



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 22, 2022 REPORT NO. PC-22-037
HEARING DATE: September 29, 2022
SUBJECT: 3903 Haines Street – Process 5 Decision
PROJECT NUMBER: [669397](#)
OWNER/APPLICANT: Matthew Holt/Leppert Engineering

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of an application to allow the demolition of a single-dwelling unit and the development of three single-family residences, Companion Unit, and Junior Unit on three legal lots for a small lot subdivision, a Public Right-of-Way Vacation to vacate 7.5 feet of frontage of Haines Street, and waive the requirement to underground existing off-site overhead utilities on a 0.186-acre site located at 3903 Haines Street within the Pacific Beach Community Plan area?

Staff Recommendations:

1. Recommend the City Council **ADOPT** the Mitigated Negative Declaration No. 669397
2. Recommend the City Council **APPROVE** Tentative Map No. 2449004
3. Recommend the City Council **APPROVE** Coastal Development Permit No. 2449003
4. Recommend the City Council **APPROVE** Site Development Permit No. 2449005
5. Recommend the City Council **APPROVE** Public Right of Way Vacation No. 2595478

Community Planning Group Recommendation: On August 11, 2021, the Pacific Beach Community Planning Group voted 7-5-1 to recommend approval of the project with no conditions (Attachment 10).

Environmental Review: The project required the preparation of a [Mitigated Negative Declaration \(MND\) No. 669397 and Mitigation, Monitoring, and Reporting Program \(MMRP\)](#)

pursuant to the California Environmental Quality Act (CEQA).

Fiscal Impact Statement: All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The Pacific Beach Community Plan and Local Coastal Program Land Use designates the project for Low-Medium Density Residential (9-14 units/net acre), which allows for the development of three new single-dwelling units on a 0.186-acre site. Approval of the project would allow a net gain of the housing stock in the Pacific Beach Community Plan.

BACKGROUND

The 0.186-acre project site is located at 3903 Haines Street, on the corner of Haines Street and Roosevelt Avenue, approximately 0.42 miles southeast of Crown Point Shores and 0.10 miles west of the Bayside Walk. The site is comprised of one existing lot with frontages on Haines Street and Roosevelt Avenue and is currently developed with one single-dwelling unit constructed in 1965. The site is not located in a designated historic district and City staff determined the existing structure is not a significant historical resource.

Surrounding development includes multi-family units in all directions. Further west, there are commercial uses, such as Nancy Vacation Rentals, and San Diego Unified School District to the northeast. The site is in a developed, urban, residential neighborhood with mostly multi-family uses.

The Pacific Beach Community Plan and Local Coastal Program designates the site for Low-Medium Density Residential (9-14 units per acre), or one to two units on the project site. The site is zoned RM-1-1 (Residential-Multiple Unit) in all directions. Surrounding zones include RM-2-5 for multi-family zoning to the west of the property and RM-3-7 to the east for residential uses. The site is located in the Coastal Height Limit, Coastal (Non-Appealable), Parking Impact Area, and Transit Area.

The site is relatively flat, with elevations of approximately 42 to 48 feet above mean sea level (AMSL). The site is not located within or adjacent to the City's Multiple Habitat Planning Area (MHPA) and does not contain Environmentally Sensitive Lands (ESL).

DISCUSSION

Project Description:

The proposed project requests a Coastal Development Permit, Site Development Permit, Tentative Map, and Public Right of Way Vacation to demolish an existing single-dwelling unit, subdivide one existing legal lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; each to include a Companion Unit, and Junior Unit, waive the requirement to underground existing off-site overhead utilities, and to vacate a portion of Haines Street.

The proposed project lot area is 7,500 square feet prior to the Public Right of Way Vacation, with a base density of 3,000 square feet per unit within the RM-1-1 zone. This results in a base density of 2.5 units, which is rounded up to 3 units per SDMC [Section 113.0222\(a\)\(1\)](#). Utilizing the Small Lot Subdivision Regulations in SDMC Section [143.0365\(c\)](#) Table 143-03C the project meets the pre-subdivided lot area per the RM-1-1 base zone (7,500 square feet where 6,000 square feet is required). Post subdivision lot areas will increase slightly to 2,732 square feet per lot due to the Haines Street Right of Way Vacation being completed concurrently with the Tentative Map. This increased lot area will not result in any change to either the base density or per lot unit density available to the site.

The "Proposed Residence 1" and "Proposed Residence 2" would be approximately 2,016 square feet. The "Proposed Residence 3" would be approximately 2,030 square feet. All three lots following the Right of Way Vacation will equal 2,732 square feet each and would be developed with ministerial building permits after project approval in accordance with RM-1-1 zone requirements. The proposed project will maintain the existing landscaping along the frontages will remain the same with an addition of Vehicular access from the alleyway will be provided for all structures via a shared parking agreement that is incorporated into the project as a condition of approval. A Public Right of Way Vacation for 7.5' fronting Haines Street between Fortuna Avenue and Roosevelt is proposed due to excess right of way that exceeds current design standards. A portion of Roosevelt Street and Haines Street adjacent to the property was previously vacated per Resolution 191223 as shown on 12755-D. The block immediately to the south of the project site on Haines Street was included in that vacation and similarly vacated a 7.5' portion of the Public Right of Way providing for a similar condition as this proposal.

The project will require public improvements for the removal and replacement of damaged City Standard Alley panels, the closure of the existing driveway with the current curb, gutter, and sidewalk, adjacent to the site of Haines Street.

The project is proposing one Companion Unit on each lot pursuant to the San Diego Municipal Code [Section 141.0302\(a\)](#) and one Junior Unit on each lot pursuant to San Diego Municipal Code [Section 141.0302\(b\)](#). The project is utilizing the San Diego Municipal Code which has not yet been certified by the California Coastal Commission, this project was deemed complete on July 27, 2020. The applicant is choosing to utilize the previous certified version of the San Diego Municipal Code.

Small lot subdivisions are permitted in the RM-1-1 zone with a Site Development Permit. Such subdivisions are to be consistent with the density of the zone. This subdivision would result in three lot areas, which is consistent with the zone allowance of one dwelling unit for each lot area. The density of the site would be 14 du/acre, consistent with the land use designation. All lots would front on the existing, developed right of way of Haines Street.

Required Approvals/Project-Issues

- Coastal Development Permit (CDP) – In accordance with Section SDMC Section [126.0707\(a\)](#), a Process Two CDP is required for the proposed development as the site is located in the

Coastal Overlay Zone (Attachment 12)

- Tentative Map (TM) and Public Right of Way Vacations (PROW) – In accordance with SDMC Sections [125.0430](#) and [125.0910](#), a Process Three Tentative Map is required to split one lot into three legal lots and to allow the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; and to vacate a portion of Haines Street. A Right of Way Vacation is noted on the tentative map to vacate 7.5 feet of Haines Street. Right of Way Vacation via tentative maps are decided according to Process Five. (Attachment 12)
- Site Development Permit (SDP) – In accordance with SDMC Sections [126.0502\(b\)\(4\)](#) and [143.0365](#), a Process Three SDP is required for a small lot subdivision. The supplemental SDP regulations allow the lot size of under 6,000 square feet (the minimum lot size for the RM-1-1 zone) provided that the density is consistent with the zone and the community plan designation. The RM-1-1 zone allows a density of one unit per 3,000 square feet of lot area, with a quotient over 0.50 being rounded up per SDMC Section 113.0222. (Attachment 12)
- Pursuant to [SDMC 112.0103](#), all the above approvals are consolidated and processed according to Process Five, with the City Council as the decision maker. (Attachment 12)

Community Plan Analysis:

Land Use & Density:

The proposed project is consistent with the goals and policies of the General Plan and Pacific Beach Community Plan. The proposed site is designated in the General Plan as Residential and has a Community Plan land use designation of Low-Medium Density Residential, with a density range of 9-14 dwelling units per net acre.

Mobility:

The Mobility Element of the General Plan promotes sidewalks that are accessible to pedestrians of all abilities and strives toward achieving a complete, functional, and interconnected pedestrian network (ME- A.6). The proposed project implements this policy by retaining the existing street tree and proposing two additional street trees within the planting strip along the sidewalk that help provide shade for a comfortable pedestrian environment and encourage walking as a viable choice for trips in the community.

The Community Plan does not identify Haines Street as a classified street, or an existing or proposed bikeway. The proposed vacation of 7.5 feet of Haines Street does not adversely impact goals and policies related to mobility within the community plan.

Urban Design:

The Urban Design Element of the Pacific Beach Community Plan recommends the design of new development reflect the scale and character of the established neighborhood. The architectural design (including bulk and scale, fenestration, roof, and materials) is consistent with the single-family and multifamily homes adjacent to the proposed project site.

Waiver of Undergrounding:

The project has requested a waiver of the requirement to underground existing offsite overhead utilities pursuant to SDMC Section 144.0242(c)(1)(B). The Applicant has requested the undergrounding waiver which City staff supports because the conversion involves a short span of the overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

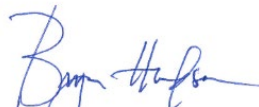
ALTERNATIVES

1. Recommend approval to City Council the Tentative Map No. 2449004, Site Development Permit No. 2449005, Public Right of Way Vacation No. 2595478, Coastal Development Permit No. 2449003, and resolution of the CEQA Exemption, with modifications.
2. Recommend denial to City Council the Tentative Map No. 2449004, Site Development Permit No. 2449005, Public Right of Way Vacation No. 2595478, Coastal Development Permit No. 2449003, and resolution of the CEQA Exemption, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



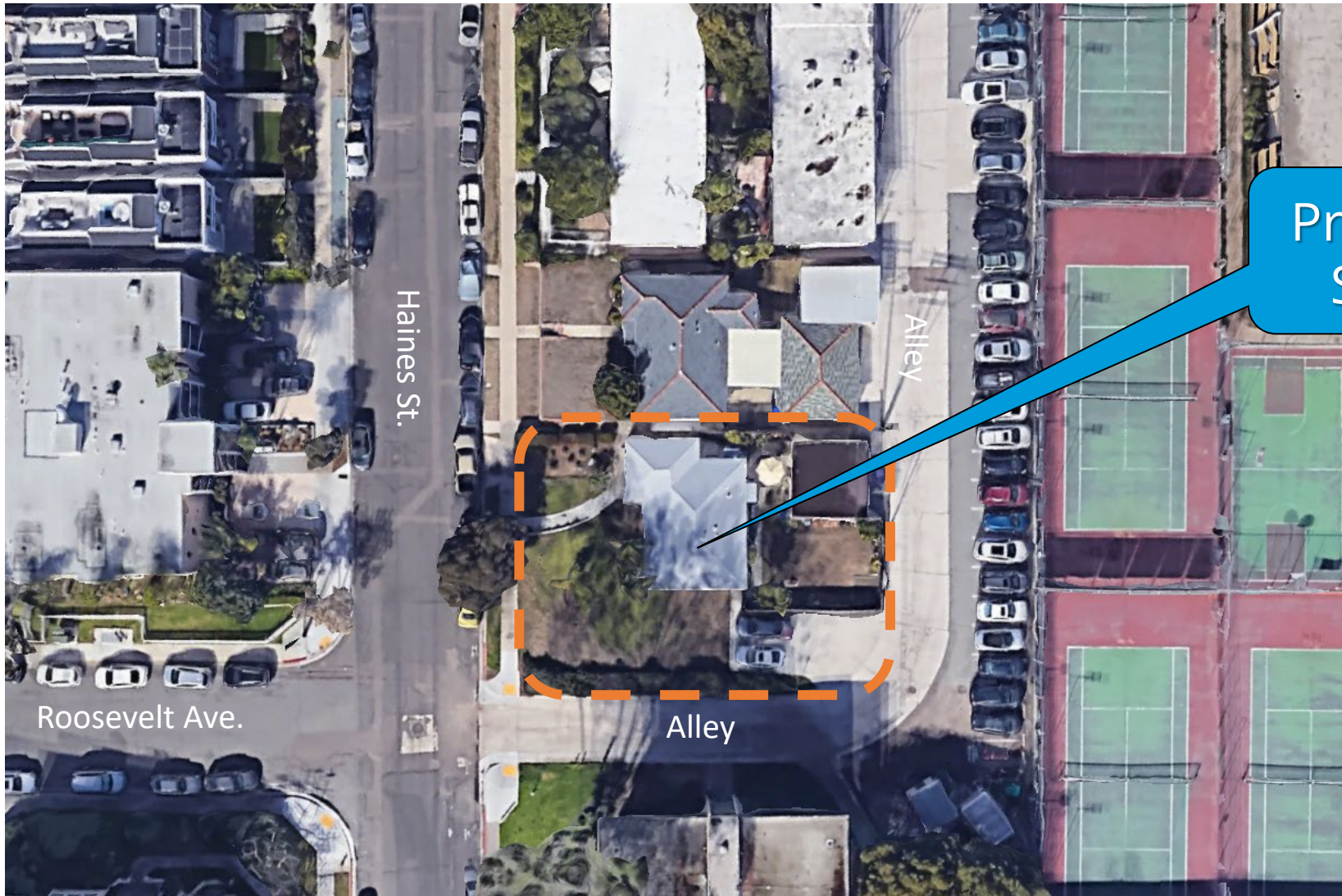
Bryan Hudson
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. CEQA Resolution
5. Draft Mitigated Negative Declaration
6. Draft Map Resolution with Findings
7. Draft Permit Resolution with Findings
8. Draft Map Conditions
9. Draft Permit with Conditions
10. Community Planning Group Recommendations
11. Ownership Disclosure Statement
12. Project Site Plan(s)



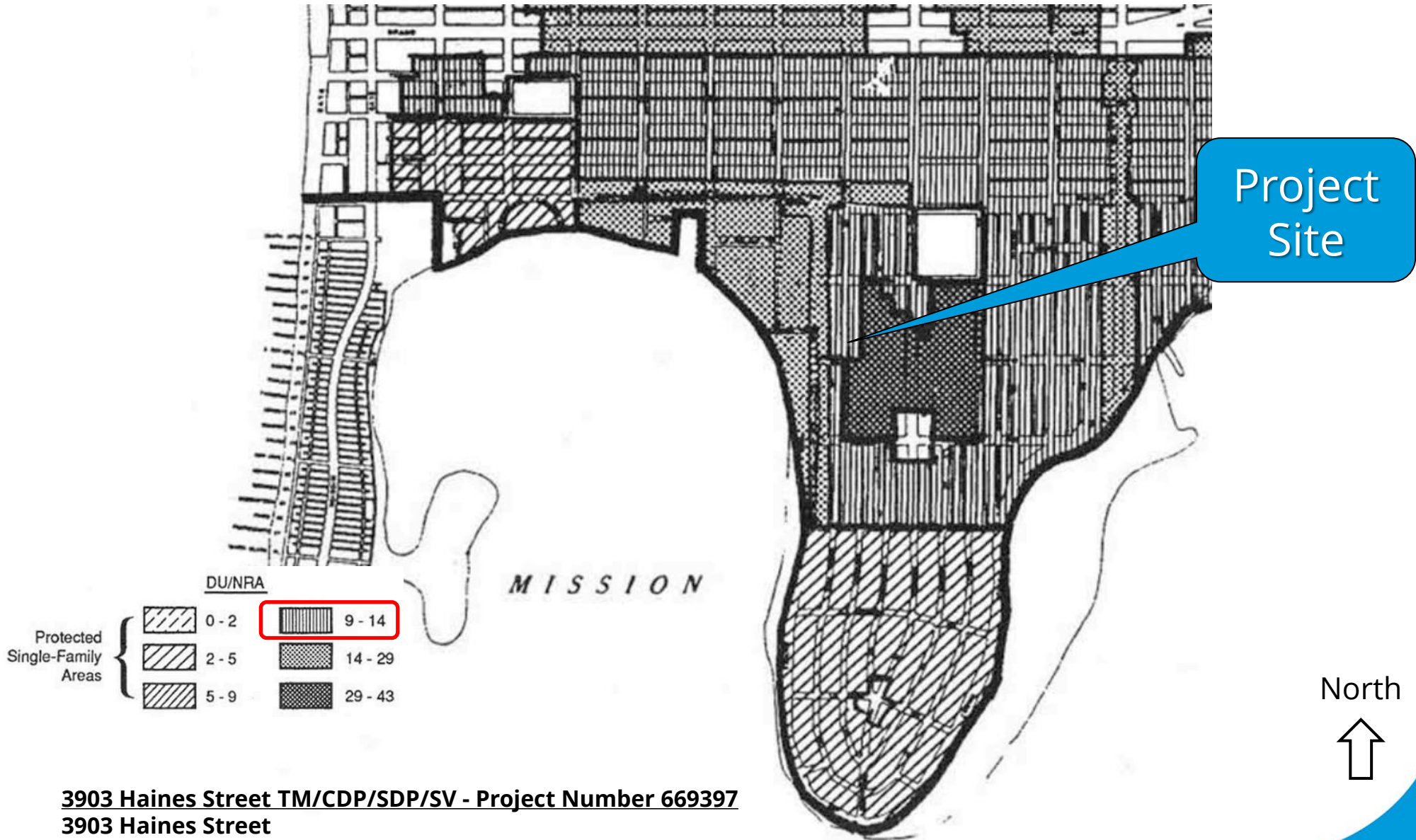
Aerial Photo



3903 Haines Street TM/CDP/SDP/SV - Project Number 669397
3903 Haines Street

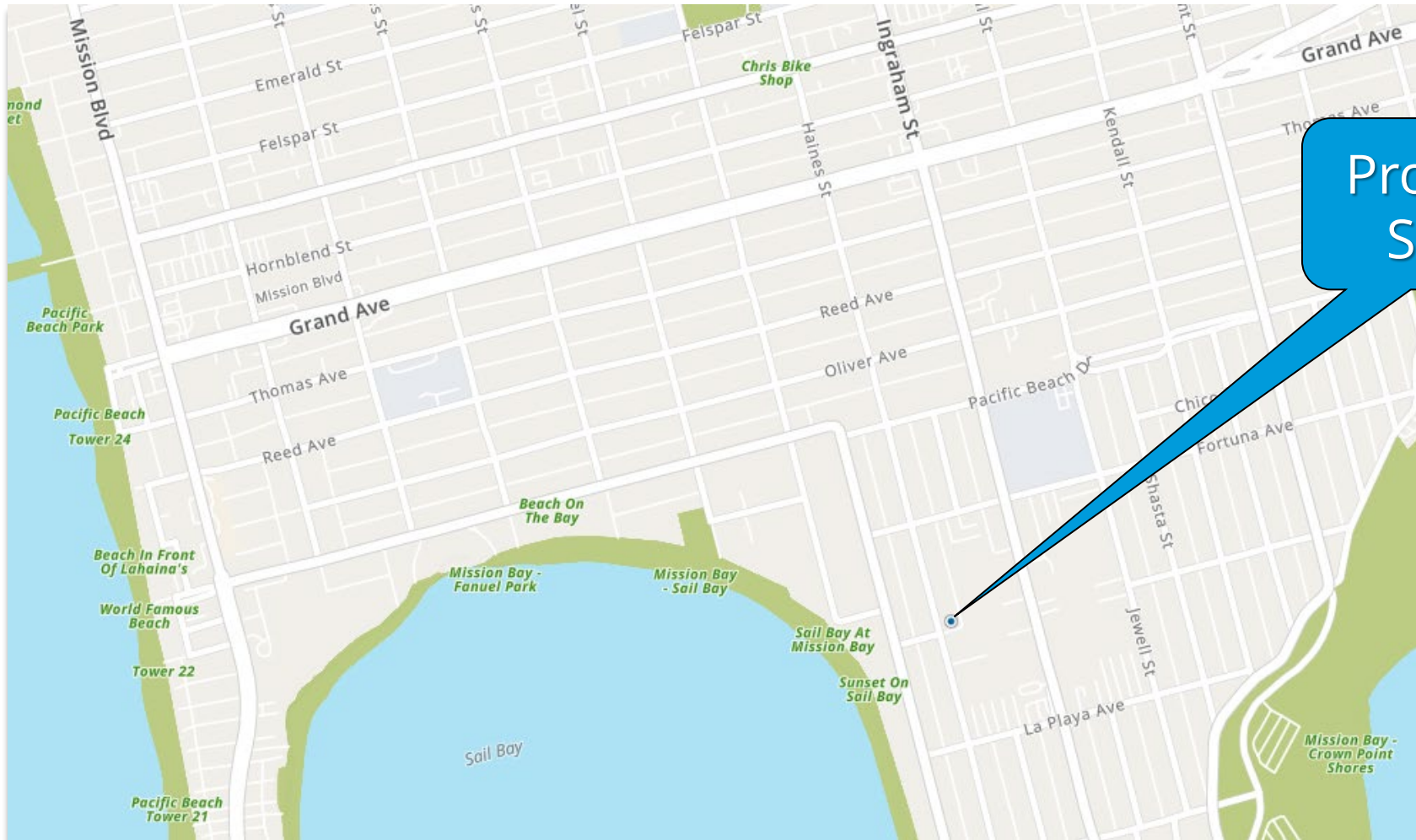


Pacific Beach Community Plan

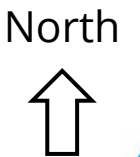




Project Location Map



Project Site



3903 Haines Street TM/CDP/SDP/SV - Project Number 669397
3903 Haines Street

RESOLUTION NUMBER R-_____

ADOPTED ON _____

**A RESOLUTION OF THE COUNCIL OF THE CITY
OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION
NO. 669397/SCH NO. 2022020415 AND THE MITIGATION,
MONITORING, AND REPORTING PROGRAM**

WHEREAS, on July 27, 2020, Leppert Engineering submitted an application (Permittee) to the Development Services Department for a Coastal Development Permit, Site Development Permit, Tentative Map, and Public Right of Way Vacation for the Haines Street project (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, the issue was heard by the Council on _____; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider the evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Council considered the issues discussed in Mitigated Negative Declaration No. 669397/SCH NO. 2022020415 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Council that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of

Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Council in connection with the approval of the Project.

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

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street, San Diego, CA 92101.

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

By: _____
[NAME]
Deputy City Attorney

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 2449003, SITE DEVELOPMENT PERMIT NO. 2449005,
TENTATIVE MAP NO. 2449004, PUBLIC RIGHT OF WAY VACATION NO. 2595478, MITIGATIVE
NEGATIVE DECLARATION NO. 669397

PROJECT NO. 669397 / SCH No. 2022020415

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during the implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 669397/ SCH No. 2022020415 be made of Coastal Development Permit No. 2449003, Site Development Permit No. 2449005, Tentative Map No. 2449004, Public Right of Way Vacation No. 2595478 as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of

required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

**Qualified Archaeologist
Native American Monitor**

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

CONTACT INFORMATION:

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 669397 and/or Environmental Document No. 669397 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for

review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: Not Applicable.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRIBAL CULTURAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first

Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (quarter-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager

and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

- a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
- b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

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

III. During Construction

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

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall

commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 3. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 4. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 5. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- B. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site

is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. **Discovery of Human Remains**

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

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

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

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

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological

Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI

as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

CITY COUNCIL
RESOLUTION NO. R-_____
TENTATIVE MAP NO. 2449004
PUBLIC RIGHT OF WAY VACATION NO. 2595478
3903 HAINES STREET – PROJECT NUMBER 669397

WHEREAS, Matthew Holt, Owner/Subdivider, and Leppert Engineering, Engineer/Permittee, submitted an application to the City of San Diego for a Tentative Map No. 2449004 and Public Right of Way Vacation No. 2595478 to subdivide one lot into three lots, to waive the requirement to underground existing offsite overhead utilities, and to vacate 7.5 foot of public right of way in the frontage of Haines Street at a 0.186-acre site located at 3903 Haines Street. The property is legally described as Lots Twenty-Four, Block Twelve, Second, Fortuna Park Addition, according to Map thereof No. 895, in the City of San Diego, County of San Diego, the State of California, filed in the Office of the County Recorder of San Diego County April 30, 1903, thereof, in the Pacific Beach Community Plan area, in the RM-1-1 zone; and

WHEREAS, the Map proposes the Subdivision of a 0.186-acre site into three lots for the creation of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; and

WHEREAS, the project complies with the requirements of preliminary soil and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that the conversion

involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Tentative Map No. 2449004, including the waiver of the requirement to underground existing offsite overhead utilities, and Public Right of Way Vacation No. 2595478, and pursuant to San Diego Municipal Code section(s) 125.0430, 125.0440, 125.0941, 125.1040, 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 City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2167006:

Findings for Tentative Map - San Diego Municipal Code Section 125.0440:

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

The proposed Tentative Map shows the subdivision of one existing lot into three legal lots which would allow the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; a Companion Unit and Junior Unit on each lot, a Public Right of Way Vacation of 7.5 feet of a portion of the frontage of Haines Street, and to waive the requirements to underground existing utilities. The 0.186-acre project site is located at 3903 Haines Street and is developed with one single-dwelling unit that would be demolished. The proposed project will maintain the existing landscaping along the frontages will remain the same. The project site is located in a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides, including residential uses.

The project would implement the land use designation and goals of the Pacific Beach Community Plan and Local Coastal Program by providing a residential development that is compatible with the surrounding residential uses. The Pacific Beach Community Plan and Local Coastal Program designate the site for Low-Medium Density Residential at the rate of 9-14 units per acre (du/ac). The proposed project lot area is 7,500 square feet prior to the Public Right of Way Vacation, with a base density of 3,000 square feet per unit within the RM-1-1 zone. This results in a base density of 2.5 units, which is rounded up to 3 units per SDMC Section 113.0222(a)(1). Utilizing the Small Lot Subdivision Regulations in SDMC Section 143.0365(c) Table 143-03C the project meets the pre-subdivided lot area per the RM-1-1 base zone (7,500 square feet where 6,000 square feet is required). Post subdivision lot areas will increase slightly to 2,732 square feet per lot due to the Haines Street Right of Way Vacation being completed concurrently with the Tentative Map. This increased lot area will not result in any change to either the base density or per lot unit density available to the site.

The site is currently zoned RM-1-1, which allows only one dwelling unit for each 3,000 square feet of lot area, which allows a maximum of two units for this project site which is consistent with the land use density. One goal of the community plan is to maintain the low-medium density residential nature of the neighborhoods in the Pacific Beach Community Plan and Local Coastal Program. This proposal follows this goal and complies with the remaining policies, goals, and objectives of the applicable land use plan accordingly.

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 0.186-acre site is located at 3903 Haines Street on a corner lot with one existing single-dwelling unit. The project will demolish the existing dwelling unit, subdivide one lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence, a Companion Unit and Junior Unit on each lot, and a Public Right of Way Vacation of 7.5 feet of a portion of the frontage of Haines Street. This project complies with the requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit Regulations for Small-lot Subdivisions (SDMC 143.0365), which allow the subdivision of multi-family zoned land, consistent with the density of the zone, for the construction of single dwelling units. All lots would take access from the rear of the property through a new shared access agreement.

The project would implement the land use designation and goals of the Pacific Beach Community Plan and Local Coastal Program by providing a residential development that is compatible with the surrounding residential uses. The Pacific Beach Community Plan and Local Coastal Program designate the site for Low-Medium Density Residential at the rate of 9-14 units per acre (du/ac). The proposed project lot area is 7,500 square feet prior to the Public Right of Way Vacation, with a base density of 3,000 square feet per unit within the RM-1-1 zone. This results in a base density of 2.5 units, which is rounded up to 3 units per SDMC Section 113.0222(a)(1). Utilizing the Small Lot Subdivision Regulations in SDMC Section 143.0365(c) Table 143-03C the project meets the pre-subdivided lot area per the RM-1-1 base zone (7,500 square feet where 6,000 square feet is required). Post subdivision lot areas will increase slightly to 2,732 square feet per lot due to the Haines Street Right of Way Vacation being completed concurrently with the Tentative Map. This increased lot area will not result in any change to either the base density or per lot unit density available to the site.

The project qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242(c)(1)(B) in that the conversion involves a short span of overhead facility (less than one full block in length) and would not represent a logical extension to an underground facility. The subdivision complies with all development regulations and no deviations are proposed. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The 0.186-acre site is located at 3903 Haines Street on a corner lot and is developed with one existing residential unit. The project site is surrounded on all sides by existing single-family and multi-family residential uses and other three-story and two-story structures along Haines Street. Site elevations vary from approximately 42 feet to 48 feet. In addition, the project site is located in a developed area currently served by existing public services and utilities.

The proposed subdivision will include the closure of an existing driveway and will require new curb, gutter and sidewalk per City Standards, adjacent to Haines Street. The removal and replacement of damaged Standard Alley panels as well. Vehicular access from the alleyway will be provided for all structures via a shared parking agreement.

The site is bordered by existing (single-family residential and multi-family residential) development on all sides. It is not located within or adjacent to a floodplain or floodway area, Multi-Habitat Planning Area (MHPA) lands, Environmentally Sensitive Lands (ESL), riparian habitat, or wetlands, and no sensitive species were observed on-site. The project would not expose the public to undue geologic hazards as no known active faults traverse the project site as confirmed by the Geotechnical Investigation that was prepared for the project.

There are existing overhead facilities in the abutting rear alley in the public right-of-way. The project qualifies for a waiver from the requirement to underground these facilities in accordance with San Diego Municipal Code Section 144.0242(c)(1)(B) because the conversion

involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Therefore, the site is physically suitable for the type and density of the proposed 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 proposed Tentative Map shows the subdivision of an existing lot into three lots, which would allow the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; a Companion Unit and Junior Unit on each lot, and a Public Right of Way Vacation of 7.5 feet of a portion of the frontage of Haines Street. The 0.186-acre project site is located at 3903 Haines Street is developed with one single-dwelling unit that would be demolished. The proposed project will maintain the existing landscaping along the frontages will remain the same. The project site is located in a developed neighborhood served by existing public services and utilities and is surrounded by existing development on all sides, including residential uses.

A Mitigated Negative Declaration has been prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Therefore, the design of the subdivision or and the proposed improvements are 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 permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as 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. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing, and Fire Code requirements in addition to all associated conditions of approval.

The proposed subdivision will include the closure of the existing driveway with the current City Standard curb, gutter, and sidewalk adjacent to Haines Street. A Shared Parking Agreement will be required for vehicular access from the alleyway to Haines Street.

The project would not result in risk from fire hazards because it is surrounded by existing development and is not located within a fire hazard severity zone. The project would not expose the public to undue geologic hazards because no known active faults traverse the project site, as confirmed by the Geotechnical Investigation that was prepared for the project. The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined by Development Services Department that the project qualifies for Mitigated Negative Declaration due to Tribal Cultural Resources.

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

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

The proposed Tentative Map shows the subdivision of one existing lot into three legal lots which would allow the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence. This project will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and would be developed in accordance with the SDMC requirements for setbacks and height to allow natural ventilation and light between structures. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement, and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed Tentative Map shows the subdivision of one existing lot into three legal lots which would allow the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence with a Companion Unit and Junior Unit on each lot for a small-lot subdivision consistent with the Pacific Beach Community Plan and Local Coastal Program land use designation.

All necessary public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available to and adequate for the proposed project.

BE IT FURTHER RESOLVED, that portions of 7.5 feet of Haines Street, located within the project boundaries as shown in the Tentative Map, shall be vacated, contingent upon the recordation of the approved Parcel Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

Findings for Public Right of Way Vacation - San Diego Municipal Code Section 125.0941:

- 1. There is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.**

The unimproved 0.108-acre portion of the Haines Street public right-of-way located along the east side of the block north of the intersection of Haines Street and Roosevelt Avenue only serves as vehicular or pedestrian access for individual private residences in the area and does not benefit the general public. The proposed public-right-of-way vacation would revert the vacated 4,706 square-foot area to the abutting parcels. The existing mapped lots would each obtain 187.5 square feet of land for private ownership. Haines Street is an improved north/south street that was previously improved as a residential street.

There is no present plan for the public use of this partial public right-of-way (ROW). The existing ROW is wider than the currently required City standard and does not serve to provide a benefit to the public. A standard curb to property line distance for a residential area would typically be 10 feet whereas this block provides 17.5 feet with the additional 7.5 feet located behind the existing sidewalk serving only to provide pedestrian and vehicular access to the individual private residences fronting on Haines Street. A similar 7.5 feet partial public right of way vacation was approved for the block immediately to the south on February 2, 1965, as City Council Resolution 182724. Therefore, it is requested that a similar 7.5 feet portion of the right-of-way be vacated as there is no present or prospective use for the public right-of-way, either for the facility for which originally acquired or for any other public use of a like nature that can be anticipated.

- 2. The public will benefit from the action through improved use of the land made available by the vacation.**

The 0.108-acre portion of Haines Street public right of way proposed for vacation is limited to circulation and public utility. The City controls and is liable for an area that cannot be used for public purposes. The area proposed for a partial right-of-way vacation is located between the back of the existing public sidewalk and the private property and functions in many respects as an extension of the private property owner's front yard. The adjacent properties will benefit from the street vacation because they will control, maintain and be responsible for this area. The public will also benefit by the reduction of liability to the City of San Diego from land it controls yet gains no benefit or use from. Therefore, the public will benefit from the action through improved use of the land made available by the vacation.

- 3. The vacation does not adversely affect any applicable land use plan.**

The portion of the Haines Street public right-of-way proposed to be vacated is not part of the Community Plan's classified streets network. Since the right-of-way is greater than what is required for the current street use, and the block to the south has already been partially vacated, any increased public street use is impractical. The proposed street vacation would not affect the following types of facilities identified as part of the Community Plan's mobility network: Pedestrian Routes, Existing or Planned Bicycle Network, and Planned Transit

Facilities. Unimproved local streets may be vacated if there is no potential need or feasibility for public access infrastructure. The prior partial right-of-way vacation completed on the block to the south increases the difficulty and cost to further increase the improved width of this segment of Haines Street for public access. Partially vacating the right-of-way will enable the land to be used for other applicable uses such as housing. Therefore, the vacation does not adversely affect any applicable land use plan.

4. The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation. (San Diego Municipal Code § 125.0941(d))

The Haines Street public right of way was originally acquired in 1903 as part of a street network through map dedications. Since the right-of-way is greater than what is required for the current street use, and the block to the south has already been partially vacated, any increased public street use is impractical. The existing additional right-of-way does not benefit the public mobility in any way, and the partial vacation of the right-of-way will not affect the street, sidewalk or other mobility factors. Therefore, the public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 2449004 and Public Right of Way Vacation No. 2595478, is hereby granted to Matthew Holt subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: Mara Elliott, City Attorney

By _____
(Name)
Deputy City Attorney

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008664

CITY COUNCIL
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 2449005
COASTAL DEVELOPMENT PERMIT NO. 2449003
3903 HAINES STREET – PROJECT NUMBER 669397

WHEREAS, Matthew Holt (Owner) and Leppert Engineering (Permittee), filed an application with the City of San Diego for Site Development Permit No. 2449005 and Coastal Development Permit No. 2449003 to demolish an existing single-dwelling unit; subdivide one lot into three legal lots; construct three single-dwelling units: a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; a Companion Unit and Junior Unit on each lot, and vacate a portion of Haines Street on a 0.186-acre site;

WHEREAS, the project site is located at 3903 Haines Street in the RM-1-1 zone within the Pacific Beach Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone (Beach and Coastal);

WHEREAS, the project site is legally described as: Lots Twenty Four, Block Twelve, Second, Fortuna Park Addition, according to Map thereof No. 895, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County April 30, 1903; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision

and where the Council was required by law to consider the evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2449005 and Coastal Development Permit No. 2449003:

Findings for Site Development Permit - SDMC Section 126.0505:

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

The 0.186-acre site is located at 3903 Haines Street on a corner lot with one existing single-dwelling unit. The project will demolish the existing dwelling unit, subdivide one existing lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; a Companion Unit and Junior Unit on each lot, and vacate a portion of Haines Street. The "Proposed Residence 1" and "Proposed Residence 2" would be approximately 2,016 square feet each. The "Proposed Residence 3" would be approximately 2,030 square feet.

The Pacific Beach Community Plan and Local Coastal Program (Community Plan and LCP) designates the site for Low-Medium Density Residential, which provides for both single-family and multi-family housing at the rate of 9-14 units per acre. The site is currently zoned RM-1-1, which allows one dwelling unit on existing lot for each 3,000 square feet of lot area. The proposed site is designated in the General Plan as Residential, consistent with the proposed two single-dwelling units. Therefore, the proposed 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; and

The permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as 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. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing, and Fire Code requirements in addition to all associated conditions of approval.

The proposed subdivision includes the closure of the existing driveway with the current City Standard curb, gutter, and sidewalk adjacent to Haines Street as a condition of approval. A Shared Parking Agreement is required for vehicular access from the alleyway to Haines Street as a condition of approval.

The project would not result in risk from fire hazards because it is surrounded by existing development and is not located within a fire hazard severity zone. The project would not expose the public to undue geologic hazards because no known active faults traverse the project site, as confirmed by the Geotechnical Investigation that was prepared for the project. The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined by Development Services Department that the project qualifies for Mitigated Negative Declaration due to Tribal Cultural Resources.

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

3. 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 proposed project is described in SDP finding A.1, incorporated by reference herein.

The 0.186-acre site is located at 3903 Haines Street. The property is zoned RM-1-1 and is designated Low-Medium Density Residential, 9-14 units per acre (du/ac) in the Community Plan and LCP.

The project complies with the requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit (SDP) Regulations for Small Lot Subdivisions (San Diego Municipal Code (SDMC) 143.0365), as well as the requirements for the Tentative Maps (SDMC 125.0410 and 125.0430). The Supplemental SDP regulations allow the lot size of under 6,000 square feet (the minimum lot size for the RM-1-1 zone) provided that the density is consistent with the zone and the Community Plan and Local Coastal Program designation. The RM-1-1 zone requires a minimum of 3,000 square feet of area per dwelling unit, which this project satisfies, and the density will be 14.3 du/ac, which is within the Community Plan and Local Coastal Program designated range. No deviations are requested. Therefore, the proposed development will comply with the regulations of the Land Development Code.

Findings for Coastal Development Permit - SDMC Section 126.0708:

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.

The 0.186-acre site is located at 3903 Haines Street on a corner lot with one existing single-dwelling unit. The project will demolish the existing dwelling unit, subdivide one existing lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; a Companion Unit and Junior Unit on each lot, and vacate a portion of Haines Street.

The site is located 0.10 miles from the Pacific Ocean and is surrounded by existing residential development. The site is not located, between the sea and the first public roadway paralleling the sea and is not within or adjacent to any identified vertical or lateral public accessway to the ocean or Mission Bay by the Community Plan and LCP (Figure 15, page 65). There are no View Corridors through our adjacent to the project site identified within the LCP (Figure 4, p. 19), and the adjacent roads are not identified as "Roads with Public View of Water" by the LCP (Figure 16, p. 71).

The highest point of the proposed structures is within one foot of the thirty-foot maximum height limit and therefore is in compliance with the Coastal Height Limit Overlay Zone per SDMC 132.0505. Therefore, 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 the LCP; 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 LCP.

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

The site does not contain, nor is it adjacent to, any Environmentally Sensitive Lands (ESL) as defined in SDMC Section 113.0103, Multi-Habitat Planning Area (MHPA) lands, or wetlands. The project is located in a developed neighborhood and is surrounded by development on all sides with multi-family development.

A Mitigated Negative Declaration has been prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines.

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.

The 0.186-acre project site is located at 3903 Haines Street in the RM-1-1 Zone which allows one dwelling unit for each 3,000 square feet of lot area and is within the Community Plan and LCP which designates the site as Low-Medium Density Residential (9-15 du/ac). The project will demolish the existing dwelling unit, subdivide one existing lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; and vacate a portion of Haines Street.

The proposed project is a Small Lot Subdivision pursuant to SDMC section 143.0365. The Residential Element of the Community Plan does not specifically address small lot subdivisions, nor does any other part of the Plan. However, the project complies with the

requirements of the RM-1-1 zone as modified by the Supplemental Site Development Permit (SDP) Regulations for Small Lot Subdivisions (SDMC 143.0365), as well as the requirements for the Tentative Maps (SDMC 125.0410 and 125.0430). The Supplemental SDP regulations allow the lot size of under 6,000 square feet (the minimum lot size for the RM-1-1 zone) provided that the density is consistent with the zone and the Community Plan and Local Coastal Program designation. The RM-1-1 zone requires a minimum of 3,000 square feet of area per dwelling unit, which this project satisfies, and the density will be 14.3 du/ac, which is within the Community Plan and Local Coastal Program designated range.

The project meets the requirements of the SDMC, including, but not limited to site floor area ratio, required parking, and height, with a site floor area ratio of 0.75 where a maximum of .75 is allowed, and two parking spaces per residence where a minimum of two is required. The highest point of the proposed structures is within one foot of the thirty-foot maximum height limit and therefore is in compliance with the Coastal Height Limit Overlay Zone per SDMC 132.0505.

The Urban Design Element of the Community Plan and LCP recommends the design of new development reflect the scale and character of the established neighborhood. The architectural design (including bulk and scale, fenestration, roof, and materials) is consistent with the single-family and multifamily homes adjacent to the proposed project site.

The site is located 0.10 miles from the Pacific Ocean and is surrounded by existing residential development. The site is not located, between the sea and the first public roadway paralleling the sea and is not within or adjacent to any identified vertical or lateral public accessway to the ocean or Mission Bay by the Community Plan and LCP (Figure 15, page 65). There are no View Corridors through or adjacent to the project site identified within the LCP (Figure 4, p. 19), and the adjacent roads are not identified as "Roads with Public View of Water" by the LCP (Figure 16, p. 71). Therefore, 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.

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 0.186-acre site is located at 3903 Haines Street and is within an urbanized area of the Community Plan and LCP. Bayside Walk is located immediately west of the property, which is 0.10 miles from the Pacific Ocean. This project is not located between the nearest public road and the sea or any body of water and therefore, the project complies with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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 Planning Commission, Coastal Development Permit No. 2449003, Site Development Permit No. 2449005 is hereby GRANTED by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2449003 and Site Development Permit No. 2449005, a copy of which is attached hereto and made a part hereof.

APPROVED: MARA W. ELLIOTT, City Attorney

(Name)
Deputy City Attorney

DRAFT

CITY COUNCIL
ADOPTED BY RESOLUTION NO. R-_____ ON _____
CONDITIONS FOR TENTATIVE MAP NO. 2449004
3903 HAINES STREET - PROJECT NO. 669397

GENERAL

1. This Tentative Map will expire _____
2. Compliance with all 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 Parcel Map shall conform to the provisions of Tentative Map No. 2449004, Site Development Permit No. 2449005, and Coastal Development Permit No. 2449003.
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 Tentative Map shall comply with the conditions of Coastal Development Permit No. 2449003 and Site Development Permit No. 2449005.
7. The following will be conditions of the Tentative Map Resolution that the Subdivider will need to satisfy/assure before the Parcel Map is recorded.
8. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
9. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

10. 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

11. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
12. Prior to the expiration of the Tentative Map, if approved, a Parcel Map to subdivide the properties into three parcels shall be recorded with the County Recorder's office.
13. 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.

14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
15. 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.
16. 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 the conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the City Council 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 Tentative 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 Tentative Map, may protest the imposition within ninety days of the approval of this Tentative 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. 24008664

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24007896

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CITY COUNCIL
SITE DEVELOPMENT PERMIT NO. 2449005
COASTAL DEVELOPMENT PERMIT NO. 2449003
HAINES STREET - PROJECT NO. 669397

This Site Development Permit No. 2449005 and Coastal Development Permit No. 2449003 is granted by the City Council of the City of San Diego to Matthew Holt, (Owner) and Leppert Engineering (Permittee), pursuant to San Diego Municipal Code [SDMC] sections 126.0504 (Site Development Permit) and 126.0707 (Coastal Development Permit). The 0.186-acre site is located at 3903 Haines Street in the RM-1-1 zone of the Pacific Beach Community Plan. The project site is legally described as: Lots Twenty-Four, Block Twelve, Second, Fortuna Park Addition, according to Map thereof No. 895, in the City of San Diego, County of San Diego, the State of California, filed in the Office of the County Recorder of San Diego County April 30, 1903.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a single-dwelling unit and the development of three new single-family residences on three legal lots for a small lot subdivision and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a) Demolition of an existing single-dwelling unit, subdivide an existing lot into three legal lots, construct a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence; a Companion Unit and Junior on each lot; and vacate a portion of Haines Street.
- b) Landscaping (planting, irrigation, and landscape-related improvements);
- c) Off-street parking; and
- 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 _____.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.
8. 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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

11. The mitigation measures specified in the MMRP and outlined in **MITIGATED NEGATIVE DECLARATION NO. 669397**, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS

12. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 669397, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- **Tribal Cultural Resources**

ENGINEERING REQUIREMENTS:

13. The Coastal Development Permit and Site Development Permit shall comply with all Conditions of the Parcel Map for Tentative Map No. 2449004.
14. Prior to the issuance of any building permit, the Owner/Permittee shall vacate 7.5' fronting Haines Street Right-of-Way, as shown on approved Exhibit 'A', satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the removal and replacement of damaged City Standard Alley Panels adjacent to the site on Haines Street, as shown on Exhibit 'A', satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the existing driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on Haines Street, satisfactory to the City Engineer.
17. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
19. Prior to the issuance of any building permits, 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:

20. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents 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 Office of 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 LDC 142.0403.
21. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape construction documents which are consistent with the City's Landscape Standards to the Development Services Department for approval. All plans shall be in substantial conformance with Exhibit 'A', filed in the DSD. Construction plans shall be designed where all hardscapes & utilities shall not prohibit the required placement of trees. Include a scaled symbol, label, & dimension the required placement of the 40-sqft tree area/root zone around each tree.
22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including 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 landscapes shall be maintained consistent with the City's Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

23. 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 in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

CLIMATE ACTION PLAN REQUIREMENTS:

24. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to the 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.

PLANNING/DESIGN REQUIREMENTS:

25. 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 regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

26. 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

27. 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.

28. Prior to the issuance of any construction permit, the Owner/Permittee shall record a shared parking agreement in favor of all parcels within the project site, to the satisfaction of the City Engineer.

INFORMATION ONLY:

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

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

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

APPROVED by the City Council of the City of San Diego on _____ and Resolution Number _____.

DRAFT

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Bryan Hudson
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.

Owner/Permittee

By _____
Matthew Holt
Owner

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

Co Recorder

Res. Ordering Vacation--no easements

800

RESOLUTION NO. 191223 AUG 8- 1967

VACATION OF PORTIONS OF PROMONTORY STREET,
ROOSEVELT AVENUE, HAINES STREET, LA PLAYA
AVENUE, AND ALLEYS IN BLOCKS 22 AND 23, AND
PORTION OF ALLEY IN BLOCK 13, SECOND FORTUNA
PARK ADDITION

BE IT RESOLVED, By the Council of The City of San Diego,
California, that portions of PROMONTORY STREET, between La
Playa Avenue and Fortuna Avenue; ROOSEVELT AVENUE, between
Haines Street and Ingraham Street; the easterly 7.5 feet of
HAINES STREET, between La Playa Avenue and Roosevelt Avenue;
the northerly 7.5 feet of LA PLAYA AVENUE, between Haines
Street and Ingraham Street; and the ALLEYS IN BLOCKS 22 and
23, and portion of the ALLEY IN BLOCK 13, SECOND FORTUNA PARK
ADDITION (Map 895),
as more particularly referred to in Resolution of Intention
No. 191021 is unnecessary for present or prospective public
street purposes.

BE IT FURTHER RESOLVED, that portions of PROMONTORY
STREET, between La Playa Avenue and Fortuna Avenue; ROOSEVELT
AVENUE, between Haines Street and Ingraham Street; the easterly
7.5 feet of HAINES STREET, between La Playa Avenue and Roosevelt
Avenue; the northerly 7.5 feet of LA PLAYA AVENUE, between Haines
Street and Ingraham Street; and the ALLEYS IN BLOCKS 22 and
23, and portion of the ALLEY IN BLOCK 13, SECOND FORTUNA PARK
ADDITION (Map 895),
as more particularly shown on Map No. 12755-D, on file in the
office of the City Clerk as Document No. 713181, which said
map is attached hereto, marked Exhibit A and made a part hereof, be
and the same is hereby ordered vacated.

BE IT FURTHER RESOLVED, that the City Clerk shall cause a
certified copy of this resolution, with exhibit, attested by him under
seal, to be recorded in the office of the County Recorder.

OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY RECORDER

Passed and adopted by the Council of The City of San Diego on August 8, 1967, by the following vote:

YEAS: Cobb, deKirby, Hom, Walsh, Hitch, Schaefer, Curran.

NAYS: None.

ABSENT: Scheidle, Morrow.

AUTHENTICATED BY:

FRANK CURRAN,
Mayor of The City of San Diego, California.

JOHN LOCKWOOD,
City Clerk of The City of San Diego, California.

(SEAL)

By CAROL POULOS, Deputy.

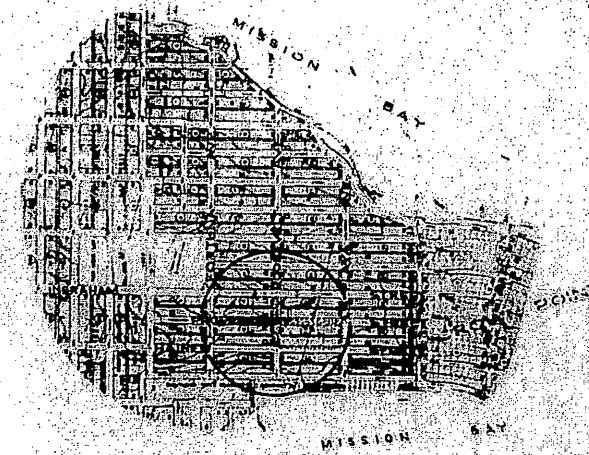
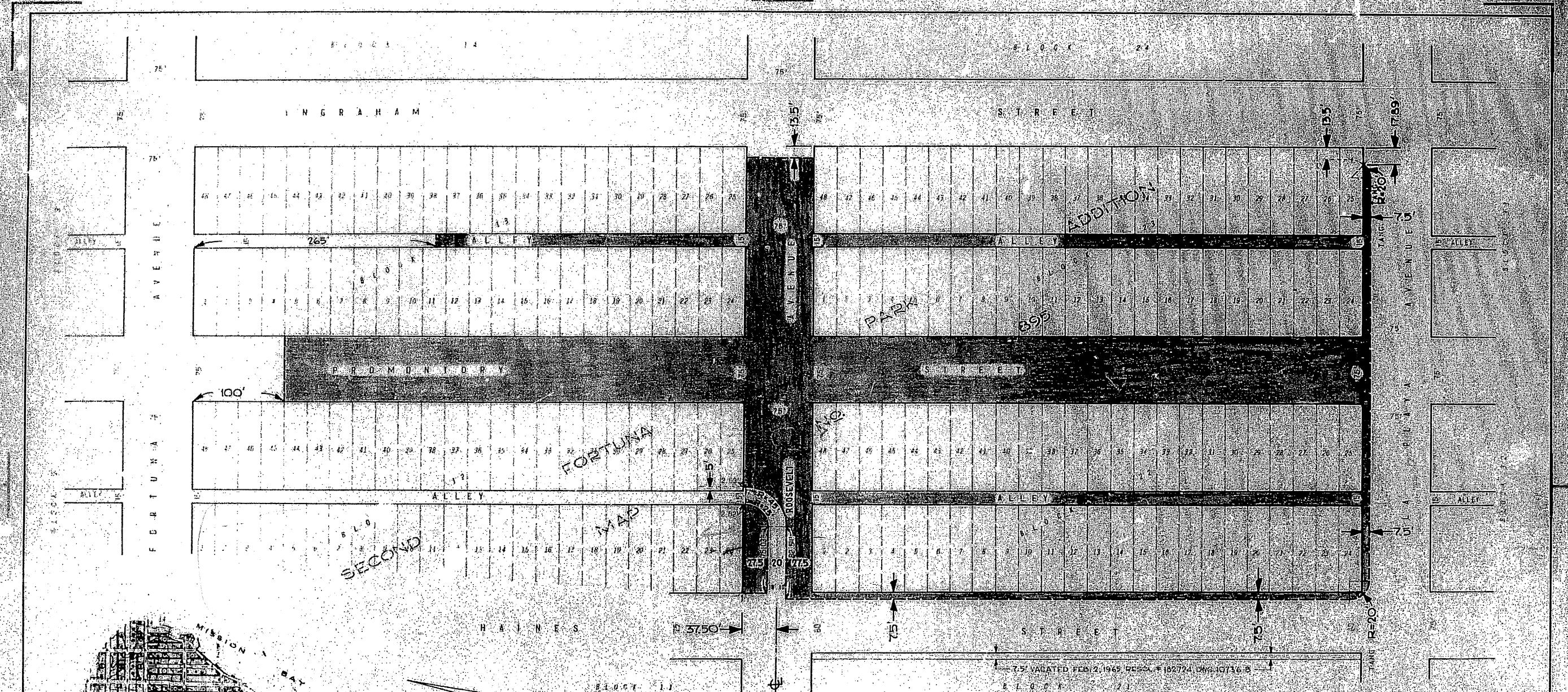
I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. 191223 passed and adopted by the Council of The City of San Diego, California, on August 8, 1967.

JOHN LOCKWOOD,
City Clerk of The City of San Diego, California.

(SEAL)

By Carol Poulos, Deputy.

OFFICIAL RECORDS COUNTY OF SAN DIEGO A.S. GRAY RECORDER



VICINITY MAP
1"=600'

DETAIL
1"=50'

Vacated by Res. 191223, 8-8-67


EXHIBIT A


LEGEND
STREET AND ALLEY VACATION
SHOWN SHADDED THEREON
FOR SOUTH BAY CLUB APARTMENTS SUBDIVISION

DOCUMENT NO. 713181
DATE FILED 6-29-67

VACATED

STREET VACATION, AS SHOWN IN DETAIL HEREON: PROMONTORY STREET - LA PLATA AVENUE TO FORTUNA AVENUE ROOSEVELT AVENUE - HAINES STREET TO INGRAHAM STREET HAINES STREET - THE EASTERN 7 1/2 FEET - E LA PLATA AVENUE TO ROOSEVELT AVENUE LA PLATA AVENUE - THE NORTHERLY 5 FEET - HAINES STREET TO INGRAHAM STREET ALLEY VACATION, AS SHOWN IN DETAIL HEREON: ALLEYS - IN BLOCKS 13, 28, 29, SECOND PERMANENT ACQUISITION		NO. 67-12 NO. 21002
CITY OF SAN DIEGO, CALIFORNIA ENGINEERING DEPARTMENT SHIRLEY J. SHARPE, CHIEF ENGINEER		BY: <i>[Signature]</i> DATE: <u>6-29-67</u>
DESCRIPTION	BY	APPROVED DATE
ORIGINAL PLAN	<i>[Signature]</i>	<i>[Signature]</i>
REVISION	<i>[Signature]</i>	<i>[Signature]</i>
CONTRACTOR	DATE FILED	DATE COMPLETED
		<u>12755</u> -D

Page 3	City of San Diego · Information Bulletin 620	May 2020
	City of San Diego Development Services	<h2 style="margin: 0;">Community Planning Committee Distribution Form</h2>
Project Name: 3903 Haines Avenue VTM Small Lot Subdivision		Project Number: 669397
Community: Pacific Beach		
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.		
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		
# of Members Yes 7	# of Members No 5	# of Members Abstain 1
Conditions or Recommendations: Supporters viewed this as a well-designed project and possible role model for integrating ADU and jADUs into neighborhoods that were previously zoned for single family dwellings only. Detractors cited lack of parking and insufficient enforcement for possible noise level infractions from outdoor		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Ed Gallagher		
TITLE: Chair, Development Subcommittee		DATE: August 11, 2021
<i>Attach additional pages if necessary (maximum 3 attachments).</i>		

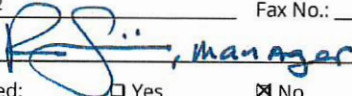
	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: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

Project Title: Fourth Avenue Apartments **Project No. For City Use Only:** 588751
Project Address: 2426 4th Avenue
San Diego, CA 92101

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 82-3614461
 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: Fourth and Laurel LP Owner Tenant/Lessee Successor Agency
 Street Address: 2820 Shelter Island Dr
 City: San Diego State: CA Zip: 92106
 Phone No.: 858-518-7372 Fax No.: _____ Email: Richard@nextspacedev.com
 Signature:  Date: 10/31/18
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Richard Simis Owner Tenant/Lessee Successor Agency
 Street Address: 2820 Shelter Island Dr
 City: San Diego State: CA Zip: 92106
 Phone No.: 858-518-7372 Fax No.: _____ Email: Richard@nextspacedev.com
 Signature:  Date: 10/31/18
 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

Fourth and Laurel LP

2820 Shelter Island Drive
San Diego, CA 92106

ATTACHMENT 11

December 4, 2018

Manager

Richard Simis-PBS Real Estate Investments LLC

Investor Capital

Andrew French

Bill Foster

Brian Keel

Christopher Ross

CJ Stotts

Darren Magildt

Dave & Cindy Osborne

Deborah N. Klein

Dennis Alviso

Frank Vretenar

Fred Register

Gary Tanner & Denise Chamblee

Harry R Bigham

Howard Kurshenbaum

Israel N Furmansky

Jay W Richen

Joel Roos

John Falconer

Joseph R John

Joseph Siemienowski

Lance Degrazler

Linda Belzberg

Lisa Gordon Arbittier

Louis E Vener

Louis Knierim

Louis M Galper

Maria Pum

Mark McKinnon

Melissa Reinard

Paul Braun

Robert F. Bernstein

Robert Yohanan

Russell Cahoon

Saul Klein

Scott A Paul

Scott Carstens

Steven Kitay

Thomas A Krause

Thomas Duran

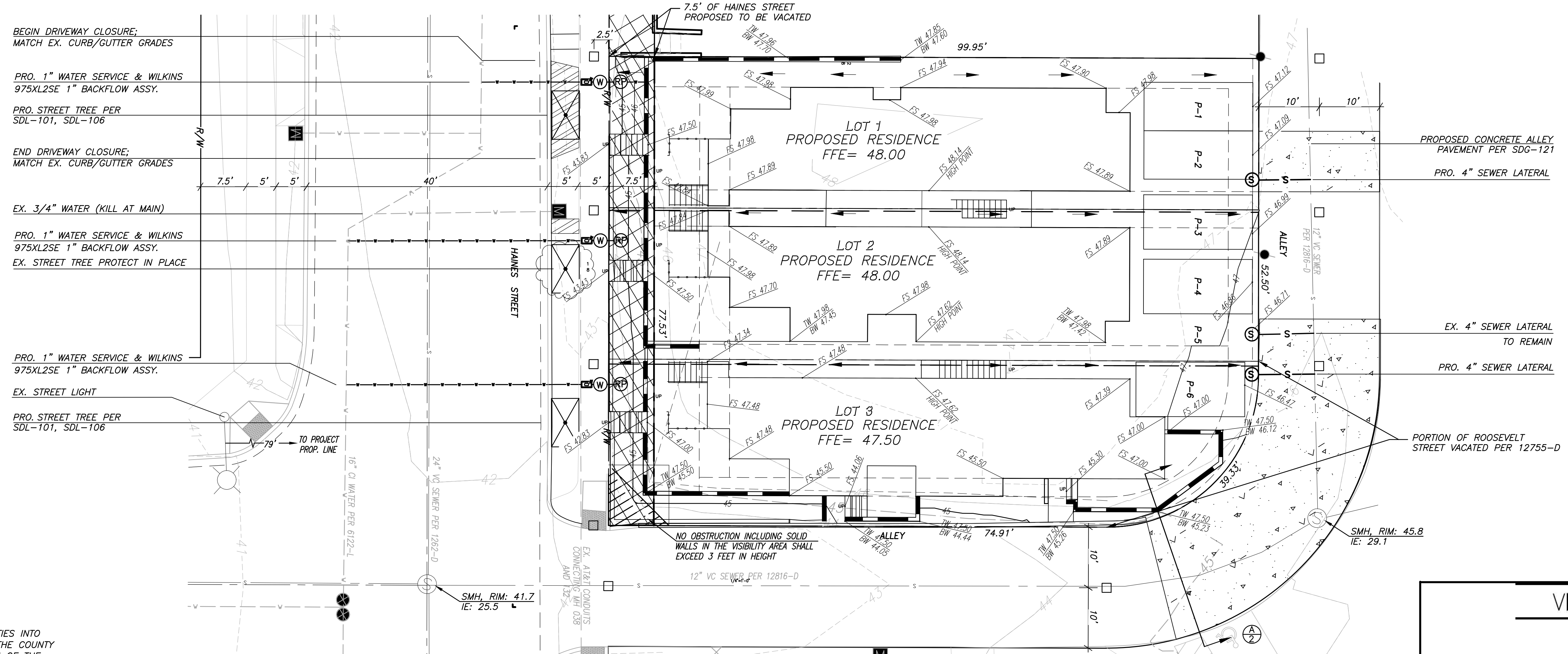
Timothy R Penkala

Victor Laruccia

Wenkwei Lou

William W Winternitz

HAINES STREET TENTATIVE PARCEL MAP NO. 2449004, COASTAL DEVELOPMENT PERMIT NO. 2449003, SITE DEVELOPMENT PERMIT NO. 2449005 & RIGHT OF WAY VACATION



CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, REVIEW WILL BE DELAYED; AND
7. THIS SUBMITTAL PACKAGE MEETS ALL THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.
8. FOR THE PROPOSED PROJECT, I HAVE DETERMINED THE APPROPRIATE PROCESS AND APPROVAL TYPES TO BE AS FOLLOWS: PROJECT PROCESS LEVEL (5) PROJECT APPROVAL(S) NEEDED: COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, TENTATIVE PARCEL MAP AND RIGHT OF WAY VACATION

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: *John D. Leppert*

SIGNATURE: _____ DATE: 07/15/2020

PERVIOUS & IMPERVIOUS AREA SUMMARY TABLE

EXISTING IMPERVIOUS AREA	3492 SF
PROPOSED IMPERVIOUS AREA	6292 SF
EXISTING PERVIOUS AREA	4124 SF
PROPOSED PERVIOUS AREA	1905 SF

MAPPING NOTE:
A PARCEL MAP SUBDIVIDING THE PROPERTIES INTO THREE (3) PARCELS SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO 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.

NOTES:
1. ALL SURFACE IMPROVEMENTS ARE EXISTING IN HAINES STREET AND THE ALLEY PER CITY OF SAN DIEGO DRAWING NO. 1262-D.
2. PROPOSED IMPROVEMENTS IN HAINES STREET:
- INSTALL (3) 1" WATER SERVICES WITH 1" METER
- INSTALL (2) STREET TREES
- CLOSE EXISTING DRIVEWAY

*ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.

IN THE ALLEY:
- INSTALL 2 NEW SEWER LATERAL
- PAVE APPROX. 1,300 SQUARE FEET OF ALLEY PER SDG-121

BENCHMARK:
CITY OF SAN DIEGO SURVEY CONTROL BRASS PLUG IN NORTHWEST CORNER AT THE INTERSECTION OF HAINES & PACIFIC BEACH DRIVE ELEVATION: 54.87 M.S.L.
DATUM: MEAN SEA LEVEL (NGVD 29)
SOURCE: SAN DIEGO VERTICAL CONTROL MANUAL

EXISTING LEGAL DESCRIPTION:

LOT 23 AND LOT 24, IN BLOCK 12 OF SECOND FORTUNA PARK ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 895, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 30, 1903.

ALONG WITH THAT PORTION OF ROOSEVELT STREET VACATED PER RESOLUTION 191223 AS SHOWN ON 12755-D

ASSESSOR'S PARCEL NO.:

423-422-13-00

OWNER/APPLICANT:

MATT HOLT
6161 EL CAJON BLVD STE B PMB446
SAN DIEGO, CA 92115

SITE ADDRESS:

3903 HAINES STREET
SAN DIEGO, CA 92109

ENGINEER:

LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122

BY: *John D. Leppert* DATE: 7/15/2020 RCE 26283

DEVELOPMENT SUMMARY AND NOTES:

1. **COMMUNITY PLAN:** THE PROPERTY IS WITHIN THE PACIFIC BEACH COMMUNITY PLAN, WITH A LAND USE DESIGNATION OF LOW-MEDIUM RESIDENTIAL (10-14 DU/AC).
2. **ZONING:** RM 1-1
SETBACK REQUIREMENTS FOR RM 1-1
MINIMUM FRONT SETBACK: 10 FEET (UP TO 50% OF THE WIDTH OF THE BUILDING ENVELOPE)
STD FRONT SETBACK: 20 FEET
MINIMUM SIDE SETBACK: 5 FEET (OR 10% OF THE PREMISES WIDTH, WHICHEVER IS GREATER) (UP TO 50% OF THE LENGTH OF THE BUILDING ADJACENT TO THE SIDE YARD MAY ABUT THE P/L)
MINIMUM REAR SETBACK: 5 FEET
3. **LOTS:** THE SUBJECT PROPERTY CONSISTS OF TWO MAPPED LOTS PER SDMC 113.0237(a) AND A PORTION OF A VACATED STREET ROW WHICH ARE REQUIRED TO BE MAPPED AND MONUMENTED IN A MANNER SATISFACTORY TO THE CITY ENGINEER PER SUBDIVISION MAP ACT SECTION 66428(c).
PROPOSED NUMBER OF LOTS: 3
4. **ACREAGE:** THE SUBJECT PROPERTY CONTAINS 0.186 GROSS, AND 0.186 NET ACRES.
5. **OVERLAY ZONES:** THE PROPERTY IS IN THE FOLLOWING OVERLAY ZONES:
- TRANSIT AREA
- COASTAL HEIGHT LIMIT
- PARKING IMPACT
- RESIDENTIAL TANDEM PARKING
- TRANSIT AREA
- GEOLOGIC HAZARD CATEGORY: 52
6. **SMALL LOT SUBDIVISION:** THIS IS AN APPLICATION FOR A SMALL LOT SUBDIVISION TENTATIVE MAP AND PARCEL MAP FOR SUBDIVISION PURPOSES PURSUANT TO SECTION 143.0365 OF THE MUNICIPAL CODE.

LEGEND:

- PROPERTY LINE/TM BOUNDARY
- EXISTING LOT LINE
- STREET CENTERLINE
- RIGHT OF WAY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SEWER
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING DRIVEWAY
- EXISTING SPOT ELEVATIONS
- DIRECTION OF DRAINAGE
- EXISTING 1" SERVICE WITH 3/4" METER
- EXISTING SEWER LATERAL
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE (CONCRETE REMOVAL)
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED RETAINING WALLS
- PROPOSED SIDEWALK UNDERDRAIN
- STREET TREE 40 SF TREE ROOT ZONE
- PROPOSED 1" WATER SERVICE & WILKINS 975XL2SE 1" BACKFLOW ASSY.
- MONUMENTATION LEGEND
- INDICATES MONUMENT FOUND (AS NOTED)
- WILL SET LEAD AND DISC

TOPOGRAPHY SOURCE:

LUNDSTROM ENGINEERING & ASSOCIATES
5333 MISSION CENTER ROAD #115
SAN DIEGO, CA 92108
DATE TAKEN: FEBRUARY 26, 2020

REQUIRED PERMITS:

COASTAL DEVELOPMENT PERMIT NO. 2449003, ROW VACATION NO. _____
TENTATIVE PARCEL MAP NO. 2449004, SITE DEVELOPMENT PERMIT NO. 2449005

GRADING NOTE:

THERE IS GROUND DISTURBANCE ANTICIPATED WITH THE CONSTRUCTION OF THE PROPOSED RESIDENCES HOWEVER THE AMOUNT OF EARTHWORK WOULD BE EXEMPT FROM A GRADING PERMIT.

TOTAL DISTURBED AREA:

0.17 +/- ACRES

GRADING QUANTITIES:

GRADED AREA:	0.17 ACRES	MAX. CUT DEPTH:	1.75 FT
CUT QUANTITIES:	22 CY	MAX. CUT SLOPE RATIO:	N/A
FILL QUANTITIES:	64 CY	MAX. FILL DEPTH:	3.25 FT
IMPORT:	42 CY.	MAX. FILL SLOPE RATIO:	N/A

THIS PROJECT PROPOSES TO IMPORT 42 CUBIC YARDS OF MATERIAL TO THIS SITE. ALL EXPORT MATERIAL SHALL BE DISPOSED OF AT A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT. THE QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

DRAINAGE NOTE:

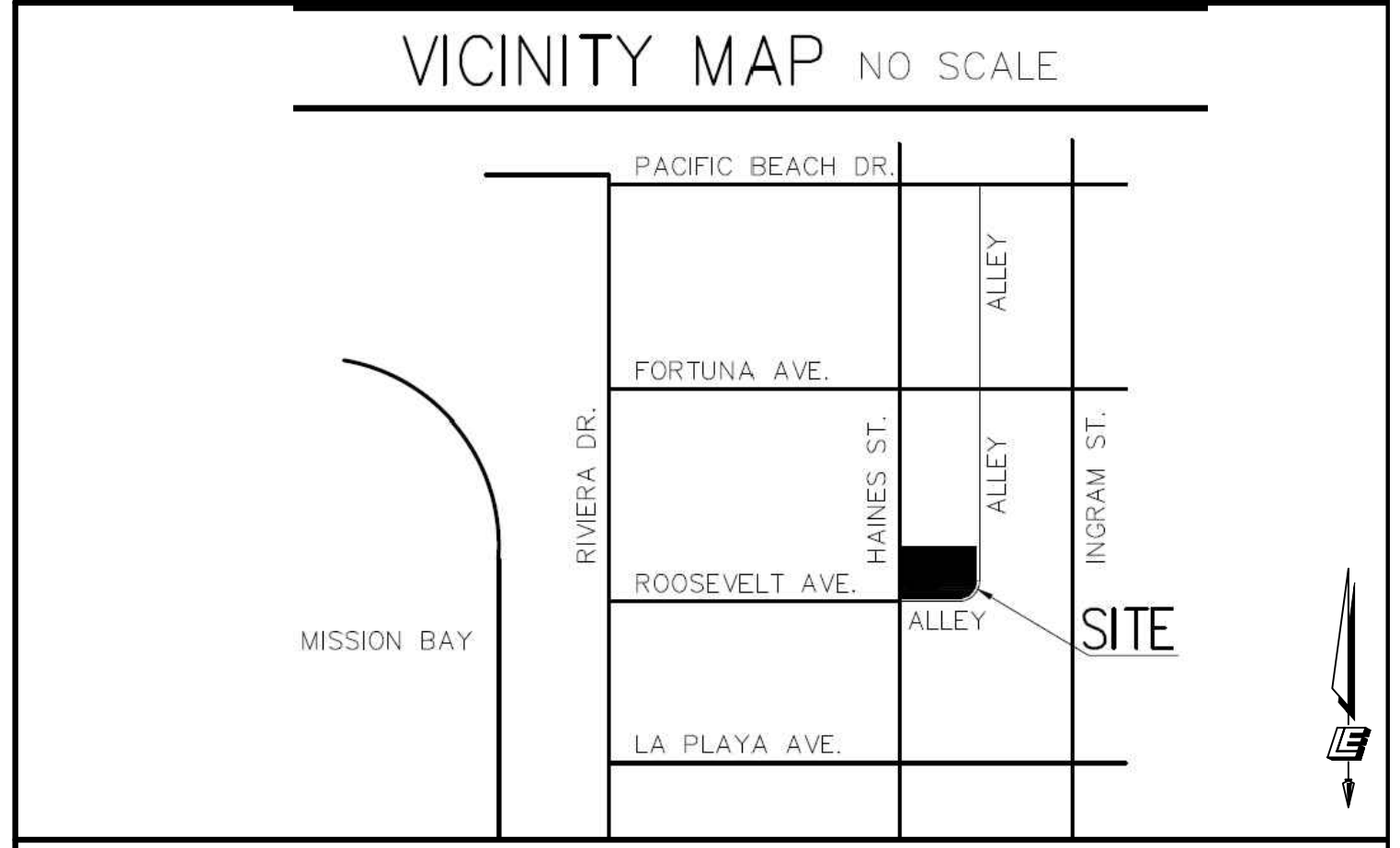
SITE DRAINAGE WILL DRAIN IN THE SAME MANNER AS TODAY. HALF OF THE SITE WILL SHEET FLOW TO THE REAR ALLEY AND THE REMAINING AREA WILL SHEET FLOW INTO HAINES STREET, FRONTING THE PROPERTY. ALL STORM WATER RUN-OFF FROM THE PROPOSED DEVELOPMENT IS DIRECTED TO PROPOSED LANDSCAPE LOW-IMPACT DEVELOPMENT BMPS.

REFERENCE DRAWINGS:

MAP 895
1262-D FOR SEWER LINE
12816-D FOR WATER MAINS
1262-D FOR SURFACE IMPROVEMENTS

WATER POLLUTION CONTROL PLAN NOTE:

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCC). THE WPCC SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CALIFORNIA 92122-2848
PHONE #: (858) 597-2001

PROJECT ADDRESS:
3903 HAINES STREET
SAN DIEGO, CA 92109

PROJECT NAME:
HAINES STREET SMALL LOT SUBDIVISION

SHEET TITLE:
SMALL LOT SUBDIVISION TPM

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	06/24/2021

ORIGINAL DATE: 07/13/2020

SHEET 1 OF 2

PTS# 0669397 (DIGITAL)

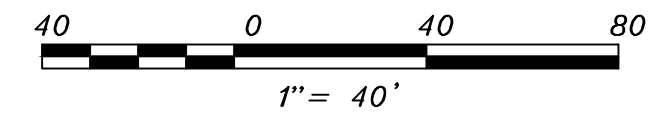
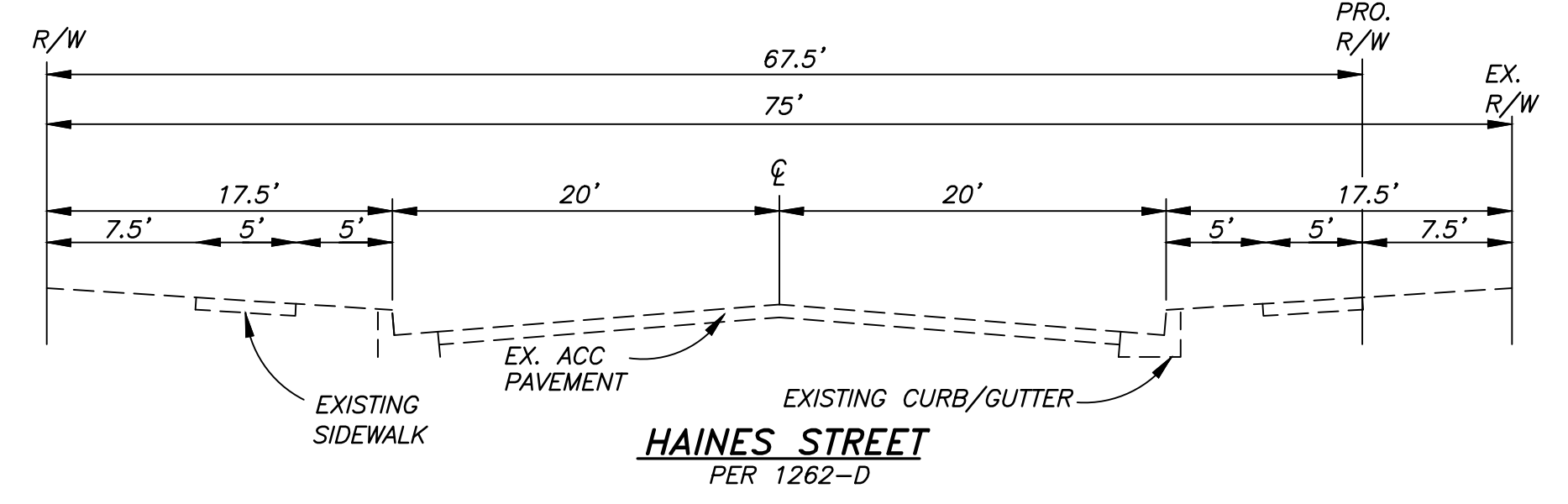
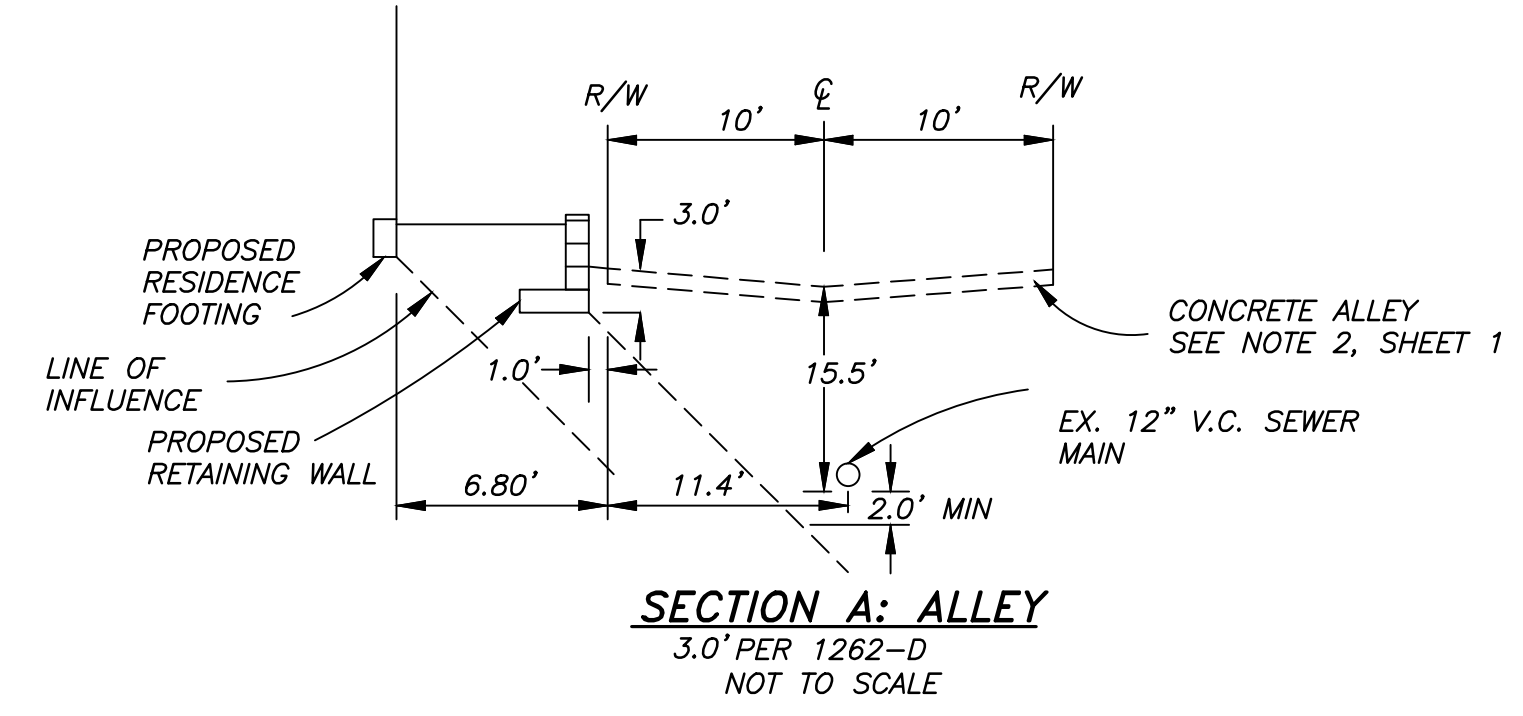
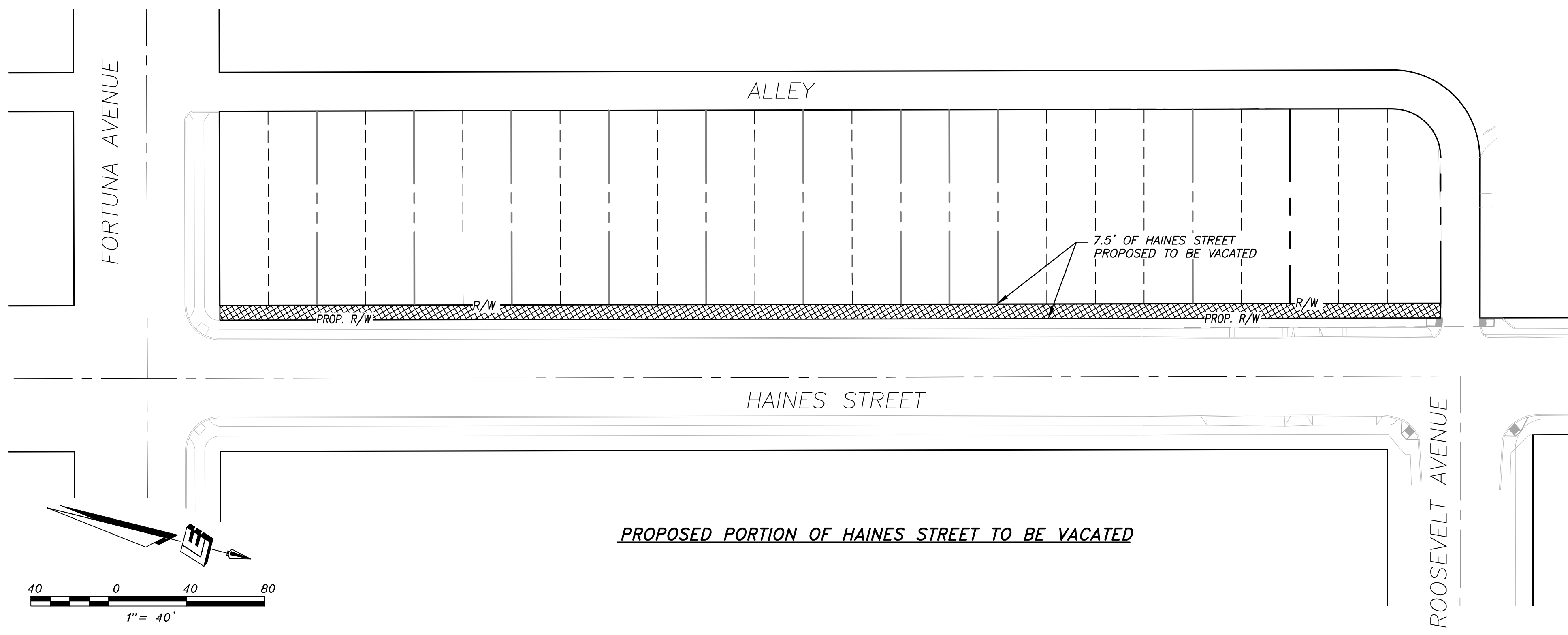
CCS NAD 83: 1868-6255 NAD 27: 228-1695 PTS: 0669397 I.O. 24008664

6				12			
5				11			
4				10			
3	06/24/21	KS	AGENCY REVISIONS	9			
2	02/16/21	CMJ	AGENCY REVISIONS	8			
1	07/27/20	MFD	INITIAL SUBMITTAL	7			
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
				APPROVED BY ENGINEER			
				OF WORK			
				REGISTRATION			
				R C E			26283
				FILE CODE			
				PB 44.01-03.20			
				DATE			

Leppert Engineering CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

PREPARATION AND REVISION LOG

HAINES STREET TENTATIVE PARCEL MAP NO. 2449004, COASTAL DEVELOPMENT PERMIT NO. 2449003, SITE DEVELOPMENT PERMIT NO. 2449005 & RIGHT OF WAY VACATION NO. _____



ELECTRICAL UTILITY NOTE:

THE APPLICANT REQUESTS A WAIVER OF THE REQUIREMENT TO UNDERGROUND EXISTING ELECTRICAL FACILITIES. THE LENGTH OF THE EXISTING SPAN OF OVERHEAD POWER LINES IS SHORT, LESS THAN ONE BLOCK. BASED ON THIS INFORMATION AND SDMC 144.0242(c)(1)(B), WE BELIEVE THE PROJECT QUALIFIES FOR THIS WAIVER.

UTILITY STATUS TABLE

EXISTING UTILITY STATUS	PROPOSED UTILITY STATUS
WATER: UNDERGROUNDED	WATER: UNDERGROUNDED
SEWER: UNDERGROUNDED	SEWER: UNDERGROUNDED
ELECTRICITY: OVERHEAD	ELECTRICITY: OVERHEAD

STORM WATER NOTE:

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

SITE ACREAGE NOTE:

EXISTING PROJECT SITE AREA:	0.175 ACRES
PROPOSED PROJECT SITE AREA:	0.188 ACRES

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	07/27/20	MFD	INITIAL SUBMITTAL	7			
2	02/16/21	CMJ	AGENCY REVISIONS	8			
3				9			
4				10			
5				11			
6				12			

APPROVED BY ENGINEER OF WORK	REGISTRATION R.C.E. 26283
FILE CODE PB 44.01-03.20	DATE
PREPARATION AND REVISION LOG	



PREPARED BY:	LEPPERT ENGINEERING CORPORATION	REVISION 14:	_____
NAME:	5190 GOVERNOR DRIVE, SUITE 205	REVISION 13:	_____
ADDRESS:	SAN DIEGO, CALIFORNIA 92122-2848	REVISION 12:	_____
PHONE #:	(858) 597-2001	REVISION 11:	_____
PROJECT ADDRESS:	3903 HAINES STREET	REVISION 10:	_____
	SAN DIEGO, CA 92109	REVISION 9:	_____
PROJECT NAME:	HAINES STREET SMALL LOT SUBDIVISION	REVISION 8:	_____
		REVISION 7:	_____
		REVISION 6:	_____
		REVISION 5:	_____
		REVISION 4:	_____
		REVISION 3:	_____
		REVISION 2:	_____
		REVISION 1:	02/16/2021
SHEET TITLE:	SMALL LOT SUBDIVISION TPM	ORIGINAL DATE:	07/13/2020
		SHEET	2 OF 2
		PTS#	0669397 (DIGITAL)
CCS NAD 83:	1868-6255	NAD 27:	228-1695
PTS:	0669397	I.O.	24008664

HAINES ST. CDP / SDP

PROJECT DATA/DEVELOPMENT SUMMARY

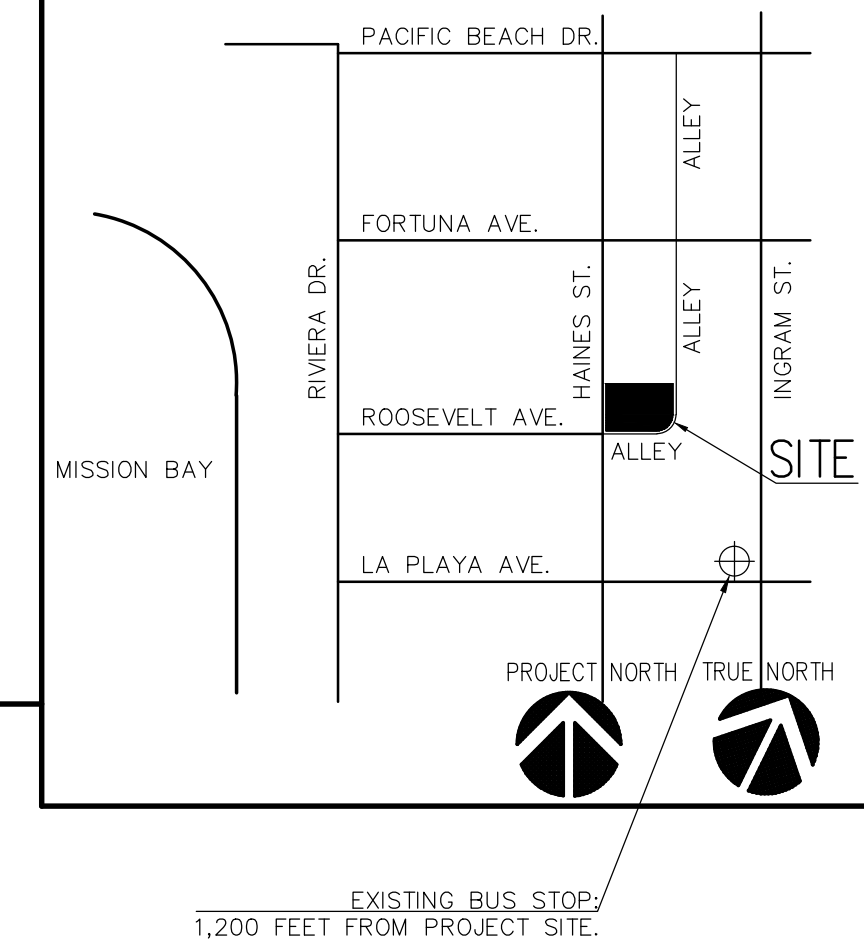
<ul style="list-style-type: none"> LEGAL OWNER: SCOTT AND BONNIE HOLT 45 WINDING GLEN ALAMO CA 94507 PROJECT ADDRESS: 3903 HAINES ST. SAN DIEGO, CA. 92109-5850 LEGAL DESCRIPTION: MAP 895, BLOCK 12, LOT 23, 24 ASSESSOR PARCEL: #423-422-13 EXISTING USE: SINGLE FAMILY RESIDENCE PROPOSED USE: PRIMARY DWELLING UNIT A.D.U. AND A J.A.D.U. PER LOT 2019 C.R.C. 2 LEVELS ORIGINAL CONSTRUCTED: LANDSCAPE S.F.: 1,616 S.F. 	<ul style="list-style-type: none"> ZONE: RM1-1 OVERLAY ZONE: PENINSULA COMMUNITY PLAN COASTAL HEIGHT LIMIT COASTAL CITY PARKING IMPACT RESIDENTIAL TANDEM PARKING CONSTRUCTION TYPE : V B OCCUPANCY : R-3 GEOLOGIC HAZARD CATEGORY: 52 REQUIRED DEVELOPMENT PERMIT APPROVALS: COASTAL DEVELOPMENT PERMIT SITE DEVELOPMENT PERMIT RIGHT OF WAY VACATION PROJECT TEAM: ARCHITECT: FL HOPE ARCHITECTURE & PLANNING F LELAND HOPE: 619 220 7115 CIVIL ENGINEER: LEPPERT ENGINEERS MATT DEVINCENZO - 858 597 2001 LANDSCAPE ARCHITECT: AHLES LANDSCAPE ARCHITECTURE STEVE AHLES 858 758 8963 	<ul style="list-style-type: none"> SCOPE OF WORK: DEMOLISH EXISTING RESIDENCE. CREATE 3 SEPARATE LOTS. NEW 2 LEVEL STRUCTURE PER LOT: (3 TOTAL) 1 PRIMARY DWELLING UNIT, 1 A.D.U., 1 A.D.U. BONUS UNIT. PARKING: PARKING REQUIRED IN PARKING IMPACT ZONE: PRIMARY DWELLING UNIT: 2.25, 2 SPACES REQUIRED. A.D.U., AND A.D.U. BONUS: 0 REQUIRED. 2 SPACES PER LOT PROVIDED. 	<ul style="list-style-type: none"> EXISTING RESIDENCE SQUARE FOOTAGE: EXISTING 1ST LEVEL: 1,192 S.F. PROPOSED SQUARE FOOTAGE PER LEVEL: LOT 1, BUILDING A: PROPOSED 1ST LEVEL: 1,105 S.F. PROPOSED 2ND LEVEL: 807 S.F. PROPOSED 3RD LEVEL: 103 S.F. TOTAL PROPOSED: 2015 S.F. LOT S.F.: 2,500 S.F. + 188 S.F.=2,688 S.F. MAX. F.A.R. (.75): 2,016 S.F. LOT 2, BUILDING B: PROPOSED 1ST LEVEL: 1,192 S.F. PROPOSED 2ND LEVEL: 804 S.F. TOTAL PROPOSED: 2,002 S.F. LOT S.F.: 2,500 S.F. + 188 S.F.=2,688 S.F. MAX. F.A.R. (.75): 2,016 S.F. LOT 3, BUILDING C: PROPOSED 1ST LEVEL: 1,226 S.F. PROPOSED 2ND LEVEL: 827 S.F. TOTAL PROPOSED: 2,053 S.F. LOT S.F.: 2,500 S.F. + 206 S.F.=2,706 S.F. MAX. F.A.R. (.75): 2,030 S.F. 	<ul style="list-style-type: none"> PROPOSED SQUARE FOOTAGE PER UNIT: LOT 1, BUILDING A: PRIMARY 2 BEDROOM UNIT: 960 S.F. UNIT 2 A.D.U.: 646 S.F. UNIT 3 J.A.D.U.: 419 S.F. TOTAL PROPOSED: 2015 S.F. LOT 2, BUILDING B: PRIMARY 2 BEDROOM UNIT: 850 S.F. UNIT 2 A.D.U.: 663 S.F. UNIT 3 J.A.D.U.: 489 S.F. TOTAL PROPOSED: 2,002 S.F. LOT 3, BUILDING C: PRIMARY 2 BEDROOM UNIT: 866 S.F. UNIT 2 A.D.U.: 688 S.F. UNIT 3 J.A.D.U.: 499 S.F. TOTAL PROPOSED: 2,053 S.F.
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SHEET INDEX

ARCHITECTURAL

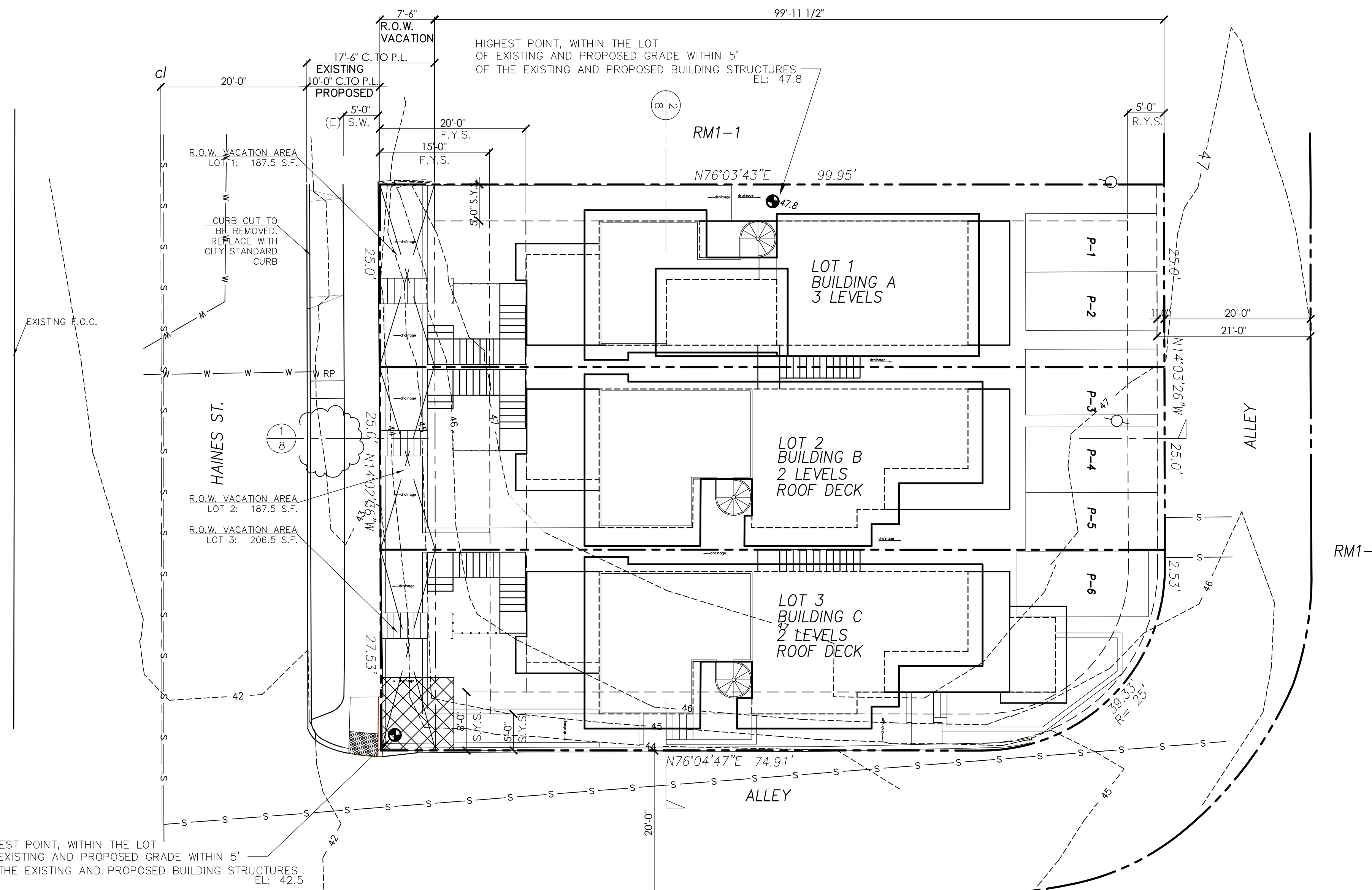
- 1 OF 8 TITLE SHEET/SITE PLAN
- 2 OF 8 DEMOLITION PLAN
- 3 OF 8 1ST LEVEL FLOOR PLANS
- 4 OF 8 2ND LEVEL FLOOR PLANS
- 5 OF 8 ROOF PLANS
- 6 OF 8 ELEVATIONS
- 7 OF 8 ELEVATIONS
- 8 OF 8 SITE SECTIONS

VICINITY MAP NO SCALE



F.L. HOPE
ARCHITECTURE & PLANNING
 4918 North Harbor Dr., #201
 SAN DIEGO, CA 92106
 TEL: 619 220 7115
 FAX: 619 220 7115
 www.flhopearchitect.com

NOTES:
SEE GRADING PLAN FOR ALL EXISTING IMPROVEMENTS /UTILITIES, AND LEGAL DESCRIPTION OF ADJACENT PROPERTIES.
THERE ARE NO EXISTING EASEMENTS ON SITE.
NO PROPOSED BUS STOPS.
PROVIDE BUILDING ADDRESS NUMBERS, VISABLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-00-8
NO MECHANICAL EQUIPMENT SHALL BE VISABLE.
TRANSIT STOP WITHIN A 1/2 MILE OF THE SITE.
ALL PROPERTY IMPROVEMENTS MUST BE WITHIN PROPERTY PERIMETER. (INCLUDING FOOTINGS OVERHANGS, ETC.)



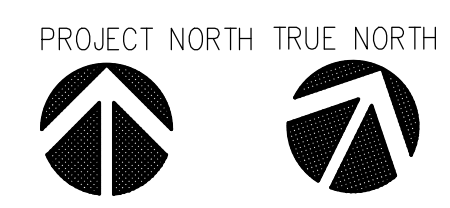
I hereby Acknowledge and certify that:

- I am accountable for knowing and complying with the governing policies, regulations and submittal requirements applicable to this proposed development;
- I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process or result in a change in fee/deposit requirements;
- I have taken the Professional Certification for Development Permit Completeness Review training and am on the approved list for Professional Certification;
- Maintaining my Professional Certification for Development Permit Completeness Review privilege requires accurate submittals on a consistent basis;
- Submitting incomplete documents and plans on a consistent basis may result in the revocation of my Professional Certification for Development Permit Completeness Review;
- If required documents or plan content is missing, project review will be delayed; and
- This submittal package meets all of the minimum submittal requirements contained in Land Development Manual, Volume 1, Chapter 1, Section 4, and/or Section 6 for Rezones.
- For the proposed project, I have determined the appropriate process and approval types to be as follows:
 Project Process Level (2-5): 5 Project Approval(s) Needed: SDP,CDP,TM,ROW VACATION

Responsible Certified Professional Name: F. Leland Hope
 Signature: [Signature] Date: 07/15/20

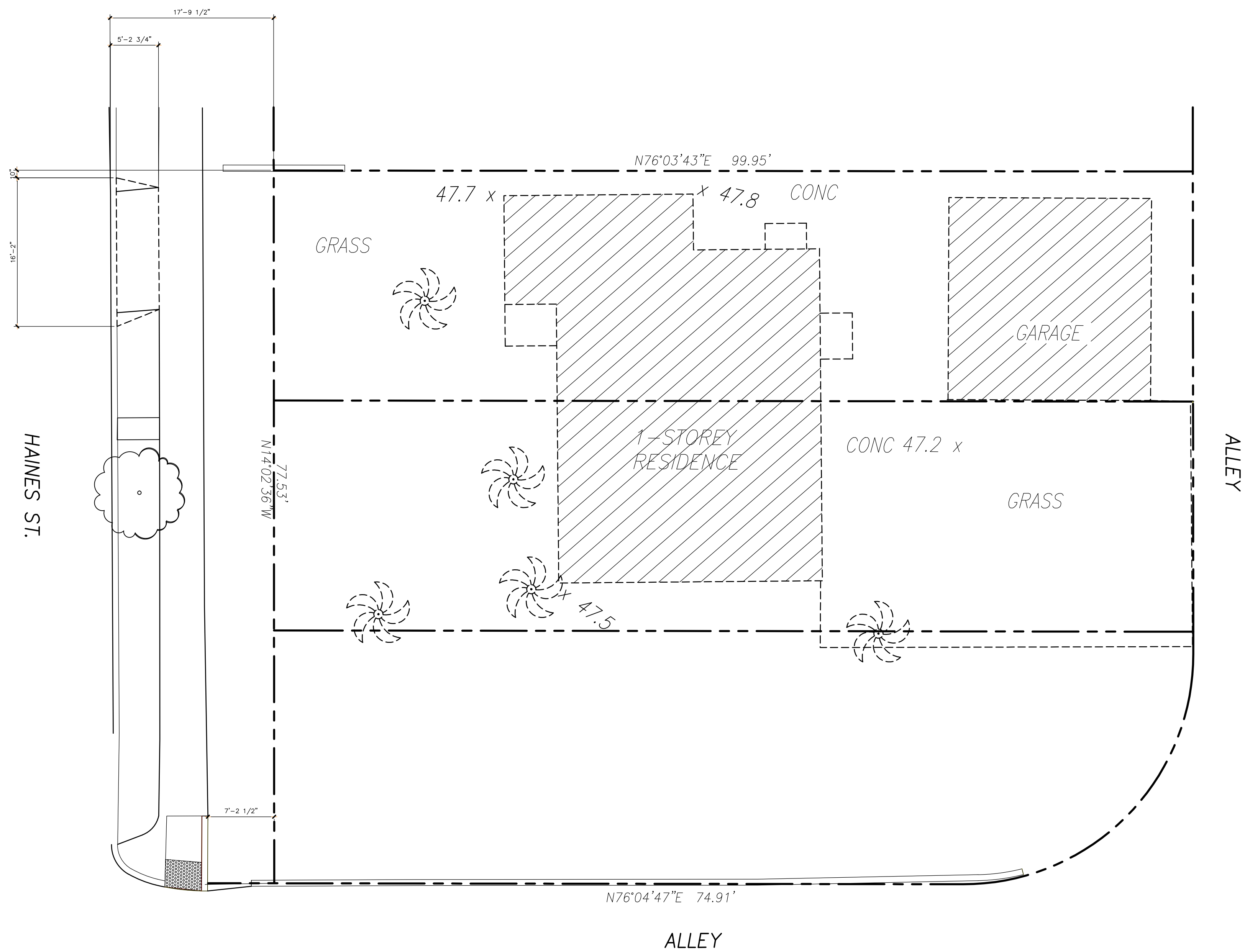
⊠ DENOTES VISIBILITY TRIANGLE AREA. NO OBSTRUCTION, INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24" IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

1 SITE PLAN/1ST FLOOR PLAN
SCALE: 1" = 10'-0"

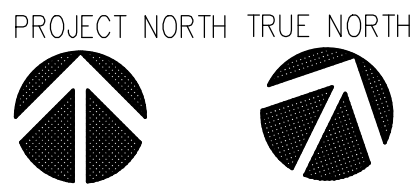


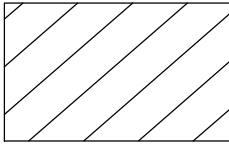

PREPARED BY	
NAME: F. LELAND HOPE, FL HOPE, ARCHITECTURE & PLANNING	REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: REVISION 4:
ADDRESS: PO BOX 6029 SAN DIEGO, CA. 92166	REVISION 3: 11/09/21 REVISION 2: 06/16/21 REVISION 1: 02/01/21
PHONE #: 619 220 7115	ORIG. DATE: 07/13/20
PROJECT ADDRESS : 2903 HAINES ST. A.P. #: 423 422 13 00	SHEET 1 OF 8
PROJECT NAME: HAINES ST. CDP/TM/SDP	DEP#:
SHEET TITLE: DEVELOPMENT SUMMARY SITE PLAN	

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① DEMOLITION PLAN
 1/8"=1'-0"



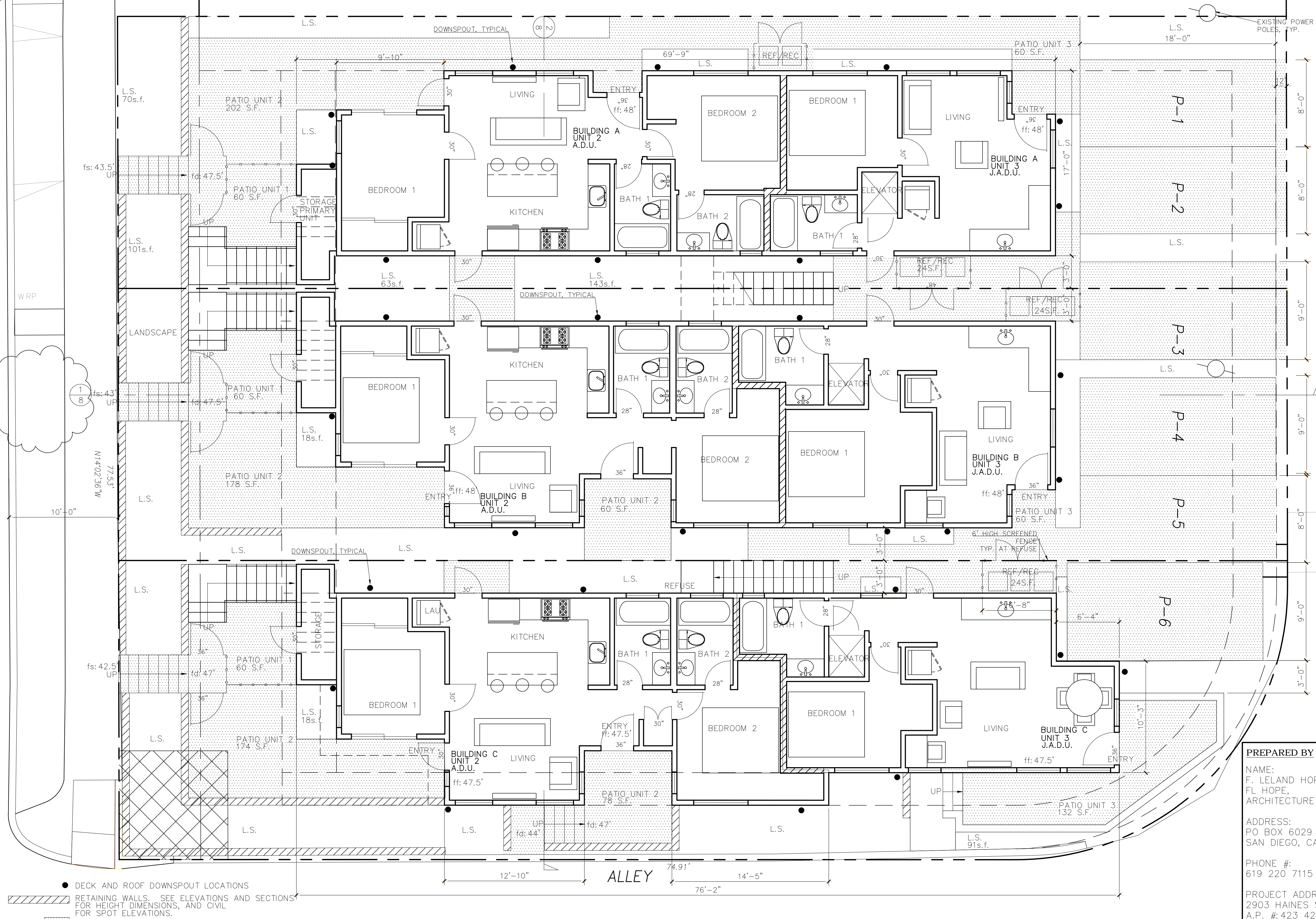
-  STRUCTURE TO BE DEMOLISHED
-  ITEMS TO BE DEMOLISHED

PREPARED BY
 NAME:
 F. LELAND HOPE,
 FL HOPE,
 ARCHITECTURE & PLANNING
 ADDRESS:
 PO BOX 6029
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 PHONE #:
 619 220 7115
 PROJECT ADDRESS :
 2903 HAINES ST.
 A.P. #: 423 422 13 00
 PROJECT NAME:
 HAINES ST. CDP/TM/SDP
 PN: 669397

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 REVISION 3: 11/9/21
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 ORIG. DATE: 07/13/20
 SHEET 2 OF 8
 DEP#:

SHEET TITLE:
 DEMOLITION PLAN

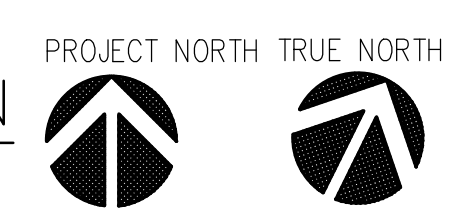
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ALLEY

- DECK AND ROOF DOWNSPOUT LOCATIONS
- ▨ RETAINING WALLS. SEE ELEVATIONS AND SECTIONS FOR HEIGHT DIMENSIONS, AND CIVIL FOR SPOT ELEVATIONS.
- ▨ DESIGNATES HARDSCAPE AREAS
- L.S. DESIGNATES SOFT SCAPE/LANDSCAPE AREAS

1 SITE PLAN/1ST FLOOR PLAN
 1/4"=1'-0"



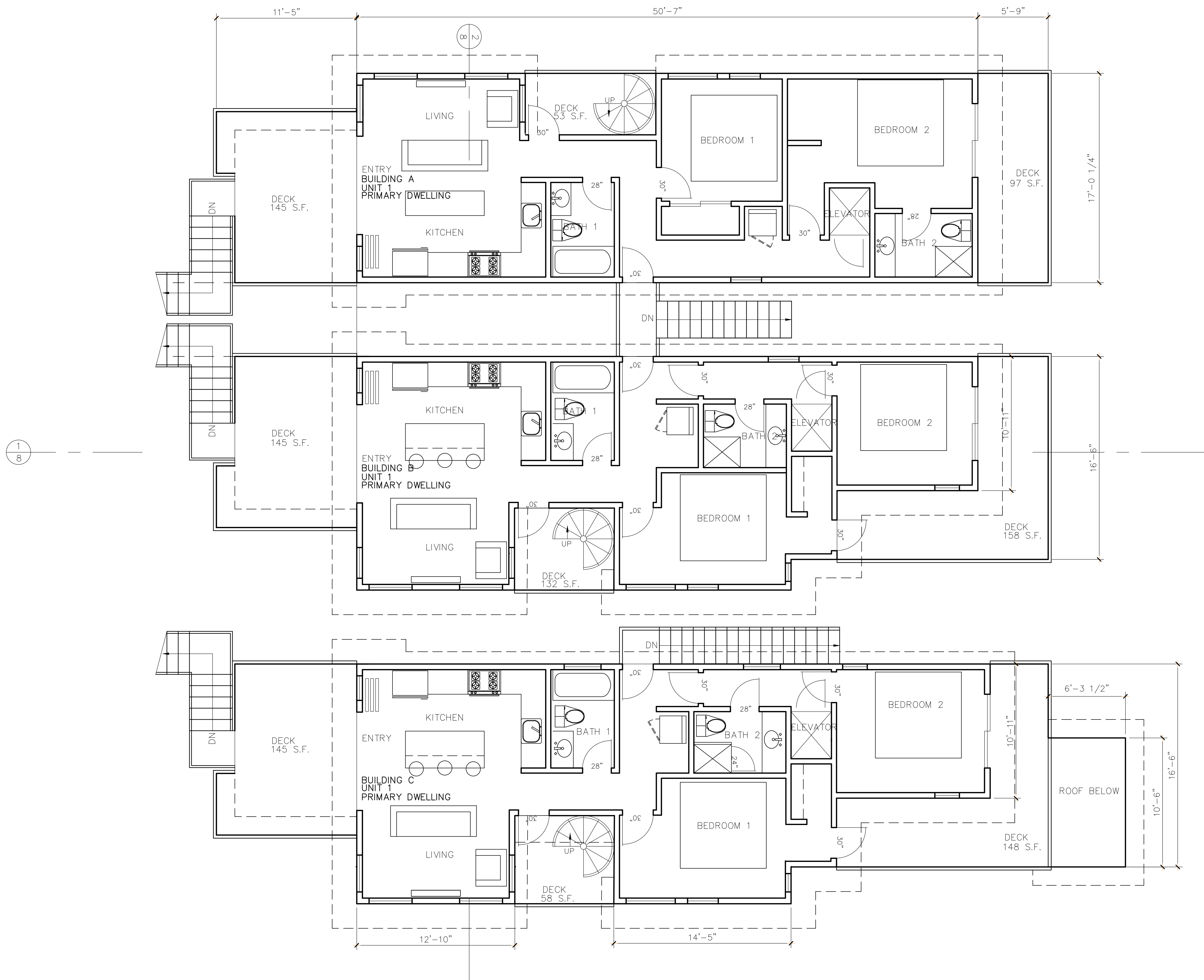
PREPARED BY
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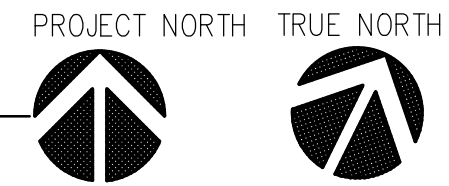
ORIG. DATE: 07/13/20
 SHEET 3 OF 8
 DEP#:

SHEET TITLE:
 1ST LEVEL FLOOR PLANS

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1 2ND LEVEL FLOOR PLAN
 1/4"=1'-0"

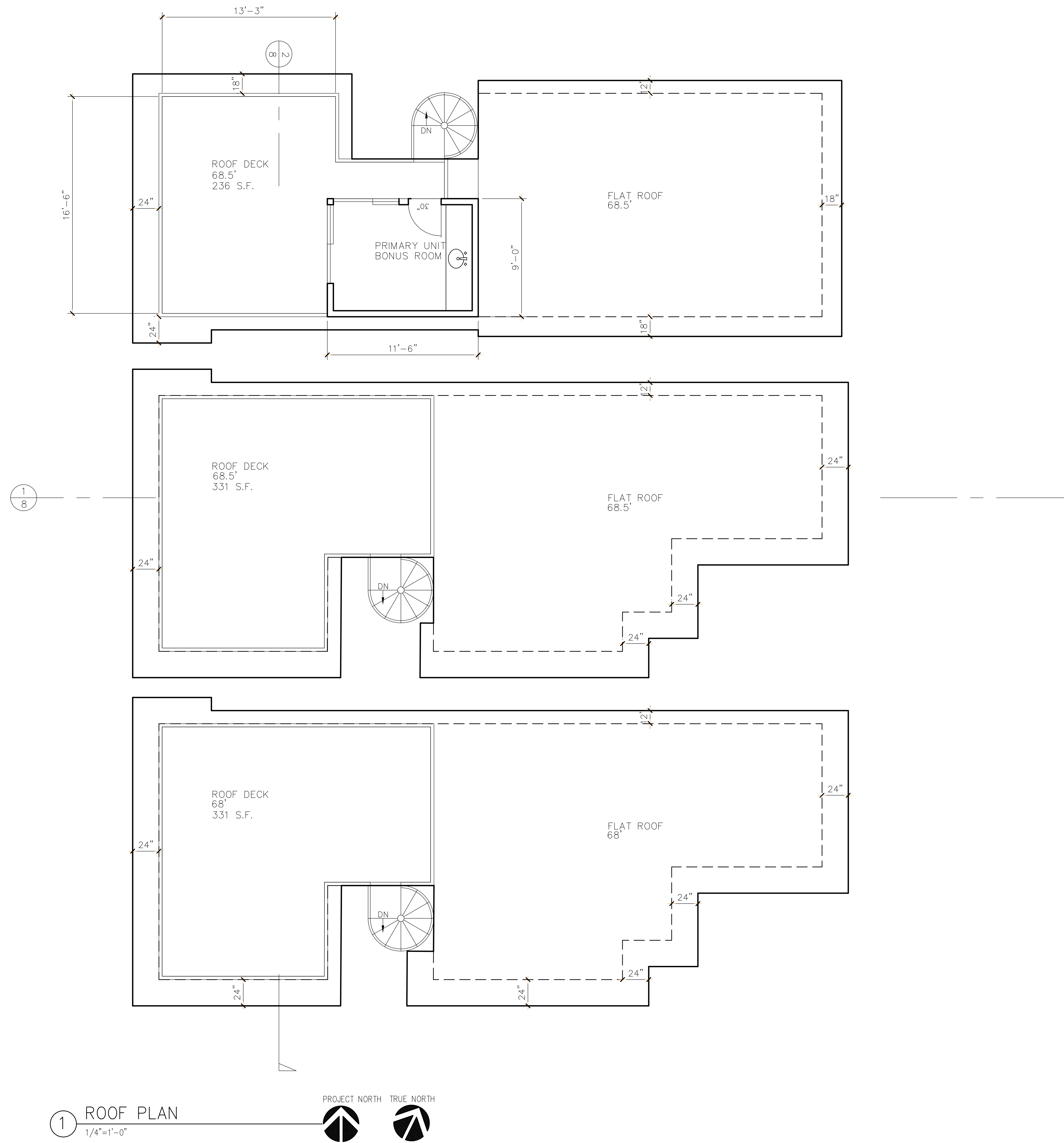


PREPARED BY
 NAME:
 F. LELAND HOPE,
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 ADDRESS:
 PO BOX 6029
 SAN DIEGO, CA. 92166
 PHONE #:
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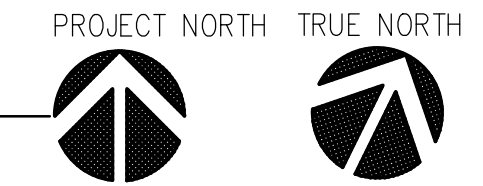
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ORIG. DATE: 07/13/20
 SHEET 4 OF 8
 DEP#:

SHEET TITLE:
 2ND LEVEL FLOOR PLANS



1 ROOF PLAN
1/4"=1'-0"



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PREPARED BY
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2903 HAINES ST.
A.P. #: 423 422 13 00
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HAINES ST. CDP/TM/SDP
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ORIG. DATE: 07/13/20
SHEET 5 OF 8
DEP#:

SHEET TITLE:
ROOF PLANS

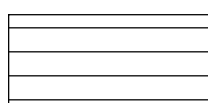
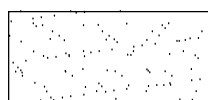
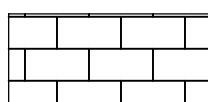
THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 132.0505) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, ANTENNA OR OTHER PROJECTIONS, SHALL NOT EXCEED 30' ABOVE BASE OF MEASUREMENT.

A PRE CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN 1' OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE. THE PRE CONSTRUCTION MEETING MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED.

15' F.Y.S.
20' F.Y.S.



1 SOUTH ELEVATION
1/4"=1'-0"

-  CEMENTICIOUS SIDING, 6" EXPOSED
COLOR:
-  7/8" STUCCO MONTALVO FINISH
COLOR:
-  NATURAL CONCRETE BLOCK WITH CAP



2 WEST ELEVATION
1/4"=1'-0"

HIGHEST POINT, WITHIN THE LOT OF EXISTING AND PROPOSED GRADE WITHIN 5' OF THE EXISTING AND PROPOSED BUILDING STRUCTURES EL: 47.8

HIGHEST POINT, WITHIN THE LOT OF EXISTING AND PROPOSED GRADE WITHIN 5' OF THE EXISTING AND PROPOSED BUILDING EL: 42.5

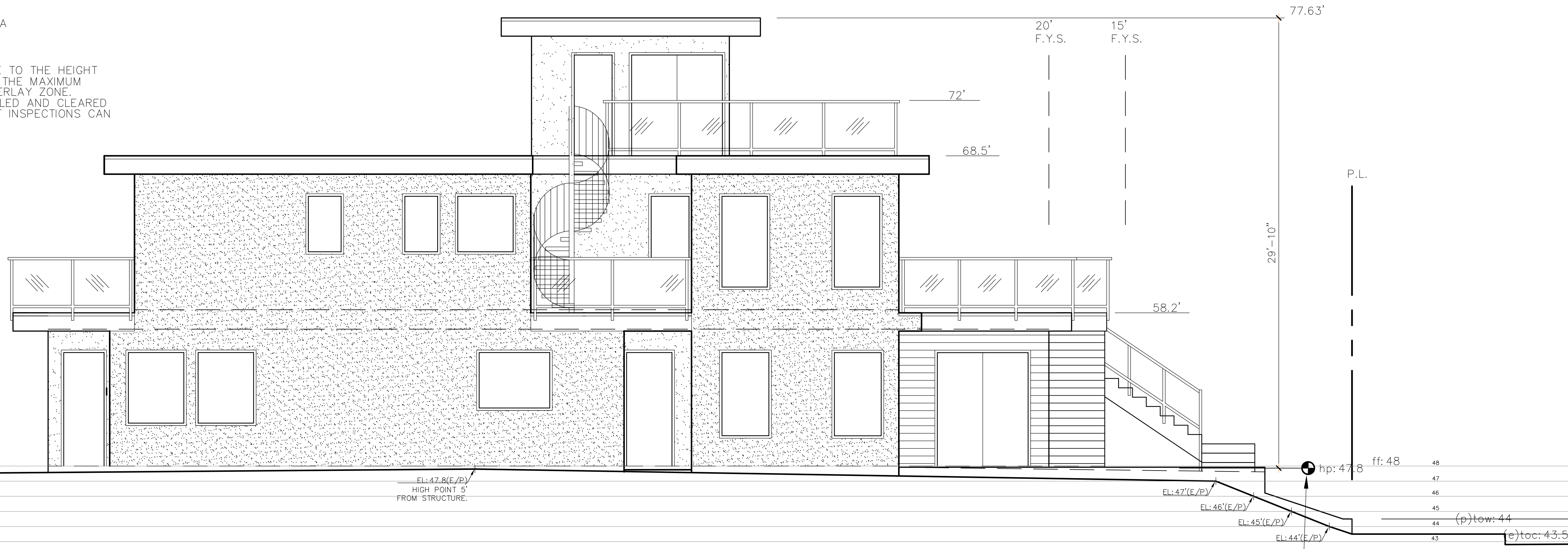
PREPARED BY
NAME:
F. LELAND HOPE,
FL HOPE,
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ADDRESS:
PO BOX 6029
SAN DIEGO, CA. 92166
PHONE #:
619 220 7115
PROJECT ADDRESS :
2903 HAINES ST.
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HAINES ST. CDP/TM/SDP
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ORIG. DATE: 07/13/20

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1 NORTH ELEVATION
1/4"=1'-0"

HIGHEST POINT, WITHIN THE LOT OF EXISTING AND PROPOSED GRADE WITHIN 5' OF THE EXISTING AND PROPOSED BUILDING STRUCTURES EL: 47.8



2 EAST ELEVATION
1/4"=1'-0"

HIGHEST POINT, WITHIN THE LOT OF EXISTING AND PROPOSED GRADE WITHIN 5' OF THE EXISTING AND PROPOSED BUILDING STRUCTURES EL: 47.8

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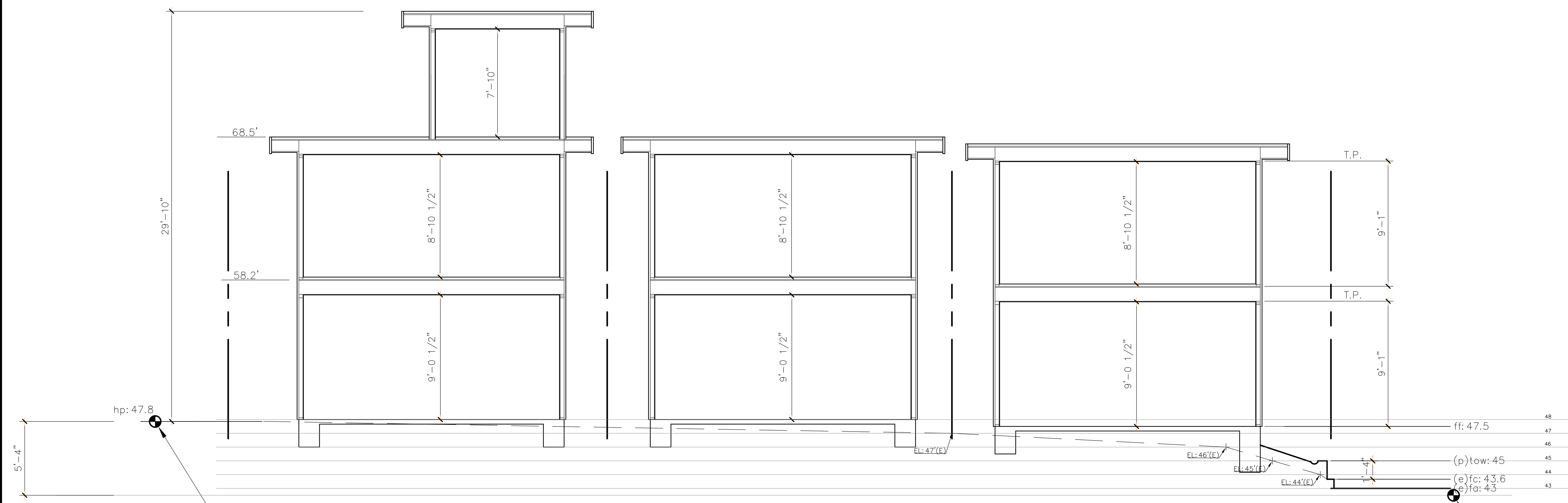
PREPARED BY	
NAME: F. LELAND HOPE, FL HOPE, ARCHITECTURE & PLANNING	REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: REVISION 4:
ADDRESS: PO BOX 6029 SAN DIEGO, CA. 92166	REVISION 3: 11/9/21 REVISION 2: 06/16/21 REVISION 1: 02/01/21
PHONE #: 619 220 7115	ORIG. DATE: 07/13/20
PROJECT ADDRESS : 2903 HAINES ST. A.P. #: 423 422 13 00	SHEET 7 OF 8
PROJECT NAME: HAINES ST CDP/TM/SDP	DEP#:
SHEET TITLE: ELEVATIONS	

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① LONGITUDINAL SECTION
 1/4"=1'-0"

LOWEST POINT, WITHIN THE LOT
 OF EXISTING AND PROPOSED GRADE WITHIN 5'
 OF THE EXISTING AND PROPOSED BUILDING
 EL: 42.5



② CROSS SECTION
 1/4"=1'-0"

HIGHEST POINT, WITHIN THE LOT
 OF EXISTING AND PROPOSED GRADE WITHIN 5'
 OF THE EXISTING AND PROPOSED BUILDING
 STRUCTURES EL: 47.8

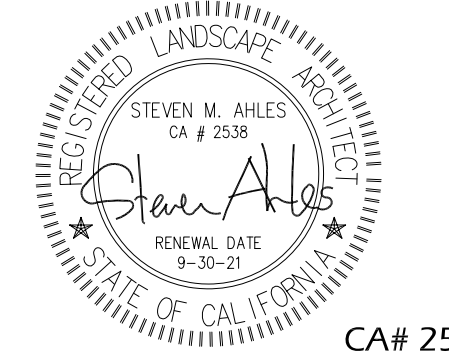
LOWEST POINT, WITHIN THE LOT
 OF EXISTING AND PROPOSED GRADE WITHIN 5'
 OF THE EXISTING AND PROPOSED BUILDING
 EL: 42.5

PREPARED BY
 NAME:
 F. LELAND HOPE,
 FL HOPE,
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 ADDRESS:
 PO BOX 6029
 SAN DIEGO, CA. 92166
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 REVISION 2: 06/16/21
 REVISION 1: 02/01/21

ORIG. DATE: 07/13/20
 SHEET 8 OF 8
 DEP#:

SHEET TITLE:
 SITE SECTIONS



PROJECT NO.: 2101

LANDSCAPE DEVELOPMENT PLAN

HAINES ST. CDP-TM-SDP

3903 Haines St.
San Diego, California

REFERENCE: PROJ. NO. - 664947

SHEET:

L-2

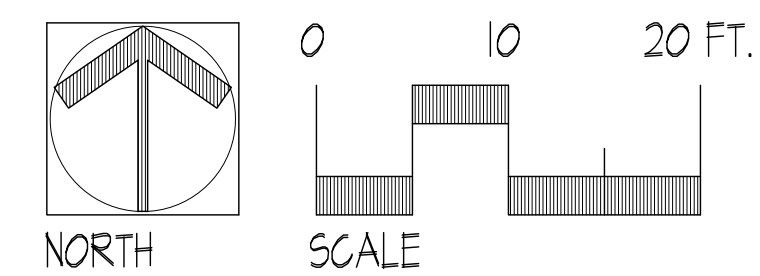
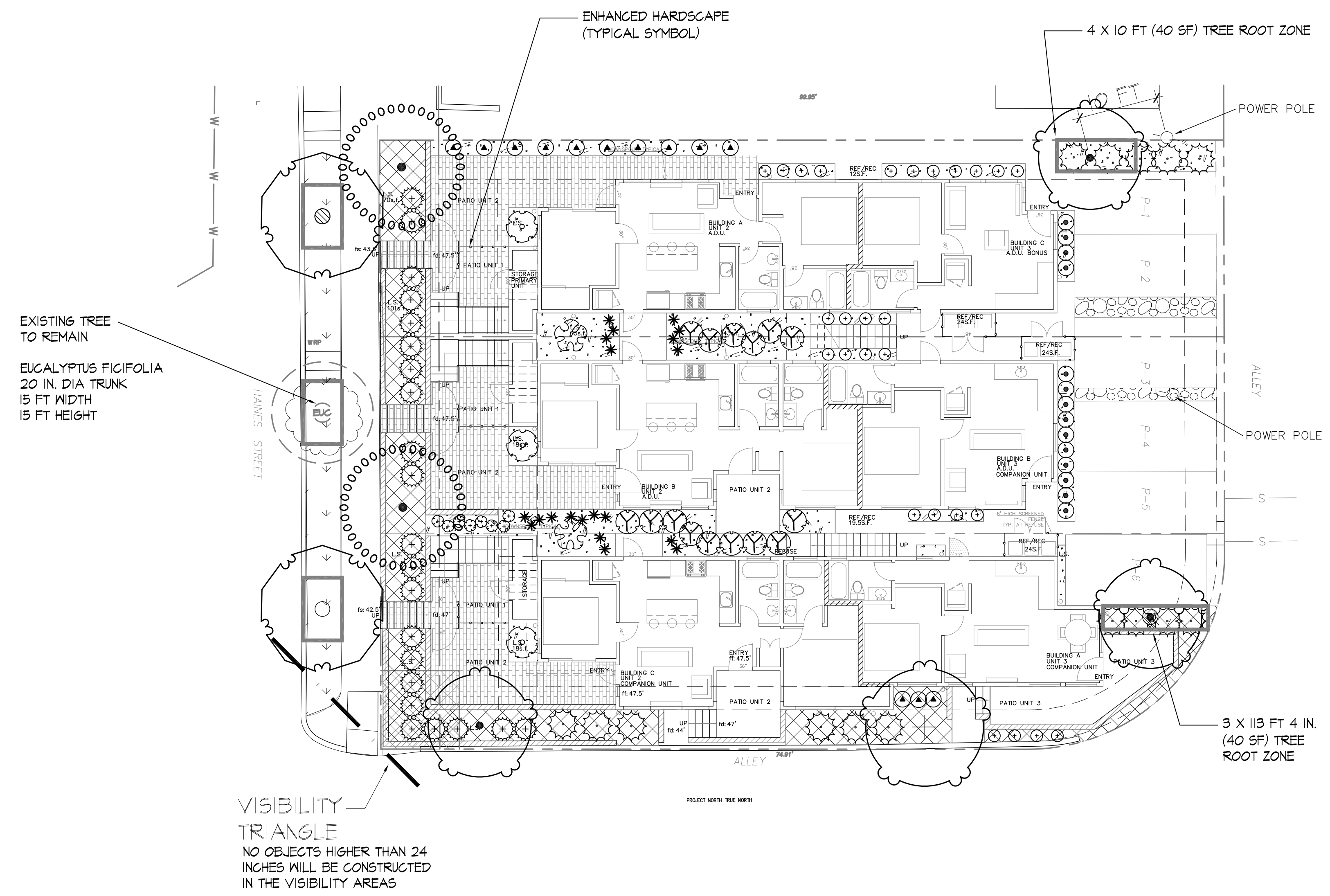
PREPARED BY:	NAME: AHLES LANDSCAPE ARCHITECTURE PO BOX 1503 RANCHO SANTA FE, CA 92067	PHONE #: 858.756.8963	PROJECT ADDRESS: 3903 HAINES STREET SAN DIEGO, CA	PROJECT NAME: HAINES ST. CDP-TM-SDP	SHEET TITLE: LANDSCAPE PLANS PLANTING PLAN	REVISION 14: _____	REVISION 13: _____	REVISION 12: _____	REVISION 11: _____	REVISION 10: _____	REVISION 9: _____	REVISION 8: _____	REVISION 7: _____	REVISION 6: _____	REVISION 5: _____	REVISION 4: _____	REVISION 3: _____	REVISION 2: _____	REVISION 1: CYCLE 3 6-10-21	ORIGINAL DATE: 9 FEB 2021	SHEET 11 OF -	DEP#
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PLANT SCHEDULE

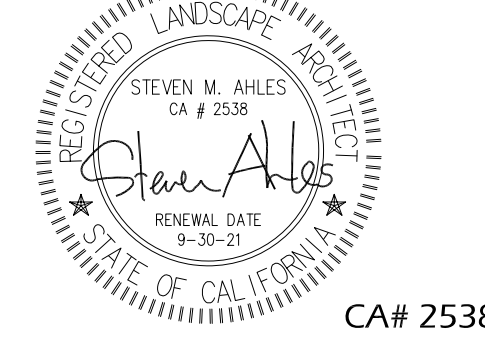
TREES	FORM / FUNCTION	BOTANICAL / COMMON NAME	CONT.	QTY
	STANDARD FORM CANOPY TREE / SHADE	EUCALYPTUS FICIFOLIA RED FLOWERING GUM STANDARD - OR OTHER CITY DESIGNATED TREE	24 IN. BOX	2
	STANDARD FORM CANOPY TREE / SHADE	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' TUSCARORA GRAPE MYRTLE	36 IN. BOX	1
	STANDARD FORM CANOPY TREE / SHADE	LAGERSTROEMIA X 'TUSCARORA' RED GRAPE MYRTLE STANDARD	24 IN. BOX	3
	STANDARD FORM CANOPY TREE / SHADE	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24 IN. BOX	2

SHRUBS	FORM / FUNCTION	BOTANICAL / COMMON NAME	CONT.	QTY
	LOW / ACCENT	AEONIUM X 'ZWARTKOP' ZWARTKOP AEONIUM	1 GALLON	13
	ROSETTE / ACCENT PLANT	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL	22
	LOW / ACCENT	BULBINE BULBOSA BULBINE LILY	1 GAL	27
	ROUNDED / SCREENING	CHONDRPETALUM TECTORUM CAPE RUSH	15 GALLON	15
	UPRIGHT / ACCENT PLANT	CORDYLINA AUSTRALIS 'RED STAR' RED STAR DRACAENA	15 GAL	2
	LOW / ACCENT	CRASSULA ARBORESCENS SILVER DOLLAR PLANT	1 GALLON	14
	LOW / ACCENT	ECHEVERIA IMBRICATA BLUE ROSE ECHEVERIA	1 GAL	20
	MEDIUM / ACCENT PLANT	HESPERALOE PARVIFLORA RED YUGGA	1 GAL	15
	LOW / ACCENT	KALANCHOE THYRSIFLORA PADDLE PLANT	1 GALLON	8
	MEDIUM / SCREENING PLANT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GALLON	3

COBBLE	CONT.	SPACING	QTY
	COBBLE 2-4 IN.	3 IN DEPTH	76 SF
	EXISTING GRASS WARM SEASON SOD	EXISTING	327 SF



PLANTING PLAN



PROJECT NO.: 2101

LANDSCAPE DEVELOPMENT PLAN

HAINES ST. CDP-TM-SDP

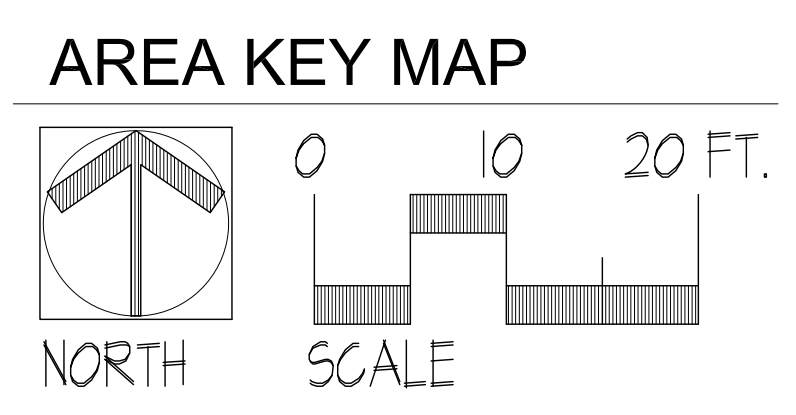
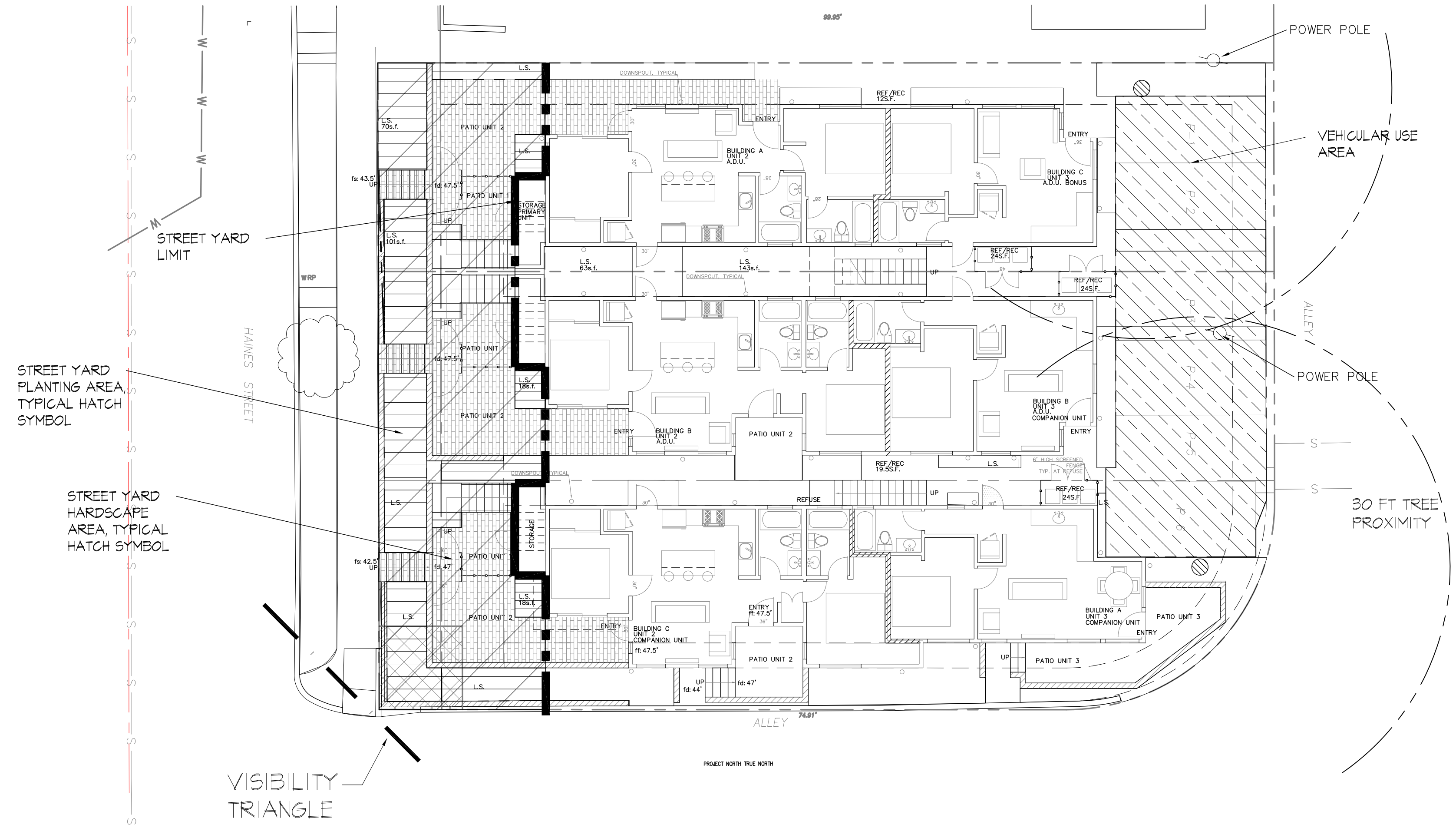
3903 Haines St.
San Diego, California

STREET TREES

QUANTITY REQUIRED	15 FT. @ 1/30	3
PROVIDED		3

	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	Landscape Calculations Worksheet Vehicular Use Area (VUA) August 2020	FORM DS-5
<p>Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.</p> <ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 			
VEHICULAR USE AREA (<6,000 sf) [§142.0406 - §142.0407]			
Planting Area Required		Plant Points Provided	Excess Points Provided
40 sq. ft. per tree			
Total Area	284 sq. ft. x 0.05 = 14.2 points	20 points	4 points
		Plant Points Achieved with Trees (50%)	
		4 points	
VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]			
Planting Area Required		Planting Area Provided	Excess Area Provided
VUA inside Street Yard	sq. ft. x 0.05 = sq. ft.	sq. ft.	sq. ft.
VUA outside Street Yard	sq. ft. x 0.03 = sq. ft.	sq. ft.	sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
VUA inside Street Yard	sq. ft. x 0.05 = points	points	points
		Plant Points Achieved with Trees (50%)	
		points	
VUA outside Street Yard	sq. ft. x 0.03 = sq. ft.	points	points
		Plant Points Achieved with Trees (50%)	
		points	
TEMPORARY VEHICULAR USE AREA [§142.0408] (a specified time limit of less than 5 years from the date of construction permit issuance.)			
Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Public ROW adjacent to VUA	ft. x 3 ft. = sq. ft.	sq. ft.	sq. ft.

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REFERENCE: PROJ. NO. - 664947

SHEET:

L-3

	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	Landscape Calculations Worksheet Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development August 2020	FORM DS-6
<p>Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.</p> <ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 			
STREET YARD [§142.0404 - §142.0405] - All Multiple Dwelling Unit Residential Development			
Planting area in the public right-of-way is not counted towards fulfillment of the required street yard planting area.			
Planting Area Required		Planting Area Provided	Excess Area Provided
Total Area	1428 sq. ft. x 50% = 714 sq. ft.	516 sq. ft.	198 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
Total Area	1428 sq. ft. x 0.05 = 71.4 points	64 points	7.4 points
		Plant Points Achieved with Trees (50%)	
		60 points	
ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE			
Planting Area Reduction [§142.0405(a)(3)]		Minimum Planting Area with Allowed Reduction	Excess Points Required
Planting Area Required	714 sq. ft. x 25% = 179 sq. ft.	536 sq. ft.	179 points
Planting Area allowable as Hardscape [§142.0405(b)(1)(A)]		Hardscape Provided	
Planting Area Required	714 sq. ft. x 10% = 71.4 sq. ft.	54 sq. ft.	56.4 sq. ft.

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Page 2 of 3 City of San Diego - Development Services Department - DS-6

REMAINING YARD [§142.0404 - §142.0405] - 4 Dwelling Units or Less
A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.

Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x 3 # of residential structures	235 sq. ft.	55 sq. ft.
		Plant Points Achieved with Trees (50%)
		60 points

REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

Option 1:
A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area	sq. ft. x 30% = sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area	sq. ft. x 0.05 = sq. ft.	points
		Plant Points Achieved with Trees (50%)
		points

Option 2:
Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area	sq. ft. x 20% = sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area	sq. ft. x 0.05 = sq. ft.	points
		Plant Points Achieved with Trees (50%)
		points

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PREPARED BY:	NAME: AHLES LANDSCAPE ARCHITECTURE PO BOX 1503 RANCHO SANTA FE, CA 92061	PHONE #: 858.756.8963	PROJECT ADDRESS: 3903 HAINES STREET SAN DIEGO, CA	PROJECT NAME: HAINES ST. CDP-TM-SDP	SHEET TITLE: LANDSCAPE PLANS LANDSCAPE CALCULATIONS
REVISION 14:	REVISION 13:	REVISION 12:	REVISION 11:	REVISION 10:	REVISION 9:
REVISION 8:	REVISION 7:	REVISION 6:	REVISION 5:	REVISION 4:	REVISION 3:
REVISION 2:	REVISION 1: CYCLE 3 6-10-21	ORIGINAL DATE: 9 FEB 2021	SHEET 12 OF -	DEP#	



PREPARED BY: NAME: AHLES LANDSCAPE ARCHITECTURE PO BOX 1503 RANCHO SANTA FE, CA 92067 PHONE #: 858.756.8963	REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 9: _____ REVISION 8: _____ REVISION 7: _____ REVISION 6: _____ REVISION 5: _____ REVISION 4: _____ REVISION 3: _____ REVISION 2: _____ REVISION 1: CYCLE 3 6-10-21
PROJECT ADDRESS: 3903 HAINES STREET SAN DIEGO, CA	ORIGINAL DATE: 9 FEB 2021
PROJECT NAME: HAINES ST. CDP-TM-SDP	SHEET 13 OF -
SHEET TITLE: LANDSCAPE PLANS WATER CONSERVATION PLAN	DEP# _____

IRRIGATION CONCEPT

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AUTOMATICALLY CONTROLLED, PERMANENT UNDERGROUND SYSTEMS. ALL IRRIGATION, EITHER EXISTING OR PROPOSED, SHALL CONFORM TO CITY ORDINANCE LANDSCAPE ARTICLES AND LAND DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR IRRIGATION AND MAINTENANCE. SYSTEM SHALL PROVIDE FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. RUNOFF SHALL BE MINIMIZED TO THE EXTENT POSSIBLE PER THE REGULATIONS. WATER CONSERVATION IS PROMOTED THROUGH THE 'HYDROZONE' GROUPING OF PLANTS WITH SIMILAR IRRIGATION REQUIREMENTS.

DRIP IRRIGATION IS ANTICIPATED TO BE UTILIZED FOR ALL PLANTING AREAS. A SEPARATE BUBBLER SYSTEM WILL BE PROPOSED FOR STREET TREES.

Legend for MAWA Water Budget Calculation Formula

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year); see Table 6 or ETo Map
0.62	Conversion factor to gallons
ETAF	Evapotranspiration Adjustment Factor 0.55 for residential landscape areas; 0.45 for non-residential landscape areas
LA	Landscape Area (square feet)
1-ETAF	Additional Evapotranspiration Adjustment Factor for Special Landscape Areas and Reclaimed Water
SLA	Special Landscape Area (square feet)

In the calculation below provide the values for the water budget calculation used for the proposed project. The ETo for the calculation may be based on the precise location of the project using the ETo Map or based on the ETo for the Community Planning Area in Table 6 of the Landscape Standards each of which follows.

MAWA Water Budget calculation = (ETo)(0.62) [(ETAF)(LA) + (1-ETAF)(SLA)] = gallons per year

MAWA = (41.0)(0.62)(0.45)(1840)

MAWA = 21048

but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

Landscape Area: The entire premises less the area of building footprints, non-irrigated portions of parking lots, driveways, balconies (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 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 (ETAF), and the size of the landscape area.

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 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 Resources: http://ucanr.edu/sites/WUCOLS/Download_WUCOLS_IV_List

Plant Water Use	Plant Factor	Also includes
Very Low	0.0 to 0.1	
Low	0.1-0.3	Artificial Turf; Temporary Irrigation
Moderate	0.4-0.6	
High	0.7-1.0	Water features
Special Landscape Area	1.0	

Special Landscape Area: Areas used for active and passive recreation areas, areas solely dedicated to the production of fruits and vegetables, and areas irrigated with reclaimed water.

2. DETERMINE THE WATER BUDGET

MAWA Water Budget Calculation

The MAWA Water Budget is calculated using the following calculation formula:
MAWA Water Budget = (ETo)(0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] = gallons per year

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)

WATER BUDGET LANDSCAPE WORKSHEET

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: HAINES STREET MULTI Project #: _____
Project Address: HAINES STREET
Individual/Business Completing the Worksheet: STEVE AHLES/AHLES LAND.
Phone Number: 858-756-8963

1. DEFINITIONS:

Estimated Total Water Use (ETWU): The total water used for the landscape based on the plants used and irrigation method selected for the landscape design. The ETWU shall not exceed the MAWA.

Evapotranspiration: The quantity of water as measured in average inches per year that evaporated from adjacent soil surfaces and transpired by plants during a specific time period. (Evapotranspiration data may be found at www.cimiss.water.ca.gov. You may obtain a free password from the Department of Water Resources. The site also holds an abundance of informational links and complete instructions.)

Evapotranspiration Adjustment Factor (ETAF): A factor that when applied to reference evapotranspiration adjusts for plant water requirements and irrigation efficiencies, two major influences on the amount of water that is required for a healthy landscape.

Hydrozone: A section or zone of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For the purpose of the calculation, the surface area of manmade water features (see LDM Section 1.9) are included in the high water use hydrozone, and the surface area of artificial turf and temporary irrigation is included in the low water use hydrozone.

Irrigation Audit: An in-depth evaluation of the performance of an irrigation system conducted by a professional authorized by the State to perform such work. An irrigation audit includes,

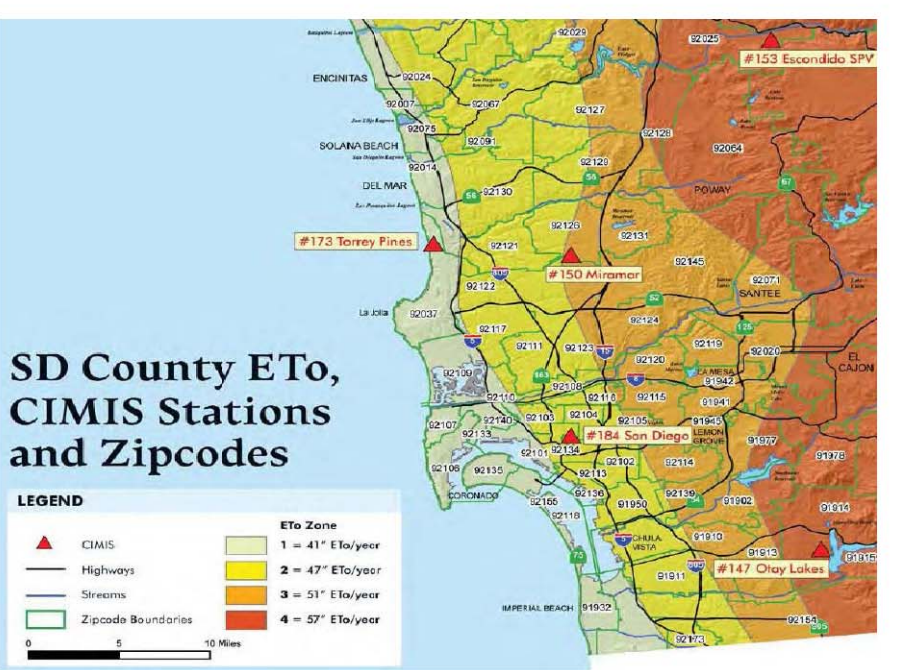
San Diego Municipal Code
Land Development Code

Landscape Standards

Appendix E

Water Budget Landscape Worksheets

ETo Map



EVAPOTRANSPIRATION (ETo) TABLE BY COMMUNITY PLANNING AREA

Community Planning Area	Average Annual ETo (inches/year)	Community Planning Area	Average Annual ETo (inches/year)
Barrio Logan	40	North City PUA Subarea II	47
Black Mountain Ranch	47	Ocean Beach	40
Carmel Mountain Ranch	47	Old San Diego	47
Carmel Valley	47	Olney Mesa	47
Center City	40	Olney Mesa-Nestor	40
City Heights	47	Pacific Beach	40
Claremont 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
Kennington-Talmadge	47	Skyline-Paradise Hills	47
La Jolla	40	Southeastern San Diego	47
Linda Vista	47	Tierrasanta	47
Midway-Pacific Highway Corridor	40	Tijanaa River Valley	40
Mira Mesa	47	Torrey Highlands	47
Miramar Ranch North	47	Torrey Hills	47
Mission Valley	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)(E x HA/E) + SLA = gallons per year

Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. The total ETWU cannot exceed the total Water Budget-MAWA.

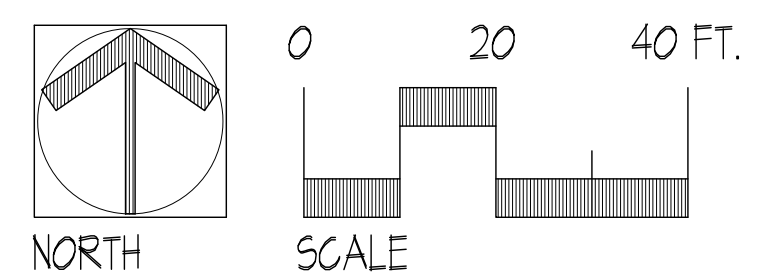
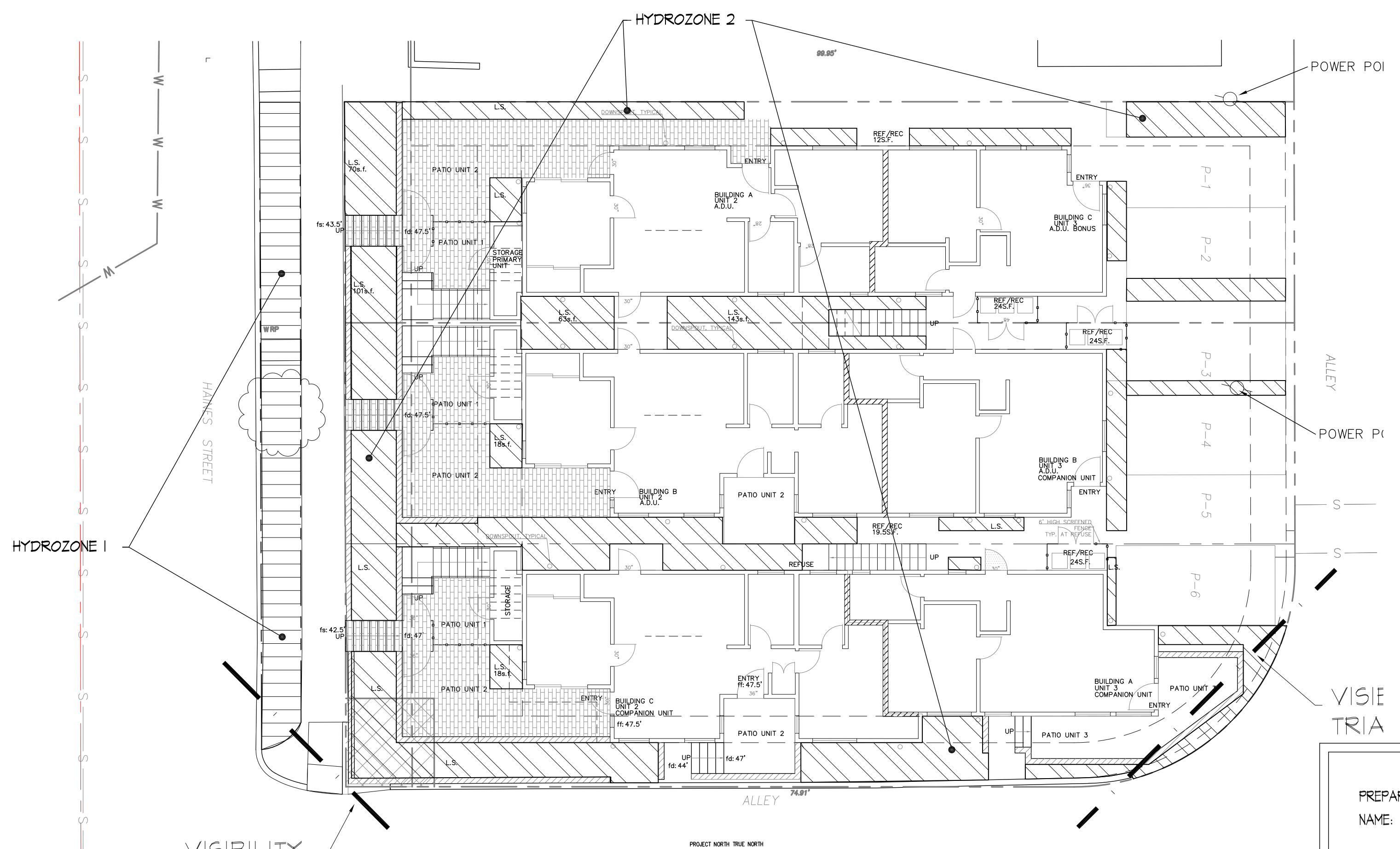
Controller No.	ETWU [(ETo)(0.62)](PF)(E x HA/E) + SLA	Result in Gallons per Year
	178.4	4534.0
	560.4	14244.6
Total ETWU gallons per year		18779

Legend for Estimated Total Water Use (ETWU) Calculation Formula

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area (square feet)
E	Irrigation Efficiency
	(0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Use the following table to track information about each controller in the system.

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
1	EX. GRASS	0.5	327	S	0.55	17.8	
2	LOW DRIP	0.3	1513	D	0.81	82.2	
Total							



WATER CONSERVATION PLAN