP
C-2	CONCEPTUAL GRADING PLAN

1 OF 4	TENTATIVE MAP TITLE SHEET
2 OF 4	CONSTRAINTS MAP
3 OF 4	TENTATIVE PARCEL MAP
4 OF 4	STORM WATER FORMS

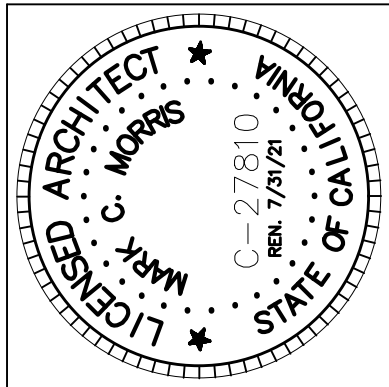
PROJECT TEAM:

OWNER
BERYL STREET INC.
2019 GARNET AVE.
SAN DIEGO, CA 92109

ARCHITECT
OASIS ARCHITECTURE & DESIGN, INC.
1015 TURQUOISE STREET
SUITE 2
SAN DIEGO, CA 92109
TEL: (858) 273-5632
FAX: (858) 273-5655
CONTACT: MARK MORRIS

CIVIL ENGINEER
OMEGA ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE.
SUITE B
SAN DIEGO, CA 92123
TEL: (858) 634-8620
CONTACT: ANDREW KANN

STRUCTURAL ENGINEER
DAVID THOMAS ENGINEERING, A.P.C.
3525 DEL MAR HEIGHTS ROAD
SUITE 331
SAN DIEGO, CA 92130
TEL: (858) 201-3072
CONTACT: DAVID THOMAS



BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

1.	CDP/SD/PM SUBMITTAL 11/02/2018
2.	CDP/SD/PM RE-SUBMITTAL 02/21/2019
3.	CDP/SD/PM RE-SUBMITTAL 05/09/2019



OASIS
ARCHITECTURE
&
DESIGN, INC.

858-273-5632

1015 TURQUOISE ST.
SUITE 2
SAN DIEGO, CA
92109

THIS DRAWING, AS INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ARCHITECT.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

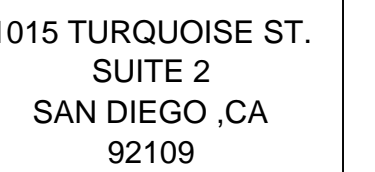
DRAWN BY	CHECKED BY
ELB	MCM
DATE	JOB NO.
07/22/19	1803

TITLE

T-1

OF --

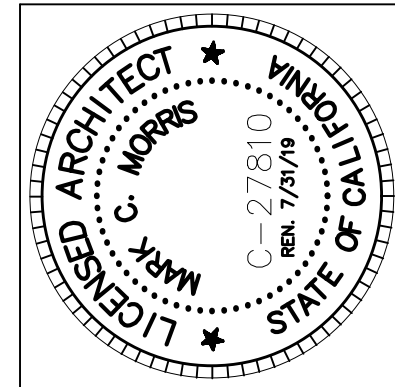
1.	CDP/SDP/TM SUBMITTAL 11/02/2018
2.	CDP/SDP/TM RE-SUBMITTAL 02/21/2019
3.	CDP/SDP/TM RE-SUBMITTAL 05/09/2019



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

F --





BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

1.	CDP/SDP/TM SUBMITTAL 11/02/2018
2.	CDP/SDP/TM RE-SUBMITTAL 02/21/2019
3.	CDP/SDP/TM RE-SUBMITTAL 05/09/2019



OASIS
ARCHITECTURE
&
DESIGN, INC.

858-273-5632

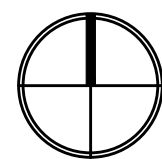
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SUITE 2
SAN DIEGO, CA
92109

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DRAWN BY	CHECKED BY
ELB	MCM
DATE	JOB NO.
05/09/19	1803

LANDSCAPE PLAN

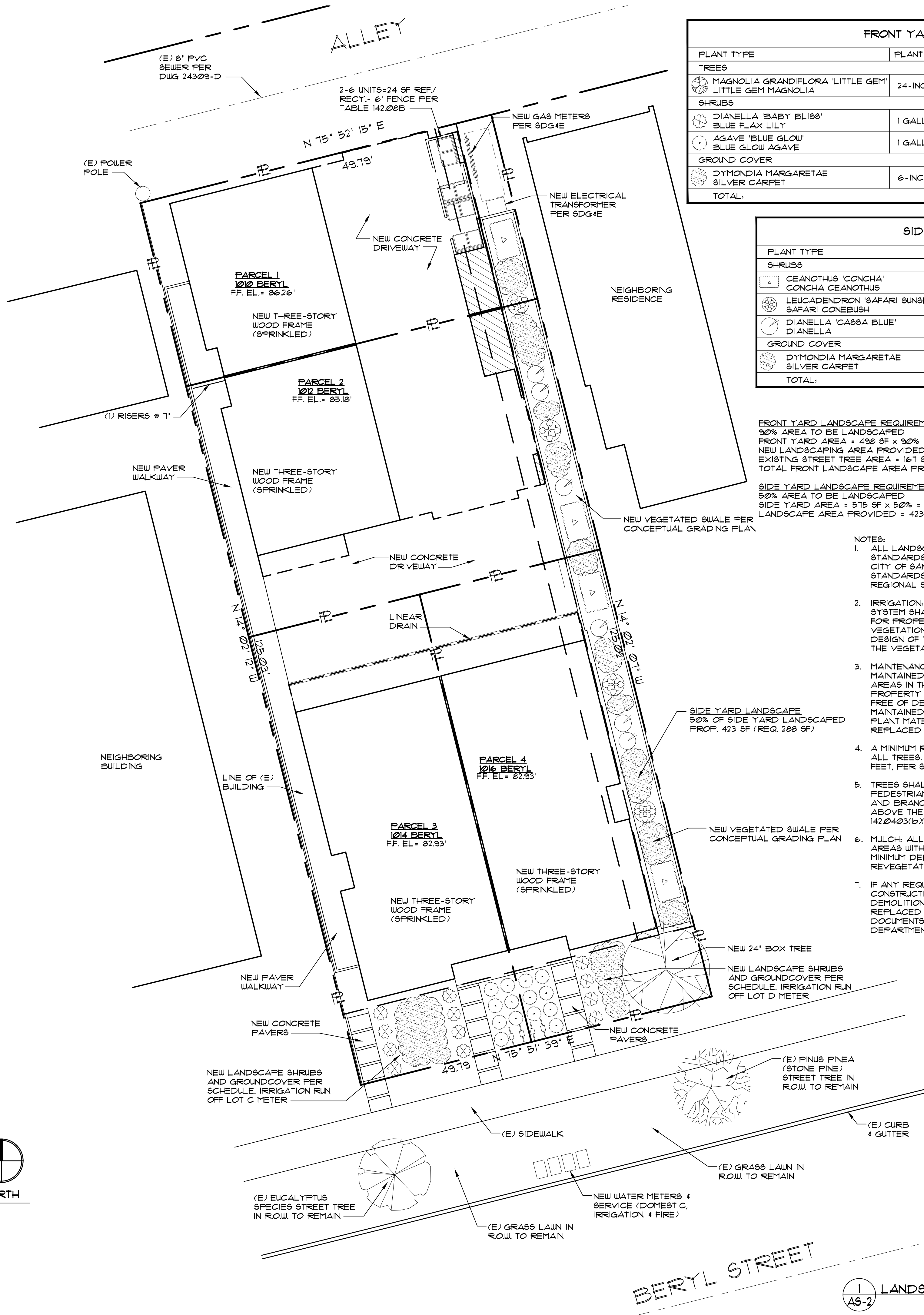
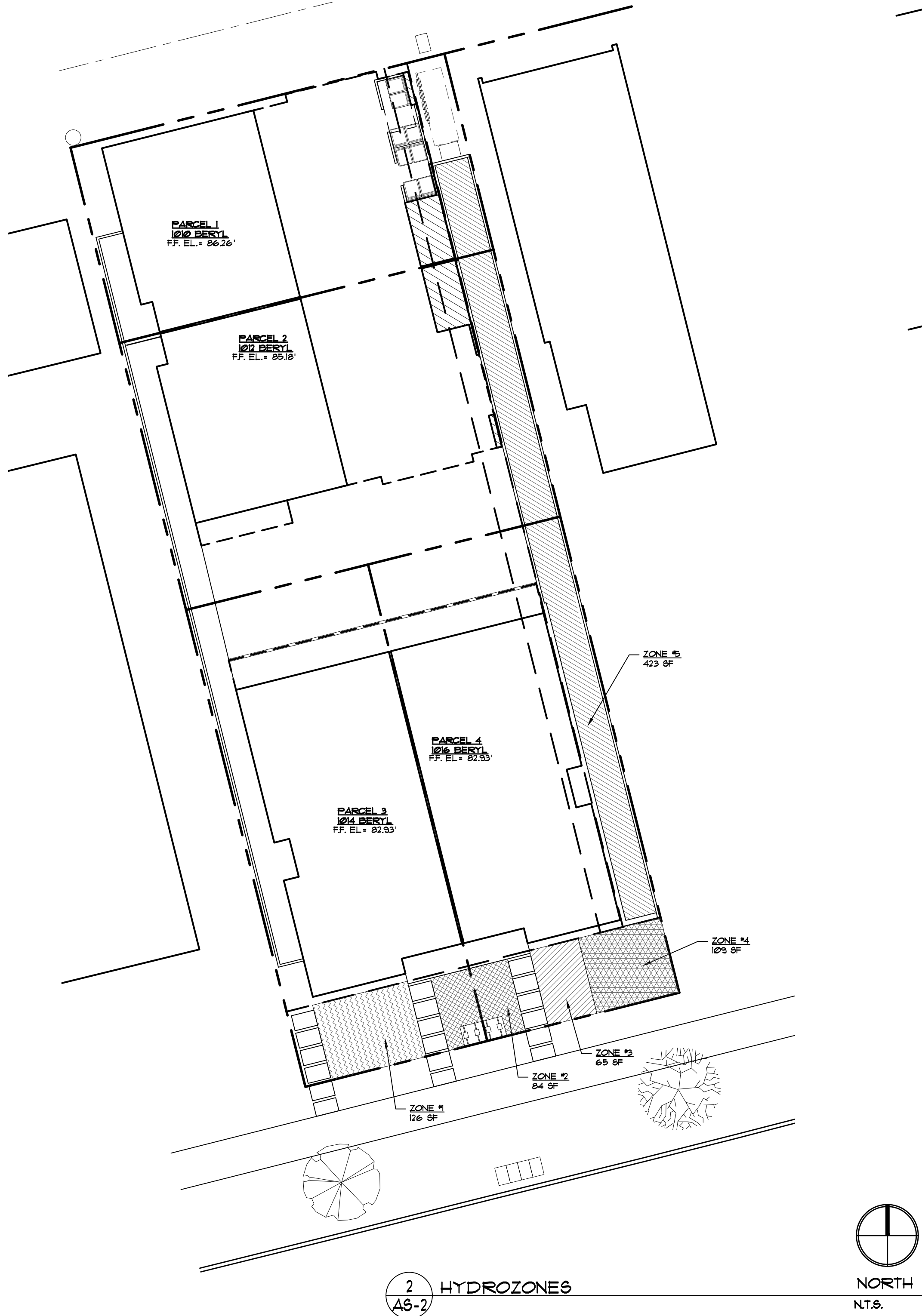


NORTH
1/8" = 1'-0"

AS-2

OF --

WATER BUDGET LANDSCAPE WORKSHEET						
MAWA WATER BUDGET CALCULATION: (40 x 0.62 x 0.55 x 801) + (0.45 x 0) = 11,001.48 = 11,001 GALLONS PER YEAR						
HYDROZONE #	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF	HYDROZONE AREA (SF)	ETW (GAL PER YEAR) (ET x 0.62 x (FF/IE x HA/IE) x SLA)
ZONE #1	0.2	DRIP	0.81	0.55	126 SF	111.55 GAL/YEAR
ZONE #2	0.2	DRIP	0.81	0.55	84 SF	514.31 GAL/YEAR
ZONE #3	0.2	DRIP	0.81	0.55	65 SF	398.02 GAL/YEAR
ZONE #4	0.5	DRIP	0.81	0.55	109 SF	1,668.64 GAL/YEAR
ZONE #4	0.2	DRIP	0.81	0.55	423 SF	2,590.22 GAL/YEAR
TOTALS:					801 SF	5,342.80 GAL/YEAR



FRONT YARD PLANT SCHEDULE					
PLANT TYPE	PLANT SIZE	QTY	PLANTING AREA	PLANT POINTS	MATURE HEIGHT
TREES					
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	24-INCH BOX	1	110 SF	200 x 1 = 200	20'-0"
SHRUBS					
DIANELLA 'BABY BLISS'	1 GALLON	12	85 SF	10 x 12 = 120	1'-0"
AGAVE 'BLUE GLOW'	1 GALLON	14	73 SF	10 x 12 = 120	1'-6"
GROUND COVER					
DYMONDIA MARGARETAE SILVER CARPET	6-INCH POT	52	104 SF	0.0	0'-3"
TOTAL:			372 SF	440 POINTS	

SIDE YARD PLANT SCHEDULE				
PLANT TYPE	PLANT SIZE	QTY	PLANTING AREA	MATURE HEIGHT
SHRUBS				
CEANOTHUS 'CONCHA'	5 GALLON	4	100 SF	8'-0"
LEUCADENDRON 'SAFARI SUNSET'	5 GALLON	4	60 SF	8'-0"
DIANELLA 'CASSA BLUE'	5 GALLON	6	72 SF	2'-0"
GROUND COVER				
DYMONDIA MARGARETAE SILVER CARPET	6-INCH POT	96	191 SF	0'-3"
TOTAL:			423 SF	

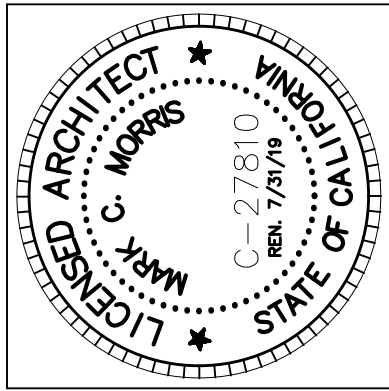
FRONT YARD LANDSCAPE REQUIREMENT:
90% AREA TO BE LANDSCAPED
FRONT YARD AREA = 498 SF x 90% = 448 SF REQ.
NEW LANDSCAPING AREA PROVIDED = 384 SF
EXISTING STREET TREE AREA = 161 SF x 15 = 254 SF
TOTAL FRONT LANDSCAPE AREA PROVIDED = 634 SF

FRONT YARD LANDSCAPE REQUIREMENT:
0.05 PLANT POINTS PER SF OF YARD AREA
FRONT YARD AREA = 498 x 0.05 = 24.9 PTS REQ.
LANDSCAPE POINT PROVIDED = 44.0 PTS

SIDE YARD LANDSCAPE REQUIREMENT:
50% AREA TO BE LANDSCAPED
SIDE YARD AREA = 515 SF x 50% = 288 SF REQ.
LANDSCAPE AREA PROVIDED = 423 SF

- NOTES:
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 - 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.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - 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 SECTION 142.0403(b)(5).
 - TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SDMC SECTION 142.0403(b)(10).
 - MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.041.
 - IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

1 AS-2 LANDSCAPE PLAN



BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

1.	CDP/SDP/TM SUBMITTAL 11/02/2018
2.	CDP/SDP/TM RE-SUBMITTAL 02/21/2019
3.	CDP/SDP/TM RE-SUBMITTAL 05/09/2019



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1015 TURQUOISE ST.
SUITE 2
SAN DIEGO, CA
92109

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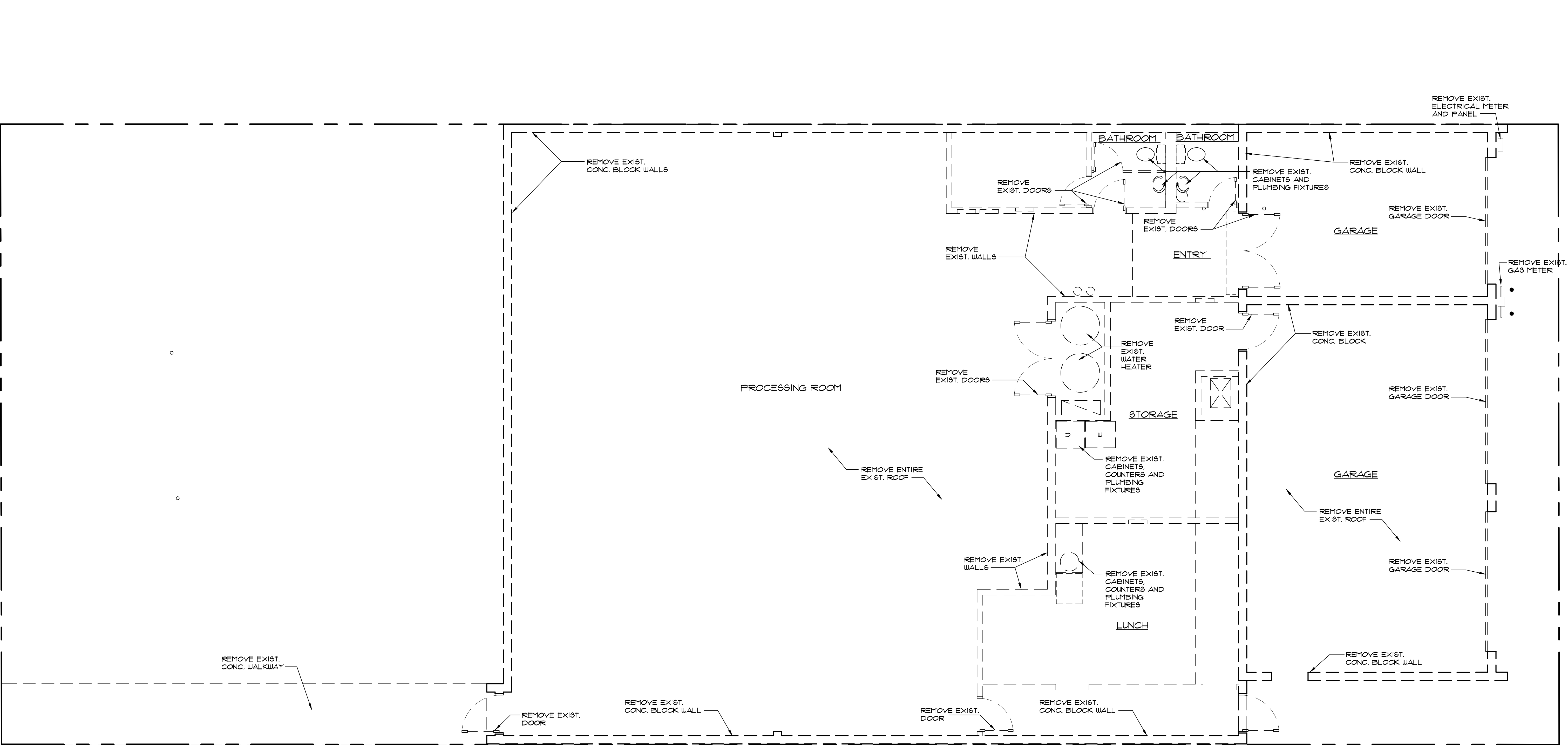
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05/09/19	1803

DEMO PLAN

A = 1.1

OF --



DEMOLITION NOTES

- ALL ITEMS NOTED AS 'REMOVED' SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF.
- DISCONNECTION AND/OR REMOVAL OF UTILITIES AND PHONE AND CABLE TELEVISION LINES SHALL BE COORDINATED AS REQUIRED WITH THE APPROPRIATE COMPANIES OR AGENCIES.
- BEFORE SCRAPING OR REMOVING CEILING LID WHERE SPRAYED ACOUSTICAL CEILING TEXTURE OCCURS, CONTRACTOR SHALL HAVE MINIMUM NUMBER OF SPRAYED ACOUSTICAL TEXTURE SAMPLES TESTED BY AN APPROVED LAB. IF SAMPLES TEST POSITIVE FOR ASBESTOS, CONTRACTOR SHALL CONTRACT WITH A COMPANY THAT IS LICENSED BY THE STATE OF CALIFORNIA FOR ASBESTOS REMOVAL TO REMOVE SPRAYED ACOUSTICAL TEXTURE MATERIAL BEFORE DEMOLISHING ANY AFFECTED CEILINGS.
- SELECTED EXISTING TREES AND SHRUBS SHALL REMAIN AND SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION AND CONSTRUCTION. IF ANY TREES OR SHRUBS MUST BE TEMPORARILY REMOVED DUE TO CONSTRUCTION, THEY SHALL BE CAREFULLY STORED, MAINTAINED AND REPLANTED IN THEIR ORIGINAL LOCATION.
- CONTRACTOR TO COMPLY WITH AND FILL OUT THE WASTE MANAGEMENT FORM FOR CONSTRUCTION AND DEMOLITION DEBRIS DEPOSIT PROGRAM. 50% OF ALL DEBRIS GENERATED FROM THE PROJECT MUST BE RECYCLED AND DOCUMENTED.

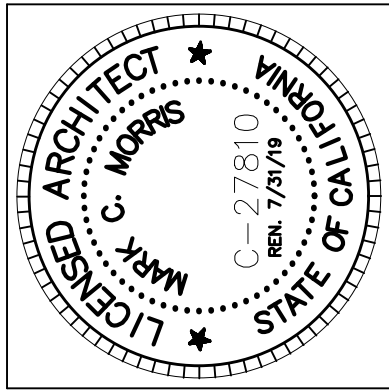
LEGEND

- WALLS TO BE DEMOLISHED
- WALLS TO REMAIN
- - - - - WINDOW TO BE REMOVED
- ===== WINDOW TO REMAIN
- DOOR TO BE REMOVED
- ===== DOOR TO REMAIN

1
A-11 DEMOLITION PLAN



1/4" = 1'-0"



BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

1.	CDP/SDP/TM SUBMITTAL 11/02/2018
2.	CDP/SDP/TM RE-SUBMITTAL 02/21/2019
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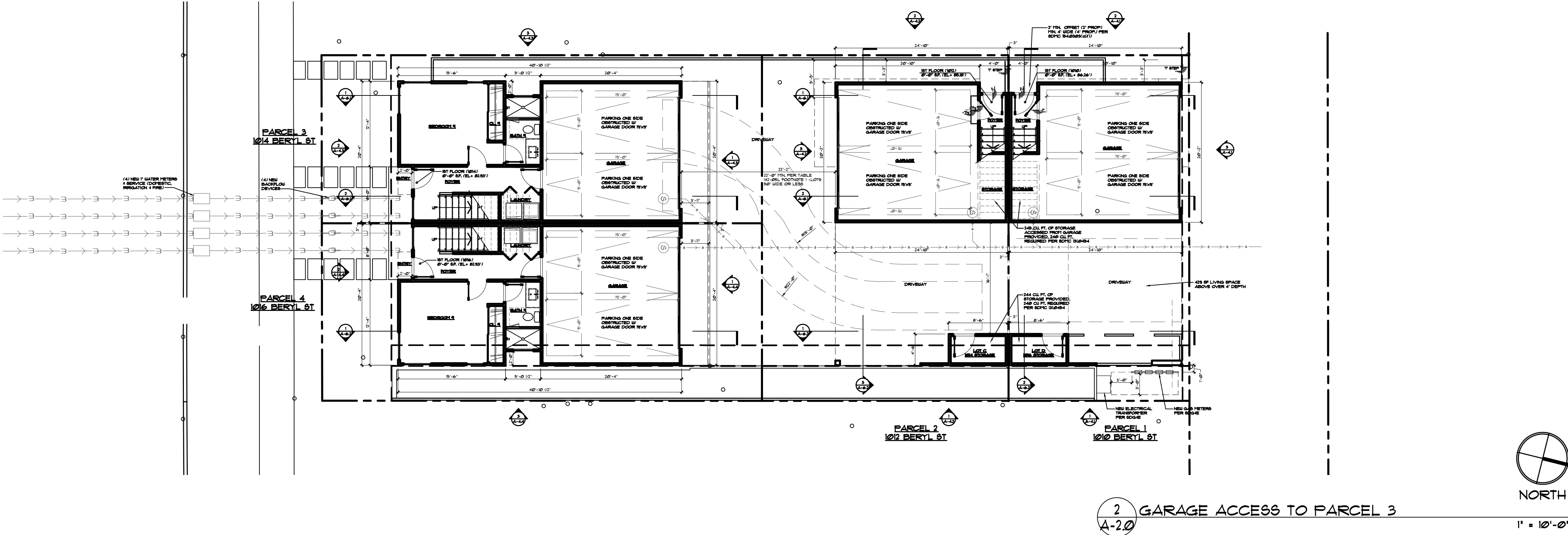
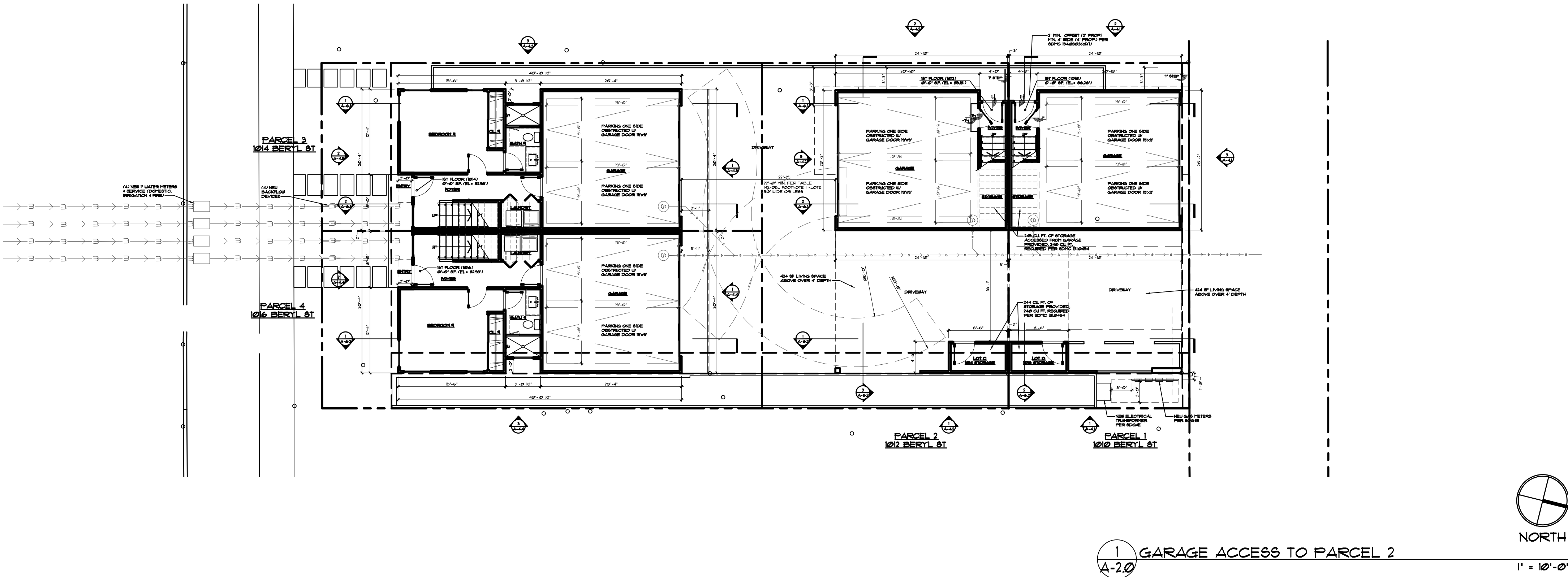
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FLOOR PLANS

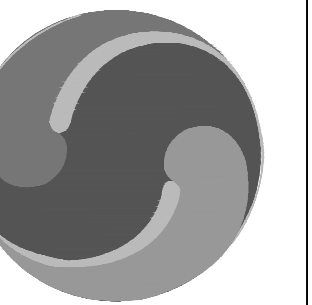
A-2.0

OF --



1010-1016 BERYL STREET
SAN DIEGO, CA 92109

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2.	CDP/SDP/TM RE-SUBMITTAL 02/21/2019
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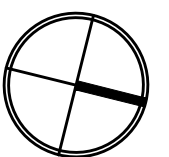
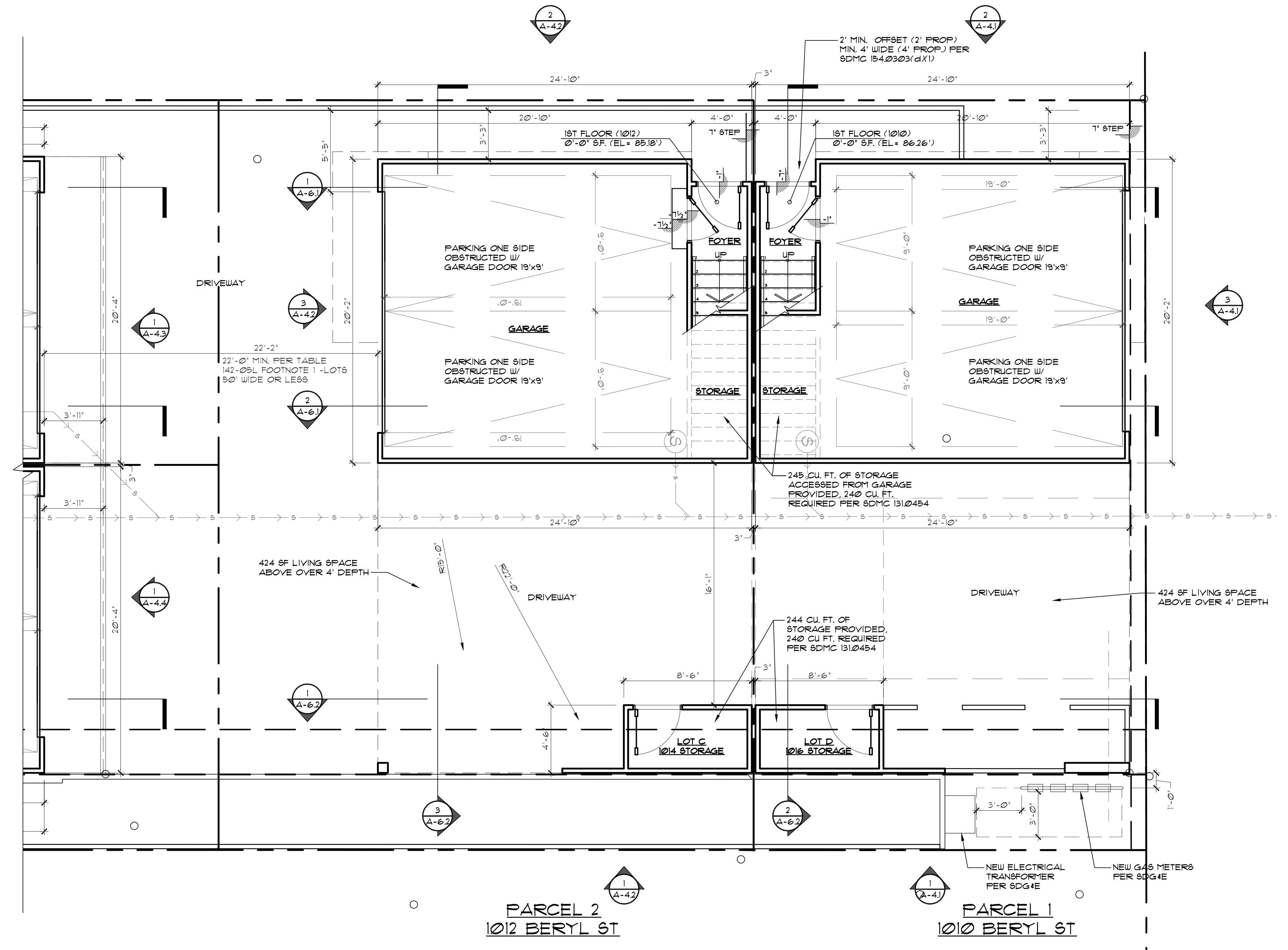
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FLOOR PLANS

$$\Delta = 2.1$$

PARCELS 142
OF --

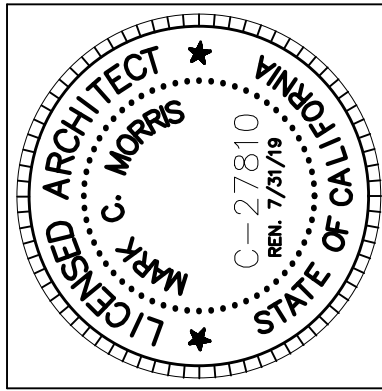


NORTH

1
A-2.1

PARCEL 1 & PARCEL 2 - FIRST FLOOR PLAN

$$\overline{1/4'} = 1' - \emptyset'$$



BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

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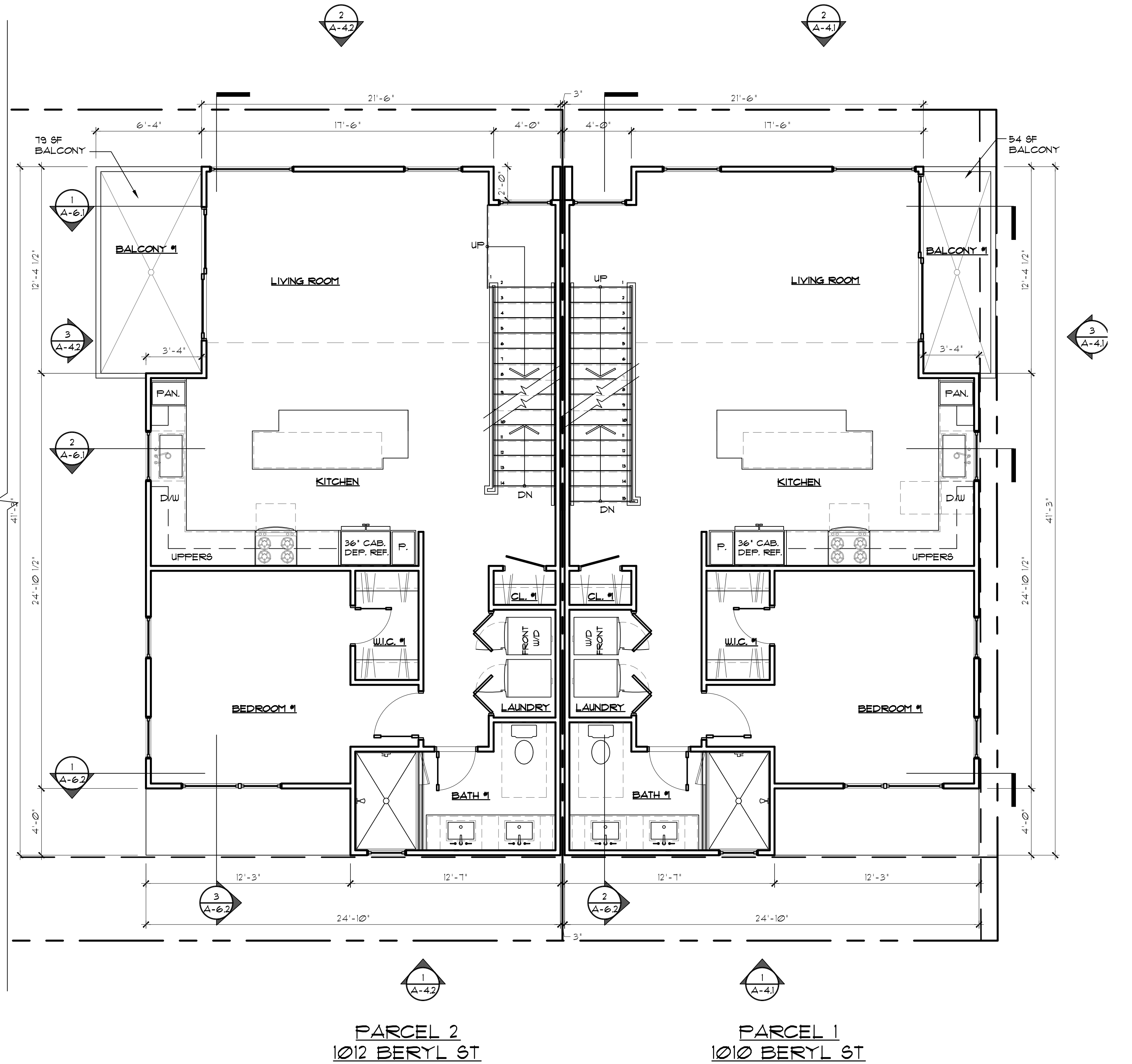
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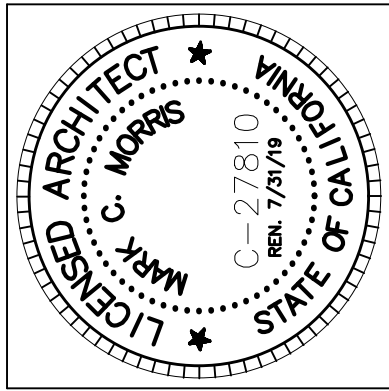
FLOOR PLANS

A-2.2
PARCEL 1 & 2
OF --



1
A-2.2
PARCEL 1 & PARCEL 2 - SECOND FLOOR PLAN
1/4" = 1'-0"





BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

1.	CDP/SDP/TM SUBMITTAL 11/02/2018
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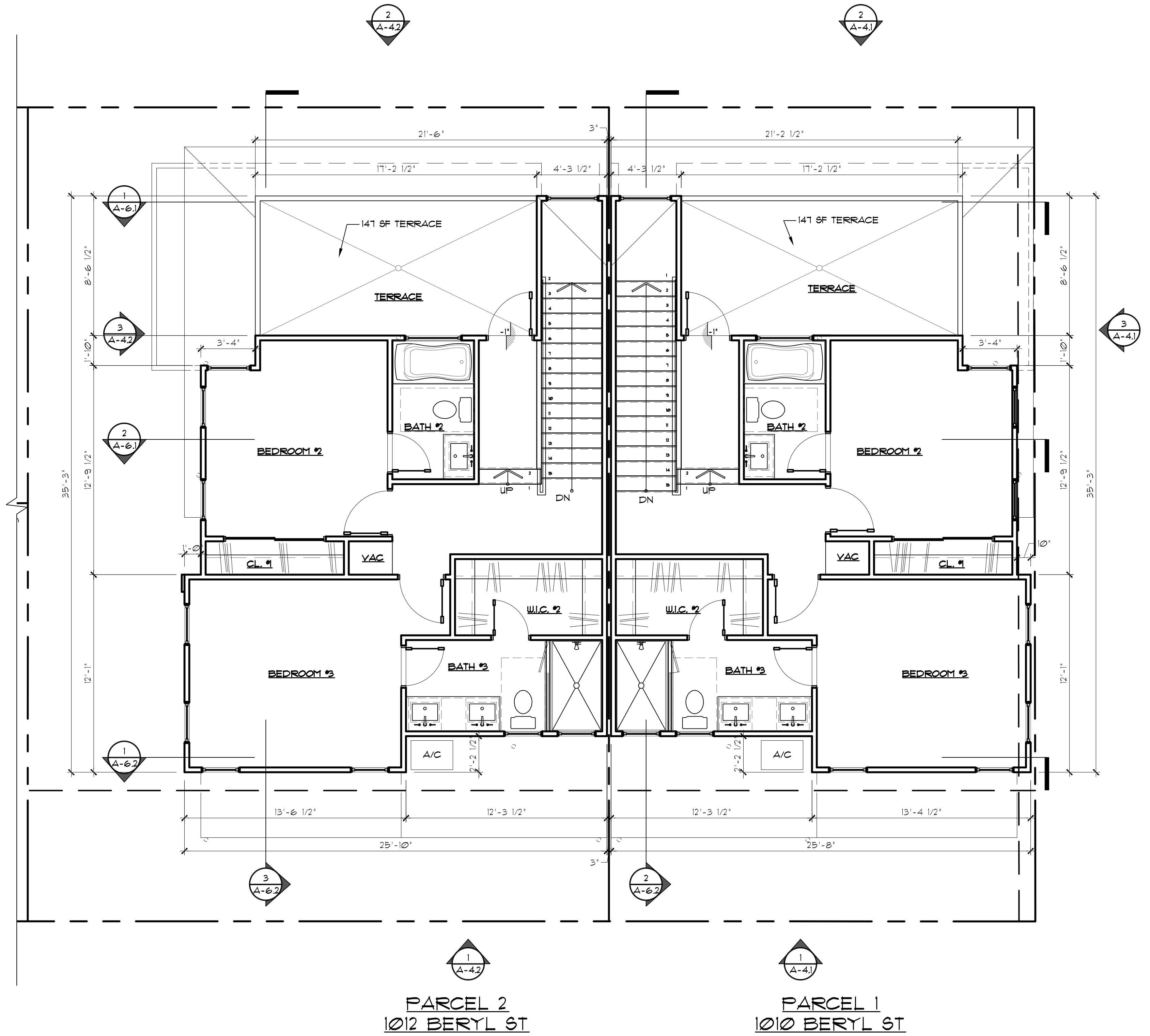
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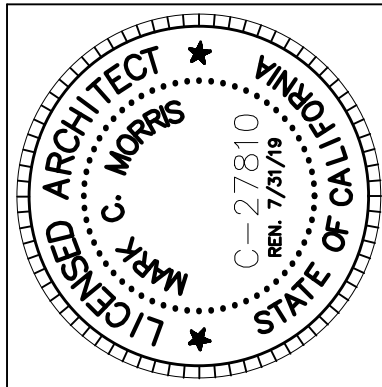
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FLOOR PLANS

A-2.3
PARCELS 1&2
OF --



1
A-2.3
PARCEL 1 & PARCEL 2 - THIRD FLOOR PLAN
1/4" = 1'-0"



BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

- | | |
|----|---------------------------------------|
| 1. | CDP/SDP/TM SUBMITTAL
11/02/2018 |
| 2. | CDP/SDP/TM RE-SUBMITTAL
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| 3. | CDP/SDP/TM RE-SUBMITTAL
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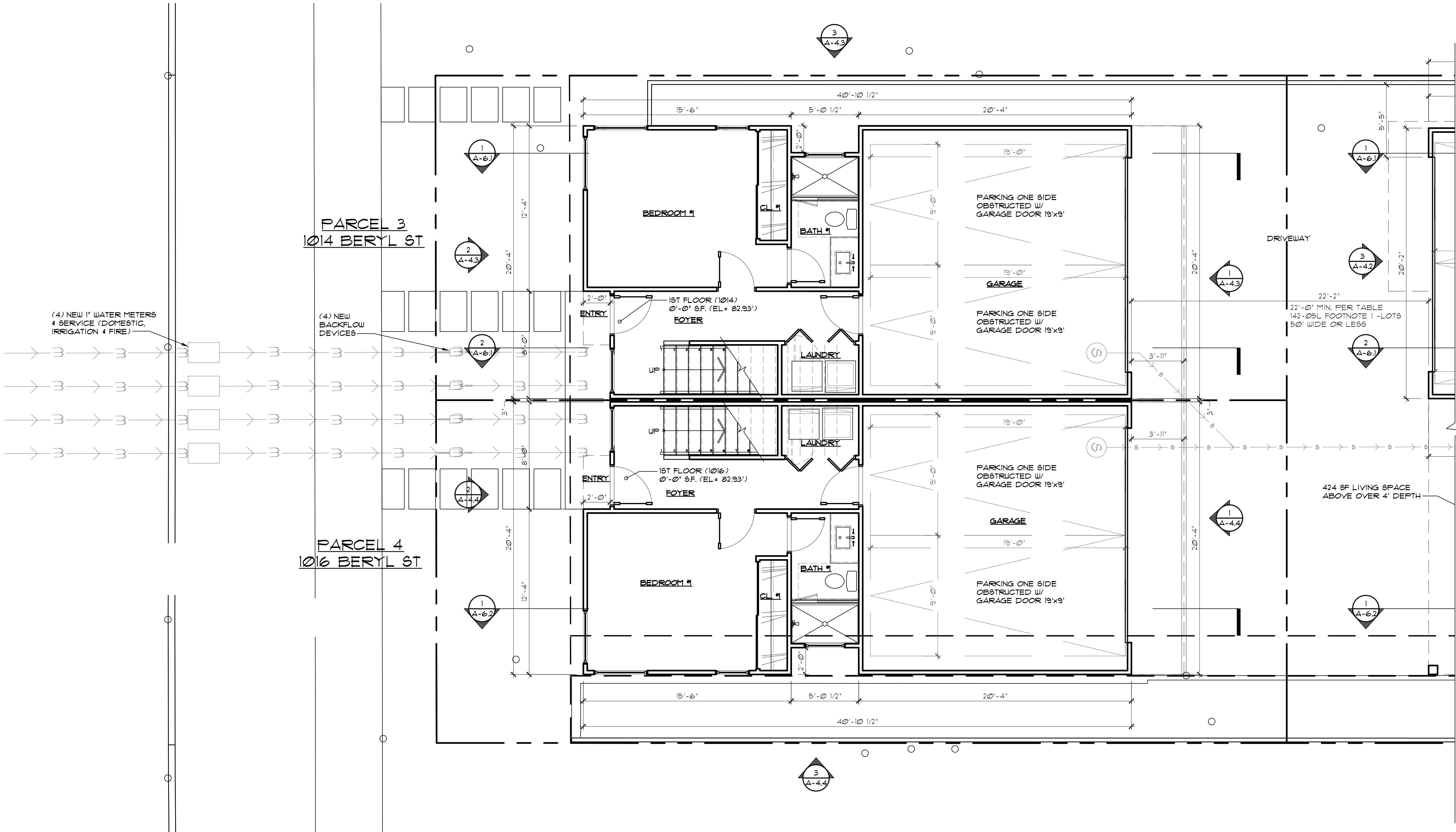
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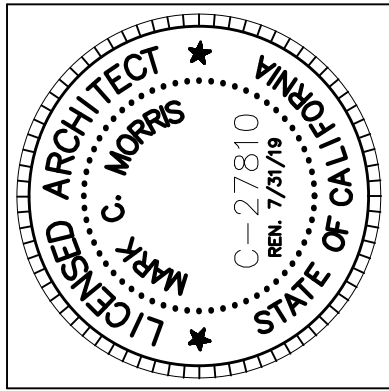
FLOOR PLANS

A-2.4
PARCELS 3 & 4
OF --



1
A-2.4
PARCEL 3 & PARCEL 4 - FIRST FLOOR PLAN
1/4" = 1'-0"





BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

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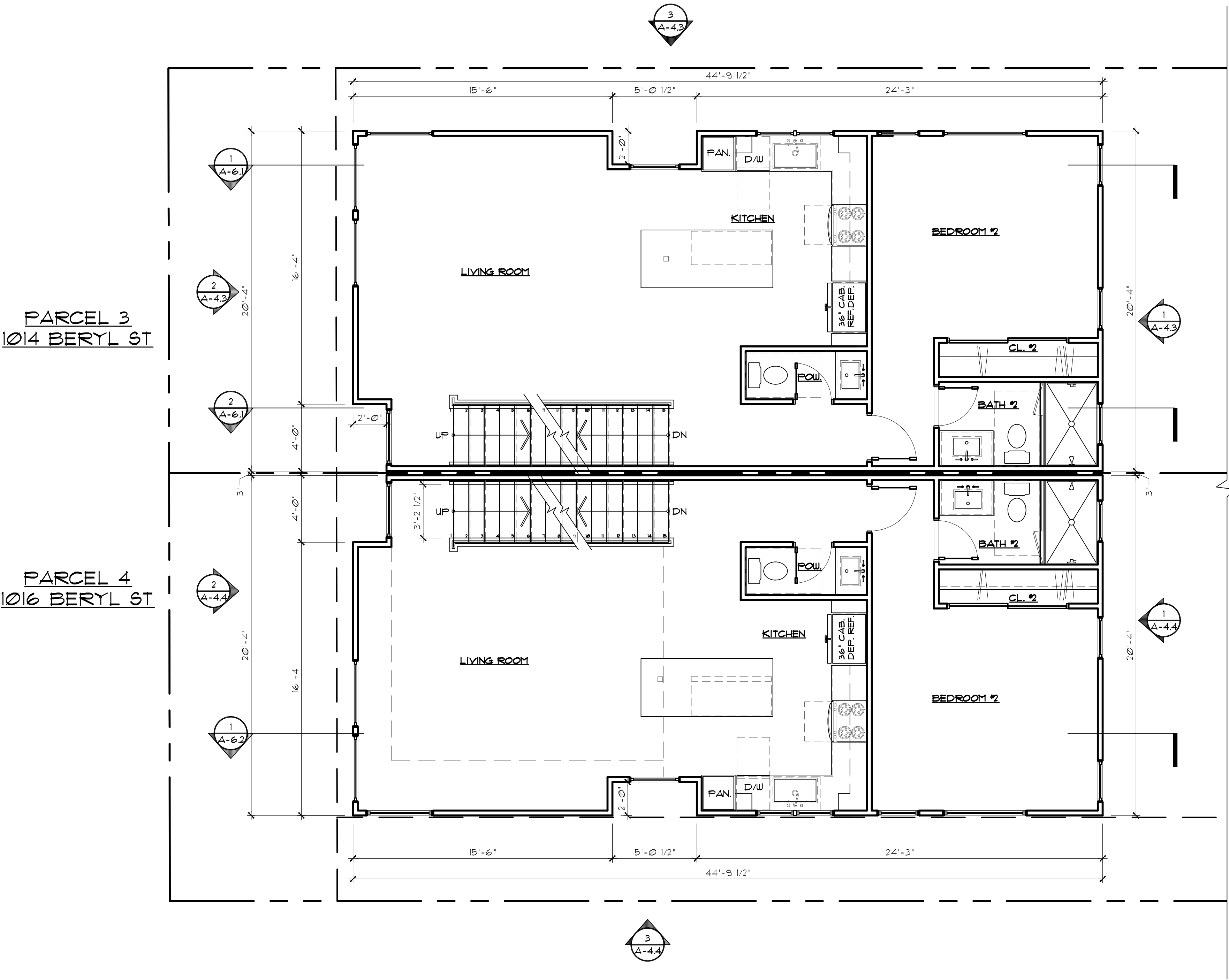
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FLOOR PLANS

A-2.5
PARCELS 3&4
OF --



PARCEL 3
1014 BERYL ST

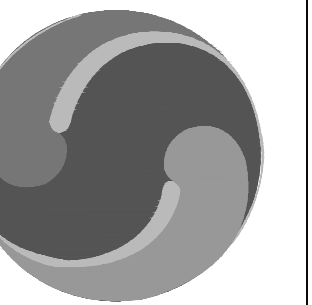
PARCEL 4
1016 BERYL ST

1
A-2.5
PARCEL 3 & PARCEL 4 - SECOND FLOOR PLAN
1/4" = 1'-0"



1010-1016 BERYL STREET
SAN DIEGO, CA 92109

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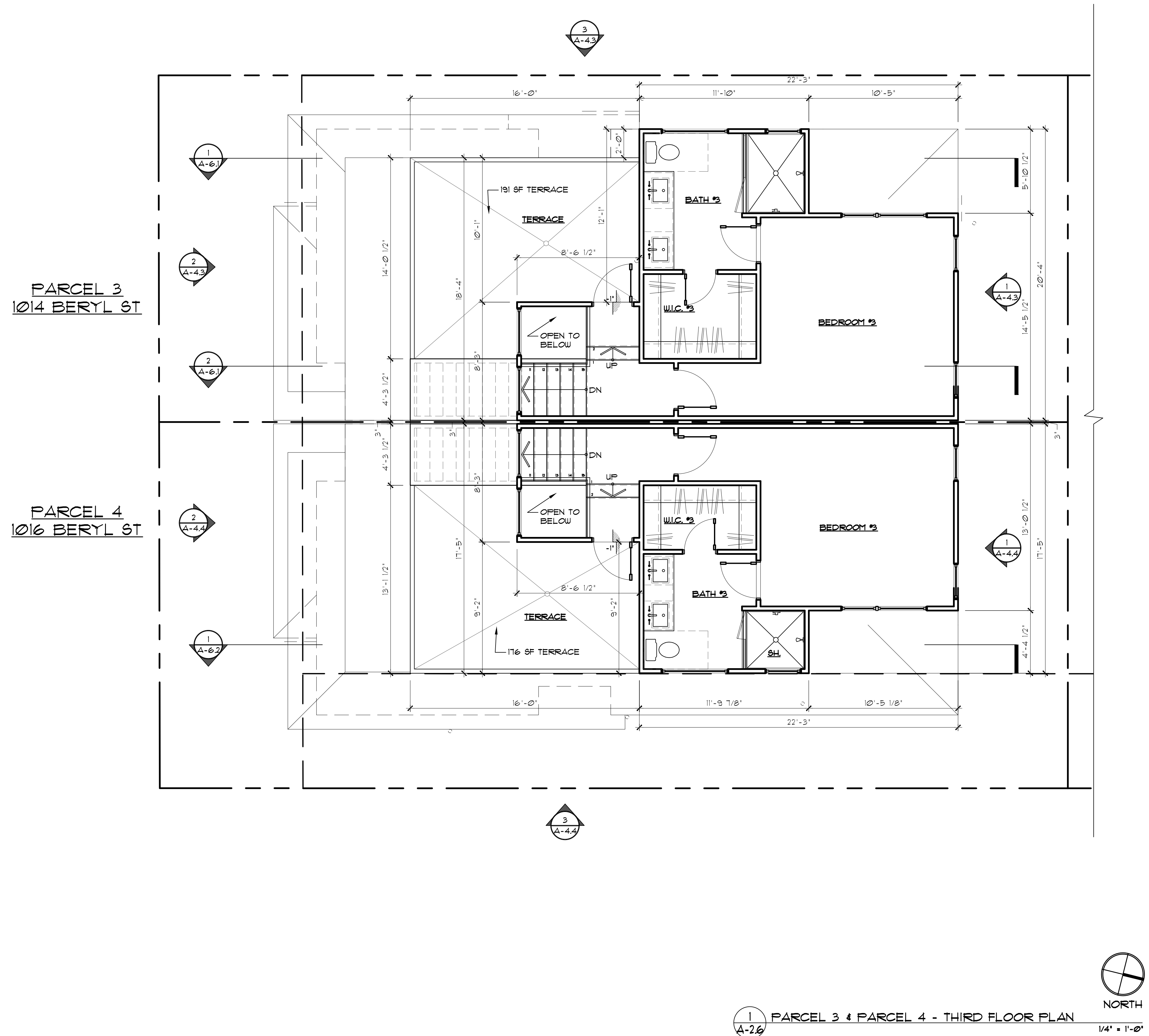
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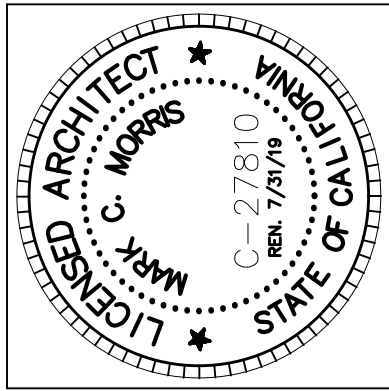
FLOOR PLANS

Δ = 2.6

PARCELS 3#4

OF --





BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
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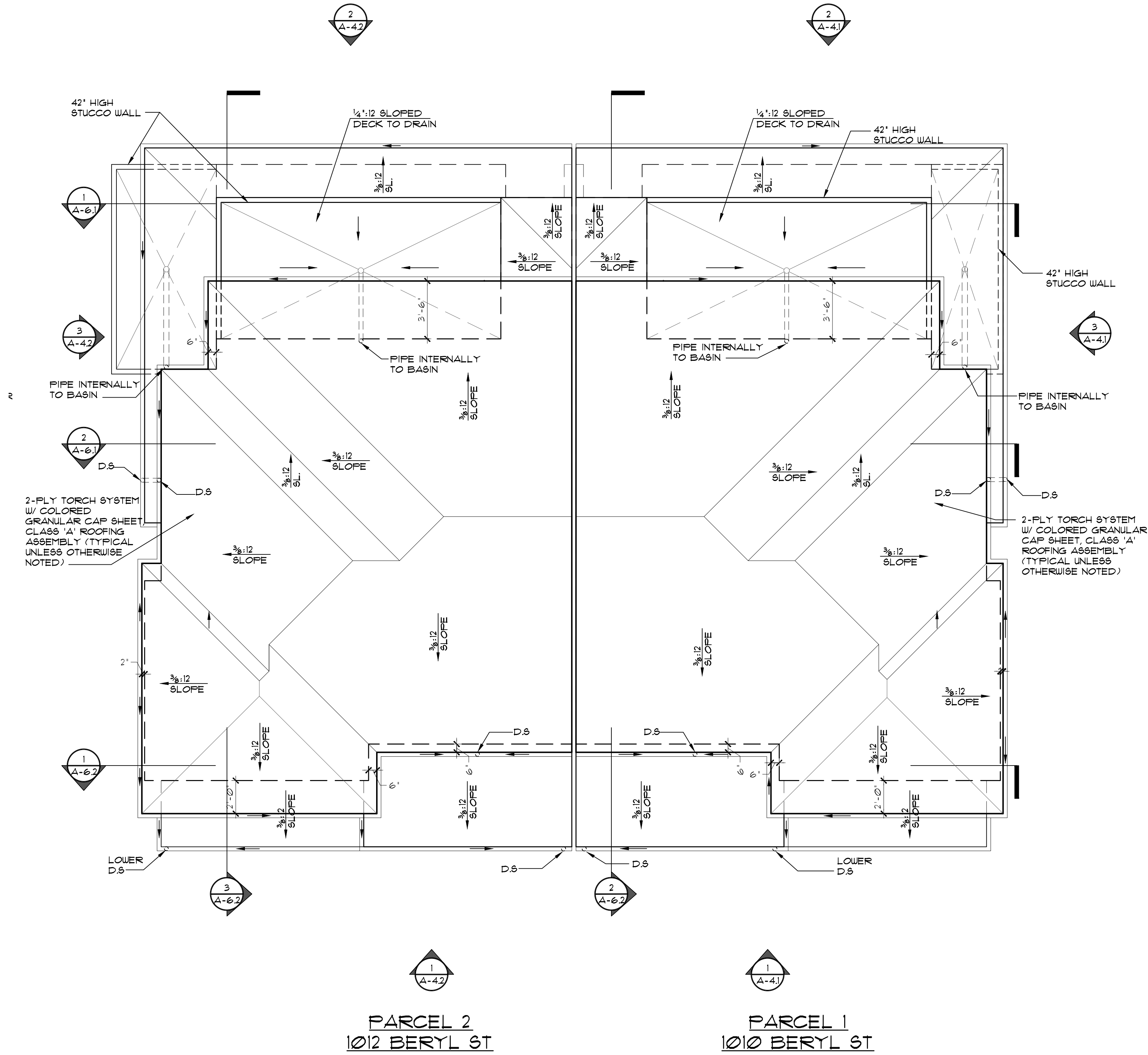
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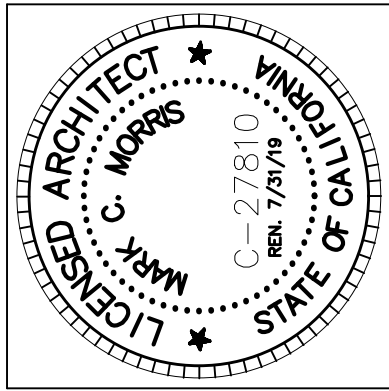
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ROOF PLAN

A-3.1
PARCELS 1&2
OF --



1
A-3.1
PARCEL 1 & PARCEL 2 - ROOF PLAN
1/4" = 1'-0"



BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

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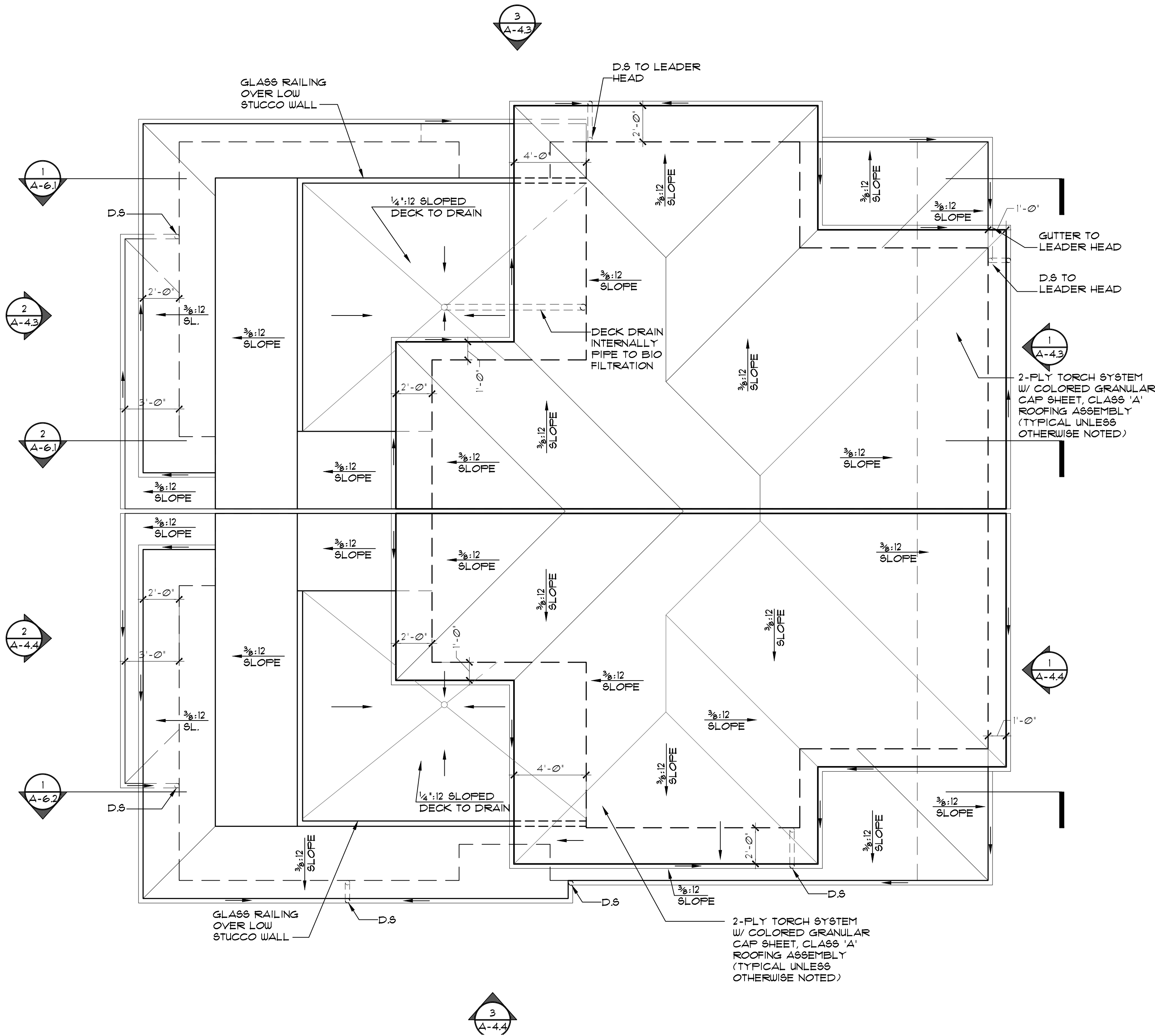
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ROOF PLAN

A-3.2
PARCELS 3 & 4
OF --

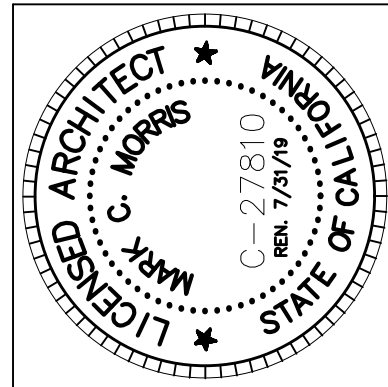
PARCEL 3
1014 BERYL ST

PARCEL 4
1016 BERYL ST



1 PARCEL 3 & PARCEL 4 - ROOF PLAN
A-32





BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

- | | | |
|----|-------------------------|------------|
| 1. | CDP/SDP/TM SUBMITTAL | 11/02/2018 |
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| 3. | CDP/SDP/TM RE-SUBMITTAL | 05/09/2019 |
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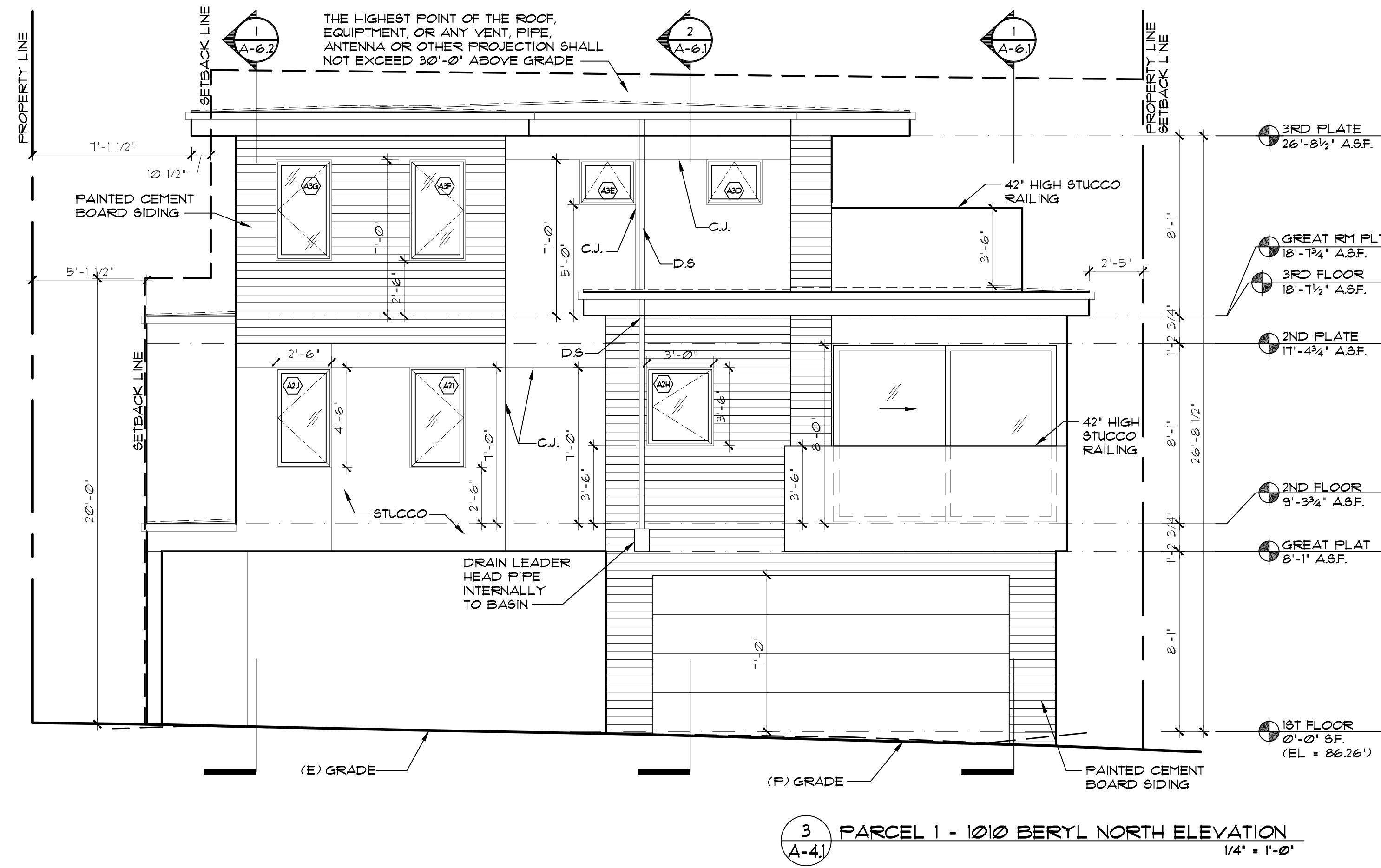
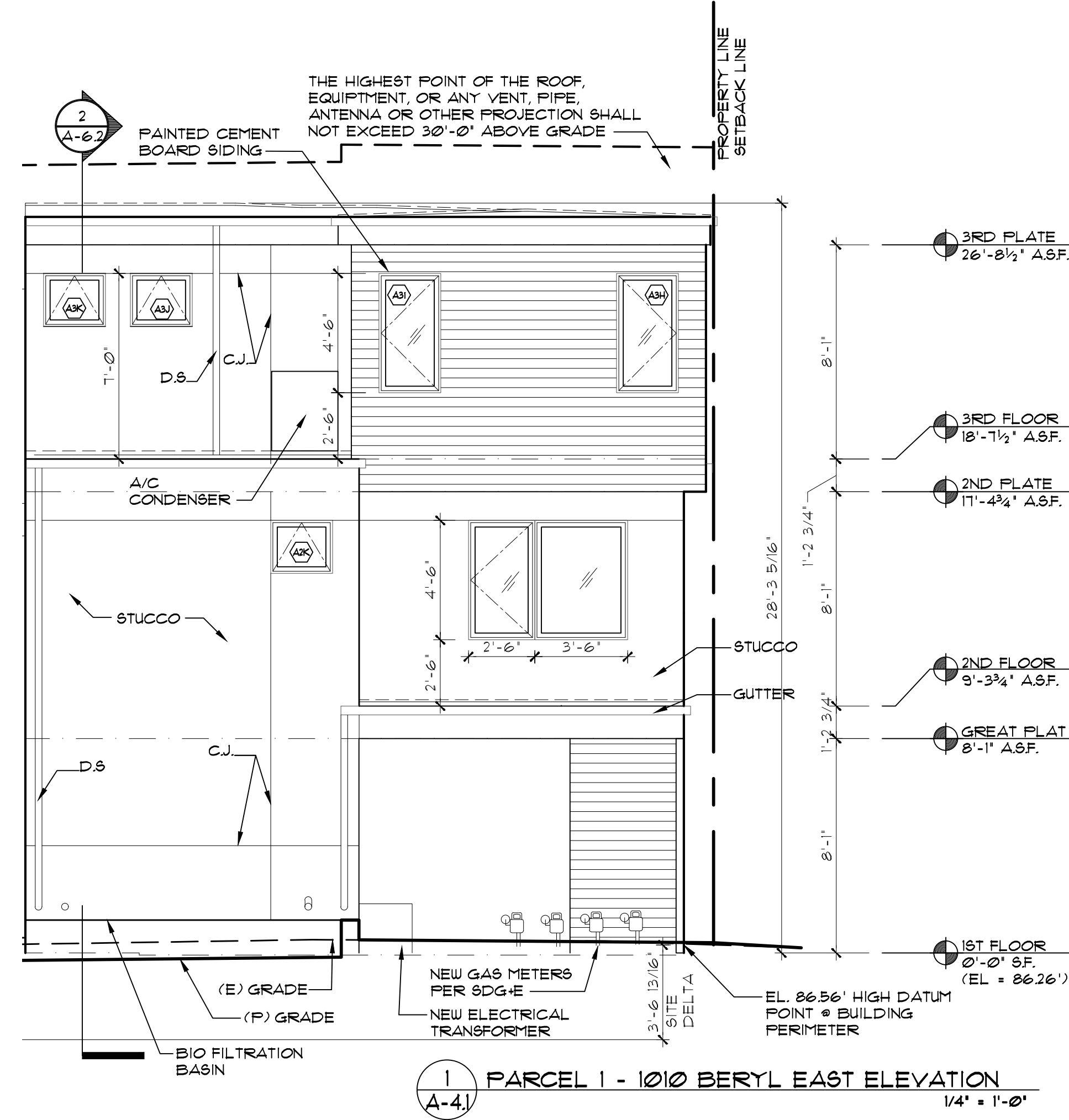
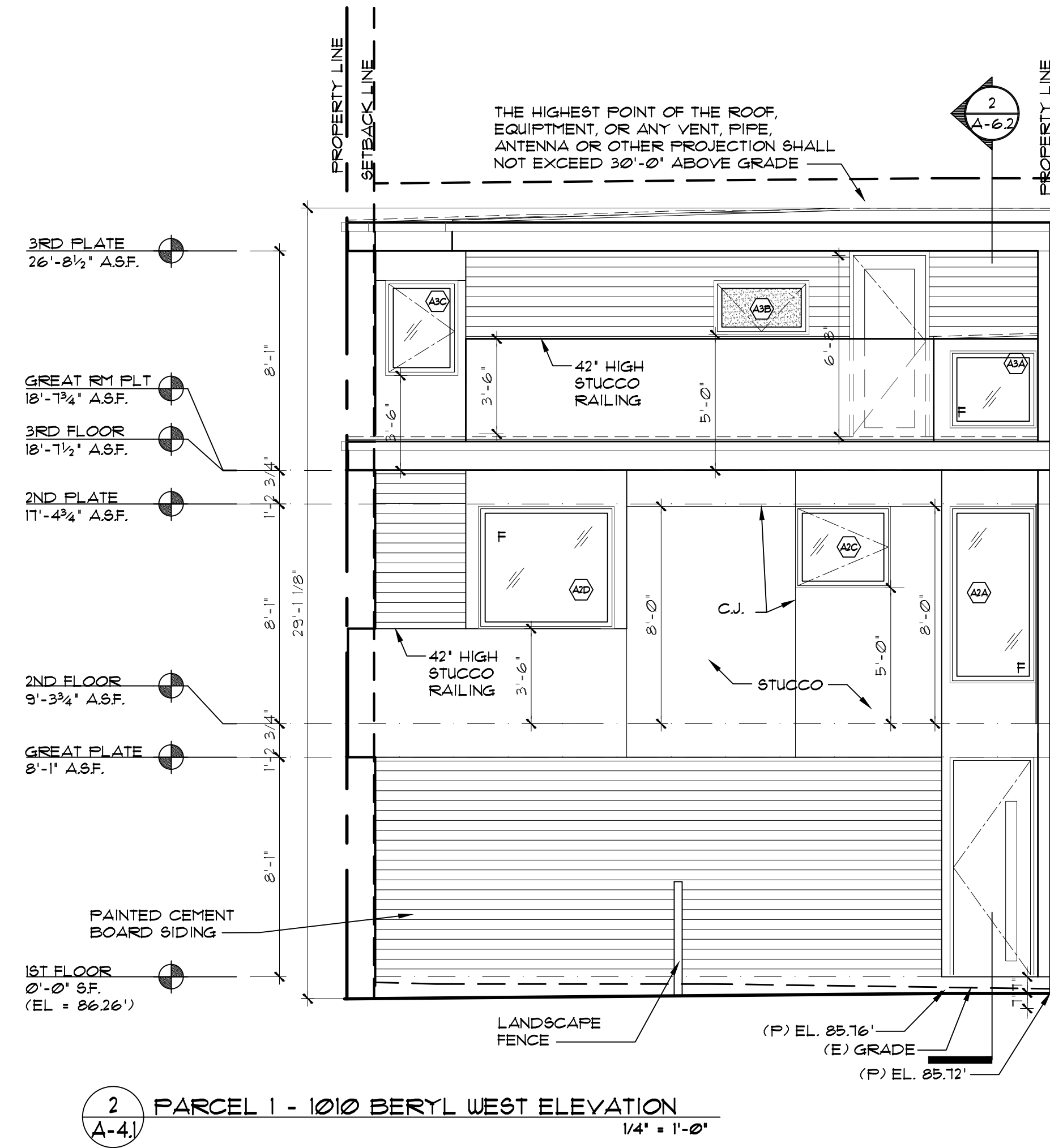
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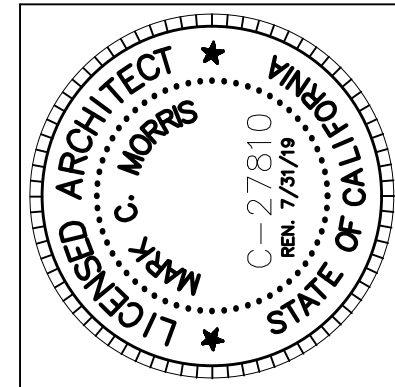
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ELEVATIONS

A-4.1
PARCEL 1
OF --





BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

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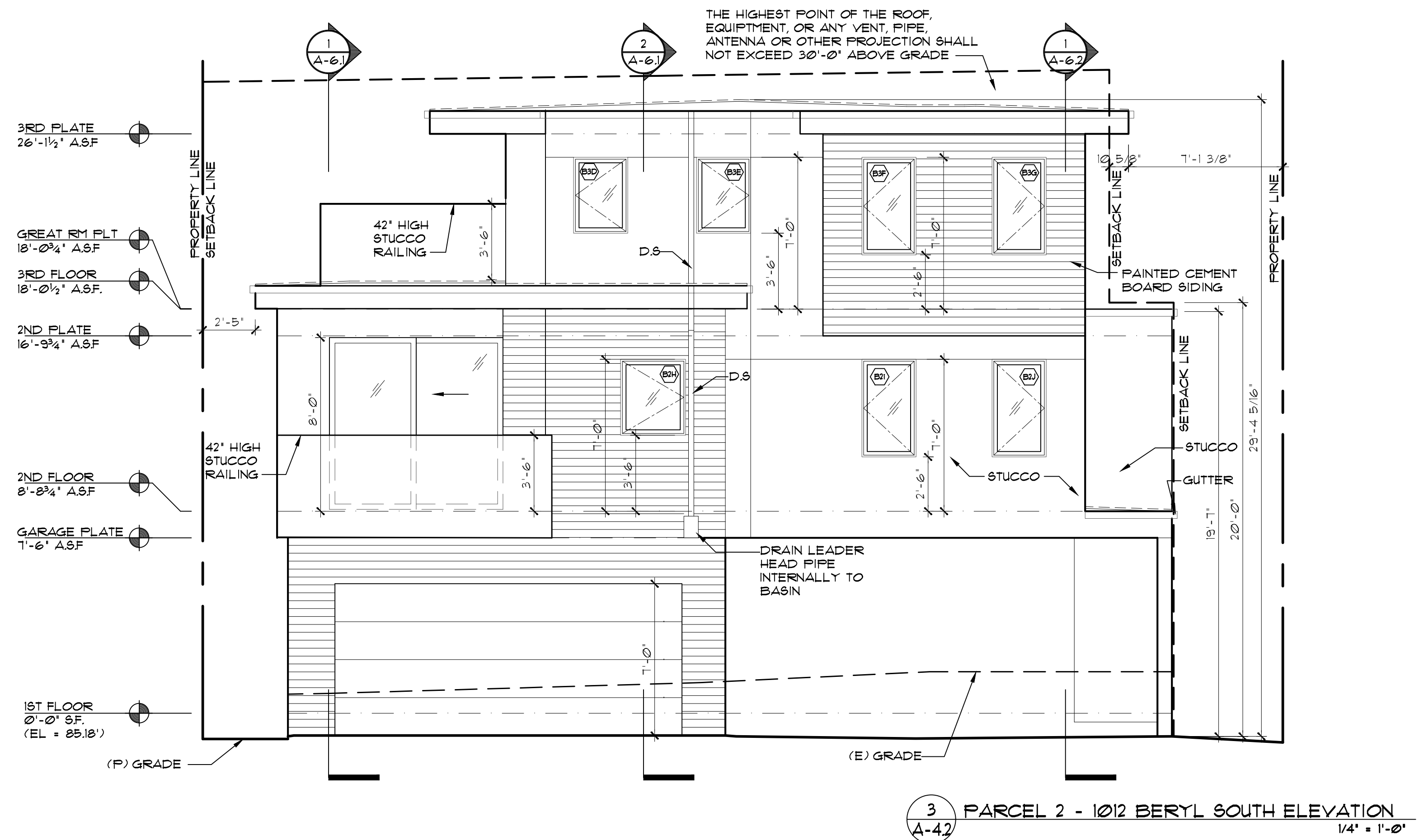
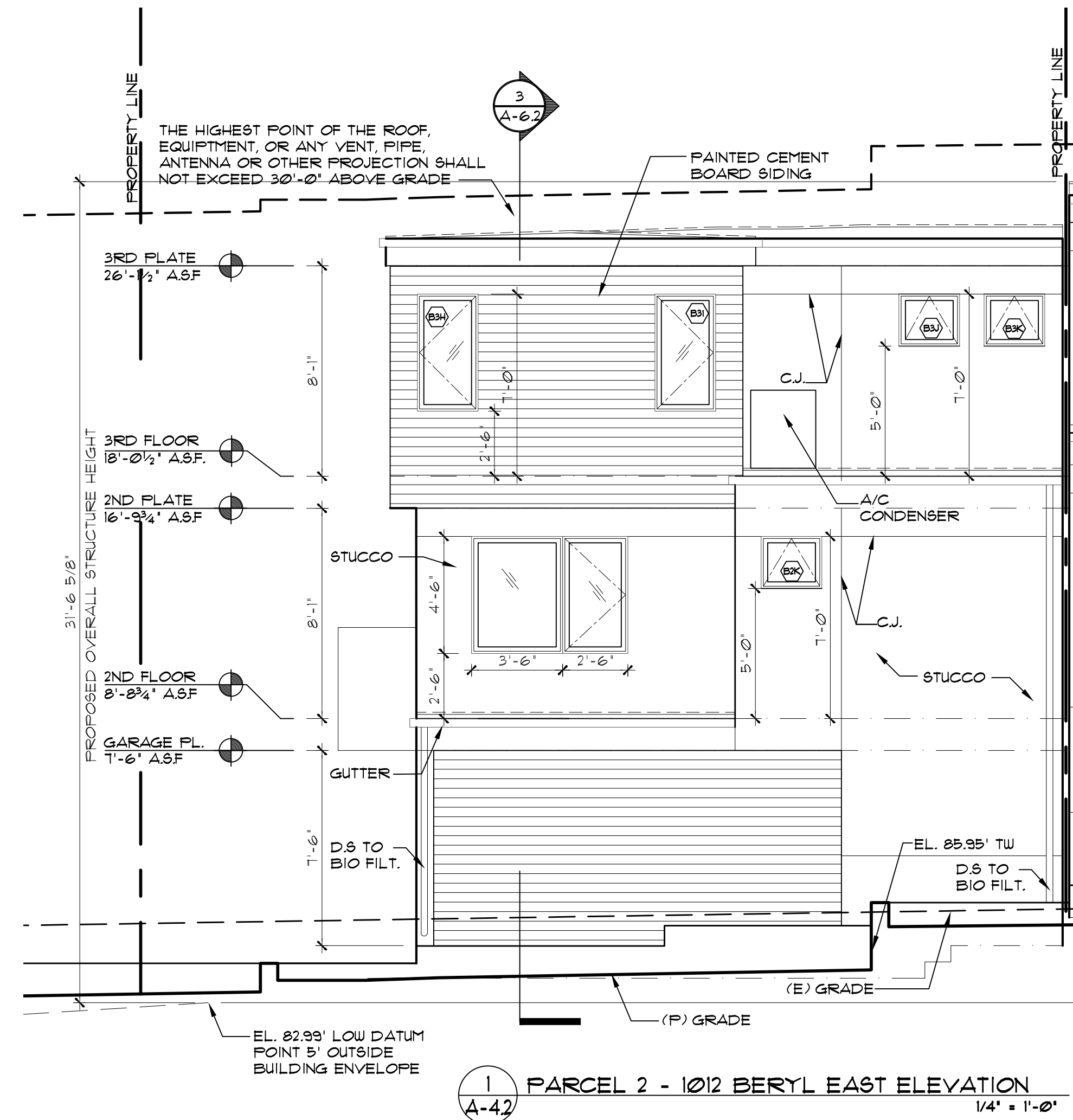
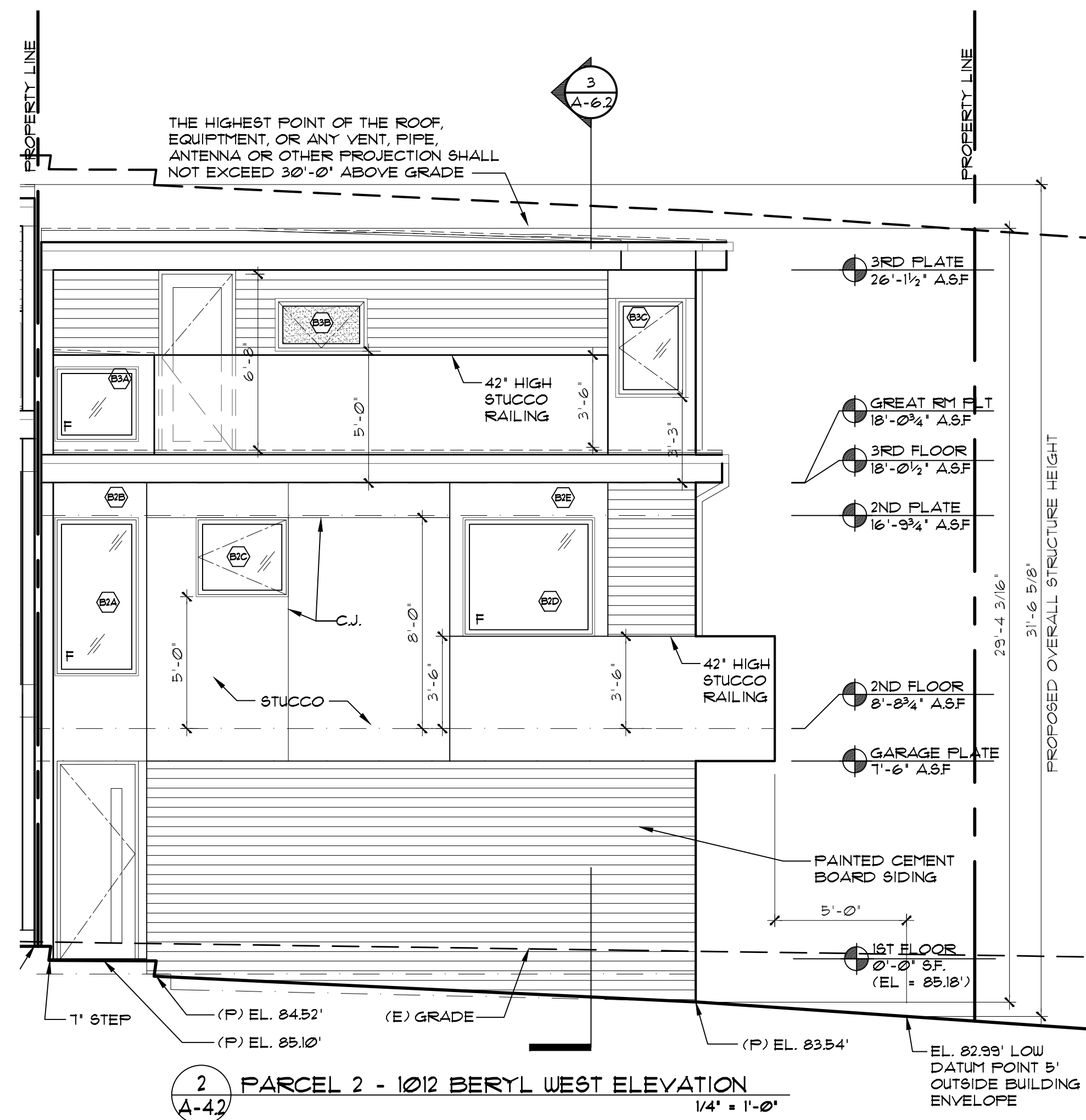
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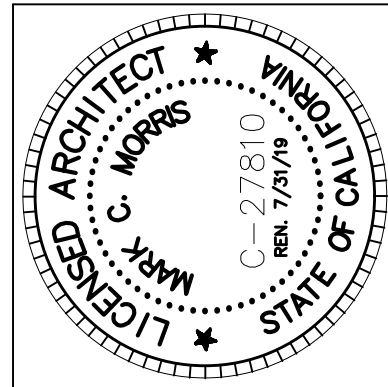
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ELEVATIONS

A-4.2
PARCEL 2
OF --





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SAN DIEGO, CA 92109

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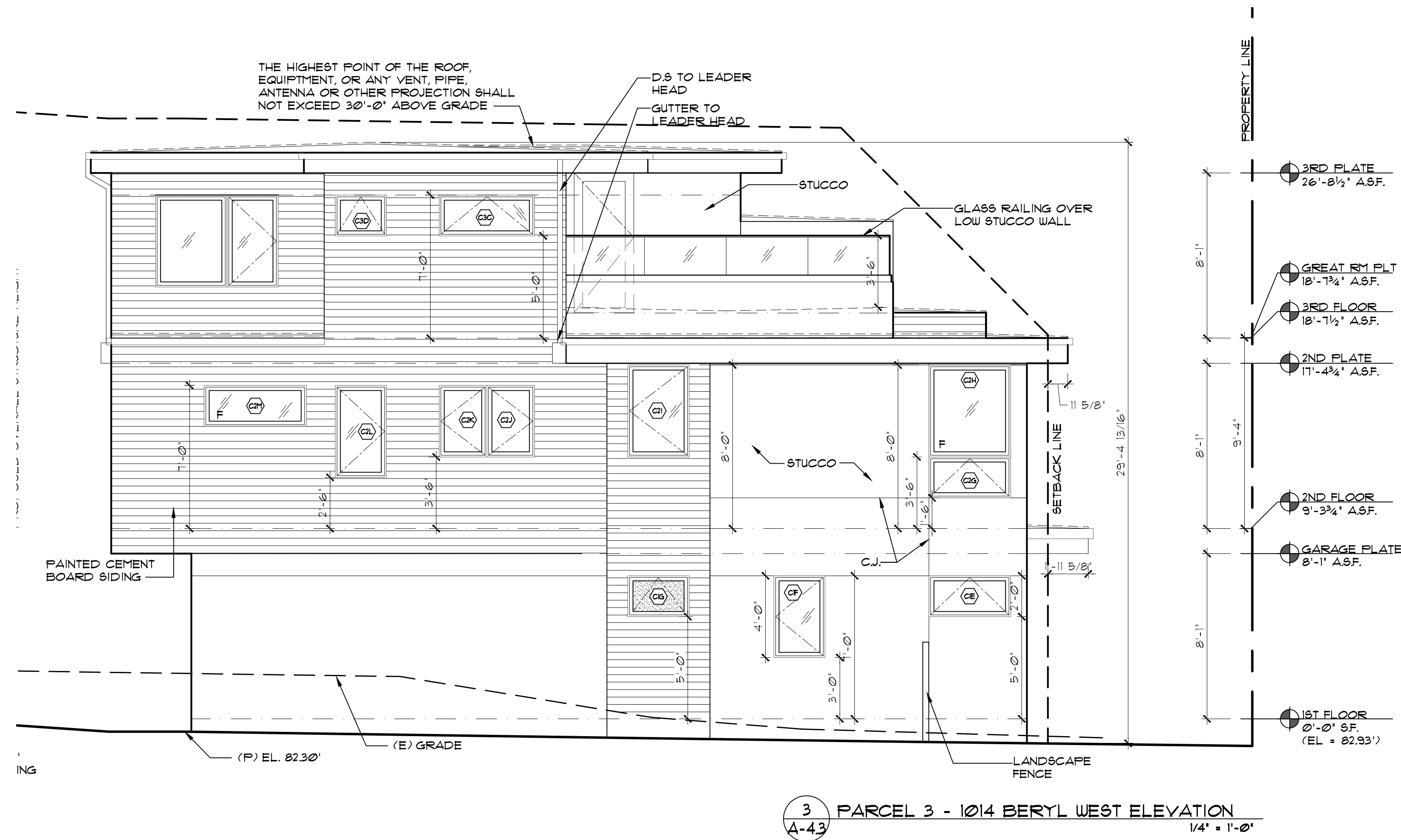
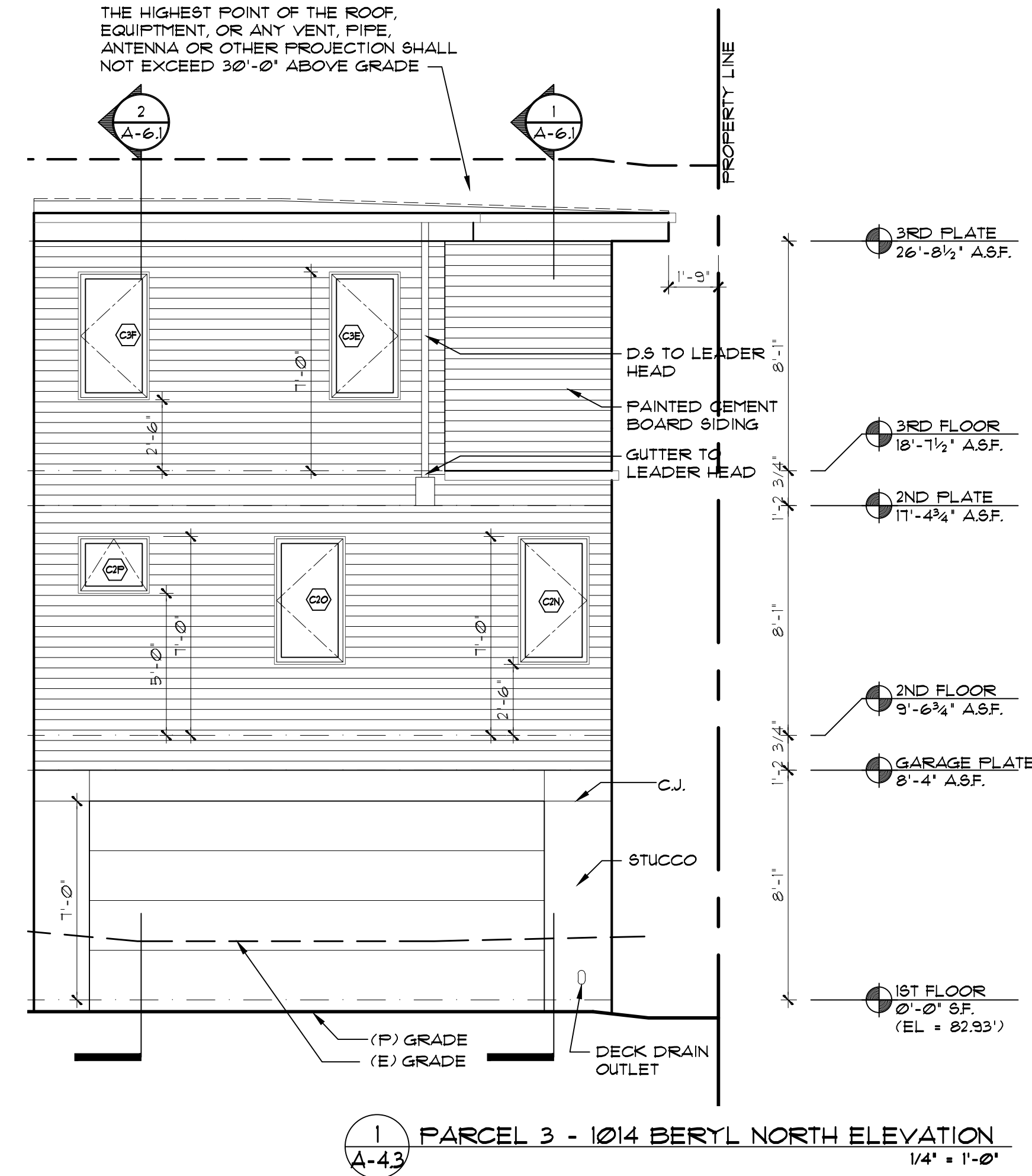
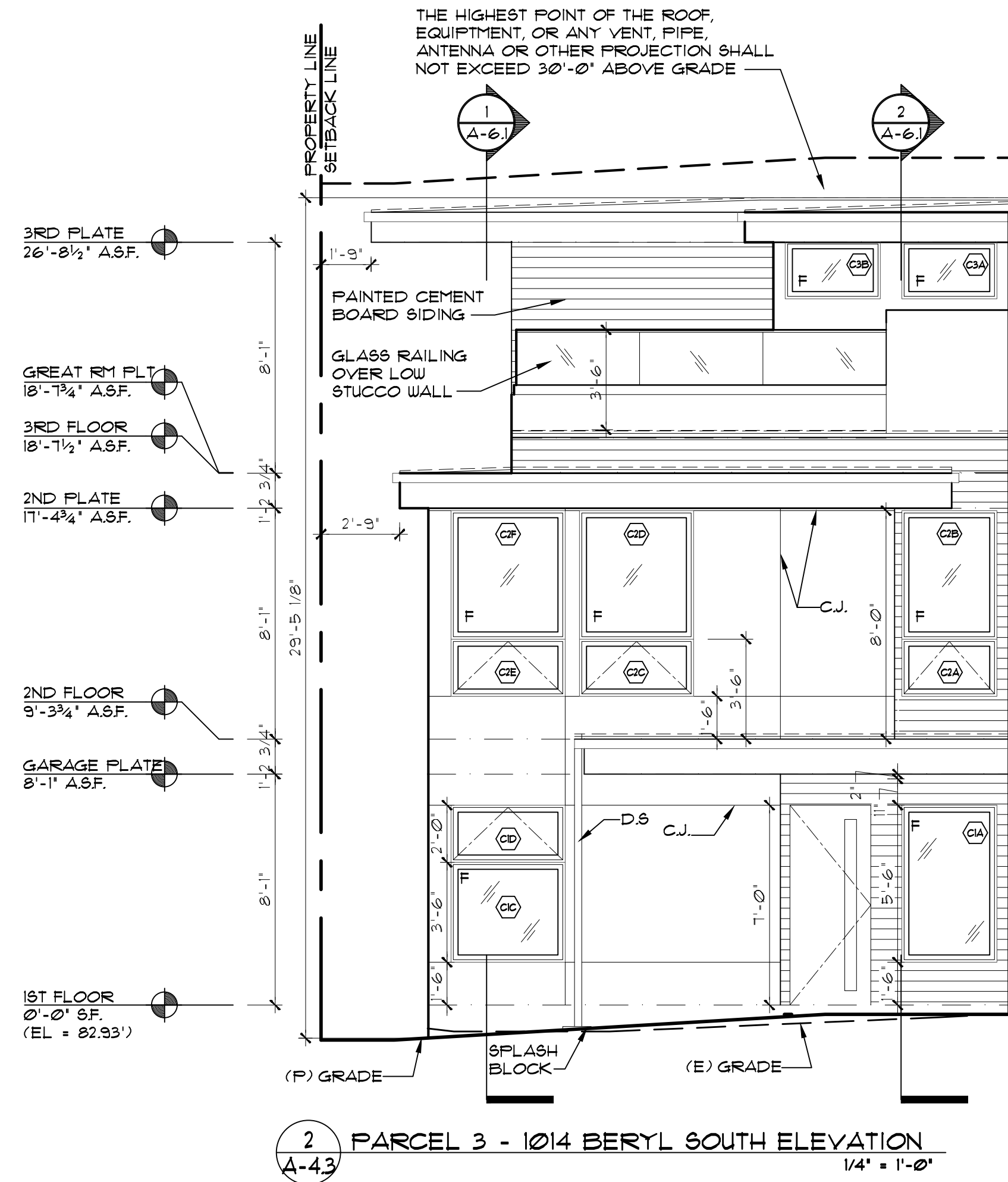
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ELEVATIONS

A-4.3
PARCEL 3
OF --



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2.	CDP/SDP/TM RE-SUBMITTAL 02/21/2019
3.	CDP/SDP/TM RE-SUBMITTAL 05/09/2019



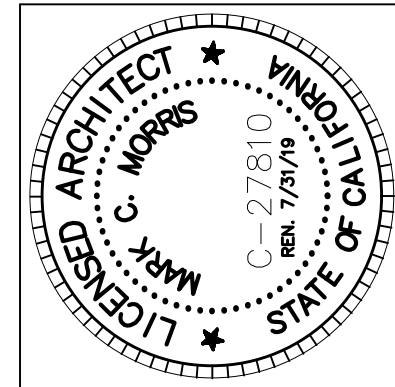
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$$\triangle = 4, 4$$

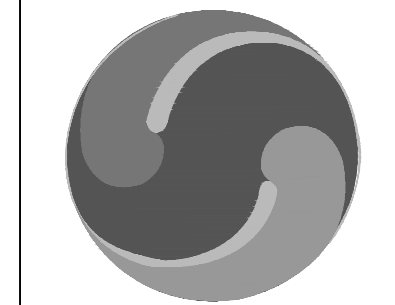
PARCEL 4





BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

1.	CDP/SDP/TM SUBMITTAL
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02/21/2019	
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1015 TURQUOISE ST.
SUITE 2
SAN DIEGO, CA
92109

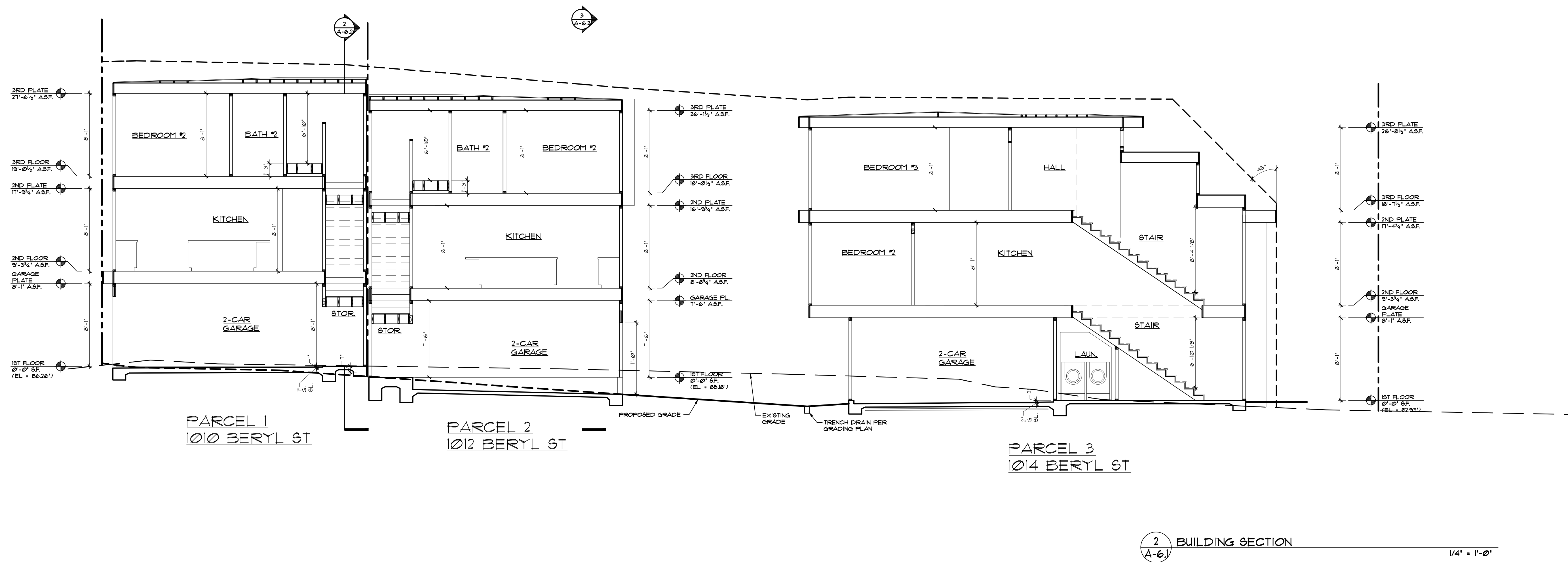
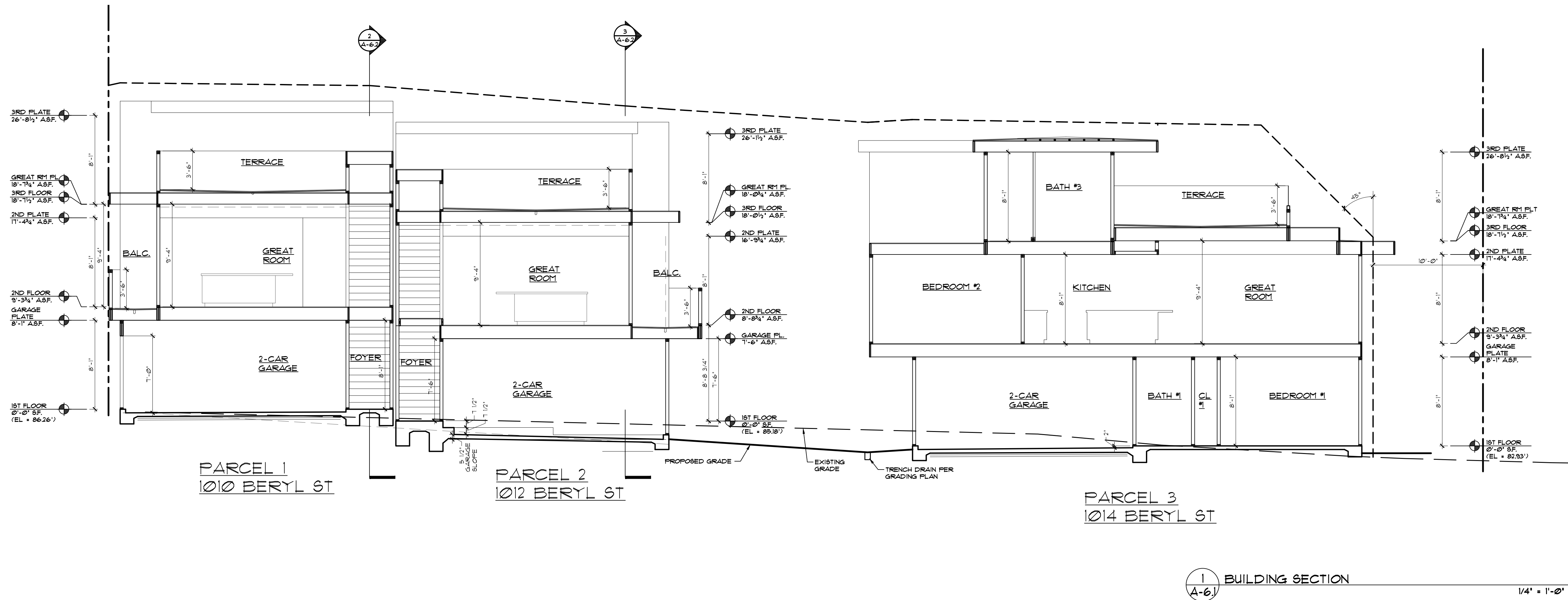
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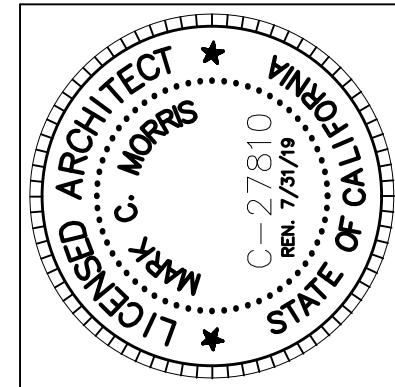
THE CONTRACTOR SHALL VERIFY
ALL DIMENSIONS AND EXISTING
CONDITIONS AT THE SITE BEFORE
PROCEEDING WITH EACH PHASE
OF HIS WORK.

DRAWN BY	CHECKED BY
ELB	MCM
DATE	JOB NO.
05/09/19	1803

BUILDING SECTIONS

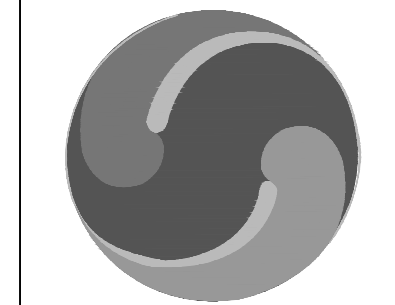
A-6.1
OF --





BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

1.	CDP/SDP/TM SUBMITTAL 11/02/2018
2.	CDP/SDP/TM RE-SUBMITTAL 02/21/2019
3.	CDP/SDP/TM RE-SUBMITTAL 05/09/2019



OASIS
ARCHITECTURE
&
DESIGN, INC.

858-273-5632

1015 TURQUOISE ST.
SUITE 2
SAN DIEGO, CA
92109

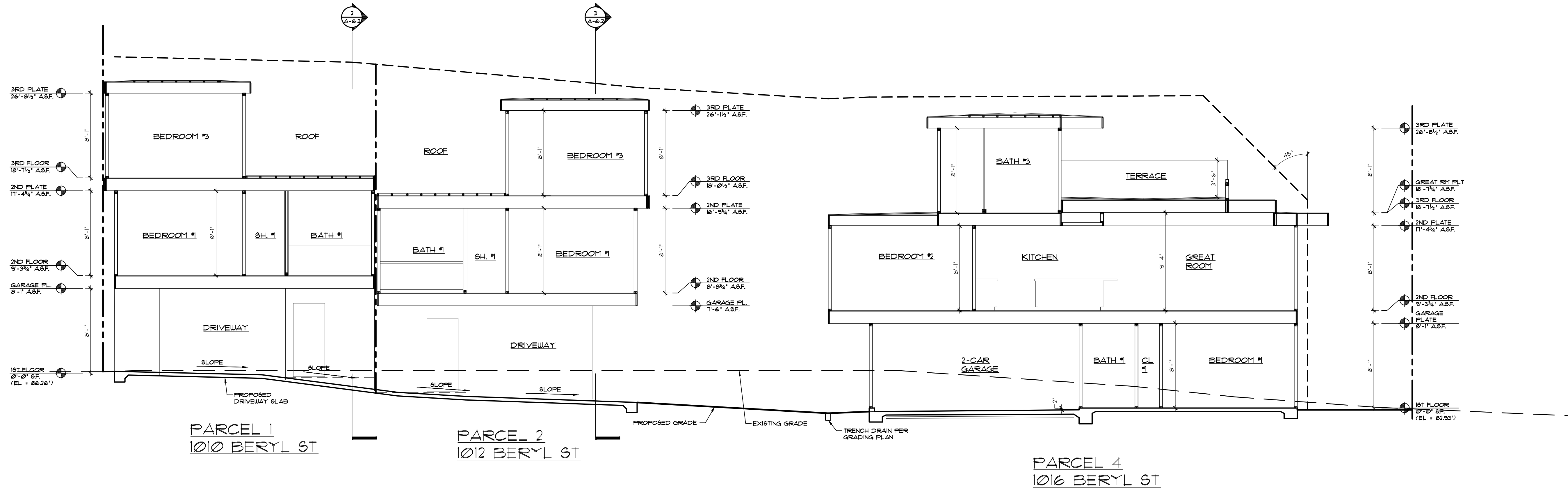
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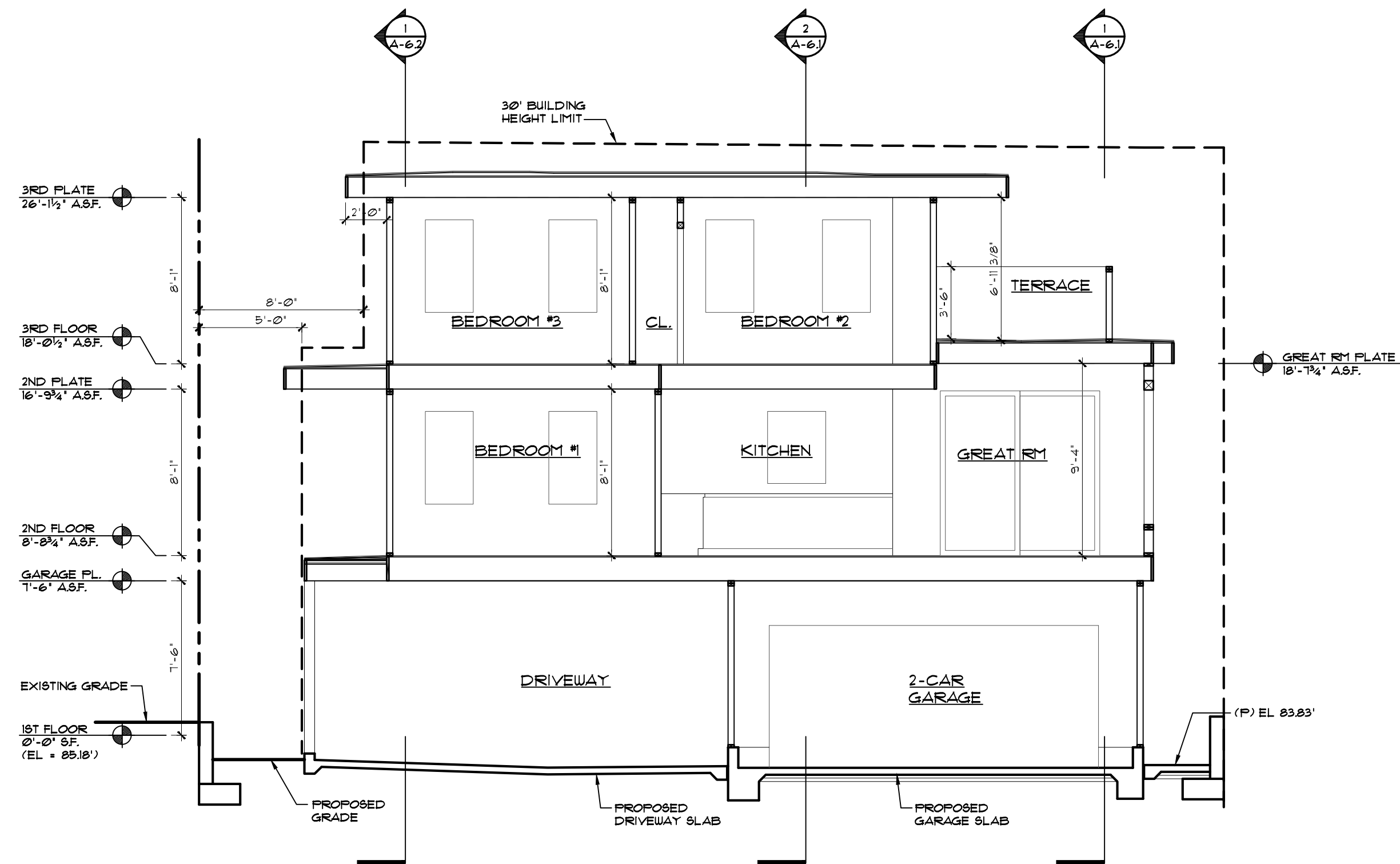
DRAWN BY	CHECKED BY
ELB	MCM
DATE	JOB NO.
05/09/19	1803

BUILDING SECTIONS

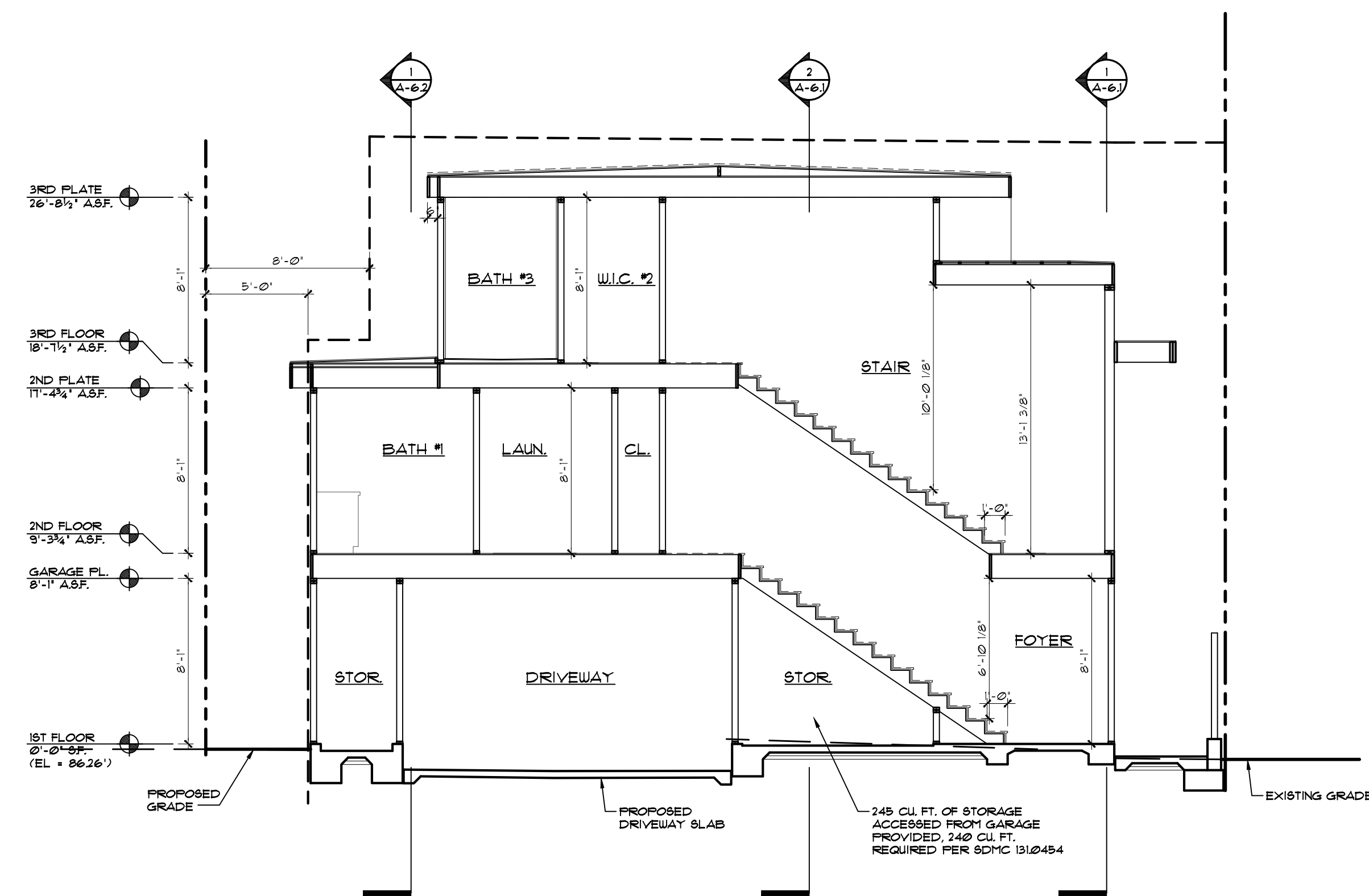
A-6.2
OF --



1
A-6.2 BUILDING SECTION
1/4" = 1'-0"

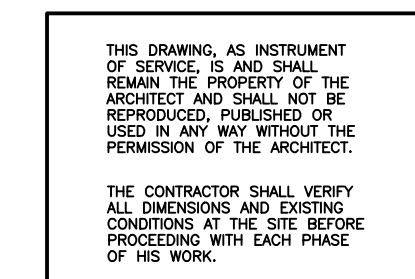


3
A-6.2 BUILDING SECTION
1/4" = 1'-0"



2
A-6.2 BUILDING SECTION
1/4" = 1'-0"

1.	-
	-



CONSTRAINTS MAP

C-1

OF

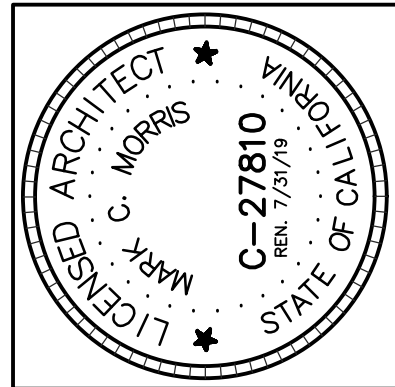


NO KNOWN EASEMENTS LOCATED ON THE SUBJECT PROPERTY.



8/9/2019

DATE



BERYL ST. DEVELOPMENT
1010-1016 BERYL STREET
SAN DIEGO, CA 92109

1.	

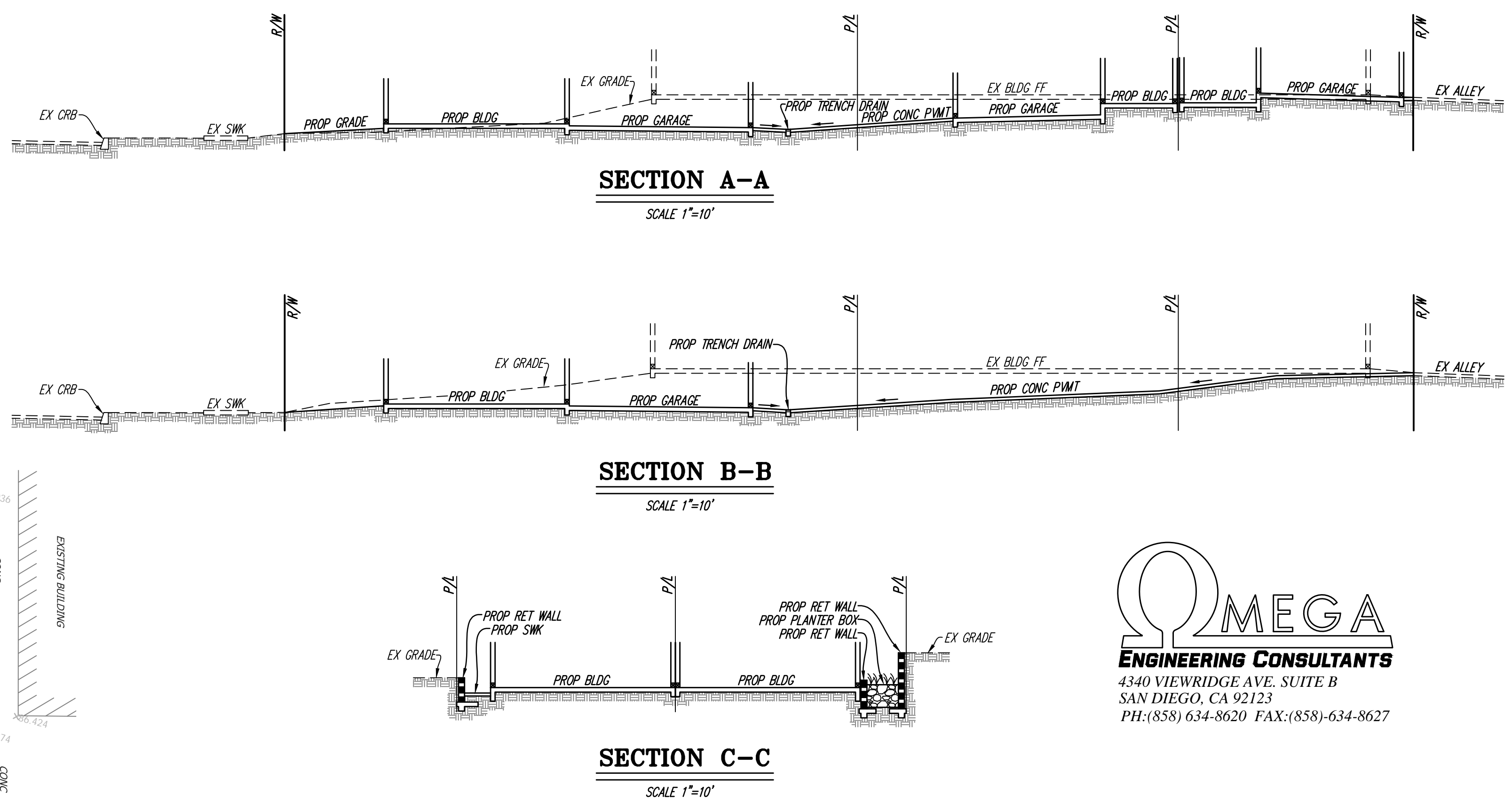
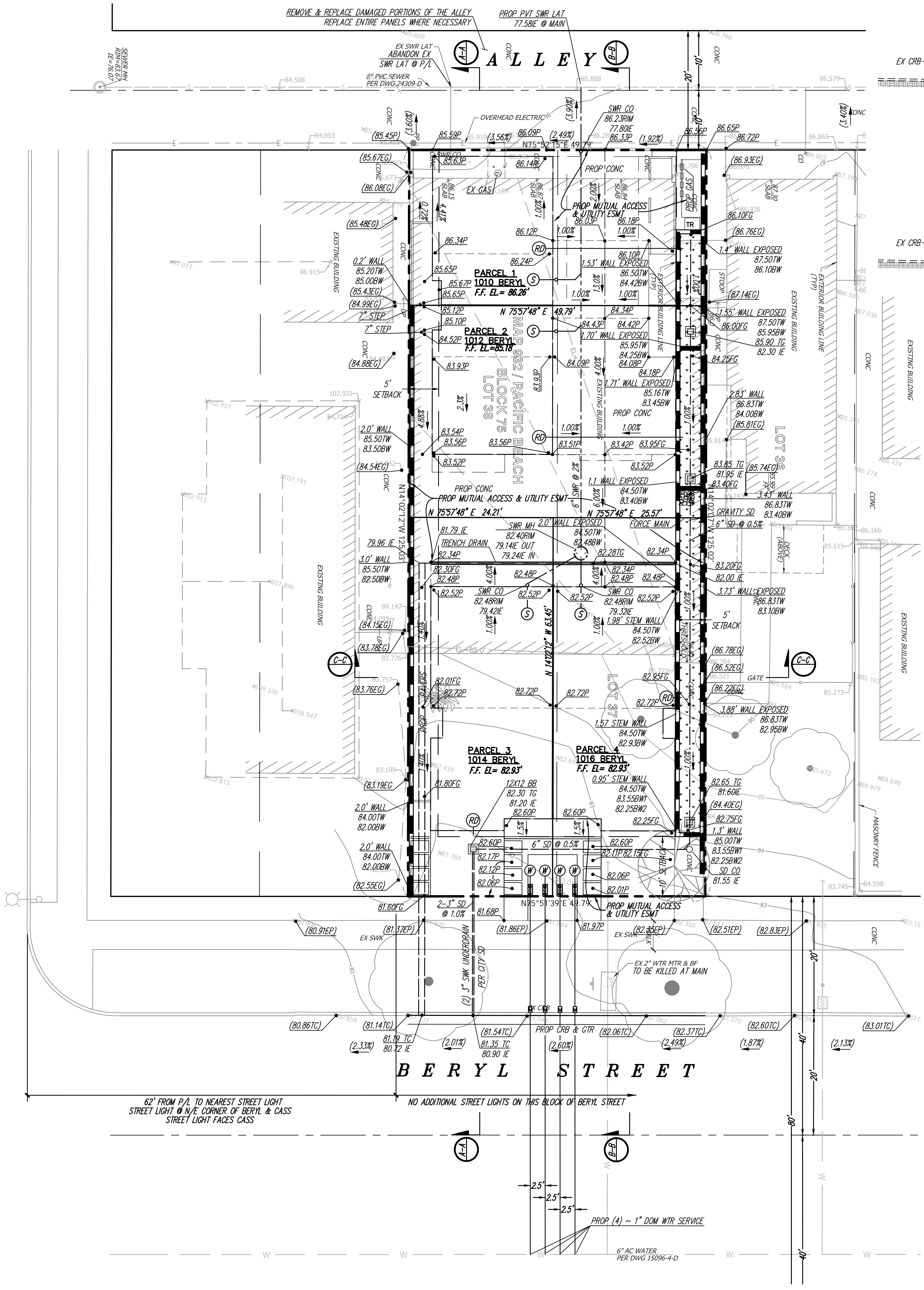
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&
DESIGN, INC.
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DRAWN BY CRS	CHECKED BY AJK
DATE 09/13/18	JOB NO. 1803

CONCEPTUAL GRADING
PLAN

C-2
OF



LEGEND

ITEM	SYMBOL
RIGHT OF WAY LINE.	---
PROPERTY LINE / TM BOUNDARY.	---
SETBACK LINE.	---
STREET CENTERLINE.	---
EXISTING SPOT ELEVATIONS.	---
EXISTING CONTOUR.	---
EXISTING WATER LINE.	---
EXISTING SEWER LINE.	---
EXISTING FIRE HYDRANT ASSEMBLY.	---
EXISTING STORM DRAIN.	---
EXISTING STORM DRAIN INLET.	---
EXISTING CURB & GUTTER.	---
EXISTING DRAINAGE PATTERN.	---
EXISTING UTILITY BOX LABELED PER PLAN.	---
EXISTING CONCRETE.	---
EXISTING TREE.	---
EXISTING SIGN.	---
EXISTING BUILDING.	---
PROPOSED CONTOUR.	---
PROPOSED BUILDING FOOTPRINT.	---
PROPOSED FINISH FLOOR ELEVATION.	---
PROPOSED GARAGE FLOOR ELEVATION.	---
PROPOSED TOP OF CURB ELEVATION.	---
PROPOSED PAVEMENT ELEVATION.	---
PROPOSED TOP OF WALL ELEVATION.	---
PROPOSED BASE OF WALL ELEVATION.	---
PROPOSED FLOWLINE ELEVATION.	---
PROPOSED FINISHED GRADE ELEVATION.	---
PROPOSED GRADIENT.	---
PROPOSED CURB. (PVT)	---
PROPOSED CURB & GUTTER (PVT).	---
PROPOSED RETAINING WALL (PVT).	---
PROPOSED PCC SIDEWALK (PUBLIC).	---
PROPOSED PCC PAVEMENT (PVT).	---
PROPOSED WATER LATERAL (PVT).	---
PROPOSED WATER METER AND BACKFLOW (PVT).	---
PROPOSED DOMESTIC WATER POINT OF CONNECTION.	---
PROPOSED SEWER POINT OF CONNECTION.	---
PROPOSED SEWER LATERAL (PVT).	---
PROPOSED SEWER CLEANOUT (PVT).	---
PROPOSED SEWER MANHOLE (PVT).	---
PROPOSED AREA DRAIN (PVT).	---
PROPOSED STORM DRAIN (PVT).	---
PROPOSED BROOKS BOX INLET (PVT).	---
PROPOSED PROPERTY LINE.	---
PROPOSED TRENCH DRAIN.	---
PROPOSED RIP RAP.	---
PROPOSED ROOF DRAIN.	---



Andrew J. Kann
ANDREW J. KANN R.G.E. 50940

8/9/2019
DATE

EASEMENT NOTE

NO KNOWN EASEMENTS LOCATED ON THE SUBJECT PROPERTY.

GRADING QUANTITIES:

PERCENT OF TOTAL SITE FINE GRADED: 100%
AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0.0 ACRES.
GRADED AREA 0.143 [ACRES] MAX. CUT DEPTH 5 FT
CUT QUANTITIES 835 [CY] MAX CUT SLOPE RATIO 2:1 MAX
FILL QUANTITIES 85 [CY] MAX FILL DEPTH 1 FT
EXPORT QUANTITIES 750 [CY] MAX FILL SLOPE RATIO 2:1 MAX
MAX. CUT DEPTH UNDER BUILDING 3 FT
MAX. FILL DEPTH UNDER BUILDING 1 FT
RETAINING WALLS: 5 WALLS (MAX LENGTH 120 FT, MAX HEIGHT 4 FT)
THIS PROJECT PROPOSES TO EXPORT 750 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

RECIPROCAL ACCESS EASEMENT NOTE

A RECIPROCAL ACCESS AND UTILITY EASEMENT SHALL BE GRANTED UPON PROJECT OPEN SPACE AREAS.

TITLE SHEET

TENTATIVE MAP #2236817

PROJECT #619346

LEGEND

ITEM	SYMBOL
RIGHT OF WAY LINE	=====
PROPERTY LINE / TM BOUNDARY	-----
SETBACK LINE	- - - - -
STREET CENTERLINE	=====
EXISTING SPOT ELEVATIONS	.....
EXISTING CONTOUR	.....
EXISTING WATER MAIN	-----W-----
EXISTING SEWER MAIN	-----S-----
EXISTING FIRE HYDRANT ASSEMBLY	.....
EXISTING STORM DRAIN	-----
EXISTING STORM DRAIN INLET	.....
EXISTING CURB & GUTTER	=====
EXISTING DRAINAGE PATTERN	.....
EXISTING UTILITY BOX LABELED PER PLAN	.....
EXISTING CONCRETE	.....
EXISTING TREE	.....
EXISTING SIGN	.....
EXISTING BUILDING	.....
PROPOSED CONTOUR	.....
PROPOSED BUILDING FOOTPRINT	.....
PROPOSED FINISH FLOOR ELEVATION	FF=52.00
PROPOSED GARAGE FLOOR ELEVATION	GF=40.00
PROPOSED TOP OF CURB ELEVATION	374.00TC
PROPOSED PAVEMENT ELEVATION	374.00P
PROPOSED TOP OF WALL ELEVATION	374.00TW
PROPOSED BASE OF WALL ELEVATION	374.00BW
PROPOSED FLOWLINE ELEVATION	374.00FL
PROPOSED FINISHED GRADE ELEVATION	374.00FG
PROPOSED GRADIENT	1.75%
PROPOSED CURB (PVT)	=====
PROPOSED CURB & GUTTER (PVT)	=====
PROPOSED RETAINING WALL (PVT)	=====
PROPOSED PCC SIDEWALK (PUBLIC)	=====
PROPOSED PCC PAVEMENT (PVT)	=====
PROPOSED WATER LATERAL (PVT)	=====
PROPOSED WATER METER AND BACKFLOW (PVT)	=====
PROPOSED DOMESTIC WATER POINT OF CONNECTION	=====
PROPOSED SEWER POINT OF CONNECTION	=====
PROPOSED SEWER LATERAL (PVT)	=====
PROPOSED SEWER CLEANOUT (PVT)	=====
PROPOSED SEWER MANHOLE (PVT)	=====
PROPOSED AREA DRAIN (PVT)	=====
PROPOSED STORM DRAIN (PVT)	=====
PROPOSED BROOKS BOX INLET (PVT)	=====
PROPOSED PROPERTY LINE	=====
PROPOSED TRENCH DRAIN	=====

GRADING QUANTITIES:

PERCENT OF TOTAL SITE FINE GRADED:	100%
AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER:	0.0 ACRES
GRADED AREA	0.143 (ACRES)
CUT QUANTITIES	835 [CY]
FILL QUANTITIES	85 [CY]
EXPORT QUANTITIES	750 [CY]
MAX. CUT DEPTH UNDER BUILDING	3 FT
MAX. FILL DEPTH UNDER BUILDING	1 FT
RETAINING WALLS:	5 WALLS (MAX LENGTH 120 FT, MAX HEIGHT 4 FT)
THIS PROJECT PROPOSES TO EXPORT 250 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.	



Andrew J. Kann

ANDREW J. KANN R.C.E. 50940

8/9/2019

DATE

BMP NOTE

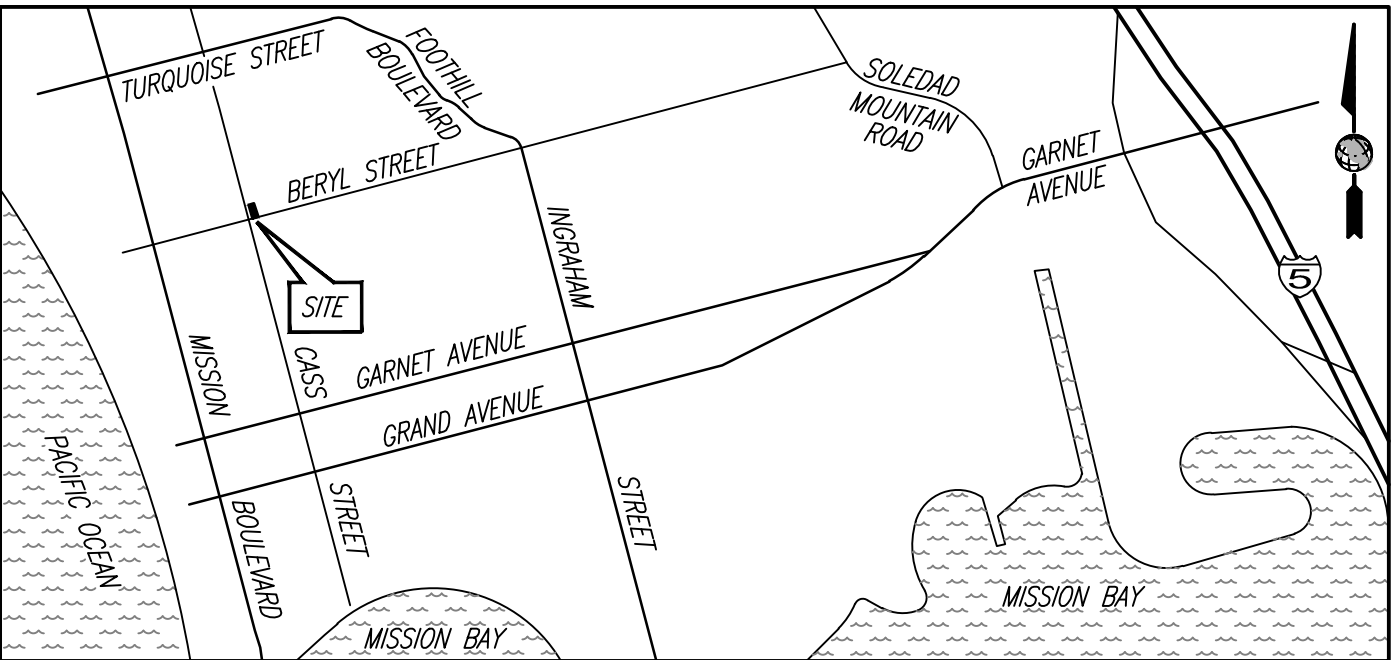
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

WPCP NOTE

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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' STORM WATER STANDARDS.

UTILITIES

UTILITY	COMPANY	LOCATION
GAS	SDG&E	UNDERGROUND IN ALLEY
ELECTRIC	SDG&E	OVERHEAD IN ALLEY
TELEPHONE	AT&T	OVERHEAD IN ALLEY
CABLE	COX	OVERHEAD IN ALLEY



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

LOTS 37 AND 38, BLOCK 75 OF MAP 932 (PACIFIC BEACH)

ASSESSOR'S PARCEL NUMBER

415-422-3600

SITE ADDRESS

1014 - 1016 BERYL STREET
SAN DIEGO, CA 92109

OWNER/APPLICANT

BERYL STREET INC.
2079 GARNET AVE.
SAN DIEGO, CA 92109

SOURCE OF TOPOGRAPHY

FIELD SURVEY PERFORMED BY METROPOLITAN MAPPING ON APRIL 12, 2018.

VERTICAL BENCHMARK

DESCRIPTION: BRASS PLUG / TOP OF CURB

LOCATION: SOUTHWEST CORNER OF BERYL STREET AVENUE AND CASS STREET

ELEVATION: 77.981' MEAN SEA LEVEL DATUM

SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK (DATUM IS MEAN SEA LEVEL)

TITLE INFORMATION

TITLE INFORMATION FOR THIS MAP IS BASED ON A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY AS ORDER NO. 737180031-F-PM, DATED APRIL 5, 2018.

EASEMENT NOTES

THERE ARE NO EASEMENT EXCEPTIONS TO COVERAGE LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT.

AREA SUMMARY

PARCEL 1	1,296 SF	(0.030 AC)	RESIDENTIAL
PARCEL 2	1,769 SF	(0.041 AC)	RESIDENTIAL
PARCEL 3	1,536 SF	(0.035 AC)	RESIDENTIAL
PARCEL 4	1,621 SF	(0.037 AC)	RESIDENTIAL
GROSS AREA:	6,224 SF	(0.143 AC)	RESIDENTIAL

PROPOSED DEVELOPMENT

THE PROJECT PROPOSES TO SUBDIVIDE THE TWO (2) EXISTING PARCELS INTO FOUR (4) PARCELS.

ZONING AND COMMUNITY PLAN

EXISTING AND PROPOSED ZONING:
CSPD - CASS STREET PLANNED DISTRICT

COMMUNITY PLAN:
PACIFIC BEACH COMMUNITY PLAN

OVERLAYS

CITY COASTAL ZONE (N-APP-2)
COASTAL HEIGHT LIMIT
PARKING IMPACT (BEACH & COASTAL IMPACT)
RESIDENTIAL TANDEM PARKING
TRANSIT AREA

LOT DIMENSION MINIMUM REQUIREMENTS

SETBACKS*	REQUIRED
LOT WIDTH	50'
LOT DEPTH	100'
STREET FRONTAGE	50'

*REQUIREMENTS PER SDMC 154.0303(a)

SETBACKS

SETBACKS	REQUIRED
INTERNAL LOT LINES	0'
FRONT	10'
SIDE	5' (+3' FOR ANY BUILDING HEIGHT GREATER THAN 20')
STREET SIDE	5'
REAR	0'

*REQUIREMENTS PER SDMC 154.0303(b)

HEIGHT RESTRICTIONS

1. MAXIMUM ALLOWED HEIGHT = 30' (COASTAL REQUIREMENT)

COORDINATES

LC COORDINATE:	232-1691
QCS '83 COORDINATE:	1872-6251

OVERHEAD UTILITY NOTE

PER SAN DIEGO MUNIOPAL CODE SECTION 144.0240(b)(3), THE PROJECT IS A SINGLE-FAMILY SUBDIVISION OF FOUR LOTS OR LESS AND THEREFORE IS EXEMPT FROM THE REQUIREMENT TO UNDERGROUND THE OVERHEAD UTILITY FACILITIES IN THE ALLEY AND 73RD STREET RIGHT-OF-WAY.

ACCESS EASEMENT NOTE

A COVENANT AGREEMENT TO BE NOTED ON THE MAP THAT READS:

"WE HEREBY DECLARE THAT PARCELS 1, 2, 3 & 4 COVERED BY THIS MAP SHALL BE HELD, SOLD AND CONVEYED, SUBJECT TO THE FOLLOWING INTEREST WHICH SHALL BECOME AN EASEMENT AS PROVIDED HEREIN, WHICH IS CREATED FOR THE PURPOSE OF PROTECTING THE VALUE AND DESIRABILITY OF, AND WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY RIGHT, TITLE OR INTEREST IN THE DESCRIBED PROPERTIES OR ANY PART THEREOF, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL INSURE TO THE BENEFIT OF EACH OWNER THEREOF. EACH PARCEL OF THIS PARCEL MAP IS HEREBY GRANTED AN ACCESS EASEMENT OVER ALL OTHER PARCELS AS SHOWN HEREON DESIGNATED AS "ACCESS EASEMENT, WHICH GRANT OF EASEMENT SHALL ATTACH AND BECOME EFFECTIVE UPON TRANSFER BY OWNER OF TITLE TO EACH PARCEL."

IMPERVIOUS AREA SUMMARY

TOTAL DISTURBED AREA:	6,224 SF	
EXISTING AMOUNT OF IMPERVIOUS AREA:	4,415 SF	(70.9% OF TOTAL SITE)
PROPOSED AMOUNT OF IMPERVIOUS AREA:	4,216 SF	
TOTAL IMPERVIOUS AREA:	4,216 SF	(82% OF TOTAL SITE)
IMPERVIOUS % DECREASE:	3.2%	

MAPPING NOTE

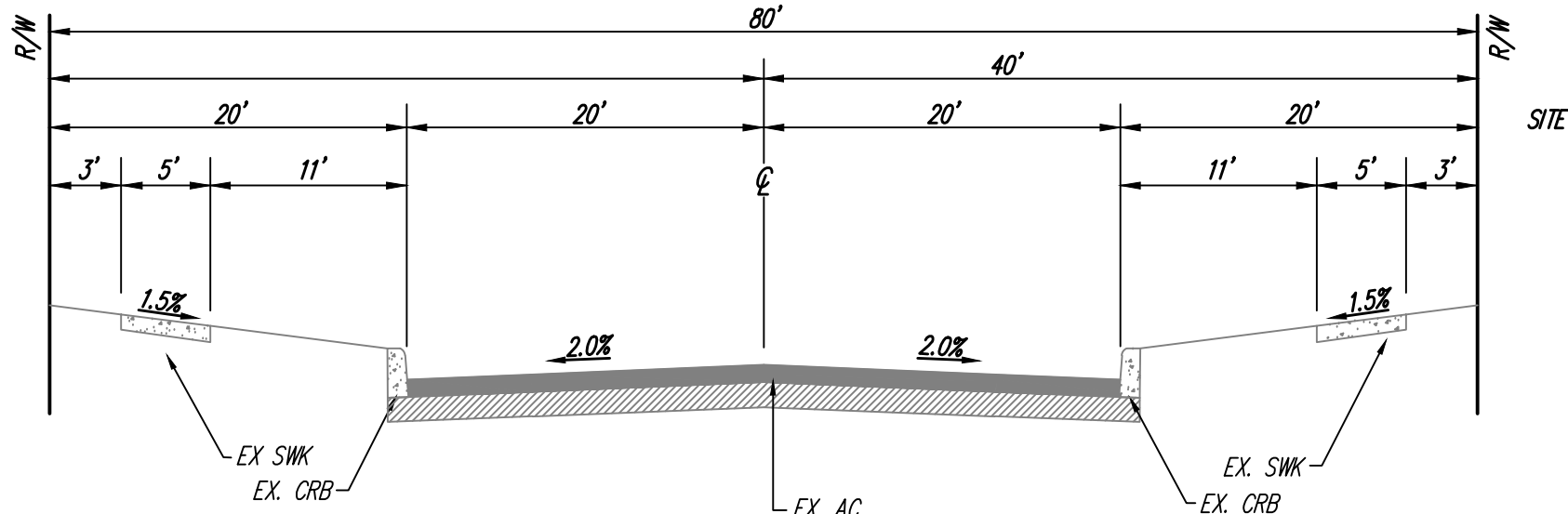
A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

ONSITE UTILITY TABLE

WATER	UNDERGROUND
SEWER	UNDERGROUND
ELECTRICAL	OVERHEAD
TELEPHONE	OVERHEAD

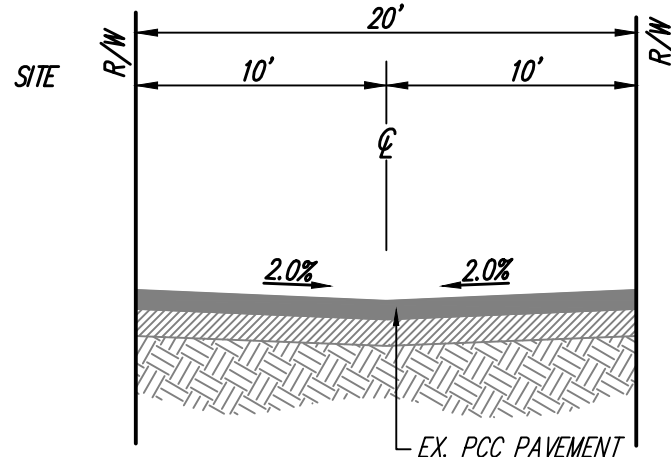
SHEET INDEX

SHEET 1 --- TITLE SHEET
SHEET 2 --- CONSTRAINTS MAP
SHEET 3 --- TENTATIVE PARCEL MAP
SHEET 4 --- STORMWATER FORMS



BERYL STREET SECTION (TYP)

NOT TO SCALE



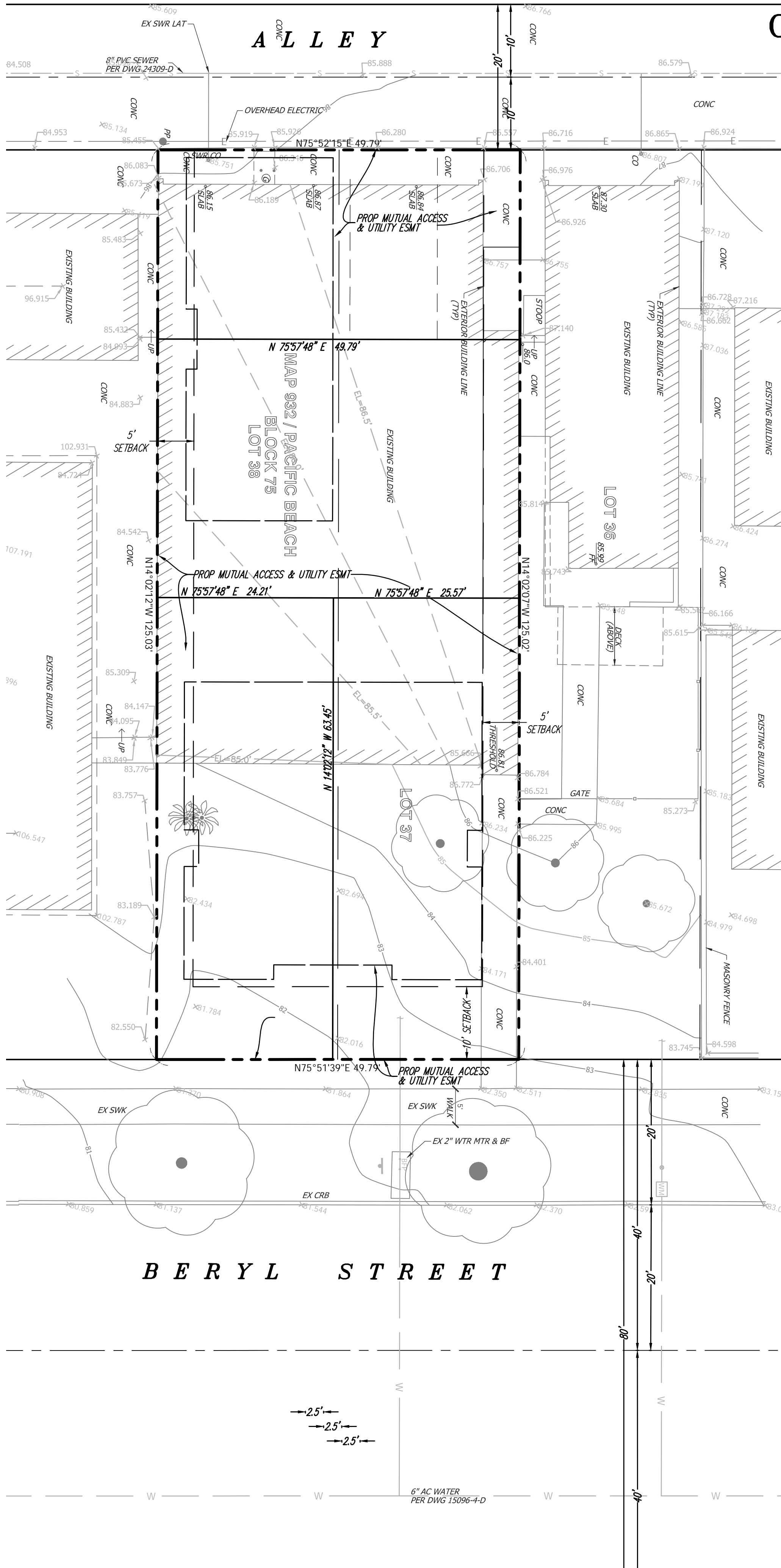
ALLEY SECTION (TYP)

NOT TO SCALE

CONSTRAINTS MAP

TENTATIVE MAP #2236817

PROJECT #619346



LEGEND

ITEM	SYMBOL
RIGHT OF WAY LINE	---
PROPERTY LINE / TM BOUNDARY	---
SETBACK LINE	---
STREET CENTERLINE	---
EXISTING SPOT ELEVATIONS	x 385.00
EXISTING CONTOUR	385
EXISTING WATER MAIN	W
EXISTING SEWER MAIN	S
EXISTING FIRE HYDRANT ASSEMBLY	+
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN INLET	+
EXISTING CURB & GUTTER	---
EXISTING DRAINAGE PATTERN	---
EXISTING UTILITY BOX LABELED PER PLAN	+
EXISTING CONCRETE	---
EXISTING TREE	+
EXISTING SIGN	+
EXISTING BUILDING	---
PROPOSED MUTUAL ACCESS EASEMENT	---

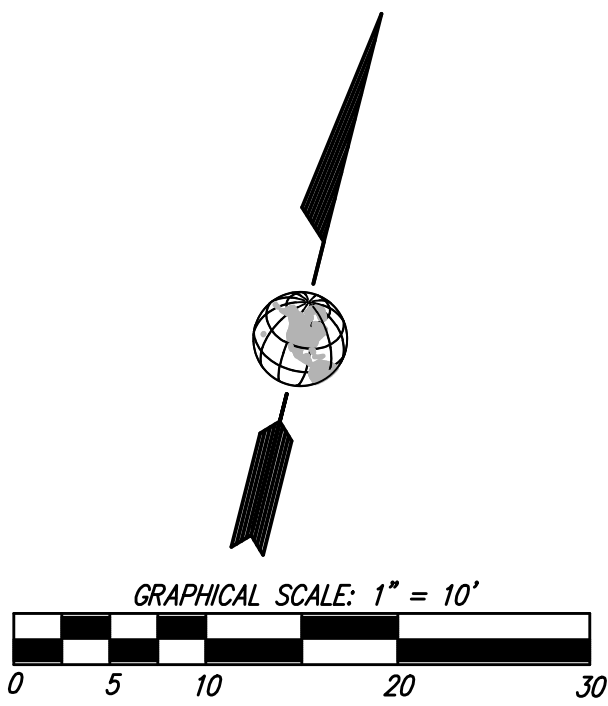
EASEMENT NOTE

NO KNOWN EASEMENTS LOCATED ON THE SUBJECT PROPERTY.

ACCESS EASEMENT NOTE

A COVENANT AGREEMENT TO BE NOTED ON THE MAP THAT READS:

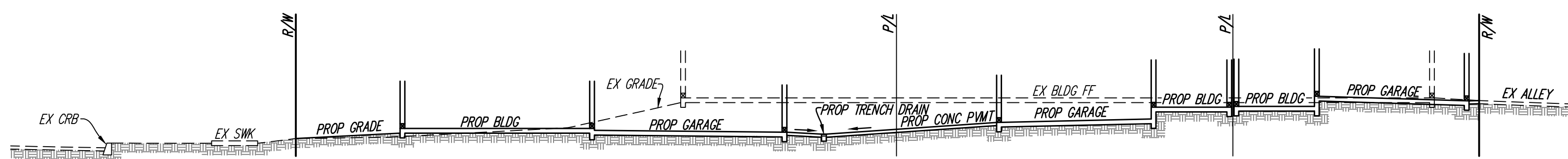
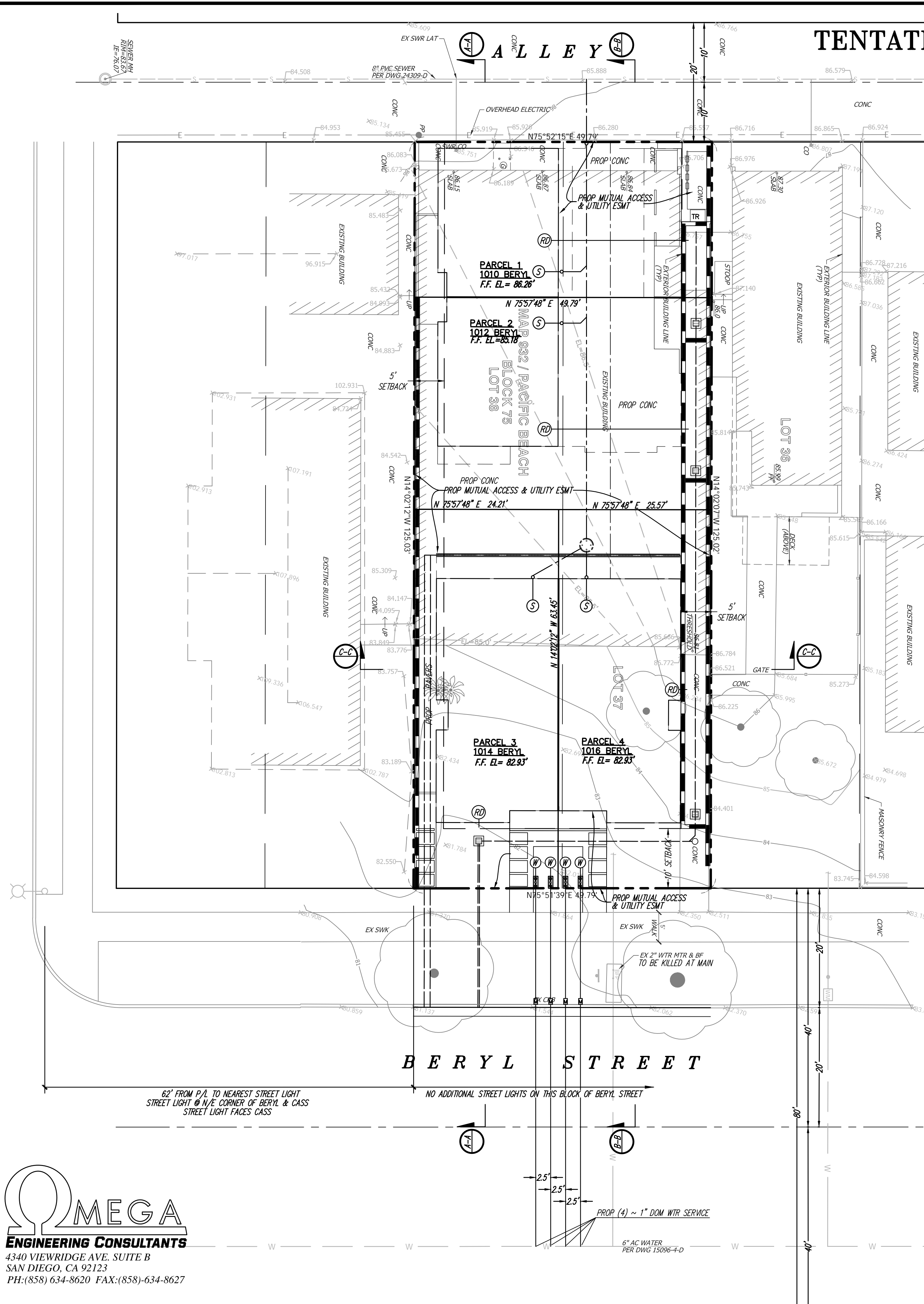
"WE HEREBY DECLARE THAT PARCELS 1, 2, 3 & 4 COVERED BY THIS MAP SHALL BE HELD, SOLD AND CONVEYED, SUBJECT TO THE FOLLOWING INTEREST WHICH SHALL BECOME AN EASEMENT AS PROVIDED HEREIN, WHICH IS CREATED FOR THE PURPOSE OF PROTECTING THE VALUE AND DESIRABILITY OF, AND WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY RIGHT, TITLE OR INTEREST IN THE DESCRIBED PROPERTIES OR ANY PART THEREOF, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL INSURE TO THE BENEFIT OF EACH OWNER THEREOF. EACH PARCEL OF THIS PARCEL MAP IS HEREBY GRANTED AN ACCESS EASEMENT OVER ALL OTHER PARCELS AS SHOWN HEREON DESIGNATED AS 'ACCESS EASEMENT', WHICH GRANT OF EASEMENT SHALL ATTACH AND BECOME EFFECTIVE UPON TRANSFER BY OWNER OF TITLE TO EACH PARCEL."



TENTATIVE PARCEL MAP

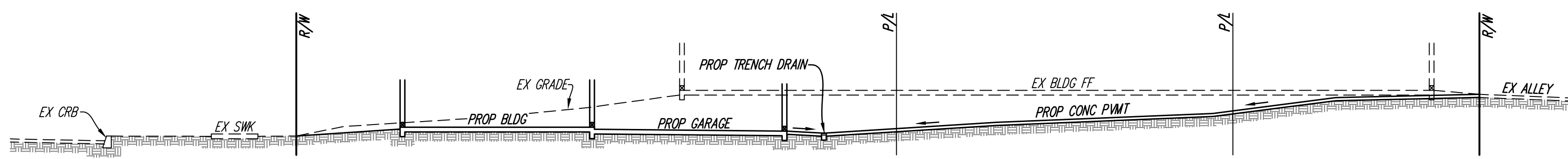
TENTATIVE MAP #2236817

PROJECT #619346



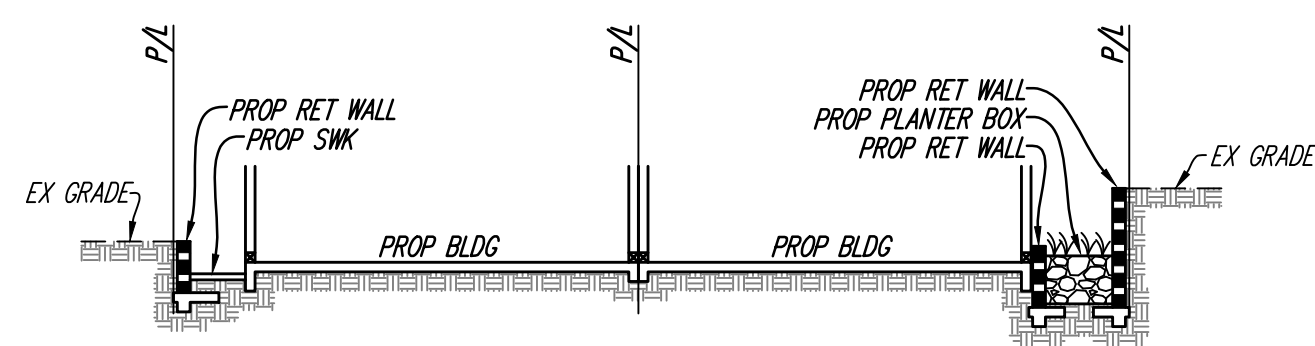
SECTION A-A

SCALE 1"=10'



SECTION B-B

SCALE 1"=10'



SECTION C-C

SCALE 1"=10'

LEGEND

ITEM	SYMBOL
RIGHT OF WAY LINE	---
PROPERTY LINE / TM BOUNDARY	---
SETBACK LINE	---
STREET CENTERLINE	---
EXISTING SPOT ELEVATIONS	385.00
EXISTING CONTOUR	385
EXISTING WATER MAIN	W
EXISTING SEWER MAIN	S
EXISTING FIRE HYDRANT ASSEMBLY	+
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN INLET	---
EXISTING CURB & GUTTER	---
EXISTING DRAINAGE PATTERN	---
EXISTING UTILITY BOX LABELED PER PLAN	---
EXISTING CONCRETE	---
EXISTING TREE	---
EXISTING SIGN	---
EXISTING BUILDING	---
PROPOSED CONTOUR	52
PROPOSED BUILDING FOOTPRINT	FF-52.00
PROPOSED FINISH FLOOR ELEVATION	GF-40.00
PROPOSED GARAGE FLOOR ELEVATION	---
PROPOSED TOP OF CURB ELEVATION	374.00TC
PROPOSED TOP OF WALL ELEVATION	374.00TW
PROPOSED BASE OF WALL ELEVATION	374.00BW
PROPOSED GRADIENT	1.75%
PROPOSED CURB (PVT)	---
PROPOSED CURB & GUTTER (PVT)	---
PROPOSED RETAINING WALL (PVT)	---
PROPOSED PCC SIDEWALK (PUBLIC)	---
PROPOSED PCC PAVEMENT (PVT)	---
PROPOSED WATER LATERAL (PVT)	---
PROPOSED WATER METER AND BACKFLOW (PVT)	---
PROPOSED DOMESTIC WATER POINT OF CONNECTION	---
PROPOSED SEWER POINT OF CONNECTION	---
PROPOSED SEWER LATERAL (PVT)	---
PROPOSED SEWER CLEANOUT (PVT)	---
PROPOSED SEWER MANHOLE (PVT)	---
PROPOSED AREA DRAIN (PVT)	---
PROPOSED STORM DRAIN (PVT)	---
PROPOSED BROOKS BOX INLET (PVT)	---
PROPOSED PROPERTY LINE	---
PROPOSED TRENCH DRAIN	---
PROPOSED ROOF DRAIN	---

ACCESS EASEMENT NOTE

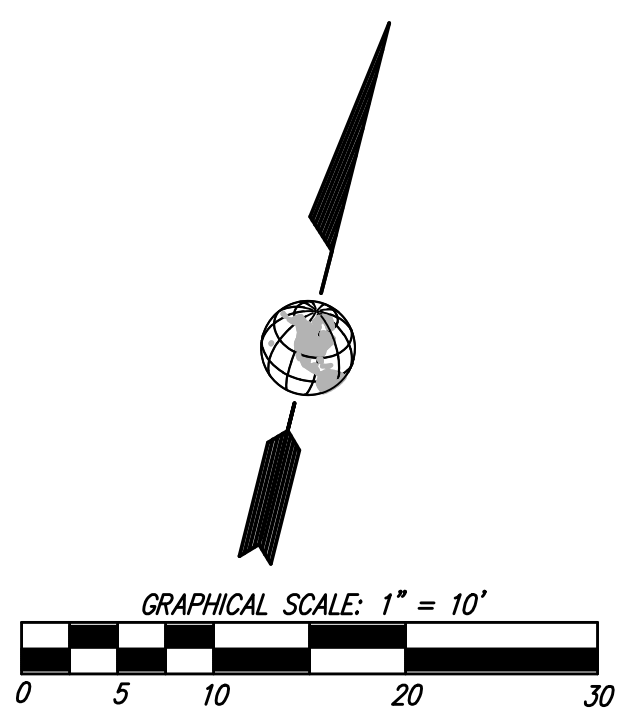
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STREET LIGHT NOTE

NO STREET LIGHTS EXIST ON THIS PARTICULAR BLOCK OF BERYL STREET BETWEEN CASS STREET AND DAMES STREET.

OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CA 92123
PH: (858) 634-8620 FAX: (858) 634-8627



Andrew J. Kann
ANDREW J. KANN R.C.E. 50940

8/9/2019
DATE

STORMWATER FORMS

TENTATIVE MAP #2236817
PROJECT #619346

Source Control BMP Checklist for Standard Projects		Form I-4A
All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.		
Source Control Requirement	Applied ⁽¹⁾ ?	
4.2.1 Prevention of Illicit Discharges into the MS4	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.2.2 Storm Drain Stenciling or Signage	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.2.6 BMPs based on Potential Sources of Runoff Pollutants		
On-site storm drain inlets	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Interior floor drains and elevator shaft sump pumps	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Interior parking garages	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Need for future indoor & structural pest control	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Landscape/Outdoor Pesticide Use	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Pools, spas, ponds, decorative fountains, and other water features	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Food service	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Refuse areas	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Industrial processes	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Outdoor storage of equipment or materials	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Fuel Dispensing Areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Loading Docks	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Fire Sprinkler Test Water	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Miscellaneous Drain or Wash Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Plazas, sidewalks, and parking lots	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6A: Large Trash Generating Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6B: Animal Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6C: Plant Nurseries and Garden Centers	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6D: Automotive Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above: N/A		



Site Design BMP Checklist for Standard Projects		Form I-5A
All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.		
Site Design Requirement	Applied ⁽¹⁾ ?	
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
4.3.3 Minimize Impervious Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.3.4 Minimize Soil Compaction	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.3.5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.3.6 Runoff Collection	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
4.3.8 Harvest and Use Precipitation	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above: 4.3.1 - The existing site has been previously development, thus there are no natural drainage pathways and hydrologic features on-site. 4.3.2 - The existing site has no natural areas, soils, and vegetation on-site as it's been previously developed and mass graded. 4.3.6 - Runoff collection is not feasible for the project site. Majority of the runoff will be conveyed into planter boxes along the westerly boundary. 4.3.8 - Harvest and use is not feasible for this project site.		

- ⁽¹⁾ Answer for each source control and site design category shall be pursuant to the following:
- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
 - "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
 - "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.



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