



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: May 21, 2020 REPORT NO. PC-20-028

HEARING DATE: May 28, 2020

SUBJECT: GEIGER RESIDENCE - SITE DEVELOPMENT PERMIT, PROCESS FOUR DECISION

PROJECT NUMBER: [636272](#)

OWNER/APPLICANT: Daniel Geiger.

### SUMMARY

Issue: Should the Planning Commission approve a request for a Site Development Permit to allow the construction of a new driveway, within the public right-of-way, on the southern half of unimproved Sterne Street, to access a 0.15-acre site and the construction of a new single-family residence, located on a vacant lot at Lot 11, Block 154, east of Evergreen Street and south of undeveloped Sterne Street in the RS-1-1 Zone, within the Peninsula Community Plan area?

#### Staff Recommendation:

1. Approve Site Development Permit No. 2400917.

Community Planning Group Recommendation: On October 17, 2019, the Peninsula Community Planning Board considered the project and voted 11-0-0 to approve the project without recommendations/conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 6, 2020, and the opportunity to appeal that determination ended on April 20, 2020 (Attachment 6).

Fiscal Impact Statement: All costs associated with the processing of this project are paid from a deposit account funded by the applicant.

Code Enforcement Impact: None with this application.

Housing Impact Statement: The project would construct one single-family residence. The Peninsula Community Plan designates the site as Low Density Residential within a density range of 5-9 dwelling units per acre. The subject site could accommodate between 1 and 3 single-family dwelling units per this land use designation. The proposed project is consistent with the community plan land use and would increase opportunity for housing construction in the community by one dwelling unit.

## BACKGROUND

The 0.15-acre site is located on a vacant lot at Lot 11, Block 154 east of Evergreen Street and south of undeveloped Sterne Street in the RS-1-7 Zone, and the Transit Priority Area, within the Peninsula Community Plan area (Attachment 1).

The site is currently vacant and unimproved. The proposed project is in an area identified for Low Density Residential (5-10 du/ac) in the Peninsula Community Plan, and the proposed development is consistent with that land use designation (Attachment 2). The project is surrounded by single-family residences (Attachment 3). The proposed development is also consistent with the General Plan designation and is within the Low density range in an urbanized core of the City. The application is a request for the approval of a Site Development Permit in accordance with San Diego Municipal Code (SDMC) [129.0710 \(a\)\(2\)](#), to allow the construction of a new driveway within the City right-of-way. The applicant is not the recorded owner of the property, therefore approval of an SDP is required. The new driveway would be constructed on the southern half of unimproved Sterne Street, to access a 0.15-acre site for the construction of a new 2,973 square foot single-family residence and garage on a vacant lot.

The proposed project requires a Process Four, Planning Commission decision with appeal rights to City Council. According to [\(SDMC\) 126.0505](#), Findings for a SDP, the decision maker may approve a SDP if the decision maker finds that the proposed project complies with the requirements of the SDMC. Staff has reviewed the proposed project and determined that it complies with the SDMC. No deviations have been proposed for the project.

## DISCUSSION

The applicant is requesting the approval of an SDP to construct a new driveway on the southern half of unimproved Sterne Street, to access a 0.15-acre site and for the construction of a new 2,973 square foot single-family residence and garage on a vacant lot (Attachment 9).

Single-Family residential development is the primary existing land use of the immediate neighborhood. The project is compatible with the existing land uses in the immediate neighborhood and will not constitute a disruptive element to the neighborhood and community. The permitting of the new residence will not conflict with the relevant land use plans and is consistent with the Peninsula Community Plan and the San Diego Municipal Code.

The permit for the project includes conditions of approval and exhibits to achieve ensure the project

is in compliance with the applicable SDMC regulations. Compliance with the permit conditions would protect the health, safety and general welfare of persons residing or working in the surrounding area. Staff has placed conditions of approval on the project to ensure all necessary public improvements are included as project conditions, and all public utilities required to service the site are available. The construction of the new residence will be subject to ministerial building permits requiring compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all adopted referenced standards, which also establish standards to safeguard public health, safety, and welfare. The project complies with all required San Diego Municipal Code (SDMC) regulations.

The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section [112.0520](#) (Attachment 6).

#### Community Plan Analysis:

The project site is subject to the policies and goals of the Citywide General Plan. Community-specific policies are provided by the Peninsula Area Community Plan, which is the City's adopted land use plan for this area. The proposed project is consistent with Community Plan land use designation.

The Community Plan Recommended Residential Densities map designates the subject site as Low density residential. This land use designation provides for residential use and development at a density between 5 to 10 dwelling units per acre. The 0.15-acre site can accommodate between one and three single-family dwellings units within the allocated density range. The proposal to construct one single-family residence, would be within the density range allocated by the Community Plan.

#### COMMUNITY PLANNING GROUP RECOMMENDATION

On October 17, 2019, the Peninsula Community Planning Board considered the project and voted 11-0-0 to recommend approval of the project without recommendations/conditions.

#### CONCLUSION

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the San Diego Municipal Code. Staff has provided draft findings to support approval of the project (Attachment 4) and draft conditions of approval (Attachment 5). Staff recommends that the Planning Commission approve Site Development Permit No. 2400917.

#### ALTERNATIVES

1. Approve Site Development Permit No. 2400917, with modifications.
2. Deny Site Development Permit No. 2400917, if the findings required to approve the project

cannot be affirmed

Respectfully submitted,



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PJ Fitzgerald  
Assistant Deputy Director  
Development Services Department

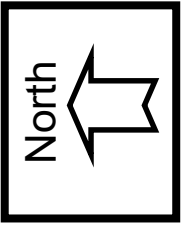
*Derrick Johnson (D.J.)*

Derrick Johnson  
Development Project Manager  
Development Services Department

Attachments:

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





## Aerial Photo

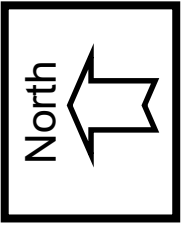
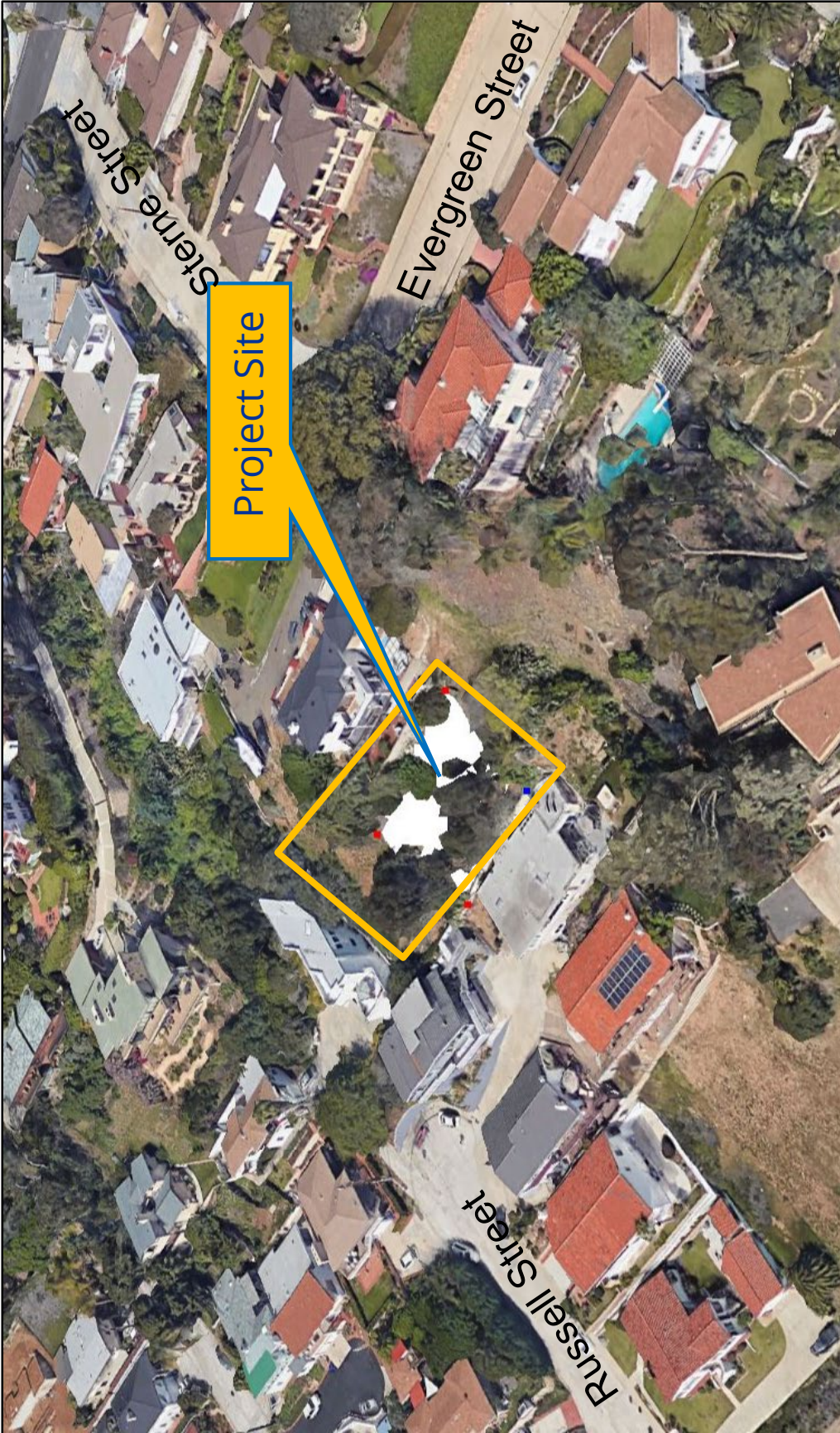
Geiger Residence/Vacant Lot East of Evergreen Street and South of Undeveloped

Sterne Street

PROJECT NO. 636272







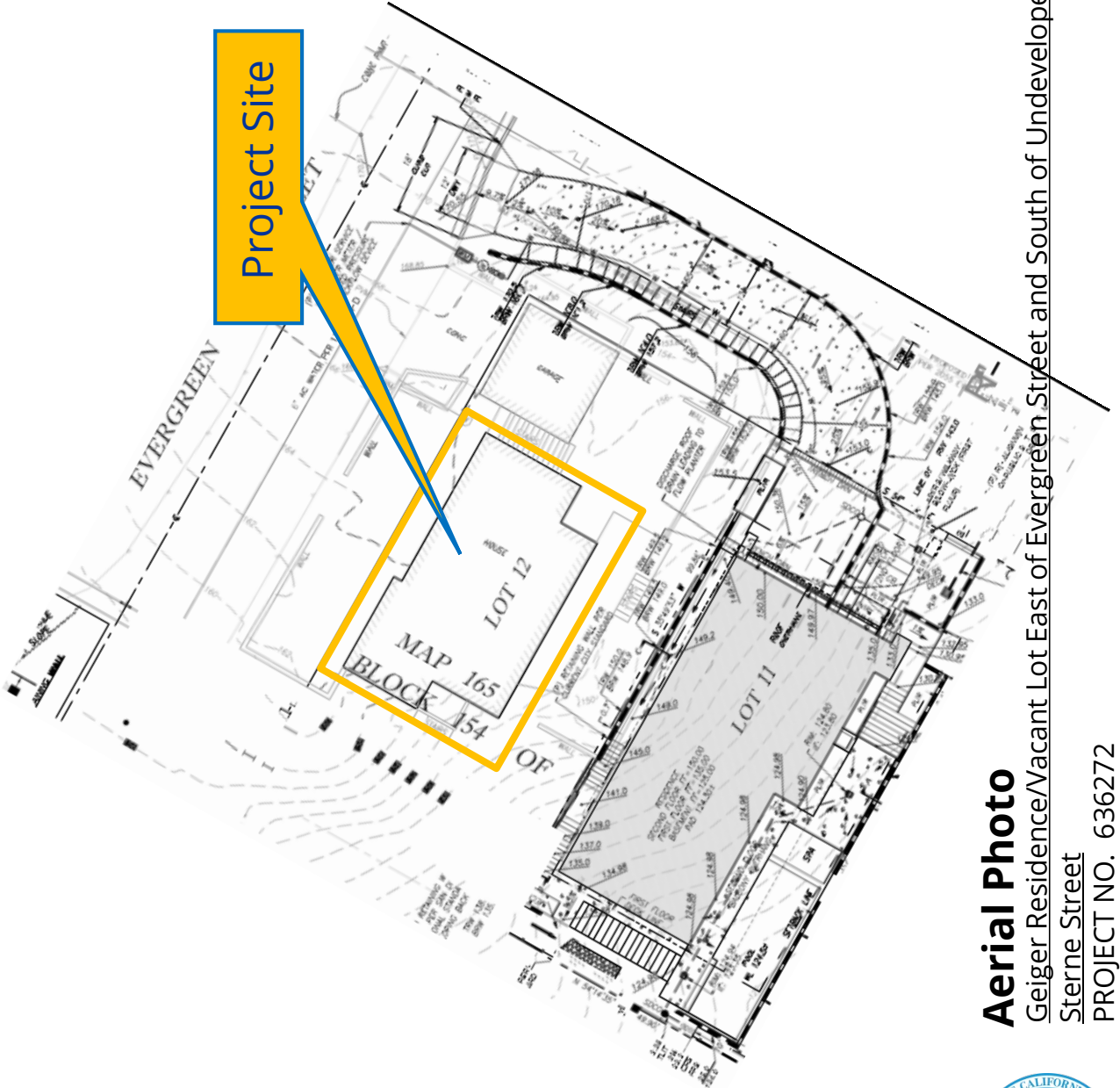
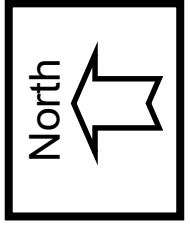
## Aerial Photo

Geiger Residence/Vacant Lot East of Evergreen Street and South of Undeveloped

Sterne Street

PROJECT NO. 636272





## Aerial Photo

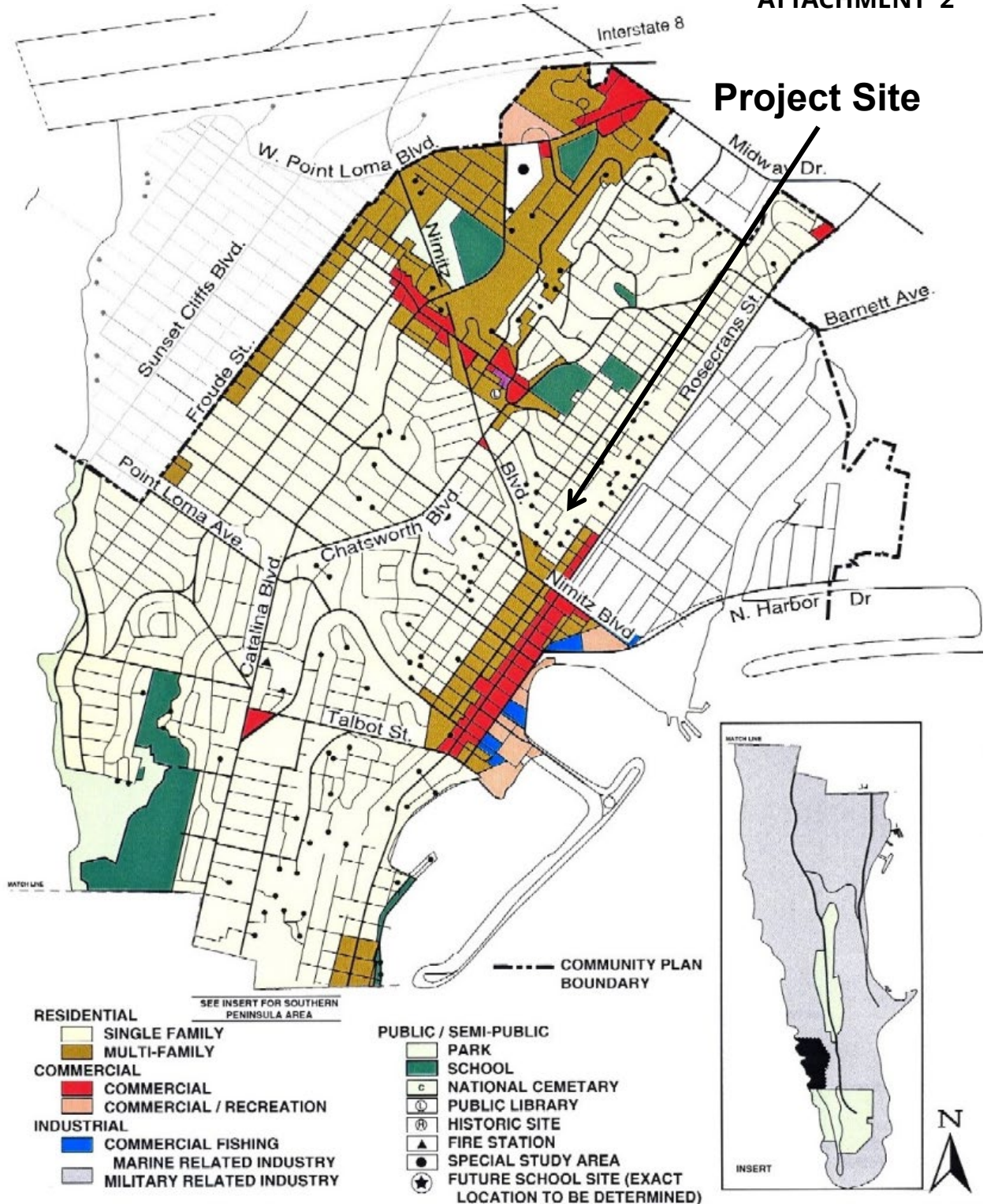
Geiger Residence/Vacant Lot East of Evergreen Street and South of Undeveloped

Sterne Street

PROJECT NO. 636272





**Project Site**

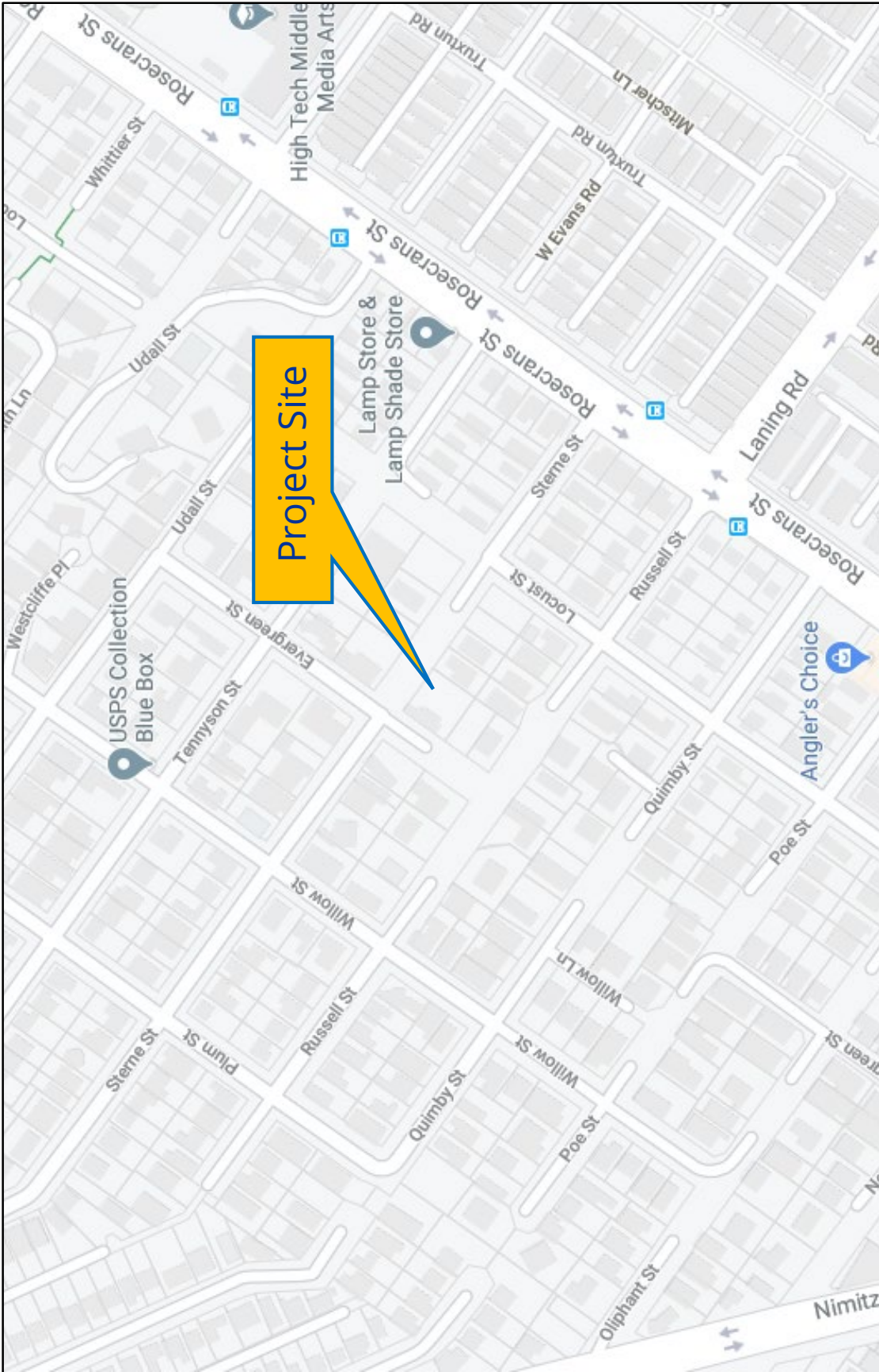
## Land Use Map

Geiger Residence/Vacant Lot East of Evergreen Street  
and South of Undeveloped Sterne Street  
PROJECT NO. 636272



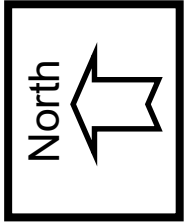
North





## Project Location Map

Geiger Residence/Vacant Lot East of Evergreen Street and South of Undeveloped  
Sterne Street  
PROJECT NO. 636272



PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT No. 2400917  
**GEIGER RESIDENCE SDP - PROJECT NO. 636272**

WHEREAS, DANIEL GEIGER, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a new 2,973-square-foot, two-story single-family residence with detached garage, pool and spa. The project also proposes the construction of a new driveway, within the public right-of-way, and associated site improvements to access the site (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Permit No. 2400917) on portions of a vacant 0.15-acre site;

WHEREAS, the project site is located at an unaddressed parcel, (APN 530-324-1300) on the south side of undeveloped Sterne Street, east of Evergreen and west of Locust Street in the RS-1-7 Zone;

WHEREAS, the project site is legally described as: Lot 11, Block 154 Roseville, City of San Diego, Map No. 165, San Diego County Recorder;

WHEREAS, on April 6, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures);

WHEREAS, on May 28, 2020, the Planning Commission of the City of San Diego considered Site Development Permit No. 2400917 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. 2400917:

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

**SITE DEVELOPMENT PERMIT [SDMC Section 126.05051**

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

The project includes the construction of a new 2,973-square-foot, two-story, single-family residence with basement, detached garage, pool and spa. The project also includes the construction of a new driveway, within the public right-of-way, and associated site improvements to access the site vacant 0.15-acre site. The project site is located on a vacant an unaddressed parcel, (APN 530-324-1300) on the south side of undeveloped Sterne Street, east of Evergreen and west of Locust Street in the RS-1-7 Zone, within the Peninsula Community Plan area. The property is designated as Low Density Residential (5-10 du/ac) in the Peninsula Community Plan, and the proposed development is consistent with that land use designation. The project is located in an established residential neighborhood of the Peninsula Community Plan. The project site is designated Multiple Use in the General Plan and the proposed project is consistent with the General Plan designation by providing single-family residential housing within a low density range in an urbanized core of the City. As proposed, the project would be consistent with the Peninsula Community Plan and overall policies for development related to the Land Use and Urban Design, and Density elements contained in the General Plan. The project is in compliance with the Peninsula Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.



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

The project includes the construction of a new 2,973-square-foot, two-story, single-family residence with detached garage, pool and spa. The project also includes the construction of a new driveway, within the public right-of-way, and associated site improvements to access the site. The project site is located on a vacant an unaddressed parcel, (APN 530-324-1300) on the south side of undeveloped Sterne Street, east of Evergreen and west of Locust Street in the RS-1-7 Zone, within the Peninsula Community Planning area. The property is zoned RS-1-7 and designated Low-Density (5-10 du/ac) in the Peninsula Community Plan. The project site is located in a developed, urban area that is already served by utilities and emergency services. The permit controlling the development contains specific conditions addressing project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls. The safety checks and balances of the proposed project include the review of construction plans by professional staff to determine compliance with all regulations; inspection of construction to assure construction permits are implemented in accordance with the approved plans; and that final construction complied with the approved plans all of which will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.



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

The project includes the construction of new 2,973-square-foot, two-story, single-family residence with detached garage, pool and spa. The project also includes the construction of a new driveway, within the public right-of-way, and associated site improvements to access the site. The proposed project meets the density requirements of the zone and designation. Access for the project will be from the existing City unimproved right-of-way, and staff supports the proposed access. All required public utilities and services are located adjacent to the site. The project as proposed complies with the Land Development Code Regulations. No deviations have been requested for the proposed project. Therefore, the proposed development will comply with the regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 2400917 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2400917, a copy of which is attached hereto and made a part hereof.

*Derrick Johnson (D.J.)*

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

Adopted on: May 28, 2020

IO#: 240098259

**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: 24008259

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT No. 2400917  
**GEIGER RESIDENCE SDP.PROJECT NO. 636272**  
PLANNING COMMISSION

This Site Development Permit No. 2400917 is granted by the Planning Commission of the City of San Diego to, Daniel Geiger, pursuant to San Diego Municipal Code 126.0502(d)(6). The 0.15-acre -acre site is located at Lot 11, Block 154, East of Evergreen Street and South of undeveloped Sterne Street (APN 530-324-1300) in the RS-1-7 Zone, ESL - Steep Hillside, Airport - ALUCP Noise Contours SDIA 60 - 65 CNEL, Airport - Approach Overlay Zone, Airport - Influence Area Review Area 1 for SDIA, Airport - FAA Part 77 (SDIA 75', North Island NAS 116', Site 150'), Coastal Height Limitation, and Transit Priority Area, within the Peninsula Community Plan area. The project site is legally described as: Lot 11, Block 154 Roseville, City of San Diego, Map No. 165, San Diego County Recorder;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner to construct a new driveway on the southern half of unimproved Sterne Street, to access a vacant 0.15-acre site and for the construction of a new of 2,973-square-foot, two-story, single-family residence with basement, detached garage, pool and spa. The project also includes the construction of a new driveway, within the public right-of-way, and associated site improvements to access the site, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 28, 2020, on file in the Development Services Department.

The project shall include:

- a. Construction of a new, 2,973-square-foot, two-story, single-family residence with basement, detached garage, pool and spa. The project also includes the construction of a new driveway, within the public right-of-way, and associated site improvements to access the site;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 11, 2023.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of new City standard curb and gutter, on Evergreen Avenue across Sterne Street, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for a private driveway, retaining walls, stairs, landscape, irrigation and private storm drains located within Sterne Street right-of-way, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the proposed driveway.

15. The drainage system proposed for this development is subject to approval by the City Engineer.

16. The project proposes to export 900 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. Prior to the issuance of any construction 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.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

19. 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.

**PLANNING/DESIGN REQUIREMENTS:**

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

21. 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.

22. 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.

**GEOLOGY REQUIREMENTS:**

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

24. The Owner/ Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**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 May 28, 2020 and Resolution No.

Site Development Permit No. 2400917  
May 28, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Derrick Johnson (D.J.)  
Development Project Manager

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

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Daniel Geiger  
Owner/Permittee

By \_\_\_\_\_  
Daniel Geiger  
Owner/Permittee

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



**NOTICE OF EXEMPTION****ATTACHMENT 6***(Check one or both)*

TO: ☒ Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name/Number:** Geiger Residence NDP/ 636272

**SCH No.:** N.A.

**Project Location-Specific:** Legal Description: Lot 11 in Block 154 of Roseville in the City of San Diego, County of San Diego, State of California, according to Map no. 165, Filed in the Office of the County Recorder of San Diego County, APN 530-324-13-00.

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project proposes a Neighborhood Development Permit (NDP) to allow for the construction of a new 2,973 square feet, two-story single-family residence with basement, detached garage, pool and spa, on a vacant 0.15-acre site. The project also proposes the construction of a new driveway on the southern half of unimproved Sterne Street, and associated site improvements to access the site. The project site is within the RS-1-7 zone of the Peninsula Community Plan, Coastal Height Limit Overlay Zone, Transit Priority Area, 60-65 dB ALUCP Noise Contours (CNEL), Airport Approach Overlay Zone, Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification area. The community plan designates the site for up to 9 dwelling units per acre.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Daniel Geiger, Arcadia Group (Firm), 1350 Columbia Street, #802, San Diego, CA 92101, (760) 258-6469.

**Exempt Status: (CHECK ONE)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of the construction and location of limited numbers of new, small facilities, or structures. This exemption includes, but are not limited to: one single-family residence, or a second dwelling unit in a residential zone. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?    ☐ Yes    ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

 Senior Planner  
Signature/Title

April 6, 2020  
Date

Check One:

- (X) Signed By Lead Agency  
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

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

# Community Planning Committee Distribution Form Part 1

|  |                      |  |                           |
|--|----------------------|--|---------------------------|
| <b>Project Name:</b>   |                      | <b>Project Number:</b>   | <b>Distribution Date:</b> |
| <b>Project Scope/Location:</b>   |                      |  |                           |
| <b>Applicant Name:</b>   |                      | <b>Applicant Phone Number:</b>   |                           |
| <b>Project Manager:</b>  | <b>Phone Number:</b> | <b>Fax Number:</b><br>(619) 446-5245   | <b>E-mail Address:</b>    |
| <b>Project Issues (To be completed by Community Planning Committee for initial review):</b>  |                      |  |                           |
| <i>Attach Additional Pages If Necessary.</i>   |                      | <b>Please return to:</b><br><b>Project Management Division</b><br><b>City of San Diego</b><br><b>Development Services Department</b><br><b>1222 First Avenue, MS 302</b><br><b>San Diego, CA 92101</b> |                           |
| Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> .<br>Upon request, this information is available in alternative formats for persons with disabilities. |                      |  |                           |



THE CITY OF SAN DIEGO

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

## Community Planning Committee Distribution Form Part 2

|  |                      |  |   |
|--|----------------------|--|---|
| <b>Project Name:</b>   |                      | <b>Project Number:</b>   | <b>Distribution Date:</b>                 |
| <b>Project Scope/Location:</b>   |                      |  |   |
| <b>Applicant Name:</b>   |                      | <b>Applicant Phone Number:</b>   |   |
| <b>Project Manager:</b>  | <b>Phone Number:</b> | <b>Fax Number:</b><br>(619) 446-5245   | <b>E-mail Address:</b>                    |
| <b>Committee Recommendations (To be completed for Initial Review):</b>   |                      |  |   |
| <input type="checkbox"/> <b>Vote to Approve</b>  | <b>Members Yes</b>   | <b>Members No</b>  | <b>Members Abstain</b>                    |
| <input type="checkbox"/> <b>Vote to Approve<br/>With Conditions Listed Below</b>   | <b>Members Yes</b>   | <b>Members No</b>  | <b>Members Abstain</b>                    |
| <input type="checkbox"/> <b>Vote to Approve<br/>With Non-Binding Recommendations Listed Below</b>  | <b>Members Yes</b>   | <b>Members No</b>  | <b>Members Abstain</b>                    |
| <input type="checkbox"/> <b>Vote to Deny</b>   | <b>Members Yes</b>   | <b>Members No</b>  | <b>Members Abstain</b>                    |
| <input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>   |                      |  | <input type="checkbox"/> <b>Continued</b> |
| <b>CONDITIONS:</b>   |                      |  |   |
| <b>NAME:</b>   |                      | <b>TITLE:</b>  |   |
| <b>SIGNATURE:</b>  |                      | <b>DATE:</b>   |   |
| <i>Attach Additional Pages If Necessary.</i>   |                      | <b>Please return to:</b><br><b>Project Management Division</b><br><b>City of San Diego</b><br><b>Development Services Department</b><br><b>1222 First Avenue, MS 302</b><br><b>San Diego, CA 92101</b> |   |
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**City of San Diego  
Development Services**  
1222 First Ave., MS 302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

**FORM  
DS-318**

**October 2017**

**Approval Type:** Check appropriate box for type of approval(s) requested: ☒ Neighborhood Use Permit ☐ Coastal Development Permit  
☒ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance  
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☐ Other \_\_\_\_\_

**Project Title:** GEIGER RESIDENCE

**Project No. For City Use Only:** 636272

**Project Address:** STERNE STREET @ EVERGREEN STREET.

LOT 11 IN BLOCK 154 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☒ Individual

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

**Property Owner**

Name of Individual: JEFFREY D. GEIGER ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
Street Address: 7378 CALLE CONIFERA  
City: CARLSBAD State: CA Zip: 92009  
Phone No.: 760-258-6470 Fax No.: \_\_\_\_\_ Email: JEFFREYDGEIGER@GMAIL.COM  
Signature: *Jeffrey D. Geiger* Date: *3/31/19*  
Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: DANIEL GEIGER ☐ Owner ☐ Tenant/Lessee ☒ Successor Agency  
Street Address: 350 11TH AVE. UNIT 329  
City: SAN DIEGO State: CA Zip: 92101  
Phone No.: 760-258-6469 Fax No.: \_\_\_\_\_ Email: DANIEL@HAMPSTEAD.COM  
Signature: *Daniel Geiger* Date: *3/18/19*  
Additional pages Attached: ☐ Yes ☒ No

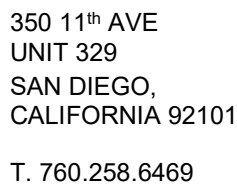
**Other Financially Interested Persons**

Name of Individual: JOYCE GEIGER ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
Street Address: 7378 CALLE CONIFERA  
City: CARLSBAD State: CA Zip: 92009  
Phone No.: 760-815-6711 Fax No.: \_\_\_\_\_ Email: JOYCEAGEIGER@GMAIL.COM  
Signature: *Joyce A. Geiger* Date: *3.31.19*  
Additional pages Attached: ☐ Yes ☒ No

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Upon request, this information is available in alternative formats for persons with disabilities.



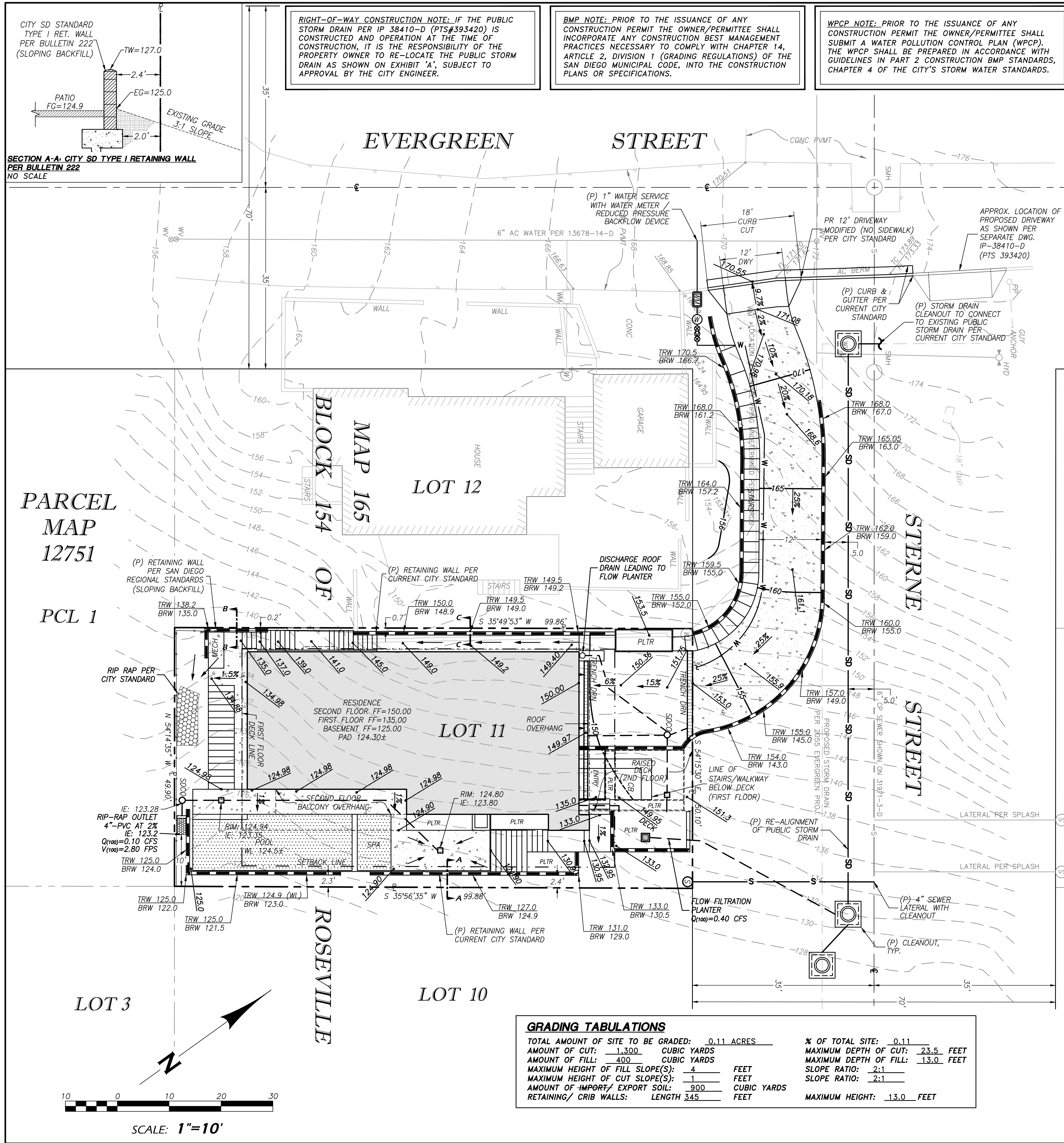
## A 3D architectural rendering of a modern, multi-story building. The structure features a prominent dark wood-clad tower on the right side, which contrasts with the light-colored concrete or stone walls of the main building. Large glass windows and balconies are visible, offering a view into the interior spaces. The building is situated on a sloped terrain, with a dark, possibly landscaped area in the foreground. The overall design is contemporary and minimalist.



| No | Desc.       | Date     |
|----|-------------|----------|
| 1  | pc comments | 07/19/19 |
| 2  | Revision 2  | 10/31/19 |
| 3  | pc comments | 1/15/20  |

C:\Users\17602\Desktop\GEIGER RES STUFF\WORKING DRAWINGS\GEIGER RES roof adajstment 3.rvt





**LEGAL DESCRIPTION**

LOT 11, BLOCK 154 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 530-324-13

**SOURCE OF TOPOGRAPHY**

VERNON FRANK, PLS  
METROPOLITAN MAPPING  
3712 30TH STREET  
SAN DIEGO, CA 92104  
PHONE: (619) 431-5250

**EASEMENTS**

THE PROVIDED TITLE REPORT (FIDELITY NATIONAL ORDER NO. 00116653-992-SD1-KM4) DOES NOT NOTE ANY PLOTTABLE EASEMENTS ENCUMBERING THE SUBJECT PARCEL.

**BENCHMARK**

CITY OF SAN DIEGO BENCH MARK NO. 20347, BRASS PLUG LOCATED AT THE WEST CURB RETURN OF WILLOW ST. AND STERNE ST.  
ELEVATION: 176.025 FEET; DATUM: NGVD29  
CITY OF SAN DIEGO VERT CONTROL BOOK

**OWNER:**  
JEFFERY GEIGER  
7378 CALLE CONIFERA  
CARLSBAD, CA 92009

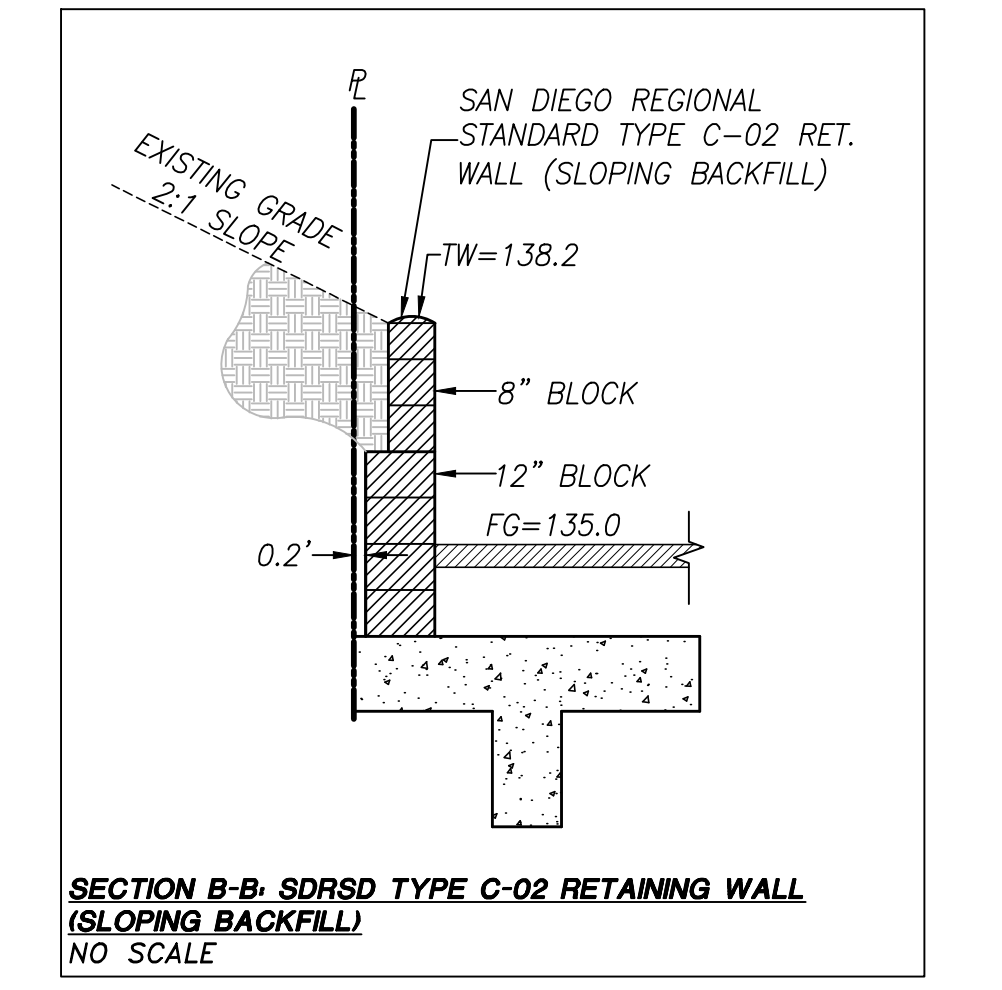
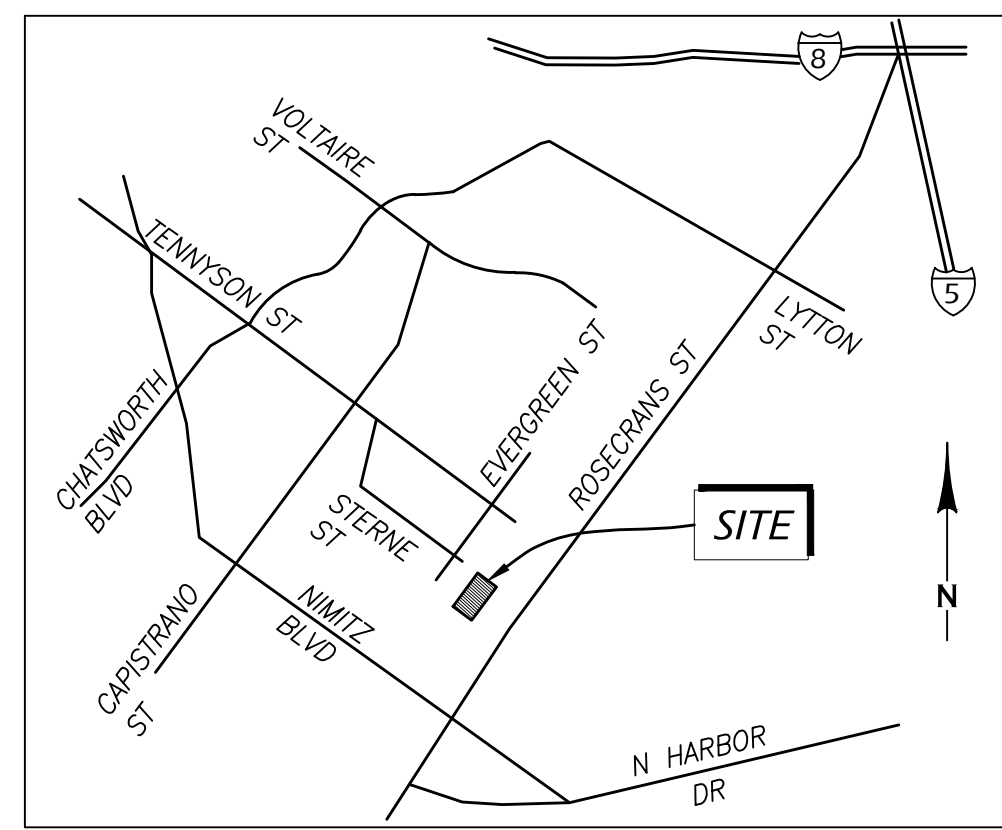
**DEVELOPER:**  
ARCADIA GROUP  
1350 COLUMBIA STREET, SUITE 802  
SAN DIEGO CA 92101  
(619) 543-4200

**PROJECT DATA:**  
SITE ADDRESS: 530-324-13-00 EVERGREEN STREET, SAN DIEGO, CA 92106  
APN: 530-324-13-00  
EXISTING BUILDING: NONE  
CONSTRUCTION DATE: N/A  
CALIFORNIA / LAMBERT COORDINATES: 208-1702  
NAD83 COORDINATES: 1848-6262

**SITE DATA:**  
LOT 11 = 4,994 SF (0.115 ACRES)

**PROPOSED USE:**  
ONE (1) SINGLE FAMILY RESIDENCE

**BASIS OF BEARING:**  
THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF EVERGREEN STREET PER RECORD OF SURVEY NO. 11893, I.E. N 35°43'10" E.



**LEGEND**

| DESCRIPTION                             | STD DWG           | SYMBOL      |
|---|-------------------|-------------|
| PROPERTY LINE                           |                   | N45°45'45"W |
| ROW CENTERLINE                          |                   | 100.00      |
| (E) SPOT ELEVATION                      |                   | 100.00      |
| (P) SPOT ELEVATION                      |                   | 90          |
| (E) CONTOUR                             |                   | 90          |
| (P) CONTOUR                             |                   | 90          |
| (P) BUILDING FOOTPRINT                  | (PER ARCHITECT)   |             |
| (P) DRAINAGE SWALE OR DIRECTION OF FLOW | (PER ARCHITECT)   |             |
| (P) PCC SURFACE                         | (PER ARCHITECT)   |             |
| (P) RIP RAP                             | PER CITY STANDARD |             |
| (P) FREE STANDING WALL                  | (PER ARCHITECT)   |             |
| (P) CMU RETAINING WALL                  | (PER ARCHITECT)   |             |
| (P) P.C.C. DRIVEWAY (MODIFIED)          | PER CITY STANDARD |             |
| (P) DRAIN LINE                          | PER CITY STANDARD |             |
| (P) STORM DRAIN CLEANOUT TYPE A (PUB)   | PER CITY STANDARD |             |
| (P) CATCH BASIN INLET (PVT)             |                   |             |
| (P) STORM DRAIN CLEANOUT (PVT)          |                   |             |
| (P) TRENCH DRAIN (PVT)                  |                   |             |
| (E) SEWER LATERAL                       |                   |             |
| (E) WATER SERVICE                       |                   |             |
| (E) SEWER MAIN                          |                   |             |
| (E) WATER MAIN                          |                   |             |

**ABBREVIATIONS:**

|        |                                     |          |                                  |
|--------|-------------------------------------|----------|----------------------------------|
| AC     | ASPHALTIC CONCRETE                  | PA; PLTR | PLANTING AREA; PLANTER           |
| BRW    | (GRADE AT) BOTTOM OF RETAINING WALL | PCC      | PORTLAND CEMENT CONCRETE         |
| CL; C  | CENTER LINE                         | PR; (P)  | PROPOSED                         |
| CMU    | CONCRETE MASONRY UNIT               | PVC      | POLYVINYL CHLORIDE               |
| CONC   | CONCRETE                            | PUB      | PUBLIC                           |
| DWY    | DRIVEWAY                            | PVMT     | PAVEMENT                         |
| EX;(E) | EXISTING                            | PVT      | PRIVATE                          |
| FF     | FINISH FLOOR                        | SCO      | SEWER CLEANOUT                   |
| FL; E  | FLOWLINE                            | S        | SEWER                            |
| H      | HIGH                                | SD       | STORM DRAIN                      |
| HP     | HIGH POINT                          | SDCO     | STORM DRAIN CLEANOUT             |
| MAX    | MAXIMUM                             | TC       | TOP OF CURB                      |
| MIN    | MINIMUM                             | TRW      | (GRADE AT) TOP OF RETAINING WALL |
| O.C.   | ON CENTER                           | TYP      | TYPICAL                          |
|        |                                     | WM       | WATER METER                      |

**CIVIL ENGINEER**

JOHN S. COFFEY, PE, PLS  
COFFEY ENGINEERING, INC.  
9666 BUSINESSPARK AVENUE, SUITE 210  
SAN DIEGO, CA 92131  
(858) 831-0111  
FAX: (858) 831-0179

11/07/2019  
DATE  
EXP: 6/30/20

JOHN S. COFFEY  
RCE 062716

**SECTION C-C: CITY SD TYPE I RETAINING WALL PER BULLETIN 222 NO SCALE**

**COFFEY ENGINEERING, INC.**

9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858) 831-0111 FAX (858) 831-0179



ALL DESIGN, CONSTRUCTION, AND PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS. THE DRAWING IS OWNED BY AND THE PROPERTY OF DAVID REED, LANDSCAPE ARCHITECTS. FOR ANY PURPOSE, ANY REUSE OR MODIFICATION OF THIS DESIGN OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF DAVID REED, LANDSCAPE ARCHITECTS, IS PROHIBITED.

## NATIVE HYDROSEED MIX

| ABBR.  | SCIENTIFIC NAME            | COMMON NAME          | SEED COUNT | PLS./LBS. | PLS LBS./ACRE         |
|--|----------------------------|----------------------|------------|-----------|-----------------------|
| AMB. PSI.  | AMBROSIA PSILOSTACHYA      | WESTERN RAGWEED      | 95,000     | 244,720   | 9 LBS.                |
| DEI. FAS.  | DEINANDRA FASCICULATA      | CLUSTERED TARWEED    | 1,600,000  | 131,200   | 8 OZ.                 |
| ENC. CAL.  | ENCELIA CALIFORNICA        | CALIFORNIA SUNFLOWER | 290,000    | 48,045    | 4 LBS.                |
| ERI. CON.  | ERIOPHYLLUM CONFERTIFLORUM | GOLDEN YARROW        | 3,650,000  | 743,750   | 1 LB.                 |
| ESC. CAL.  | ESCHSCHOLTZIA CALIFORNICA  | CALIFORNIA POPPY     | 270,000    | 234,000   | 1 LB.                 |
| FES. MIC.  | FESTUCA MICROSTACHYS       | THREE WEEK FESCUE    | 420,000    | 294,300   | 4 LBS.                |
| LAS. CAL.  | LASTHENIA CALIFORNICA      | DWARF GOLDFIELDS     | 3,250,000  | 1,750,000 | 1 LB.                 |
| LUP. SUC.  | LUPINUS SUCCULENTUS        | ARROYO LUPINE        | 15,000     | 12,000    | 3 LBS.                |
| MM. PUN.   | MINULUS PUNICEUS           | MONKEY FLOWER        | 13,000,000 | 158,400   | 8 OZ.                 |
| SIS. BEL.  | SISYRINCHIUM BELLUM        | BLUE-EYED GRASS      | 485,000    | 240,000   | 2 LBS.                |
| STI. PUL.  | STIPA (NASSELLA) PULCHRA   | PURPLE NEEDLE GRASS  | 415,000    | 80,250    | 1.5 LBS.              |
| BINDER - GUAR GUM  |                            |                      |            |           | 250 LBS./ACRE         |
| FERTILIZER - TRI-C 6-2-4                                   |                            |                      |            |           | 500 LBS./ACRE         |
| MULCH - VIRGIN WOOD FIBER                                  |                            |                      |            |           | 2000 LBS./ACRE        |
| MYCO - DRENCH BY TRI-C                                     |                            |                      |            |           | 2 OZ./100 GALS.SLURRY |
| YUCCA EXTRACT  |                            |                      |            |           | 6 GALS./ACRE          |
| SUPERTHRIVE™   |                            |                      |            |           | 2 OZ./100 GALS.SLURRY |
| FLOWABLE GYPSUM (FOR BID PURPOSES, ADJUST AFTER SOIL TEST) |                            |                      |            |           | 400 LBS./ACRE         |

## PLANT PALETTE

| ABBR.  | SCIENTIFIC NAME                     | COMMON NAME             | HT. X W.    |
|--|-------------------------------------|-------------------------|-------------|
| <b>REQUIRED STREET TREES: SMALL, DECIDUOUS, &amp; SPREADING - (2) 24" BOX SUCH AS:</b>   |                                     |                         |             |
| CER. OCC.  | CERIS OCCIDENTALIS                  | WESTERN REDBUD          | 15' X 12'   |
| <b>STREET YARD TREES - (2) FRUIT TREES, MINIMUM 15 GALLON SIZE SUCH AS:</b>              |                                     |                         |             |
| CIT. SPP.  | CITRUS SPECIES - DWARF/SEMI-DWARF   | ORANGE, LEMON, LIME     | 10' X 10'   |
| <b>REMAINING YARD TREE - (1) MINIMUM 15 GALLON SIZE SUCH AS:</b>                         |                                     |                         |             |
| CIT. SPP.  | CITRUS SPECIES - DWARF/SEMI-DWARF   | ORANGE, LEMON, LIME     | 10' X 10'   |
| <b>MISCELLANEOUS SMALL SCALE SUCCULENTS (20% 5 GAL./50% 1 GAL./30% 4" POTS) SUCH AS:</b> |                                     |                         |             |
| ALO. B.E.  | ALOE 'BLUE ELF'                     | BLUE ELF ALOE           | 1.5' X 1.5' |
| ECH. AFT.  | ECHEVERIA 'AFTERGLOW'               | HYBRID ECHEVERIA        | 1' X 1'     |
| HES. BRA.  | HESPERALOE PARVIFLORA 'BRAKELIGHTS' | HYBRID RED YUCCA        | 2' X 1.5'   |
| KAL. LUC.  | KALANCHOE LUCIAE                    | PADDLE PLANT            | 1' X 1'     |
| LAM. SPE.  | LAMPRANTHUS SPECTABILIS             | TRAILING ICE PLANT      | 0.5' X 3'   |
| SED. ANG.  | SEDUM R. 'ANGELINA'                 | HYBRID SEDUM            | 3' X 2'     |
| <b>MISCELLANEOUS HERBS &amp; VEGGIES (50% 4" POTS/50% PONYPAKS)</b>                      |                                     |                         |             |
| <b>BIOFILTRATION PLANTS - 50% 1 GAL., 50% 4" PLUGS - SUCH AS:</b>                        |                                     |                         |             |
| CAR. PAN.  | CAREX PANSA                         | CALIFORNIA MEADOW SEDGE | 0.5' X 0.5' |
| JUN. PAT.  | JUNCUS PATENS                       | CALIFORNIA GREY RUSH    | 2' X 1'     |

## GENERAL NOTES

ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. [142.0409].

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

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

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, JEFFERY GEIGER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

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

MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH [142.0413(B)].

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.

LANDSCAPE AREAS FOR TREES: THE OPENINGS FOR TREES PLANTED IN PAVED AREAS SHALL BE A MINIMUM 40 SQUARE FEET IN AREA AND WATER PERMEABLE. UNCONSOLIDATED MULCH MATERIALS MUST BE COVERED BY TREE GRATES OR UNATTACHED PAVERS.

## MAINTENANCE CRITERIA

TREES SHALL BE WATERED DEEPLY, BUT INFREQUENTLY, TO PROMOTE DEEPER ROOTING, AND SHALL BE FERTILIZED AS REQUIRED BY SOUND HORTICULTURAL PRACTICES.

PLANTS SHALL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC.

TREE GUYS AND STAKE TIES SHALL BE INSPECTED AND ADJUSTED PERIODICALLY, AND REMOVED WHEN NECESSARY, TO INSURE THAT THEY ARE ADEQUATELY SURROUNDING THE TREE WITHOUT GIRDLING TRUNKS OR BRANCHES.

PLANTS SHALL BE PRUNED TO AVOID BLOCKING WALLS, PASSAGEWAYS AND SIGHT DISTANCE VIEWS FOR VEHICULAR TRAFFIC.

DEAD PLANTS SHALL BE REPLACED, DAMAGED BRANCHES SHALL BE REMOVED, AND OVERGROWN AREAS SHALL BE THINNED BY THE SELECTIVE REMOVAL OF UNNECESSARY PLANTS.

SHRUBS AND VINES USED FOR SCREENING TRASH ENCLOSURES AND SERVICE AREAS SHALL BE PRUNED TO MAXIMIZE SCREENING WHILE ALLOWING ACCESS TO THE STORAGE/SERVICE AREAS.

SHRUBS, TREES, AND VINES USED TO MEET THE "REMAINING YARD RESIDENCE" REQUIREMENT OR FOR SCREENING ADJACENT PROPERTIES SHALL BE KEPT PRUNED SO THEY DO NOT INTERFERE WITH PEDESTRIAN TRAFFIC AND DO NOT ENCRoACH EXCESSIVELY ONTO THE ADJACENT PROPERTY.

## IRRIGATION NOTES

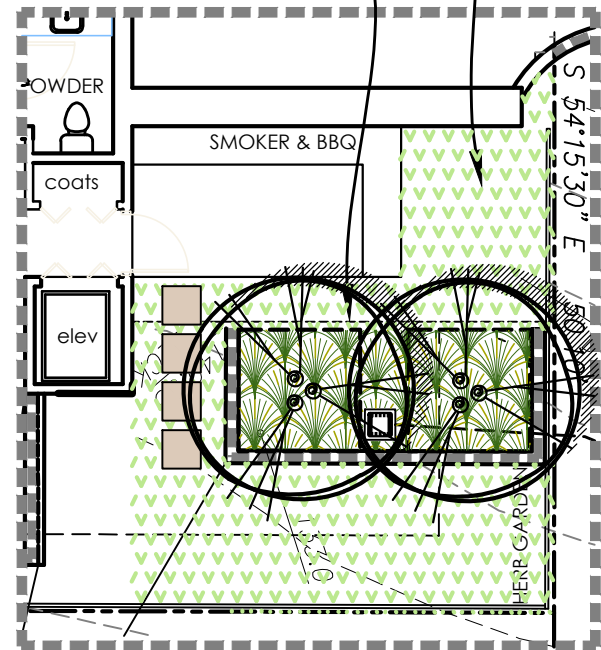
ALL PLANTED AREAS SHALL BE IRRIGATED WITH A PERMANENT, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM USING LOW PRECIPITATION AND PRECIPITATION MATCHED HEADS. LAWN AREAS SHALL HAVE SEPARATE SYSTEMS. ALL SPRINKLER HEADS IN THE RIGHT-OF-WAY OR WITHIN TWO FEET OF THE SIDEWALK SHALL HAVE EXCESS FLOW VALVES IN THEM AND BE ON VALVES CONTROLLED FROM WITHIN THE PROPERTY.

## MAINTENANCE NOTES

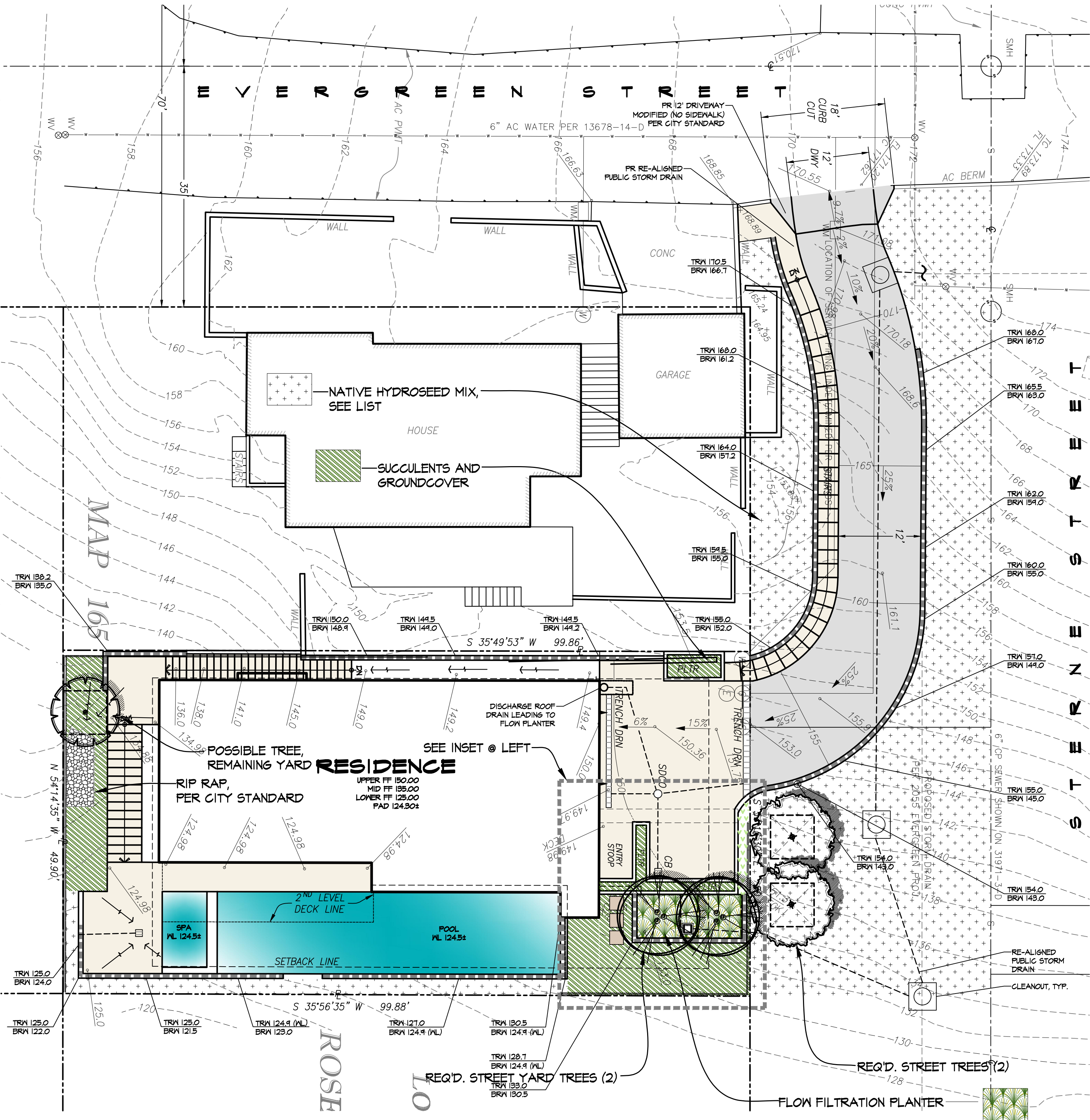
LANDSCAPE MAINTENANCE SHALL BE PERFORMED ON ALL IMPROVED AREAS OF THE SITE, PER THE CRITERIA OF THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AS WELL AS THE REQUIREMENTS OF THE MAINTENANCE MANUAL AND SPECIFICATIONS OF DAVID REED, LANDSCAPE ARCHITECTS.

MISCELLANEOUS SMALL HERBS & VEGGIES:  
50% 4" POTS, 50% PONY-PAKS.

LINE OF OVERHANG TURNAROUND  
& ENTRY STOOP ABOVE



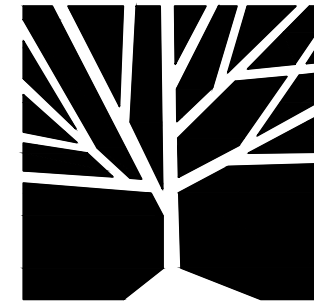
FIRST FLOOR (LOWER LEVEL)



## DESIGN STATEMENT

SINCE THIS IS AN EXTREMELY STEEP SITE AND A SINGLE FAMILY RESIDENCE, WE ARE ONLY PROPOSING THE FOLLOWING: 2 NATIVE STREET TREES, ONE FOR EACH 30 FT. OF FRONTAGE. WE ALSO HAVE TWO STREET YARD TREES WHICH WILL BE FRUIT TREES. THE OWNERS HAVE REQUESTED A SMALL EDIBLE GARDEN. THE REMAINDER OF THE PLANTING ON-SITE WILL BE SUCCULENTS ON THE PRIVATE PROPERTY AND TEMPORARY IRRIGATED NATIVE HYDROSEED MIX ON THE DISTURBED PORTIONS OF THE RIGHT-OF-WAY.

NOTE:  
LOCATION OF GAS, CABLE AND UNDERGROUND ELECTRIC LINES  
TO BE DETERMINED UPON INSTALLATION AT NEIGHBORING  
DEVELOPMENT.



DAVID REED  
LANDSCAPE  
ARCHITECTS



3585 5TH AVENUE, SUITE 100  
SAN DIEGO, CALIFORNIA 92103  
(619) 239-3300  
www.dreel.com

L-1

### LANDSCAPE CONCEPT PLAN

### GEIGER RESIDENCE

STERNE STREET @ EVERGREEN STREET  
SAN DIEGO, CA 92037

LOT 11, BLK 154, MAP 165

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET OF X SHEETS

W.O. NO. \_\_\_\_\_

P.T.S. NO. \_\_\_\_\_

|                   |                |          |
|-------------------|----------------|----------|
| FOR CITY ENGINEER | DATE           | V.T.M.   |
| DESCRIPTION       | BY             | APPROVED |
| ORIGINAL          | DWR            | 04/09/19 |
|                   |                |          |
|                   |                |          |
|                   |                |          |
|                   |                |          |
| CONTRACTOR        | DATE STARTED   |          |
| INSPECTOR         | DATE COMPLETED |          |

XXXXX-X-D



TABLE 142-02A  
LANDSCAPE REGULATIONS APPLICABILITY

| TYPE OF DEVELOPMENT PROPOSAL   | APPLICABLE REGULATIONS           | REQUIRED PERMIT TYPE/ DECISION PROCESS |
|--|----------------------------------|--|
| 6. SINGLE DWELLING UNIT RESIDENTIAL USE PROJECTS PROPOSING NEW PRIVATE OR PUBLIC RIGHTS-OF-WAY | 142.0403, 142.0404, AND 142.0413 | CONSTRUCTION PERMIT/ PROCESS ONE       |

142.0403 - GENERAL PLANTING AND IRRIGATION REQUIREMENTS  
142.0404 - STREET TREE AND PUBLIC RIGHT-OF-WAY REQUIREMENTS  
142.0413 - WATER CONSERVATION

STREET TREE &  
PUBLIC R.O.W. REQUIREMENTS

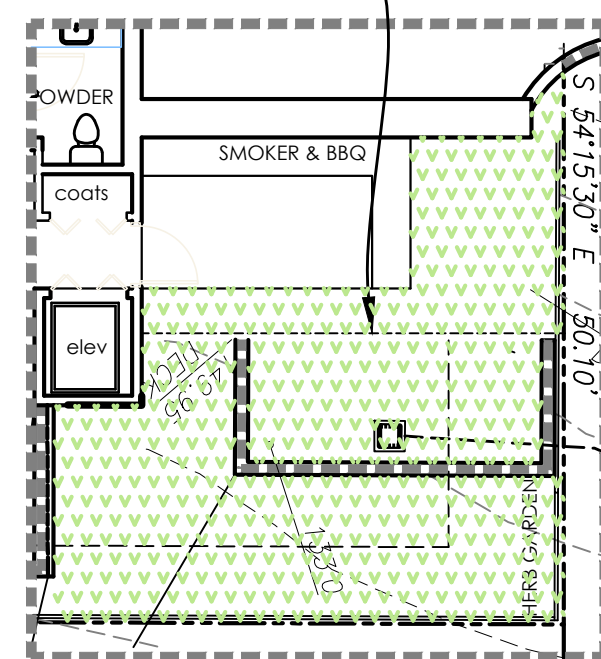
STERNE STREET

STREET FRONTAGE STERNE STREET= 50.10 LF  
TREES REQUIRED = 50.10/ 30 = 1.67 STREET TREES  
TREES PROVIDED = (2) 24" BOX TREES

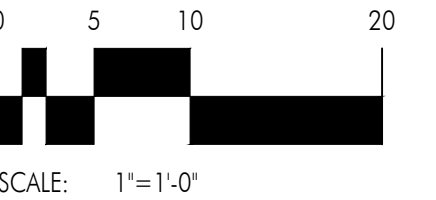
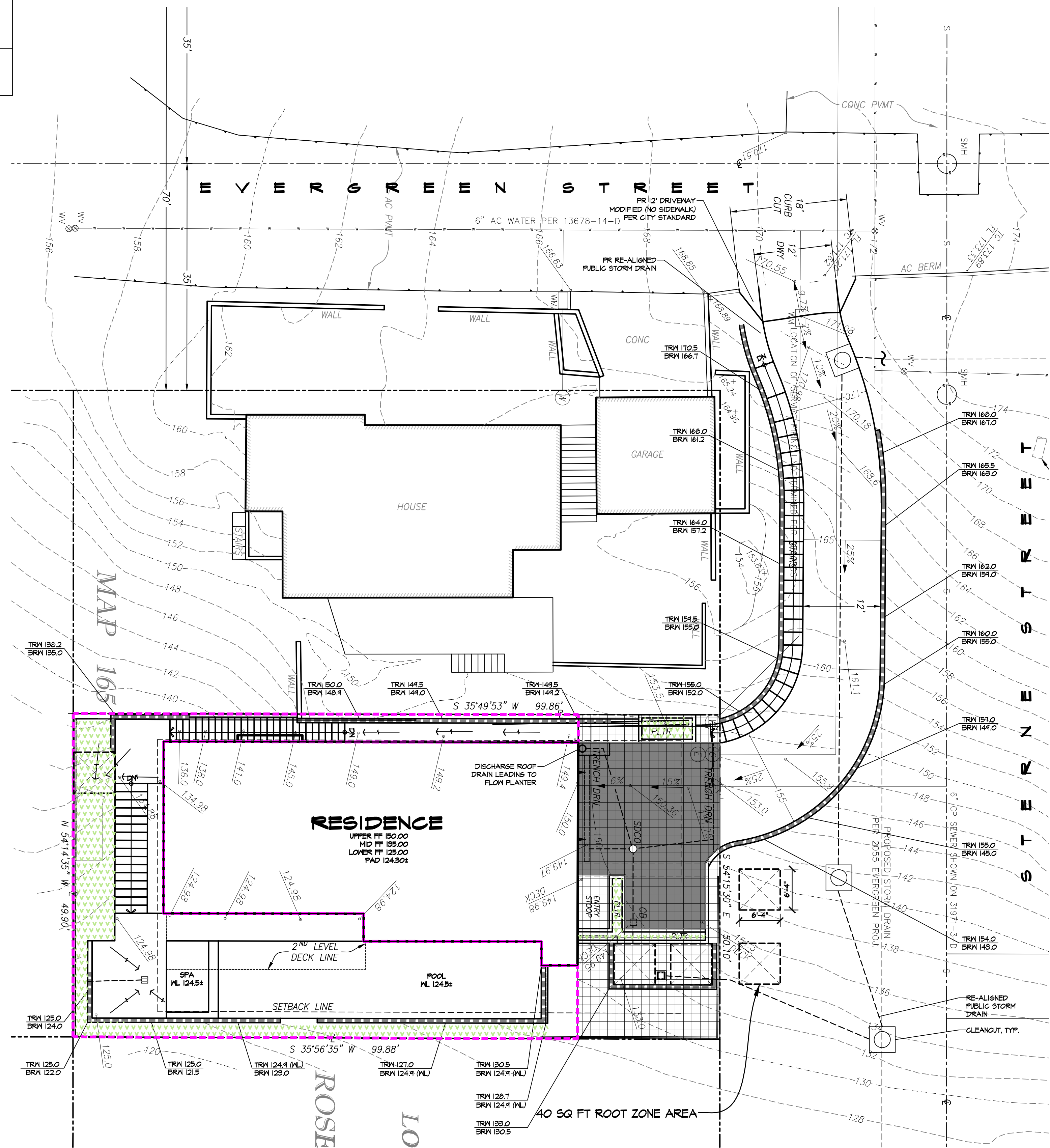
LEGEND

|                       |           |        |
|-----------------------|-----------|--------|
| V.U.A. BOUNDARY       | 26,399 SF |        |
| LANDSCAPE AREA        | 939 SF    |        |
| BUILDING COVERED AREA | 1,858 SF  | (37%)  |
| STREET YARD AREA      | 1,099 SF  | (22%)  |
| REMAINING YARD        | 2,037 SF  | (41%)  |
| TOTAL SITE AREA       | 4,994 SF  | (100%) |

LINE OF OVERHANG TURNAROUND  
& ENTRY STOOP ABOVE



FIRST FLOOR



DAVID REED  
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www.draasla.com



L-2

|   |     |          |                                    |        |
|---|-----|----------|------------------------------------|--------|
| LANDSCAPE CALCULATIONS  |     |          |                                    |        |
| GEIGER RESIDENCE  |     |          |                                    |        |
| STERNE STREET @ EVERGREEN STREET<br>SAN DIEGO, CA 92037                               |     |          |                                    |        |
| LOT 11, BLK 154, MAP 165  |     |          |                                    |        |
| CITY OF SAN DIEGO, CALIFORNIA<br>DEVELOPMENT SERVICES DEPARTMENT<br>SHEET OF X SHEETS |     |          | W.O. NO. _____<br>P.T.S. NO. _____ |        |
| FOR CITY ENGINEER   |     |          | DATE                               |        |
| DESCRIPTION   | BY  | APPROVED | DATE                               | FILMED |
| ORIGINAL  | DWR |          | 04/09/19                           |        |
|   |     |          |                                    |        |
|   |     |          |                                    |        |
|   |     |          |                                    |        |
| CONTRACTOR  |     |          | DATE STARTED                       |        |
| INSPECTOR   |     |          | DATE COMPLETED                     |        |
|   |     |          | XXXXX-X-D                          |        |



HYDROZONE LEGEND

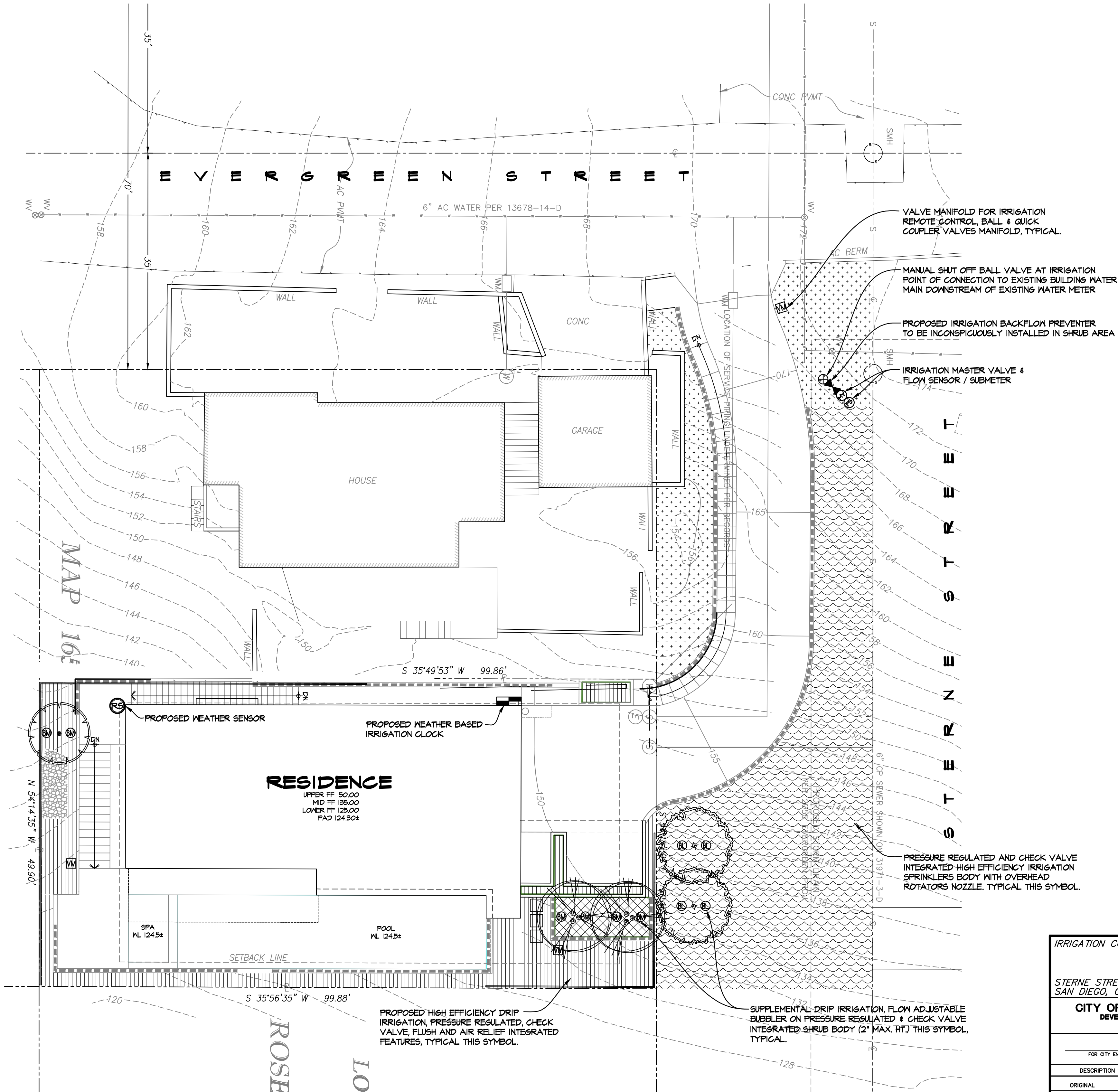
- HYDROZONE 1:**  
LOW WATER USAGE PLANTS  
ON DRIP IRRIGATION SYSTEMS  
AREA: 662 S.F.  
K<sub>c</sub>: 20  
I.E.: 0.81  
PCT. OF LS. AREA = XXXX %  
CLOCK A STATION(S): N / A  
  
ETWU = 4,053.73 GAL. / YEAR
- HYDROZONE 2:**  
MEDIUM WATER USAGE PLANTS  
ON DRIP IRRIGATION SYSTEMS  
AREA: 47 S.F.  
K<sub>c</sub>: 50  
I.E.: 0.81  
PCT. OF LS. AREA = XXXX %  
CLOCK A STATION(S): N / A  
  
ETWU = 1,484.94 GAL. / YEAR
- HYDROZONE 3:**  
TEMPORARY LOW WATER USAGE PLANTS  
ON OVERHEAD IRRIGATION SYSTEMS  
AREA: 1,809 S.F.  
K<sub>c</sub>: 20  
I.E.: 0.75  
PCT. OF LS. AREA = XXXX %  
CLOCK A STATION(S): N / A  
  
ETWU = 11,923.84 GAL. / YEAR
- HYDROZONE 4:**  
MEDIUM WATER USAGE PLANTS  
ON SUPPLEMENTAL DRIP BUBBLER IRRIGATION SYSTEMS  
AREA: 32 S.F.  
K<sub>c</sub>: 50  
I.E.: 0.81  
PCT. OF LS. AREA = 0 %  
CLOCK A STATION(S): N / A  
  
ETWU = 734.82 GAL. / YEAR
- HYDROZONE 5:**  
TEMPORARY LOW WATER USAGE PLANTS  
ON DRIP IRRIGATION SYSTEMS  
AREA: 684 S.F.  
K<sub>c</sub>: 20  
I.E.: 0.81  
PCT. OF LS. AREA = XXXX %  
CLOCK A STATION(S): N / A  
  
ETWU = 4,219.06 GAL. / YEAR
- HYDROZONE 6:**  
LOW WATER USAGE PLANTS  
ON SUPPLEMENTAL DRIP BUBBLER IRRIGATION SYSTEMS  
AREA: 32 S.F.  
K<sub>c</sub>: 20  
I.E.: 0.81  
PCT. OF LS. AREA = 0 %  
CLOCK A STATION(S): N / A  
  
ETWU = 195.95 GAL. / YEAR

WATER BUDGET CALCULATIONS

**SITE**  
TOTAL LANDSCAPE AREA: 9,391 S.F.  
ETO: 400      ETAF: 0.55

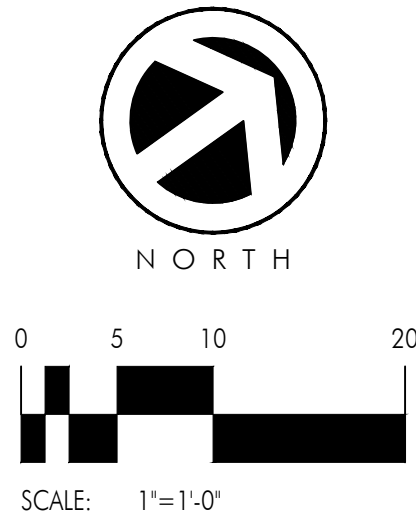
**MAXIMUM APPLIED WATER ALLOWANCE (MAWA):**  
MAWA = ETO X 0.62 X LS AREA =  
MAWA: (400) x (0.62) x (9,391) =  
**TOTAL MAWA 45,484.85 GAL. / YEAR**

**ESTIMATED TOTAL WATER USE:**  
ETWU = ETO X 0.62 X [(K<sub>c</sub> X LS AREA) / IE] =  
**SUM OF ALL ETWUS = 22,612.95 GAL. / YEAR**



IRRIGATION CONCEPT DESIGN - HYDROZONE PLAN

|   |  |  |  |  |
|---|--|--|--|--|
| IRRIGATION CONCEPT DESIGN AND HYDROZONE PLAN  |  |  |  |  |
| <b>GEIGER RESIDENCE</b>   |  |  |  |  |
| STERNE STREET @ EVERGREEN STREET<br>SAN DIEGO, CA 92037                                 |  |  |  |  |
| LOT 11, BLK 154, MAP 165  |  |  |  |  |
| CITY OF SAN DIEGO, CALIFORNIA<br>DEVELOPMENT SERVICES DEPARTMENT<br>SHEET X OF X SHEETS |  |  |  |  |
| W.O. NO. _____<br>P.T.S. NO. _____  |  |  |  |  |
| V.T.M. _____  |  |  |  |  |
| FOR CITY ENGINEER _____ DATE _____  |  |  |  |  |
| DESCRIPTION BY APPROVED DATE FILMED   |  |  |  |  |
| ORIGINAL DWR _____ 04/09/19 _____   |  |  |  |  |
| _____   |  |  |  |  |
| _____   |  |  |  |  |
| _____   |  |  |  |  |
| CONTRACTOR _____ DATE STARTED _____   |  |  |  |  |
| INSPECTOR _____ DATE COMPLETED _____  |  |  |  |  |
| XXXXX-X-D   |  |  |  |  |



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L-3



| No | Desc.       | Date     |
|----|-------------|----------|
| 1  | pc comments | 07/19/19 |
| 2  | Revision 2  | 10/31/19 |

[illegible]

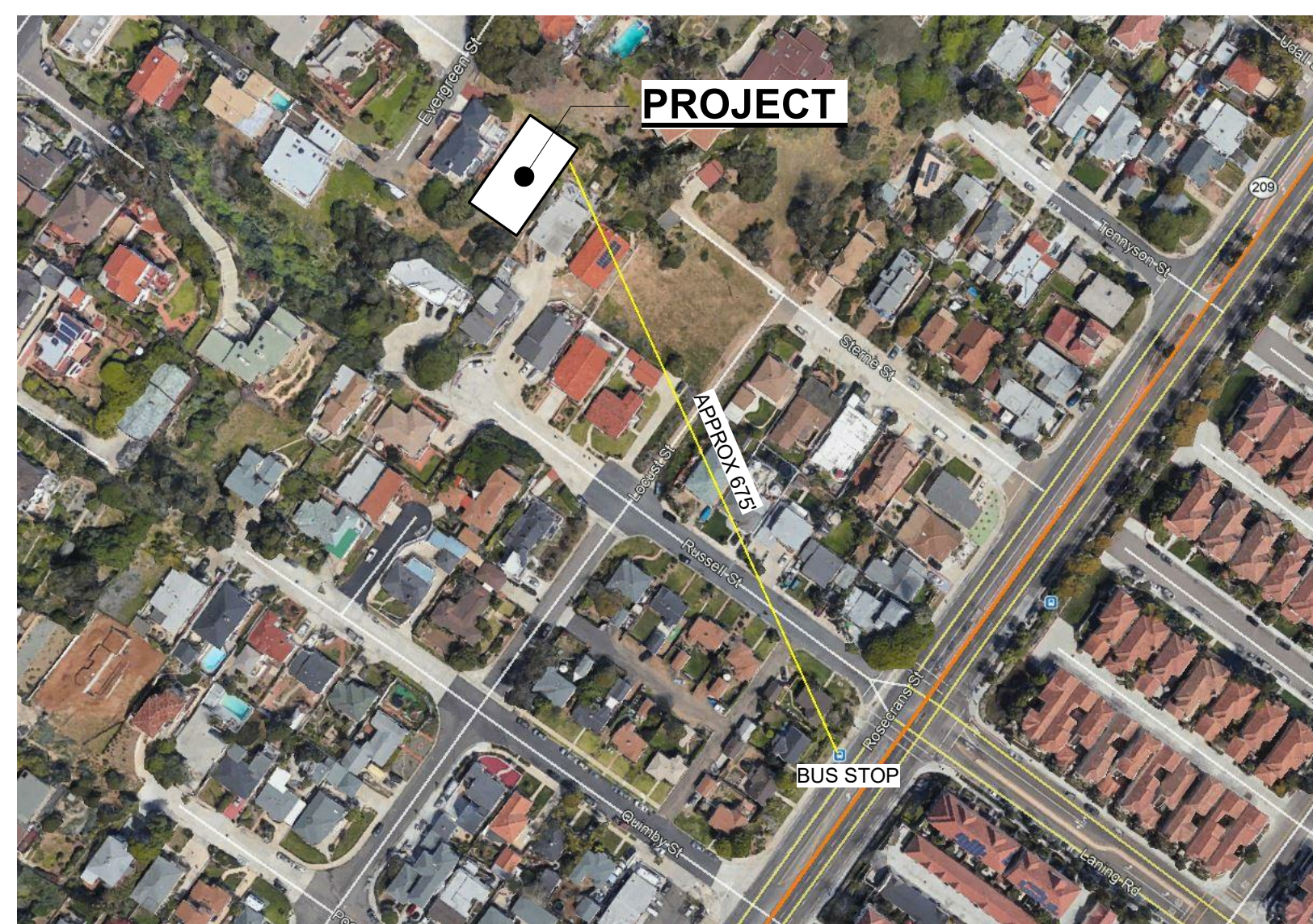
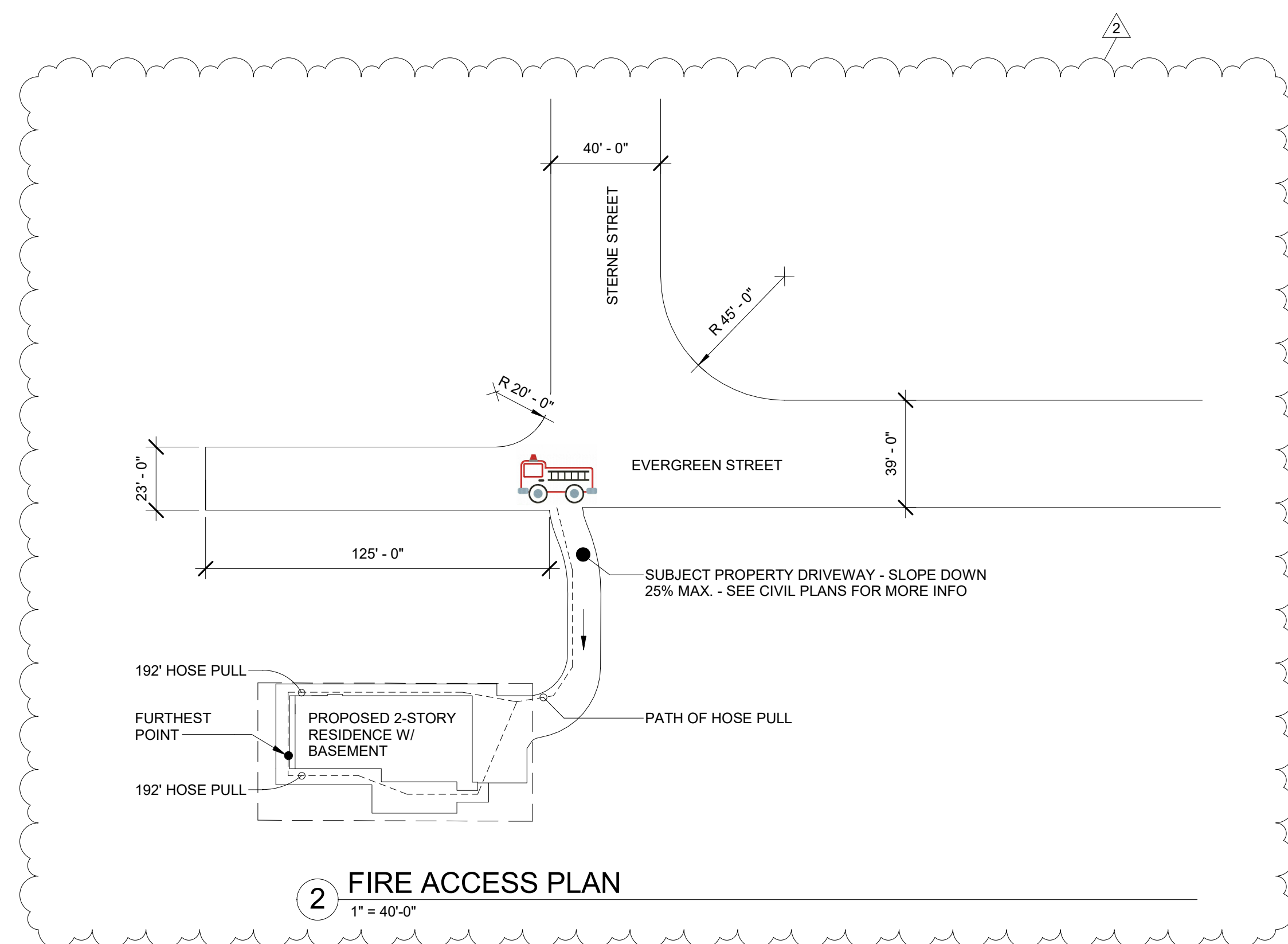
FOR  
DISCRETIONARY  
APPROVAL

## SITE PLAN

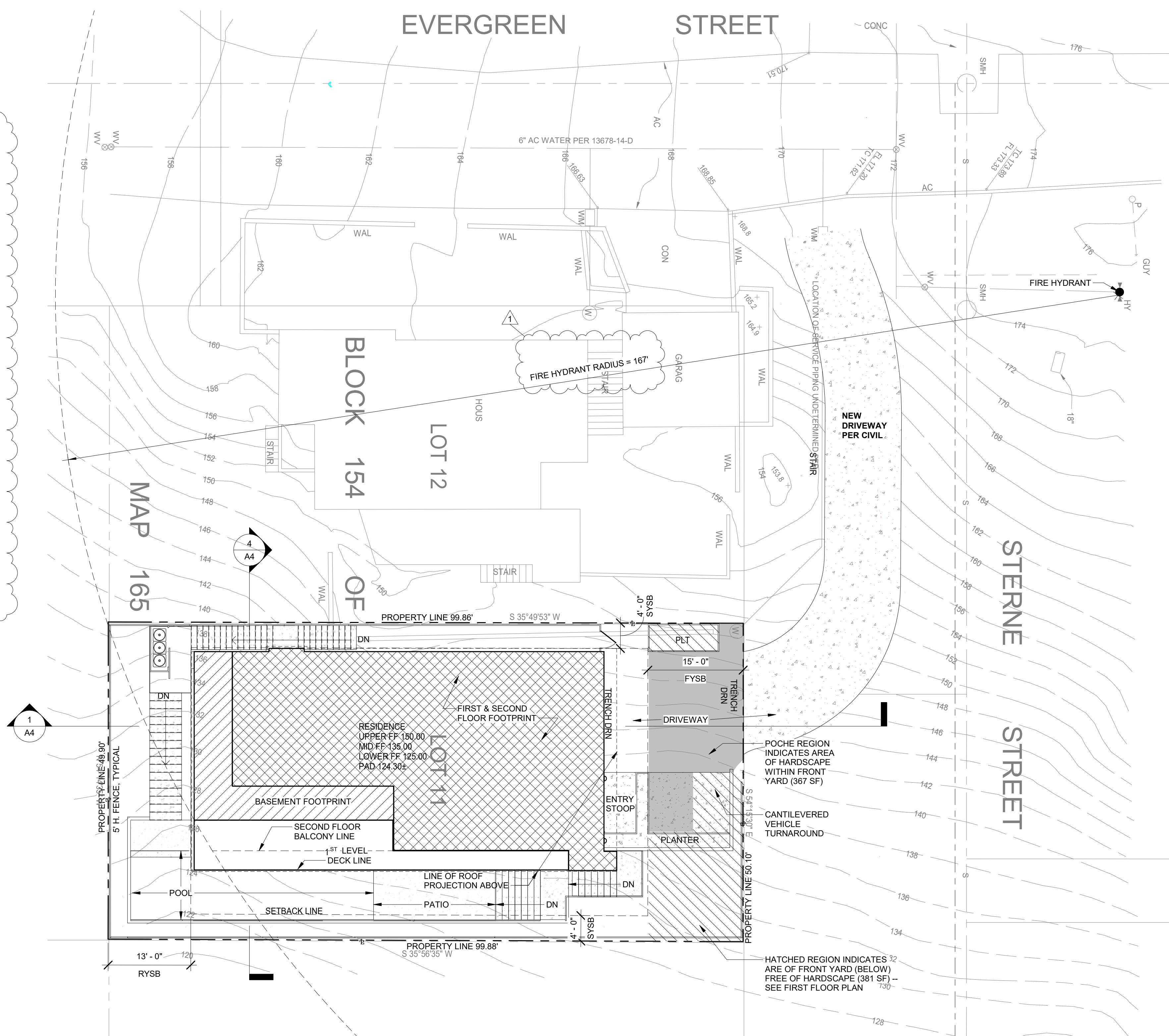
|               |          |
|---------------|----------|
| Original Date | 04/16/19 |
|---------------|----------|

A1

|       |              |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|



EXISTING TRANSIT  
PROXIMITY



## SITE PLAN

$$1'' = 10^{-2} \text{ m}$$

- NOTES:**
1. THERE ARE NO EASEMENTS ENCUMBERING THE LOT
  2. NO NEW TRANSIT STOPS ARE PROPOSED WITH THIS PROJECT, THE CLOSEST EXISTING TRANSIT STOP IS LOCATED AT ROSECRANS ST. & RUSSELL ST. APPROXIMATELY 675 SF SOUTHEAST FROM THE SUBJECT PROPERTY, VISIBLE & LEGIBLE FROM THIS SITE.
  3. BLDG. NUMBERS, VISIBLE & LEGIBLE FROM GREENEEN STREET, TO BE PROVIDED PER PHPS PROJECT P-00-6 (UFC 9014.4.4) & SAN DIEGO MUNICIPAL CODE 95.0209. NUMBERS MUST BE HIGH CONTRAST WITH REFLECTIVE BACKING.
  4. FRONT YARD HARDSCAPE CALCULATION:  $367 \text{ SF (HARDSCAPE)} / 750 \text{ SF (TOTAL FRONT YARD)} = 49\%$   
 $49\% < 60\%$ , THEREFORE OK. NOTE THAT DUE TO THE SLOPE OF THE SITE, THE FRONT YARD IS MOSTLY ARY DEPICTED ON THE FIRST AND SECOND FLOOR PLANS.
  5. LOT COVERAGE CALCULATION:  $\text{TOTAL BLDG FOOTPRINT} = 1,884 \text{ SF} / 4,996 \text{ (TOTAL LOT AREA)} = 38\%$





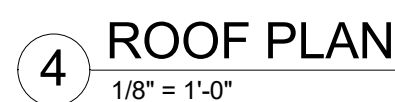
GEIGER RESIDENCE  
POINT LOMA, CALIFORNIA

[illegible]

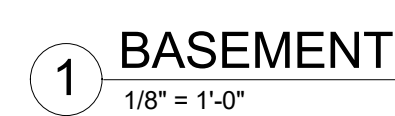
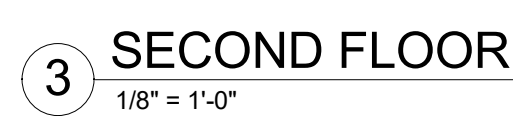
## FLOOR PLANS AND ROOF PLAN

**A2**

|       |              |
|-------|--------------|
| Scale | 1/8" = 1'-0" |
|-------|--------------|



**NOTE:**  
NO MECHANICAL EQUIPMENT SCREENING ON ROOF





1000

[illegible]

|                                |              |
|--------------------------------|--------------|
| <b>BUILDING<br/>ELEVATIONS</b> |              |
|                                |              |
| Original Date                  | 04/16/19     |
| <b>A3</b>                      |              |
| Scale                          | 1/8" = 1'-0" |





350 11<sup>TH</sup> AVE  
UNIT 329  
SAN DIEGO,  
CALIFORNIA 92101  
T. 760.258.6469

GEIGER RESIDENCE  
POINT LOMA, CALIFORNIA

| No | Desc.       | Date     |
|----|-------------|----------|
| 2  | Revision 2  | 10/31/19 |
| 3  | pc comments | 1/15/20  |

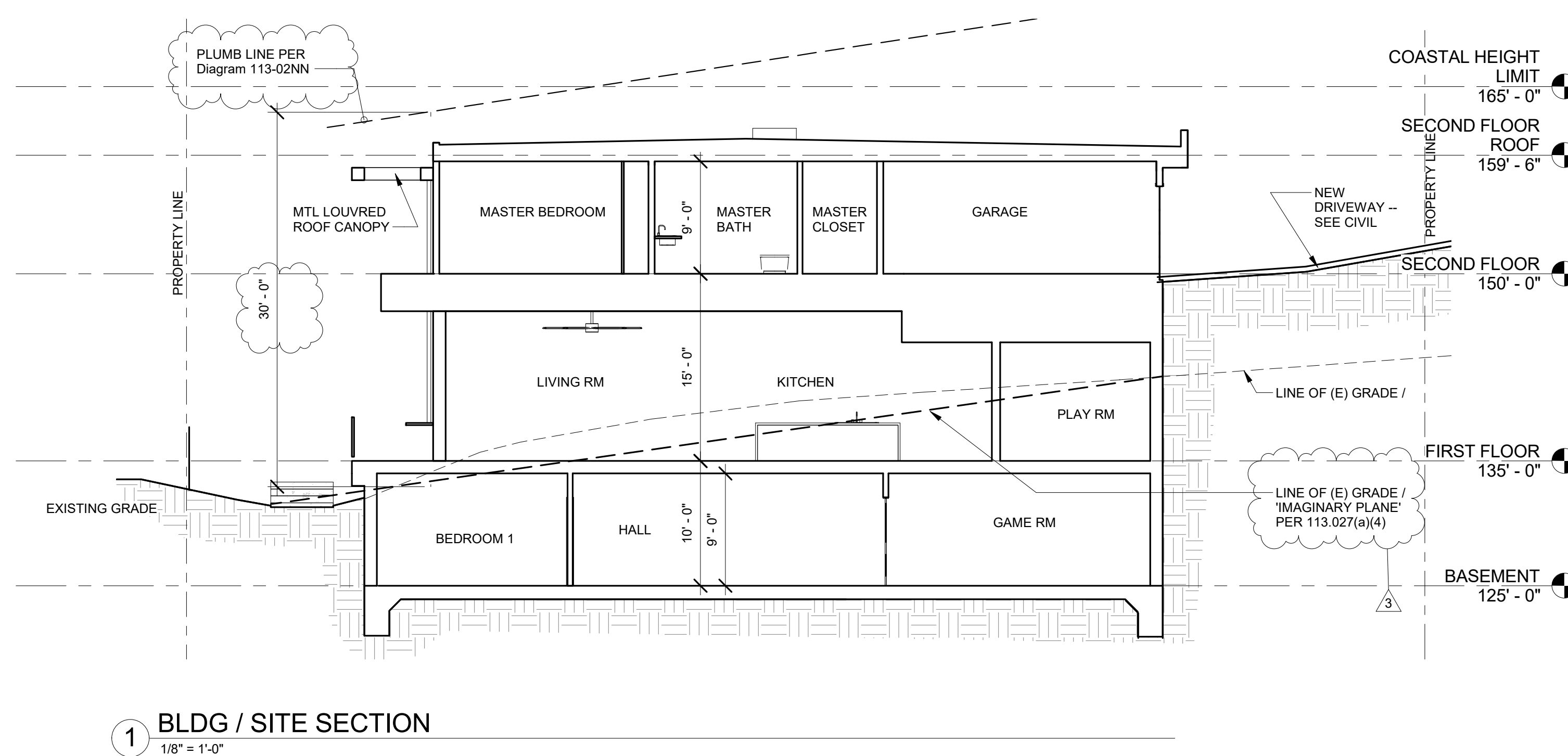
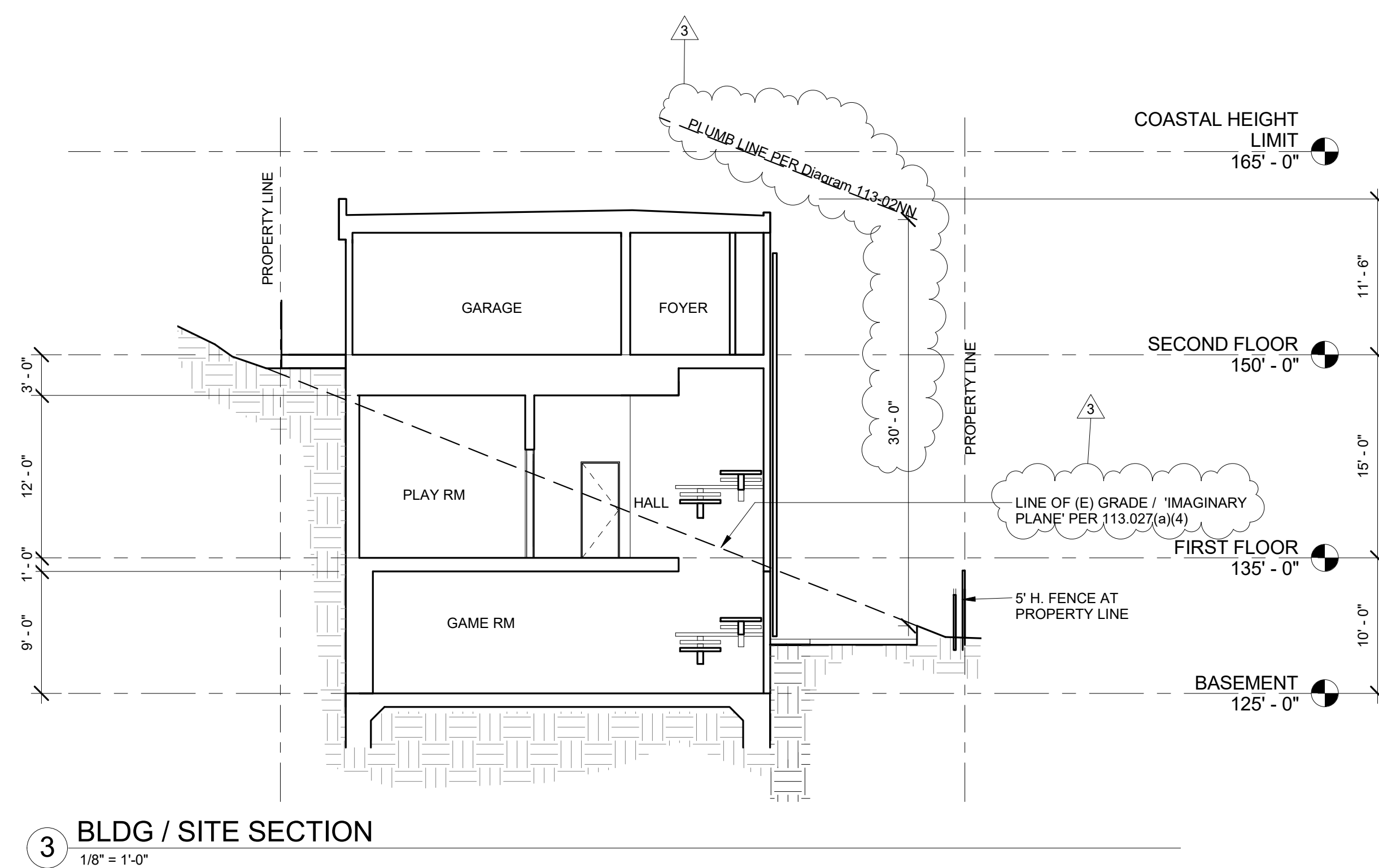
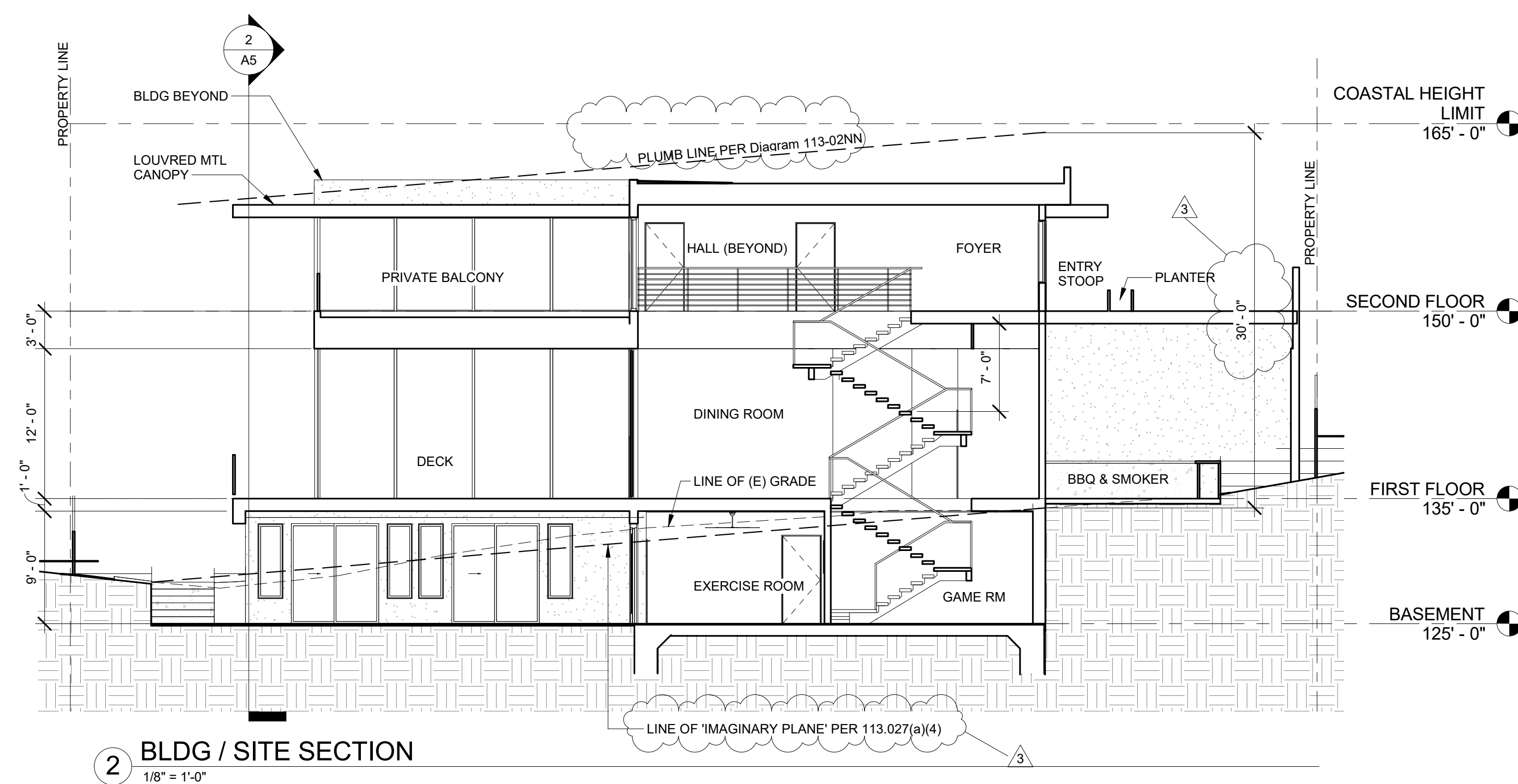
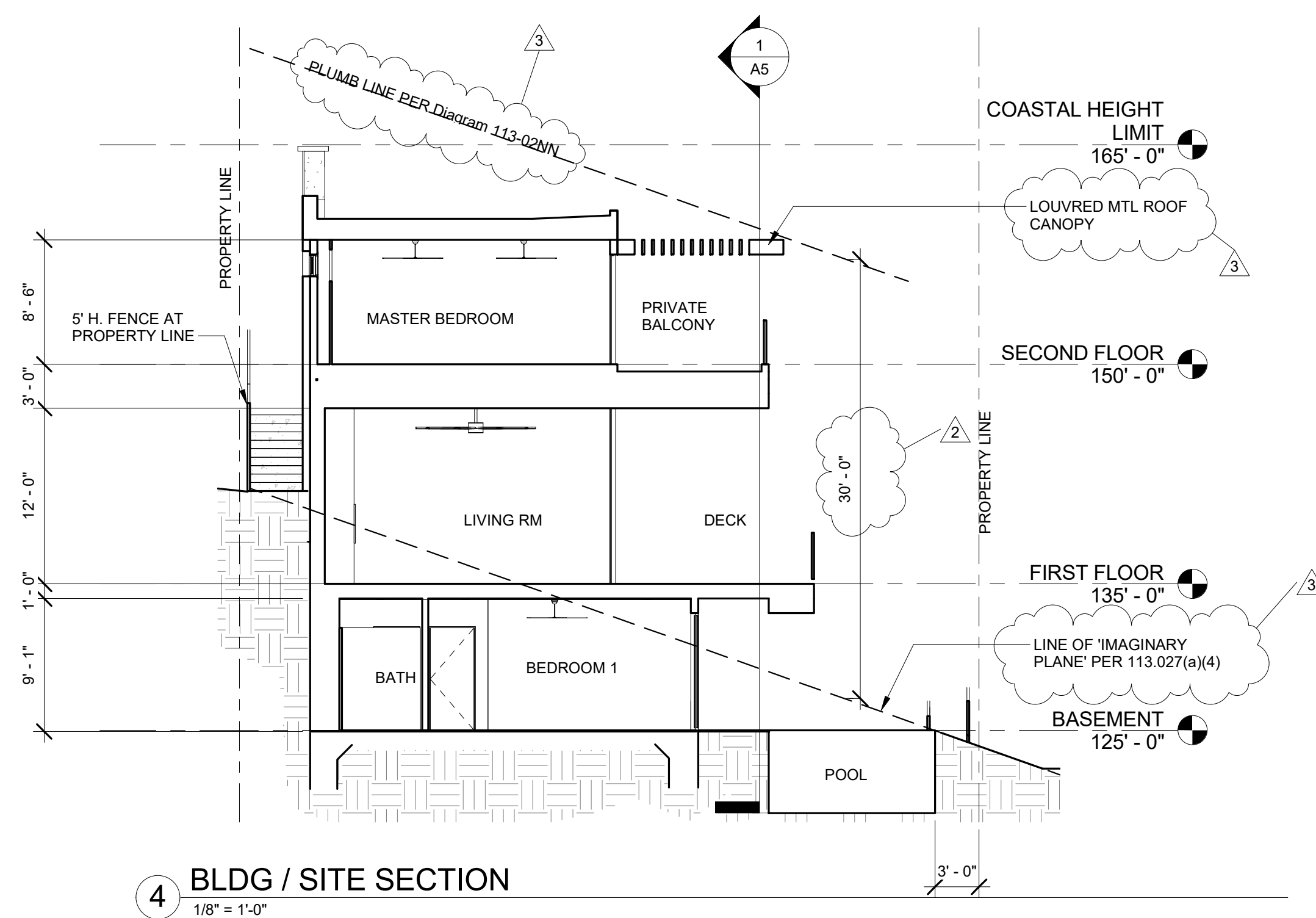
FOR  
DISCRETIONARY  
APPROVAL

**BLDG / SITE  
SECTIONS**

|               |          |
|---------------|----------|
| Original Date | 04/16/19 |
|---------------|----------|

A4

|       |              |
|-------|--------------|
| Scale | 1/8" = 1'-0" |
|-------|--------------|





350 11<sup>TH</sup> AVE  
UNIT 329  
SAN DIEGO,  
CALIFORNIA 92101  
T. 760.258.6469

GEIGER RESIDENCE  
POINT LOMA, CALIFORNIA

[illegible]

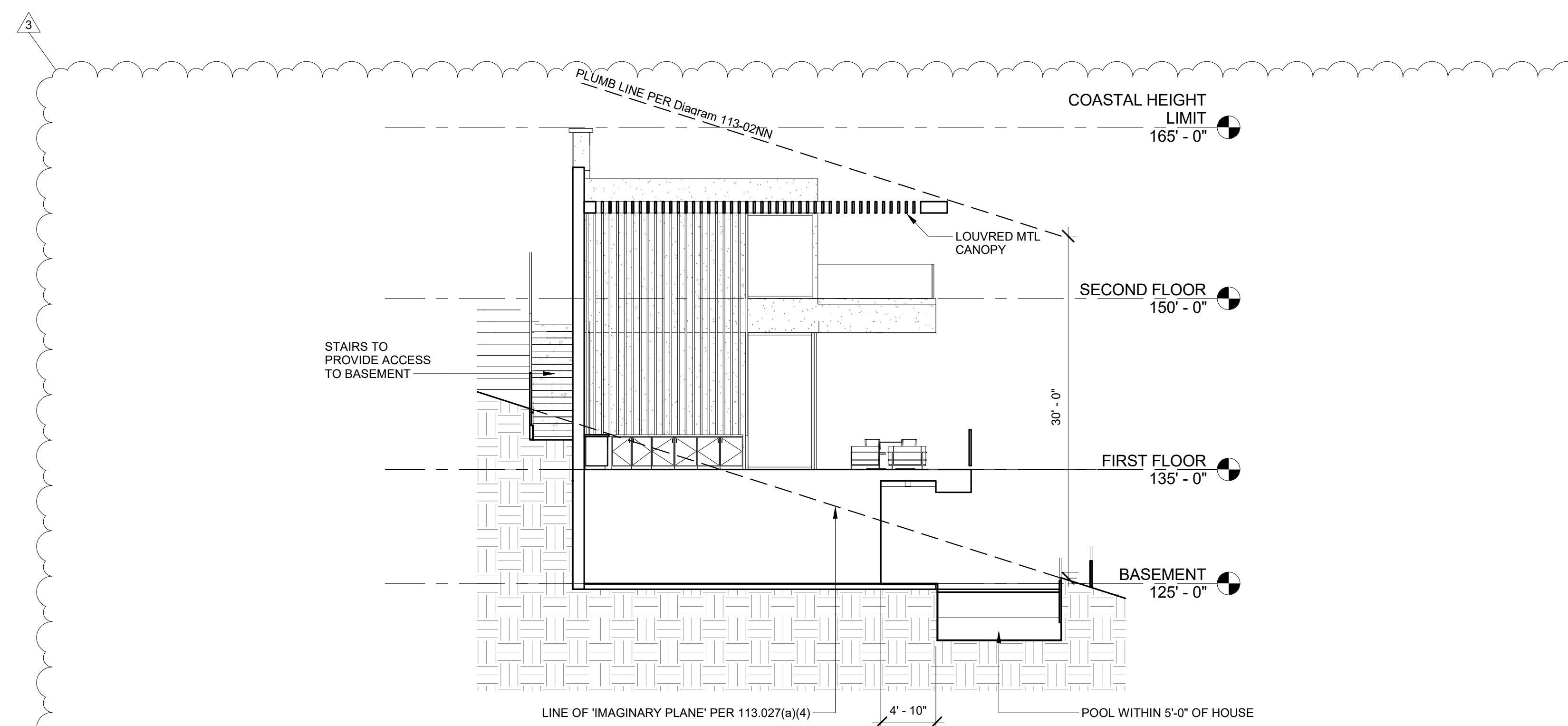
FOR  
DISCRETIONARY  
APPROVAL

## BUILDING SECTIONS

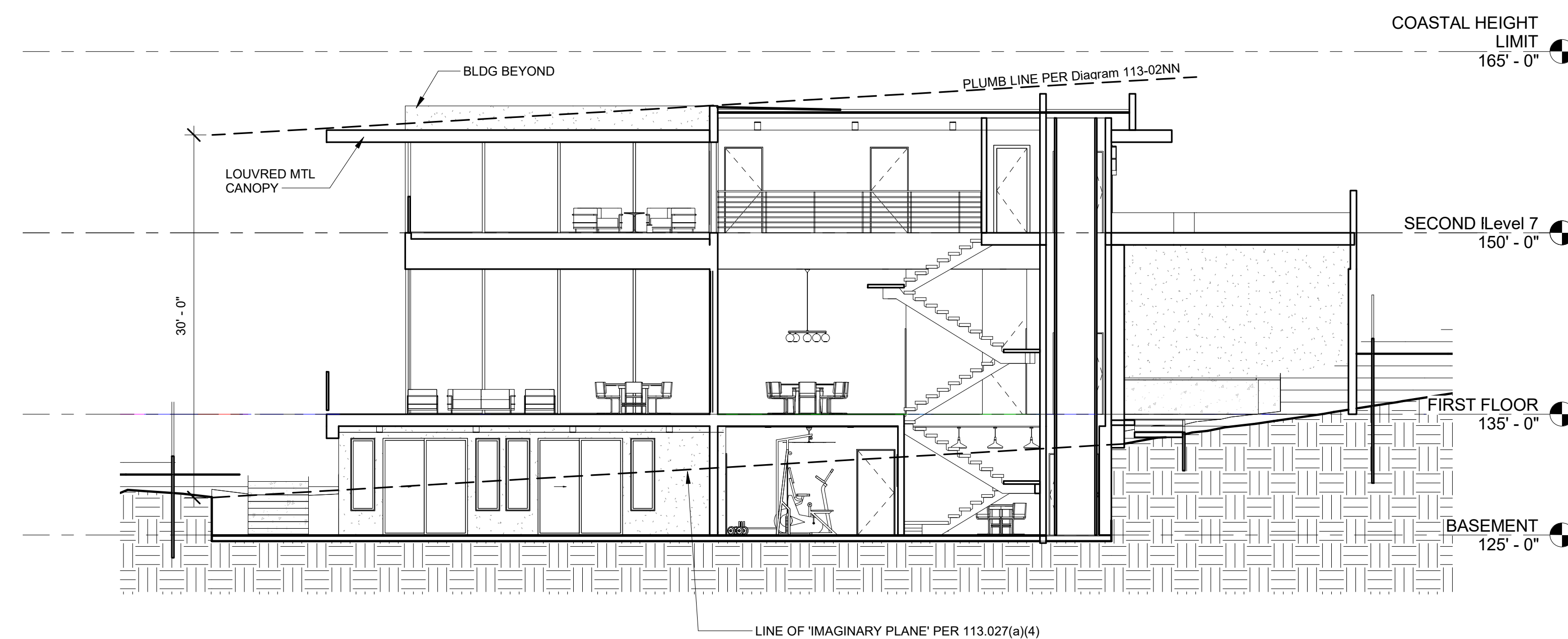
|               |          |
|---------------|----------|
| Original Date | 01/14/20 |
|---------------|----------|

**A5**

|       |              |
|-------|--------------|
| Scale | 1/8" = 1'-0" |
|-------|--------------|



2 Section 6  
1/8" = 1'-0"



1 Section 5  
1/8" = 1'-0"



