



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 21, 2019 REPORT NO. PC-19-009
HEARING DATE: February 28, 2019
SUBJECT: 2936 COPLEY AVENUE. Process Four
PROJECT NUMBER: [488139](#)
OWNER/APPLICANT: Copley Avenue Ventures LLC, a California Limited Liability Company

SUMMARY

Issue(s): Should the Planning Commission approve an application for the subdivision of one existing parcel into four parcels and the construction of four detached single-family dwelling units on a 4.23-acre site located at 2936 Copley Avenue within the Greater North Park Community Plan area?

Staff Recommendations:

1. **Adopt** Negative Declaration No. 488139;
2. **Approve** Site Development Permit No. 1717990;
3. **Approve** Neighborhood Development Permit No. 2222605; and
4. **Approve** Tentative Map No. 1717989.

Community Planning Group Recommendation: On September 19, 2017, the North Park Planning Committee (NPPC) voted 9-0-0 on the consent agenda to recommend approval of the project (Attachment 12). The NPPC minutes includes the Urban Design/Project Review subcommittee recommendation and conditions.

Environmental Review: [Negative Declaration No. 488139](#) has been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project site is within the Greater North Park Community Plan and designates this site for Open Space and Low Density Residential at 5 to 10 dwelling unit per net residential acre. The site is within the community plan's Protected Single-Family Neighborhood Area. The project proposes the demolition of the existing single-family dwelling unit to subdivide the one existing parcel into four parcels and the construction of four single-family dwelling units. The proposed project is consistent with community plan designations as it proposes single-family dwelling unit development and would record a conveyance of easement over the portions of the site that is within the open space. The project would result in an increase in the housing stock within the Greater North Park community. This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations (Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (SDMC)).

BACKGROUND

The 4.23-acre project site is located at 2936 Copley Avenue, east of Vista Place and the terminus of Copley Avenue. The project site is in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan area. The project is also located in the Transit Area Overlay Zone, the Brush Management Zones, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport and San Diego International Airport (SDIA), and the Federal Aviation Administration (FAA) Part 77 Notification area for Montgomery Field Airport and SDIA. The community plan designates this site for Open Space and Low Density Residential at 5 to 10 dwelling unit per net residential acre (du/nra).

The project site contains a one-story single-family dwelling unit, a detached garage and associated structures that were constructed in 1934. A historical assessment was performed and City staff had determined that the property and associated structures would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the properties did not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The topography of the project site is varied, consisting of a flat mesa and changes from 390 feet above sea level (ASL) to 220 feet ASL at the eastern and northern property lines (approximately a 170-foot differential). The site is not located within the boundaries of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan or within a Multi-Habitat Planning Area (MHPA), and is located above the 100-year floodplain. The site does contain environmentally sensitive lands (ESL) in the form of sensitive biological resources and steep hillsides as defined in [San Diego Municipal Code \(SDMC\) Section 113.0103](#). The parcel is in a partially developed condition with a single-family dwelling unit and landscaped yard area, and contains 2.1 acres of Diegan Coastal Sage Scrub (DCSS) (Tier II), 1.4-acres of Southern Mixed Chaparral (SMC) (Tier IIIA), and 0.7 acres of Disturbed/ Developed (Tier IV).

The project site contains several easements within the steep hillside portion of the property as shown on Exhibit A. They consist of an easement granted to the City of San Diego for a water main, an easement granted to the State of California for a highway slope, and two easements granted to SDG&E for public utilities. In addition, the access rights along the eastern and northern property lines, adjacent to Interstate 805, were relinquished on January 24, 1968.

The surrounding properties have been previously graded and developed. The properties to the west are developed with residential uses, are zoned RS-1-7 and RS-1-1, and the community plan designates the sites for Open Space and Low Density Residential at 5 to 10 du/nra. The properties to the south are developed with residential uses, are zoned RM-1-1, and the community plan designates the sites for Open Space, Low Density Residential at 5 to 10 du/nra and Low-Medium Density Residential at 10 to 15 du/nra. The properties to the east and north, bordered immediately by Interstate 805, are un-zoned and have no community plan designation.

DISCUSSION

Community Plan and Development Regulations:

On November 7, 2016, the City Council adopted the North Park Community Plan (previous version was called the Greater North Park Community Plan) pursuant to [Resolution No. RR-310758](#), and rezoned properties within the community planning area pursuant to [Ordinance No. O-20753 \(New Series\)](#) and [Ordinance No. O-20822 \(New Series\)](#). In addition, since the adoption of the community plan update, new adopted development regulations (10th Code Update) went into effect on October 20, 2017, pursuant to [Ordinance No. O-20856 \(New Series\)](#) and the 11th Code Update went into effect on April 21, 2018, pursuant to [Ordinance No. O-20917 \(New Series\)](#). However, the project application was deemed complete on June 14, 2016, and the project is utilizing the 1986 Greater North Park Community Plan and the SDMC development regulations that were in effect at the time of the submittal.

Project Description:

The project proposes the demolition of the existing 1,383-square-foot single-family dwelling unit, and subdivide the one existing parcel into four parcels and the construction of four detached single-family dwelling units, each with an attached 394-square-foot two-car garage. The following Table 1 is a breakdown of the unit types, size, and the number of bedrooms per type:

SINGLE-FAMILY RESIDENTIAL			
Table 1			
Unit Type	Unit Area	Bedrooms	Total
Plan 1A- Single-Family	2,227 sf	3 w/optional 4 th	2
Plan 2A- Single-Family	2,374 sf	4 w/optional 5 th	2
Total Unit Type			4

The single-family dwelling units will take access from Copley Avenue by a proposed 20-foot access easement. To achieve the development, the project is requesting deviations to the development regulations for street frontage and minimum lot width (see “Deviations” section below). Due to the adjacency to the steep hillside area, a Brush Management Plan has been included with the project. The Brush Management Program consists of a modified Zone One ranging from 35 feet to 53 feet, and corresponding Zone Two ranging from 38 feet to 65 feet. Alternative compliance measures have been incorporated that include: upgraded openings shall be dual-glazed, dual-tempered panes, and the brush side of the structure plus a 10-foot perpendicular return along adjacent wall faces.

Development of the project requires a Tentative MAP (TM) for a Parcel Map to subdivide one existing parcel into four parcels and a request to waive the overhead utility undergrounding requirements; a Site Development Permit (SDP) for development on a parcel of land that contains environmentally sensitive lands (ESL), and a Planned Development Permit (PDP) for deviations to the development regulations.

Community Plan Analysis:

The proposed residential development would be consistent with the 1986 Greater North Park Community Plan. The 1986 Greater North Park Community Plan designates the proposed project site for Open Space and Low Residential 5 to 10 dwelling unit per net residential acre (du/nra).

The proposed project is consistent with the community plan's Housing Element objective to maintain the low-density character of predominantly single-family areas. The 1986 Greater North Park Community Plan identifies the project site as part of the single-family areas in Figure 6A. The proposed project locates the four single-family dwelling units towards the east portion of the site consistent with the 1986 Greater North Park Community Plan's guidance to cluster development to minimize disturbance of open space.

The proposed project is consistent with the community plan's Urban Design Element guidelines that indicate that new development should be consistent with existing development, in relation to height, bulk and scale. The proposed project incorporates building articulation and textures that reflect the patterns of surrounding development.

Environmental Analysis:

The site does contain ESL in the form of sensitive biological resources and steep hillsides as defined in SDMC Section 113.0103. A site-specific Biological Letter Report for the project was prepared by Alden Environmental, September 25, 2018. The parcel is partially developed and is not located within or adjacent to the MHPA. The site contains 2.1 acres of Diegan Coastal Sage Scrub (DCSS) (Tier II), 1.4 acres of Southern Mixed Chaparral (SMC) (Tier IIIA), and 0.7 acres of Disturbed/Developed (Tier IV). The project would impact 0.057 acres of DCSS, 0.611 acres of disturbed/developed vegetation. Based on the City's Biology Guidelines, the project would impact less than a 0.10-acre of total uplands (Tier I-IIIB); therefore, impacts would be considered less than significant and mitigation would not be required.

The Biological Letter Report determined that no impacts to sensitive plant or animal species occur based on site visits, historical mapping, the developed condition of the site, and the surrounding land uses. As a condition of approval, and compliance with the City's ESL Regulations, 3.5 acres would be placed into a Covenant of Easement over non-impacted ESL areas.

In addition, a site-specific Geotechnical Investigation was prepared by GEOCON Incorporated, January 6, 2017. The project is assigned geologic risk category 53, which is characterized as level or sloping terrain, unfavorable geologic structure, low to moderate risk. According to the geotechnical investigation, the site is not located on any known active, or potentially active or inactive fault traces as defined by the California Geological Survey. The nearest known active faults are Newport-

Inglewood and Rose Canyon Faults located approximately 3.4 miles west of the site. The analysis concluded that no soil or geologic conditions were encountered that would preclude the development. The project would be required to comply with seismic requirements of the California Building Code that would reduce impacts to people or structures due to local seismic events to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment. Therefore, Negative Declaration No. 488139 was prepared for the project in accordance with CEQA guidelines.

Project-Related Issues:

Deviations- An applicant may request deviations from the applicable development regulations in accordance with [SDMC Section 126.0602\(b\)](#) pursuant to a Planned Development Permit decided in accordance with Process Four provided that the findings are made and the deviation results in a more desirable project. The following Table 2 is a matrix of the proposed deviations, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 2			
Deviation Description	Deviation from SDMC	Required	Proposed
Street Frontage: Parcel 2, 3 and 4	SDMC Section 144.0211(a) (pursuant to Ordinance No. O-18451 N.S. ; effective 1-1-2000)	All lots/parcels are required to have frontage on a street that is open to and usable by vehicular traffic.	Allow proposed parcels to not front directly onto a street.
Street Frontage: Parcel 2, 3 and 4	SDMC Section 131.0431(b) and Table 131-04D	Minimum 50-foot public street frontage.	Allow proposed parcels to not front directly onto a street.
Minimum Lot Width: Parcel 1, 2, and 3	SDMC Section 131.0431(b) and Table 131-04D	Minimum 50-foot lot width within the RS-1-7 Zone.	Allow for a 35-foot lot width.

1. A deviation from SDMC Section 144.0211(a) (pursuant to [Ordinance No. O-18451 N.S.](#); effective 1-1-2000)- Street Frontage, to allow proposed Parcels 2, 3, and 4 to not front directly onto a street, where all lots/parcels are required to have frontage on a street that is open to and usable by vehicular traffic.

Justification- The deviation to street frontage will allow for a more efficient use of land by allowing all single-family dwelling units to be accessed by a 20-foot access easement at the terminus of Copley Avenue in lieu of a public street. The public right-of way ends at the terminus of Copley Avenue, and the significant constraints of the property and adjacent development would not allow for the extension of the public right-of way into the property. Copley Avenue at this location does not

contain a cul-de-sac or turnaround area within the public right-of-way. Therefore, as part of the development, a hammerhead was incorporated into the access easement to allow for vehicles and fire trucks to be able to turnaround and exist back on to Copley Avenue. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the site for four detached single-family dwelling units in a time of a housing crisis within the City of San Diego.

2. A deviation from [SDMC Section 131.0431\(b\)](#) and [Table 131-04D](#) - Street Frontage, to allow no street frontage on Parcels 2, 3, and 4, where 50 feet of public street frontage is required in the RS-1-7 Zone.

Justification- The deviation to street frontage will allow for a more efficient use of land by allowing all single-family dwelling units to be accessed by a 20-foot access easement at the terminus of Copley Avenue in lieu of a public street. The public right-of way ends at the terminus of Copley Avenue, and the significant constraints of the property and adjacent development would not allow for the extension of the public right-of way into the property. Copley Avenue at this location does not contain a cul-de-sac or turnaround area within the public right-of-way. Therefore, as part of the development, a hammerhead was incorporated into the access easement to allow for vehicles and fire trucks to be able to turnaround and exist back on to Copley Avenue. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the site for four detached single-family dwelling units in a time of a housing crisis within the City of San Diego.

3. A deviation from [SDMC Section 131.0431\(b\)](#) and [Table 131-04D](#) - Minimum Lot Width, to allow for a 35-foot lot width for Parcels 1, 2, and 3, where a minimum 50-foot width is required for each parcel within the RS-1-7 Zone.

Justification- The topography of the project site is varied, consisting of a flat mesa and steep hillsides. The deviation to minimum 50-foot lot width will allow for a more efficient use of land by allowing the single-family dwelling units on Parcels 1, 2, and 3 to be constructed on the flat mesa portion of the site that was previously developed. The narrowest portion of Parcel 1 is 35 feet wide at the location of the proposed covenant of easement and get wider towards the north and southern property lines. Parcels 2, and 3 are 35 feet wide on the flat mesa portion of the property and get wider towards the northern and northeastern property lines. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the site for four detached single-family dwelling units in a time of a housing crisis within the City of San Diego.

Each of the requested deviations have been reviewed as they relate to the proposed design of the project, the property configuration and constraints, and the surrounding development. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC.

Airport Land Use Compatibility- The project site is located within the Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area for San Diego International Airport (SDIA) and Montgomery Field (Review Area 2) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). The project is not located in a Safety Zone as depicted in the ALUCP. The

use and density are consistent with the ALUCP; therefore, a consistency determination by the San Diego County Regional Airport Authority is not required. The topography of the project site is varied, consisting of a flat mesa and changes from 390 feet ASL to 220 feet ASL at the eastern property line. Though the proposed project would exceed the height notification surface for the SDIA which is 200 foot elevation ASL for this site, the applicant has submitted a Federal Aviation Authority (FAA) Self-certification Agreement in accordance with the guidelines, stating that FAA notification pursuant to Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, is not required.

Undergrounding Utility Waiver- The neighborhood currently contains power poles and overhead utility lines within the public right-of-way along Copley Avenue. The proposed subdivision utilities shall be undergrounded and the waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan designates the site within Block UU911 and the funds were allocated in 2017, but no timeline has been established for the construction. [SDMC Section 144.0240\(b\)\(3\)](#) states: "All subdivisions in agricultural zones and single dwelling unit residential zones that consist of four lots or less are exempt from the requirement to convert existing overhead utility facilities to an underground location if the conversion would not constitute an extension of an existing underground system. For subdivisions that include a Planned Development Permit, this exemption may be considered on a project by project basis." This project includes a PDP; however, [SDMC Section 144.0240\(b\)\(5\)](#) allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. The waiver of the requirement to underground privately owned utility systems and services facilities qualifies under the guidelines of [SDMC Section 144.0242\(c\)](#) as follows: 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, as an exemption or compliance with SDMC Section 144.0240(b)(5), City staff has determined the project would comply with the regulations and would not be required to underground the overhead facility within the abutting public rights-of-way.

Conclusion:

With the approval of the requested deviations, the proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted the Greater North Park Community Plan, SDMC, and the General Plan. Therefore, staff recommends that the Planning Commission to approve the project as presented.

ALTERNATIVES

1. ADOPT Negative Declaration No. 488139; and APPROVE Site Development Permit No. 1717990, Planned Development Permit No. 2222605, and Tentative Map No. 1717989, with modifications.
2. DO NOT ADOPT Negative Declaration No. 488139; and DENY Site Development Permit No. 1717990, Planned Development Permit No. 2222605, and Tentative Map No. 1717989, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Patricia J. FitzGerald
Assistant Deputy Director
Development Services Department

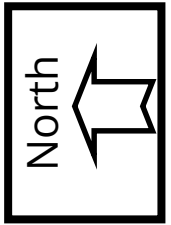


Jeffrey A. Peterson
Development Project Manager
Development Services Department

FITZGERALD/JAP

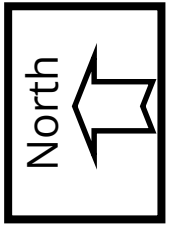
Attachments:

1. Project Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Site Photographic Survey
6. Project Data Sheet
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Draft Tentative Map Resolution with Findings
10. Draft Tentative Map Conditions
11. Environmental Resolution
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Plans



Location Map
2936 Copley Avenue-Project 488139
2936 Copley Avenue

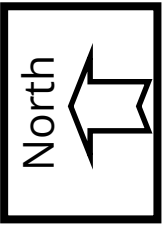
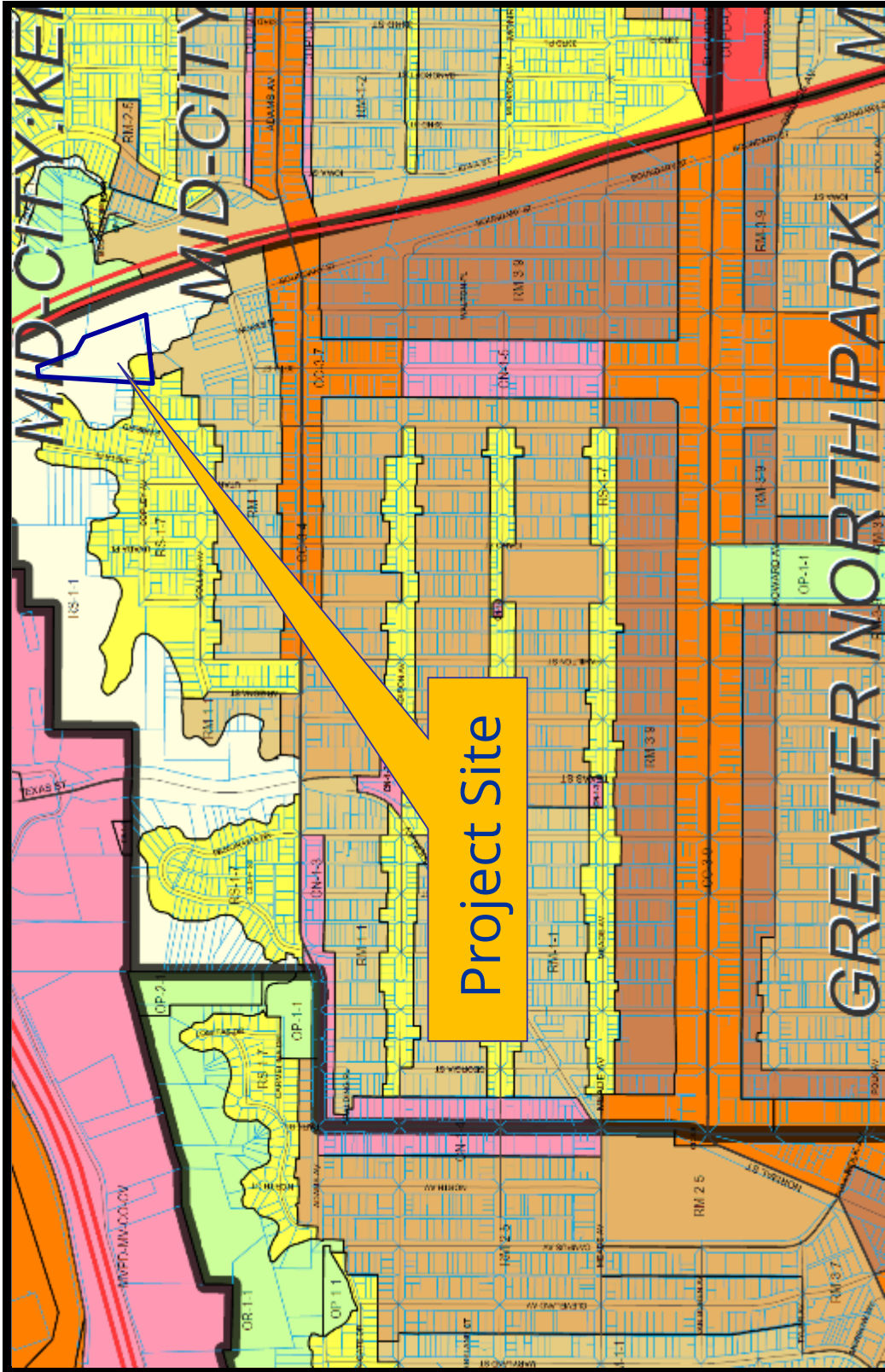




Project Site

Aerial Photograph
2936 Copley Avenue-Project 488139
2936 Copley Avenue

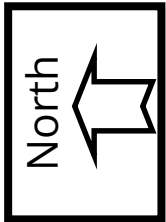
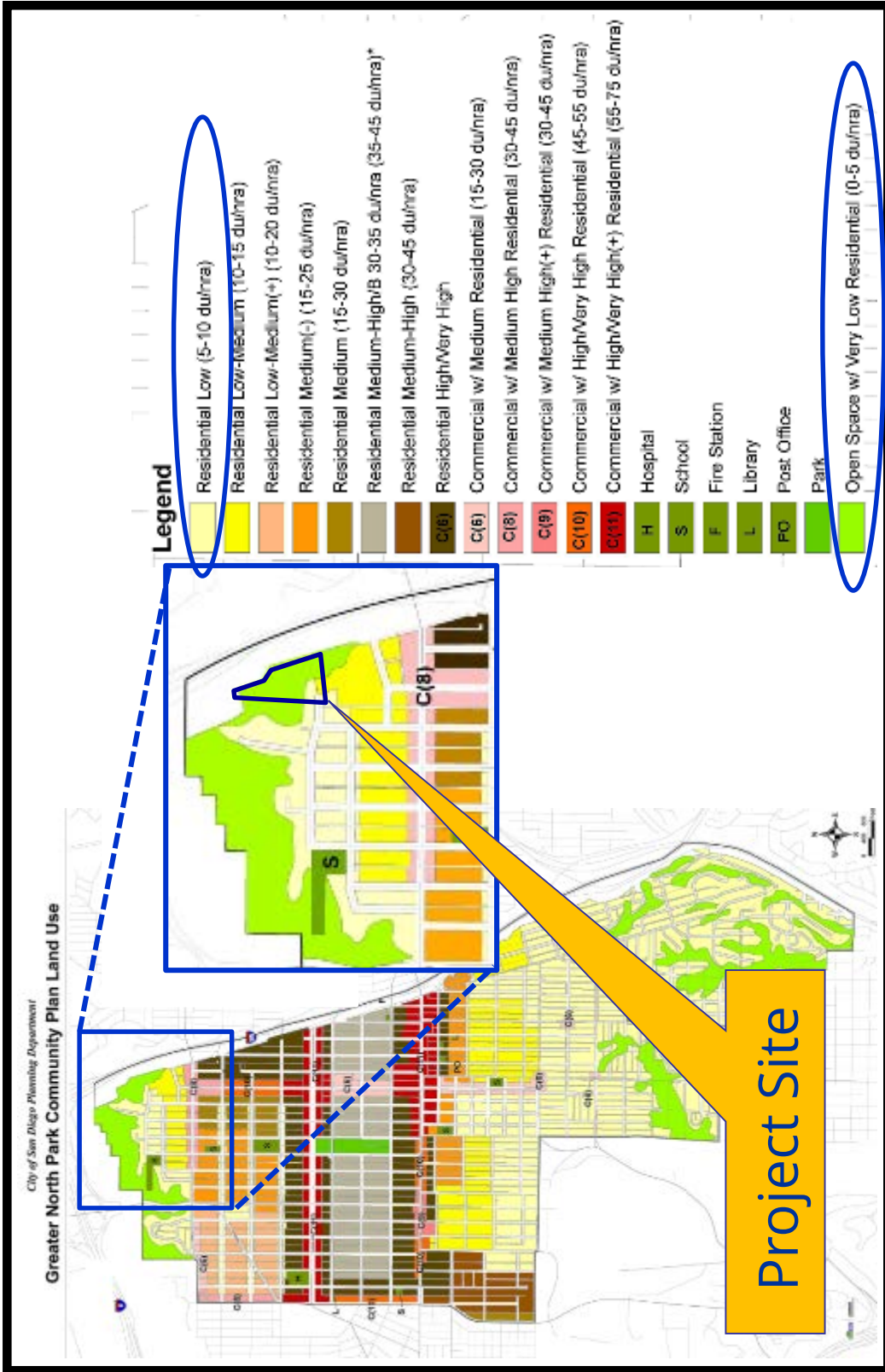




Zoning Map (RS-1-7 and RS-1-1)

2936 Copley Avenue-Project 488139
2936 Copley Avenue





Community Land Use Map

2936 Copley Avenue-Project 488139
2936 Copley Avenue



COPLEY AVENUE SUBDIVISION
PHOTOGRAPHIC SURVEY



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



13.



14.



15.



16.



PROJECT DATA SHEET		
PROJECT NAME:	2936 Copley Avenue - Project No. 488139	
PROJECT DESCRIPTION:	A subdivision of one existing parcel into four parcels and the construction of four single-family dwelling units on a 4.23-acre site located at 2936 Copley Avenue.	
COMMUNITY PLAN AREA:	Greater North Park	
DISCRETIONARY ACTIONS:	Site Development Permit, Planned Development Permit, and Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Open Space and Low Density Residential at 5 to 10 dwelling unit per net residential acre (du/nra)	
<u>ZONING INFORMATION:</u>		
	ZONE: RS-1-7	RS-1-1
	HEIGHT LIMIT: 24/30 Feet	24/30 Feet
	LOT SIZE: 5,000 Square Feet	40,000 Square Feet
	FLOOR AREA RATIO: Varies (SDMC 131.0446(a))	0.45
	LOT COVERAGE: NA	NA
	FRONT SETBACK: 15 Feet	25 Feet
	SIDE SETBACK: 0.08 x Lot Width	0.08 x Lot Width
	STREETSIDE SETBACK: 0.10 x Lot Width	0.10 x Lot Width
	REAR SETBACK: 13 Feet	25 Feet
	PARKING: 2 Spaces per Dwelling Unit	2 Spaces per Dwelling Unit
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space, RS-1-1 Zone	Open Space and Interstate 805
SOUTH:	Residential-Low Medium and Open Space, RM-1-1	Multi-Family Residential and Open Space
EAST:	No designation or zoning	Interstate 805
WEST:	Residential-Low and Open Space	Single Family Residential and Open Space
DEVIATIONS	Deviations to the development regulations for street frontage and minimum lot width.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 19, 2017, the North Park Planning Committee (NPPC) voted 9-0-0 on the consent agenda to recommend approval of the project.	

PLANNING COMMISSION
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1717990
PLANNED DEVELOPMENT PERMIT NO. 2222605
2936 COPLEY AVENUE - PROJECT NO. 488139

WHEREAS, COPLEY AVENUE VENTURES LLC, a California Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family dwelling and the construct four detached single-family dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1717990 and 2222605), on portions of a 4.23-acre site; and

WHEREAS, the project site is located at 2936 Copley Avenue, in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan area. The project is also located in the Transit Area Overlay Zone, the Brush Management Zones, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport and San Diego International Airport (SDIA), and the Federal Aviation Administration (FAA) Part 77 Notification area for Montgomery Field Airport and SDIA; and

WHEREAS, the project site is legally described as: that portion of Villa Lot 70 of University Heights, City of San Diego, County of San Diego, State of California, according to Map thereof No. 951, filed June 1, 1905, lying east of east line of Villa Lot 69 and the northerly and southerly extensions of said line; and

WHEREAS, on February 28, 2019, the Planning Commission of the City of San Diego considered Site Development Permit No. 1717990 and Planned Development Permit No. 2222605 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1717990 and Planned Development Permit No. 2222605:

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits SDMC Section 126.0505(a):

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

The 4.23-acre project site is located at 2936 Copley Avenue, east of Vista Place and the terminus of Copley Avenue. The project site is in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan area. The project is also located in the Transit Area Overlay Zone, the Brush Management Zones, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport and San Diego International Airport (SDIA), and the Federal Aviation Administration (FAA) Part 77 Notification area for Montgomery Field Airport and SDIA. The community plan designates this site for Open Space and Low Density Residential at 5 to 10 dwelling unit per net residential acre (du/nra) and the General Plan designates this site for Residential and Park, Open Space, & Recreation.

The project proposes the demolition of the existing 1,383-square-foot single-family dwelling unit, and the construction of four detached single-family dwelling units, ranging from 2,227-2,374 square feet, each with an attached 394-square-foot two-car garage. The single-family dwelling units will take access from Copley Avenue by a proposed 20-foot access easement on the site. To achieve the development, the project is requesting deviations to the development regulations for street frontage and minimum lot width.

The proposed residential development would be consistent with the 1986 Greater North Park Community Plan. The proposed project is consistent with the community plan's Housing Element objective to maintain the low-density character of predominantly single-family areas. The 1986 Greater North Park Community Plan identifies the project site as part of the single-family areas in Figure 6A. The proposed project locates the four single-family dwelling units towards the east portion of the site consistent with the 1986 Greater North Park Community Plan's guidance to cluster development to minimize disturbance of open space.

The proposed project is consistent with the community plan's Urban Design Element guidelines that indicate that new development should be consistent with existing development, in relation to height, bulk and scale. The proposed project incorporates building articulation and textures that reflect the patterns of

surrounding development. Therefore, for these reasons, the development would not adversely affect the applicable land use plan.

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

The project proposes the demolition of the existing single-family dwelling unit, and the construction of four single-family dwelling units, each with an attached two-car garage. The single-family dwelling units will take access from Copley Avenue by a proposed 20-foot access easement on the site. To achieve the development, the project is requesting deviations to the development regulations for street frontage and minimum lot width.

Negative Declaration No. 488139 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Site Development Permit (SDP) No. 1717990 and Planned Development Permit (PDP) No. 2222605, and other regulations and guidelines pertaining to the subject property per the SDMC for the project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/ permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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

The project proposes the demolition of the existing single-family dwelling unit, and the construction of four single-family dwelling units, each with an attached two-car garage. The single-family dwelling units will take access from Copley Avenue by a proposed 20-foot access easement on the site. To achieve the development, the project is requesting deviations to the development regulations for street frontage and minimum lot width.

An applicant may request deviations from the applicable development regulations in accordance with Land Development Code (LDC) Section 126.0602(b) pursuant to a PDP decided in accordance with Process Four provided that the findings are made

and the deviation results in a more desirable project. The following is an outline of the proposed deviations, which is followed by the justifications for the deviations:

1. A deviation from LDC Section 144.0211(a) (pursuant to Ordinance No. O-18451 N.S.; effective 1-1-2000)- Street Frontage, to allow proposed Parcels 2, 3, and 4 to not front directly onto a street, where all lots/parcels are required to have frontage on a street that is open to and usable by vehicular traffic.

The deviation to street frontage will allow for a more efficient use of land by allowing all single-family dwelling units to be accessed by a 20-foot access easement at the terminus of Copley Avenue in lieu of a public street. The public right-of way ends at the terminus of Copley Avenue, and the significant constraints of the property and adjacent development would not allow for the extension of the public right-of way into the property. Copley Avenue at this location does not contain a cul-de-sac or turnaround area within the public right-of-way. Therefore, as part of the development, a hammerhead was incorporated into the access easement to allow for vehicles and fire trucks to be able to turnaround and exist back on to Copley Avenue. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the site for four detached single-family dwelling units in a time of a housing crisis within the City of San Diego.

2. A deviation from LDC Section 131.0431(b) and Table 131-04D - Street Frontage, to allow no street frontage on Parcels 2, 3, and 4, where 50 feet of public street frontage is required in the RS-1-7 Zone.

The deviation to street frontage will allow for a more efficient use of land by allowing all single-family dwelling units to be accessed by a 20-foot access easement at the terminus of Copley Avenue in lieu of a public street. The public right-of way ends at the terminus of Copley Avenue, and the significant constraints of the property and adjacent development would not allow for the extension of the public right-of way into the property. Copley Avenue at this location does not contain a cul-de-sac or turnaround area within the public right-of-way. Therefore, as part of the development, a hammerhead was incorporated into the access easement to allow for vehicles and fire trucks to be able to turnaround and exist back on to Copley Avenue. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the site for four detached single-family dwelling units in a time of a housing crisis within the City of San Diego.

3. A deviation from LDC Section 131.0431(b) and Table 131-04D - Minimum Lot Width, to allow for a 35-foot lot width for Parcels 1, 2, and 3, where a minimum 50-foot width is required for each parcel within the RS-1-7 Zone.

The topography of the project site is varied, consisting of a flat mesa and steep hillsides. The deviation to minimum 50-foot lot width will allow for a more efficient use of land by allowing the single-family dwelling units on Parcels 1, 2, and 3 to be constructed on the flat mesa portion of the site that was previously developed. The narrowest portion of Parcel 1 is 35 feet wide at the location of the proposed

covenant of easement and get wider towards the north and southern property lines. Parcels 2, and 3 are 35 feet wide on the flat mesa portion of the property and get wider towards the northern and northeastern property lines. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the site for four detached single-family dwelling units in a time of a housing crisis within the City of San Diego.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration and constraints, and the surrounding development. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC.

2. Supplemental Findings SDMC Section 126.0505(b) – Environmentally Sensitive Lands:

a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The topography of the project site is varied, consisting of a flat mesa and changes from 390 feet above sea level (ASL) to 220 feet ASL at the eastern and northern property lines (approximately a 170-foot differential). The site is not located within the boundaries of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan or within a Multi-Habitat Planning Area (MHPA), and is located above the 100-year floodplain. The project proposes the demolition of the existing single-family dwelling unit, and the construction of four single-family dwelling units, each with an attached two-car garage. The majority of the development would be constructed on the flat mesa portion of the site that was previously developed.

A site-specific Biological Letter Report for the project was prepared by Alden Environmental, September 25, 2018. The site does contain environmentally sensitive lands (ESL) in the form of sensitive biological resources and steep hillsides as defined in LDC Section 113.0103. The parcel is in a partially developed condition with a single-family dwelling unit and landscaped yard area, and contains 2.1 acres of Diegan Coastal Sage Scrub (DCSS) (Tier II), 1.4-acres of Southern Mixed Chaparral (SMC) (Tier IIIA), and 0.7 acres of Disturbed/ Developed (Tier IV). The project would impact 0.057 acres of DCSS, 0.611 acres of disturbed/ developed vegetation. Based on the City's Biology Guidelines, the project would impact less than a 0.10-acre of total uplands (Tier I-III B); therefore, impacts would be considered less than significant and mitigation would not be required.

The Biological Letter Report determined that no impacts to sensitive plant or animal species occur based on site visits, historical mapping, the developed condition of the site, and the surrounding land uses. As a condition of approval, and compliance with

the City's ESL Regulations, 3.5 acres would be placed into a Covenant of Easement over non-impacted ESL areas.

In addition, a site-specific Geotechnical Investigation was prepared by GEOCON Incorporated, January 6, 2017. The project is assigned geologic risk category 53, which is characterized as level or sloping terrain, unfavorable geologic structure, low to moderate risk. According to the geotechnical investigation, the site is not located on any known active, or potentially active or inactive fault traces as defined by the California Geological Survey. The nearest known active faults are Newport-Inglewood and Rose Canyon Faults located approximately 3.4 miles west of the site. The analysis concluded that no soil or geologic conditions were encountered that would preclude the development. The project would be required to comply with seismic requirements of the California Building Code that would reduce impacts to people or structures due to local seismic events to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

Therefore, Negative Declaration No. 488139 has been prepared for the project in accordance with CEQA guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

Due to the adjacency to the steep hillside area, a Brush Management Plan has been included with the project. The Brush Management Program consists of a modified Zone One ranging from 35 feet to 53 feet, and corresponding Zone Two ranging from 38 feet to 65 feet. Alternative compliance measures have been incorporated that include: upgraded openings shall be dual-glazed, dual-tempered panes, and the brush side of the structure plus a 10-foot perpendicular return along adjacent wall faces. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

As outlined in SDP Finding (A)(2)(a) listed above, the topography of the project site is varied, consisting of a flat mesa and steep hillsides. The majority of the development would be constructed on the flat mesa portion of the site that was previously developed. The site does contain ESL in the form of sensitive biological resources and steep hillsides. However, the site is not located within the boundaries of the City of San Diego's MSCP Subarea Plan or within a MHPA, and is located above the 100-year floodplain.

A site-specific Geotechnical Investigation was prepared and the analysis concluded that no soil or geologic conditions were encountered that would preclude the

development. The project would be required to comply with seismic requirements of the California Building Code that would reduce impacts to people or structures due to local seismic events to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage.

A site-specific Biological Letter Report for the project was prepared and the analysis concluded that the project would impact 0.057 acres of DCSS, 0.611 acres of disturbed/ developed vegetation. Based on the City's Biology Guidelines, the project would impact less than a 0.10-acre of total uplands (Tier I-III B); therefore, impacts would be considered less than significant and mitigation would not be required. In addition, as a condition of approval and compliance with the City's ESL Regulations, 3.5 acres would be placed into a Covenant of Easement over non-impacted ESL areas.

Due to the adjacency to the steep hillside area, a Brush Management Plan has been included with the project. The Brush Management Program consists of a modified Zone One ranging from 35 feet to 53 feet, and corresponding Zone Two ranging from 38 feet to 65 feet. Alternative compliance measures have been incorporated that include: upgraded openings shall be dual-glazed, dual-tempered panes, and the brush side of the structure plus a 10-foot perpendicular return along adjacent wall faces. Therefore, the proposed development has been designed to minimize the alteration of natural land forms and would not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

As outlined in SDP Finding (A)(2)(a) listed above, the site does contain ESL in the form of sensitive biological resources and steep hillsides. The majority of the development would be constructed on the flat mesa portion of the site that was previously developed. The project would impact less than a 0.10-acre of total uplands (Tier I-III B); therefore, impacts would be considered less than significant and mitigation would not be required. As a condition of approval and compliance with the City's ESL Regulations, 3.5 acres would be placed into a Covenant of Easement over non-impacted ESL areas.

Due to the adjacency to the steep hillside area, a Brush Management Plan has been included with the project. The Brush Management Program consists of a modified Zone One ranging from 35 feet to 53 feet, and corresponding Zone Two ranging from 38 feet to 65 feet. Alternative compliance measures have been incorporated that include: upgraded openings shall be dual-glazed, dual-tempered panes, and the brush side of the structure plus a 10-foot perpendicular return along adjacent wall faces. Therefore, the proposed development has been sited and designed to prevent adverse impacts on any adjacent ESL.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The 4.23-acre project site is located at 2936 Copley Avenue, east of Vista Place and the terminus of Copley Avenue. The site is not located within the boundaries of the City of San Diego's MSCP Subarea Plan or within a MHPA.

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The 4.23-acre project site is located at 2936 Copley Avenue, east of Vista Place and the terminus of Copley Avenue. The project site is located approximately 0.69-miles from the San Diego River and 7.14-miles from the Pacific Ocean, and would not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Negative Declaration No. 488139 has been prepared for the project in accordance with CEQA guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment. Therefore, no mitigation was required for the proposed development.

B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0604]

1. Findings for all Planned Development Permits:

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

As outlined in SDP Finding (A)(1)(a) listed above, the project is consistent with the goals, objectives, and proposals of the Greater North Park Community Plan and the General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in SDP Finding (A)(1)(b) listed above, the permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area.

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

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

As outlined in SDP Findings (A)(1)(c) listed above, the project includes deviations to the street frontage and minimum lot width. Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration and constraints, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the site for four detached single-family dwelling units in a time of a housing crisis within the City of San Diego. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC.

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, Site Development Permit No. 1717990 and Planned Development Permit No. 2222605 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1717990 and 2222605, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: February 28, 2019

Internal Order No. 24006680

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006680

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1717990
PLANNED DEVELOPMENT PERMIT NO. 2222605
2936 COPLEY AVENUE - PROJECT NO. 488139
PLANNING COMMISSION

This Site Development Permit No. 1717990 and Planned Development Permit No. 2222605 is granted by the Planning Commission of the City of San Diego to COPLEY AVENUE VENTURES LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0504 and 126.0604. The 4.23-acre site is located at 2936 Copley Avenue, in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan area. The project is also located in the Transit Area Overlay Zone, the Brush Management Zones, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport and San Diego International Airport (SDIA), and the Federal Aviation Administration (FAA) Part 77 Notification area for Montgomery Field Airport and SDIA. The project site is legally described as: that portion of Villa Lot 70 of University Heights, City of San Diego, County of San Diego, State of California, according to Map thereof No. 951, filed June 1, 1905, lying east of east line of Villa Lot 69 and the northerly and southerly extensions of said line.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single-family dwelling and the construct four detached single-family dwelling units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 28, 2019, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 1,383-square-foot single-family dwelling and detached garage, and the construction of four two-story, single-family dwelling units, ranging from 2,227-2,374 square feet, each with a two-car garage;
- b. Deviations to the SDMC:
 - 1) A deviation from SDMC Section 144.0211(a) (pursuant to Ordinance No. O-18451 N.S.; effective 1-1-2000)- Street Frontage, to allow proposed Parcels 2, 3, and 4 to not front

directly onto a street, where all lots/parcels are required to have frontage on a street that is open to and usable by vehicular traffic.

- 2) A deviation from SDMC Section 131.0431(b) and Table 131-04D - Street Frontage, to allow no street frontage on Parcels 2, 3, and 4, where 50 feet of public street frontage is required in the RS-1-7 Zone.
 - 3) A deviation from SDMC Section 131.0431(b) and Table 131-04D - Minimum Lot Width, to allow for a 35-foot lot width for Parcels 1, 2, and 3, where a minimum 50-foot width is required for each parcel within the RS-1-7 Zone.
- c. Landscaping (planting, irrigation and landscape related improvements) and brush management, including utilization of the Brush Management Zone Two reduction option and Alternative Compliance measures set forth under sections 142.0412(f), 142.0412(i), and 142.0412(j) of the Land Development Code;
 - d. Off-street parking; and
 - e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 14, 2022.
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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

13. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

15. This Site Development Permit and Planned Development Permit shall comply with all conditions of Tentative Map No.1717989.

16. The project proposes to import material to the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications

for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove the existing Public storm drain system, per approved Exhibit "A," satisfactory to the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard Public storm drain system, per approved Exhibit "A," satisfactory to the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall grant a 15-foot wide Easement to the City of San Diego for Storm Drain purposes, per approved Exhibit "A," satisfactory to the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall grant a 20-foot wide Easement to the City of San Diego for Public Access purposes, per approved Exhibit "A," satisfactory to the City Engineer.
23. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private storm drain connection to the proposed Public Storm Drain system.
24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct a current City Standard concrete driveway, adjacent to the site on Copley Avenue, satisfactory to the City Engineer.
25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct current City Standard curb, gutter and sidewalk, adjacent to the site on Copley Avenue, satisfactory to the City Engineer.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMPs) maintenance, satisfactory to the City Engineer.
27. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

28. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of construction permit issuance.
29. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

30. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Development Services Department.
31. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
32. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(5).
33. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'
34. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
35. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the

approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

36. The Brush Management Program shall be based on a standard Zone One of 35-ft in width and Zone Two of 65-ft in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under sections 142.0412(f), 142.0412(i), and 142.0412(j) of the Land Development Code as follows:

Parcel Number:	Zone One:	Zone Two:
Parcel 1	35 feet	65 feet
Parcel 2	52 feet	39.5 feet
Parcel 3	52 feet	39.5 feet
Parcel 4	35-53 feet	38-65 feet

Upgraded openings shall be dual-glazed, dual-tempered panes, brush side of the structure plus a 10-foot perpendicular return along adjacent wall faces.

37. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

38. Prior to issuance of any building permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

39. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

40. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

41. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for: Sensitive Biological Resources and Steep Hillides, in accordance with SDMC Section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

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

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

TRANSPORTATION REQUIREMENTS:

44. The Owner/Permittee shall maintain a minimum of two off-street parking spaces per parcel at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

45. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD's are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

46. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

47. Prior to the issuance of any building permits, the Owner/Permittee will be required to obtain an Encroachment Maintenance and Removal Agreement (EMRA) for a private sewer lateral in the public right-of-way. No approved improvements or landscaping, including private water facilities, grading and enhanced paving, shall be installed in or over any easement prior to the Owner/Permittee obtaining an EMRA.

48. Prior to the issuance of any building permits, the Subdivider shall grant a minimum of a 6-foot by 10-foot water easement for the proposed water services located at the southerly driveway, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

49. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

50. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

51. All on-site water and sewer facilities shall be private.

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

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 Planning Commission of the City of San Diego on February 28, 2019, and [Approved Resolution Number].

ATTACHMENT 8

Site Development Permit No. 1717990
Planned Development Permit No. 2222605
Date of Approval: February 28, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
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.

**Copley Avenue Ventures LLC, a California
Limited Liability Company**
Owner/Permittee

By _____

Print Name:
Title:

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

PLANNING COMMISSION
RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1717989, 2936 COPLEY AVENUE -
PROJECT NO. 488139

WHEREAS, COPLEY AVENUE VENTURES LLC, a California Limited Liability Company, Subdivider, and OMEGA ENGINEERING CONSULTANTS, INC., Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1717989) for the 2936 Copley Avenue project, and to waive the requirement to underground existing offsite overhead utilities. The project site is located 2936 Copley Avenue, in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan area. The project is also located in the Transit Area Overlay Zone, the Brush Management Zones, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport and San Diego International Airport (SDIA), and the Federal Aviation Administration (FAA) Part 77 Notification area for Montgomery Field Airport and SDIA. The project site is legally described as: that portion of Villa Lot 70 of University Heights, City of San Diego, County of San Diego, State of California, according to Map thereof No. 951, filed June 1, 1905, lying east of east line of Villa Lot 69 and the northerly and southerly extensions of said line; and

WHEREAS, the Map proposes the Subdivision of a 4.23-acre site into four (4) lots for residential development; and

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

WHEREAS, on February 28, 2019, the Planning Commission of the City of San Diego considered Tentative Map No. 1717989, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code Section(s) 125.0440 and 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1717989:

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

The 4.23-acre site is located at 2936 Copley Avenue, east of Vista Place and the terminus of Copley Avenue. The project site is in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan area. The project is also located in the Transit Area Overlay Zone, the Brush Management Zones, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport and San Diego International Airport (SDIA), and the Federal Aviation Administration (FAA) Part 77 Notification area for Montgomery Field Airport and SDIA. The community plan designates this site for Open Space and Low Density Residential at 5 to 10 dwelling unit per net residential acre (du/nra) and the General Plan designates this site for Residential and Park, Open Space, & Recreation.

The project proposes the demolition of an existing 1,383-square-foot single-family dwelling unit, and subdivide the one existing parcel into four parcels and the construction of four detached single-family dwelling units, ranging from 2,227-2,374 square feet, each with an attached 394-square-foot two-car garage. The single-family dwelling units will take access from Copley Avenue by a proposed 20-foot access easement on the site. To achieve the development, the project is requesting deviations to the development regulations for street frontage and minimum lot width.

The proposed residential development would be consistent with the 1986 Greater North Park Community Plan. The proposed project is consistent with the community plan's Housing Element objective to maintain the low-density character of predominantly single-family areas. The 1986 Greater North Park Community Plan identifies the project site as part of the single-family areas in Figure 6A. The proposed project locates the four single-family dwelling units towards the east portion of the site consistent with the 1986 Greater North Park Community Plan's guidance to cluster development to minimize disturbance of open space.

The proposed project is consistent with the community plan's Urban Design Element guidelines that indicate that new development should be consistent with existing development, in relation to height, bulk and scale. The proposed project incorporates building articulation and textures that reflect the patterns of surrounding development. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes the demolition of the existing single-family dwelling unit, and subdivide the one existing parcel into four parcels and the construction of four detached single-family dwelling units, each with an attached two-car garage. The single-family dwelling units will take access from Copley Avenue by a proposed 20-foot access easement on the site. To achieve the development, the project is requesting deviations to the development regulations for street frontage and minimum lot width.

An applicant may request deviations from the applicable development regulations in accordance with Land Development Code (LDC) Section 126.0602(b) pursuant to a PDP decided in accordance with Process Four provided that the findings are made and the deviation results in a more desirable project. The following is an outline of the proposed deviations, which is followed by the justifications for the deviations:

1. A deviation from LDC Section 144.0211(a) (pursuant to Ordinance No. O-18451 N.S.; effective 1-1-2000)- Street Frontage, to allow proposed Parcels 2, 3, and 4 to not front directly onto a street, where all lots/parcels are required to have frontage on a street that is open to and usable by vehicular traffic.

The deviation to street frontage will allow for a more efficient use of land by allowing all single-family dwelling units to be accessed by a 20-foot access easement at the terminus of Copley Avenue in lieu of a public street. The public right-of way ends at the terminus of Copley Avenue, and the significant constraints of the property and adjacent development would not allow for the extension of the public right-of way into the property. Copley Avenue at this location does not contain a cul-de-sac or turnaround area within the public right-of-way. Therefore, as part of the development, a hammerhead was incorporated into the access easement to allow for vehicles and fire trucks to be able to turnaround and exist back on to Copley Avenue. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the site for four detached single-family dwelling units in a time of a housing crisis within the City of San Diego.

2. A deviation from LDC Section 131.0431(b) and Table 131-04D - Street Frontage, to allow no street frontage on Parcels 2, 3, and 4, where 50 feet of public street frontage is required in the RS-1-7 Zone.

The deviation to street frontage will allow for a more efficient use of land by allowing all single-family dwelling units to be accessed by a 20-foot access easement at the terminus of Copley

Avenue in lieu of a public street. The public right-of way ends at the terminus of Copley Avenue, and the significant constraints of the property and adjacent development would not allow for the extension of the public right-of way into the property. Copley Avenue at this location does not contain a cul-de-sac or turnaround area within the public right-of-way. Therefore, as part of the development, a hammerhead was incorporated into the access easement to allow for vehicles and fire trucks to be able to turnaround and exist back on to Copley Avenue. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the site for four detached single-family dwelling units in a time of a housing crisis within the City of San Diego.

3. A deviation from LDC Section 131.0431(b) and Table 131-04D - Minimum Lot Width, to allow for a 35-foot lot width for Parcels 1, 2, and 3, where a minimum 50-foot width is required for each parcel within the RS-1-7 Zone.

The topography of the project site is varied, consisting of a flat mesa and steep hillsides. The deviation to minimum 50-foot lot width will allow for a more efficient use of land by allowing the single-family dwelling units on Parcels 1, 2, and 3 to be constructed on the flat mesa portion of the site that was previously developed. The narrowest portion of Parcel 1 is 35 feet wide at the location of the proposed covenant of easement and get wider towards the north and southern property lines. Parcels 2, and 3 are 35 feet wide on the flat mesa portion of the property and get wider towards the northern and northeastern property lines. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the site for four detached single-family dwelling units in a time of a housing crisis within the City of San Diego.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration and constraints, and the surrounding development. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC.

Furthermore, the neighborhood currently contains power poles and overhead utility lines within the public right-of-way along Copley Avenue. The proposed subdivision utilities shall be undergrounded and the waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan designates the site within Block UU911 and the funds were allocated in 2017, but no timeline has been established for the construction. SDMC Section 144.0240(b)(3) states: "All subdivisions in agricultural zones and single dwelling unit residential zones that consist of four lots or less are exempt from the requirement to convert existing overhead utility facilities to an underground location if the conversion would not constitute an extension of an existing underground system. For subdivisions that include a Planned Development Permit, this exemption may be considered on a project by project basis." This project includes a PDP; however, SDMC Section 144.0240(b)(5) allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. The waiver of the requirement to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c) as follows: 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, as an exemption or compliance with SDMC Section 144.0240(b)(5), the subdivision would comply with the regulations.

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

The topography of the project site is varied, consisting of a flat mesa and changes from 390 feet above sea level (ASL) to 220 feet ASL at the eastern and northern property lines (approximately a 170-foot differential). The site is not located within the boundaries of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan or within a Multi-Habitat Planning Area (MHPA), and is located above the 100-year floodplain. The project proposes the demolition of the existing single-family dwelling unit, and the construction of four single-family dwelling units, each with an attached two-car garage. The majority of the development would be constructed on the flat mesa portion of the site that was previously developed.

A site-specific Biological Letter Report for the project was prepared by Alden Environmental, Inc., September 25, 2018. The site does contain environmentally sensitive lands (ESL) in the form of sensitive biological resources and steep hillsides as defined in LDC Section 113.0103. The parcel is in a partially developed condition with a single-family dwelling unit and landscaped yard area, and contains 2.1 acres of Diegan Coastal Sage Scrub (DCSS) (Tier II), 1.4-acres of Southern Mixed Chaparral (SMC) (Tier IIIA), and 0.7 acres of Disturbed/ Developed (Tier IV). The project would impact 0.057 acres of DCSS, 0.611 acres of disturbed/ developed vegetation. Based on the City's Biology Guidelines, the project would impact less than a 0.10-acre of total uplands (Tier I-III B); therefore, impacts would be considered less than significant and mitigation would not be required.

The Biological Letter Report determined that no impacts to sensitive plant or animal species occur based on site visits, historical mapping, the developed condition of the site, and the surrounding land uses. As a condition of approval, and compliance with the City's ESL Regulations, 3.5 acres would be placed into a Covenant of Easement over non-impacted ESL areas.

In addition, a site-specific Geotechnical Investigation was prepared by GEOCON Incorporated, January 6, 2017. The project is assigned geologic risk category 53, which is characterized as level or sloping terrain, unfavorable geologic structure, low to moderate risk. According to the geotechnical investigation, the site is not located on any known active, or potentially active or inactive fault traces as defined by the California Geological Survey. The nearest known active faults are Newport-Inglewood and Rose Canyon Faults located approximately 3.4 miles west of the site. The analysis concluded that no soil or geologic conditions were encountered that would preclude the development. The project would be required to comply with seismic requirements of the California Building Code that would reduce impacts to people or structures due to local seismic events to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

Negative Declaration No. 488139 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

Due to the adjacency to the steep hillside area, a Brush Management Plan has been included with the project. The Brush Management Program consists of a modified Zone One ranging from 35 feet to 53 feet, and corresponding Zone Two ranging from 38 feet to 65 feet. Alternative compliance measures have been incorporated that include: upgraded openings shall be dual-glazed, dual-tempered panes, and the brush side of the structure plus a 10-foot perpendicular return along adjacent wall faces. Therefore, site is physically suitable for the type and density of development.

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

As outlined in Finding 3 listed above, the site does contain ESL in the form of sensitive biological resources and steep hillsides. The majority of the development would be constructed on the flat mesa portion of the site that was previously developed. The project would impact less than a 0.10-acre of total uplands (Tier I-IIIB); therefore, impacts would be considered less than significant and mitigation would not be required. As a condition of approval and compliance with the City's ESL Regulations, 3.5 acres would be placed into a Covenant of Easement over non-impacted ESL areas.

The 4.23-acre project site is located at 2936 Copley Avenue, east of Vista Place and the terminus of Copley Avenue. The project site is located approximately 0.69-miles from the San Diego River and 7.14-miles from the Pacific Ocean.

Negative Declaration No. 488139 has been prepared for the project in accordance with CEQA guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

Due to the adjacency to the steep hillside area, a Brush Management Plan has been included with the project. The Brush Management Program consists of a modified Zone One ranging from 35 feet to 53 feet, and corresponding Zone Two ranging from 38 feet to 65 feet. Alternative compliance measures have been incorporated that include: upgraded openings shall be dual-glazed, dual-tempered panes, and the brush side of the structure plus a 10-foot perpendicular return along adjacent wall faces. Therefore, the design of the subdivision or the proposed improvements would not likely to cause substantial environmental damage or substantially and would avoid injure to fish and wildlife and 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 project proposes the demolition of the existing single-family dwelling unit, and subdivide the one existing parcel into four parcels and the construction of four single-family dwelling units, each with an attached two-car garage. The single-family dwelling units will take access from Copley Avenue by a proposed 20-foot access easement on the site.

Negative Declaration No. 488139 has been prepared for the project in accordance with CEQA guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Site Development Permit (SDP) No. 1717990, Planned Development Permit (PDP) No. 2222605 and Tentative Map No. 1717989, and other regulations and guidelines pertaining to the subject property per the SDMC for the project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/ permittee will be required to obtain a grading and public improvement permit. Therefore, the design of the subdivision or the type of improvement would not be detrimental to the public health, safety, and welfare.

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

The project site contains several easements within the steep hillside portion of the property as shown on the Tentative Map. They consist of an easement granted to the City of San Diego for a water main, an easement granted to the State of California for a highway slope, and two easements granted to SDG&E for public utilities. In addition, the access rights along the eastern and northern property lines, adjacent to Interstate 805, were relinquished on January 24, 1968.

The project proposes the demolition of the existing single-family dwelling unit, and subdivide the one existing parcel into four parcels and the construction of four single-family dwelling units, each with an attached two-car garage. The single-family dwelling units will take access from Copley Avenue by a proposed 20-foot access easement on the site. The topography of the project site is varied, consisting of a flat mesa and steep hillsides. The majority of the development would be constructed on the flat mesa portion of the site that was previously developed and would not encroach upon any of the existing easements on site. Therefore, the design of the subdivision or the type of improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision of a 4.23-acre parcel into four lots for residential development 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 preserving environmentally sensitive lands and do not impede or inhibit any future passive or natural heating and cooling opportunities. 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.

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

As outlined in Finding 3 listed above, the site does contain ESL in the form of sensitive biological resources and steep hillsides. The majority of the development would be constructed on the flat mesa portion of the site that was previously developed. The project would impact less than a 0.10-acre of total uplands (Tier I-III B); therefore, impacts would be considered less than significant and mitigation would not be required. As a condition of approval and compliance with the City's ESL Regulations, 3.5 acres would be placed into a Covenant of Easement over non-impacted ESL areas.

The subdivision of this parcel into four residential lots is consistent with what was anticipated in the community plan. The project design has taken into account the best use of the land to minimize grading and preserve sensitive lands. The proposed subdivision would allow for the construction of four detached single-family dwelling units in a time of a housing crisis within the City of San Diego. Therefore, 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.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1717989, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to COPLEY AVENUE VENTURES LLC, a California Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

Approved by:

Jeffrey A. Peterson
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006680

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1717989, 2936 COPLEY AVENUE –
PROJECT NO. 488139
ADOPTED BY RESOLUTION NO. R-_____ ON FEBRUARY 28, 2019

GENERAL

1. This Tentative Map will expire March 14, 2022.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Site Development Permit No. 1717990 and Planned Development Permit No. 2222605.
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.

AIRPORT

6. Prior to recordation of the Parcel Map, the Subdivider shall provide a copy of the signed No FAA Notification Self-Certification Agreement [DS-503] and show certification on the building plans that the structures do not require Federal Aviation Administration [FAA] notification, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. The Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
10. The Subdivider shall prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single lot.
11. The Subdivider shall record a Declaration of Covenants and Reservation of Easements for the Shared Access and Private Drainage Easements for the four project sites currently held by the same owner. The Declaration of Covenants and Reservation of Easements shall state: Since the Mutual Access Easement agreement is a private and not a public issue, the City of San Diego is not responsible for any dispute that might arise in the future between the private parties.
12. 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

13. "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].
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. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These

tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS

16. Prior to recording the Parcel Map, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities, satisfactory to the Public Utilities Director and the City Engineer.
17. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
18. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

PLANNING

19. Prior to the recordation of the Parcel Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Site Development Permit No. 1717990 and Planned Development Permit No. 2222605, in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

LANDSCAPE/BRUSH MANAGEMENT

20. Prior to recordation of the Parcel Map, the Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit 'A.' These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per §142.0412 of the Land Development Code."

INFORMATION:

- The approval of this Tentative Map by the Planning Commission 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.).

ATTACHMENT 10

- 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. 24006680

RESOLUTION NUMBER R- _____

ADOPTED ON _____

A RESOLUTION ADOPTING NEGATIVE DECLARATION NO. 488139 FOR THE 2936
COPLEY AVENUE - PROJECT NO. 488139

WHEREAS, on June 14, 2016, Cole Stafford submitted an application to Development Services Department for a Site Development Permit (SDP), Planned Development Permit (PDP) and Tentative Map (TM) for the subdivision of one existing parcel into four parcels and the construction of four detached single-family dwelling units on a 4.23-acre site located at 2936 Copley Avenue within the Greater North Park Community Plan area; and

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

WHEREAS, the issue was heard by the Planning Commission on February 28, 2019; and

WHEREAS, the Planning Commission considered the issues discussed in Negative Declaration No. 488139 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission 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 Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record, including the Initial Study and any comments received, 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 the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

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

APPROVED:

By: _____
Jeffrey A. Peterson
Development Project Manager
Development Services Department



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Minutes - September 19, 2017 - 6:30 pm

www.northparkplanning.org

info@northparkplanning.org

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https://www.facebook.com/NorthParkPlanning/app_100265896690345

I. Call to order: 6:31 pm

1. Attendance Report:

Member	Kate Callen	Dennis Campbell	Dionné Carlson	Kathleen Ferrier	Daniel Gebreselassie	Robert Gettinger	Peter Hill	Brandon Hilpert	Megan Kucharski	Sarah McAlear	Dang Nguyen	Melissa Stayner	Tim Taylor	Eduardo Velasquez	René Vidales
Attendance	1			2	3		4	5	6		7	8			9
Late															
Absences	2	2	1	2		2				3		1	1	1	

II. Parliamentary Items

- a. **Consent Agenda Item:** Urban Design/Project Review. Members present: Hill, Vidales, Campbell, Gebreselassie, Bonn, Steppke. **Tentative Map, Site Development Permit, & Planned Development Permit – 2936 Copley Ave.** (Process 4) Tentative Map, Site Development Permit for Environmentally Sensitive Lands, and Planned Development Permit to allow deviations, for the subdivision of one existing parcel into four residential lots and the creation of one access lot with existing residential dwelling unit to be demolished at 2936 Copley Ave. The 4.232-acre site is in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan Area. Jeff Lynn, Project Presenter. Paul Godwin, DSD Project Manager pgodwin@sandiego.gov PTS 488139**.

MOTION: To recommend the Site Development Permit (SDP), Planned Development Permit (PDP), and Tentative Map for 2936 Copley Ave. PTS 488139 as presented with the following items implemented in the project:

- i. Include pedestrian lighting along the public street.
- ii. Clearly mark with “no-parking, fire lanes” within the 24’ wide street with signs and red curb
- iii. Ensure notification and acceptance of the shared maintenance responsibility of the biofiltration storm water BMPs by the home buyers thru a properly implemented mechanism such as CC&Rs so they have a clear understanding of their annual reporting requirements to the City
- iv. Ensure notification and acceptance by the home buyers about their maintenance responsibility of the trees planted on their property thru a properly implemented mechanism such as CC&Rs
- v. Ensure notification and acceptance by the home buyers of the covenant of easement on the open space

Vidales/Hill 6-0-0

MOTION: (To approve Consent Agenda) Nguyen/UDPR On Consent 9-0-0

- b. **Minutes:** Approval of the August 15, 2017 Minutes, Sarah McAlear
MOTION: to approve Meeting Minutes. Gebreselassie/Hilpert 9-0-0
- c. **Treasurer's Report:** Brandon Hilpert. Current account balance is \$968.88

III. Non-Agenda Public Comment

- a. **Matt Strabone** – Running for assessor/recorder/county clerk. Wants to have public outreach/engagement in dealing with the office.
- b. **Ted Coakley** – Update regarding daycare/kindergarten next door. Neighbors are losing property value and quality of life. Wants NPPC to have a course of ministerial action to take disciplinary action. (Alan, neighbor ceded his time.) NPPC will look to see if there is any way to help them.
- c. **Michael Bagnus** – Committee for PSA 182 Memorial. Trying to acquire a site; there will be a memorial service on 9/25 8:30-10am, at the crash site at Dwight & Nile. Feels there should be a proper memorial at the crash site.

IV. Announcements & Event Notices: Limited to One minute each.

- a. **Beyond Triple Bottom Line Policies: How North Park updated its Community Plan.** Session with North Park speakers at the Green Building Council Conference & Expo at 11:15 a.m. on Friday, September 22 at the SDG&E Energy Innovation Center, 4760 Clairemont Mesa Blvd. San Diego, CA 92117. Registration and event information at: <http://usgbc-sd.org/SDGBCE17>
- b. **Care About North Park.** Court date on original complaint against the City and Jack in the Box. Trial begins Monday, September 25, 9 a.m. SD Superior Court, 330 W Broadway. More Information at: CareAboutNorthPark.com or <https://www.facebook.com/events/887474564736857>
- c. **Taste of North Park.** Saturday, October 14 from 11 a.m. to 3 p.m. 53 participating restaurants & 15 beer tastes. More information at: <http://northparkmainstreet.com/events/taste-north-park>
- d. **The Boulevard Market.** October 20 from 6-10 p.m. Night Time monthly Market on Utah St. between El Cajon Blvd. and Howard Ave. More information at: <http://theboulevard.org>
- e. **2nd Annual Vision Zero Symposium.** September 21, 5:15-8 p.m., King-Chavez Primary Academy Auditorium, 415 31st St. RSVP to http://www.circulatesd.org/vision_zero_symposium_2017
- f. **North Park Day of the Dead Festival,** Sunday, October 22 12-4 p.m. Ray Street between University and North Park Way. More information at: <https://www.dayofthedeadfestivalnorthpark.com>
- g. **Urban Solace Restaurant.** Today is their 10th anniversary in North Park.

V. Elected Official Reports & contact info:

- a. **Jessica Poole, Congresswoman Susan Davis, US Congress Dist. 53,** 619-208-5353, Jessica.Poole@mail.house.gov
- b. **Nick Serrano, State Assembly Member Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Nick.Serrano@asm.ca.gov
- c. **Toni Duran, State Senator Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov
- d. **Chloe Madison Triplett, Councilmember Chris Ward, City Council Dist. 3,** 619-236-6374, CMadison@sandiego.gov
On 10/12 NPMS will host an event regarding the North Park Mini Park with more details to be announced. Short term vacation rentals will be coming up at future hearings. This is Chloe's last meeting for North Park; a new representative will be attending the next meeting.
- e. **Planner's Report:** Nancy Graham 619-236-6891; NHGraham@sandiego.gov or Elizabeth Ocampo Vivero 619-236-6301; EOcampo@sandiego.gov

VI. NPPC Reports

- a. **Chair’s Report**
 - i. **Valle Vista Terrace Historic District.** Historic Resources Board (HRB). Additional information was required at the August meeting, therefore the 1st hearing was pushed to October 26.
 - ii. **American Planning Association (APA) California Chapter Awards,** September 24 in Sacramento; the Planning Advocate Award will be given to Vicki Granowitz, former NPPC Chair. Vicki Granowitz is also being nominated for the APA national award.
 - iii. **Association of Environmental Professionals, San Diego Chapter Awards,** October 5. North Park Community Plan nominated for Outstanding Planning Document
 - iv. **Green Building Conference & Expo.** Session highlighting partnerships and lessons learned while writing the North Park Community Plan, September 22. Angela Landsberg, Howard Blackson and Dave Gatzke will be presenting and moderated by NPPC chair René Vidales.
 - v. **Community Planners Committee (CPC).** Tuesday, September 26, 2017, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. Next round of the LDC update is scheduled to be discussed. For more info:
<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - vi. **ABC Liquor License changes.** For future changes to existing liquor licenses, NPPC will be looking at the ABC reports to check the record of license holders before taking action.
- b. **Social Media** Brandon Hilpert. No update.
- c. **NPPC Website Update** Brandon Hilpert. New Web Site has been pushed live. Same location at www.northparkplanning.org; please email info@northparkplanning.org with any suggested changes.
- d. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)
 - i. **Urban Design/Project Review (UDPR):** Peter Hill Chair, Melissa Stayner Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Next meeting October 2, 2017
Had a Q&A with the 7-11 represented requesting info about liquor license
 - ii. **Public Facilities & Transportation (PF&T):** Eduardo Velasquez Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting October 11
- e. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - i. **Balboa Park Committee,** Rob Steppke. No meeting due to no quorum.
 - ii. **Maintenance Assessment District,** Peter Hill. They approved the first phase of a multi-phase program to fill empty tree wells with new trees.
 - iii. **North Park Main Street,** Robert Gettinger. Getting ready for Taste of North Park event. Coordinating with City on Mini Park update presentation, date to be determined.
 - iv. **Adams Avenue Business Association,** Dionne Carlson. Street Fair coming up 9/30-10/1
 - v. **El Cajon Boulevard Business Improvement Assoc.,** Dang Nguyen. No meeting.
 - vi. **Community Review Board for Police Practices,** Brandon Hilpert. City is holding community forums on the search for the new police chief.

VII. Information Items

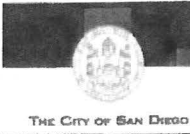
- a. **University Avenue Pipeline Replacement Project Update.** The University Avenue Pipeline Replacement Project will replace approximately 4.33 miles (22,722 feet) of pipeline within the University Heights, Hillcrest and North Park communities. Presentation consisted on updates since the May 10 presentation. Claudia Mejia and Roger Garcia presented.
- b. **Placemaking Ordinance.** Placemaking is a growing international trend that has been embraced by numerous cities around the world as a tool for enhancing economic development, walkability, revitalization, and safety efforts. Placemaking allows for non-traditional uses on both public and

private property to activate underutilized spaces in neighborhoods and commercial corridors. Elizabeth Studebaker from Economic Development presented.

- Currently, there's a concern about no review by planning groups. If it is ministerial and approved for 5 years, it is too late to impact changes. Applicants will be encouraged to meet with planning groups, but will not be required to.
- -People love the concept, but are concerned about execution, would not like community improvement reduced and would like more transparency
- Question whether Development Services Department would need additional information or training to understand the Placemaking projects and which ones should go under traditional permitting route.
- Working for presenting to the October 17th City Council meeting, though it may get pushed back to October 31st.

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, October 17, 2017

IX. **Adjournment.** Meeting adjourned at 7:49 p.m.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

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

2936 COPLEY AVE.

Project No. For City Use Only

488139

Project Address:

2936 Copley Ave, San Diego, CA 92116

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Project Title:
2936 COPLEY AVE.

Project No. (For City Use Only)

400139

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
Copley Avenue Venture,s LLC, a California LLC

Owner Tenant/Lessee

Street Address:
2245 San Diego Ave. #125

City/State/Zip:
San Diego, CA 92110

Phone No: (619) 542-1975 Fax No: (206) 202-4700

Name of Corporate Officer/Partner (type or print):
Jeffrey Lynn

Title (type or print):
Manager

Signature :  Date: 4/21/16

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

COPLEY AVENUE VENTURES, LLC, a California Limited Liability Company

- 1) LFP LP, a California Limited Partnership (the "**Member**"); and
- 2) MITCHELL G. LYNN as a Manager (a "**Manager**"); and
- 3) JEFFREY R. LYNN as a Manager (a "**Manager**");

LFP LP, a California Limited Partnership

By: LFGP, LLC, a California Limited Liability Company

- 1) TYLER W. CRAMER as a Manager (a "**Manager**"); and
- 2) MITCHELL G. LYNN as a Member (a "**Member**"); and
- 3) JEFFREY R. LYNN as a Member (a "**Member**");

2936 COPLEY AVE SITE DEVELOPMENT PERMIT

SDP

SHEET 1 OF 15

EXCEPTION NOTES:

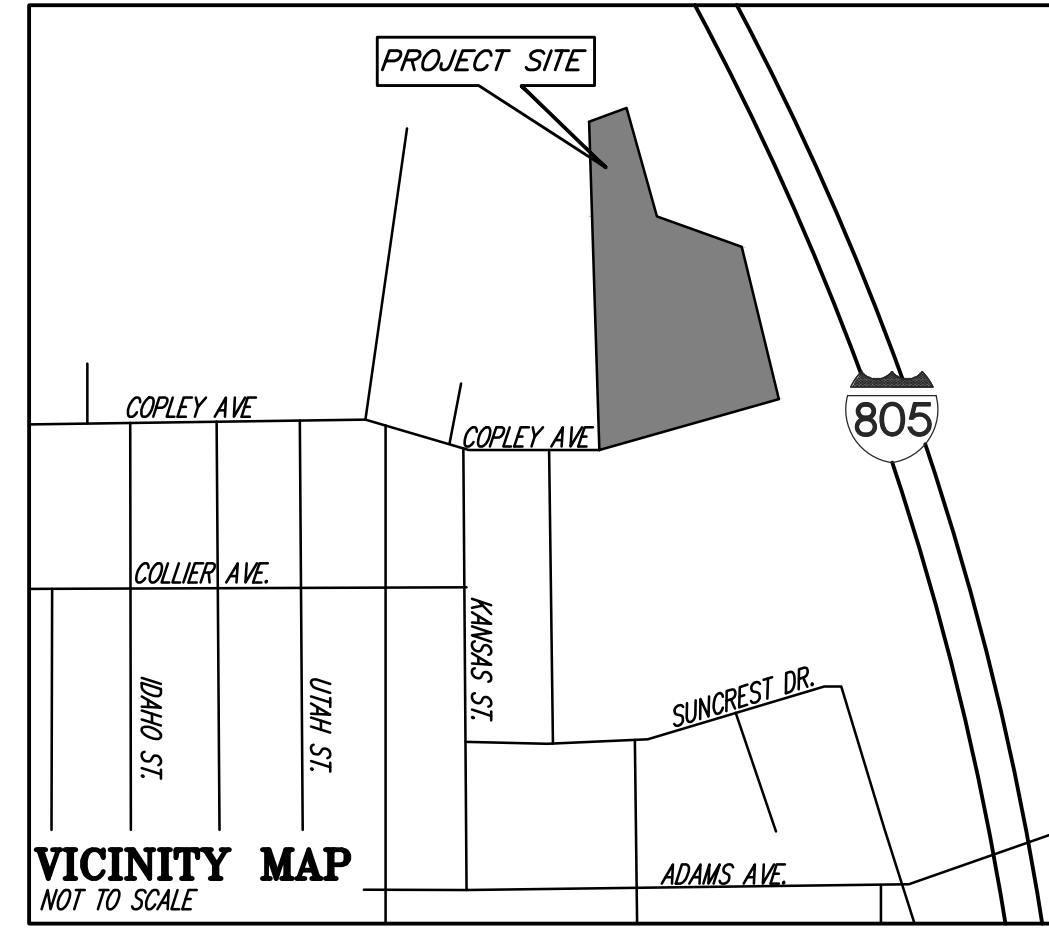
THE FOLLOWING IS A LIST OF EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, LIENS, PERMITS, RESOLUTIONS, TAKES, OR WAIVERS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE NOT INCLUDED IN THIS LIST.

- EASEMENT GRANTED TO CITY OF SAN DIEGO FOR MAIN WATER PIPES RECORDED AUGUST 12, 1914 IN BOOK 662, PAGE 104 OF DEEDS.
- EASEMENT GRANTED TO THE STATE OF CALIFORNIA FOR HIGHWAY SLOPES RECORDED JANUARY 24, 1969 AS FILE/PAGE NO. 13090 OF OFFICIAL RECORDS.
- ACCESS RIGHTS RELINQUISHED ON JANUARY 24, 1969 AS FILE/PAGE NO. 13090 OF OFFICIAL RECORDS.
- EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES RECORDED APRIL 4TH, 1968 AS FILE/PAGE NO. 55791 OF OFFICIAL RECORDS.
- EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES RECORDED OCTOBER 14, 2014 AS DOC # 2014-0103044 OF OFFICIAL RECORDS.

OWNER/APPLICANT

COPLEY AVENUE VENTURES, LLC, A CALIFORNIA LIMITED PARTNERSHIP
 2245 SAN DIEGO AVE. #125
 SAN DIEGO, CA 92101
 (206) 202-4700

JEFFREY R. LYNN DATE



APN NO:

438-220-10-00

PROJECT ADDRESS

2936 COPLEY AVE.
SAN DIEGO, CA 92116

LEGAL DESCRIPTION

A PORTION OF VILLA LOT SEVENTY (70) OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 951, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 1, 1905, AS DESCRIBED IN GRANT DEED RECORDED MARCH 5, 2015 AS DOC # 2015-0103043.

SITE AREA SUMMARY:

PARCEL NO.	GROSS AREA	NET AREA	BUILDING AREA
PARCEL 1:	48,490 SF (1.113 ACRES)	8,090 SF (0.186 AC)	2,227 SF
PARCEL 2:	44,618 SF (1.024 ACRES)	7,478 SF (0.172 AC)	2,374 SF
PARCEL 3:	45,280 SF (1.040 ACRES)	8,520 SF (0.196 AC)	2,374 SF
PARCEL 4:	45,984 SF (1.060 ACRES)	19,497 SF (0.448 AC)	2,227 SF

GROSS AREA OF SITE: 184,362 SF (4.232 ACRES)

DISTURBED AREA: EXISTING: 16,725 SF (0.384 ACRES) 9.1% OF GROSS SITE AREA
 PROPOSED: 29,088 SF (0.668 ACRES) 15.8% OF GROSS SITE AREA

UNDEVELOPED AREA: 155,274 SF (3.564 ACRES) 84.2% OF GROSS SITE AREA

DEVELOPMENT SUMMARY:

- ZONING: 1. TRAKST
 2. FAA PART 77 NOTIFICATION FOR SD4 AND MONTGOMERY FIELD.
 3. AIRPORT INFLUENCE AREA, REVIEW AREA 2

DEVIATIONS: THE FOLLOWING ARE DEVIATIONS FROM ZONE RS-1-7 FOUND IN SDMC TABLE 131-040

- REQUIRED LOT WIDTH = 50'
- MINIMUM LOT WIDTH PROVIDED FOR PARCELS 1, 2 & 3 = 35'
- DEVIATION REQUIRED FOR PARCELS 1, 2 & 3

STREET FRONTAGE: PARCELS 2, 3 & 4 DO NOT FRONT A PUBLIC ROAD AND ARE PROVIDED ACCESS VIA A PUBLIC ACCESS EASEMENT

- SETBACKS: FRONTAGE
 REQUIRED STREET FRONTAGE = 30' = 50'±60% REDUCTION PER SDMC 131.044E.
 PROVIDED STREET FRONTAGE = 40'

- FRONT = 15'
- PARCEL 1: 15' (ADJACENT TO COPLEY AVE R/W)
 PARCEL 2: 4.0' (USE INTERIOR SIDEYARD SETBACK DUE TO EASEMENT FRONTAGE ACCESS)
 PARCEL 3: 4.0' (USE INTERIOR SIDEYARD SETBACK DUE TO EASEMENT FRONTAGE ACCESS)
 PARCEL 4: 4.0' (USE INTERIOR SIDEYARD SETBACK DUE TO EASEMENT FRONTAGE ACCESS)
- SIDE = 4' MIN, 8% WIDTH OF LOT
 PARCEL 1: MIN WIDTH=35', SIDEYARD SETBACK = 4.0'
 PARCEL 2: MIN WIDTH=35', SIDEYARD SETBACK = 4.0'
 PARCEL 3: MIN WIDTH=35', SIDEYARD SETBACK = 4.0'
 PARCEL 4: MIN WIDTH=29.6', SIDEYARD SETBACK = 20.64' = 4.0'+16.64' PER TABLE 131-040 FOOTNOTE #2
- STREET = 10' MIN, 10% WIDTH OF LOT
 REAR = 25' MIN, 8% DEPTH OF LOT
 PARCEL 1: MAX DEPTH=718', REARYARD SETBACK = 71.8'
 PARCEL 2: MAX DEPTH=632', REARYARD SETBACK = 63.2'
 PARCEL 3: MAX DEPTH=463', REARYARD SETBACK = 46.3'
 PARCEL 4: MAX DEPTH=217', REARYARD SETBACK = 21.7'

MAX. HEIGHT = 24'/00'

MAX. FLOOR AREA RATIO = 0.58

ALL SITE RESTRICTIONS WERE OBTAINED FROM THE CITY OF SAN DIEGO, DEVELOPMENT DEPARTMENT WEBSITE: WWW.SANDIEGO.COV

PARKING SUMMARY

PARCEL 1: 4 STALLS
 PARCEL 2: 4 STALLS
 PARCEL 3: 4 STALLS
 PARCEL 4: 4 STALLS
 SHARED: 2 STALLS

SHARED: 18 STALLS

UTILITY SUMMARY

WATER: CITY OF SAN DIEGO (619) 235-1000
 SEWER: CITY OF SAN DIEGO (619) 315-3525
 STORM DRAIN: CITY OF SAN DIEGO (619) 355-3525
 ELECTRIC: SDG&E 1 (800) 411-7343
 COMMUNICATIONS: OVERHEAD OVERHEAD

EXISTING BUILDING

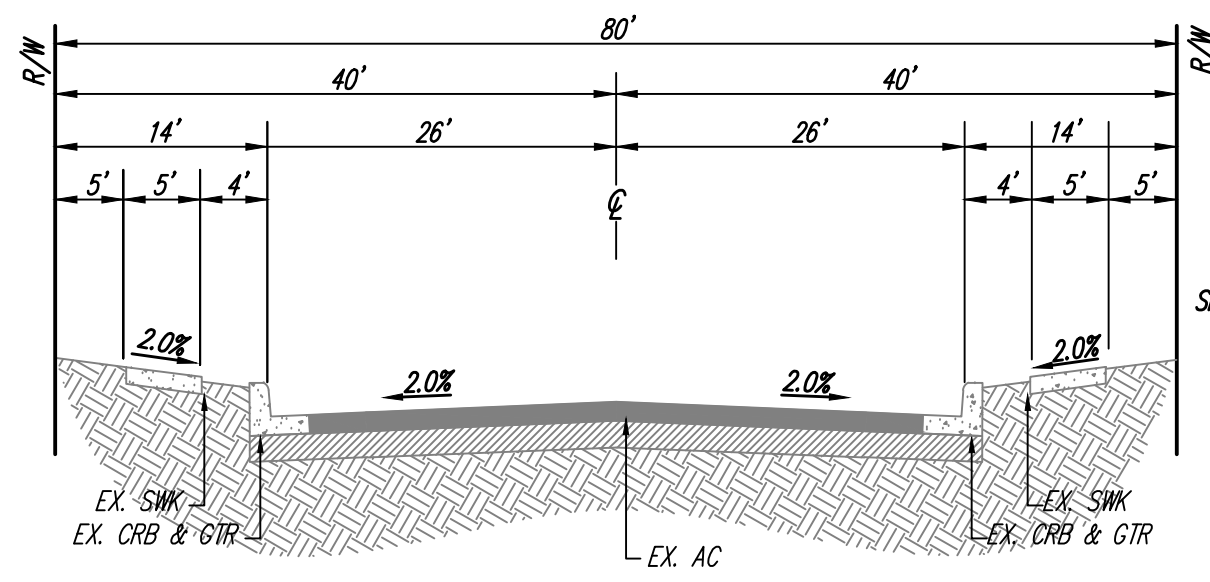
EXISTING BUILDING YEAR OF CONSTRUCTION = 1934

GEOLOGIC HAZARD AREA

SITE IS NOT LOCATED IN ANY KNOWN ACTIVE OR POTENTIALLY ACTIVE OR INACTIVE FAULT TRACES AS DEFINED BY THE CALIFORNIA GEOLOGICAL SURVEY (CGS)

LEGEND:

ITEM	SYMBOL
INDICATES RECORD DATA PER	()
PROPERTY LINE / TM BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING EASEMENT LINE	---
SETBACK LINE	---
STREET CENTERLINE	---
EXISTING SPOT ELEVATIONS	x 385.00
EXISTING CONTOUR	---
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING GAS LINE	GAS
EXISTING OVERHEAD POWER LINE	OH
EXISTING OVERHEAD TELEPHONE LINE	T
EXISTING FIRE HYDRANT ASSEMBLY	+
EXISTING STORM DRAIN	---
EXISTING CURB & GUTTER	---
EXISTING DRAINAGE PATTERN	---
EXISTING UTILITY BOX LABELED PER PLAN	□
EXISTING SIGN	+
EXISTING BUILDING	---
EXISTING POWER & COMMUNICATIONS POLE	+
EXISTING STREET LIGHT	+
EXISTING ZONING LIMITS	---
FOUND RECORDED MONUMENT PER PLAN	●
PROPOSED CONTOUR	---
PROPOSED BUILDING FOOTPRINT	---
PROPOSED FINISH FLOOR ELEVATION	FF=52.00
PROPOSED PAD ELEVATION	PAD=40.00
PROPOSED TOP OF CURB ELEVATION	374.00TC
PROPOSED PAVEMENT ELEVATION	374.00P
PROPOSED TOP OF WALL ELEVATION	374.00TW
PROPOSED BASE OF WALL ELEVATION	374.00BW
PROPOSED FLOWLINE ELEVATION	374.00FL
PROPOSED FINISHED GRADE ELEVATION	374.00FG
PROPOSED RETAINING WALL (PVT)	---
PROPOSED DOMESTIC WATER POINT OF CONNECTION	W
PROPOSED WATER LATERAL (PVT)	---
PROPOSED FIRE HYDRANT (PVT)	+
PROPOSED WATER METER (PVT)	+
PROPOSED SEWER POINT OF CONNECTION	S
PROPOSED SEWER LATERAL (PVT)	---
PROPOSED SEWER CLEANOUT (PVT)	+
PROPOSED SEWER MANHOLE (PVT & PUBLIC)	+
PROPOSED A-A CLEANOUT (PVT)	---
PROPOSED B-INLET (PVT)	---
PROPOSED BIORETENTION BASIN (PVT)	---
PROPOSED BROOKS BOX INLET (PVT)	---
PROPOSED STORM DRAIN (PVT)	---
PROPOSED HEADWALL (PVT)	---
PROPOSED BROW DITCH (PVT)	---
PROPOSED RIP RAP (PVT)	---



EX TYPICAL SECTION - COPLEY AVE

NOT TO SCALE

BRUSH MANAGEMENT (SDMC 142.0412):

BRUSH MANAGEMENT IS REQUIRED IN ALL BASE ZONES ON PUBLICLY OR PRIVATELY OWNED PREMISES THAT ARE WITHIN 100 FEET OF A STRUCTURE AND CONTAIN NATIVE OR NATURALIZED VEGETATION.

(g) ZONE ONE REQUIREMENTS

- THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.
- PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURE TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 5.a. WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT OR
 5.b. WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS AND MAINTAINING IRRIGATION SYSTEMS.

(h) ZONE TWO REQUIREMENTS

- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 5.a. ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 5.b. NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDERS FUELING.
 5.c. ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-LOW, LOW-CALORIMETRIC SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 5.d. WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH TALLER MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
- ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
- EXCEPT AS PROVIDED IN SECTION 142.0412(2), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE ONE WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CAN NOT BE PROVIDED.

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02/06/2019
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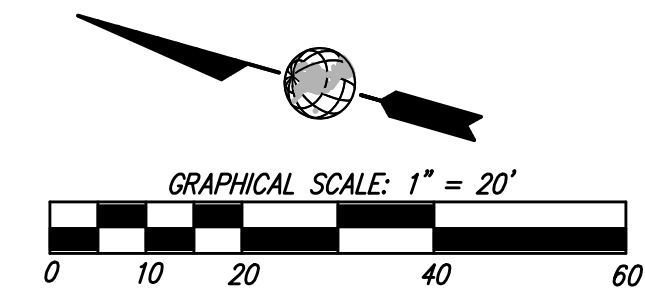
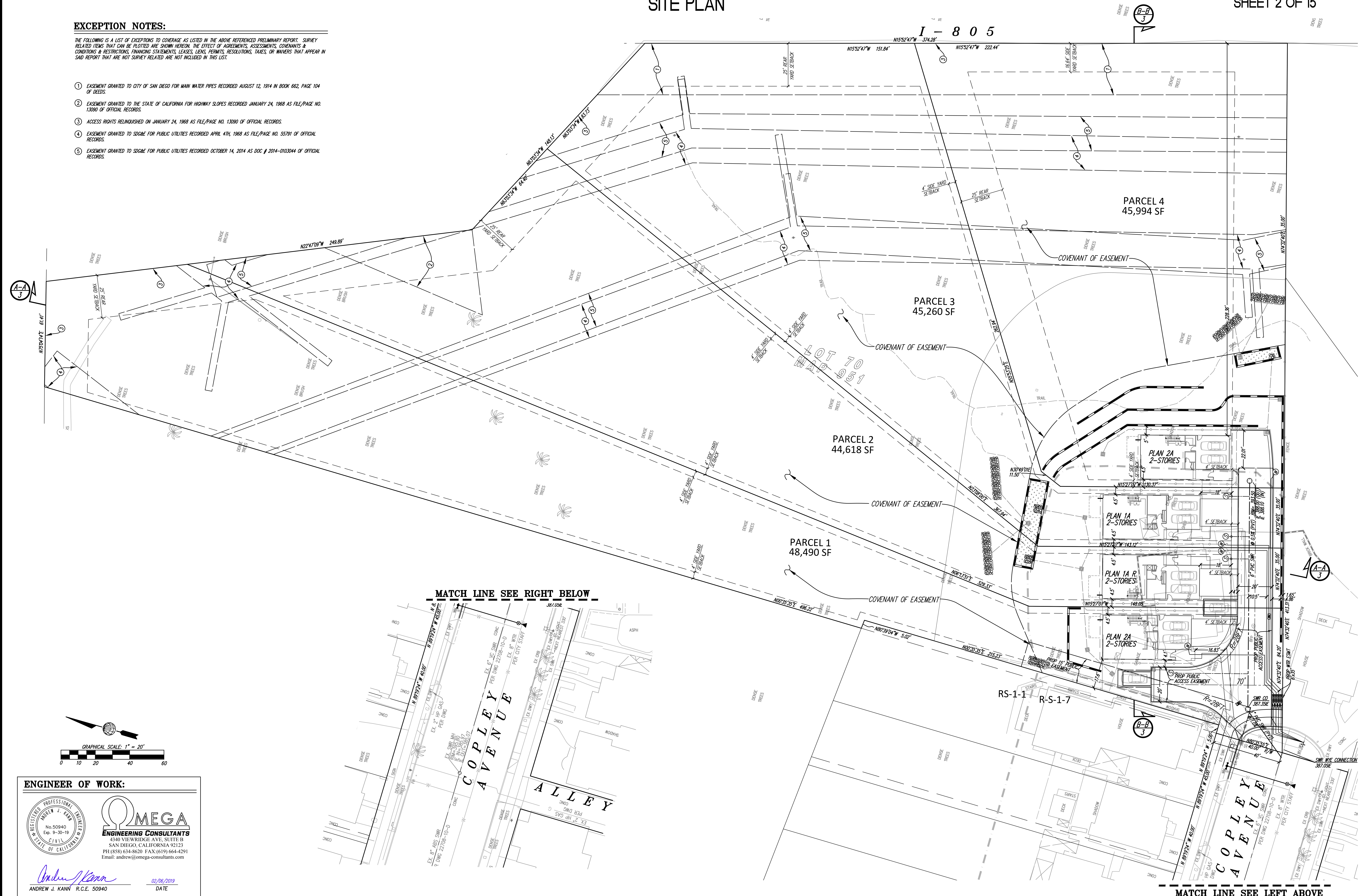
2936 COPLEY AVE SITE PLAN

SDP SHEET 2 OF 15

EXCEPTION NOTES:

THE FOLLOWING IS A LIST OF EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREIN. THE EFFECT OF AGREEMENTS, ASSUMPTIONS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, EASEMENTS, PERMITS, RESOLUTIONS, TAXES, OR WARNERS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE NOT INCLUDED IN THIS LIST.

- ① EASEMENT GRANTED TO CITY OF SAN DIEGO FOR MAIN WATER PIPES RECORDED AUGUST 12, 1914 IN BOOK 862, PAGE 104 OF DEEDS.
- ② EASEMENT GRANTED TO THE STATE OF CALIFORNIA FOR HIGHWAY SLOPES RECORDED JANUARY 24, 1968 AS FILE/PAGE NO. 13090 OF OFFICIAL RECORDS.
- ③ ACCESS RIGHTS RELINQUISHED ON JANUARY 24, 1968 AS FILE/PAGE NO. 13090 OF OFFICIAL RECORDS.
- ④ EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES RECORDED APRIL 4TH, 1968 AS FILE/PAGE NO. 55791 OF OFFICIAL RECORDS.
- ⑤ EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES RECORDED OCTOBER 14, 2014 AS DOC # 2014-0103044 OF OFFICIAL RECORDS.



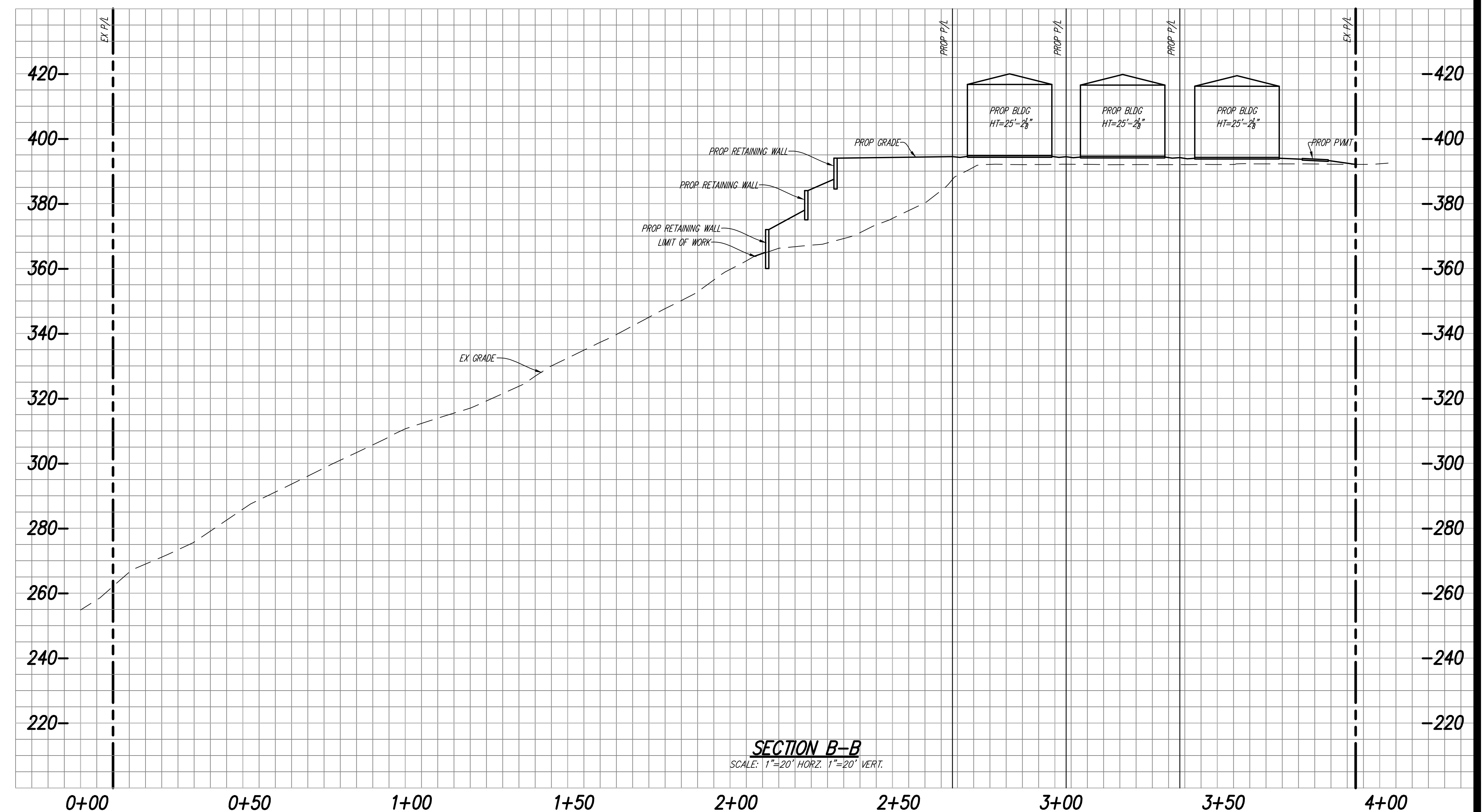
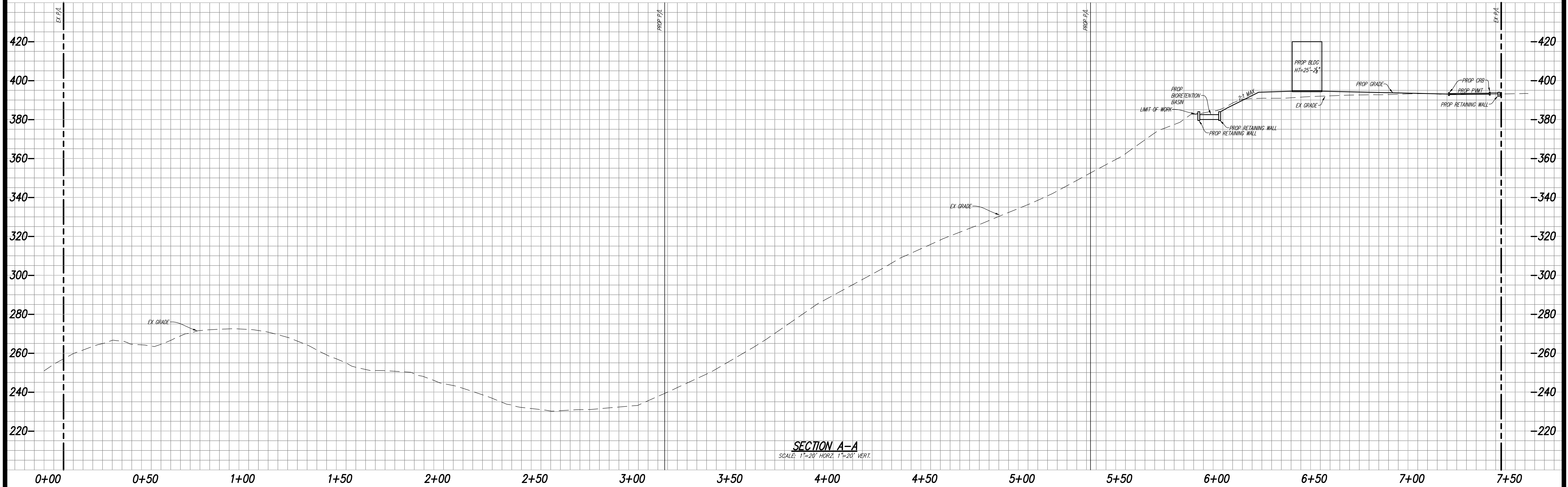
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Andrew J. Kann 02/06/2019
 ANDREW J. KANN R.C.E. 50940 DATE

2936 COPLEY AVE SITE SECTIONS

SDP
SHEET 3 OF 15



ENGINEER OF WORK:



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02/06/2019
DATE

2936 COPLEY AVE GRADING + DRAINAGE PLAN

SDP SHEET 4 OF 15

EXCEPTION NOTES:

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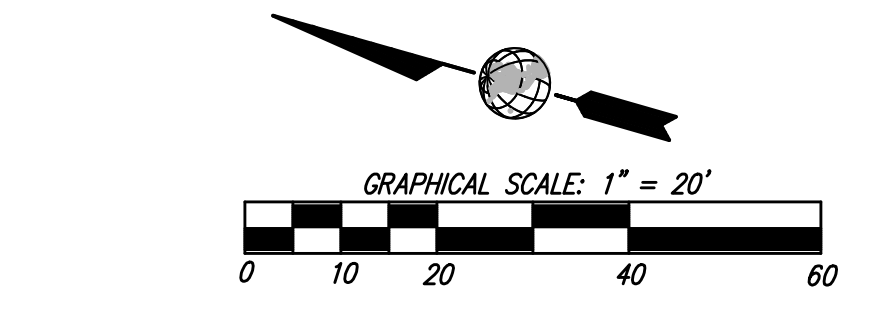
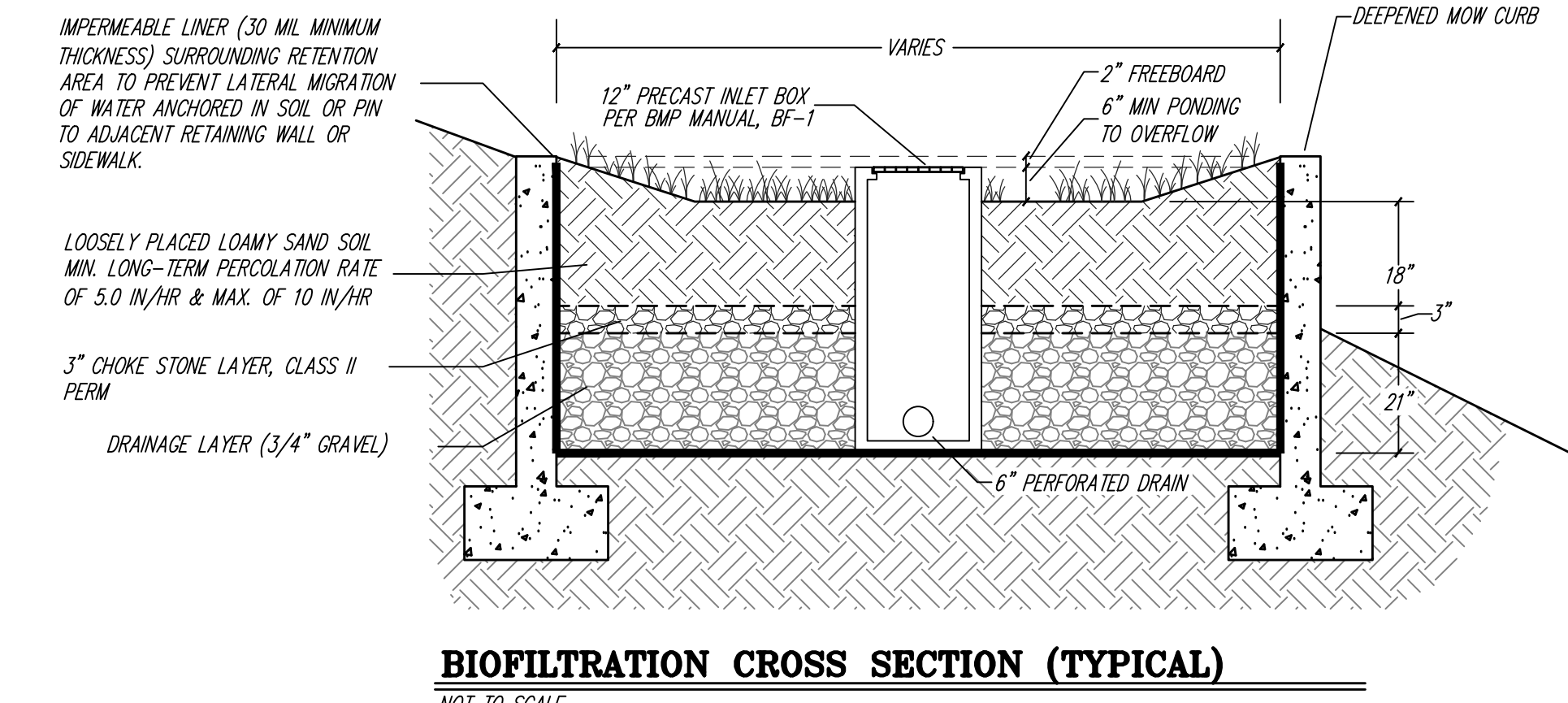
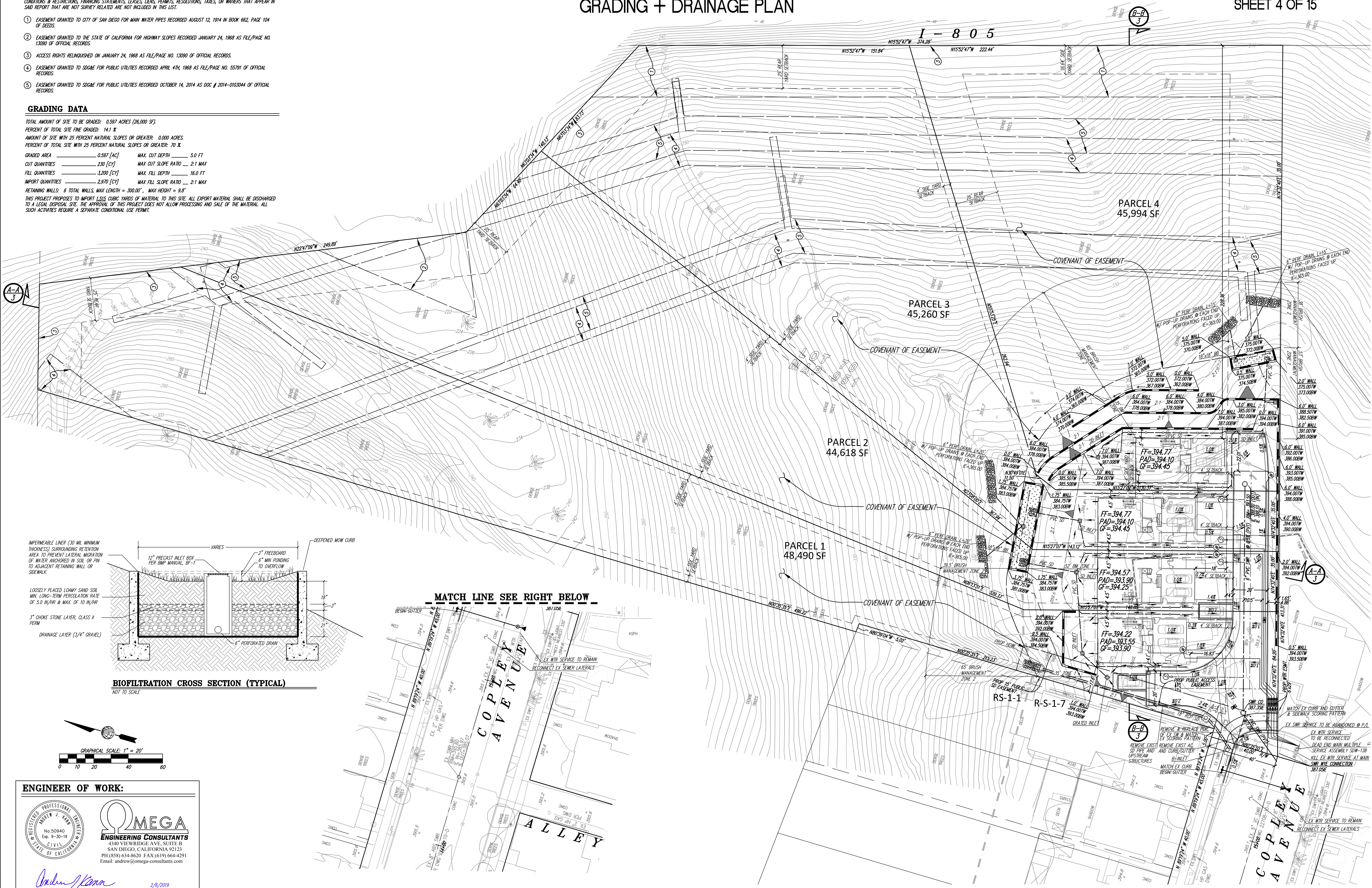
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- EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES RECORDED OCTOBER 14, 2014 AS DOC # 2014-0103044 OF OFFICIAL RECORDS.

GRADING DATA

TOTAL AMOUNT OF SITE TO BE GRADED: 0.597 ACRES (26,000 SF)
 PERCENT OF TOTAL SITE FINE GRADED: 14.1 %
 AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0.000 ACRES
 PERCENT OF TOTAL SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 70 %

GRADED AREA	0.597 [AC]	MAX. CUT DEPTH	5.0 FT
CUT QUANTITIES	230 [CY]	MAX. CUT SLOPE RATIO	2:1 MAX
FILL QUANTITIES	3,200 [CY]	MAX. FILL DEPTH	16.0 FT
IMPORT QUANTITIES	2,970 [CY]	MAX. FILL SLOPE RATIO	2:1 MAX

RETAINING WALLS: 6 TOTAL WALLS, MAX LENGTH = 300.00', MAX HEIGHT = 9.8'
 THIS PROJECT PROPOSES TO IMPORT 1,516 CUBIC YARDS OF MATERIAL TO THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



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 ANDREW J. KANN R.C.E. 50940 DATE: 2/6/2019

2936 COPLEY AVE BRUSH MANAGEMENT ZONE

SDP

SHEET 5 OF 15

LEGEND:

ITEM	SYMBOL
BRUSH MANAGEMENT ZONE 1	
BRUSH MANAGEMENT WINDOW MITIGATION AREA	

BRUSH MANAGEMENT NOTE:

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

BRUSH MANAGEMENT ZONE CALCULATION

ZONE 1 = 53' (16' INCREASE)
 ZONE 2 = 38' = 65' - (1.5x16')

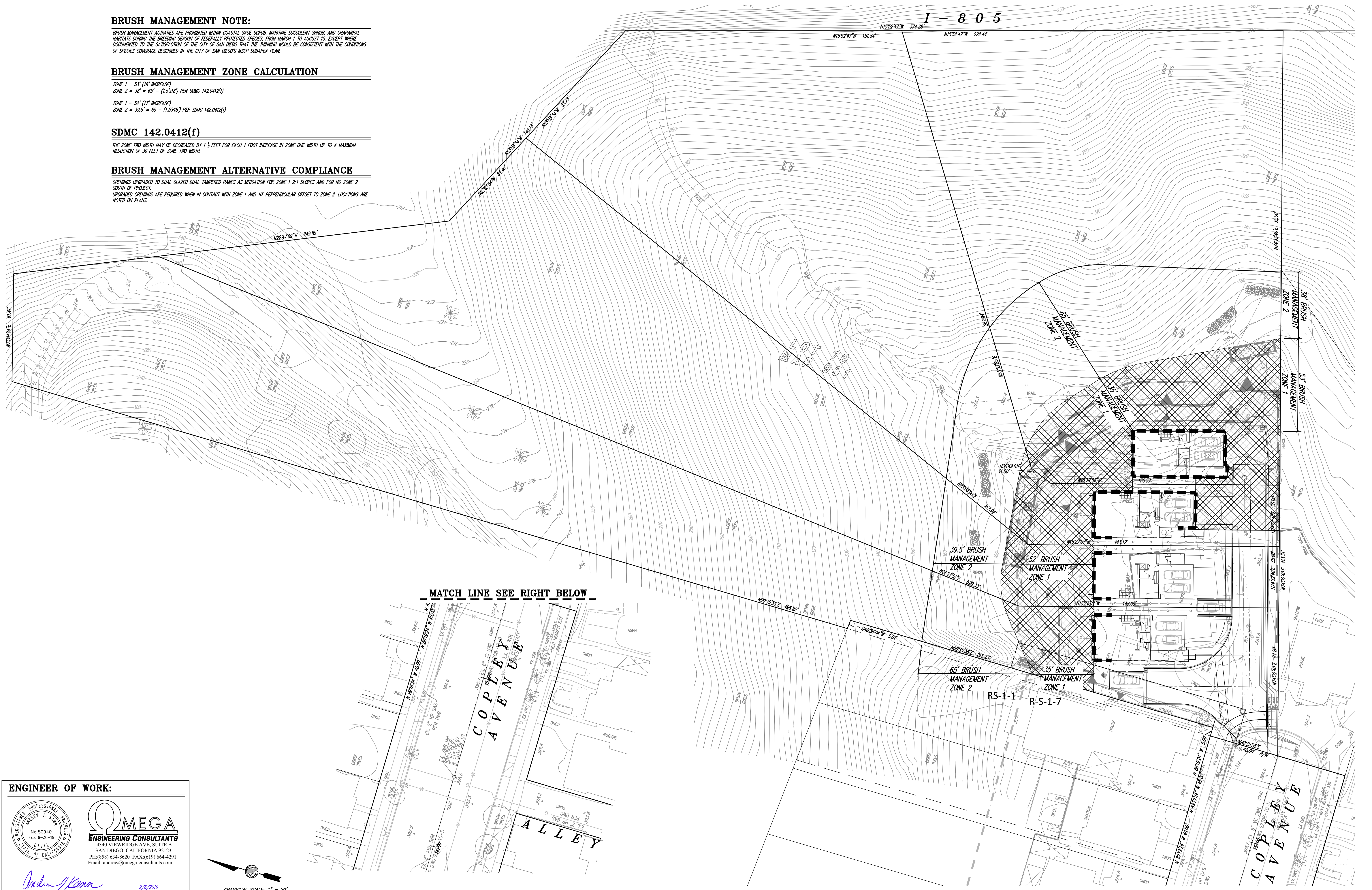
ZONE 1 = 52' (17' INCREASE)
 ZONE 2 = 39.5' = 65' - (1.5x16')

SDMC 142.0412(f)

THE ZONE TWO WIDTH MAY BE DECREASED BY 1 1/2 FEET FOR EACH 1 FOOT INCREASE IN ZONE ONE WIDTH UP TO A MAXIMUM REDUCTION OF 30 FEET OF ZONE TWO WIDTH.

BRUSH MANAGEMENT ALTERNATIVE COMPLIANCE

OPENINGS UPGRADED TO DUAL GLAZED DUAL TAMPERED PANES AS MITIGATION FOR ZONE 1 2:1 SLOPES AND FOR NO ZONE 2 SOUTH OF PROJECT.
 UPGRADED OPENINGS ARE REQUIRED WHEN IN CONTACT WITH ZONE 1 AND 10' PERPENDICULAR OFFSET TO ZONE 2. LOCATIONS ARE NOTED ON PLANS.

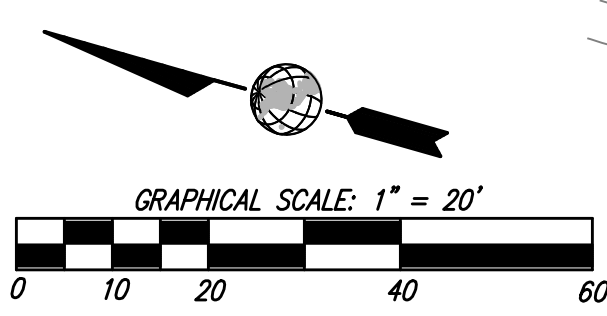


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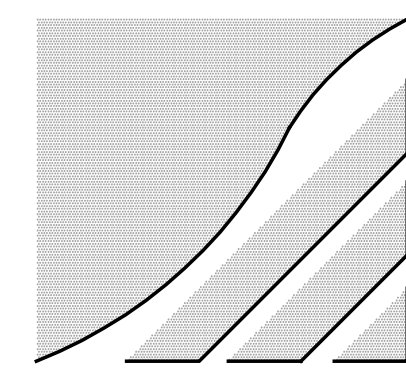
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3/6/2019
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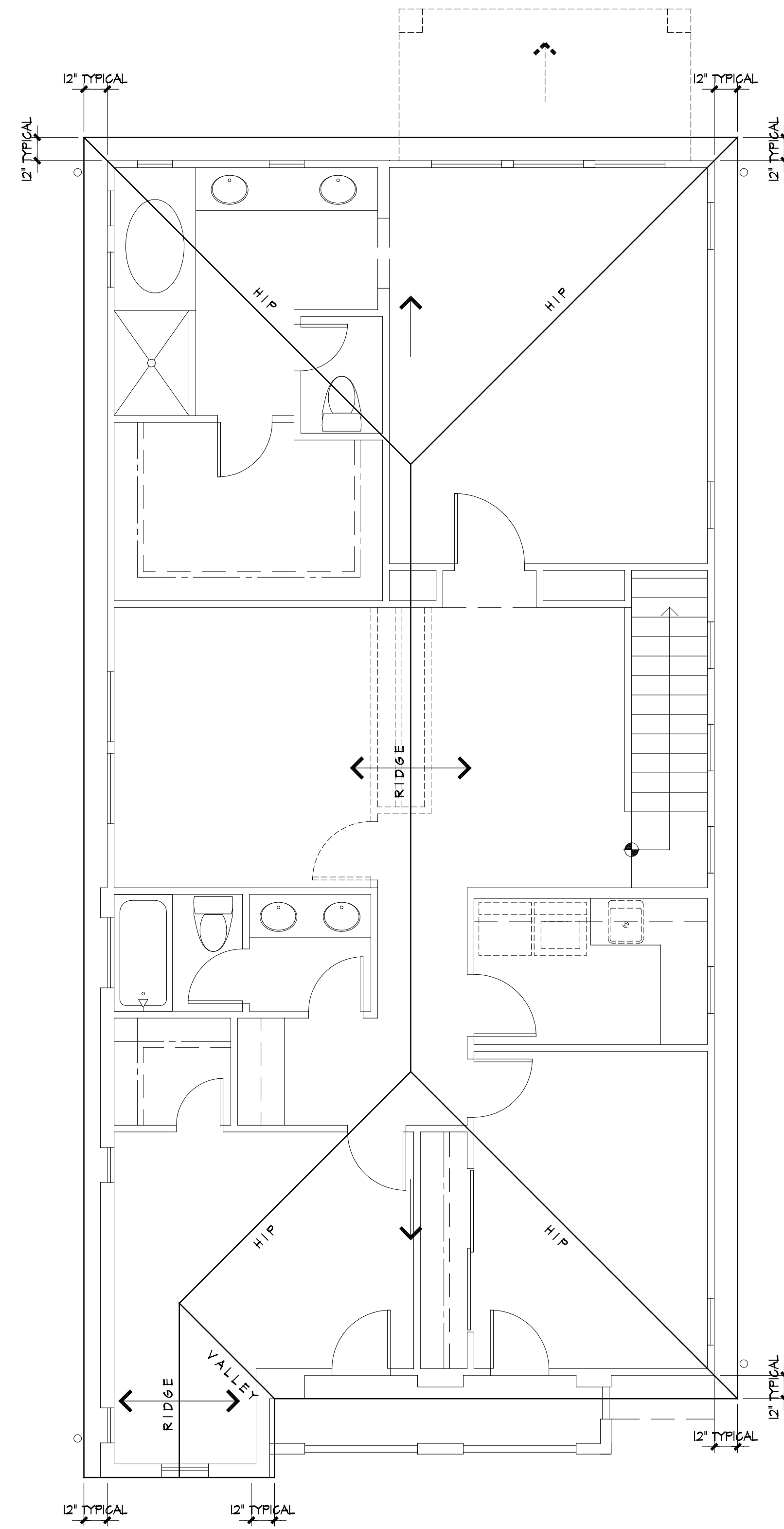
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ARCHITECTURAL DESIGN PACKAGE

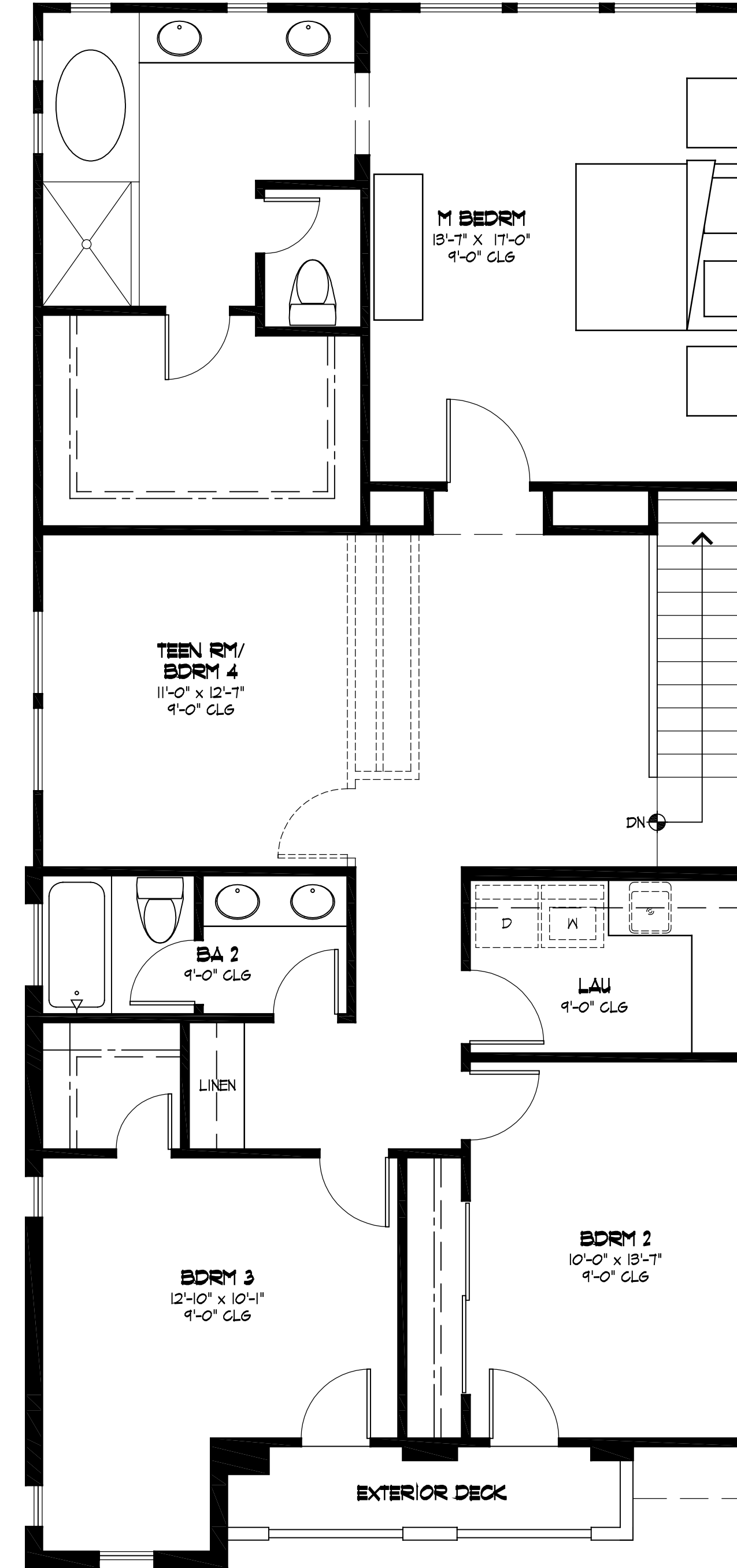


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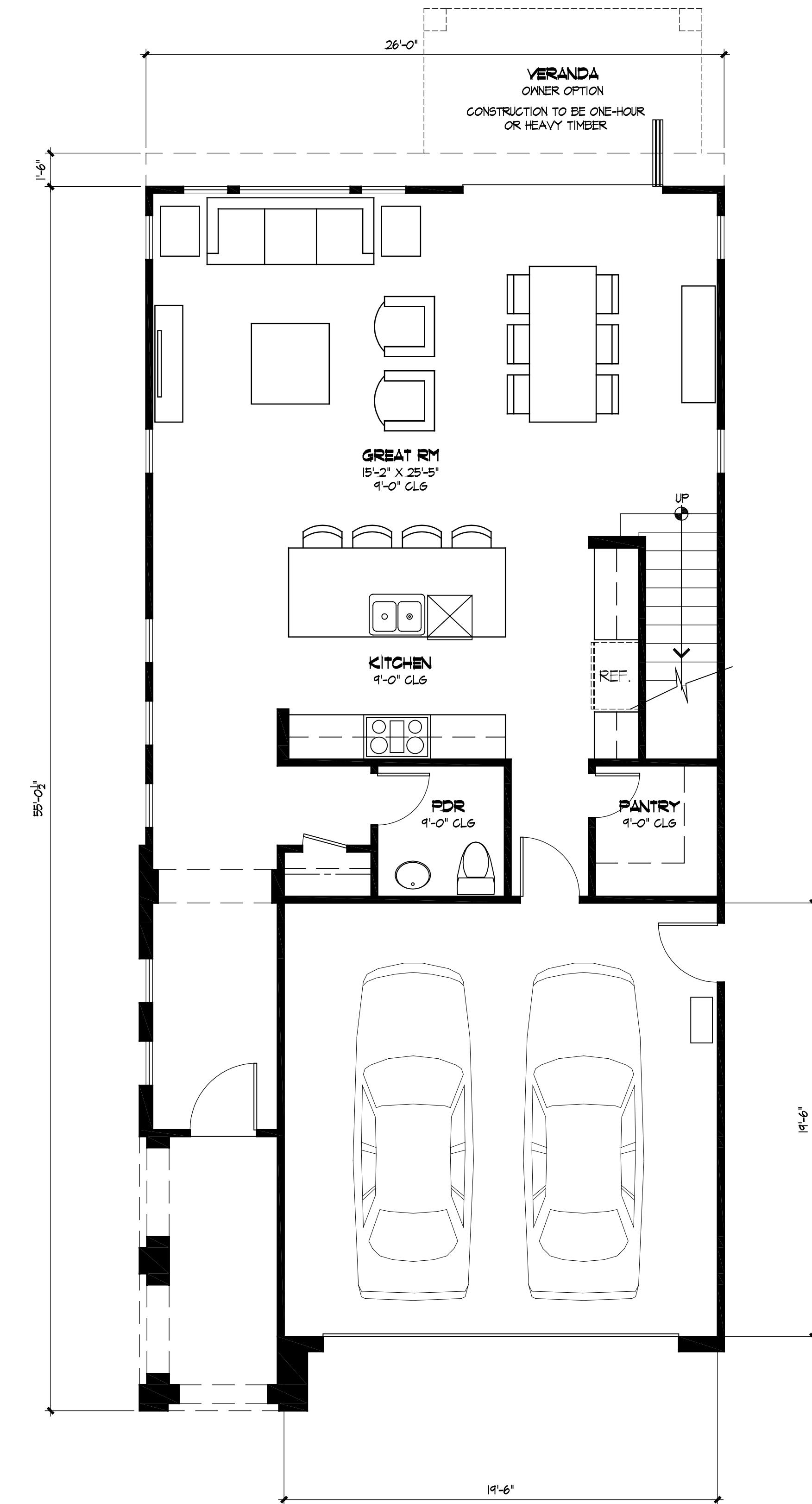
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San Diego, California 92101	Revision 11: _____
Phone #: (619) 238-1134	Revision 10: _____
	Revision 9: _____
Project Address:	Revision 8: _____
	Revision 7: _____
	Revision 6: _____
Project Name:	Revision 5: _____
COPLEY	Revision 4: _____
	Revision 3: _____
	Revision 2: _____
	Revision 1: 12-14-17
Sheet Title:	Original Date: APRIL 10, 2017
Cover Sheet	Sheet 1 of 9
	DEP#: _____



ROOF PLAN
 SCALE: 1/4" = 1'-0"
 ○ DOWNSPOUTS FROM GUTTERS
 ALL ROOF SLOPES 4:12

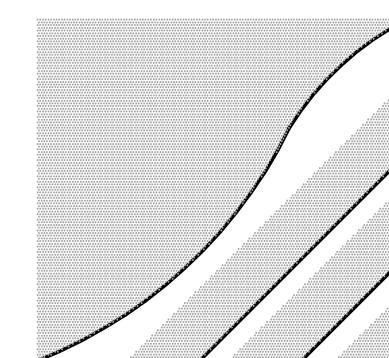


SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

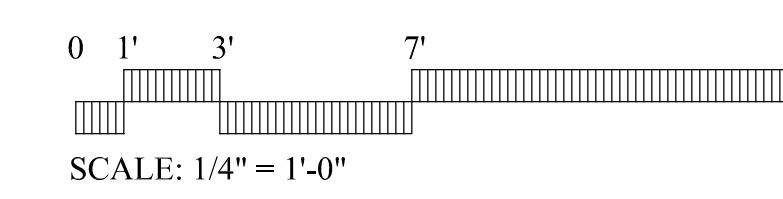


FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FIRST FLOOR: 903 SQ. FT.
 SECOND FLOOR: 1,324 SQ. FT.
 TOTAL: 2,227 SQ. FT.
 GARAGE: 394 SQ. FT.

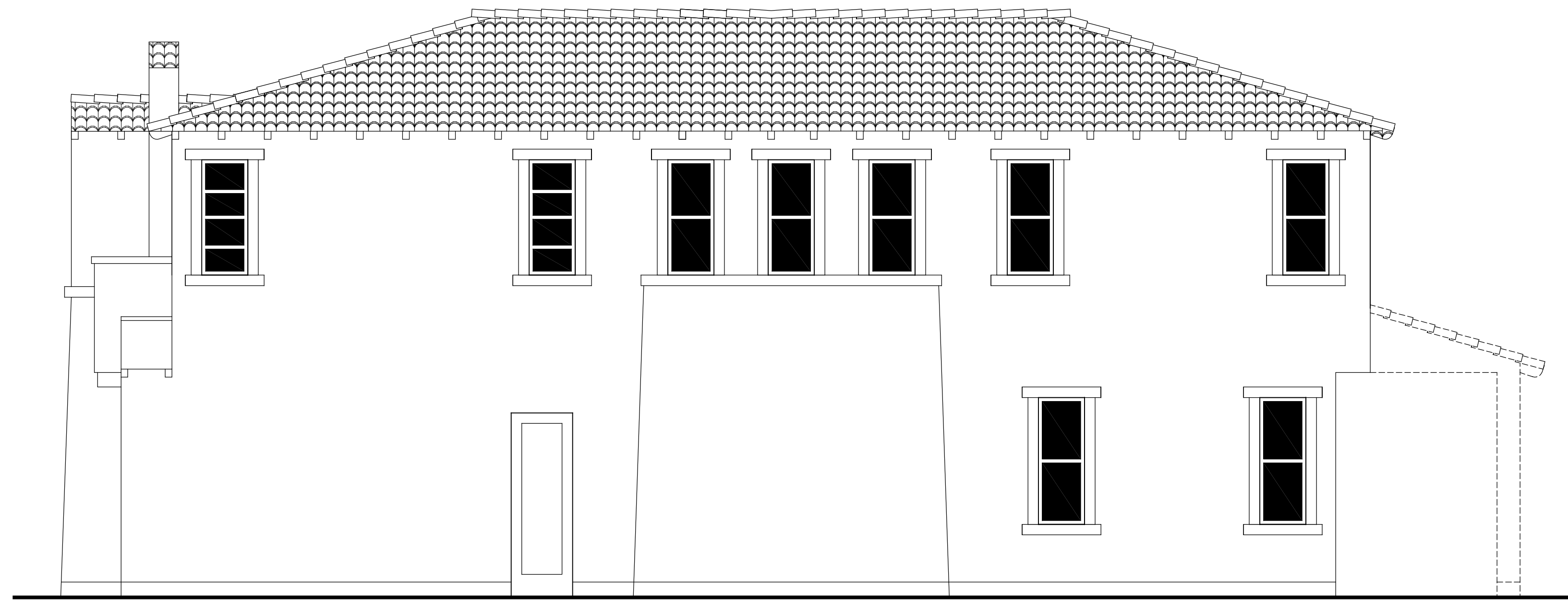
PLAN 1A COPLEY



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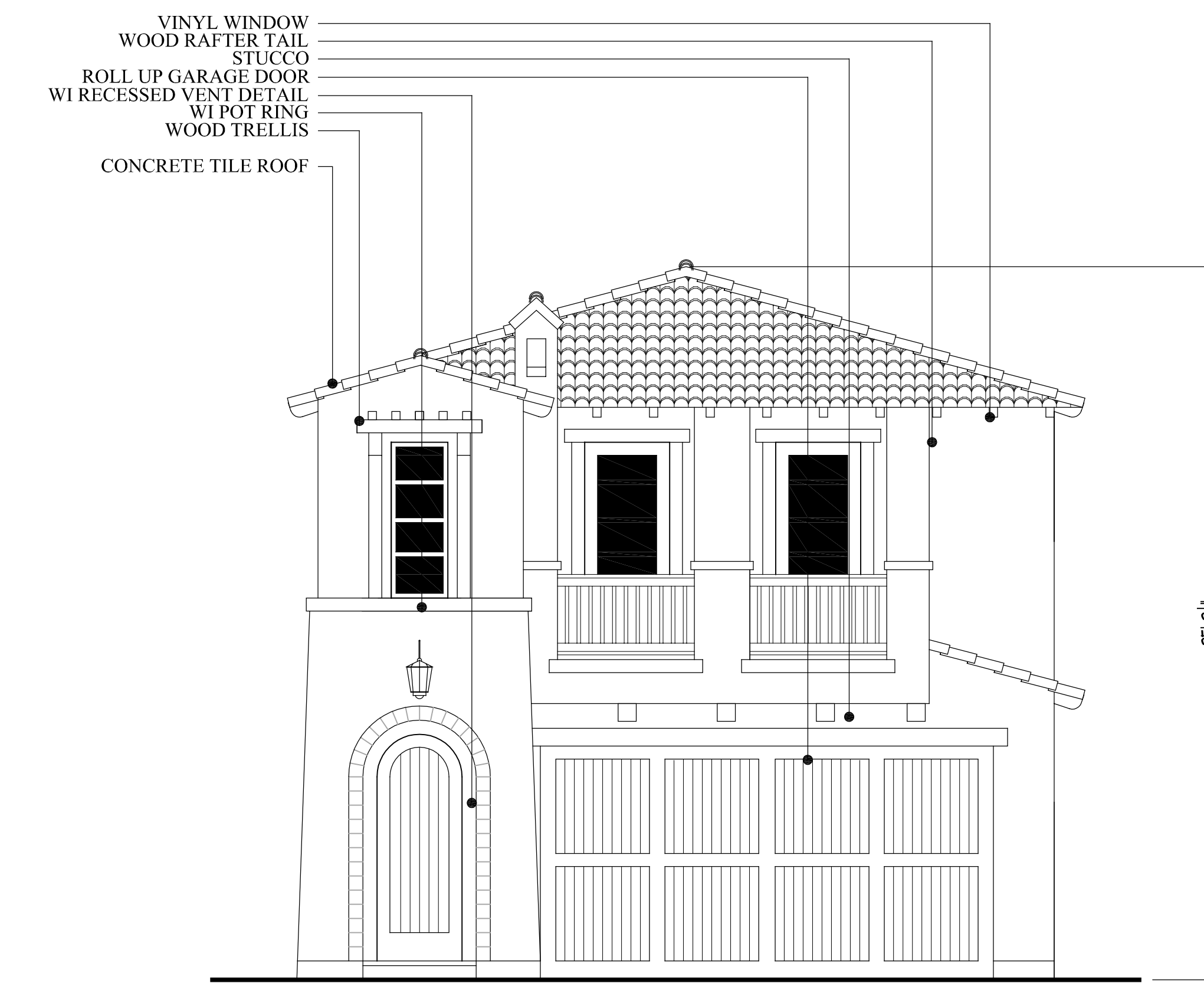
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Project Name:	Revision 4:	_____
COPLEY	Revision 3:	_____
	Revision 2:	_____
	Revision 1:	12-4-17
Sheet Title:	Original Date:	APRIL 10, 2017
Plan 1A 1/4" Floor Plans/Roof Plan	Sheet	2 of 9
	DEP#:	_____



WEST SIDE ELEVATION - ELEVATION 'A'
SCALE: 1/4" = 1'-0"



EAST SIDE ELEVATION - ELEVATION 'A'
SCALE: 1/4" = 1'-0"

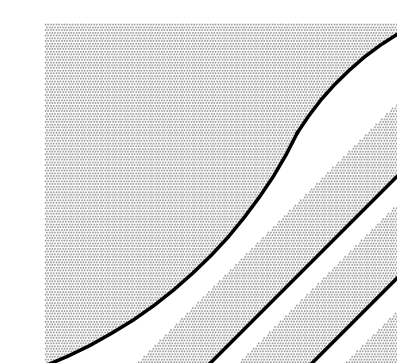


NORTH ELEVATION - ELEVATION 'A'
SCALE: 1/4" = 1'-0"

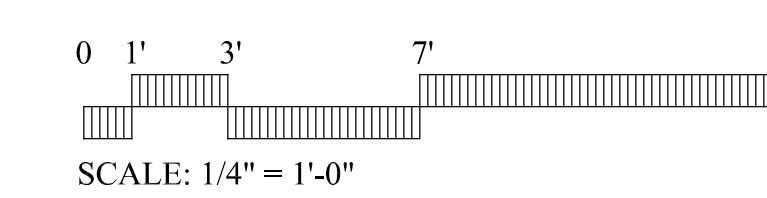


SOUTH ELEVATION - ELEVATION 'A'
SCALE: 1/4" = 1'-0"

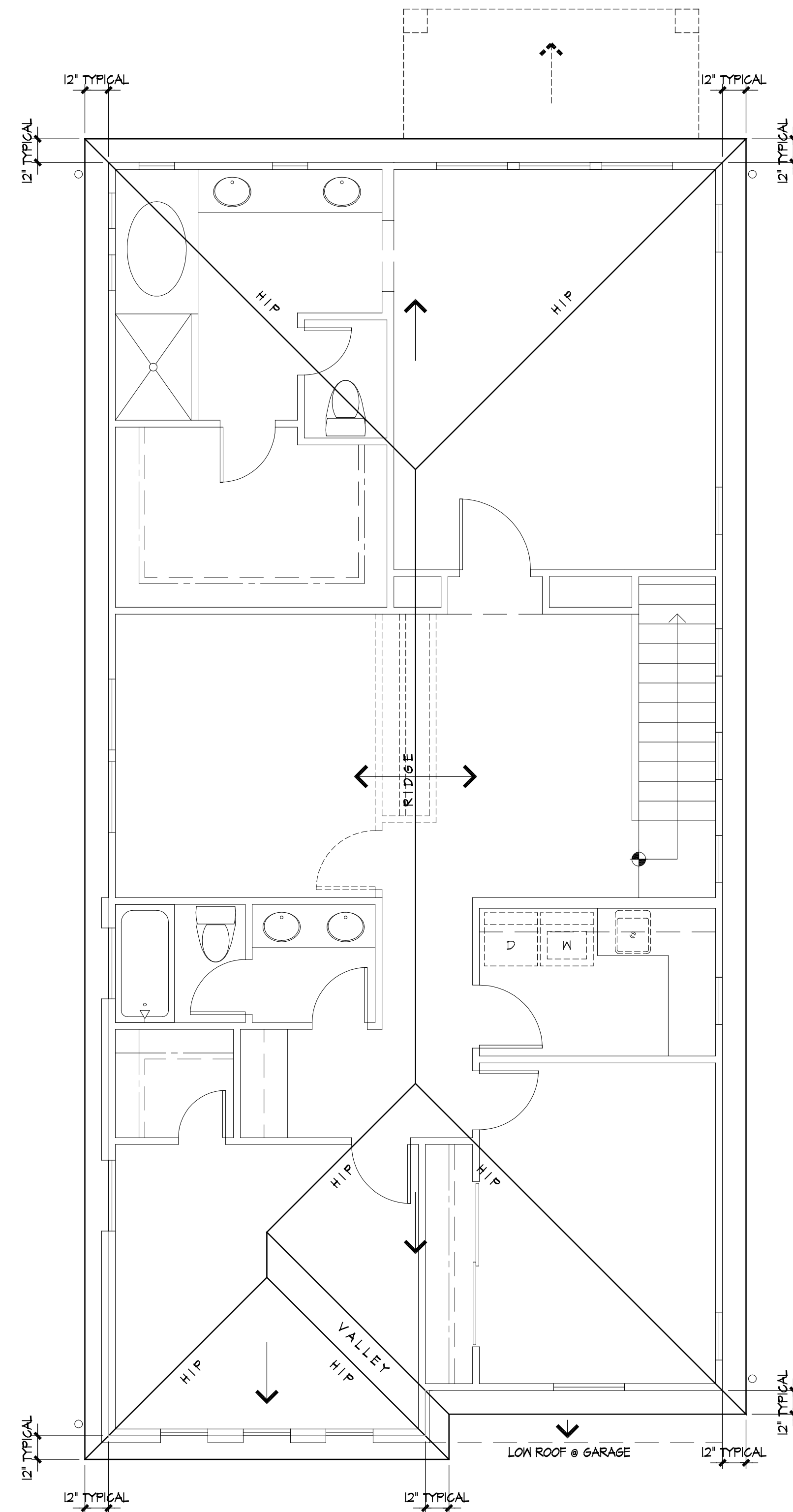
PLAN 1A COPLEY



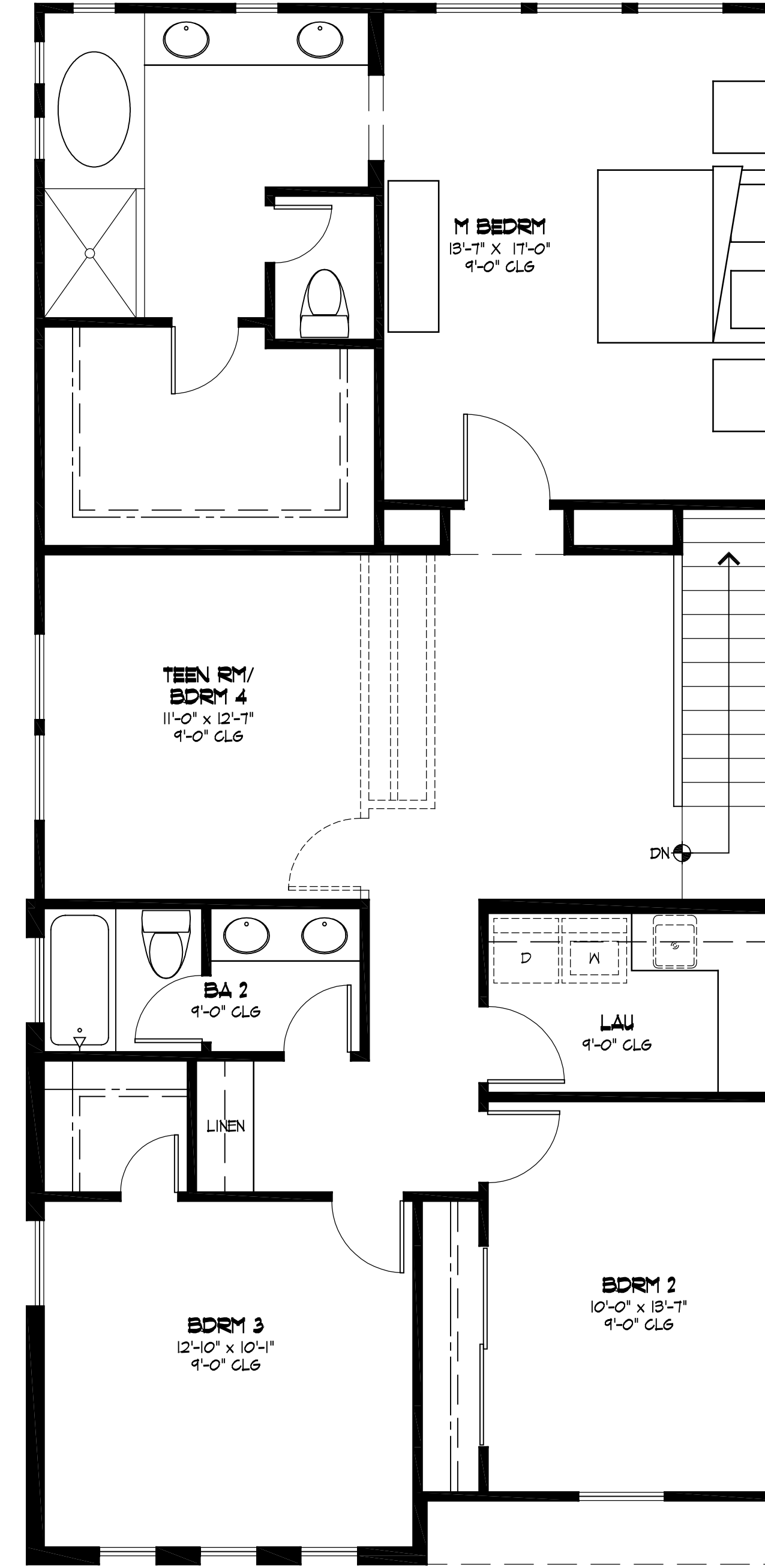
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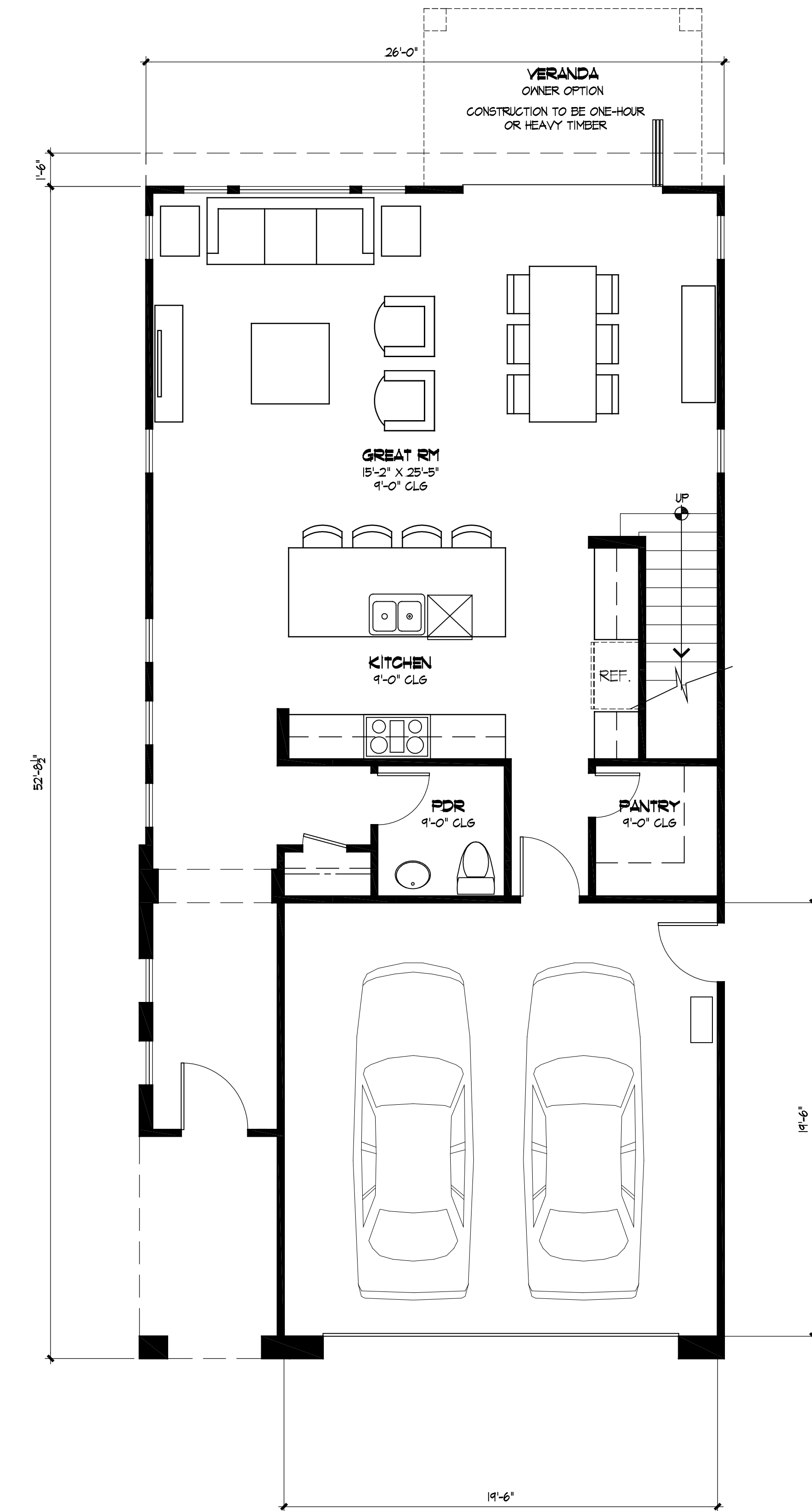
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Sheet Title:	Original Date:	APRIL 10, 2017
Plan 1A Exterior Elevations	Sheet	3 of 9
	DEP#:	_____



ROOF PLAN
 SCALE: 1/4" = 1'-0"
 ○ DOWNSPOUTS FROM GUTTERS
 ALL ROOF SLOPES 4:12

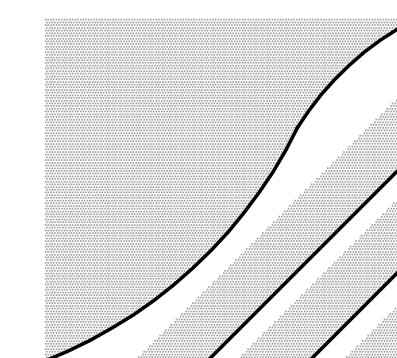


SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

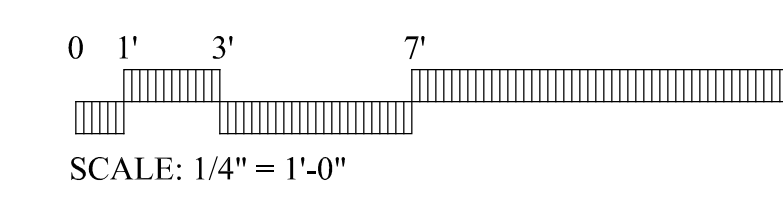


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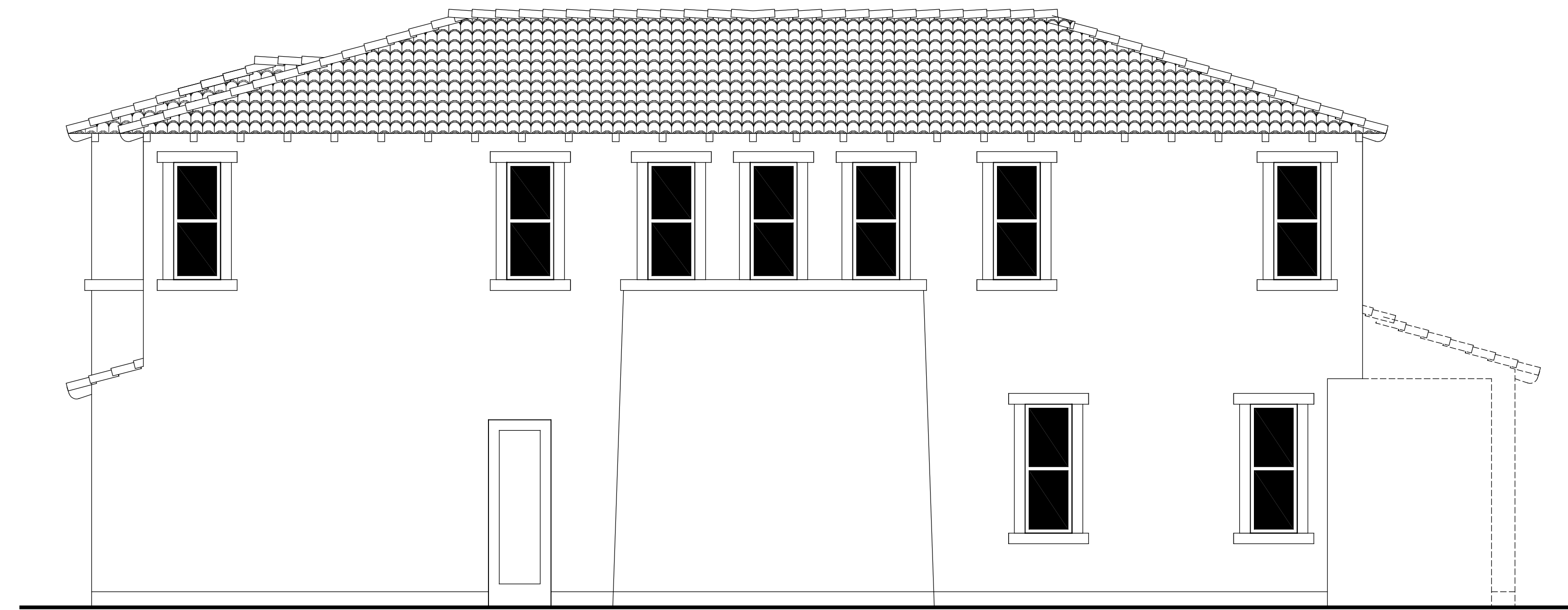
PLAN 1B COPLEY



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	Revision 5:	_____
Project Name:	Revision 4:	_____
COPLEY	Revision 3:	_____
	Revision 2:	_____
	Revision 1:	12-4-17
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Plan 1B 1/4" Floor Plans/Roof Plan	Sheet	4 of 9
	DEP#:	_____



WEST SIDE ELEVATION - ELEVATION 'B'
SCALE: 1/4" = 1'-0"



EAST SIDE ELEVATION - ELEVATION 'B'
SCALE: 1/4" = 1'-0"

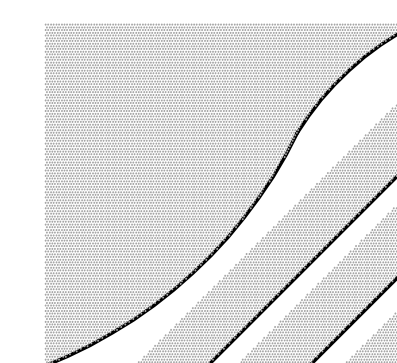


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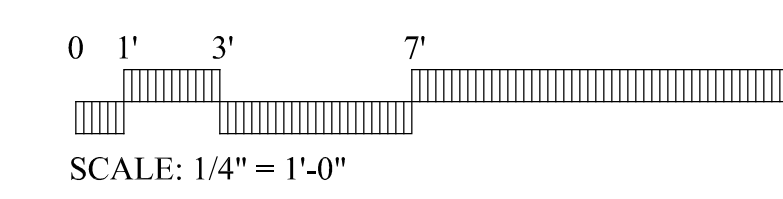


SOUTH ELEVATION - ELEVATION 'B'
SCALE: 1/4" = 1'-0"

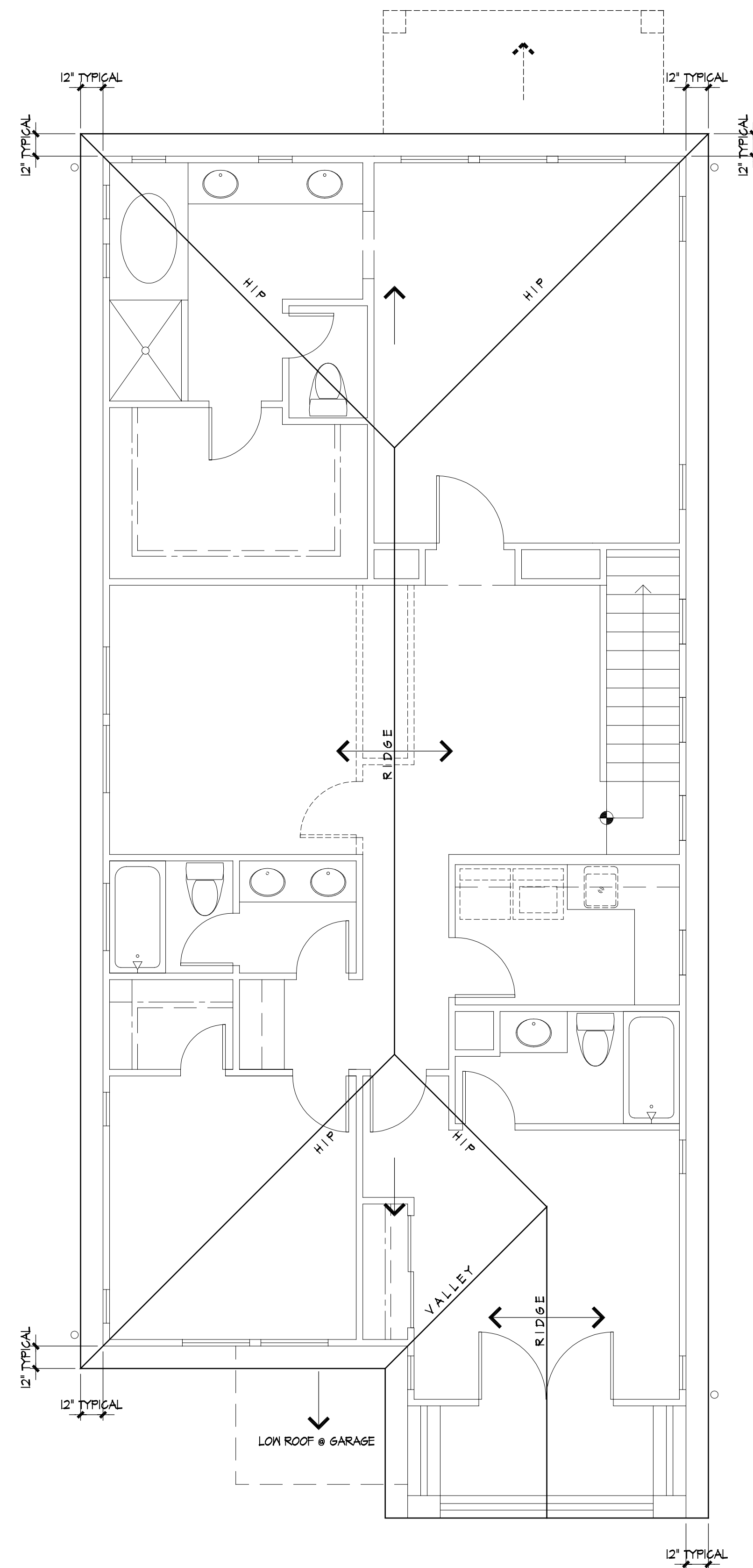
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MARCH 09, 2018



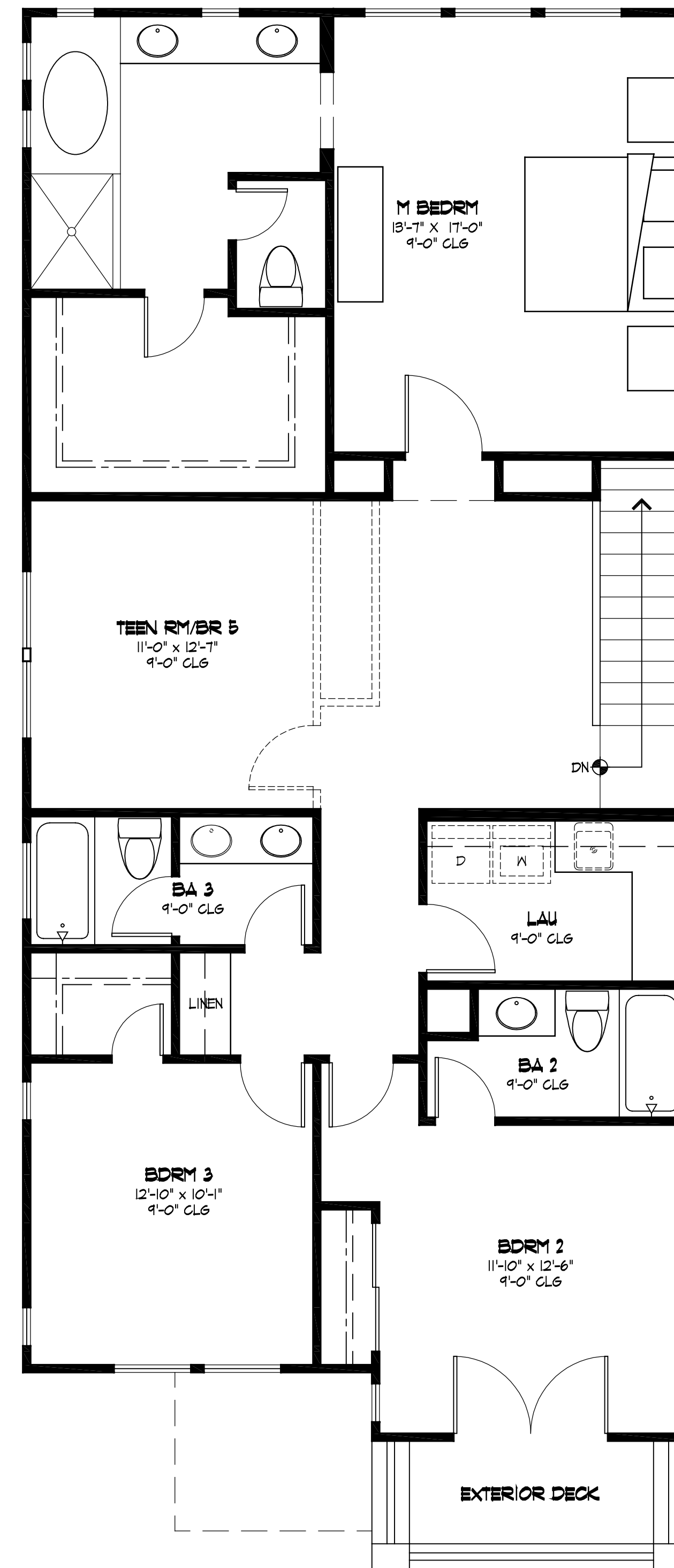
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	Revision 2: _____
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Plan 1B Exterior Elevations	Sheet 5 of 9
	DEP#:



ROOF PLAN

SCALE: 1/4" = 1'-0"

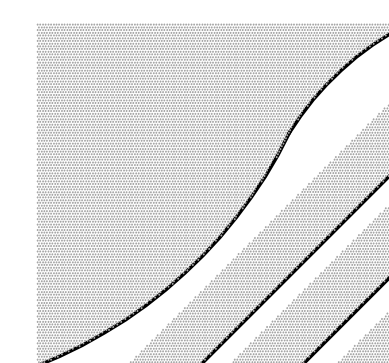
o DOWNSPOUTS FROM GUTTERS
ALL ROOF SLOPES 4:12



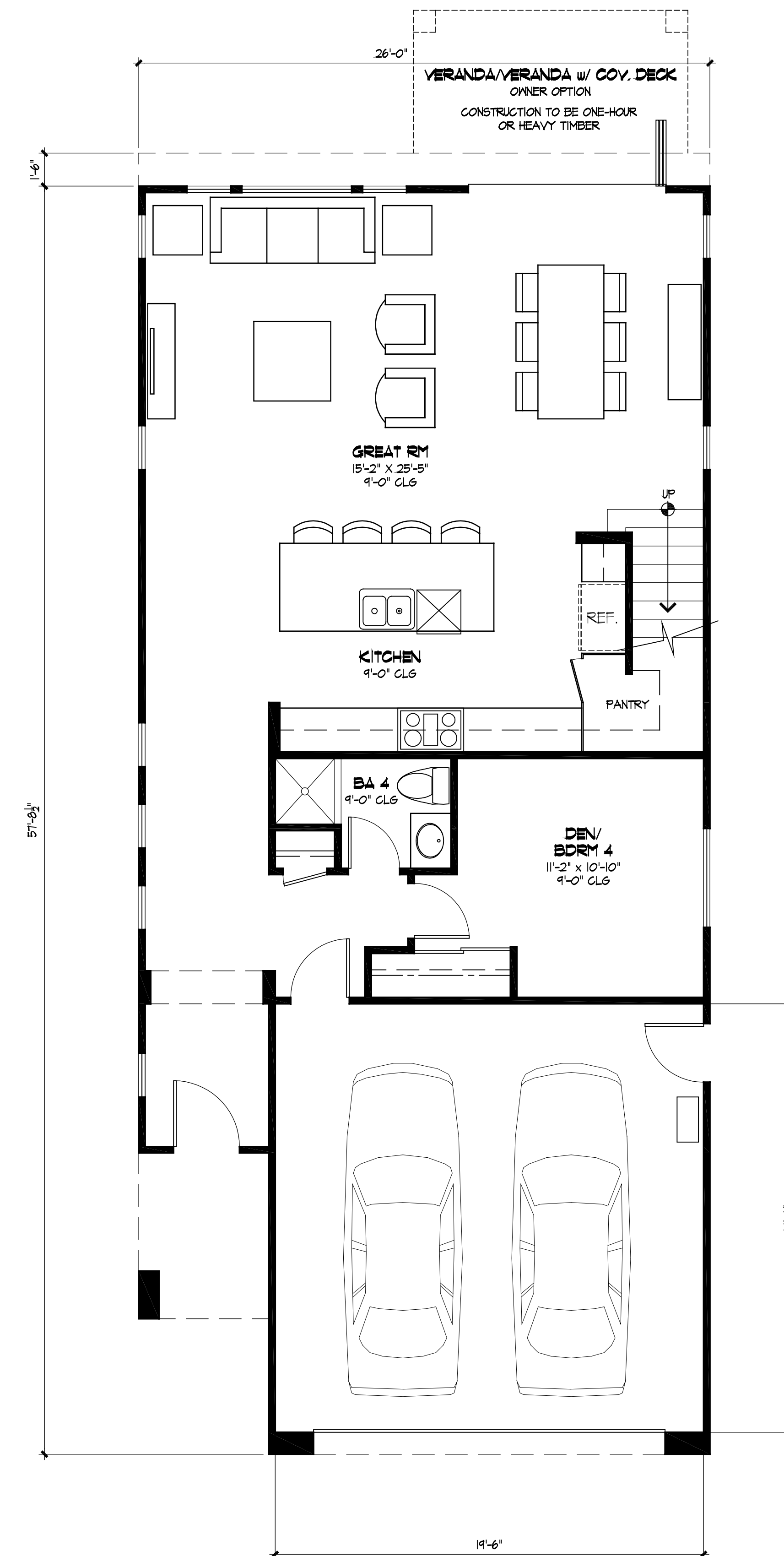
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

**PLAN 2A
COPLEY**



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
MARCH 09, 2018

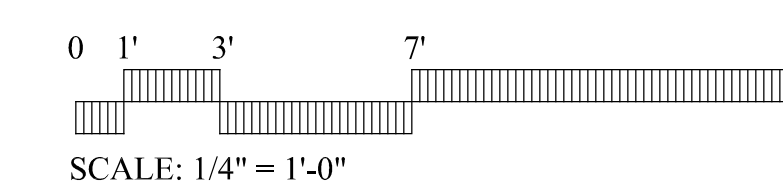


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

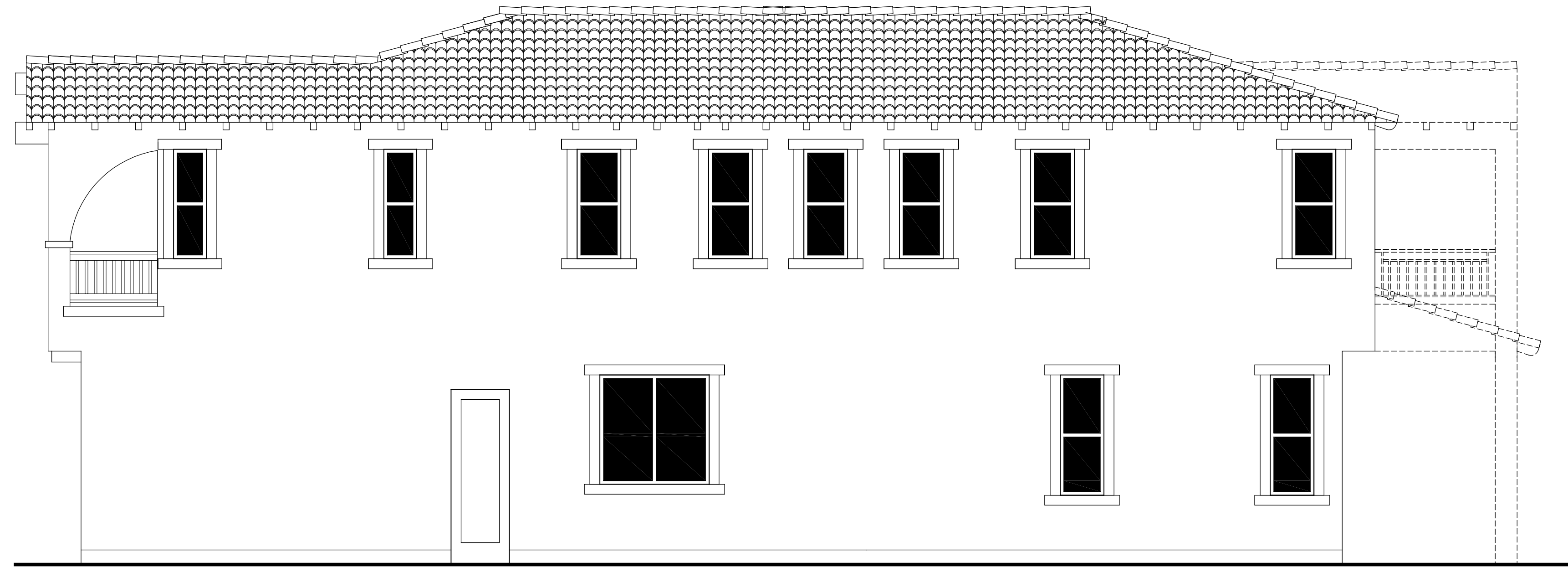
FIRST FLOOR: 1010 SQ. FT.
SECOND FLOOR: 1,364 SQ. FT.

TOTAL: 2,374 SQ. FT.
GARAGE: 394 SQ. FT.

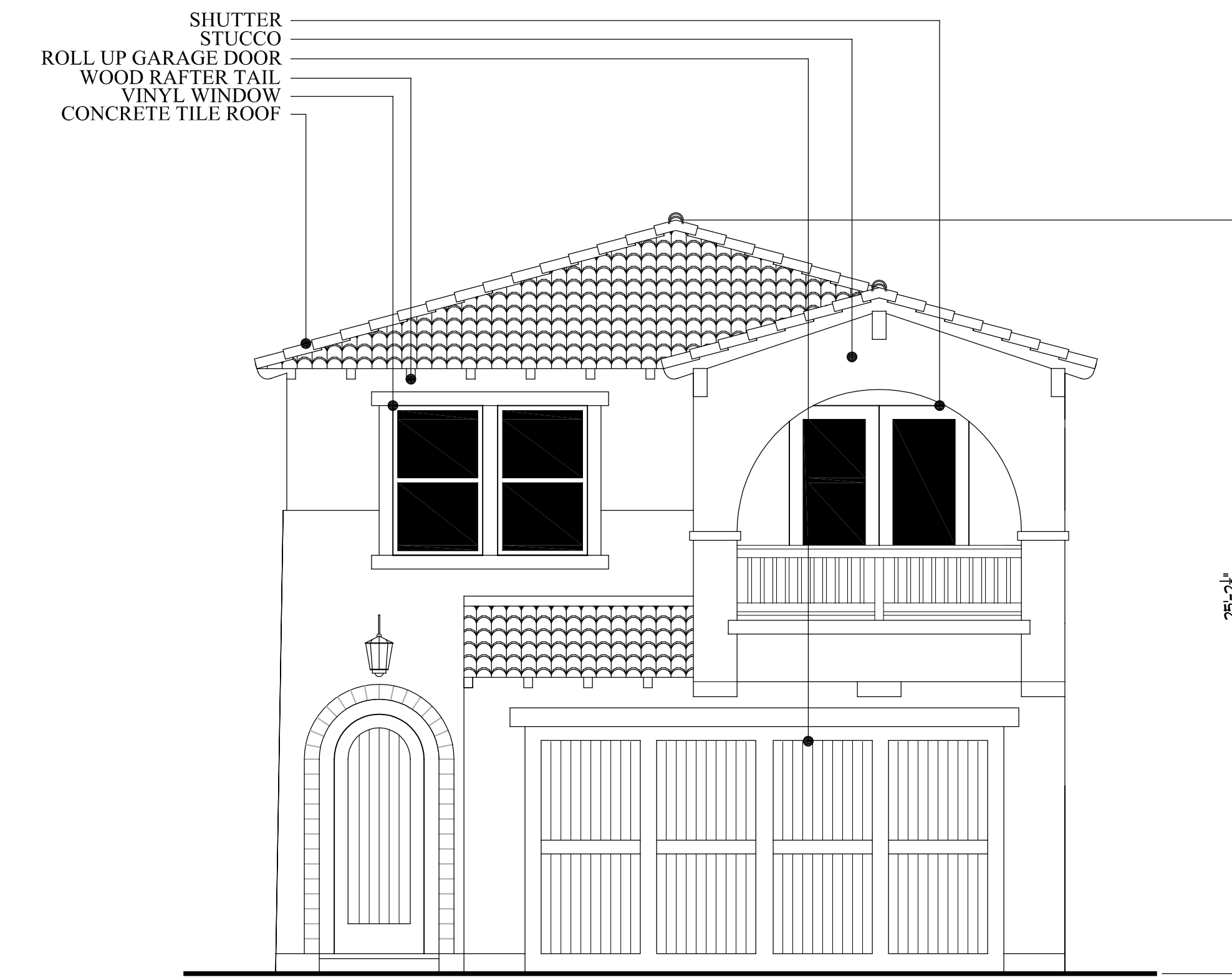


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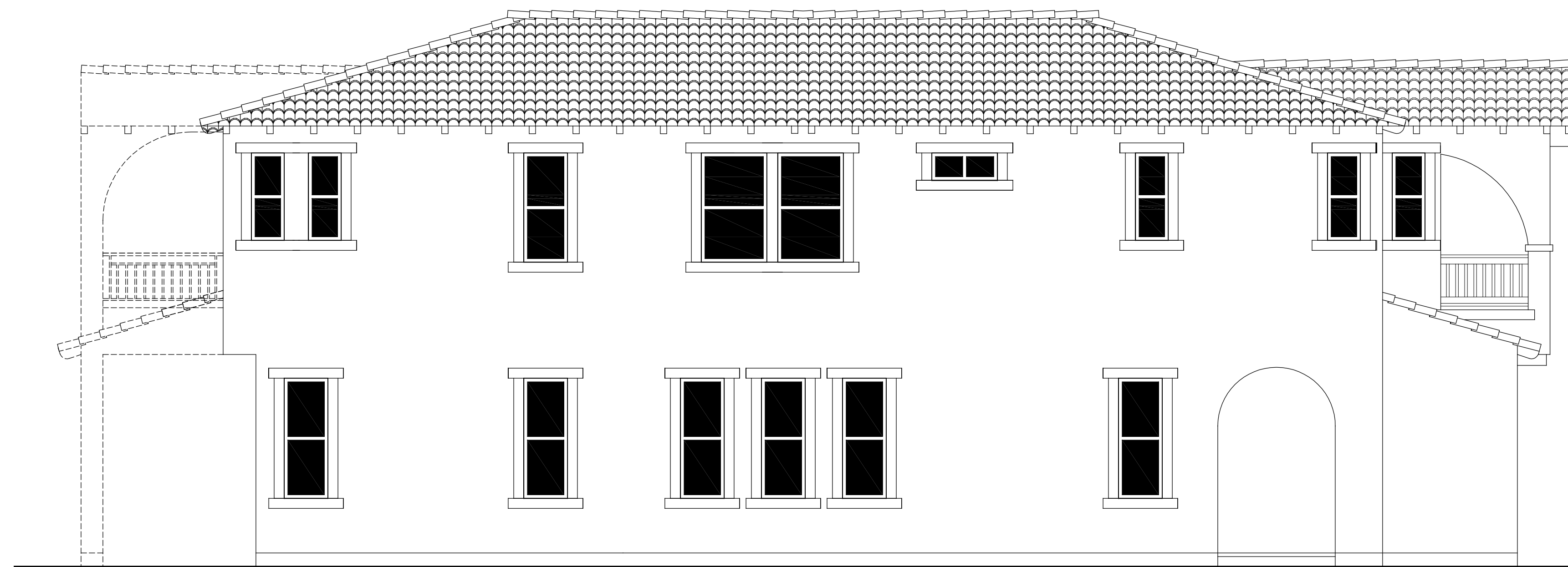
Prepared By:	Revision 14:	_____
Name: The McKinley Associates, Inc.	Revision 13:	_____
Address: 1818 First Avenue	Revision 12:	_____
San Diego, California 92101	Revision 11:	_____
Phone #: (619) 238-1134	Revision 10:	_____
Project Address:	Revision 9:	_____
	Revision 8:	_____
	Revision 7:	_____
	Revision 6:	_____
	Revision 5:	_____
	Revision 4:	_____
	Revision 3:	_____
	Revision 2:	_____
	Revision 1:	12-14-17
Sheet Title:	Original Date:	APRIL 10, 2017
Plan 2A 1/4" Floor Plans/Roof Plan	Sheet	6 of 9
	DEP#:	_____



WEST SIDE ELEVATION - ELEVATION 'A'
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - ELEVATION 'A'
SCALE: 1/4" = 1'-0"

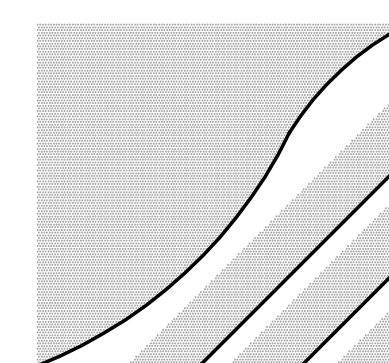


EAST SIDE ELEVATION - ELEVATION 'A'
SCALE: 1/4" = 1'-0"

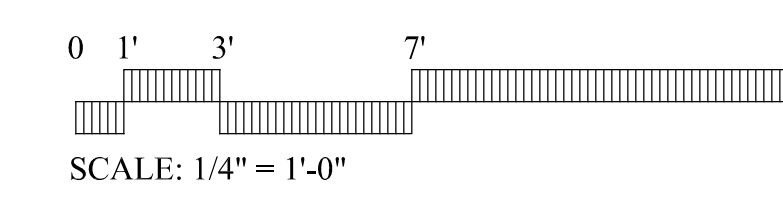


SOUTH ELEVATION - ELEVATION 'A'
SCALE: 1/4" = 1'-0"

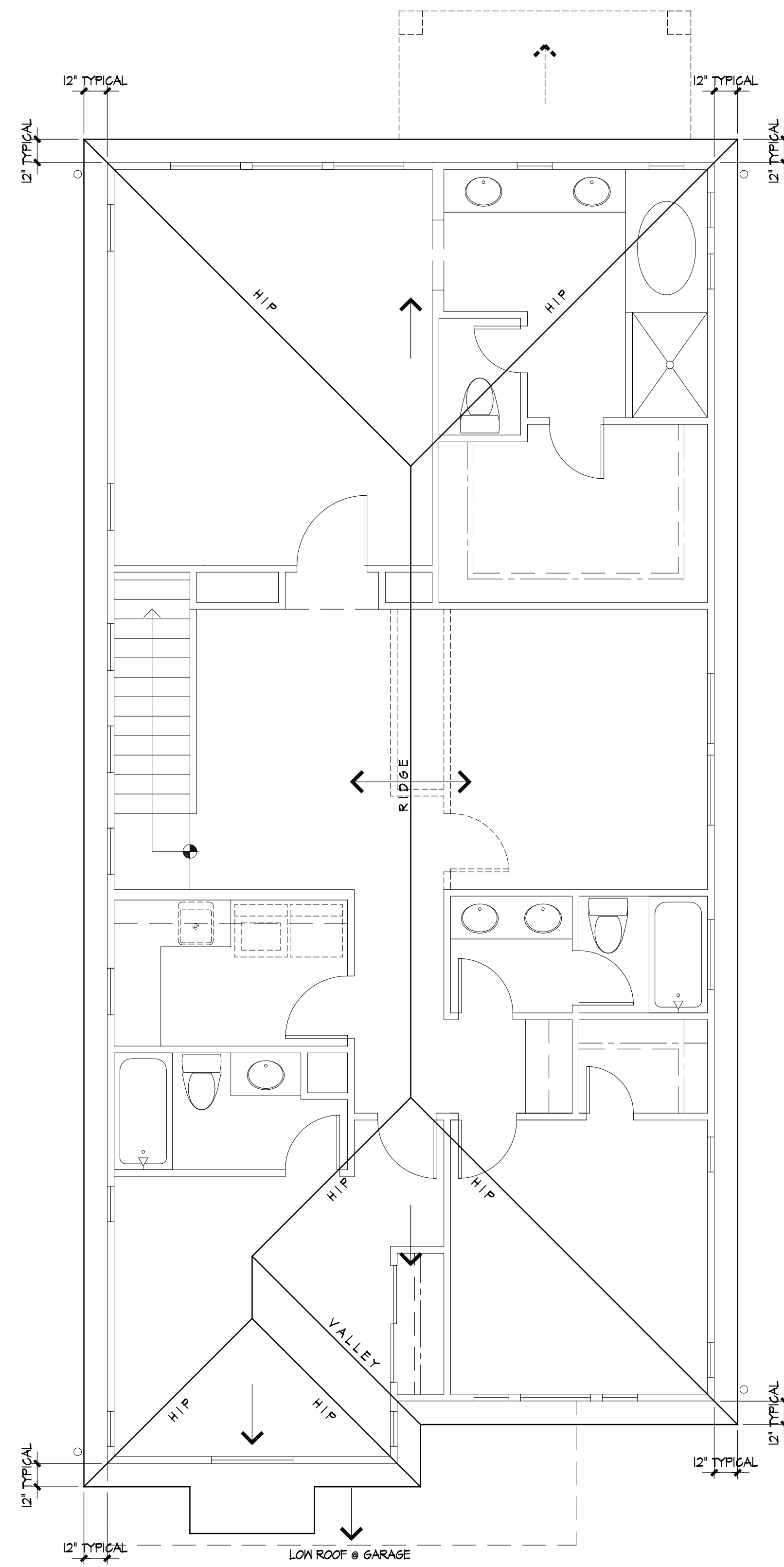
PLAN 2A COPLEY



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
MARCH 09, 2018



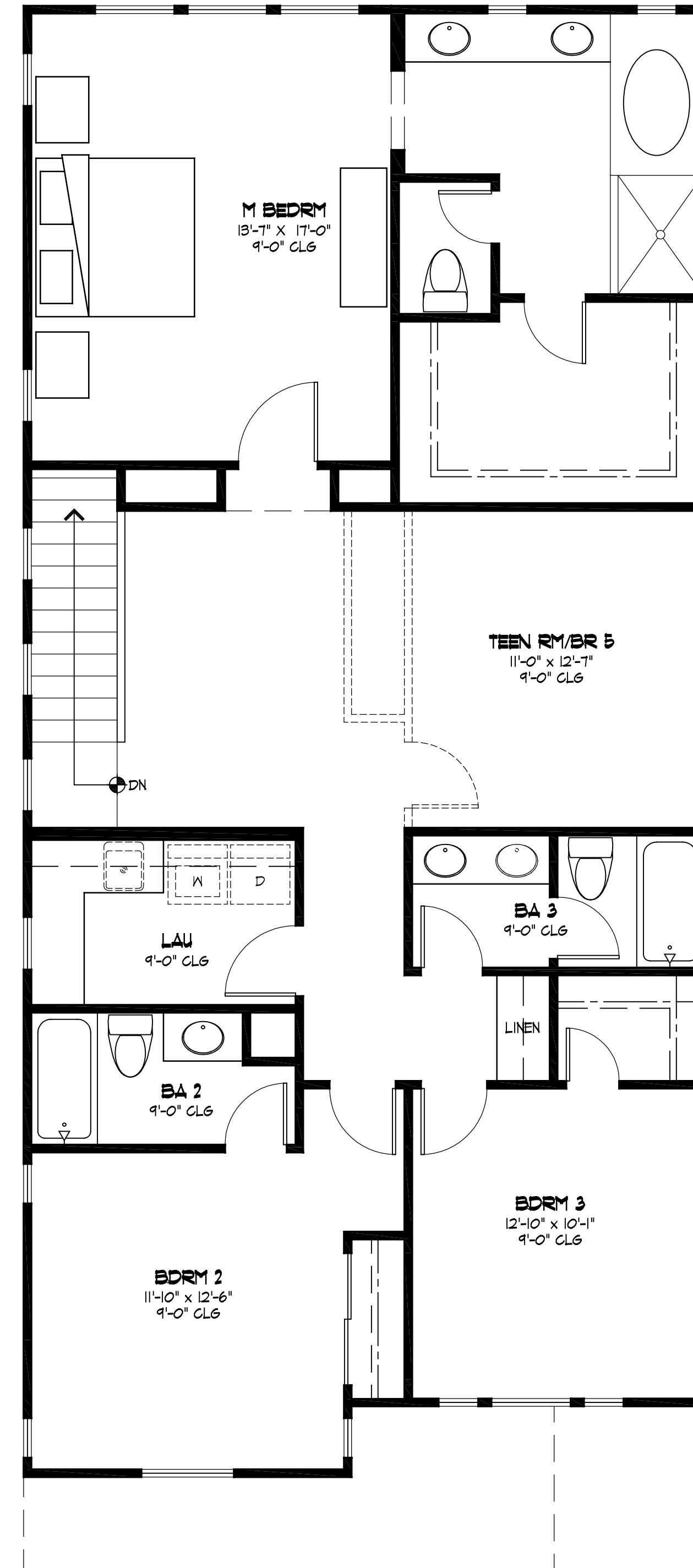
Prepared By:	Revision 14: _____
Name: The McKinley Associates, Inc.	Revision 13: _____
Address: 1818 First Avenue	Revision 12: _____
San Diego, California 92101	Revision 11: _____
Phone #: (619) 238-1134	Revision 10: _____
Project Address:	Revision 9: _____
	Revision 8: _____
	Revision 7: _____
	Revision 6: _____
	Revision 5: _____
Project Name:	Revision 4: _____
COPLEY	Revision 3: _____
	Revision 2: _____
	Revision 1: _____
Sheet Title:	Original Date: APRIL 10, 2017
Plan 2A Exterior Elevations	Sheet 7 of 9
	DEP#: _____



ROOF PLAN

SCALE: 1/4" = 1'-0"

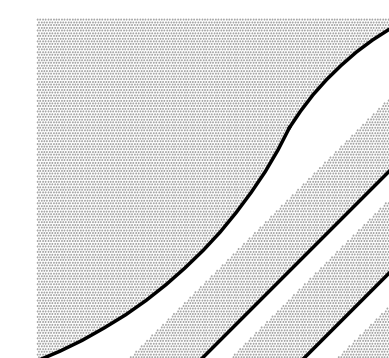
○ DOWNSPOUTS FROM GUTTERS
ALL ROOF SLOPES 4:12



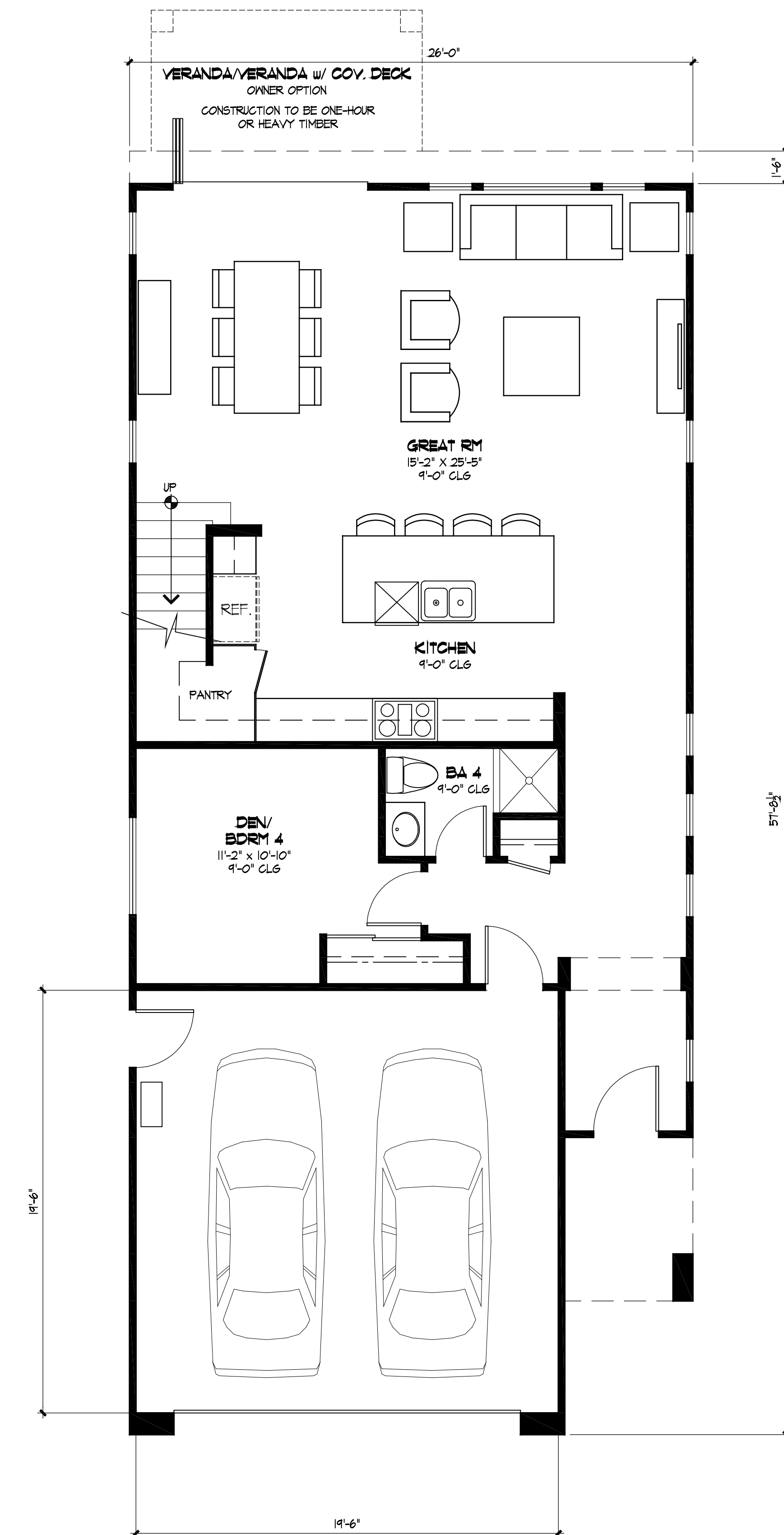
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN 2B
COPLEY



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
MARCH 09, 2018

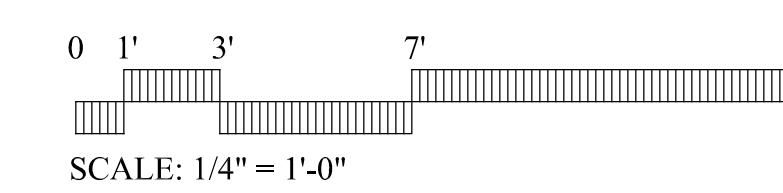


FIRST FLOOR PLAN

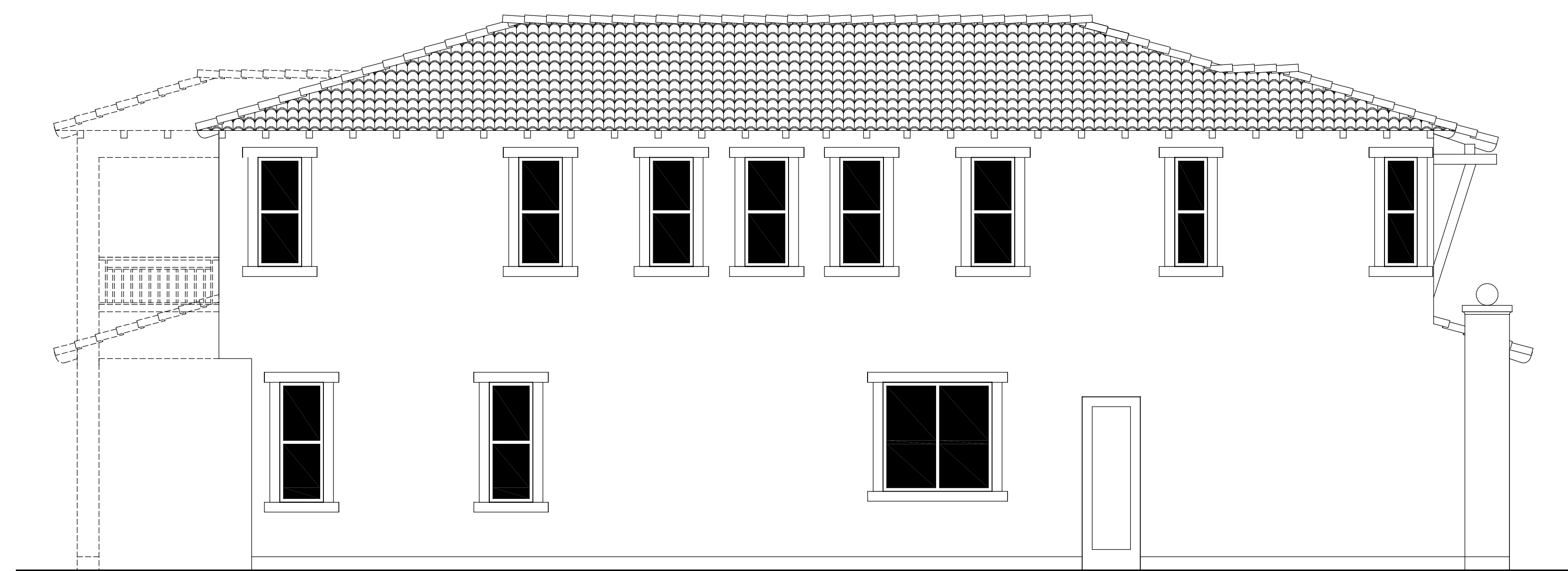
SCALE: 1/4" = 1'-0"

FIRST FLOOR: 1010 SQ. FT.
SECOND FLOOR: 1,364 SQ. FT.

TOTAL: 2,374 SQ. FT.
GARAGE: 394 SQ. FT.

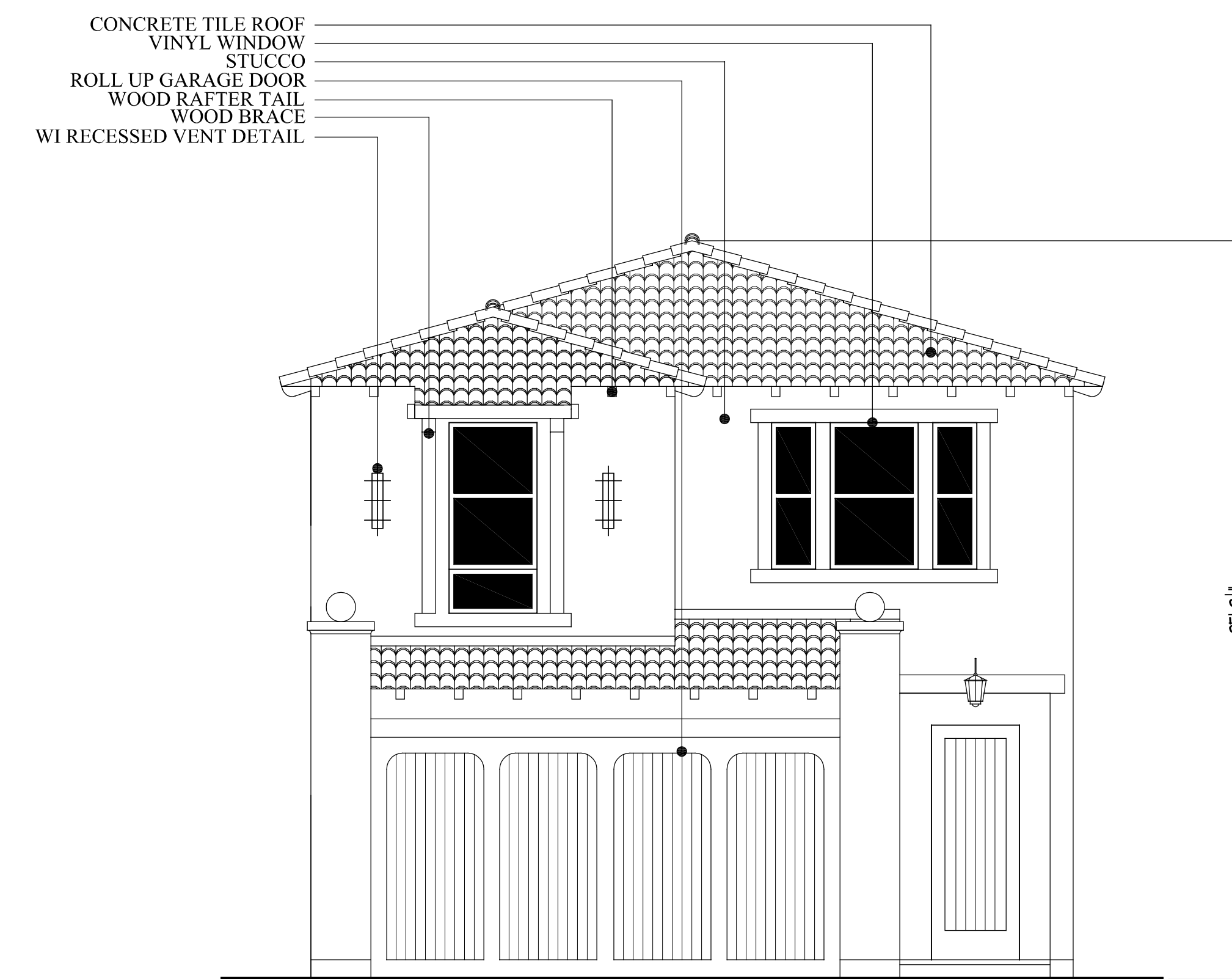


Prepared By:	The McKinley Associates, Inc.	Revision 14:	_____
Name:	1818 First Avenue	Revision 13:	_____
Address:	San Diego, California 92101	Revision 12:	_____
Phone #:	(619) 238-1134	Revision 11:	_____
Project Address:		Revision 10:	_____
		Revision 9:	_____
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		Revision 3:	_____
		Revision 2:	_____
		Revision 1:	12-14-17
Sheet Title:	Plan 2B 1/4" Floor Plans/Roof Plan	Original Date:	APRIL 10, 2017
		Sheet	8 of 9
		DEP #:	_____



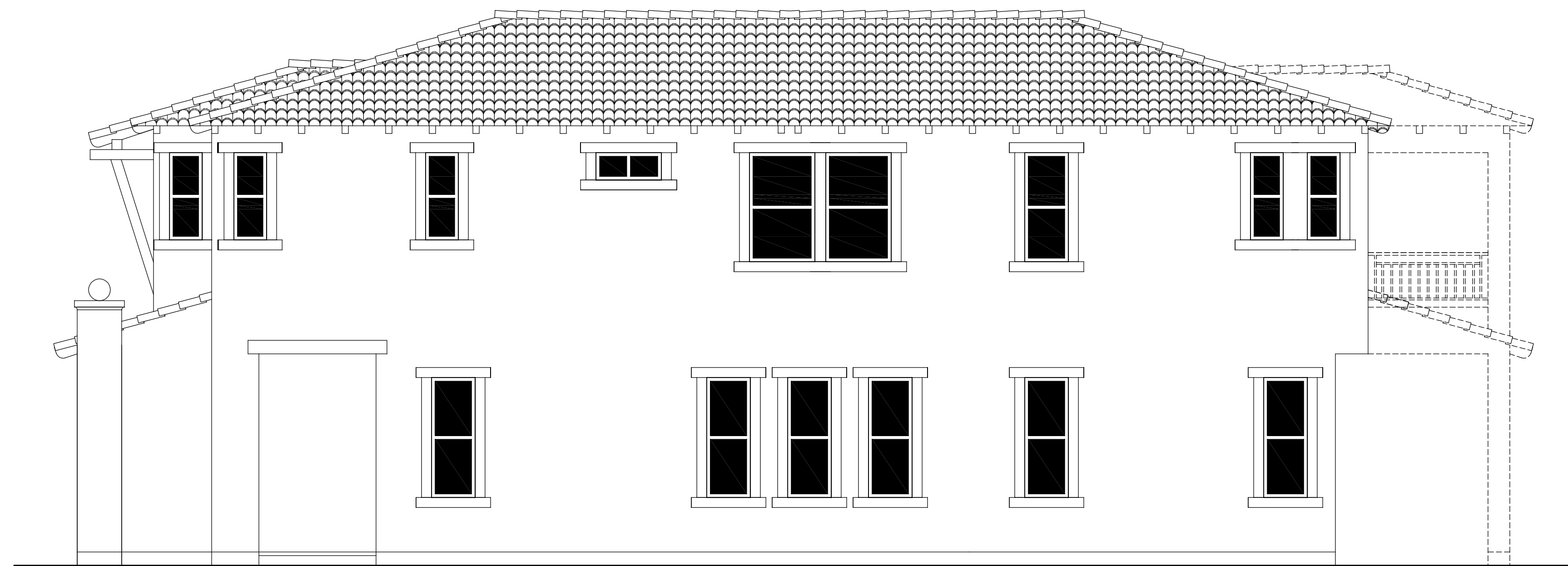
WEST SIDE ELEVATION - ELEVATION 'B'

SCALE: 1/4" = 1'-0"



NORTH ELEVATION - ELEVATION 'B'

SCALE: 1/4" = 1'-0"



EAST SIDE ELEVATION - ELEVATION 'B'

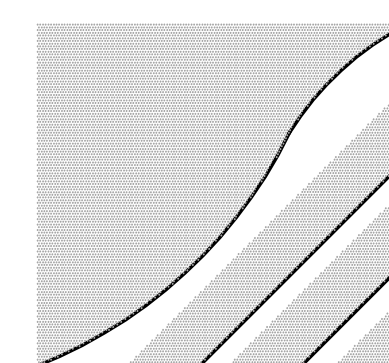
SCALE: 1/4" = 1'-0"



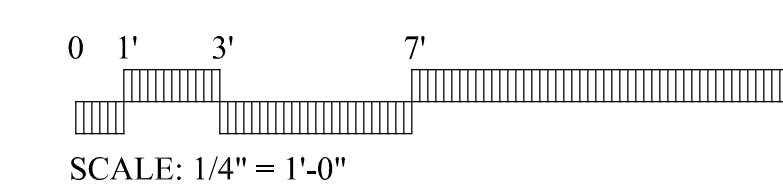
SOUTH ELEVATION - ELEVATION 'B'

SCALE: 1/4" = 1'-0"

PLAN 2B COPLEY



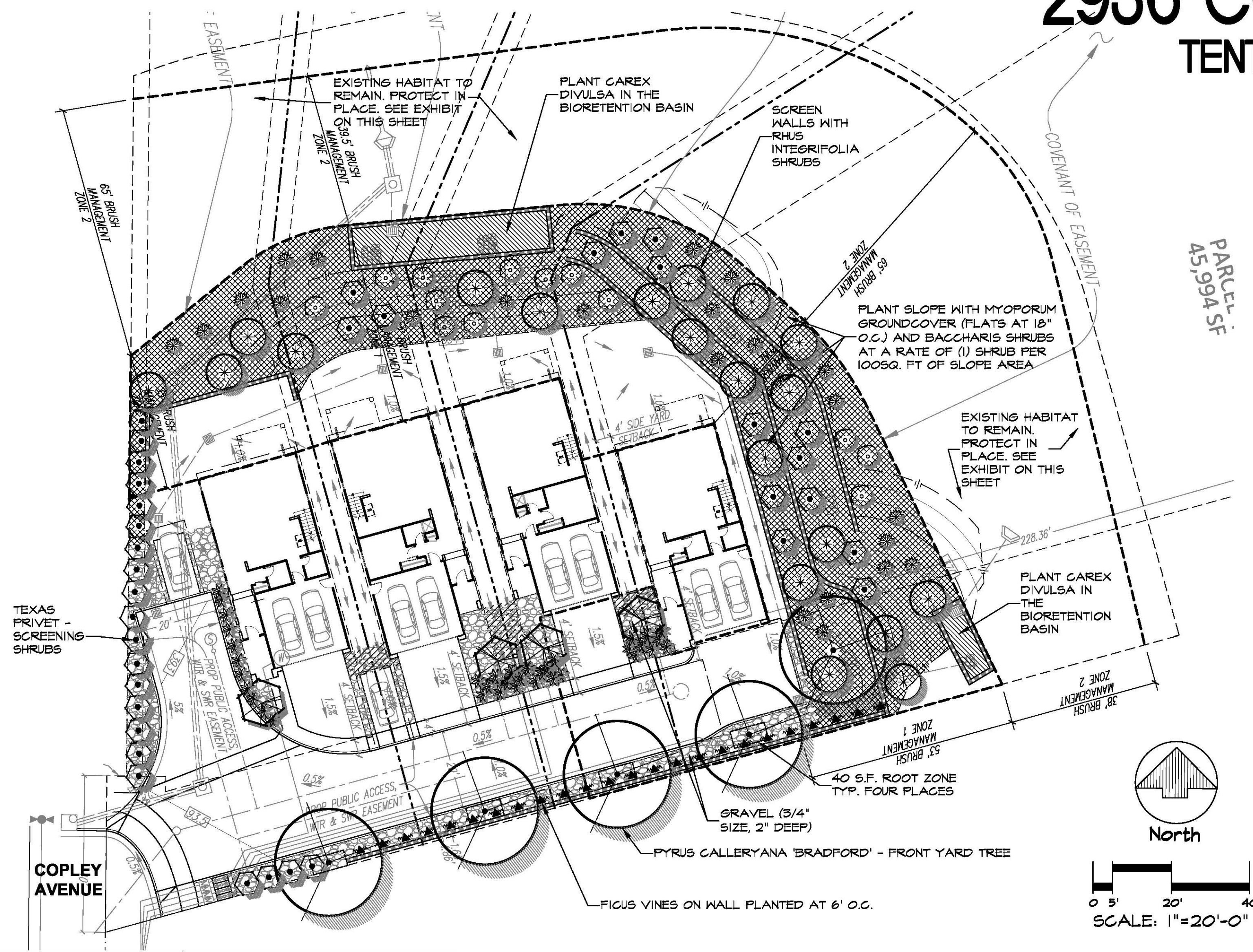
THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
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Sheet Title:	Original Date:	APRIL 10, 2017
Plan 2B Exterior Elevations	Sheet	9 of 9
	DEP#:	_____

2936 COPLEY AVE TENTATIVE MAP

LANDSCAPE PRELIMINARY PLAN SHEET L-1 OF 1



PLANT LEGEND

STREET TREES FOR REGENTS ROAD

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
PYRUS GALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	30 X 40 MATCHING	OVAL	STREET TREE	STANDARD. DOUBLE STAKE. STRAIGHT TRUNKS.
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	24" BOX	15 X 10	ROUND	ACCENT	STANDARD. DOUBLE STAKE.

NOTE: ALL TREES SHALL BE INSTALLED WITH ROOT BARRIER. ROOT BARRIER SHALL BE BIO-BARRIER.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
LIGUSTRUM J. TEXANUM	TEXAS PRIVET	15 GALLON	5' X 5'	ROUND	SCREEN	PLANT AT 36" O.C.
PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	5 GALLON	2' X 2'	SWORD-LIKE	ACCENT	
BACCHARIS 'CENTENNIAL'	CENTENNIAL DESERT BROOM	1 GALLON	2' X 4'	SPREADING	EROSION CONTROL	
RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GALLON	15' X 15'	ROUND	SCREEN	
ALOE STRIATA	CORAL ALOE	5 GALLON	2' X 2'	STRAP LEAF	COLOR	
CAREX DIVULSA	BERKLEY SEDGE	1 GALLON	18" X 18"	LOW GROWING	BIOFILTRATION	PLANT AT 24" O.C.

VINES

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
FIGUS FUMILA	CREeping FIG	5 GALLON	N/A	CLIMBING	SCREENING	PLANT ON WALL AT 6' O.C.

GROUNDCOVER

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
LANTANA 'NEW GOLD'	TRAILING LANTANA	FLATS	2' X 4'	OVAL	FOUNDATION	PLANT AT 36" O.C.
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	1' X 3'	LOW GROWING	EROSION CONTROL	PLANT AT 18" O.C.

GRAVEL

DESCRIPTION
GRAVEL (3/4" SIZE, 2" DEEP). COLOR TO BE CALIFORNIA GOLD. INSTALL WITH WEED FABRIC.

Adjacent habitat consistent with Bio Report prepared by Alden Environmental, Inc.



DESIGN STATEMENT / OBJECTIVES

- PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILE, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE SITE. WHERE PLANTING AREA EXCEEDS EIGHT FEET IN WIDTH, MOUNDING SHALL BE USED. PLANTING SHALL BLEND WITH DESIGN PROPOSED FOR ADJACENT PROPERTY.
- ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
- ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
- COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY. SEE FINAL PLANTING PLANS FOR INSTALLATION LAYOUT, DETAILS AND SPECIFICATIONS.
- ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
- VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OR TREES, SHRUBS AND/OR GROUND COVERS, HOWEVER, THESE AREAS SHALL NOT DEDUCT FROM THE BUILDING AS THE FOCUS OF THE SITE.
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE - A MINIMUM OF TWO PERCENT (2%) AWAY FROM BUILDING IN PLANTING AREAS. SEE CIVIL ENGINEERING PLANS FOR FINAL GRADING.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ALL PLANTING AREAS WILL BE PRIVATELY MAINTAINED IN A NEED AND DEBRIS FREE CONDITION.
- ALL LANDSCAPE AREAS THAT ARE LESS THAN 2:1 SLOPE WILL RECEIVE 3" OF SHREDDED BARK MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL. PRIOR TO BULK DELIVERY TO JOB SITE.

IRRIGATION NOTES

- IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS. ALL LATERAL PIPE FOR THE OPEN SPACE SLOPE IRRIGATION SHALL BROWN LINE ON-GRADE.
- IRRIGATION SYSTEMS SHALL UTILIZE LOW PRECIPITATION FIXED AND POP-UP STREAM ROTOR, SHRUB SPRAY, BUBBLER HEADS AND DRIP FOR ALL LANDSCAPE AREAS. POP-UP SPRAY HEADS SHALL BE USED ADJACENT TO WALKS, DRIVES AND ACTIVITY AREAS.

WATER USE CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE CALCULATION - MAWA

$$MAWA = (ET_o)(0.62)[(ETAF)(LA) + (1-ETAF)(SLA)]$$

Where:

ET_o = Annual Yearly Evapotranspiration
 0.62 = Conversion factor (to gallons)
 0.55 = Evapotranspiration Adjustment Factor
 LA = Landscape Area
 0.3 = Additional Evapotranspiration Adjustment Factor for Special Area
 SLA = Special Landscape Area (square feet)

$$MAWA = (ET_o)(0.62)[(0.55)(LA) + (0.55)(SLA)]$$

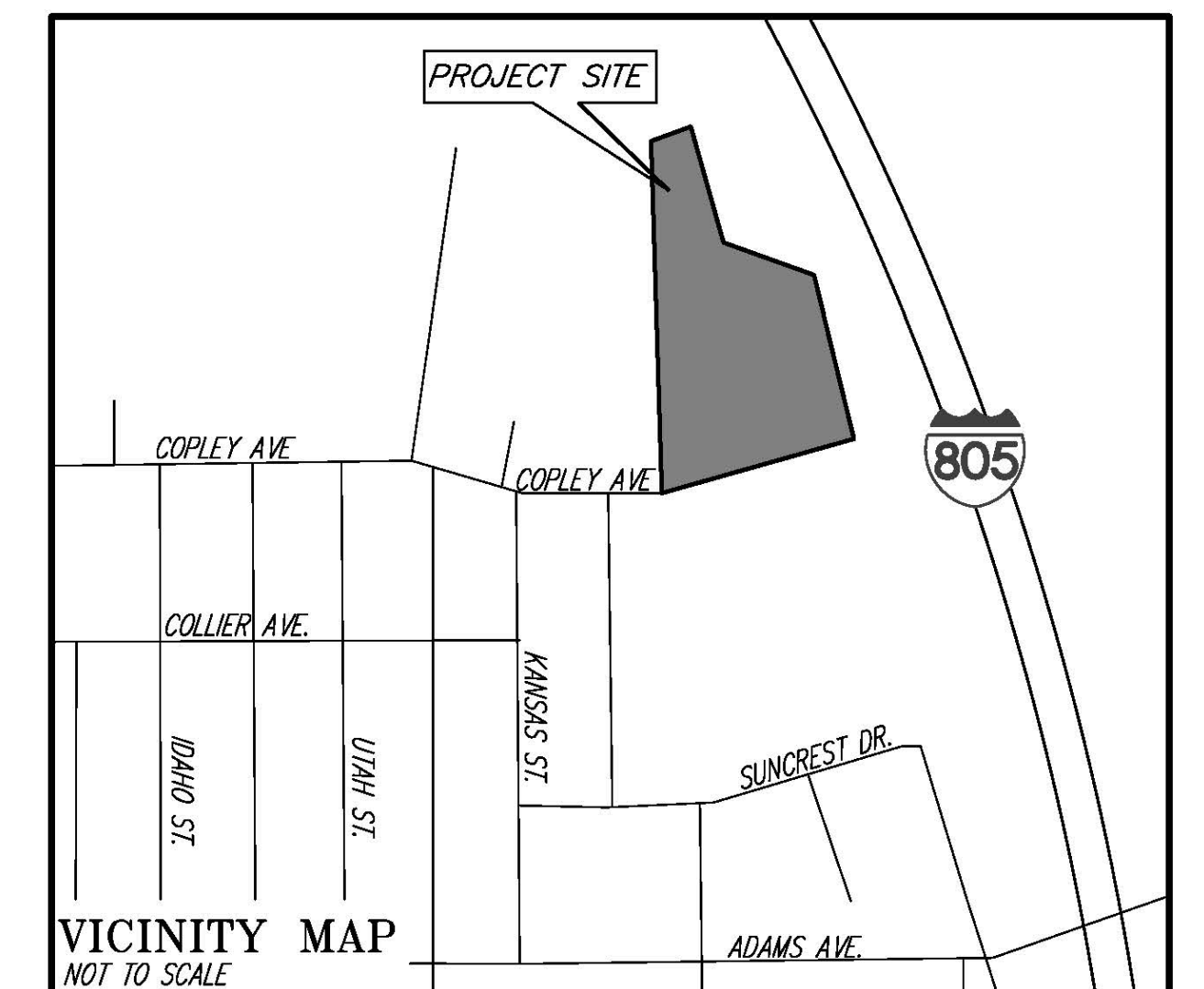
$$MAWA = (47)(0.62)[(0.55)(9,137) + (0.55)(0)]$$

$$MAWA = 146,438 \text{ Gallons per Year}$$

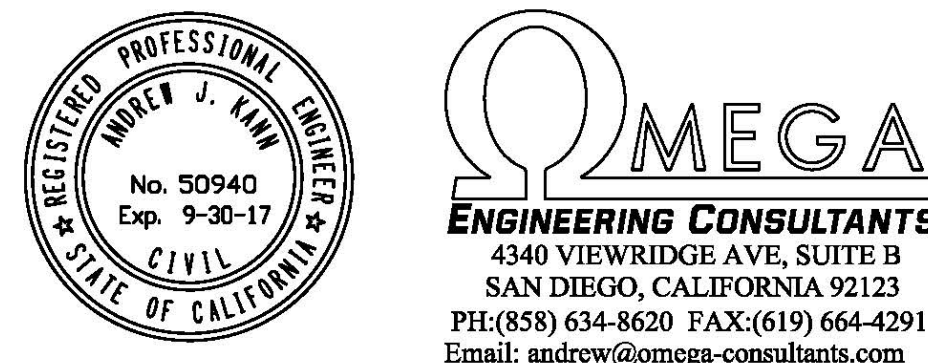
$$MAWA = 146,438 / 748 = 195 \text{ HCF (Hundred-Cubic-Foot Per Year)}$$

CITY OF SAN DIEGO REQUIRED NOTES

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- MINIMUM TREE SEPARATION DISTANCE
 TRAFFIC SIGNALS/STOP SIGNS - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET*
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 *5 FEET FOR RESIDENTIAL STREETS RATED 25 MPH OR LOWER
- IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN

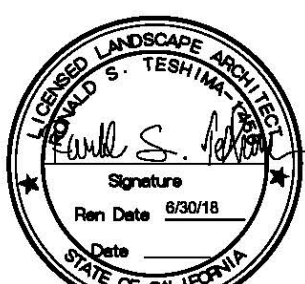


ENGINEER OF WORK:



PRELIMINARY REVIEW ONLY
 ANDREW J. KANN, R.C.E. 50940
 MY REGISTRATION EXPIRES 9-30-17

TESHIMA DESIGN GROUP
 LANDSCAPE ARCHITECTURE • LAND PLANNING
 9903 BUSINESSPARK AVE SUITE 100 • SAN DIEGO, CA 92131
 TEL: 619-451-8220 FAX: 619-451-8221



OWNER/APPLICANT:

CONTACT: JEFF LYNN
 COPLEY AVE. VENTURES, LLC
 2245 SAN DIEGO AVE., #125
 SAN DIEGO, CA 92110

APN NO:

438-220-10-00

LEGAL DESCRIPTION

A PORTION OF VILLA LOT SEVENTY (70) OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 951, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 1, 1905, AS DESCRIBED IN GRANT DEED RECORDED MARCH 5, 2015 AS DOC # 2015-0103043.

PREPARED BY:

TESHIMA DESIGN GROUP
 CONTACT: RONALD TESHIMA
 9903 BUSINESSPARK AVENUE, SUITE 100
 SAN DIEGO, CA 92131
 PHONE: 619.693.8824

2936 COPLEY AVE TENTATIVE MAP EXHIBIT

TM 1717989
SHEET 1 OF 4

EXCEPTION NOTES:

THE FOLLOWING IS A LIST OF EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, LIENS, PERMITS, RESOLUTIONS, TAKES, OR WAIVERS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE NOT INCLUDED IN THIS LIST.

- ① EASEMENT GRANTED TO CITY OF SAN DIEGO FOR MAIN WATER PIPES RECORDED AUGUST 12, 1914 IN BOOK 662, PAGE 104 OF DEEDS.
- ② EASEMENT GRANTED TO THE STATE OF CALIFORNIA FOR HIGHWAY SLOPES RECORDED JANUARY 24, 1969 AS FILE/PAGE NO. 13090 OF OFFICIAL RECORDS.
- ③ ACCESS RIGHTS RELINQUISHED ON JANUARY 24, 1969 AS FILE/PAGE NO. 13090 OF OFFICIAL RECORDS.
- ④ EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES RECORDED APRIL 4TH, 1968 AS FILE/PAGE NO. 55791 OF OFFICIAL RECORDS.
- ⑤ EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES RECORDED OCTOBER 14, 2014 AS DOC # 2014-0103044 OF OFFICIAL RECORDS.

SUBDIVIDER NOTE:

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

MAPPING & MONUMENTATION NOTE:

ALL PROPERTY CORNERS WILL BE SET AND FOUR LOT FINAL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

STORMWATER NOTE:

PROJECT SHALL ADHERE TO THE NEW STORMWATER REGULATIONS, M&A PERMIT.

SEWER NOTE:

PRIVATE SEWER LATERALS REQUIRE AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA).

PARKING SUMMARY

PARCEL 1: 4 STALLS
 PARCEL 2: 4 STALLS
 PARCEL 3: 4 STALLS
 PARCEL 4: 4 STALLS
 SHARED: 2 STALLS
 TOTAL: 18 STALLS

UTILITY SUMMARY

WATER: CITY OF SAN DIEGO (619) 235-1000
 SEWER: CITY OF SAN DIEGO (619) 515-3525
 STORM DRAIN: CITY OF SAN DIEGO (619) 525-3525
 ELECTRIC: SDG&E 1 (800) 411-7343 TO BE UNDERGROUND
 COMMUNICATIONS: SDG&E 1 (800) 411-7343 TO BE UNDERGROUND

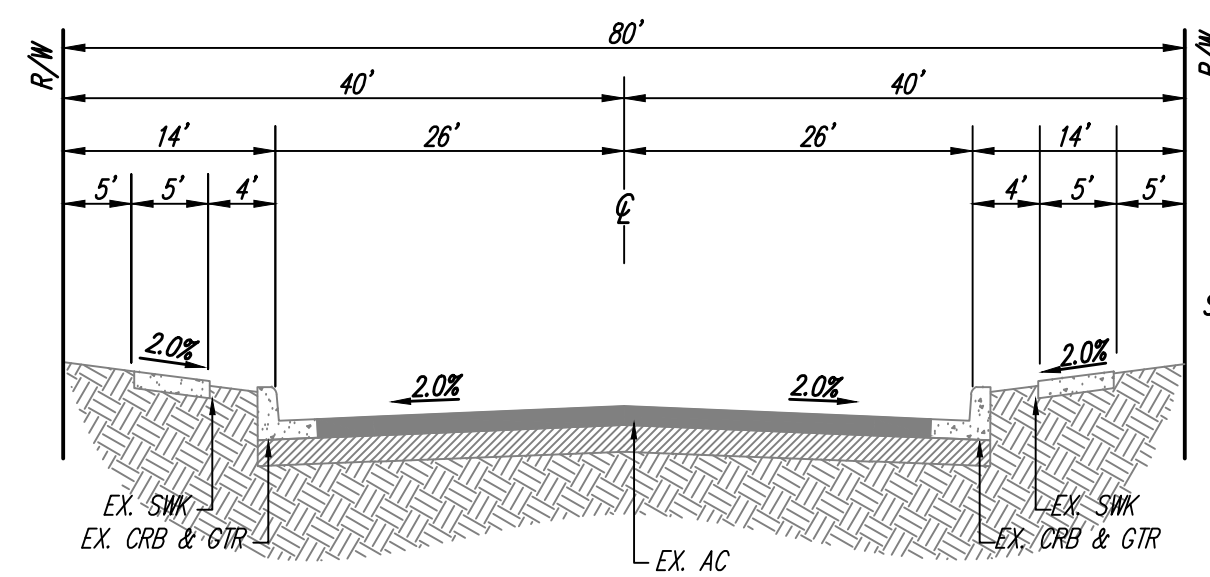
EXISTING BUILDING

EXISTING BUILDING YEAR OF CONSTRUCTION = 1934

OWNER/APPLICANT

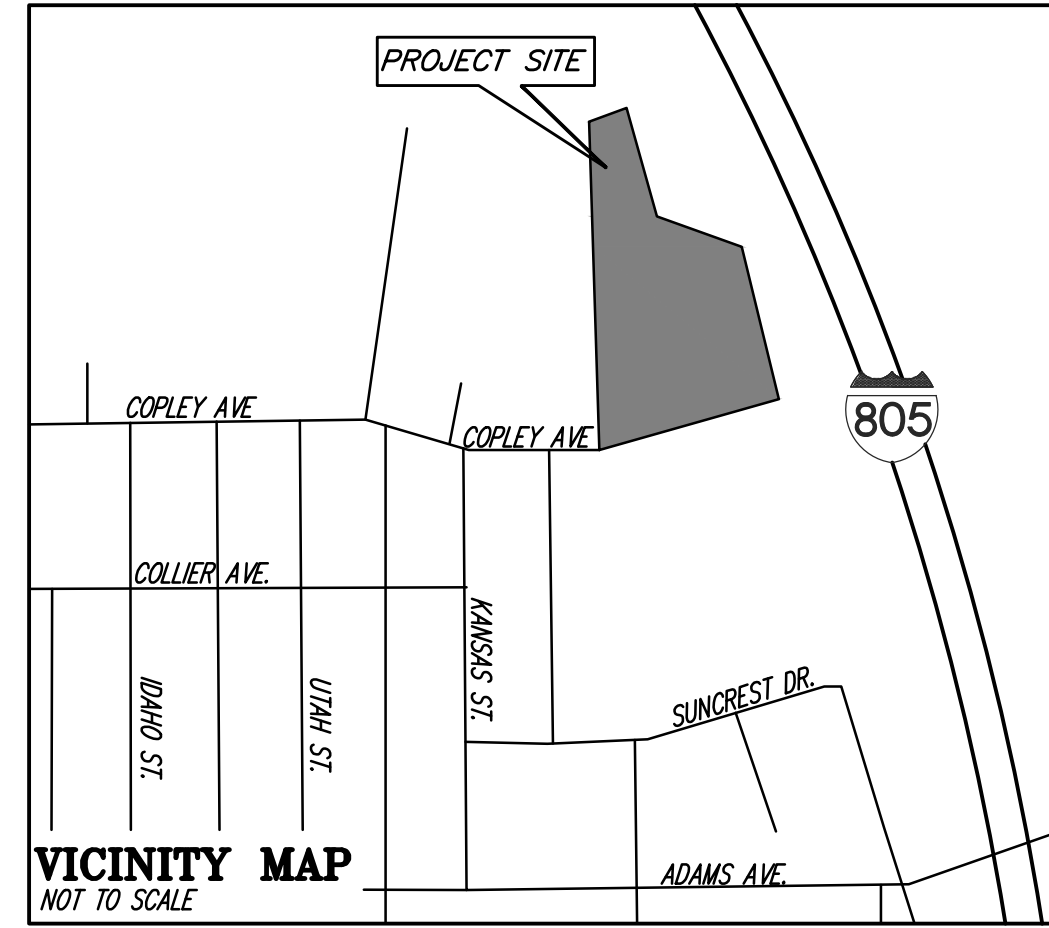
COPLEY AVENUE VENTURES, LLC, A CALIFORNIA LIMITED PARTNERSHIP
 2245 SAN DIEGO AVE, #125
 SAN DIEGO, CA 92110
 (206) 202-4700

JEFFREY R. LYNN DATE



EX TYPICAL SECTION - COPLEY AVE

NOT TO SCALE



APN NO:

438-220-10-00

SITE AREA SUMMARY:

TOTAL PROPOSED NUMBER OF PARCELS: 4

PARCEL NO.	GROSS AREA	NET AREA	BUILDING AREA
PARCEL 1:	48,490 SF (1.113 ACRES)	8,089 SF (0.186 AC)	2,227 SF
PARCEL 2:	44,618 SF (1.024 ACRES)	7,476 SF (0.172 AC)	2,374 SF
PARCEL 3:	45,260 SF (1.040 ACRES)	8,520 SF (0.196 AC)	2,374 SF
PARCEL 4:	45,984 SF (1.060 ACRES)	18,497 SF (0.448 AC)	2,227 SF

GROSS AREA OF SITE: 184,362 SF (4.232 ACRES)

DISTURBED AREA:
 EXISTING: 16,725 SF (0.384 ACRES) 9.1% OF GROSS SITE AREA
 PROPOSED: 29,088 SF (0.668 ACRES) 15.8% OF GROSS SITE AREA

UNDEVELOPED AREA: 155,274 SF (3.564 ACRES) 84.2% OF GROSS SITE AREA

DEVELOPMENT SUMMARY:

- ZONING: 1. TRANSIT
 2. FAA PART 77 NOTIFICATION FOR SDIA AND MONTGOMERY FIELD.
 3. AIRPORT INFLUENCE AREA, REVIEW AREA 2

DEVIATIONS: THE FOLLOWING ARE DEVIATIONS FROM ZONE RS-1-7 FOUND IN SDMC TABLE 131-04D

- REQUIRED LOT WIDTH = 50'
- MINIMUM LOT WIDTH PROVIDED FOR PARCELS 1, 2 & 3 = 35'
- DEVIATION REQUIRED FOR PARCELS 1, 2 & 3

STREET FRONTAGE: PARCELS 2, 3 & 4 DO NOT FRONT A PUBLIC ROAD AND ARE PROVIDED ACCESS VIA A PUBLIC ACCESS EASEMENT

SETBACKS: FRONTAGE
 REQUIRED STREET FRONTAGE = 30' = 50' X 60% REDUCTION PER SDMC 131-044.2
 PROVIDED STREET FRONTAGE = 40'

FRONT = 15'
 PARCEL 1: 15' (ADJACENT TO COPLEY AVE R/W)
 PARCEL 2: 4.0' (USE INTERIOR SIDEYARD SETBACK DUE TO EASEMENT FRONTAGE ACCESS)
 PARCEL 3: 4.0' (USE INTERIOR SIDEYARD SETBACK DUE TO EASEMENT FRONTAGE ACCESS)
 PARCEL 4: 4.0' (USE INTERIOR SIDEYARD SETBACK DUE TO EASEMENT FRONTAGE ACCESS)

SIDE = 4' MIN. SIDE WIDTH OF LOT
 PARCEL 1: MIN WIDTH=35', SIDEYARD SETBACK = 4.0'
 PARCEL 2: MIN WIDTH=35', SIDEYARD SETBACK = 4.0'
 PARCEL 3: MIN WIDTH=35', SIDEYARD SETBACK = 4.0'
 PARCEL 4: MIN WIDTH=235', SIDEYARD SETBACK = 20.64' = 4.0'+16.64' PER TABLE 131-04D FOOTNOTE #2
 STREET = 10' MIN. SIDE WIDTH OF LOT
 REAR = 25' MIN. SIDE DEPTH OF LOT
 PARCEL 1: MAX DEPTH=718', REARYARD SETBACK = 71.8'
 PARCEL 2: MAX DEPTH=632', REARYARD SETBACK = 63.2'
 PARCEL 3: MAX DEPTH=463', REARYARD SETBACK = 46.3'
 PARCEL 4: MAX DEPTH=217', REARYARD SETBACK = 21.7'

MAX. HEIGHT = 24',30"

MAX. FLOOR AREA RATIO = 0.58

ALL SITE RESTRICTIONS WERE OBTAINED FROM THE CITY OF SAN DIEGO, DEVELOPMENT DEPARTMENT WEBSITE. WWW.SANDIEGO.GOV

LEGAL DESCRIPTION

A PORTION OF VILLA LOT SEVENTY (70) OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 951, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 1, 1905, AS DESCRIBED IN GRANT DEED RECORDED MARCH 5, 2015 AS DOC # 2015-0103043.

SOURCE OF TOPOGRAPHY

FIELD SURVEY PERFORMED BY OMEGA LAND SURVEYING, INC. ON MAY 14, 2015.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, GRID BEARING BETWEEN STATIONS "1062" AND "1801" AS SAID STATIONS ARE PUBLISHED IN R05 14482. SAID BEARING BEING 127° 06' 57" W. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN THE TERMS OF SAID SYSTEM.

AT POINT 162:
 CONVERGENCE ANGLE = -0°29'08.80"
 CSF: 0.999998029
 ELEV: 385.74' (NGVD29)

BENCHMARK

DESCRIPTION: SOUTHEAST BRASS PLUG IN TOP OF CURB

LOCATION: COPLEY AVENUE AND KANSAS STREET

ELEVATION: 397.176 (NGVD29)

SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

LEGEND:

ITEM	SYMBOL
INDICATES RECORD DATA PER	()
PROPERTY LINE / TM BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING EASEMENT LINE	---
SETBACK LINE	---
STREET CENTERLINE	---
EXISTING SPOT ELEVATIONS	x 385.00
EXISTING CONTOUR	~ 385
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING GAS LINE	GAS
EXISTING OVERHEAD POWER LINE	OH
EXISTING OVERHEAD TELEPHONE LINE	T
EXISTING FIRE HYDRANT ASSEMBLY	+
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN INLET	---
EXISTING CURB & GUTTER	---
EXISTING DRAINAGE PATTERN	---
EXISTING UTILITY BOX LABELED PER PLAN	---
EXISTING SIGN	---
EXISTING BUILDING	---
EXISTING POWER & COMMUNICATIONS POLE	---
EXISTING STREET LIGHT	---
EXISTING ZONING LIMITS	---
FOUND RECORDED MONUMENT PER PLAN	---
PROPOSED CONTOUR	---
PROPOSED BUILDING FOOTPRINT	---
PROPOSED FINISH FLOOR ELEVATION	FF=52.00
PROPOSED PAD ELEVATION	PAD=40.00
PROPOSED TOP OF CURB ELEVATION	374.00TC
PROPOSED PAVEMENT ELEVATION	374.00P
PROPOSED TOP OF WALL ELEVATION	374.00TW
PROPOSED BASE OF WALL ELEVATION	374.00BW
PROPOSED FLOWLINE ELEVATION	374.00FL
PROPOSED FINISHED GRADE ELEVATION	374.00FG
PROPOSED RETAINING WALL (PVT)	---
PROPOSED DOMESTIC WATER POINT OF CONNECTION	---
PROPOSED WATER LATERAL (PVT)	---
PROPOSED FIRE HYDRANT (PVT)	---
PROPOSED WATER METER (PVT)	---
PROPOSED SEWER POINT OF CONNECTION	---
PROPOSED SEWER LATERAL (PVT)	---
PROPOSED SEWER CLEANOUT (PVT)	---
PROPOSED SEWER MANHOLE (PVT & PUBLIC)	---
PROPOSED A-A CLEANOUT (PVT)	---
PROPOSED B-INLET (PVT)	---
PROPOSED BIORETENTION BASIN (PVT)	---
PROPOSED BROOKS BOX INLET (PVT)	---
PROPOSED STORM DRAIN (PVT)	---
PROPOSED HEADWALL (PVT)	---
PROPOSED BROW DITCH (PVT)	---
PROPOSED RIP RAP (PVT)	---
PROPOSED BROOKS BOX (PVT)	---

GRADING DATA

TOTAL AMOUNT OF SITE TO BE GRADED: 0.597 ACRES (26,000 SF).
 PERCENT OF TOTAL SITE FINE GRADED: 14.1 %
 AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0.000 ACRES.
 PERCENT OF TOTAL SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 70 %

GRADED AREA 0.597 [AC] MAX CUT DEPTH 5.0 FT
 CUT QUANTITIES 230 [CY] MAX CUT SLOPE RATIO 2:1 MAX
 FILL QUANTITIES 3,200 [CY] MAX FILL DEPTH 16.0 FT
 IMPORT QUANTITIES 2,970 [CY] MAX FILL SLOPE RATIO 2:1 MAX

RETAINING WALLS: 6 TOTAL WALLS, MAX LENGTH = 300.00', MAX HEIGHT = 9.8'

THIS PROJECT PROPOSES TO IMPORT 1,315 CUBIC YARDS OF MATERIAL TO THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

SHEET INDEX

- SHEET 1 --- TITLE SHEET
- SHEET 2 --- TENTATIVE MAP
- SHEET 3 --- CONSTRAINTS MAP
- SHEET 4 --- SLOPE ANALYSIS

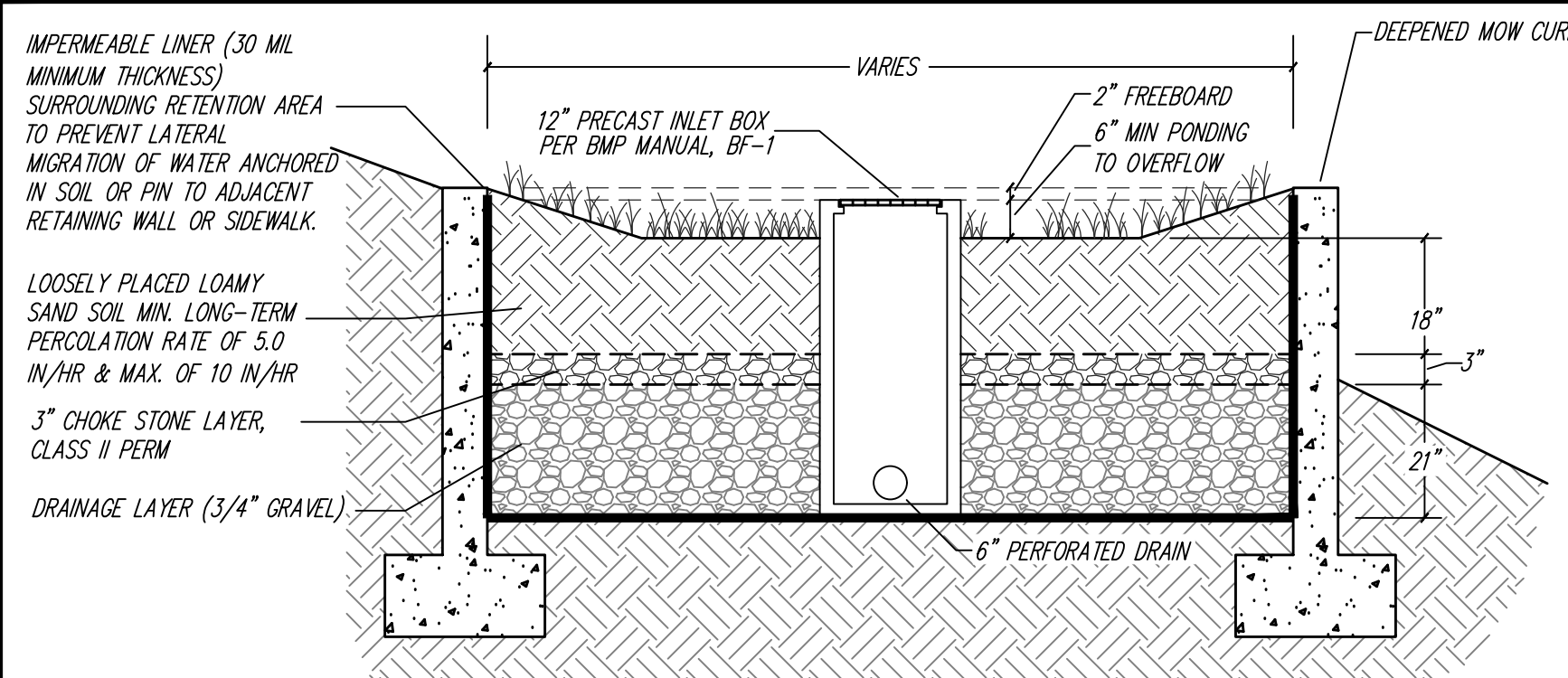
ENGINEER OF WORK:

2936 COPLEY AVE TENTATIVE MAP

EMRA NOTE:
PRIVATE SEWER LATERALS REQUIRE AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.

BRUSH MANAGEMENT NOTE:
BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S WSP SUBAREA PLAN.

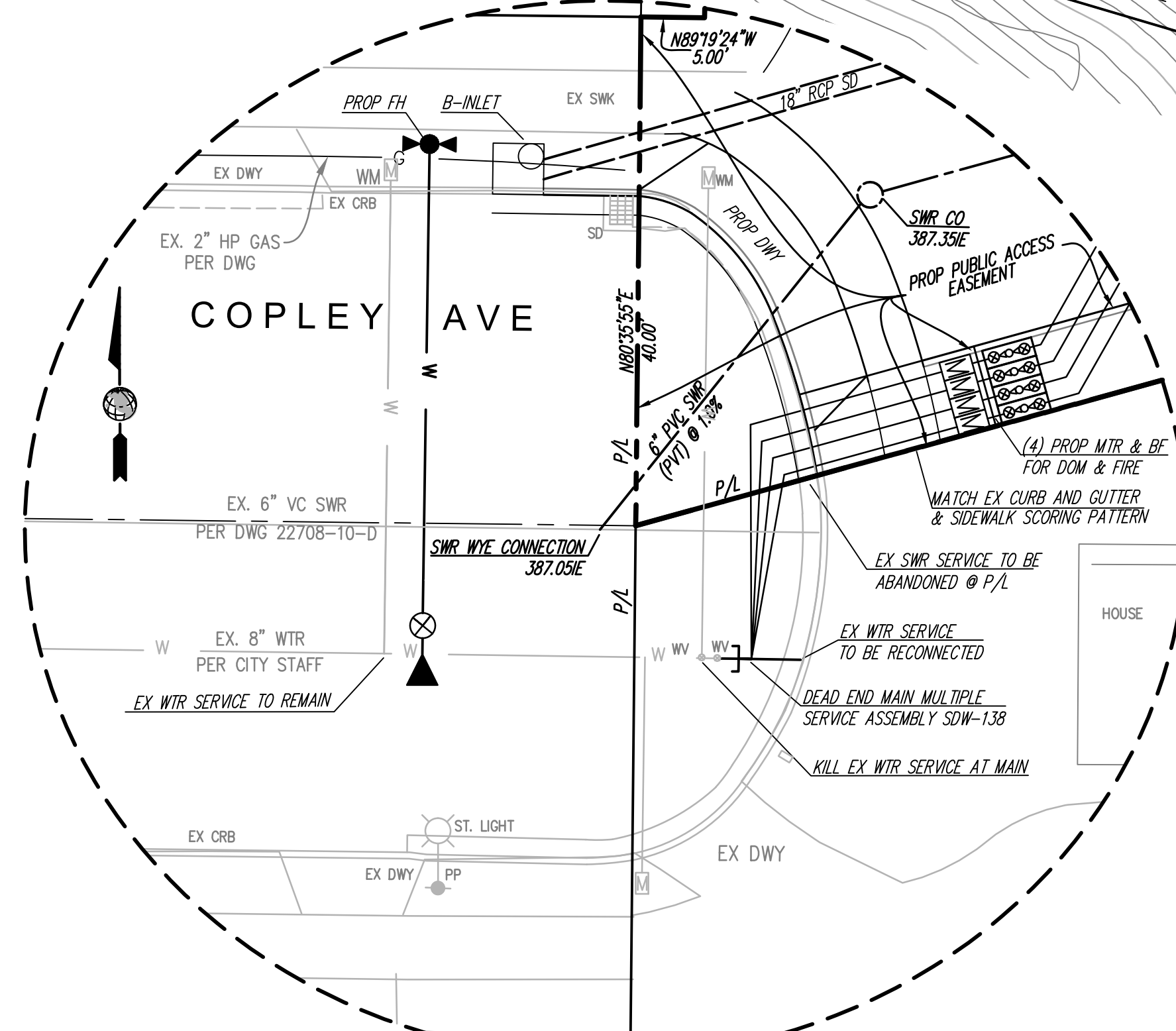
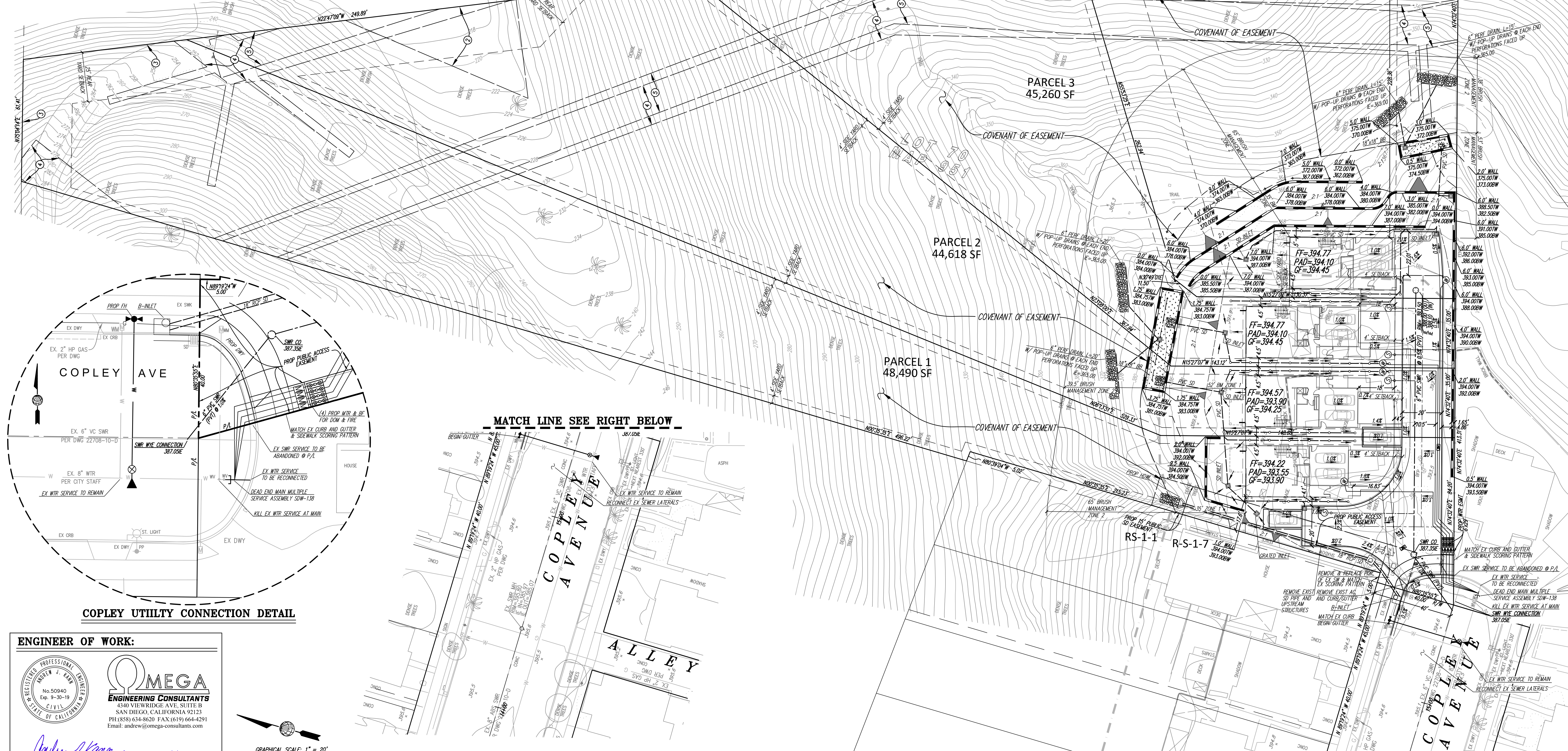
BRUSH MANAGEMENT ZONE CALCULATION
ZONE 1 = 53' (18' INCREASE)
ZONE 2 = 38' = 65' - (1.5*18') PER SDMC 142.0412(1)



BIOFILTRATION CROSS SECTION (TYPICAL)
NOT TO SCALE

EXCEPTION NOTES:

- THE FOLLOWING IS A LIST OF EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, LIENS, PERMITS, RESOLUTIONS, TAXES, OR WAIVERS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE NOT INCLUDED IN THIS LIST.
1. EASEMENT GRANTED TO CITY OF SAN DIEGO FOR MAIN WATER PIPES RECORDED AUGUST 12, 1914 IN BOOK 662, PAGE 104 OF DEEDS.
 2. EASEMENT GRANTED TO THE STATE OF CALIFORNIA FOR HIGHWAY SLOPES RECORDED JANUARY 24, 1968 AS FILE/PAGE NO. 13090 OF OFFICIAL RECORDS.
 3. ACCESS RIGHTS RELINQUISHED ON JANUARY 24, 1968 AS FILE/PAGE NO. 13090 OF OFFICIAL RECORDS.
 4. EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES RECORDED APRIL 4TH, 1968 AS FILE/PAGE NO. 55791 OF OFFICIAL RECORDS.
 5. EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES RECORDED OCTOBER 14, 2014 AS DOC # 2014-0103044 OF OFFICIAL RECORDS.

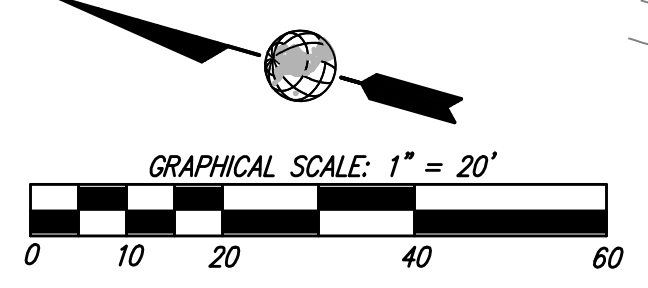


COPLEY UTILITY CONNECTION DETAIL

ENGINEER OF WORK:

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4340 VIEWRIDGE AVE, SUITE B
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Andrew J. Kann
DATE: 2/6/2019



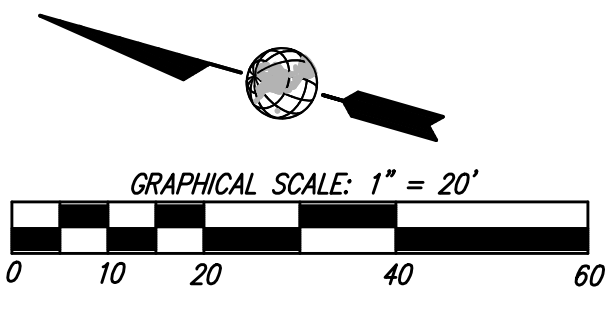
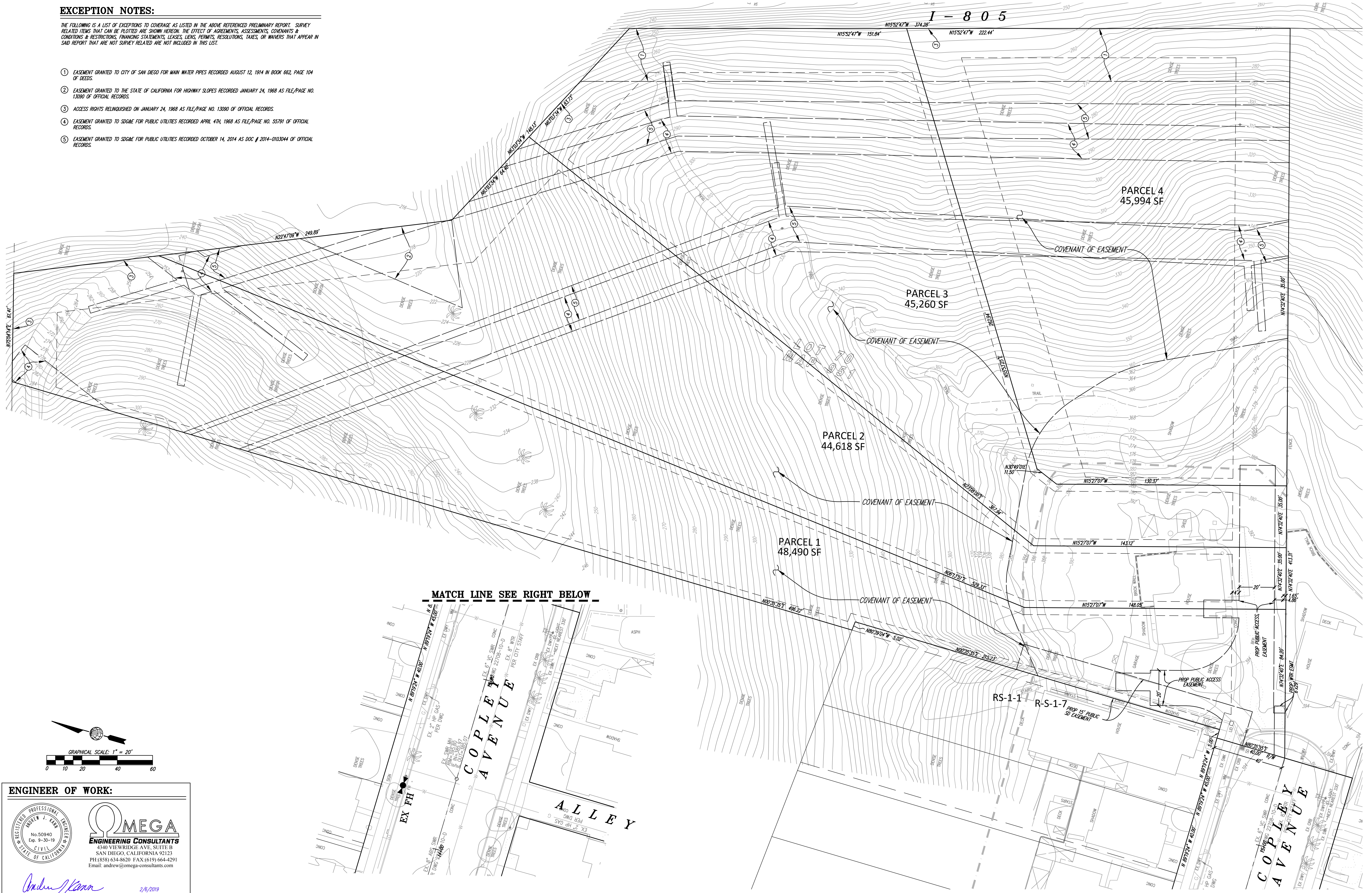
2936 COPLEY AVE CONSTRAINTS MAP

TM 1717989 SHEET 3 OF 4

EXCEPTION NOTES:

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ENGINEER OF WORK:

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R.C.E. 50940

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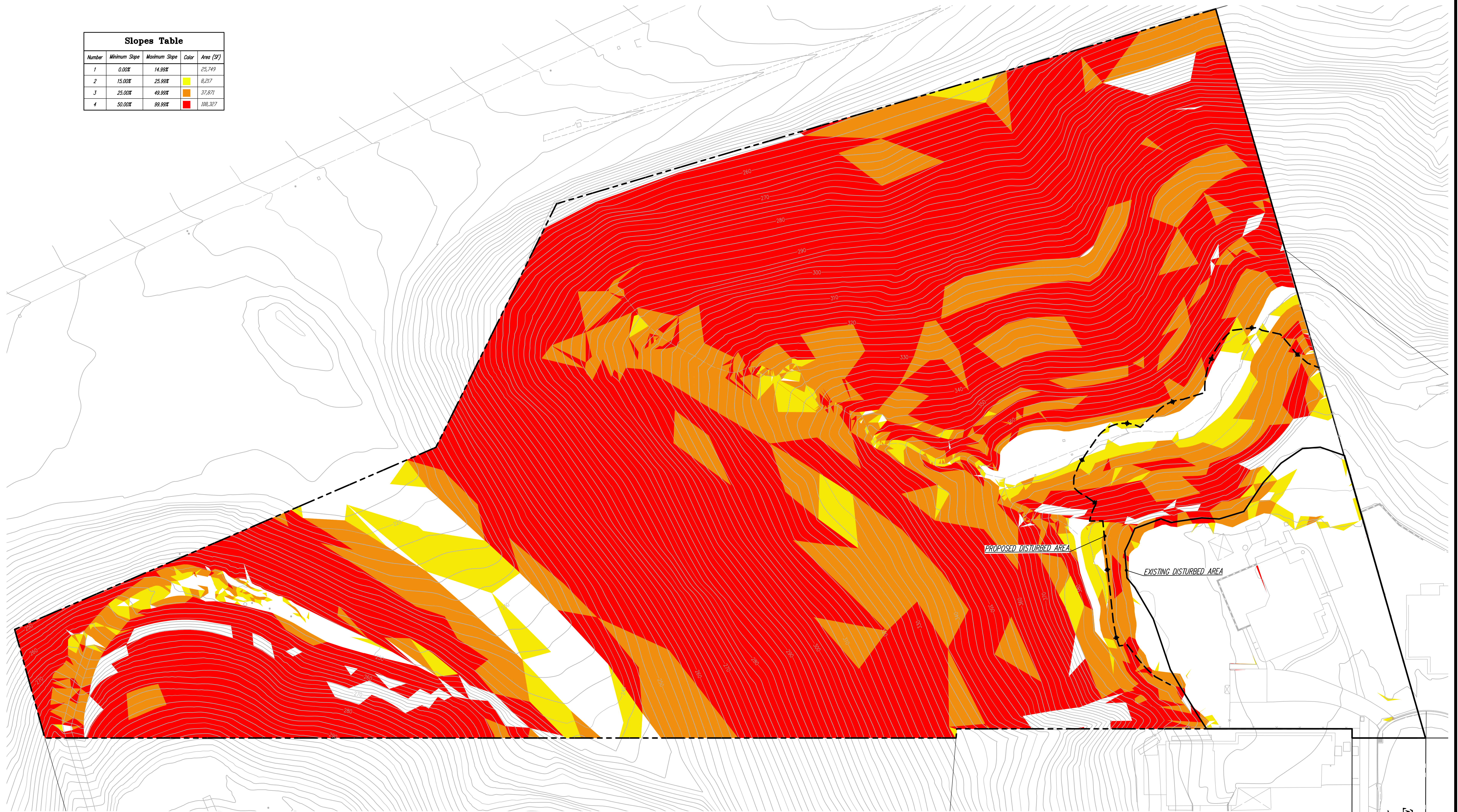
2/6/2019
DATE

2936 COPLEY AVE

SLOPE ANALYSIS

TM 1717989
SHEET 4 OF 4

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (SF)
1	0.00%	14.99%		25,749
2	15.00%	25.99%	Yellow	8,217
3	25.00%	49.99%	Orange	37,871
4	50.00%	99.99%	Red	108,327

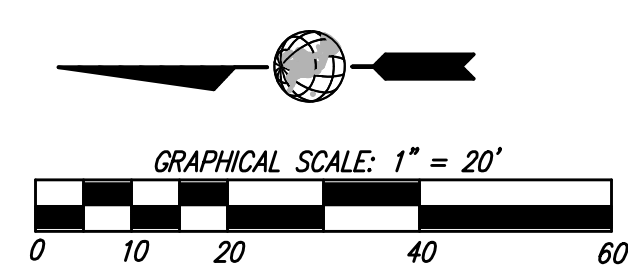


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2/6/2019
DATE



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