



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 22, 2016 REPORT NO. HO-16-041

HEARING DATE: June 29, 2016

SUBJECT: OCEAN BEACH VETERANS PLAZA - CDP - Process Three Decision

PROJECT NUMBER: [424126](#)

OWNER/APPLICANT: CITY OF SAN DIEGO-PARK AND RECREATION/  
ESTRADA LAND PLANNING - VICKI ESTRADA

### SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit to allow the creation of a Veteran's Memorial Plaza within the Coastal Overlay Zone (Appealable) within the Ocean Beach Planning area?

### Staff Recommendation:

1. APPROVE -Coastal Development Permit No. 1483787

Community Planning Group Recommendation: On June 1, 2016, the Ocean Beach Planning Group voted 9-0-0 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15304 (Minor Alteration to Land). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 4, 2016, and the opportunity to appeal that determination ended May 19, 2016 (Attachment 6).

## BACKGROUND

The proposed project is located at 1950 Abbott Street situated on 0.65 acres of public parkland approximately 200 feet east of the Pacific Ocean. The existing public park is developed with landscape (primarily turf, palms, and shrubs) located within the CC-4-2 zone. The Ocean Beach Community Plan designates the site as a 'Resource-based Park' and is located within the Ocean Beach Cottage Emerging Historic District. The site was first developed in 1997 and was dedicated to the United States Armed Forces currently known as Veteran's Plaza. The site contains an existing memorial boulder dedicated to Lifeguards, with inlaid inscriptions in the concrete pavings at the southwest corner of the lot. The site is bound by a lifeguard station to the north, commercial uses to the south and east, and a coastal beach to the west (Attachment 1).

The project requires a Coastal Development Permit for work within the Coastal Zone. The development of the site will comply with the U.S. Secretary of Interior's Standard for treatment of the historic street lights and does not require a Site Development Permit because the project is located away from Environmentally Sensitive Lands (coastal beach) (Attachment 2).

## DISCUSSION

The development proposes to improve and enhance the existing park site and create a Veteran's Plaza which will develop, preserve, and enhance public recreation opportunities within the Ocean Beach community. The improvements include the construction a faux rock wall, which would be built perpendicular to the shoreline and match the color and texture of the nearby sand and cliffs. The wall will incorporate polished black granite panels which would have the Veteran's names engraved on them. The wall's overall length would be 67.5 feet and the height would range from four to seven feet. The project will also include the installation of decorative paving, a new public walkway, new landscape features, and up-lighting features at the walls, stone, flag poles and trees. The existing decorative historic street lights would remain in place and the existing memorial boulder will be relocated closer to the memorial wall. The project will comply with all applicable regulations of the San Diego Municipal Code, Coastal Development regulations, and historic regulations as conditioned within the Coastal Development Permit No. 1483787.

The goals of the Coastal Act are to protect and expand both visual and physical access to the shoreline. The project was designed to enhance visual aesthetic of the existing park and to enhance coastal view without blocking views to the ocean. The Veteran Plaza's faux rock was designed in likeness to the Community's Sunset Cliffs Bluff and Stratum. The intent of the design is to enhance the coastal ambience of the Ocean Beach community. In addition, the proposed development will continue to provide physical access to the shoreline. The project will remove 3,278 square feet of turf and add 2,680 square feet of pervious colored paved walkway (Attachment 9). In order to preserve and enhance the existing public coastal views, the applicant redesigned the original proposal so the backdrop now varies in height from four to seven feet. The length of the wall was also shortened by nearly 30 feet. The wall will be undulated minimizing the impacts to the existing public coastal view. The project's landscaping will incorporate low-lying vegetation to maintain existing views. All existing historic street lights will remain and will be protected in place (Attachment 7).

No sensitive biological resources are being impacted with the project, and it is consistent with the Coastal Development regulations. The construction of the project will not block access to the nearby coastal beach and Best Management Practices (BMPs) would be implemented during construction.

CONCLUSION

Staff has reviewed the project and has determined that it complies with the development regulations of all applicable sections of the Land Development Code. Staff determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit 1483787, with modifications.
2. Deny Coastal Development Permit 1483787, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Peter Kann, Development Project Manager

Attachments:

1. Aerial Photograph
2. Site Photo
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption and NORA
7. Public Coastal Views (From Community Plan)
8. Ownership Disclosure Statement
9. Project Plans



**Project Site**



**Location Aerial Photo**

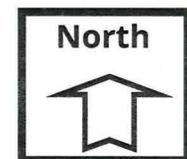
**OCEAN BEACH VETERANS PLAZA- 1950 ABBOTT STREET**  
**PROJECT NO. 424126**





**Location Aerial Photo**

**OCEAN BEACH VETERANS PLAZA- 1950 ABBOTT STREET**  
**PROJECT NO. 424126**





# Land Use Map

**OCEAN BEACH VETERANS PLAZA- 1950 ABBOTT STREET  
PROJECT NO. 424126**



ATTACHMENT 4  
Draft Permit Resolution

HEARING OFFICER, RESOLUTION NO. XXXX  
COASTAL DEVELOPMENT PERMIT NO. 1483787  
**OCEAN BEACH VETERAN PLAZA CDP - PROJECT NO. 424126**

WHEREAS, CITY OF SAN DIEGO, Owner and OCEAN BEACH COMMUNITY DEVELOPMENT COORPORATION, Permittee, filed an application with the City of San Diego for a permit to enhance an existing Veteran's Plaza within developed parkland (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1483787, on portions of the .65 acre site;

WHEREAS, the project site is located at 1950 Abbott Street in the CC-4-2 and Coastal (appealable) Overlay Zone within Ocean Beach Community Plan and Local Coastal Program area; and

WHEREAS, the .65-acre project site is legally described as Map No. 279, portion of assessor parcel number 4480101700 south of Santa Monica Avenue;

WHEREAS, on June 29, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1483787, pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on May 4, 2016, 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) and 15304 (Minor Alteration to Land) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated June 29, 2016.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

- A. 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.** The project proposes enhancements to existing Veteran's Plaza on a public park adjacent to a coastal beach located approximately 200 feet east of the Pacific Ocean and adjacent to a first public roadway (Abbott Street). The project will create a uniquely designed landmark, a faux wall that mirrors the Sunset Cliff bluffs, within the Ocean Beach community that is visually attractive and contributes to a positive neighborhood character for honoring military veterans.

ATTACHMENT 4  
Draft Permit Resolution

The proposed development will not encroach onto the abutting coastal beach to the west nor into the first public roadway to the east. In addition, the project will enhance and protect the public view to and along the Pacific Ocean. The faux wall, which ranges in height from four to seven feet in

height, is placed perpendicular to the Pacific Ocean and will not cause a detrimental impact to coastal views from Abbott Street. The Veterans Plaza will be landscaped with low-lying vegetation to maintain and enhance existing views. The proposed design is in accordance with the Conservation Element of the Ocean Beach Community Plan and the California Coastal Act. The project does not prohibit any coastal access or visually impact any designated public coastal views corridors identified in a Local Coastal Program land use plan. The proposed improvements will not exceed seven feet in height and are perpendicular to the Pacific Ocean. Low growing landscaping will be installed and permeable pavers will allow for greater public access. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and will enhance and protect public views to and along the ocean as well as, other scenic coastal areas as specified in the Local Coastal Program land use plan.

**2. The proposed coastal development will not adversely affect environmentally sensitive lands.** The project proposes enhancements to existing Veteran's Plaza within a public park adjacent to a coastal beach located approximately 200 feet east of the Pacific Ocean and adjacent to a first public roadway (Abbott Street). Although the project is adjacent to a coastal beach, the enhancements will not have an adverse impact of any Environmentally Sensitive Lands. The existing parkland is currently landscaped primarily with turf and shrubs and contains no sensitive biological resources. The project will remove 3,278 square feet of turf and add 2,680 square feet of pervious colored paved walkway. The project was reviewed by the City's Environmental Analysis Section and the project was determined to be exempt from the California Environmental Quality Act (CEQA) section 15304 (Minor Alterations in Land Use Limitations).

**3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.** The Ocean Beach's Land Use Designation for the project site is "Resource-based Park" and is located within the Ocean Beach Local Coastal Program. The site was first developed in 1997 and was dedicated to the United States Armed Forces currently known as Veteran's Plaza. The site contains an existing memorial boulder dedicated to Lifeguards, with inlaid inscriptions in the concrete paving at the southwest corner of the lot. The site is currently underutilized and the development of the Veteran's Plaza with the associated improvements will maintain and enhance the existing park land as well as provide recreational opportunities consistent with the General Plan standards. The goals of the Coastal Act are to protect and expand both visual and physical access to the shoreline. The improvements include the construction a faux rock wall, which would be built perpendicular to the shoreline and match the color and texture of the nearby sand and cliffs. The wall will incorporate polished black granite panels which would have the Veteran's names engraved on them. The wall's overall length would be 67.5 feet and the height would range from four to seven feet. The project will also include the installation of decorative permeable paving, a new public walkway, new landscape features, and flag poles with up-lighting features. The coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

**4. For every Coastal Development Permit issued for any *coastal development* between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the *coastal development* is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.** The project proposes enhancements to existing Veteran's Plaza within a public park adjacent to a coastal beach located approximately 200 feet east of the Pacific Ocean and adjacent to a first public roadway (Abbott Street). The site was first developed in 1997 and was dedicated to the United States Armed Forces currently known as Veteran's Plaza. The site contains an existing memorial boulder dedicated to Lifeguards, with inlaid inscriptions in the concrete paving at the southwest corner of the lot. The site is currently underutilized and the development of the Veteran's Plaza with the associated improvements is in conformity with the goals and policies set forth by Chapter 3 of the California Coastal Act in regards to public access, public recreation, and preservation of land resources. The project will enhance access as well as continue to provide recreational use of the .65 acre parkland. In addition, the proposed development will continue to preserve the public parkland as a resource-based park in conformity with the Coastal Act, Local Coastal Program, and Ocean Beach Community Plan.

BE IT FURTHER RESOLVED that based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1483787 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1483787, a copy of which is attached hereto and made a part hereof.

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Peter Kann  
Development Project Manager  
Development Services Department

Adopted on: June 29, 2016

SAP No. 24005884

**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: 24005884

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1483787  
**OCEAN BEACH VETERANS PLAZA PROJECT NO. 424126**  
HEARING OFFICER

This Coastal Development Permit No. 1483787 is granted by the Hearing Officer of the City of San Diego to the CITY OF SAN DIEGO, Owner and OCEAN BEACH DEVELOPMENT CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0720. The .65 -acre site is located at 1950 Abbott Street in the CC4-2 Zone of the Ocean Beach Community Plan. The project site is legally described as: Map No. 279, portion of assessor parcel number 448-010-1700 south of Santa Monica Avenue.

Subject to the terms and conditions set forth in this Permit, permission is granted to City of San Diego-Park and Recreation Department and Ocean Beach Development Corporation, Owner and Permittee, for development to enhance an existing Veteran's Plaza within developed parkland that is described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 29, 2016, on file in the Development Services Department.

The project shall include:

- a. Faux rock wall 67.5 feet in length and between four and seven feet in height as designated on the plans;
- b. Faux rock wall will incorporate polished black granite panels which would have the Veteran's names engraved on them;
- c. Installation of decorative/colored pavers; and
- d. Landscaping (planting, irrigation and landscape related improvements).

**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 29, 2019.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

3. 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.

4. 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.

5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. 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.

9. 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.

10. 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.

11. The 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 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

**ENGINEERING REQUIREMENTS:**

12. The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the new 2016 Storm Water Development Regulations.

13. The project proposes to export 130 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

15. 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.

16. 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 Appendix E of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

17. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

18. The proposed monument and boulder backdrop shall not exceed a maximum height of seven feet as shown on Exhibit A.

19. 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.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on June 29, 2016 and Hearing Officer Resolution Number HO XXXX.

Coastal Development Permit No. 1433787/PTS Approval No. 424126  
Date of Approval: June 29, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Peter Kann  
Development Project Manager

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

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**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.

**City of San Diego**  
Owner

By \_\_\_\_\_  
City of San Diego-Park and Recreation

**Ocean Beach Development Corporation**  
Permittee

By \_\_\_\_\_  
Tom Perrotti  
President

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

## NOTICE OF EXEMPTION

(Check one or both)

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

FROM: CITY OF SAN DIEGO  
 PLANNING DEPARTMENT  
 1010 2<sup>ND</sup> AVENUE, SUITE 1200  
 EAST TOWER, MS 413  
 SAN DIEGO, CA 92101

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

PROJECT No.: 424126 PERMIT No.: COASTAL DEVELOPMENT PERMIT No. 1483787  
 PROJECT TITLE: OCEAN BEACH VETERANS PLAZA

PROJECT LOCATION-SPECIFIC: City-owned parkland located at 1946 Abbott Street, south of the lifeguard tower, between Newport Avenue and Santa Monica Avenue and east of the existing walkway along Ocean Beach Park within Ocean Beach Emerging Historic District in the Ocean Beach Community Planning area (Council District 2) in the City and County of San Diego.

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

DESCRIPTION OF PROJECT: General Development Plan (GDP) and Coastal Development Permit to allow for the renovation and improvements to an existing park area to create a Veterans Plaza and memorial wall which would function as a landmark within the Ocean Beach community. Improvements include the construction of a faux rock wall, which would be built perpendicular to the shoreline and match the color and texture of the nearby sand and cliffs and would incorporate polished black granite panels with engraved veteran's names. The overall length of the faux rock wall would be 67.5 feet and the height would range from four to seven feet. The project would also include the installation of decorative paving in a fallen soldier star pattern, a new public walkway, new drought tolerant landscaping, ground-recessed lighting, and three flag poles with up-lighting features. The project would also relocate the existing veteran's memorial boulder and plaque to the western end of the faux rock wall and incorporate up-lighting and project signage. Concrete paving in the old plaza area would be replaced with new concrete paving in a two-inch-scored grid. A new Veterans Plaza sign would be installed on the eastern end of the rock wall nearest to the Abbott Street sidewalk. All existing historic street lights within the City public right-of-way will remain and be protected in-place. The project has been reviewed for consistency with the U.S. Secretary of the Interior's Standards by City Historical Resources staff. The GDP and associated improvements requires a Coastal Development Permit (CDP) pursuant to San Diego Municipal Code (SDMC) Section 126.0702.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego Hearing Officer

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Tom Perrotti  
 Ocean Beach Community Development Corporation  
 P.O. Box 7787, San Diego, CA 92107, (619) 787-1073

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL ( )  
 DECLARED EMERGENCY [SEC. 15269 (A)]  
 EMERGENCY PROJECT [SEC. 15269 (B) AND (C)]  
 CATEGORICAL EXEMPTION: SECTIONS 15303 (NEW CONSTRUCTION) 15304 (MINOR ALTERATIONS TO LAND)  
 OTHER:

ATTACHMENT 6

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and has determined the project meets the categorical exemption criteria set forth in CEQA State Guidelines, Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; and Section 15304 (Minor Alterations to Land) which allows for minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature scenic, trees except for forestry or agricultural purposes. Application of these categorical exemptions is appropriate and can be supported by the fact that the new construction on previously disturbed land does not present "unusual" circumstances and there is no substantial evidence to support a fair argument that the actions would result in a significant effect on the environment or trigger an exception to the exemptions as listed in CEQA Section 15300.2.

CONTACT PERSON: Myra Herrmann

TELEPHONE: (619) 446-5372

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



SENIOR PLANNER

May 20, 2016

SIGNATURE/TITLE

DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING:



THE CITY OF SAN DIEGO

Date of Notice: May 5, 2016

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

PLANNING DEPARTMENT

SAP or WBS No. 24005884

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**PROJECT NAME/NUMBER:** Ocean Beach Veterans Plaza/Project No. 424126

**COMMUNITY PLAN AREA:** Ocean Beach

**COUNCIL DISTRICT:** 2

**LOCATIONS:** City-owned parkland located at 1946 Abbott Street, south of the lifeguard tower, between Newport Avenue and Santa Monica Avenue and east of the existing walkway along Ocean Beach Park and within the Ocean Beach Emerging Historic District.

**PROJECT DESCRIPTION:** General Development Plan (GDP) and Coastal Development Permit to allow for the renovation and improvements to an existing park area to create a Veterans Plaza and memorial wall which would function as a landmark within the Ocean Beach community. Improvements include the construction of a faux rock wall, which would be built perpendicular to the shoreline and match the color and texture of the nearby sand and cliffs and would incorporate polished black granite panels with engraved veteran's names. The overall length of the faux rock wall would be 67.5 feet and the height would range from four to seven feet. The project would also include the installation of decorative paving in a fallen soldier star pattern, a new public walkway, new drought tolerant landscaping, ground-recessed lighting, and three flag poles with up-lighting features. The project would also relocate the existing veteran's memorial boulder and plaque to the western end of the faux rock wall and incorporate up-lighting and project signage. Concrete paving in the old plaza area would be replaced with new concrete paving in a two-inch-scored grid. A new Veterans Plaza sign would be installed on the eastern end of the rock wall nearest to the Abbott Street sidewalk. All existing historic street lights within the City public right-of-way will remain and be protected in-place. The project has been reviewed for consistency with the U.S. Secretary of the Interior's Standards by City Historical Resources staff. The GDP and associated improvements requires a Coastal Development Permit (CDP) pursuant to San Diego Municipal Code (SDMC) Section 126.0702.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** This activity is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Sections 15303 (New Construction) and 15304 (Minor Alterations to Land)

## ATTACHMENT 6

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Mayor-Appointed Designee

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and has determined the project meets the categorical exemption criteria set forth in CEQA State Guidelines, Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; and Section 15304 (Minor Alterations to Land) which allows for minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature scenic, trees except for forestry or agricultural purposes. Application of these categorical exemptions is appropriate and can be supported by the fact that the new construction on previously disturbed land does not present "unusual" circumstances and there is no substantial evidence to support a fair argument that the actions would result in a significant effect on the environment or trigger an exception to the exemptions as listed in CEQA Section 15300.2.

**PROJECT MANAGER:** Helene Deisher  
**MAILING ADDRESS:** 1222 First Avenue, MS 301  
San Diego, CA 92101  
**PHONE NUMBER:** (619) [446-5223](tel:446-5223)/[hmdeisher@saniego.gov](mailto:hmdeisher@saniego.gov)

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On May 4, 2016 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Project Manager listed above.

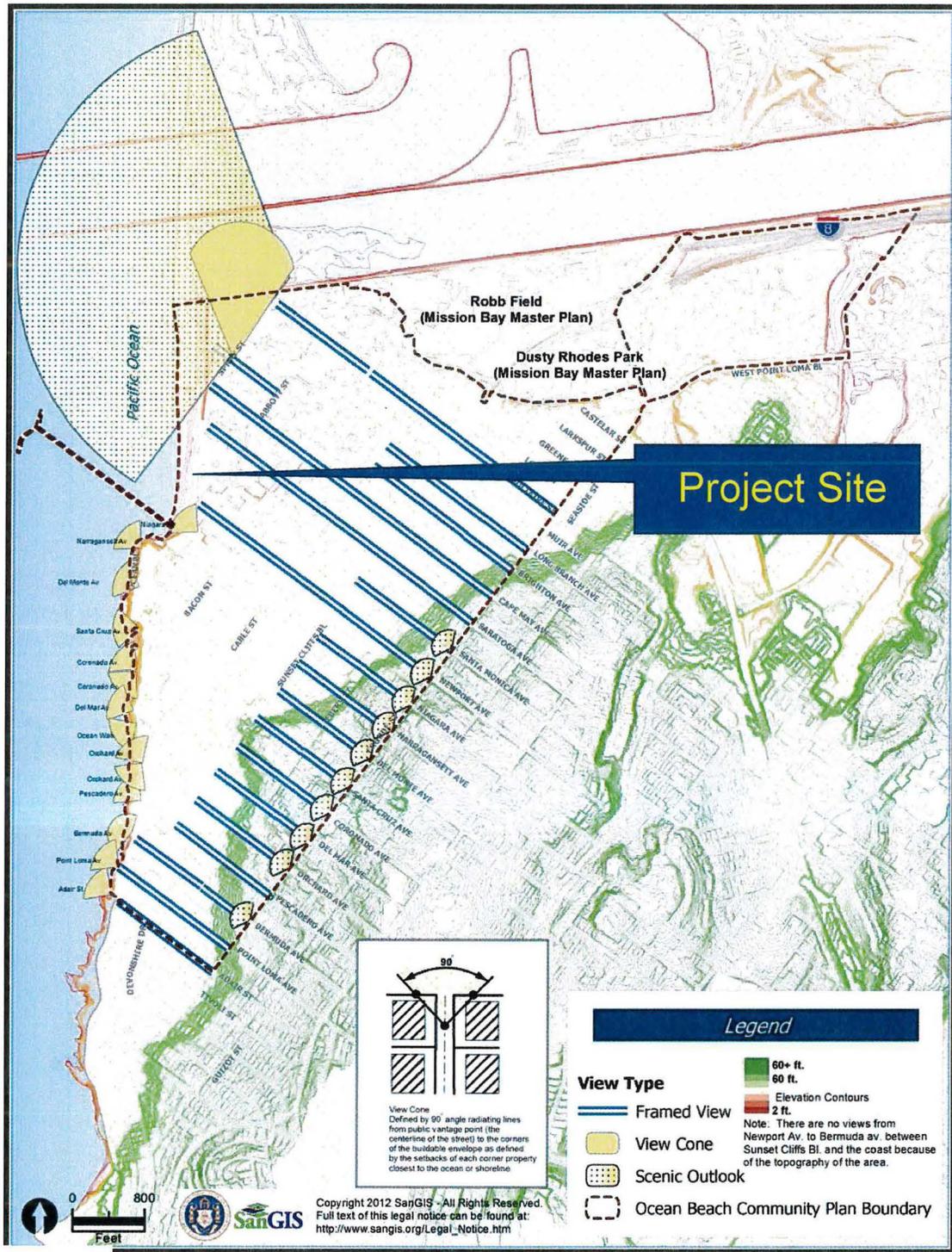
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (**May 19, 2016**). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

**POSTED IN THE OFFICE OF DSD**

**POSTED: 05/04/2016**

**BY: M. Herrmann**

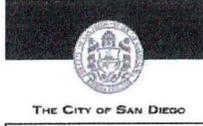


# Coastal View Map

**OCEAN BEACH VETERANS PLAZA- 1950 ABBOTT STREET**  
**PROJECT NO. 424126**



ATTACHMENT 8



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 [X] 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: Ocean Beach Veterans' Plaza
Project No. For City Use Only

Project Address: 1956 Abbott Street, Ocean Beach, CA 92167

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: | Project No. (For City Use Only) |
|----------------|---------------------------------|

**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):  
 CITY OF SAN DIEGO PARK AND REC. DEPT

Owner     Tenant/Lessee

Street Address:  
 2125 Tank Blvd.

City/State/Zip:  
 SAN DIEGO CA 92119-235-1106

Phone No: (619) 235-5914    Fax No:

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

Title (type or print):  
 DISTRICT MANAGER

Signature: *Daniel Daniel*    Date: 4/17/15

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:

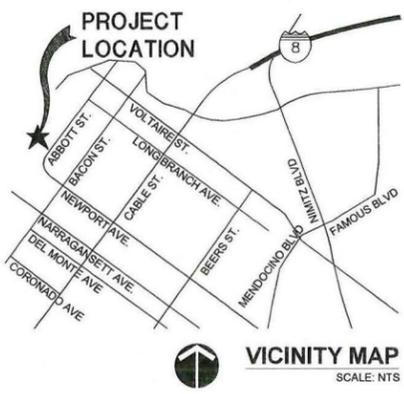
City/State/Zip:

Phone No:    Fax No:

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

Title (type or print):

Signature:    Date:



**SURVEY**  
 DIGITAL CADD SURVEY BASE PREPARED BY:  
 NASLAND ENGINEERING, INC.

**BENCHMARK:**  
 THIS SURVEY IS USING AN ASSUMED DATUM. A TEMPORARY BENCHMARK FOR THIS SURVEY IS THE FOUND 2-1/2" BRASS DISC IN THE INTERSECTION OF ABBOTT STREET AND SANTA MONICA AVE. ASSUMED ELEVATION = 100.00 FEET.

**NOTE:**  
 LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON UTILITY MARK OUT BY CPL AND AS-BUILT REFERENCE DRAWINGS FOR PUBLIC AND PRIVATE IMPROVEMENTS AND ARE SHOWN FOR INFORMATION ONLY. NASLAND CONSULTING GROUP MAKES NO CLAIM AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES LOCATION.

**STREET ADDRESS**  
 1946 ABBOTT STREET  
 SAN DIEGO, CA 92107

**SITE DATA**  
 ASSESSOR PARCEL NO:  
 4480101700

NO EXISTING STRUCTURES ON SITE.

**OVERLAY ZONE DESIGNATIONS:**  
 COASTAL ZONE  
 SAN DIEGO INTERNATIONAL AIRPORT INFLUENCE AREA

**DISCRETIONARY PERMIT APPROVALS:**  
 COASTAL DEVELOPMENT PERMIT FOR THE CREATION OF A VETERAN'S PLAZA AND MEMORIAL.

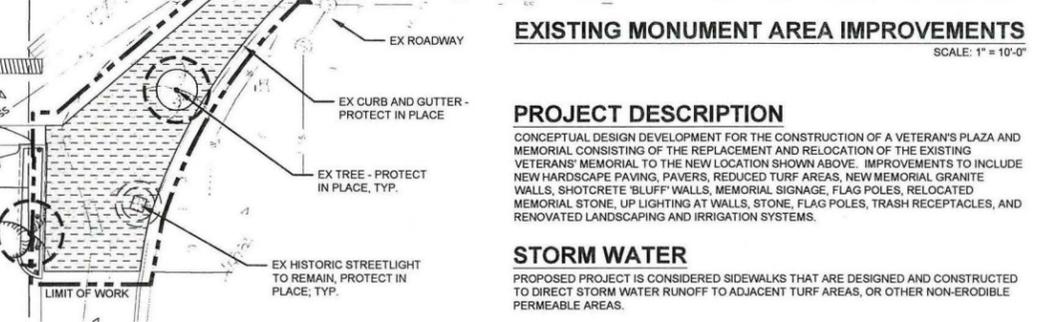
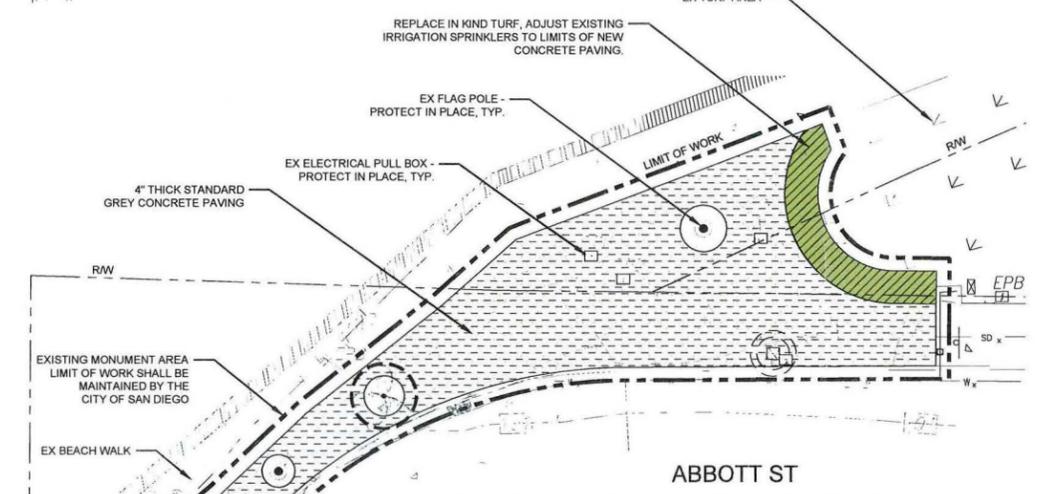
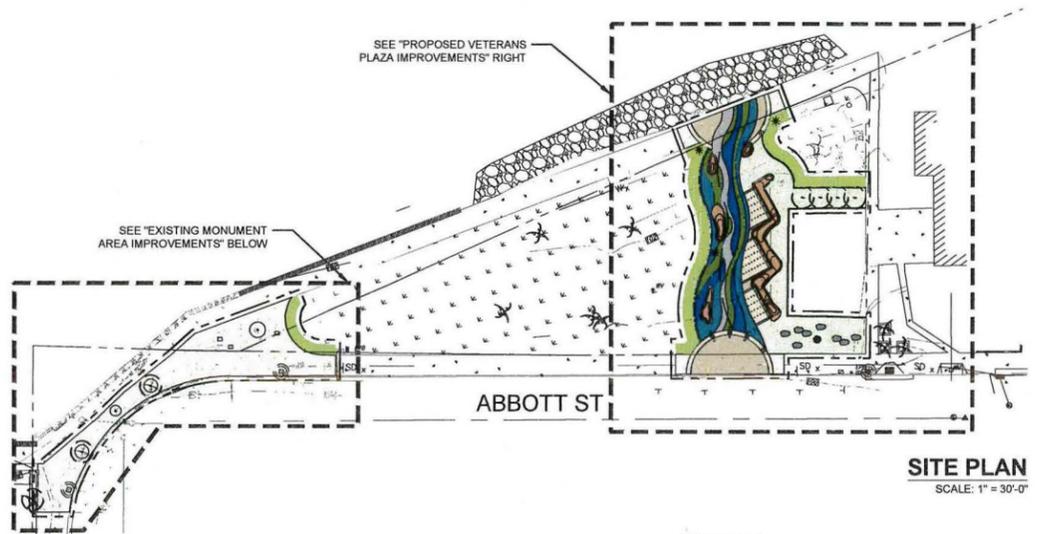
**LAND USE:**  
 EXISTING CITY PARK LAND; PROPOSED DEVELOPMENT IS TO MAINTAIN LAND AS CITY PARK LAND WITH NEW PUBLIC VETERANS' PLAZA AND MEMORIAL.

**DESIGN TEAM**

**LANDSCAPE ARCHITECT:**  
 ESTRADA LAND PLANNING, INC.  
 225 BROADWAY, SUITE 1160,  
 SAN DIEGO, CALIFORNIA 92101  
 PH: (619) 236-0143, FAX: (619) 236-0578  
 DPRECIAO@ESTRADALANDPLAN.COM  
 BASHMORE@ESTRADALANDPLAN.COM  
 ATTN: DAVID PRECIADO AND BRAD ASHMORE

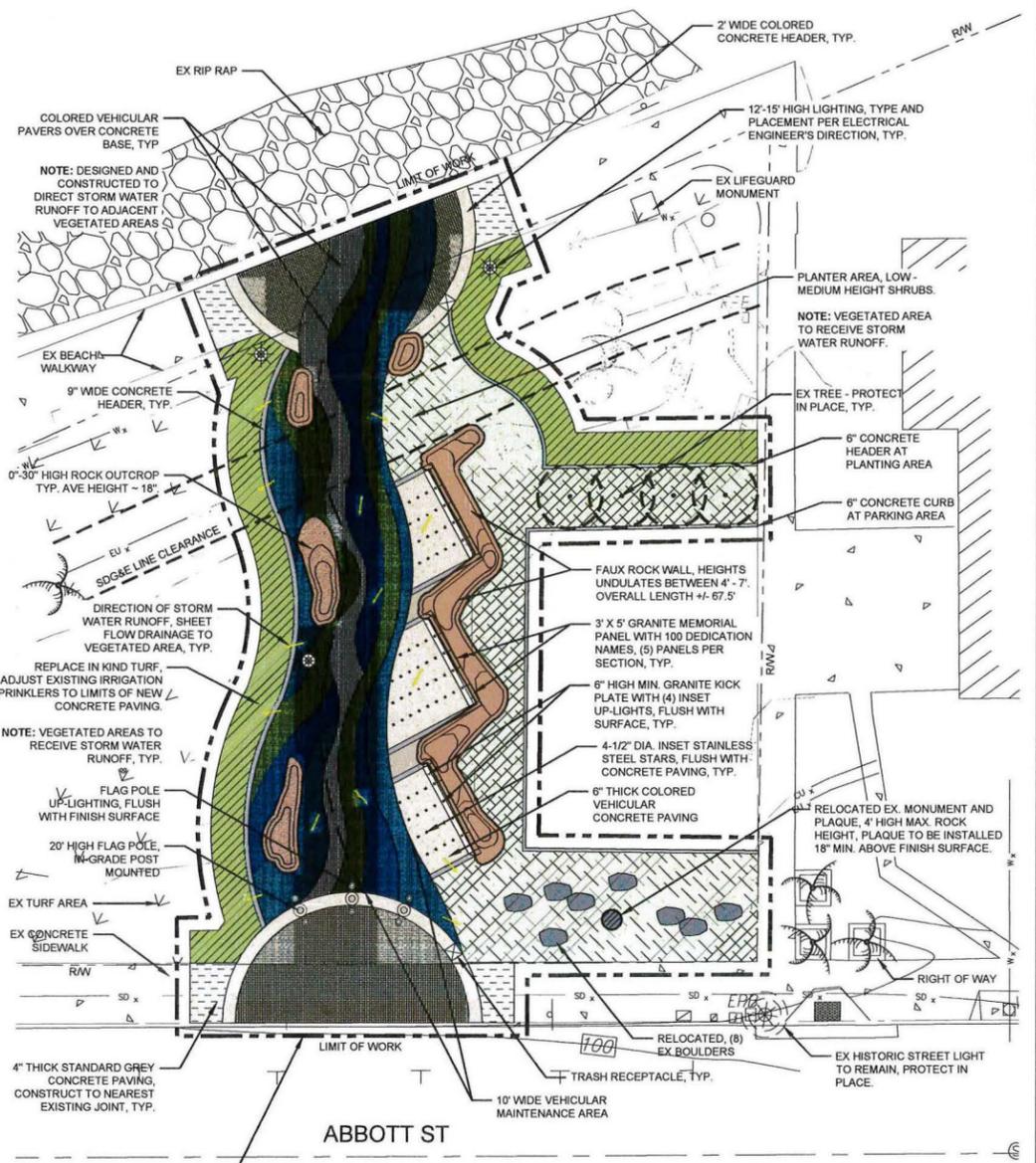
**CIVIL ENGINEER:**  
 NASLAND ENGINEERING,  
 4740 RUFFNER STREET  
 SAN DIEGO, CA 92111  
 PH: (858) 292-7770  
 FAX: (858) 571-3241  
 ATTN: CORY SCHRACK  
 AND DANIEL QUINONES

**ELECTRICAL ENGINEER:**  
 MEI  
 2385 CAMINO VIDA ROBLE,  
 SUITE 114  
 CARLSBAD, CA 92011  
 PH: (760) 602-1008  
 FAX: (760) 602-7998  
 ATTN: KURT WITTMAN



**STORM WATER**  
 PROPOSED PROJECT IS CONSIDERED SIDEWALKS THAT ARE DESIGNED AND CONSTRUCTED TO DIRECT STORM WATER RUNOFF TO ADJACENT TURF AREAS, OR OTHER NON-ERODIBLE PERMEABLE AREAS.

**EARTHWORK**  
 THE EARTHWORK QUANTITIES SHOWN IN GRADING TABLE DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY EXIST ON-SITE AND ARE FOR REFERENCE AND FEE PURPOSE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. QUANTITIES ARE TO SUBGRADE AND DO NOT INCLUDE REMEDIAL GRADING AND ALLOWANCES FOR SHRINKAGE OR BULKING.



**GRADING TABLE**

|                                   |  |                                   |
|-----------------------------------|--|-----------------------------------|
| TOTAL AREA:<br>27,443 SQUARE FEET | AMOUNT OF EXPORT:<br>130 CUBIC YARDS       | RETAINING WALL LENGTH:<br>N/A     |
| PERCENT OF SITE GRADED:<br>35%    | AMOUNT OF FILL:<br>0 CUBIC FEET            | RETAINING WALL MAX HEIGHT:<br>N/A |
| AMOUNT OF CUT:<br>130 CUBIC YARDS | MAX FILL DEPTH:<br>0 FEET                  | MAX FILL SLOPE:<br>N/A            |
| MAX DEPTH OF CUT:<br>2 FEET       | MAX HEIGHT CUT SLOPE:<br>0 FEET RATIO: N/A | AMOUNT OF IMPORT:<br>0 CUBIC FEET |

**SHEET INDEX**

| SHEET NO. | DISCIPLINE CODE | TITLE     | DESCRIPTION  |
|-----------|-----------------|-----------|--|
| 1         | L-1             | LANDSCAPE | SITE PLAN / COVER SHEET                              |
| 2         | L-2             | LANDSCAPE | LANDSCAPE CONCEPT NOTES AND CONCEPTUAL LEVEL IMAGERY |



COUNCIL DISTRICT: 2 COMMUNITY PLAN AREA: SOUTHERN BEACH AND BAY COMMUNITIES

| DATE      | ACTION               | REFERENCE DOCUMENTS | COST \$: \$700,000          | ACRES: 0.22 |
|-----------|----------------------|---------------------|-----------------------------|-------------|
|           | SITE ACQUIRED        | RESO. NO. R-        |                             | ACRES:      |
|           | SITE DEDICATED       | ORD. NO.            |                             |             |
| 5/17/2014 | GDP CONSULTANT HIRED | RESO. NO.           | NAME: ESTRADA LAND PLANNING |             |
|           | P&R BOARD APPROVAL   | P&R APPROVAL        | DATE:                       |             |
|           | INITIAL DEVELOPMENT  | CIP NO.             | J.O. NO.                    | DRWG. NO.   |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO.   |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO.   |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO.   |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO.   |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO.   |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO.   |

**IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)**

| ITEM          | QUANTITY   | ITEM              | QUANTITY | ITEM                    | QUANTITY |
|---------------|------------|-------------------|----------|-------------------------|----------|
| TOTAL SITE    | 0.63 AC.   | TOT LOT           | N/A SF   | PAVED WALKWAYS          | 3,393 SF |
| IMPROVED AREA | 0.22 AC.   | MULTI-PURPOSE CT. | N/A SF   | PARK ROADS              | N/A SF   |
| TURF          | -3,278 SF. | TENNIS CTS.       | N/A SF   | PARKING LOT             | N/A SF   |
| SHRUB BED     | +255 SF.   | RESTROOM          | N/A SF   | PARKING STALLS-STD.     | N/A SF   |
| NATURAL       | N/A AC.    | REC. BLDG.        | N/A SF   | PARKING STALLS-DISABLED | N/A SF   |
| D.G. PAVING   | N/A AC.    | POOL BLDG.        | N/A SF   | COURT GAME AREA         | N/A SF   |
| DIRT INFIELDS | N/A AC.    | POOL DECK         | N/A SF   | LAWN EDGING             | N/A LF   |
|               |            | POOL WATER        | N/A SF   | BLEACHERS               | N/A EA.  |
|               |            |                   |          | REPLACE WALKWAYS        | 2,716 SF |
|               |            |                   |          | WALLS                   | 362 SF   |
|               |            |                   |          | REVISION                |          |

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# OCEAN BEACH VETERANS PLAZA

PSD (PSD #)

LAMBERT COORDINATES: THOMAS BROTHERS PAGE:

**ESTRADA Land Planning**  
 Urban Design Landscape Architecture Computer Imaging  
 225 Broadway, Suite 1160 San Diego, California 92101 (619) 230-0143

**NASLAND ENGINEERING**  
 CIVIL ENGINEERING SURVEYING LAND PLANNING  
 1710 Ruffner Street, San Diego, California, 92111, 619-292-7770

WARNING:  
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**CONCEPT STATEMENT**

**Basis of Design:**  
The following conceptual design for the Ocean Beach Veterans Plaza Redevelopment project is the result of input received at two public workshops held in Ocean Beach where participants reviewed existing conditions/site constraints and were asked to voice their priorities, concern and ideas for the project. At the second workshop, the results of a survey were distributed which informed the community of desired materials, features and design themes of the concept. These were also made available online for community members who could not attend. Based on this survey and community input, the landscape architecture firm hired to complete the original concept plan, KTU+A, developed a concept that followed the stylistic category of both the artistic/beachy informal and the traditional/contemporary. This concept was further refined by Estrada Land Planning, the landscape architecture firm hired to refine the plan and prepare construction documents.

- The primary goals of the project are:**
- To create a memorial that will stand as a place of honor, remembrance, and reflection and communicate that Ocean Beach and its citizens cherish the sacrifice and dedication of all its veterans.
  - To preserve the memory of those who made the ultimate sacrifice for their family, their friends, their nation, and the citizens of the world.
  - To design a space that shall be long-lasting, sustainable and harmonize with the community surroundings.
  - Prepare for phasing and fundraising opportunities to assure the highest possible quality of materials, which can be consistently maintained to prolong the original design intent as long as possible.

**Life Journey:**  
Stylistically, "Life Journey" fits the category of artistic/beachy informal. An artificial rock wall designed to mimic the stratified geology of Sunset Cliffs along the north side is the backbone of the memorial, and blends into the Ocean Beach community and its natural landscape. The Veterans' names are etched into a series of four granite slabs that are set into the artificial cliff wall and face southeast to provide an ocean backdrop to viewers of the memorial. The ground plane adjacent to the memorial wall has an inlay of stars that represent lives lost in battle and those who served and have since passed on. The stars run into an outgoing tide comprised of a paving pattern of concrete pavers and integrally colored concrete as a durable paving material. Low lying walls with an artistic theme treatment meander along the south border of the memorial to provide definition and separation of the memorial area from the adjacent lawn/event space. The design culminates to the west in a family gathering plaza and ADA access path with decorative walls for reflection that overlook the ocean.

See right for conceptual level imagery in order to provide a visual aid for communicating the design intent.

**DESIGN DEVELOPMENT**

- Polished Black Granite With Engraved Veteran Names:**  
Black Granite Slab: 1/2" Thick Indian Premium Black Granite available from Arizona Tile, (619) 276-3915 or approved equal.  
Stone engraving by Stone Works: Contact Regan Drake, (619) 921-7307 or approved equal.  
On Site Blast Characters on Granite.
- Artificial Rock Backdrop and Rock Outcroppings:**  
Architectural Shot Crete (Integral Tan Color with Stained Highlights/ Lowlights) by S.J Rocks, (619) 390-4060 or approved equal.  
Contact: Sy McLaughlin, (619) 277-4038 cell.
- Fallen Soldier Stars:**  
4-5" Stainless Steel Stars from Metal Works, (619) 921-7307 or approved equal.  
Contact: Regan Drake
- Enhanced Paving:**  
Exposed Aggregate Concrete Paving (3 Different Colors and Finishes) available from Concrete Contractors Interstate, (858) 679-5550 or approved equal.
- Concrete Pavers:**  
4"x8" Vehicular Concrete Pavers over concrete base (Color profiles shall be selected to best resemble armed forces uniform colors in shades of green, grey, blue and tan) available from Belgard Pavers, (877) 235-4273 or approved equal.
- Flag Pole:**  
20' High Stainless Steel Flag Pole with 4'x6' flag available from Grace Flagpole Sky, www.flagpolesky.com or approved equal.
- Lighting:**  
LED Linear Ground-recessed Lighting System and Grazing Wall Washers available from Lumenpulse, (877) 937-3003 or approved equal.  
LED Ground-recessed Up lights at Flag poles available from Hydrel Lighting or approved equal.

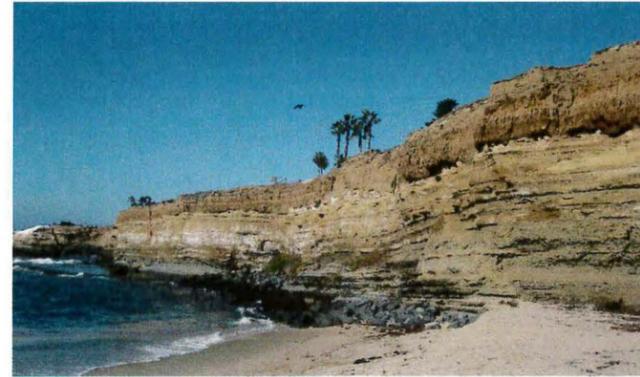
**IRRIGATION AND LANDSCAPE MAINTENANCE**

- All irrigation shall be automated and controlled by separate controller for planting areas within the OBCDC Limits of Maintenance area as designated on the plan.
- Irrigation supply shall be connected to City of San Diego irrigation mainline. A separate irrigation controller shall be provided adjacent to City of San Diego irrigation controller for the operation and control of irrigation systems for all landscaping within the OBCDC Maintenance Limits.
- Irrigation systems shall consist of spray irrigation systems for the planting area within the OBCDC Limits of Maintenance as designated on the plan.
- All landscape, irrigation, monument shotcrete features and lighting within the OBCDC Maintenance Limits shall be maintained by the Ocean Beach Community Development Corporation.
- Surface drainage in the plaza area is intended to sheet flow evenly into adjacent turf and planting areas.
- The memorial faux rock wall slopes toward the planter area to direct stormwater to a permeable non-erodible area.

**PLANTING LEGEND**

| Shrubs & Groundcover Such As:      |                           |                  |
|------------------------------------|---------------------------|------------------|
| Agave attenuata                    | Foxtail Agave             | 5 Gal            |
| Aloe striata                       | Coral Aloe                | 1 Gal            |
| Artemisia 'Powis Castle'           | Powis Castle Artemisia    | 1 Gal            |
| Baccharis pilularis 'Pigeon Point' | Pigeon Point Coyote Brush | Flats @ 12" O.C. |
| Carissa m. 'Green Carpet'          | Natal Plum                | 5 Gal            |
| Ceanothus 'Dark Star'              | Dark Star Ceanothus       | 5 Gal            |
| Ceanothus 'Joyce Coulter'          | Joyce Coulter Ceanothus   | 5 Gal            |
| Cistus x skanbergii                | Rockrose                  | 5 Gal            |
| Coprosma spp.                      | Mirror Plant              | 5 Gal            |
| Limonium perezii                   | Sea Lavender              | 1 Gal            |
| Rhaphirolepis indica 'Ballerina'   | Indian Hawthorn           | 5 Gal            |
| Rosmarinus officinalis 'Boule'     | Rosemary                  | 1 Gal            |
| Rosmarinus officinalis 'Prostrata' | Prostrate Rosemary        | Flats @ 12" O.C. |
| Salvia spp.                        | Sage                      | 5 Gal            |
| Streitzia reginae                  | Bird of Paradise          | 5 Gal            |
| Westringia spp.                    | Coast Rosemary            | 5 Gal            |

**Turf Replacement:**  
Hybrid Bermuda sods to match existing and shall be overseeded with 'Turfstar' Perennial Rye, at a rate of 5 lbs/1,000 SF.



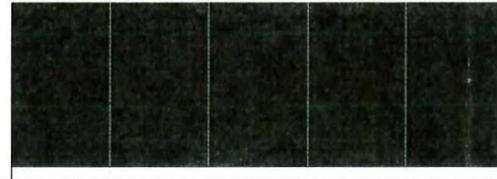
SUNSET CLIFFS BLUFF



BLUFF SHOULDER



BLUFF STRATUM



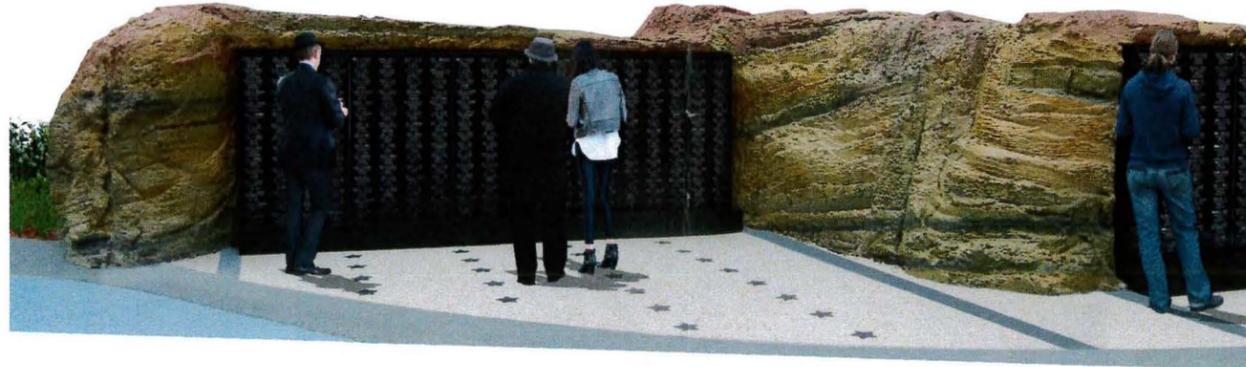
MEMORIAL WALL PANELS

SCALE: 1" = 2'-0"

0.52" William S. Kershawland Name: 21-22 Letters Max.  
4" 1952-1960 United States Navy Year/Branch: 29-30 Letters Max.

100 Names Per 3x5 Wall Panel  
500 Names Per 15' Wall Section  
1,500 Names Total

DEDICATION NAME SIZING



SUNSET CLIFFS BLUFF

PHYSICAL MODEL SCALE: 1" = 1'-0"



SUNSET CLIFFS BLUFF

PHYSICAL MODEL SCALE: 1" = 1'-0"

L-2  
SHEET 2 OF 2

COUNCIL DISTRICT: 2 COMMUNITY PLAN AREA: SOUTHERN BEACH AND BAY COMMUNITIES

**ESTRADA Land Planning**  
Urban Design Landscape Architecture Computer Imaging  
226 Broadway, Suite 1160 San Diego, California 92101 (619) 239-0143

**NASLAND ENGINEERING**  
CIVIL ENGINEERING SURVEYING LAND PLANNING  
4747 Interlarch Street, San Diego, California 92121 (619) 592-7770



WARNING:  
IF THIS BAR DOES NOT  
MEASURE 1" THEN DRAWING  
IS NOT TO SCALE.

| DATE      | ACTION               | REFERENCE DOCUMENTS | COST \$                     | ACRES     |
|-----------|----------------------|---------------------|-----------------------------|-----------|
|           | SITE ACQUIRED        | RESO. NO. R-        | \$ 700,000                  | 0.22      |
|           | SITE DEDICATED       | ORD. NO.            |                             | ACRES:    |
| 9/17/2014 | GDP CONSULTANT HIRED | RESO. NO.           | NAME: ESTRADA LAND PLANNING |           |
|           | P&R BOARD APPROVAL   | P&R APPROVAL        | DATE:                       |           |
|           | INITIAL DEVELOPMENT  | CIP NO.             | J.O. NO.                    | DRWG. NO. |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO. |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO. |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO. |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO. |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO. |
|           |                      | CIP NO.             | J.O. NO.                    | DRWG. NO. |

| IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS) |            |                   |          |                         |          |
|--|------------|-------------------|----------|-------------------------|----------|
| ITEM   | QUANTITY   | ITEM              | QUANTITY | ITEM                    | QUANTITY |
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| IMPROVED AREA                                      | 0.22 AC.   | MULTI-PURPOSE CT. | N/A SF   | PARK ROADS              | N/A SF   |
| TURF   | -3,278 SF. | TENNIS CTS.       | N/A SF   | PARKING LOT             | N/A SF   |
| SHRUB BED  | +255 SF.   | RESTROOM          | N/A SF   | PARKING STALLS-STD.     | N/A SF   |
| NATURAL  | N/A AC.    | REC. BLDG.        | N/A SF   | PARKING STALLS-DISABLED | N/A SF   |
| D.G. PAVING  | N/A AC.    | POOL BLDG.        | N/A SF   | COURT GAME AREA         | N/A SF   |
| DIRT INFIELDS                                      | N/A AC.    | POOL DECK         | N/A SF   | LAWN EDGING             | N/A LF   |
|  |            | POOL WATER        | N/A SF   | BLEACHERS               | N/A EA.  |
|  |            |                   |          | REPLACE WALKWAYS        | 2,716 SF |
|  |            |                   |          | WALLS                   | 362 SF   |
|  |            |                   |          | REVISION                |          |

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# OCEAN BEACH VETERANS PLAZA

PSD  
(PSD #)

LAMBERT COORDINATES: THOMAS BROTHERS PAGE: