

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED:October 9, 2019REPORT NO. HO-19-094HEARING DATE:October 16, 2019

SUBJECT: INGELOW STREET COMMERCIAL ADDITION SDP - Process Three Decision

PROJECT NUMBER: <u>619447</u>

OWNER/APPLICANT: PL Investments, LP.

<u>SUMMARY</u>

<u>Issue:</u> Should the Hearing Officer approve a request to allow the addition of 1,424 square-feet to an existing two-story 4,941- square-foot commercial building, located at 2934 Ingelow Street, within the Community Plan Implementation Zone (CPIOZ) Type B, and within the Roseville neighborhood of the Peninsula Community Plan?

Staff Recommendation:

1. Approve Site Development Permit No. 2205303.

<u>Community Planning Group Recommendation</u>: On May 22, 2019 the Peninsula Community Planning Board voted 11-0-0 to approve the project, without conditions.

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301 (e)(2) (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 26, 2019 and the opportunity to appeal that determination ended September 10, 2019.

BACKGROUND

The 0.11-acre site is located at 2394 Ingelow Street in the CC-4-2 Zone, the Airport Influence Area (SDIA / Review Area 2), the Airport: FAA Part 77 Notification Area (SDIA - 90' AMSL / North Island - 96' AMSL), the Airport Approach OZ, Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit OZ, Community Plan Implementation OZ - Type B (CPIOZ-B), the Parking Impact OZ (Beach & Coastal Impact Areas) Transit Priority Area, within the Peninsula Community Plan area.

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The surrounding urban development around the site consists of a single-family residence to the east, a gas station is located immediately to the west, both single family residences and multi-family residential uses are located north and south of the project.

According to San Diego Municipal Code Section 126.0502(c) the proposed project requires approval of a Site Development Permit (SDP) for development within the Community Plan Implementation Overlay Zone - Type B (CPIOZ-B). However, if the project were not within CPIOZ-B, a SDP would not be required and the project could have been reviewed via the ministerial review process over the counter.

Initially staff determined that a Coastal Development Permit (CDP) Process Two for development within the Coastal Overlay Zone that results in an intensification of use, as described in Section 126.0704(a)(3) was required. However, after review of the proposed addition, it was determined that no additional parking spaces were required, therefore the project is not considered to be an intensification of use. Although the project is in the Coastal Overlay zone, because an intensification of use is not occurring a CDP is not required for the project.

DISCUSSION

The existing commercial building is located in the CC-4-2 Zone. The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and autooriented strip commercial streets. The Peninsula Community Plan designates the site for Mixed Commercial. The proposed project is consistent with the San Diego Municipal Code and the Peninsula Community Plan.

Community Plan Analysis:

The General Plan designates the site for Commercial Employment, Retail, & Services and the Peninsula Community plan designates the site for Mixed Commercial. The proposed addition to an existing commercial building is consistent with the General Plan and Community Plan land use designations.

<u>Community Planning Group Recommendation</u>: On May 22, 2019 the Peninsula Community Planning Board voted 11-0-0 to approve the project, without conditions.

Conclusion:

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

ALTERNATIVES

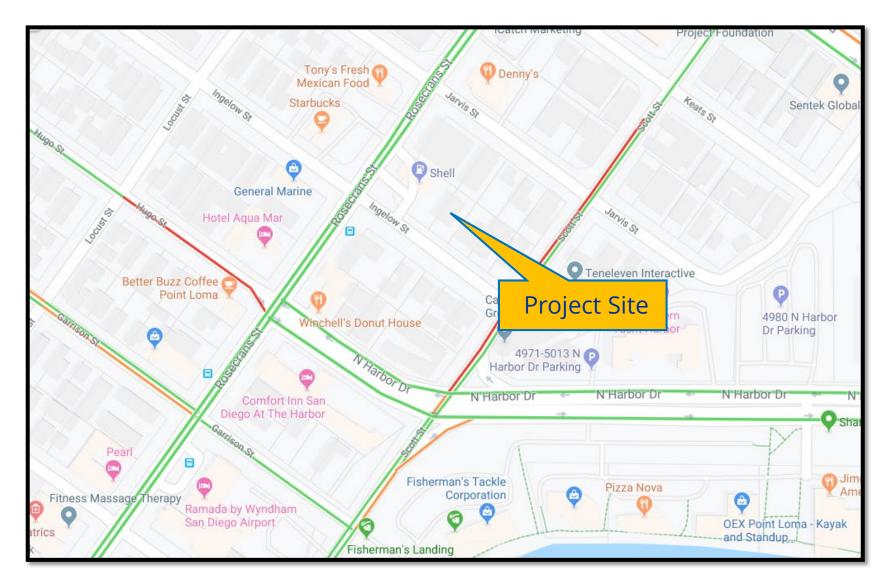
- 1. Approve Site Development Permit No. 2205303, with modifications.
- 2. Deny Site Development Permit No. 2205303, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Derrick Jolinson (B.J.), Development Project Manager

Attachments:

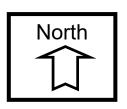
- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Project Data Sheet
- 5. Draft Resolution with Findings
- 6. Draft Permit with Conditions
- 7. Environmental Exemption
- 8. Community Planning Group Recommendation
- 9. Ownership Disclosure Statement
- 10. Project Plans

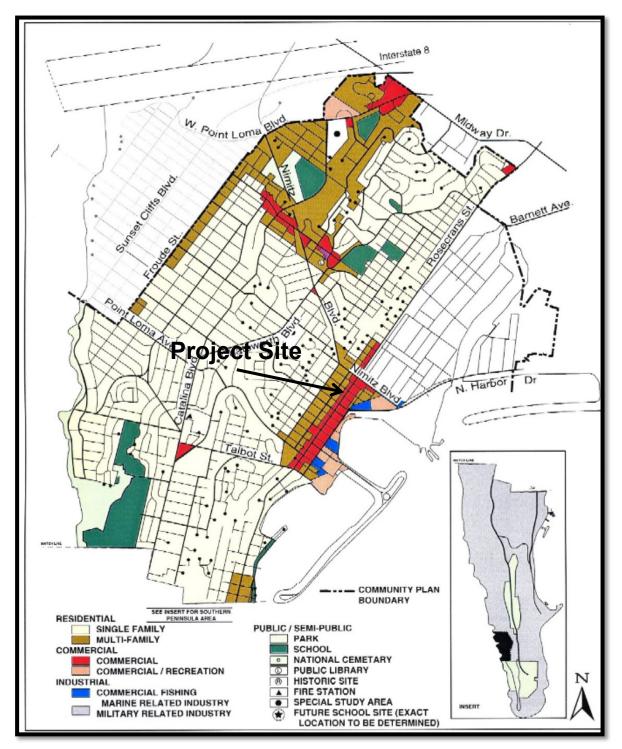




Project Location Map

Ingelow St. Comm Add-SDP / 2934 Ingelow Street PROJECT NO. 619447







Land Use Map

Ingelow St. Comm Add-SPD / 2934 Ingelow Street PROJECT NO. 619447



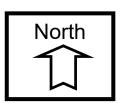




Aerial Photo

Ingelow St. Comm Add-SPD / 2934 Ingelow Street

PROJECT NO. 619447



PROJECT DATA SHEET						
PROJECT NAME:	ROJECT NAME: Project No. 619447 – Ingelow Street Commercial SDP					
PROJECT DESCRIPTION:	Addition of 1,424 square-feet t foot commercial building	Addition of 1,424 square-feet to an existing two-story 4,941 square- foot commercial building				
COMMUNITY PLAN AREA:	Peninsula					
DISCRETIONARY ACTIONS:	•	Site Development Permit for development within Community Plan Implementation Overlay Zone – Type B (CPIOZ-B)				
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial					
	ZONING INFORMATION:					
LOT SIZE: 0.11 acre (5,000sf) FLOOR AREA RATIO: 2.0 permitted / 1.27 proposed FRONT SETBACK: 0' min / Conforms SIDE SETBACK: 10' min, 0' optional / Conforms STREETSIDE SETBACK: N/A REAR SETBACK: 10' min, 0' optional / Conforms PARKING: 8 spaces required / 8 spaces proposed						
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE				
NORTH:	Commercial; CC-4-2	Commercial				
SOUTH:	Commercial; CC-4-2	Residential				
EAST:	Multi-Family; RM-3-7	Residential				
WEST:	Commercial; CC-4-2	Commercial				
DEVIATIONS OR VARIANCES REQUESTED:	None					
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 22, 2019, the Peninsula Community Planning Board voted 11-0-0 to approve the project, without conditions.					

HEARING OFFICER RESOLUTION No. ______ SITE DEVELOPMENT PERMIT No. 2205303 INGELOW STREET COMMERCIAL ADDITION-SPD - PROJECT No. 619447

WHEREAS, PL Investments, LP, a California Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for a permit to allow the addition of 1,424 square feet to an existing two-story 4,941- square-foot commercial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2205303, on portions of a 0.11-acre site;

WHEREAS, the project site is located at 2394 Ingelow Street in the CC-4-2 Zone, the Airport Influence Area (SDIA / Review Area 2), the Airport: FAA Part 77 Notification Area (SDIA - 90' AMSL / North Island - 96' AMSL), the Airport Approach OZ, Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit OZ, Community Plan Implementation OZ - Type B (CPIOZ-B), the Parking Impact OZ (Beach & Coastal Impact Areas) Transit Priority Area, within the Peninsula Community Plan area;

WHEREAS, the project site is legally described as: Lot 3, Block 79, Roseville Addition, Map No. 165, County of San Diego;

WHEREAS, on August 26, 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 15301 (e)(2) (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 16, 2019, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2205303, 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 Site Development Permit No. 2205303:

A. <u>SITE DEVELOPMENT PERMIT FINDINGS SDMC Section 126.0505</u>

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

The project proposes to allow the addition of 1,424 square feet to an existing two-story 4,941- square-foot commercial building within the Roseville neighborhood of the Peninsula Community Plan, and within the Community Plan Implementation Zone (CPIOZ) Type B. The General Plan designates the site for Commercial Employment, Retail & Services. The Peninsula Community Plan designates the site for Mixed Commercial. The proposed project is consistent with the General Plan and Community Plan land use designations. The project is within the Community Plan Implementation Zone - B and implements policies related to architectural features, including street furniture. Therefore the project will not adversely affect the applicable land use plan.

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

The permit controlling the development contains specific conditions addressing project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls. The safety checks and balances of the proposed project include the review of construction plans by professional staff to determine compliance with all regulations; inspection of construction to assure construction permits are implemented in accordance with the approved plans; and that final construction complies with the approved plans all of which will assure the continued health, safety and general welfare of persons residing or working in the area. The project features include the replacement of the existing driveway with a 20-foot driveway per current City Standards, adjacent to the site on Ingelow Street and to remove the existing fences that are in the Ingelow Street Right-of-Way. Therefore the proposed project will not be detrimental to the public health, safety, and welfare.

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

The project proposes to allow the addition of 1,424 square feet to an existing two-story 4,941- square-foot commercial building within the Roseville neighborhood of the Peninsula Community Plan, and within the Community Plan Implementation Zone (CPIOZ) Type B. No deviations are being requested with approval of the project. The proposed project complies with the applicable regulations of the Land Development Code, such as but not limited to setbacks, vertical height limits, Floor Area Ratio (FAR) restrictions, open space requirements,

storage requirements, and parking and access requirements. The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. Staff analyzed the requested project to determine consistency with the goals and recommendations of the General Plan, the Peninsula Community Plan, and the purpose and intent of the CC-4-2 Zone, the proposed development complies with all applicable regulations and polices, including the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing

Officer, Site Development Permit No. 2205303, is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.

2205303, a copy of which is attached hereto and made a part hereof.

Derrick Johnson (D.J.) Development Project Manager Development Services

Adopted on: October 16, 2019

IO#: 24008061

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: 24008061

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PEMRIT No. 2205303 INGELOW ST COMM ADD-SPD - PROJECT NO. 619447 HEARING OFFICER

This Site Development Permit No. 2205303 is granted by the Hearing Officer of the City of San Diego to, PL Investments, LP, a California Limited Partnership, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The 0.11acre site is located at 2394 Ingelow Street in the CC-4-2 zone, the Airport Influence Area (SDIA / Review Area 2), the Airport: FAA Part 77 Notification Area (SDIA - 90' AMSL / North Island - 96' AMSL), the Airport Approach OZ, Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit OZ, Community Plan Implementation OZ - Type B (CPIOZ-B), the Parking Impact OZ (Beach & Coastal Impact Areas) Transit Priority Area, within the Peninsula Community Plan area. The project site is legally described as: Lot 3, Block 79, Roseville Addition, Map No. 165, County of San Diego;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the addition of 1,424-square-feet to an existing two-story building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 28, 2019, on file in the Development Services Department.

The project shall include:

- a. The addition of 1,424 square feet to an existing two-story building.
- 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 30, 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 building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 10. and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove and replace the existing driveway with a 20 ft driveway per current City Standards, adjacent to the site on Ingelow Street, satisfactory to the City Engineer.

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove the existing fence that is in the Ingelow Street's right-of-way.

14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the proposed bicycle rack in the Ingelow Street Right-of-Way.

15. 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:

16. 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.

17. 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.

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

19. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, with the exception that Oleanders shall be revised to a suitable, alternate species due to an incurable leaf scorch disease. Irrigation plans shall demonstrate compliance with water conservation measures set forth under 142.0413.

20. 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.

21. 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:

22. Owner/Permittee shall maintain a minimum of eight 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.

23. 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.

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

TRANSPORTATION REQUIREMENTS

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. Prior to any Certificate of Occupancy being issued, all domestic, irrigation, and fire water lines serving this development (except single family domestic water service lines and single family domestic/fire combination water service lines where the residential fire sprinkler system utilizes a passive purge style of design) must pass through a permitted, private, above ground, backflow prevention device (BFPD).

27. Prior to any Certificate of Occupancy being issued, any existing sewer lateral to be reused must be inspected by a California licensed plumbing contractor using closed-circuit television to verify and attest to (via a signed statement on company letterhead) all of the following: The lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is in all other ways suitable for reuse. If the lateral is not suitable for reuse, it must be repaired, removed, replaced, or abandoned and capped.

28. Prior to any Certificate of Occupancy being issued, the Owner/Permittee shall repair or reconstruct, in a manner satisfactory to the City Engineer, any public water or sewer facility which has been damaged as a consequence of the development's construction.

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

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 No.

Site Development Permit No. 2205303 October 16, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derick Johnson (D.J.) 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.

PL Investments, LP Owner/Permittee

Ву _____

Dennis Pennell II Owner

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

NOTICE OF EXEMPTION

ATTACHMENT 7

TO: <u>X</u> 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.: 619447

PROJECT TITLE: Ingelow St. Commercial Addition SDP/CDP

PROJECT LOCATION-SPECIFIC: 2934 Ingelow Street, San Diego, CA 92106

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Site Development Permit (SDP) and Coastal Development Permit (CDP) for a 1,314 square-foot, three-story addition to an existing 4,938 square-foot, two-story commercial building. The 0.11-acre site is located in the CC-4-2 base zone, Coastal Overlay Zone (Non-Appealable) and Community Plan Implementation Overlay Zone B, within the Peninsula Community Plan area and Council District 2.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: PL Investments, 244-A Palomar Street, Chula Vista, CA 92106; Contact: Dennis Pennell II, 619-607-0144

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL
- () DECLARED EMERGENCY
- () EMERGENCY PROJECT
- (✓) CATEGORICAL EXEMPTION: SECTION 15301(E)(2): EXISTING FACILITIES

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Section 15301(e)(2) of CEQA Guidelines. Section 15301(e)(2) applies to the permitting and minor alteration of existing private structures, including additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, the project is in an area where all public services are available to allow for maximum development under the General Plan, and the site is not environmentally sensitive. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Brunette

TELEPHONE: (619) 446-5379

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

1 MARK BRUNETTE, SENIOR PLANNER

SEPTEMBER 11, 2019 DATE

CHECK ONE: (X) SIGNED BY LEAD AGENCY () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

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

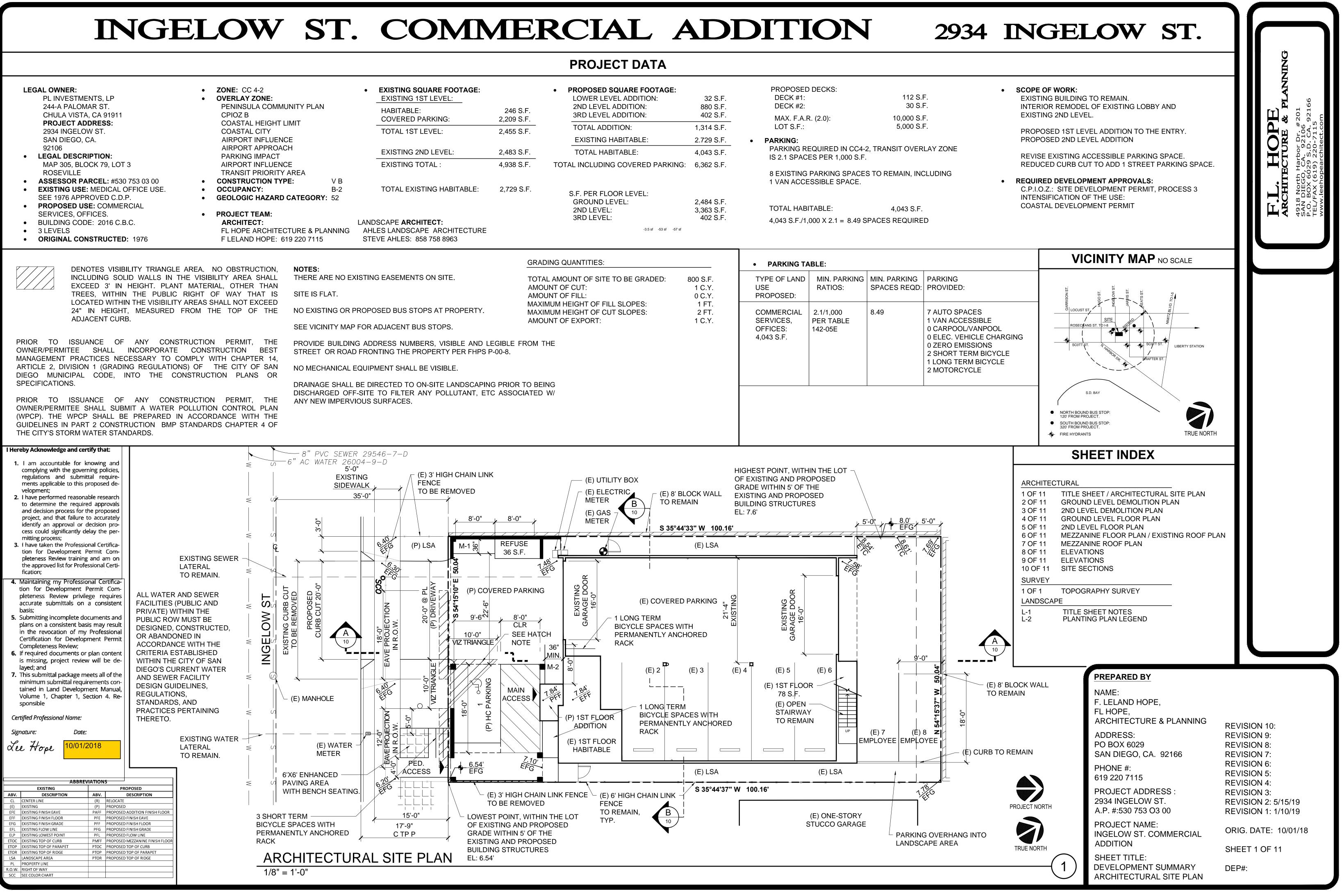
Community Planning Committee Distribution Form Part 2

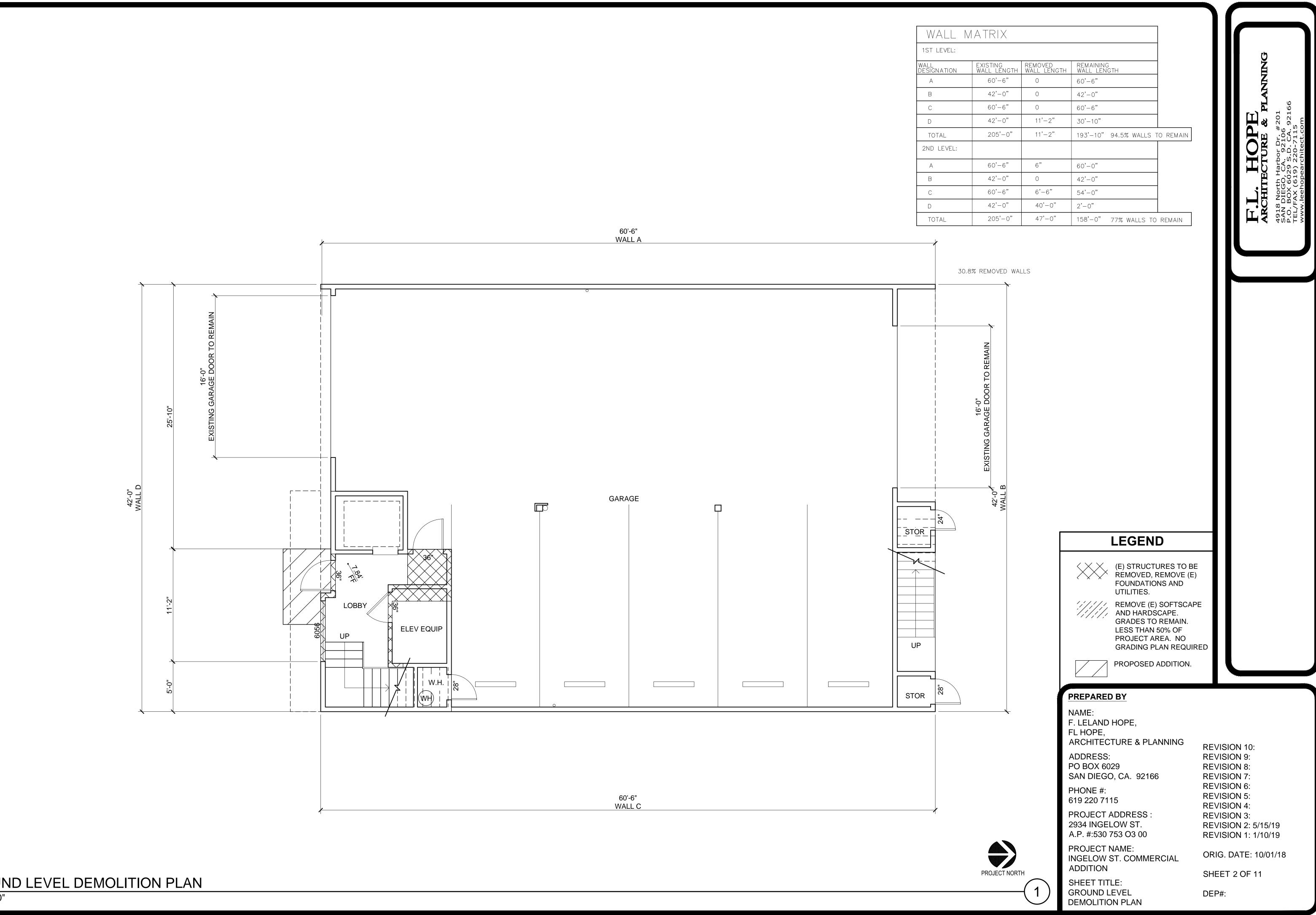
Project Name:			Proj	ect N	lumber:	Distribution Date:
Ingelow St Comm Add-SPD/NDP				61	19447	10/08/2018
Project Scope/Location:						
PENINSULA (Process 3)- Site Development Permit and floor additions to an existing 4,941 square foot commer acre site is located in the CC-4-2 zone, the Non-appeal Implementation Overlay zone B within in the Peninsula	cial bu labe ar	ilding and ea of the	to add Coasta	d tand al Ove	dem parking at erlay zone and	2934 Ingelow Street. The 0.11
Applicant Name:					Applicant Pl	ione Number:
Lee Hope					(619) 995-0	326
Project Manager:	Phor	ne Numb	er:	Fax	Number:	E-mail Address:
Martha Blake	(619	9) 446-53	875	(619	9) 446-5245	MBlake@sandiego.gov
Committee Recommendations (To be completed for Initial Review):						
Vote to Approve		Member (rs Yes l	N	Tembers No	Members Abstain
Vote to Approve With Conditions Listed Below		Membe	rs Yes	N	Aembers No	Members Abstain
☐ Vote to Approve With Non-Binding Recommendations Listed Be	low	Membe	rs Yes	N	Aembers No	Members Abstain
Vote to Deny		Membe	rs Yes	N	lembers No	Members Abstain
No Action (Please specify, e.g., Need further inf quorum, etc.)	format	ion, Split	t vote,	Lacl	k of	Continued
CONDITIONS: NONE						
NAME: MARK KRENCIK					TITLE	CLECT REVIEW CHAIR.
SIGNATURE: NW ACU				DATE: 5/22/19		
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 San Diego				•		
Printed on recycled paper. Visit o Upon request, this information is a	our web wailable	o site at <u>wy</u> e in alterna	ww.sand	<u>diego</u> mats	.gov/developmer	<u>nt-services</u> . 1 disabilities.

	City of San Diego				FORM
SD	Development Servic 1222 First Ave., MS 30 San Diego, CA 92101 (619) 446-5000			losure ement	DS-318
	(619) 446-5000				October 2017
Neighborhood Devel	opment Permit 🖪 Site Deve	pproval(s) requested:	nt Permit 🛛		
Project Title: Ingelow St. C	ommercial Addition		Project No.	For City Use Only:	619997
Project Address: 2934 In			2		•
Specify Form of Owne	ership/Legal Status (please	check):			
Corporation 🛚 Limit	ed Liability -or- 📮 General -	- What State? <u>California</u> Corporate Ic	dentification	No	
🗅 Partnership 🗅 Indivi	idual				
with the City of San D owner(s), applicant(s), individual, firm, co-par with a financial interest individuals owning mo officers. (A separate pa <u>ANY</u> person serving a A signature is required notifying the Project M ownership are to be gi	iego on the subject proper and other financially interest thership, joint venture, asso it in the application. If the re than 10% of the shares. age may be attached if nece s an officer or director of d of at least one of the pro Anager of any changes in ven to the Project Manager	ne owner(s) acknowledge that an applica ty with the intent to record an encumb sted persons of the above referenced pr ociation, social club, fraternal organizatio applicant includes a corporation or part If a publicly-owned corporation, include (ssary.) If any person is a nonprofit orga the nonprofit organization or as trust perty owners. Attach additional pages ownership during the time the applicati at least thirty days prior to any public h result in a delay in the hearing process.	arance again roperty. A fi on, corporat nership, inc e the names nization or a ee or benet if needed. ion is being hearing on th	st the property. Pl nancially interested ion, estate, trust, re lude the names, titl , titles, and address a trust, list the name ficiary of the nonp Note: The applican processed or consi	ease list below the party includes any ceiver or syndicate es, addresses of all es of the corporate es and addresses of rofit organization. t is responsible for dered. Changes in
Property Owner					
Name of Individual:	nnis Pennell		🖪 Owner	Tenant/Lessee	Successor Agency
Street Address: 244-A Pale	omar St.				
City:					
Phone No.:	0	Fax No.:			
Signature:	- Fridd		Date:	12/18	
Additional pages Attach	ned: 🛛 Yes	23 No			
Applicant					
Name of Individual: <u>Lei</u>			🛚 Owner	Tenant/Lessee	Successor Agency
Street Address: Po Box 60	129				
City: San Diego				State: <u>Ca</u>	Zip:
Phone No.: 619 220 7115		Fax No.:	Email: hope	desin@aol.com	
Signature:			Date: 10/05/	2018	
Additional pages Attack	hed: 🛛 Yes	凶 No			
Other Financially Inte	erested Persons				
Name of Individual:	nnis Pennell		🛚 Owner	Tenant/Lessee	Successor Agency
Street Address:	lomar St.				
City:			<u></u>	State:	Zip: 91911
		Fax No.:	Email: Rober	t@pwproperties.com	22
Signature:			Date:		
Additional pages Attac		□ No			

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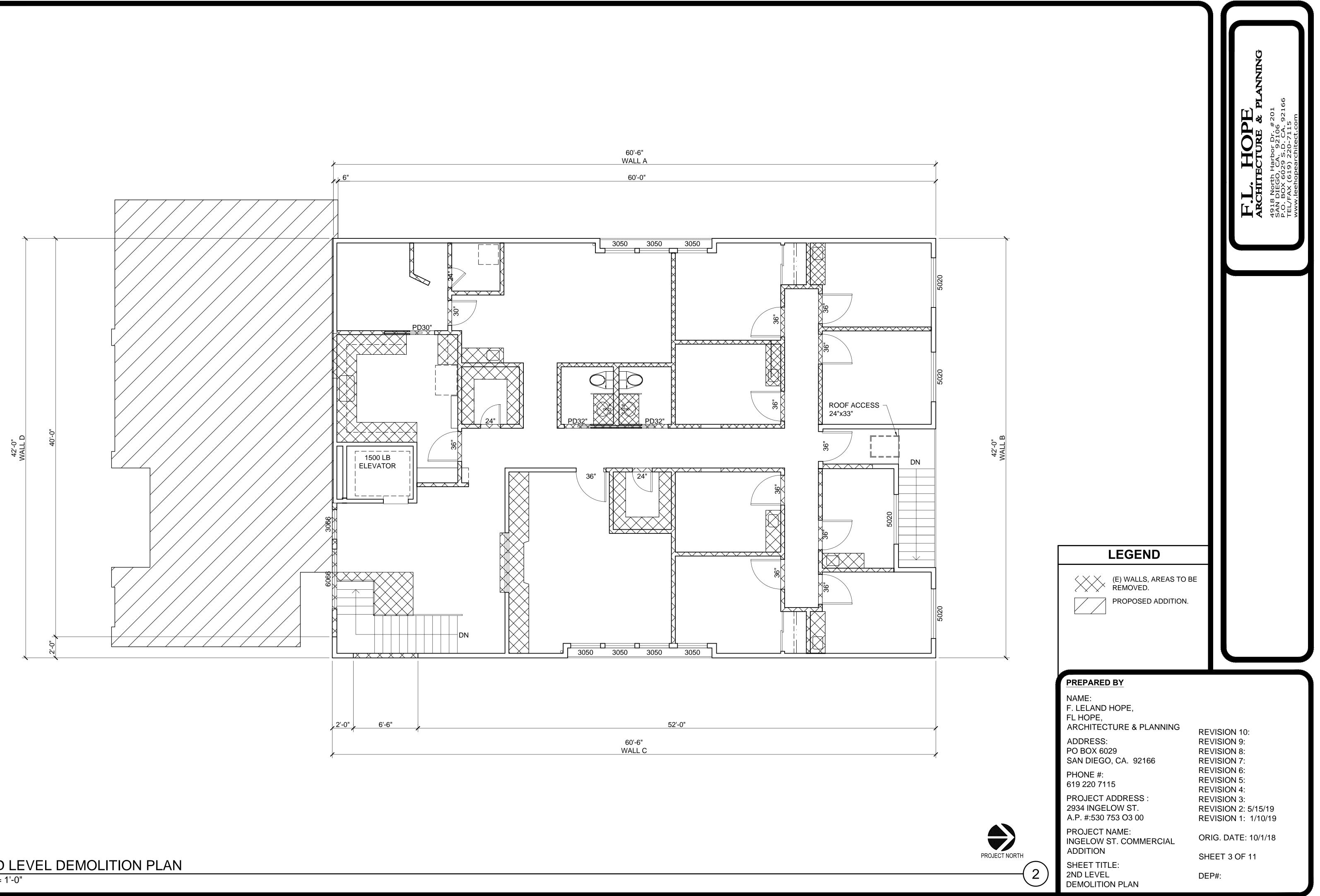
CHULA VISTA, CA 91911 CPIOZ B PROJECT ADDRESS: COASTAL	ONE: A COMMUNITY PLAN	EXISTING SQUARE FOOTAGE: EXISTING 1ST LEVEL: HABITABLE: COVERED PARKING:	246 S.F. 2,209 S.F.	PROPOSED SQUARE FOOTAGE: LOWER LEVEL ADDITION: 2ND LEVEL ADDITION: 3RD LEVEL ADDITION: TOTAL ADDITION:	32 S.F. 880 S.F. 402 S.F. 1,314 S.F.	PROPOSED D DECK #1: DECK #2: MAX. F.A.R. (LOT S.F.:		112 S 30 S 10,000 S 5,000 S	S.F. S.F.
2934 INGELOW ST. COASTAL SAN DIEGO, CA. AIRPORT	CITY NFLUENCE	TOTAL 1ST LEVEL:	2,455 S.F.	EXISTING HABITABLE:	2.729 S.F.	• PARKING:		_,	
92106 AIRPORT	APPROACH	EXISTING 2ND LEVEL:	2,483 S.F.	TOTAL HABITABLE:	4,043 S.F.		UIRED IN CC4-2	2, TRANSIT OVE	RLAY ZON
LEGAL DESCRIPTION: PARKING MAP 305, BLOCK 79, LOT 3 AIRPORT	MPACI	EXISTING TOTAL :	4,938 S.F.	TOTAL INCLUDING COVERED PARKING		IS 2.1 SPACES	SPER 1,000 S.F.		
	RIORITY AREA TION TYPE: V B	TOTAL EXISTING HABITABLE:	2,729 S.F.	S.F. PER FLOOR LEVEL:	. 0,302 0.1 .	8 EXISTING PA 1 VAN ACCESS	ARKING SPACES SIBLE SPACE.	S TO REMAIN, IN	NCLUDING
 PROPOSED USE: COMMERCIAL SERVICES, OFFICES. BUILDING CODE: 2016 C.B.C. 3 LEVELS PROJECT T ARCHITEC FL HOPE A 	T: LANDS RCHITECTURE & PLANNING AHLE	SCAPE ARCHITECT: ES LANDSCAPE ARCHITECTURE ZE AHLES: 858 758 8963		GROUND LEVEL: 2ND LEVEL: 3RD LEVEL: -3.5 sf -53 sf -57 sf	2,484 S.F. 3,363 S.F. 402 S.F.	TOTAL HABITA 4,043 S.F./1,00	ABLE: 0 X 2.1 = 8.49 SI	4,043 S.F PACES REQUIR	
DENOTES VISIBILITY TRIANGLE AREA. NO OBSTRU	CTION. NOTES:		GRAI	DING QUANTITIES:		PARKING TABI	LE:		
INCLUDING SOLID WALLS IN THE VISIBILITY AREA EXCEED 3' IN HEIGHT. PLANT MATERIAL, OTHER TREES, WITHIN THE PUBLIC RIGHT OF WAY TH	SHALL THERE ARE NO EXISTING THAN AT IS SITE IS FLAT.	EASEMENTS ON SITE.	AMO	AL AMOUNT OF SITE TO BE GRADED: UNT OF CUT: UNT OF FILL:	800 S.F. 1 C.Y. 0 C.Y.		MIN. PARKING RATIOS:	MIN. PARKING SPACES REQE	
LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT E 24" IN HEIGHT, MEASURED FROM THE TOP O ADJACENT CURB.		SED BUS STOPS AT PROPERTY. DJACENT BUS STOPS.	MAXI	MUM HEIGHT OF FILL SLOPES: MUM HEIGHT OF CUT SLOPES: UNT OF EXPORT:	1 FT. 2 FT. 1 C.Y.	SERVICES, P	2.1/1,000 PER TABLE 42-05E	8.49	7 AUTO 1 VAN A 0 CARPO
MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPT	BEST STREET OR ROAD FRONT ER 14,	RESS NUMBERS, VISIBLE AND LE TING THE PROPERTY PER FHPS P		ΉE		4,043 S.F.			0 ELEC. 0 ZERO 2 SHOR 1 LONG
ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE CITY C DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLAN		ENT SHALL BE VISIBLE.							2 MOTO
SPECIFICATIONS. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WIT GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTED THE CITY'S STORM WATER STANDARDS	DRAINAGE SHALL BE DIRE DISCHARGED OFF-SITE T THE ANY NEW IMPERVIOUS SU PLAN 1 THE	ECTED TO ON-SITE LANDSCAPING TO FILTER ANY POLLUTANT, ETG JRFACES.							





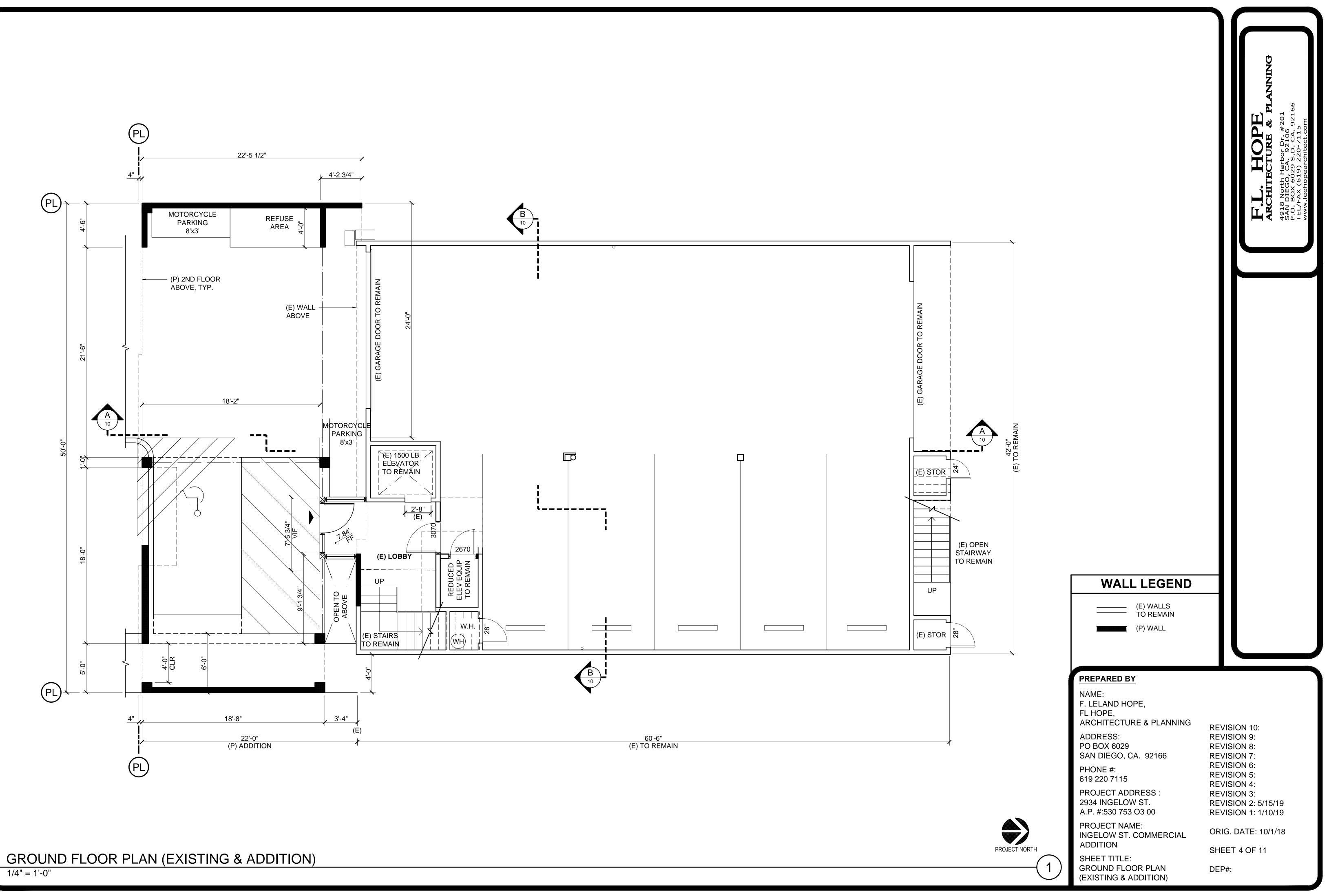
GROUND LEVEL DEMOLITION PLAN

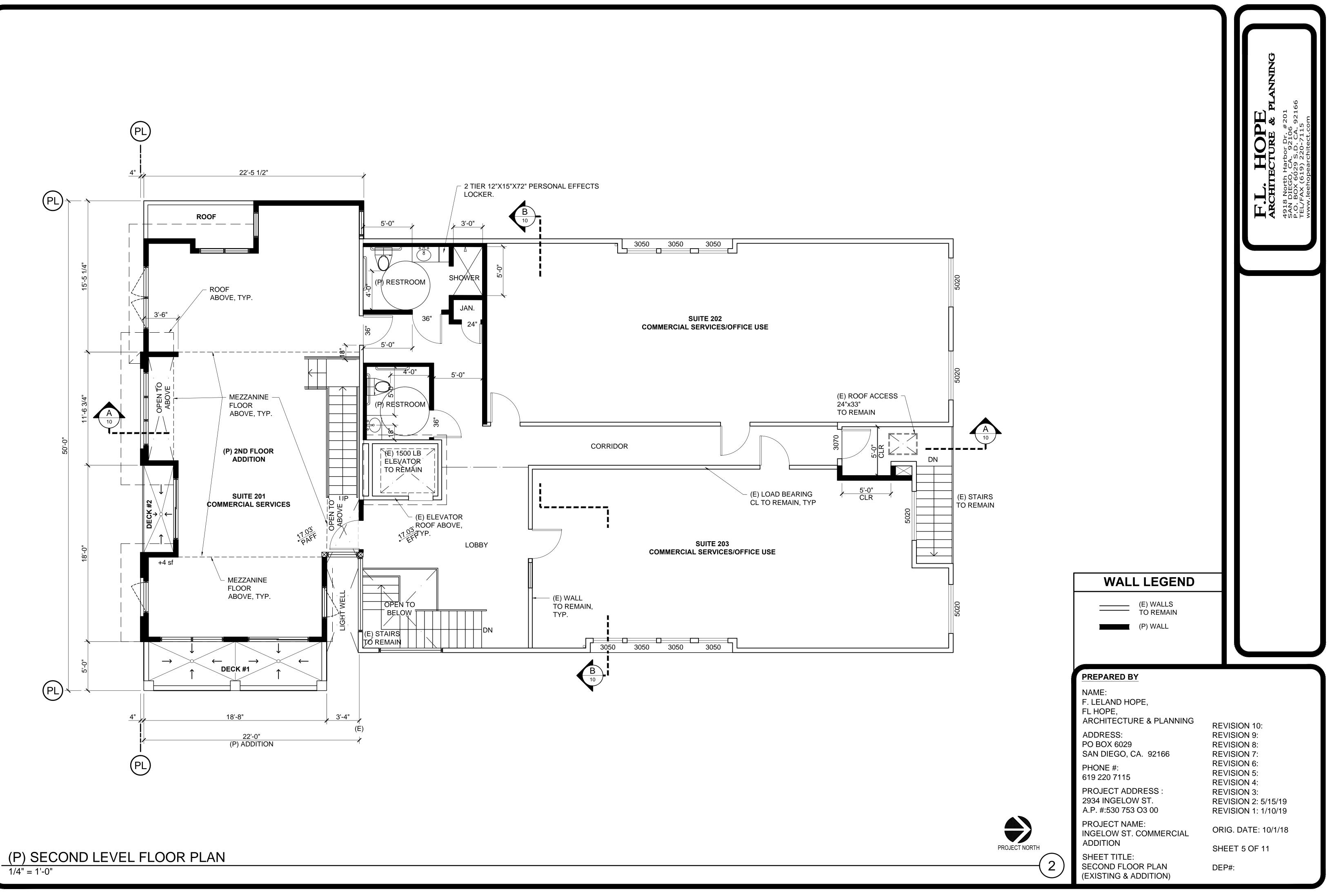
1/4" = 1'-0"

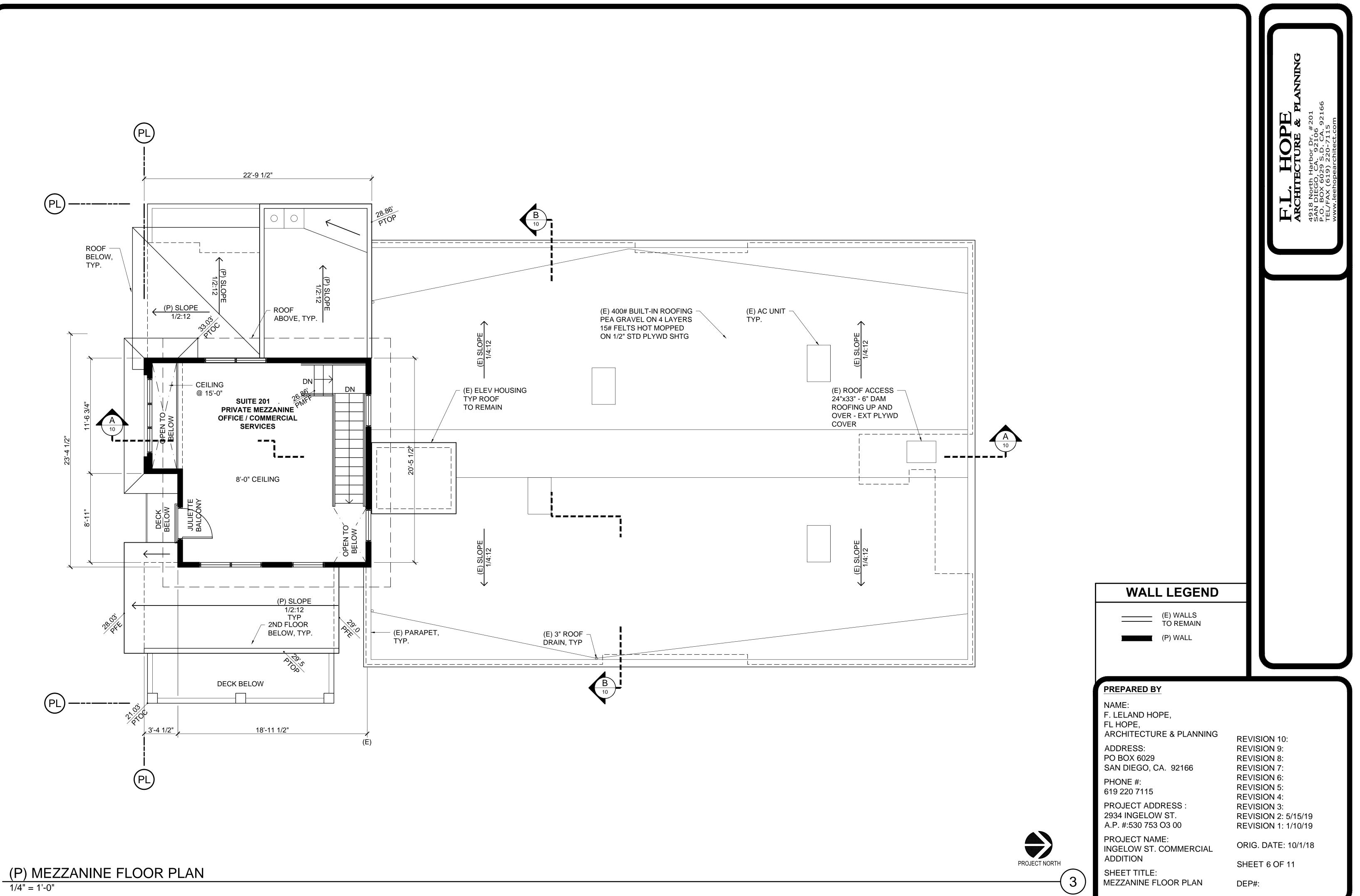


2ND LEVEL DEMOLITION PLAN

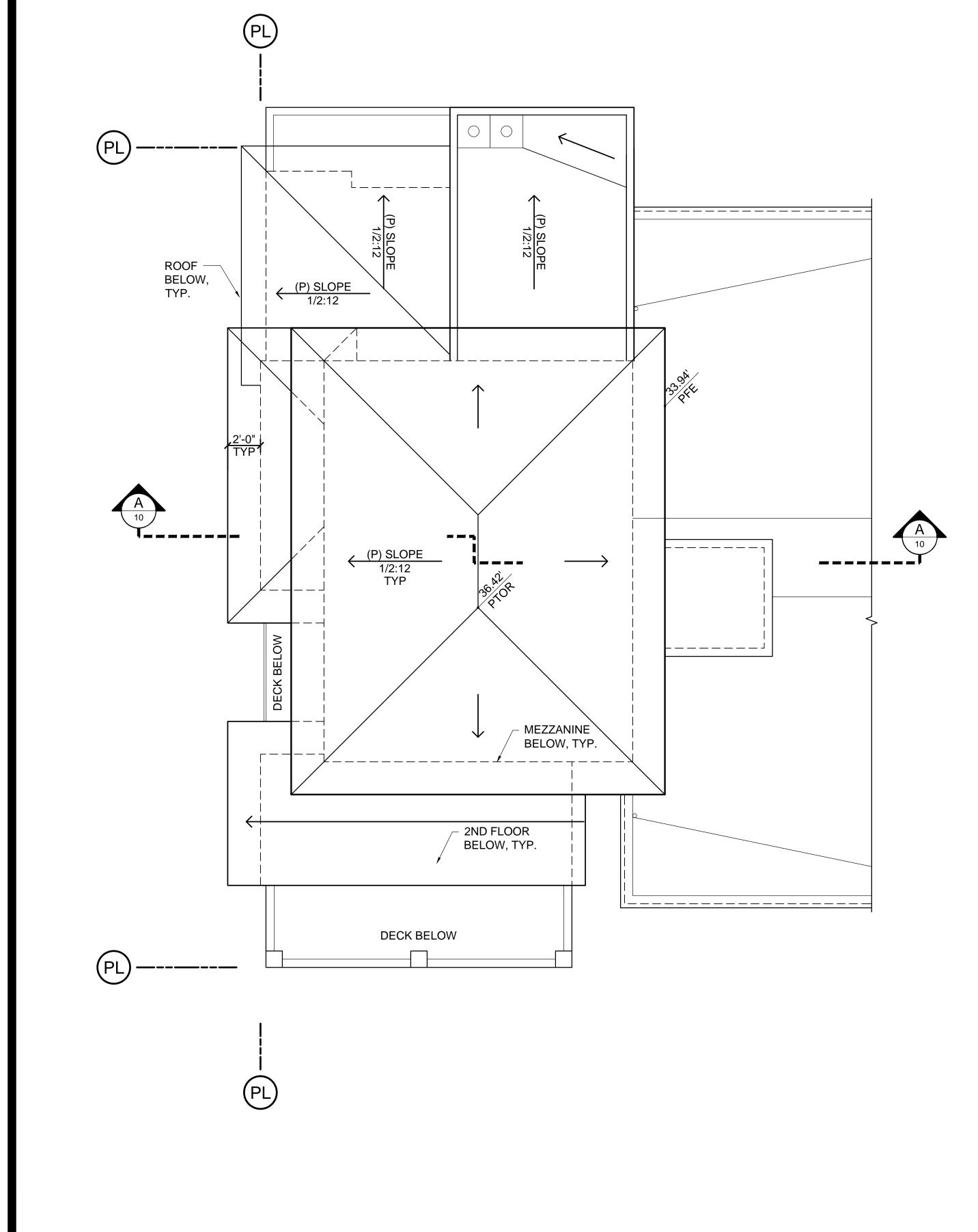
GROUND FLOOR PLAN (EXISTING & ADDITION)

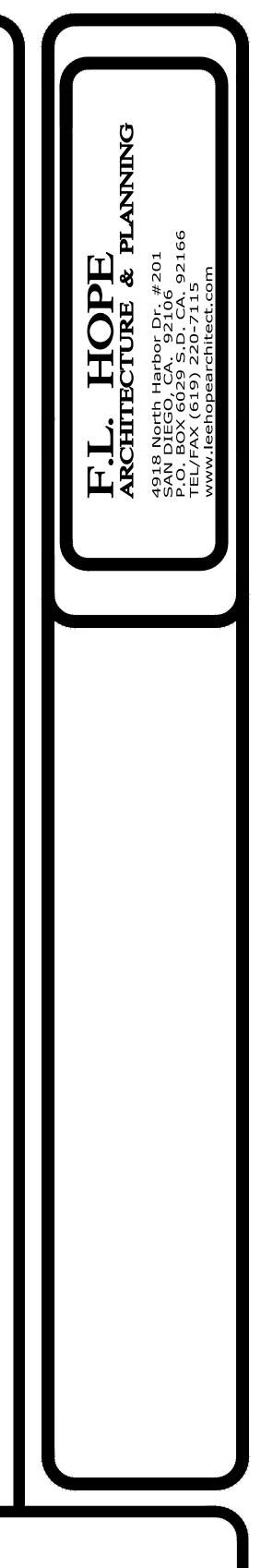












PREPARED BY

NAME: F. LELAND HOPE, FL HOPE, ARCHITECTURE & PLANNING

ADDRESS: PO BOX 6029 SAN DIEGO, CA. 92166

PHONE #: 619 220 7115

PROJECT ADDRESS : 2934 INGELOW ST. A.P. #:530 753 O3 00

PROJECT NAME: INGELOW ST. COMMERCIAL ADDITION SHEET TITLE: ROOF PLAN REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: REVISION 4: REVISION 3: REVISION 2: 5/15/19 REVISION 1: 1/10/19

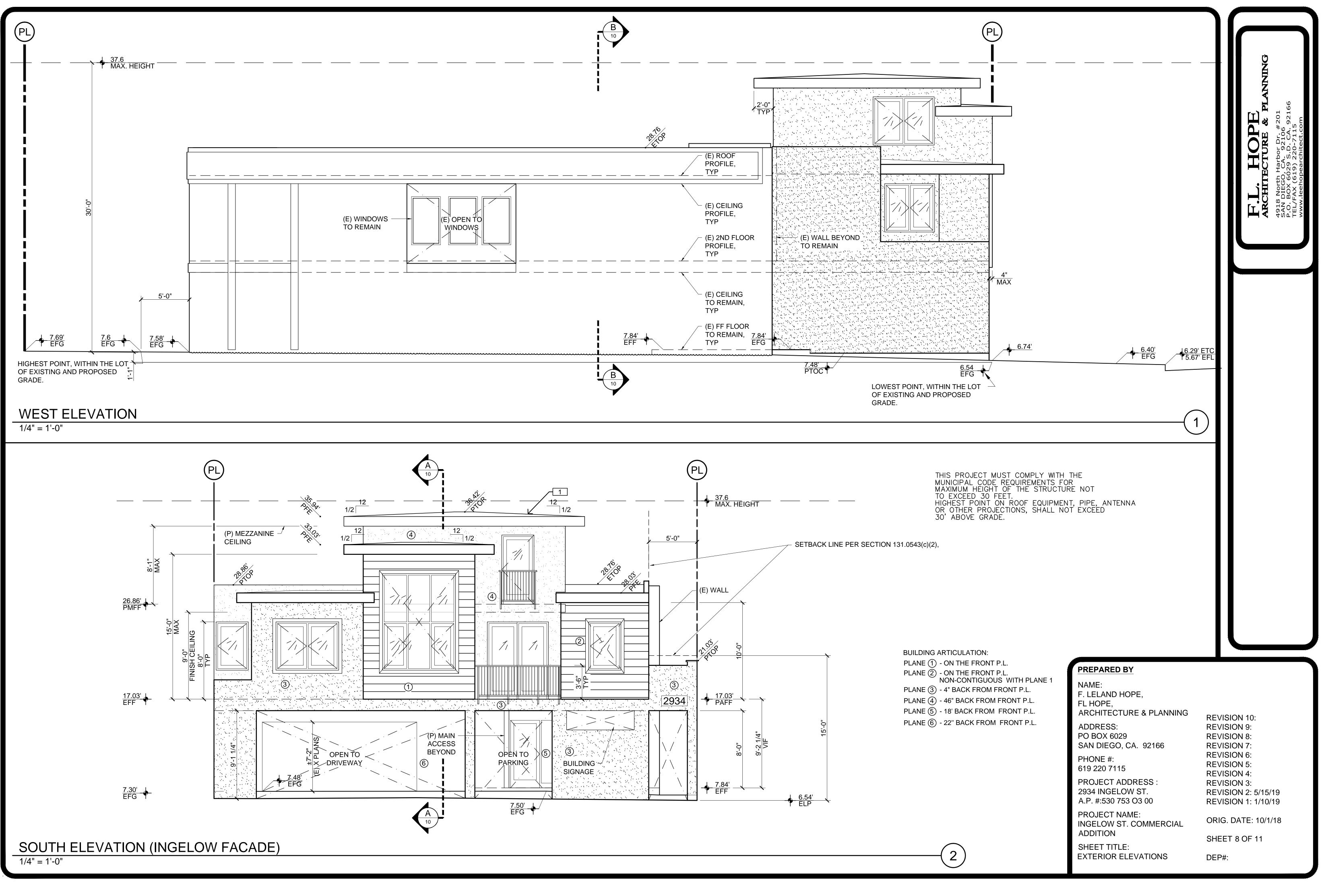
ORIG. DATE: 10/1/18

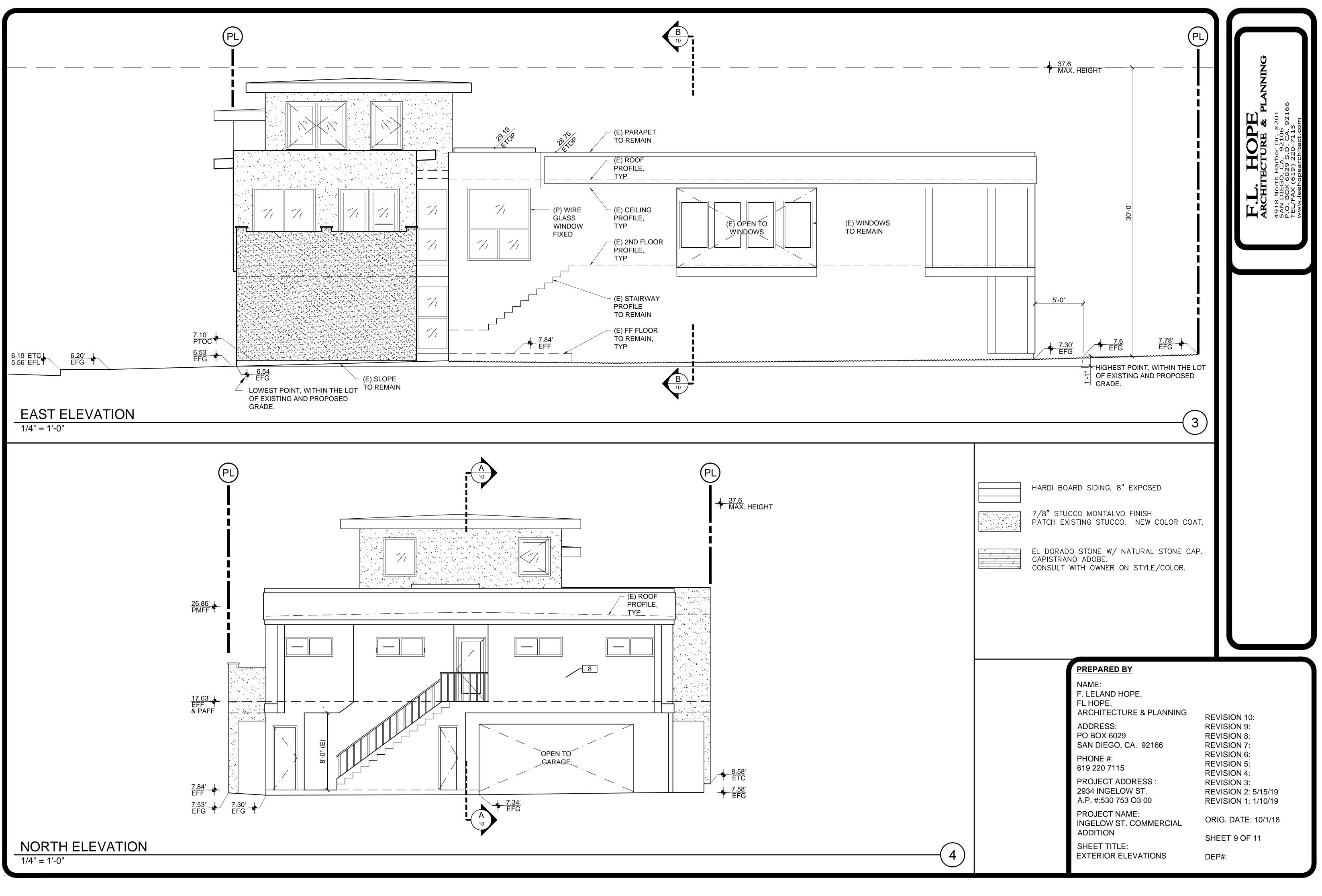
SHEET 7 OF 11

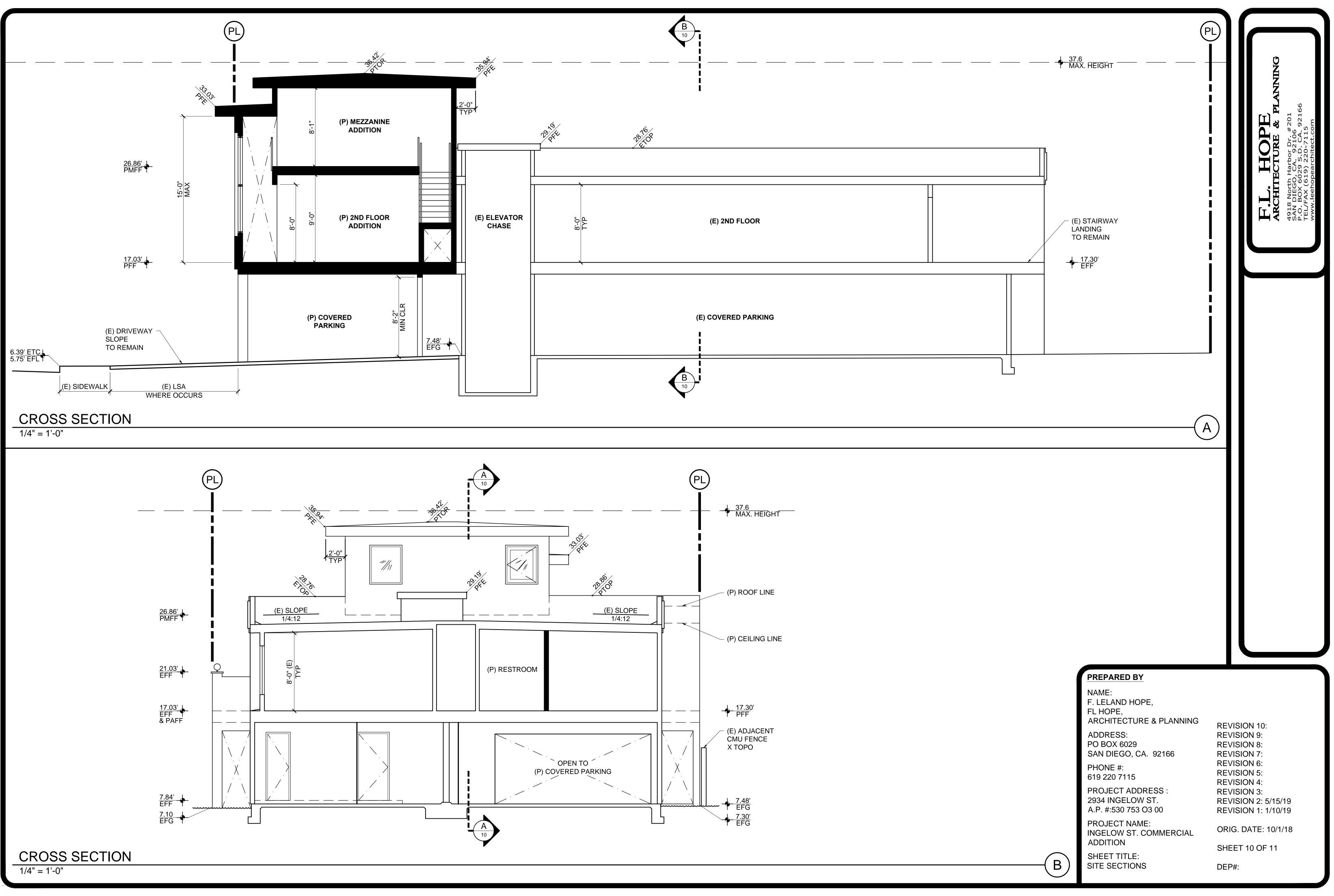
DEP#:

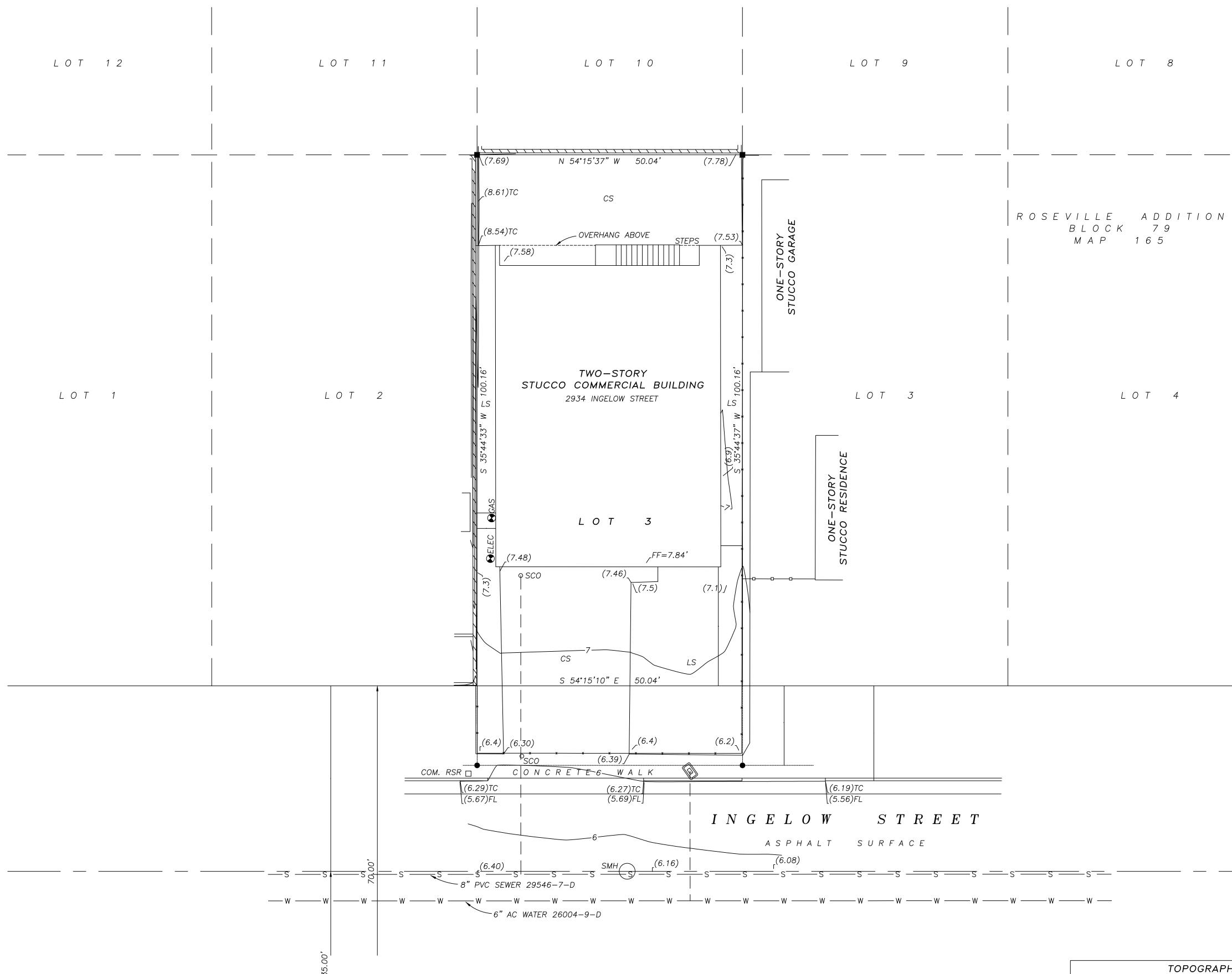


4









LEGAL DESCRIPTION:

LOT 3 IN BLOCK 79, ROSEVILLE ADDITION TO THE CITY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 165 ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

BASIS OF ELEVATION:

EASTERLY BRASS PLUG JARVIS STREET AND SCOTT STREET ELEVATION = 6.643 M.S.L. N.G.V.D. 1929 FEET



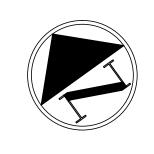
For the exclu DENNIS P 2934 INGEL SAN DIEGO, San Diego Lane Engineer 9665 Chesapeake Drive, Suite 445, Phone: (858) 565-8362 Date: 08/13/2018 Revised: Scale: 1"=10' Drawn by Drawing: Ingelow St 2934 TOPO.dw

ROBERT J. BATEMAN, P.L.S. 7046

ATTACHMENT 10

HOPE CTURE & 1

F.L.



		G	RAPH	IIC SCALE	
10	0	5	10	20	40
_			•	FEET) = 10 FT.	

LEGEND.	
	INDICATES WATER METER
SCO	INDICATES SEWER CLEAN OUT
SMH	INDICATES SEWER MANHOLE
•	INDICATES FOUND LEAD AND DISC STAMPED LS7046
	INDICATES FOUND 3/4" IRON PIPE STAMPED LS7046
FF	INDICATES FINISH FLOOR
	INDICATES PROPERTY LINE
x	INDICATES CHAIN LINK FENCE
oo	INDICATES METAL FENCE
	INDICATES WALL
—— W ——	INDICATES WATER LINE
s	INDICATES SEWER LINE
CS	INDICATES CONCRETE SURFACE
LS	INDICATES LANDSCAPE AREA

P	RE	PA	RE	D	BY
-					

NAME: F. LELAND HOPE, FL HOPE, ARCHITECTURE & PLANNING ADDRESS: PO BOX 6029 SAN DIEGO, CA. 92166 PHONE #: 619 220 7115 PROJECT ADDRESS 2934 INGELOW ST. A.P. #:530 753 O3 00 PROJECT NAME: INGELOW ST. COMMERCIAL ADDITION SHEET TITLE: TOPOGRAPHY SURVEY

REVISION 10: REVISION 9: **REVISION 8: REVISION 7**: **REVISION 6**: **REVISION 5**: **REVISION 4**: **REVISION 3**: REVISION 2: 5/15/19 REVISION 1: 1/10/19 ORIG. DATE: 10/1/18 SHEET 11 OF 11 DEP#:

PHY SURVEY	
lusive use of:	
PENNELL II	
LOW STREET	
, CA 92106	
nd Surveying	&
ring, Inc.	
, San Diego, California	
F_{2V} (858) 565-13	54

	58) 565 - 4354				
Revised:					
у: J.G.B.	Sheet 1 of 1 Sheet				
wg A.P.	N.: 530-753-03				

ADDITIONAL CITY NOTES

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."

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

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, 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 142.0411

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."

CITY INSPECTION A FINAL INSPECTION OF THE COMPLETED LANDSCAPE PLANTING AND IRRIGATION INSTALLATION BY CITY LANDSCAPE INSPECTOR SHALL BE OBTAINED. SCHEDULE INSPECTOR AND LANDSCAPE ARCHITECT AT LEAST ONE WEEK IN ADVANCE OF INSPECTION. CITY FEES PROVIDE FOR ONLY ONE INSPECTION, ADDITIONAL INSPECTIONS WILL REQUIRE ADDITIONAL FEES.

THE PERMIT.

CITY OF SAN DIEGO <u>COMERICAL</u> AREA AND POINT CALCULATIONS

<u>STREET YARD</u> AREA		
TOTAL STREET YARD AREA REQUIRED LANDSCAPE AREA PROVIDED LANDSCAPE AREA PROVIDED HARDSCAPE AREA	50%	O BUILDIN O BY SEC O LOCATE O LINE
PROVIDED LANDSCAPE AREA		0
POINTS REQUIRED POINTS REQUIRED TREE POINTS PROVIDED TREE POINTS	@ . 05 @ IOO%	0 0 0
<u>STREET TREES</u> QUANTITY REQUIRED PROVIDED	50 FT. @ 1/30	
VEHICULAR USE AREAS- STREET YARD (NONE)		
VEHICULAR USE AREAS- NOT IN STREET Y TOTAL YARD AREA TREE PROVIDED WITHIN 30 FEET PROVIDED LANDSCAPE AREA		745 61
POINTS REQUIRED POINTS REQUIRED TREE POINTS PROVIDED TREE POINTS	@ . 0 5 @ 50%	3 2 20
REMAINING YARD AREA		
TOTAL YARD AREA REQUIRED LANDSCAPE AREA		1330 40 S.F. PER TREE
REQUIRED LANDSCAPE POINTS PROVIDED LANDSCAPE POINTS (TRE	ES ONLY)	60 100

BUILDING WALL DEFINED

BY SECOND STORY IS LOCATED ON PROPERTY

EXISTING SEWER -LATERAL TO REMAIN.

EXISTING WATER -LATERAL TO REMAIN.

Landscape Development Plan for: 2934 INGELOW STREET

San Diego, California

CITY STANDARDS NOTES

LANDSCAPE REGULATION CONFORMANCE

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY ORDINANCE LANDSCAPE ARTICLES AND LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. ALTERNATIVE COMPLIANCE IS REQUESTED FOR SOME STANDARDS AS NOTED BELOW

LANDSCAPE IS SUBJECT TO CITY WIDE LANDSCAPE REGULATIONS AS THEY PERTAIN TO MULTIPLE DWELLING UNIT RESIDENTIAL DEVELOPMENT, AS WELL AS THE PENINSULA COMMUNITY PLAN. (ROSEVILLE NEIGHBORHOOD).

R-O-W PERMIT REQUIRED

A PUBLIC RIGHT-OF-WAY PERMIT IS REQUIRED FOR ANY PLANTING GREATER THAN 30 INCHES IN HEIGHT IN THE PUBLIC RIGHT-OF-WAY.

EXISTING LANDSCAPE NOTE

NEW LANDSCAPING IS PROPOSED FOR ALL SITE AREAS NOT OTHERWISE DEVELOPED. NO EXISTING TREES OR OTHER VEGETATION WILL REMAIN.

MAINTENANCE NOTE

ALL REQUIRED LANDSCAPE AREAS 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 HEALTHY CONDITION. DISEASED OF DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF

CURB NOTE:

ALL LANDSCAPE AREAS ARE SEPARATED FROM VEHICULAR DRIVES AND PARKING BY IN. CONCRETE CURBS- CONSTRUCTED PER SITE IMPROVEMENT PLANS ALL PARKING SPACES FACING LANDSCAPE AREAS 5 FT. OR LESS IN WIDTH SHALL HAVE WHEEL STOPS PROVIDED AT LEAST TWO FEET FROM THE LANDSCAPE AREA

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:	
TRAFFIC SIGNALS (STOP SIGN)-	20 FEE
UNDERGROUND UTILITY LINES-	5 FEET
UNDERGROUND SEWER LATERALS-	IO FEE
ABOVE GROUND UTILITY STRUCTURES-	IO FEE
DRIVEWAY (ENTRIES)-	IO FEE
	25 EEE

INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)- 25 FEET VERIFY MINIMUM SEPARATION DISTANCE IN FIELD PRIOR TO PLANTING. UPON IDENTIFICATION OF CONFLICT, CONTACT LANDSCAPE ARCHITECT AND ADJUST TREE LOCATION AS DIRECTED.

ROOT BARRIER

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW STREET TREES PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED WITHIN 10 FEET OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE (SDMC 142.0409(A)(1).

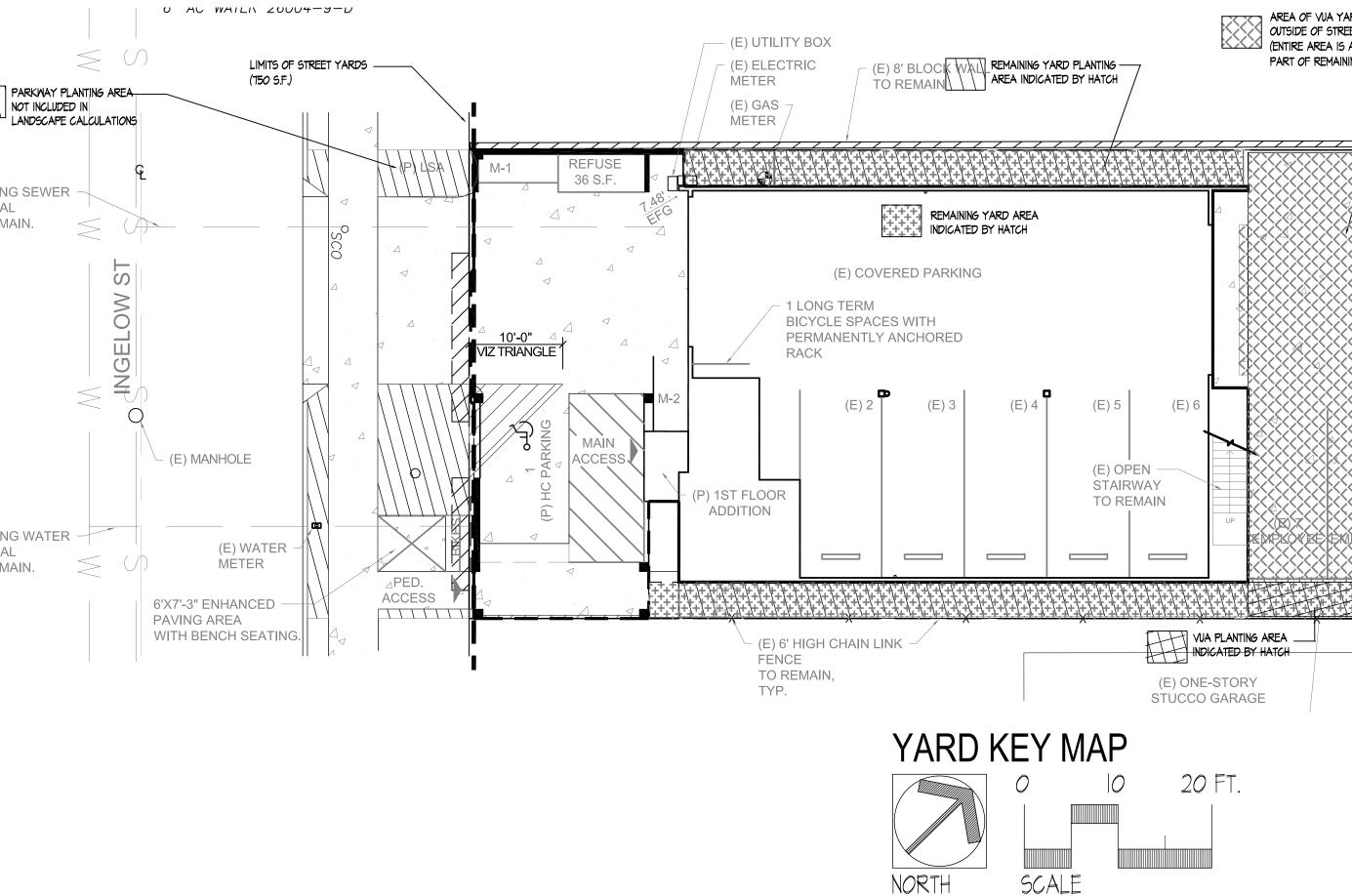
DRAINAGE BEST MANAGEMENT PRACTICES

NO IRRIGATION RUN OFF SHALL DRAIN OFF SITE INTO THE PUBLIC RIGHT OF WAY, STREETS, DRIVES OR ALLEYS. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SEWER SYSTEM WITHOUT PROPER PBMP'S. ALL ROOF DISCHARGE TO BE TO SURFACE DRAINAGE. REFER TO STORM WATER POLLUTION PREVENTION PLAN

IRRIGATION

WATER CONSERVATION IS PROMOTED THROUGH THE USE OF DROUGHT TOLERATNT PLANT SPECES AND THE ANTICIPATED USE OF DRIP IRRIGATION THROUGHOUT THE PROJECT. SEPARATE BUBBLER SYSTEMS FOR TREES IS ANTICIPATED.

(ALSO SEE ADDITIONAL CITY NOTES)



DRAWING INDEX

SITE ADDRESS

SHEET

L-I

L-2

L-3

CONTENTS

TITLE SHEET, NOTES

PLANTING PLAN, LEGEND

WATER USE CALCULATIONS

6	
5	

2934 INGELOW STREET SAN DIEGO, CALIFORNIA APN 531 373 08 00

AREA OF VUA YARD OUTSIDE OF STREET YARD (ENTIRE AREA IS ALSO PART OF REMAINING YARD)

\dashv vua planting area $_$

- (E) 8' BLO(TO REMAI

- (E) CURB TO REN

PREPARED BY:

AHLES LANDSCAPE ARCHITECTURE NAME:

PO BOX 150. RANCHO SANTA FE, CA 92067 PHONE #: 858.756.8963

PROJECT ADDRESS: 2934 INGELOW STREET SAN DIEGO, CA.

PROJECT NAME: INGELOW STREET COMMERICAL ADDITION

SHEET TITLE:

LANDSCAPE DEVELOPMENT PLAN

ATTACHMENT 10

AHLES LANDSCAPE ARCHITECTURE INC. _____

P.O. Box 1503 Rancho Santa Fe, California 92067 858.756.8963 ala@ahlesland.com

CA# 2538

LANDSCAPE DEVELOPMENT PLAN FOR:

2934 **INGELOW** STREET

San Diego California

ALA PROJECT NO.:
APN:

1838

SHEET:



REVISION 14:
REVISION 13:
REVISION 12:
REVISION II:
REVISION IO:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3: 20 AUG 19
REVISION 2: CYCLE 3 - 14 MAY 19
REVISION I: CYCLE I - 4 JAN 19
ORIGINAL DATE: 30 SEP 18
SHEET OF
DEP#

PLANT LEGEND

	PLANT FUNCTION: MBOL BOTANICAL NAME	COMMON NAME	PLANT FORM: QUANTITY	PERCENTAGE /	AT SIZI
TREES	FLOWERING CANOPY TREE- 30' +/-HEIGHT X V	NIDTH:	FORM- CANOPY BROAL	7 SPREADING OV	'AL
•	JADARANDA MIMOSIFOLIA <i>Alternate</i>	JACARANDA	Ι	100% 36	6" Bo
	CASSIA LEPTOPHYLLA	GOLDEN MEDAL	LION TREE TREE		
form	STANDARD FORM SHURB- +/- 15 FT. HEIGHT λ	(IO FT. WIDTH:	FORM- CANOPY BROAL	7 SPREADING OV	'AL
	OLEA 'LITTLE OLLIE' <i>Alternate</i>	DWARF OLIVE	4	100% 24	4" Bo
	LAGERSTROEMIA 'TONTO'	CRAPE MYRTLE			
SHRUBS					



FUNCTION: EVERGREEN 24 IN. TALL X 24 IN. WIDTH: FORM- ACCENT SUCCULENT 4 100% 5 GALLON CARISSA 'GREEN CARPET' NATAL PLUM BERKELEY SEDGE CAREX TEMUMICOLA AEONIUM ' ZWARTKOP' AEONIUM



FUNCTION: SUCCULENT ACCENT PLANTS- 24 IN. TALL X 24 IN. WIDTH: FORM- ACCENT SUCCULENT PHORIMUM 'APRICOT QUEEN' NEW ZEALAND FLAX 1 100% 15 GALLON BIRD OF PARADISE STRELIZIA REGINAE HESPERALOE PARVIFOLIA RED YUCCA

<u>GROUND COVERS</u>



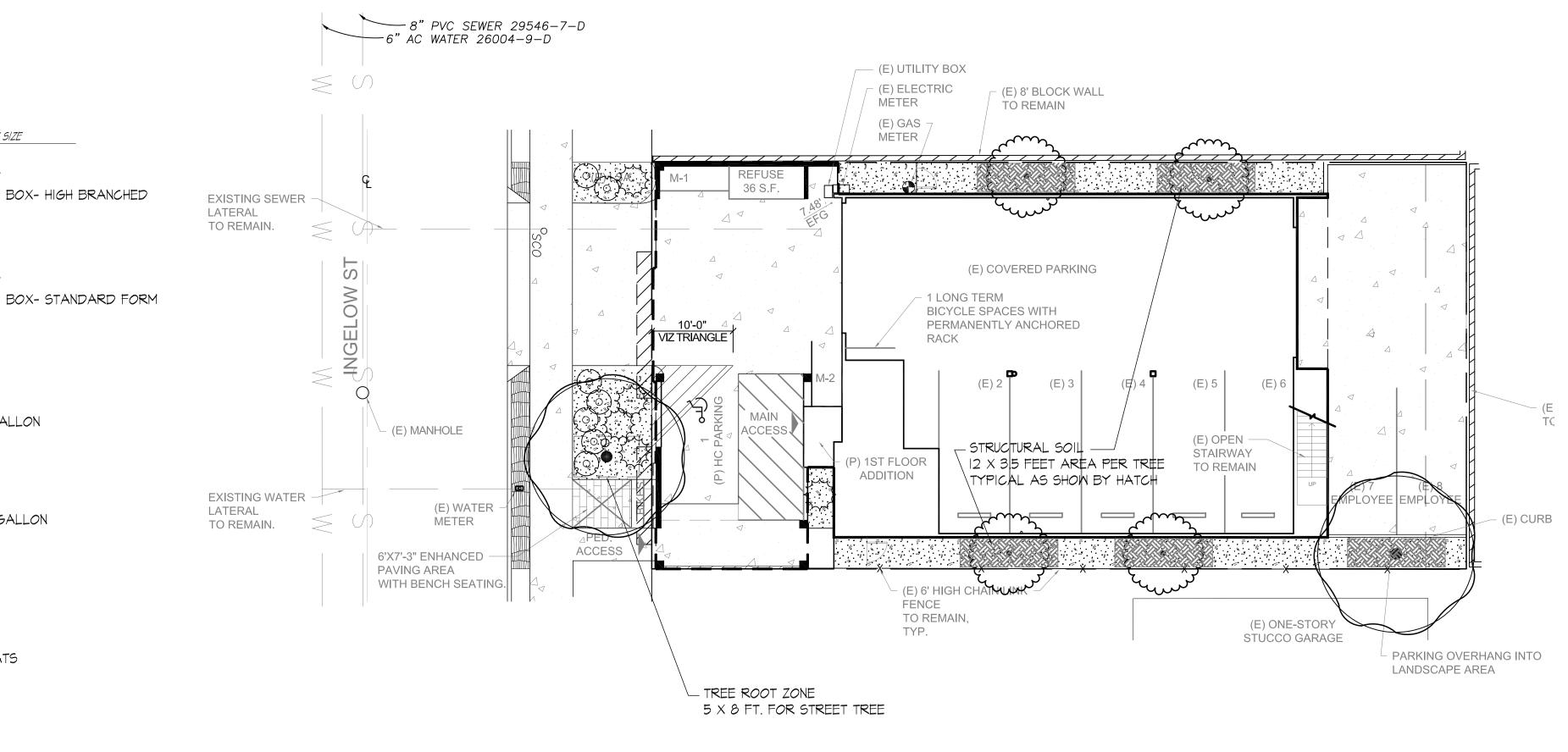
SENECIO MANDRALISCAE 'BLUE CHALK STICKS' 12 IN. O.C. 100% FLATS SEDUM SPURIUM 'BURGANDY CARPET' SEDUM

NON LIVING COVERS



BARK MULCH

3 IN. DEPTH



CONDITIONS OF APPROVAL

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.

(New Issue)

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.

(New Issue)

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

(New Issue)

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.

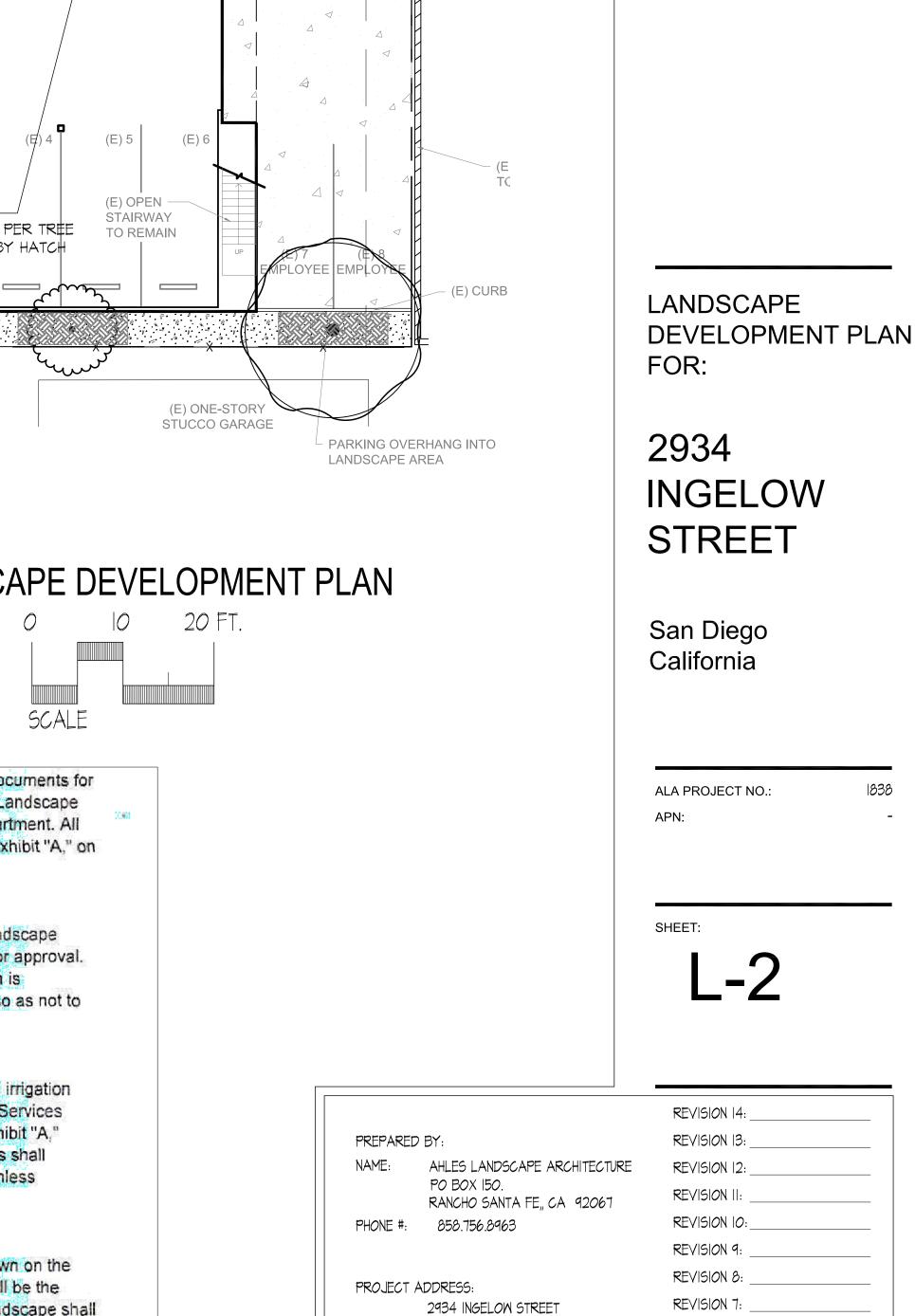
(New Issue)

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.

ATTACHMENT 10

AHLES LANDSCAPE ARCHITECTURE INC.

P.O. Box 1503 Rancho Santa Fe, California 92067 858.756.8963 ala@ahlesland.com



PROJECT NAME: INGELOW STREET COMMERICAL ADDITION

SAN DIEGO, CA.

SHEET TITLE:

LANDSCAPE DEVELOPMENT PLAN

CA# 2538

LANDSCAPE DEVELOPMENT PLAN



REVISION 6: REVISION 5:

REVISION 2: CYCLE 3 - 14 MAY 19

REVISION I: CYCLE I - 4 JAN 19

ORIGINAL DATE: 30 SEP 18

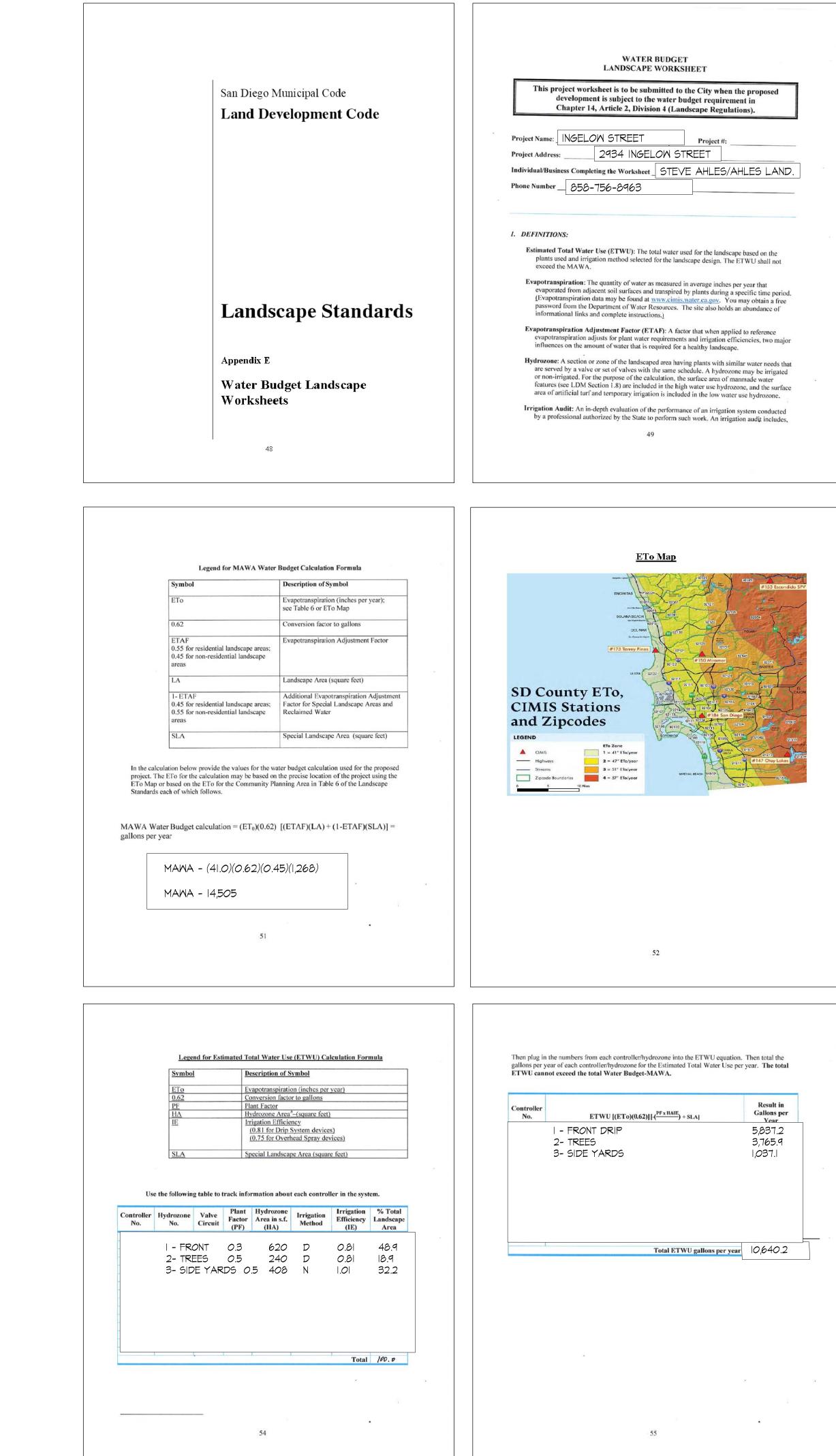
SHEET _____ OF ____

20 AUG 19

REVISION 4:

REVISION 3:

DEP# ____



EVAPOTRANSPIRATION (ETo) TABL
BY COMMUNITY PLANNING AREA

but is not limited to: inspection, system tune-up, system test with distribution uniformity or

Landscape Area: The entire premises less the area of building footprints, non-irrigated portions

of parking lots, driveways, hardscapes (as defined in Land Development Code Section

113.0103), and areas designated for habitat preservation or Brush Management Zone 2.

Maximum Applied Water Allowance (MAWA) Water Budget -: The upper limit of annual

Plant Factor: A factor that when multiplied by the average inches per year evapotranspiration rate, estimates the amount of water used by plants. Plant water use calculations are based

Resources: http://ucanr.edu/sites/WUCOLS/Download_WUCOLS_IV_List/ Plant Water Use Plant Factor Also includes

0.0 to 0.1

0.4-0.6

1.0

Special Landscape Area: Areas used for active and passive recreation areas, areas solely

The MAWA Water Budget is calculated using the following calculation formula:

MAWA Water Budget = $(ETo)(0.62)[(ETAF \times LA) + ((1-ETAF) \times SLA)] =$

For residential landscape areas = (ETo)(0.62)[(0.55)(LA) + (0.45)(SLA)]

For non-residential landscape areas = (ETo)(0.62)[(0.45)(LA) + (0.55)(SLA)]

on the current Water Use Classification of Landscape Species (WUCOLS) list published by

the University of California Cooperative Extension and the California Department of Water

0.1-0.3 Temporary

dedicated to the production of fruits and vegetables, and areas irrigated with reclaimed water.

0.7-1.0 Water features

Artificial Turf;

Irrigation

applied water for the established landscaped area expressed in gallons per year. It is based upon the area's reference evapotranspiration (ETo), the evapotranspiration adjustment factor

of an irrigation schedule.

Very Low

Moderate

Special Landscape Area

2. DETERMINE THE WATER BUDGET MAWA Water Budget Calculation

gallons per year

High

(ETAF), and the size of the landscape area.

emission uniformity, reporting overspray or runoff that causes overland flow, and preparation

Community Planning Area	Average Annual ETo (inches/year)	Community Planning Area	Average Annual ETo (inches/year)
Barrio Logan	40	North City FUA Subarea II	47
Black Mountain Ranch	47	Ocean Beach	40
Carmel Mountain Ranch	47	Old San Diego	47
Carmel Valley	47	Otay Mesa	47
Centre City	40	Otay Mesa-Nestor	40
City Heights	47	Pacific Beach	40
Clairemont Mesa	47	Pacific Highlands Ranch	47
College Area	47	Peninsula	40
Del Mar Mesa	47	Rancho Bernardo	57
East Elliott	47	Rancho Encantada	57
Eastern Area	47	Rancho Penasquitos	47
Encanto	47	Sabre Springs	47
Fairbanks Country Club	47	San Pasqual	54
Greater Golden Hill	47	San Ysidro	47
Greater North Park	47	Serra Mesa	47
Kearney Mesa	47	Scripps Miramar Ranch	47
Kensington-Talmadge	47	Skyline-Paradise Hills	47
La Jolla	40	Southeastern San Diego	47
Linda Vista	47	Tierrasanta	47
Midway-Pacific Highway Corridor	40	Tijuana River Valley	40
Mira Mesa	47	Torrey Highlands	47
Miramar Ranch North	47	Torrey Hills	47
Mission Beach	40	Torrey Pines	40
Mission Valley	47	University	47
Navajo	47	Uptown	47
Normal Heights	47	Via De La Valle	47

3. DETERMINE THE ESTIMATED TOTAL WATER USE (ETWU)

The Estimated Total Water Use (ETWU) is calculated using the following formula: ETWU = [(ETo)(0.62)][(PF/IE x HA/IE) + SLA] = gallons per year

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CA# 2538

LANDSCAPE DEVELOPMENT PLAN FOR:

2934 INGELOW STREET

San Diego California

ALA	A PROJECT NO
API	N:

1838

SHEET:



REVISION 14: REVISION 13: REVISION 12: REVISION II: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: REVISION 4: 20 AUG 19 REVISION 3: REVISION 2: CYCLE 3 - 14 MAY 19 REVISION I: CYCLE | - 4 JAN 19 ORIGINAL DATE: 30 SEP 18 SHEET <u>3</u> OF -DEP#

PREPARED BY:

NAME: AHLES LANDSCAPE ARCHITECTURE PO BOX 150. RANCHO SANTA FE, CA 92067 PHONE #: 858.756.8963

PROJECT ADDRESS: 2934 INGELOW STREET SAN DIEGO, CA.

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