



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 2, 2016 REPORT NO. HO-16-071

HEARING DATE: November 9, 2016

SUBJECT: Cole Duplex. Process Three Decision

PROJECT NUMBER: 381810

OWNER/APPLICANT: William B. Cole, Owner

SUMMARY:

Issue: Should the Hearing Officer approve the construction of a two unit building on a lot with an existing residence located at 2544 Juan Street in the Old Town Community Plan area?

Staff Recommendation: APPROVE Site Development Permit No. 1340449.

Community Planning Group Recommendation: On November 11, 2015, the Old Town San Diego Community Planning Board voted 8-1-4 to recommend approval of the project with no condition/recommendations (Attachment 6).

Other Recommendations: On June 22, 2015, the Old Town San Diego Design Review Board voted 4-0 to approve the design with one condition (Attachment 7). Reference the Discussion section of the report.

Environmental Review: A Mitigated Negative Declaration No. 381810 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

The 0.114-acre site is located at 2544 Juan Street at the intersection of Juan Street and Twiggs Street, within the Old Town Community Plan (OTCP). The site is zoned Multi-Family within the Old Town San Diego Planned District (OTSDPD) which allows one unit per 1,750 square feet of lot area, or three units allowed at the site. The site is designated for residential land use at 25 dwelling units per acre by the OTCP which would also allow three units at the site. The project site is located in a developed, urban area consisting primarily of multi-family and single family structures and nearby

commercial uses. The project requires a Process 3 Site Development Permit for an Old Town San Diego Planned District Permit.

DISCUSSION

Project Description

The project proposes to demolish an existing one car garage and construct a two unit, two story duplex building totaling 1,864 square feet. The site is developed with a one story residence and the one car garage. The existing residence would remain for a total of three units at the site. The site currently contains one previously conforming tandem parking space accessed from Twiggs Street. The proposed development will include one additional parking space. Pursuant to San Diego Municipal Code Section 1516.0402, lots less than 6,250 square feet are exempt from parking requirements.

The proposed development complies with all of the OTSDPDO regulations for Old San Diego Architectural and Site Development Standards and Criteria ("Standards and Criteria"). The requirements state that projects must be designed in one of the accepted architectural styles and historic periods: pre-1871 Spanish, Mexican, or American period. The project is designed in the American period, pre-1871 architectural style. The development incorporates materials, colors, and finishes that are compatible with the American period architectural style and nearby commercial uses and other developments in the area. These materials and design elements include dimensional shingles (Patriot "Weathered Wood" color), boxed fascia elements and "Hardie" plank siding on the exterior elevations, round gable end vents, additional trim around the building corners and a steeply pitched roof (5:12).

General Plan and Community Plan Analysis

The proposed project is consistent with the goals and recommendations of the General Plan (GP) and the OTCP. GP Policy UD-A.6 states that projects should create street frontages with architectural and landscape interest to provide visual appeal to the streetscape and enhance the pedestrian experience." The building was redesigned to incorporate an increase in the area of the patio to extend to the five foot setback line to activate the pedestrian experience and create a consistent street wall. The project will also retain and protect in place the one large existing tree along the Twiggs Street right of way. GP Policy UD-C.4 states "respect pedestrian-orientation by creating entries directly to the street and active uses at street level." The project proposes entries that are oriented to Twiggs Street. GP Policy CE-A.12 recommends that projects should reduce the urban heat island effect. The project implements this recommendation by providing roofing and paving materials with a high Solar Reflectance Index (SRI) including roofing shingles of a "Weathered Wood" color and sandstone-colored flagstones. GP Policy CE-B-4 recommends "limit and control urban runoff." The project also incorporates porous paving materials to address this policy.

OTCP Land Use Element P. 48 states that "residential development should be encouraged throughout the community to provide a more balanced 24-hour community." The project implements this recommendation by increasing the number of residential units within the community. The OTCP Urban Design Element states that "development and design guidelines for the Old Town San Diego Community should be established to reinforce the community's original physical environment and historical development." Development and design guidelines for Old

Town are found in the OTSDPD and required that projects must be designed in one of the accepted architectural styles and historic periods: pre-1871 Spanish, Mexican, or American period. The project is designed in the American period pre-1871 architectural style. The development incorporates materials, colors, and finishes that are compatible with the American period architectural style and nearby commercial uses and other developments in the area. These materials and design elements include dimensional shingles (Patriot "Weathered Wood" color), boxed fascia elements and "Hardie" plank siding on the exterior elevations, round gable end vents, additional trim around the building corners and a steeply pitched roof (5:12).

Old Town San Diego Design Review Board

On June 22, 2015, the Old Town San Diego Design Review Board approved the project with the condition that the window treatment of the duplex reflect the design of the windows of the existing residence. The applicant modified the plans to reflect this condition and the plans have been modified accordingly.

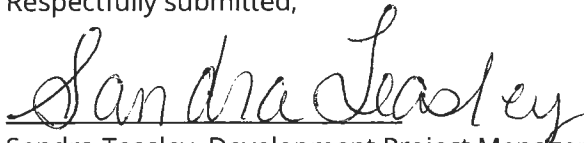
CONCLUSION:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project and draft conditions of approval (Attachments 4 and 5). Staff recommends the Hearing Officer approve Site Development Permit No. 1340449.

ALTERNATIVES

1. Approve Site Development Permit No.1340449, with modifications.
2. Deny Site Development Permit No. 1340449, if the findings required to approve the project cannot be affirmed.

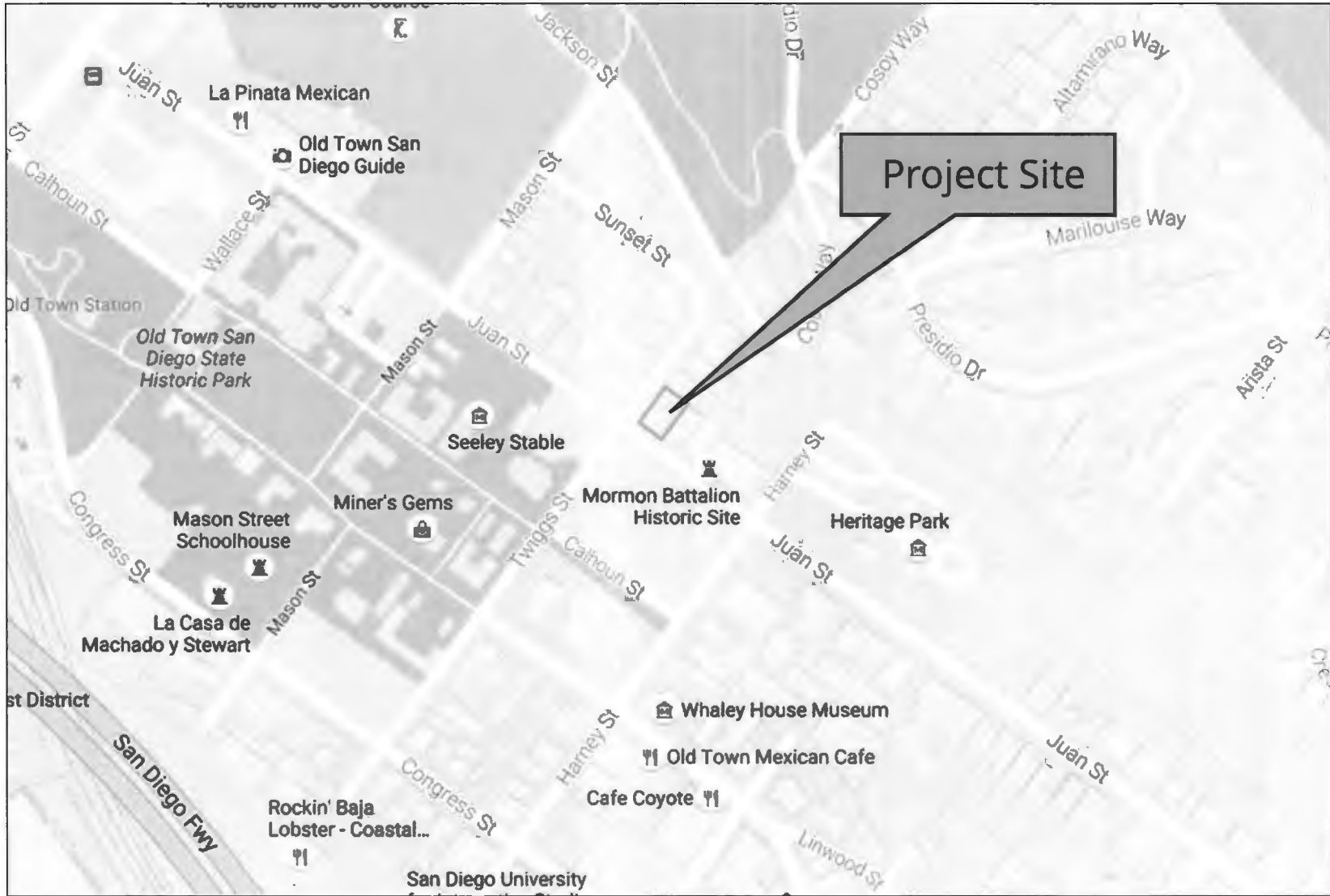
Respectfully submitted,



Sandra Teasley, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Community Planning Group Recommendation
7. Old Town San Diego Design Review Board Minutes
8. Project Plans



Project Location Map

Cole Duplex Apartments SDP / 2544 Juan Street
Project No. 381810

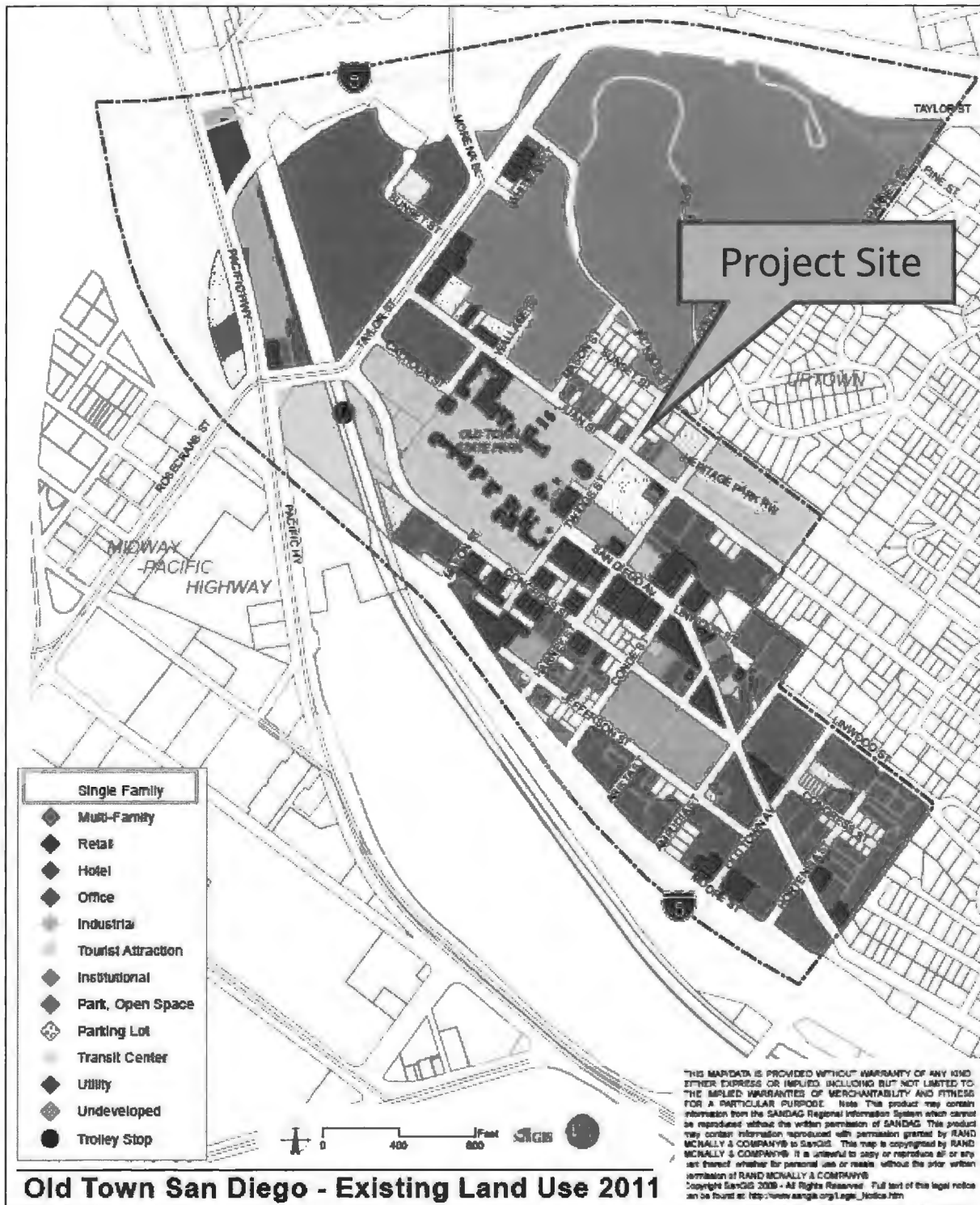




Aerial Photo

Cole Duplex Apartments SDP/ 2544 Juan Street
Project No. 381810





Land Use Map

Cole Duplex Apartments SDP/ 2544 Juan Street
Project No. 381810



ATTACHMENT 4

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: 24004943

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1340449

COLE DUPLEX - PROJECT NO. 381810

HEARING OFFICER

[MMRP]

This Site Development Permit is granted by the Hearing Officer of the City of San Diego to William B. Cole, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 1516.0101 and 126.0501. The 0.12-acre site is located at 2544 Juan Street in the Multi-Family Zone of the Old Town Planned District and the FAA Part 77 Notification Area, within the Old Town Community Plan area. The project site is legally described as a Portion of Lot 1, Block 464 per Miscellaneous Map No. 40;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a one car garage and construct a two story, two unit building on a lot with an existing one story residence [described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 9, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolition of a garage and construction of a two story, two unit building, each containing two bedrooms and two bathrooms, for a totalling of 1,864 square feet (932 square feet per unit);
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. 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.

ATTACHMENT 4

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 November 25, 2019.
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

ATTACHMENT 4

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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 381810 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 381810 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue area: Paleontology.

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PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Owner/Permittee shall dedicate to the City the additional property as required to establish (to the maximum extent possible) a 15-foot wide public sewer easement centered over the entire length of that portion of the existing public sewer main which crosses over the property associated with this permit.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a permit to install above ground private back flow prevention devices as required to protect all water service lines (domestic, fire, and irrigation) in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPD's are typically located on private property, in-line with the water service, and immediately adjacent to the right-of-way. The Public Utilities Department will not permit BFPDs to be located below grade or within the structure.
16. Prior to the issuance of any occupancy permit, any pre-existing public sewer lateral being retained and reused by the development associated with this permit must be inspected by a California Licensed Plumbing Contractor using closed-circuit television (CCTV) to certify (in a manner satisfactory to the City Engineer and Public Utilities Director) that the lateral is in good condition, free of all debris, and properly connected to the City's public sewer collection system.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall provide evidence of a City approved County recorded Encroachment Maintenance and Removal Agreement (EMRA) for any pre-existing or proposed encroachment within any public ROW or public easement which lies on or adjacent to the property being developed.
18. Encroachments into public sewer easements shall be consistent with Council Policy 700-18. Such encroachments include, but are not limited to: private utilities, landscaping, enriched paving, and electrical conduits. The construction of permanent structures shall not be allowed over any public sewer main. In addition, no structures shall be allowed within any public sewer easement without a design Deviation from Standards request form being approved by the City's PUD Water and Sewer Development Review section's Senior Civil Engineer.
19. Prior to any construction permit being issued for a development which proposes to construct or retain a sewer lateral which enters the public ROW under (or within 2 feet of) a driveway apron, the appropriate City record drawing (D-sheet) must be amended to both identify the lateral in question as "PRIVATE" and to reference the specific County recorded Encroachment Maintenance Remove Agreement authorizing its location within the public right-of-way. All new sewer laterals so constructed must built in accordance with detail F2-6 (City's Sewer Design Guide), a copy of which must be included in the construction drawings used to permit the work.
20. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten (10) feet of any sewer facilities or within five (5) feet of any water facilities.
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

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PERMIT PLANNING REQUIREMENTS:

22. All landscaping materials, including plant species, on the site at the time of initiation of this permit, and at any future date, shall be consistent with the "Old San Diego Architectural and Site Development Standards and Criteria."

23. Prior to building occupancy, the site shall be inspected by Development Services staff to ensure compliance with the conditions of this permit and the "Old San Diego Architectural and Site Development Standards and Criteria."

24. Prior to installation, all outdoor lighting fixtures shall be reviewed and approved by Development Services of the City of San Diego to ensure compliance with the "Old San Diego Architectural and Site Development Standards and Criteria."

25. All new hardscape at the site, including sidewalks in the public right-of-way, shall be Sombrero Buff colored concrete, clay tile, brick, or another surface treatment as specified in the "Old San Diego Architectural and Site Standards and Criteria."

26. This permit does not include any signage. Any signs proposed for this site will require a separate application for an Old Town San Diego Planned District Permit. City-wide sign permits shall be obtained for all signs on the premises.

27. All aspects of the development of this project shall be according to the application and plans marked as "Exhibit A" and dated November 9, 2016 on file with Development Services. Where there is a conflict between the plans approved as part of this permit and the "Old San Diego Architectural and Site Standards and Criteria", this permit shall prevail.

ENGINEERING REQUIREMENTS:

28. The project proposes to export 56 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.

29. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 13-foot driveway per current City Standards, adjacent to the site on Twiggs Street, satisfactory to the City Engineer.

30. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the replacement of the existing curb, and gutter, with current City Standards curb and gutter along the project site on Twiggs Street, satisfactory to the City Engineer.

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31. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for the private decorative walkway in the Twiggs Street right-of-way.
32. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the existing wood fence (three-foot maximum) in the Twiggs Street right-of-way.
33. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
34. 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.
35. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

36. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
37. Prior to issuance of a foundation, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."
38. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40-square-foot area around each tree which is unencumbered by hardscape and utilities.
39. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
40. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards.

ATTACHMENT 4

41. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

ARCHITECTURAL DESIGN REQUIREMENTS:

42. Construction plans shall include the following architectural design elements: eight (8) inch lap siding, "Hardie Plank" type, on all exterior building elevations; four (4) inch wide trim, white color, surrounding all windows and doors on all exterior building elevations; boxed roof eaves and fascia, white color; louvered vents, white color; roof slope of 5:12; roof finish of shingles, "Certainteed Patriot" type, Weathered Wood color; and flagstone paving, sandstone color.

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 Development Services Department of the City of San Diego on November 9, 2016 and [Approved Resolution Number].

ATTACHMENT 4

Permit Type/PTS Approval No.: SDP No. 1340449
Date of Approval: 11/09/2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

SANDRA TEASLEY
Development Project Manager

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

ATTACHMENT 4

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.

[NAME OF COMPANY]
Owner/Permittee

By _____
William B. Cole

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

HEARING OFFICER
RESOLUTION NO. XXXX
SITE DEVELOPMENT PERMIT NO. 1340449
COLE DUPLEX- PROJECT NO. 381810
[MMRP]

WHEREAS, WILLIAM B. COLE, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing garage and construct a two-story duplex building on a site developed with an existing residence and garage, with the existing residence to remain (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1340449), on portions of a 0.114-acre site;

WHEREAS, the project site is located at 2544 Juan Street in the Multi-Family Zone of the Old Town San Diego Planned District and FAA Part 77 Notification Area, within the Old Town Community Plan area;

WHEREAS, the project site is legally described as a portion of Lot 1, Block 464 per Miscellaneous Map No. 40;

WHEREAS, on November 9, 2016, the Hearing Officer of the City of San Diego considered Site Development Permit No.1340449 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated November 9, 2016:

FINDINGS:

Site Development Permit - Section 126.0504

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

The project proposes to demolish an existing one car garage and construct a two story duplex building. The site is developed with a one story residence and a one car garage. The existing residence would remain for a total of three units at the site. The site is located at 2544 Juan Street at the intersection of Juan Street and Twiggs Street, zoned Multi-Family within the Old Town San Diego Planned District (OTSDPD), and designated for residential development within the Old Town Community Plan (OTCP) area with a density range of 25 dwelling units per acre. Both the zone and the density per the community plan would allow three units on the site. The proposed project is consistent with the zone density allowance and the land use designation.

The proposed project is consistent with the goals and recommendations of the General Plan (GP) and the OTCP. GP Policy UD-A.6 states that "projects should create street frontages with architectural and landscape interest to provide visual appeal to the streetscape and enhance the pedestrian experience." The building was redesigned to incorporate an increase in the area of the patio to extend to the five foot setback line to activate the pedestrian experience and create a consistent

ATTACHMENT 5

street wall. The project will also retain and protect in place the one large existing tree along the Twiggs Street right of way. GP Policy UD-C.4 states "respect pedestrian-orientation by creating entries directly to the street and active uses at street level." The project proposes entries that are oriented to Twiggs Street. GP Policy CE-A.12 recommends that projects should reduce the urban heat island effect. The project implements this recommendation by providing roofing and paving materials with a high Solar Reflectance Index (SRI), including roofing shingles of a "Weathered Wood" color and sandstone-colored flagstones. GP Policy CE-B.4 recommends "limit and control urban runoff." The project incorporates porous paving materials to address this policy.

OTCP Land Use Element P. 48 states that "residential development should be encouraged throughout the community to provide a more balanced 24-hour community." The project implements this recommendation by increasing the number of residential units within the community. The OTCP Urban Design Element states that "development and design guidelines for the Old Town San Diego Community should be established to reinforce the community's original physical environment and historical development." Development and design guidelines for Old Town are found in the Old Town Planned District, which requires that projects must be designed in one of the accepted architectural styles and historic periods: pre-1871 Spanish, Mexican, or American period. The project is designed in the American period pre-1871 architectural style. The development incorporates materials, colors, and finishes that are compatible with the American period architectural style and nearby commercial uses and other developments in the area. These materials and design elements include dimensional shingles (Patriot "Weathered Wood" color), boxed fascia elements and "Hardie" plank siding on the exterior elevations, round gable end vents, additional trim around the building corners and a steeply pitched roof (5:12).

As the project is consistent with the recommended land use designation, goals and polices of the OTCP and the General Plan, the proposed development would not adversely affect the applicable land use plan.

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

The permit controlling the development contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. In addition, conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the project will comply with all building code regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public. Site specific conditions require the reconstruction of the curb, gutter and sidewalk on Twiggs Street to current standards.

The project required the preparation of a Mitigated Negative Declaration for potential impacts to paleontology (Native American monitoring) due to the depth and cubic yards of grading. No other impacts were identified during the California Environmental Quality Act analysis.

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

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

The project proposes to demolish an existing one car garage and construct a two story duplex building. The site is developed with a one story residence and a one car garage. The existing residence would remain for a total of three units at the site. The site is located at 2544 Juan Street at the intersection of Juan Street and Twiggs Street.

The purpose of the OTSDPD is to replicate, retain and enhance the distinctive character of the Old Town San Diego historic area that existed prior to 1871. The intent is to create an exciting and viable community capitalizing on the area's proud heritage and importance as California's birthplace and first European settlement. Development of land in Old Town San Diego is controlled in this manner in order to develop the unique village character and atmosphere of Old Town San Diego prior to 1871.

The proposed development complies with all of the OTPDO regulations for Old San Diego Architectural and Site Development Standards and Criteria ("Standards and Criteria"). The requirements state that projects must be designed in the accepted architectural styles and historic periods as specified in the pre-1871 Spanish, Mexican, and American period. The project incorporates design elements from the pre-1871 American architectural style and historic period. The development's materials, colors, and finishes are also compatible with nearby commercial uses and other developments in the area. These materials include dimensional shingles (Patriot "Weathered Wood" color), boxed fascia elements, "Hardie" plank siding on the exterior elevations, round gable end vents, additional trim around the building corners and steeply pitched roofs (5:12).

Therefore, the development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1340449, 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. 1340449, a copy of which is attached hereto and made a part hereof.

Sandra Teasley
Development Project Manager
Development Services

Adopted on: November 9, 2016
SAP Number: 24004943

Teasley, Sandra

From: Teasley, Sandra
Sent: Tuesday, October 04, 2016 3:06 PM
To: Teasley, Sandra
Subject: FW: Cole Duplex Project NO. 381810

-----Original Message-----

From: Thurston Coe [<mailto:thurstoncoe@yahoo.com>]
Sent: Wednesday, September 14, 2016 8:20 PM
To: Teasley, Sandra
Subject: Re: Cole Duplex Project NO. 381810

Hi Sandra,

You are right, we voted on the Juan St. Duplex Project on Nov. 11, 2025. We had a long discussion on this before voting. We did endorse the proposal 8 yes votes 1 no vote, and 4 members were absent.

I hope that this helps you.

Thurston Coe OTPG Phone: (619) 358-4790

Old Town San Diego Design Review Board

MEETING MINUTES

Monday, June 22, 2015 at 9:00 AM

CONFERENCE ROOM 5B
DEVELOPMENT SERVICES DEPARTMENT BUILDING - 5TH FLOOR
1222 FIRST AVE, SAN DIEGO, CA 92101

MEETING WAS CALLED TO ORDER AT 9:03 A.M. BY CHAIRPERSON CHUCK AMBERS

ATTENDANCE

OTDRB Members

Present Chuck Ambers (Chair); Conrado Gallardo; David McGuire; John Patterson
Absent None
Recusals None

City Staff

Planning Vickie White
Development Services None
Misc None

Guests

Item 5 Roger Reynolds

ITEM 1 - APPROVAL OF MINUTES

- A. Minutes of March 26, 2015
- a. Motion by Patterson, second by Gallardo, to approve the minutes as drafted.
Motion passed 4-0-0.

ITEM 2 - PUBLIC COMMENT

ISSUES WITHIN THE JURISDICTION OF THE OLD TOWN SAN DIEGO DESIGN REVIEW BOARD NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE SECRETARY AT THE TIME OF THE MEETING.

NOTE: THREE (3) MINUTES OF TIME PER SPEAKER

- None

ITEM 3 - ADMINISTRATIVE ITEMS

- A. Board Administrative Matters and General Information
- None

- B. Subcommittee Reports
 - None
- C. Conflict of Interest Declarations
 - None
- D. Staff Report
 - None
- E. Requests for Continuance
 - Item 4 continued to meeting of July 16, 2015.

ACTION ITEMS

ITEM 4: DECO BIKE OLD TOWN STATIONS

PTS #: N/A

Applicant: Sandra Pimentel, Deco Bike

Location: 3990 Harney Street, 4050 Twiggs Street, and Old Town Transit Station; Old Town Planned District; Council District 3.

Description: The project proposes to install 3 bike-share stations at three locations in Old Town: 1) On the street in front of 3990 Harney Street; 2) In Parking Lot C at 4050 Twiggs Street; and at the Old Town Transit Station. These bike-share stations are part of a larger network of proposed stations throughout the City, which are intended to provide alternative transit options to the public. The OTDRB reviewed the proposal on September 15, 2014, and on January 29, 2015, and provided feedback and direction regarding the appearance of the proposed station. The applicant is returning to the OTDRB to present the revisions.

Today's Action: None – item continued to meeting of July 16, 2015.

ITEM 5 – COLE DUPLEX APARTMENTS

PTS #: 381810

Applicant: Roger Reynolds, Project Architect

Location: 2544 Juan Street, Old Town Planned District, Council District 3

Description: Site Development Permit to construct a 1,836 square foot duplex behind an existing single family residence on a 5,000 square foot lot at the corner of Juan Street and Twiggs Street.

Today's Action: Review the design of the proposed project for consistency with the Old San Diego Architectural and Site Development Standards and Criteria, and provide comment and direction to the applicant and staff regarding its consistency; and/or make a recommendation to the decision maker regarding the project.

Staff Presentation: None.

Applicant Presentation:

The proposed project would construct a new residential building containing two apartment units behind an existing home of the craftsman or cottage style located at the corner of Juan Street and Twiggs Street.

The project has been through one cycle of development project review with the City, and the applicant has had a meeting with City Staff including Corey Braun of Development Services Department and Kelley Stanco and Jenny An of the Planning Department to discuss comments from the Land Development Review Planning, Historic Resources, and Long Range Planning disciplines. That meeting resulted in the list of project changes included on the materials submitted to the Design Review Board. These changes included reorienting the apartment entrances to face Twiggs Street, increasing the roof slope, modifying the width of the proposed lap siding, utilizing boxed eaves. Staff stated that the proposed new building does not have to precisely replicate the style of the existing single family home.

Public Comment:

- None.

Q&A:

Boardmember Issue or Question	Applicant's Response
Patterson: Is there any metal railing on the existing single-family residence?	No, there is not any metal railing.
McGuire: Will the parking be on-site?	Yes. There is one existing parking spot on site as well as an adjacent area of the project parcel that currently looks like an alley. The "alley" type area is where the two additional parking spaces will be located.
McGuire: Are you asking for any deviations?	Yes, we are asking for a deviation for a 5% reduction in the required street side yard setback.
McGuire: What is the proposed Floor Area Ratio?	The proposed project's Floor Area Ratio is 0.56, and the maximum Floor Area Ratio for the zone is 0.6.
Ambers: Will the address of the front house also be used for the new rear units?	The address of the new units has not been determined yet. It may be either a Juan Street or a Twiggs Street address.
Ambers: Is the City still allowing new addresses with half-numbers (e.g. 2544 ½ Juan Street)?	Vickie White: Yes, I believe so.

Boardmember Issue or Question	Applicant's Response
Gallardo: Will the trim work on the new structure match the trim work on the existing single-family residence? For example, the treatment of the windows, the sashes and lintels, is very nice.	Yes, it will.

Boardmember Discussion and Comment:

Boardmember	Comments
Ambers	This is a nice project.
Gallardo	I would like to see the window treatments featured on the existing single family residence reflected in detail on the plans for the proposed duplex building.
McGuire	This is a good, straightforward project.
Patterson	Consider using railing material that simulates the appearance of wood. This is a subjective opinion on project design.

Recommended Modifications:

Modify window treatments on duplex building to reflect the window treatments featured on the existing single-family residence.

Motion:

MOTION BY BOARDMEMBER AMBERS TO APPROVE THE PROJECT WITH THE MODIFICATION OF THE WINDOW TREATMENT TO REFLECT THE DESIGN OF THE WINDOWS OF THE EXISTING HOUSE AT 2544 JUAN STREET.

Seconded by Boardmember Patterson.

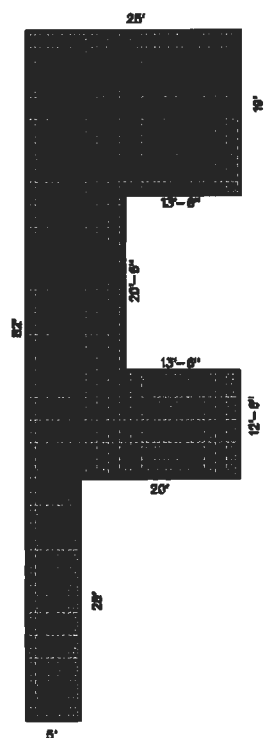
Vote: 4-0-0

Adjourned at 9:30 AM

The next regularly-scheduled Old Town Design Review Board Meeting will be on July 16, 2015 at 9:00 AM.

For more information, please contact Vickie White at vwhite@sandiego.gov or 619-533-3945.

REVISIONS	BY



REQUIRED STREET SIDEYARD AREA = 100' x 18'(FRONT YARD) = 1,800 SF
 PROPOSED STREET SIDEYARD AREA = 1,153 SF (5% DEVIATION REQUIRED)

ST. SIDEYARD CALC

SCALE 1"=10'

MATERIAL SPECIFICATIONS:

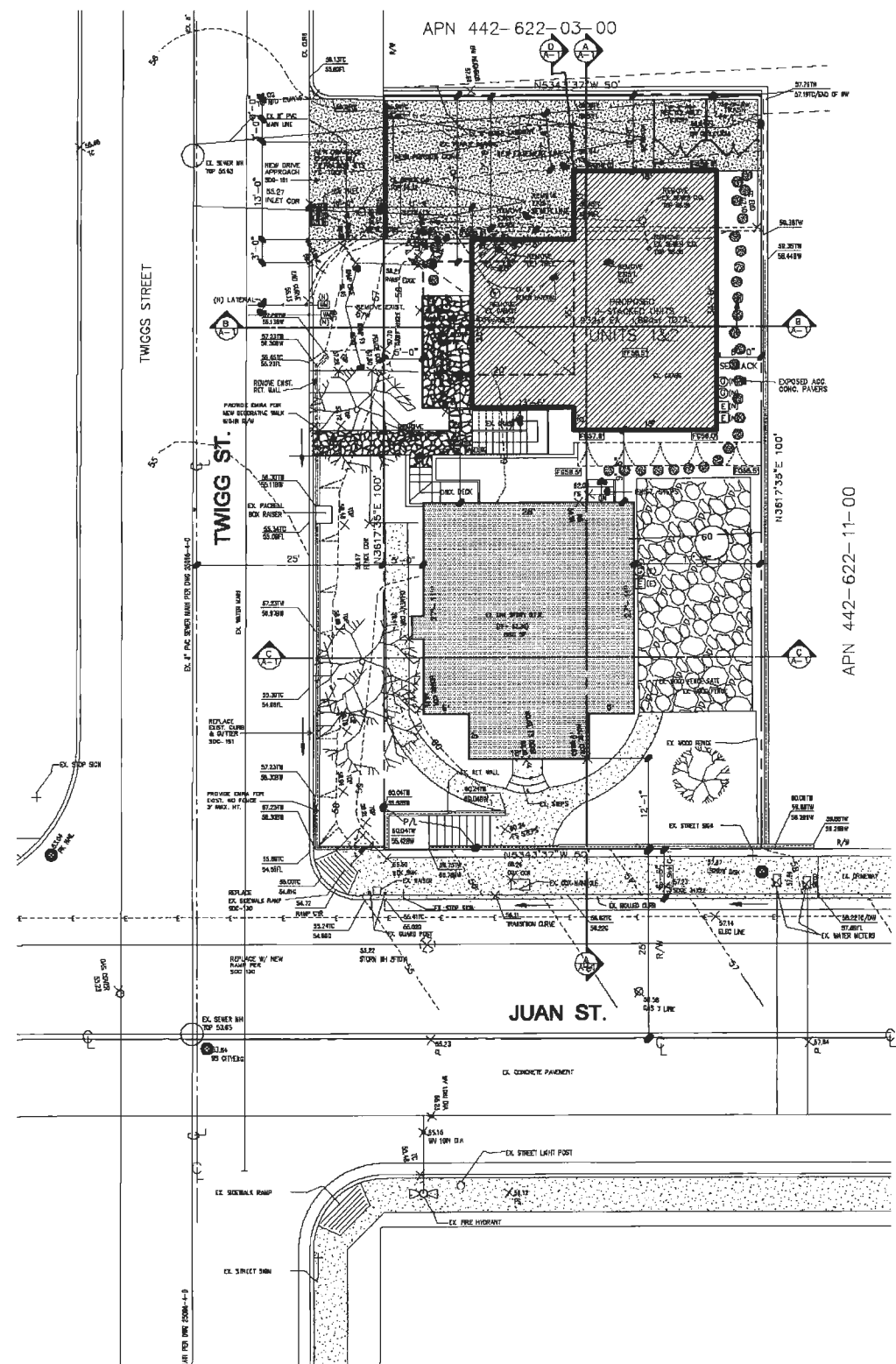
1. FLAGSTONE PAVING TO BE SANDSTONE-COLORED PRECAST PAVERS IN COMPLIANCE WITH THE OLD TOWN ARCHITECTURAL AND SITE DESIGN STANDARDS.
2. ROOFING MATERIAL TO BE "PATRIOT" WEATHERED WOOD COLOR, UL 90 CLASS A FIRE RESISTANT ASPHALT SHINGLES.
3. FASCIA AND LOUVERED VENTS SHALL BE PAINTED WHITE TO CONTRAST WITH THE BEIGE "HARDIE PLANK" SIDING.

STORM WATER MITIGATION MEASURES:

1. THE PROJECT PROPOSES TO DEVELOP THE SITE WITHOUT IMPACTING THE EXISTING DRAINAGE PATTERN.
2. THE PROJECT SITE IS SMALL AND MAINTAINS THE EXISTING VEGETATION AREAS.
3. THE PROJECT SITE HAS NO DEPRESSIONS BUT IT PRESERVES THE EXISTING DRAINAGE PATHS.
4. THE PROJECT SITE IS NOT ADJACENT TO ANY PROTECTED CREEKS.
5. THE PROJECT PROPOSES TO DRAIN ROOFTOPS INTO ADJACENT LANDSCAPE AREAS.
6. THE PROJECT PROPOSES TO DRAIN IMPERVIOUS WALKWAYS, TRAILS, AND PATIOS INTO ADJACENT LANDSCAPE AREAS.
7. THE PROJECT PROPOSES SITE LAYOUT AND MINIMUM GRADING TO ALLOW FOR RUNOFF FROM IMPERVIOUS SURFACES TO BE DIRECTED INTO PERMEABLE AREAS SUCH AS TURF, LANDSCAPED OR PERMEABLE RECREATIONAL AREAS.
8. THE EXISTING PROJECT SITE IS CONSIDERED FLAT AND TO INCLUDE THE REDEVELOPED AREA. THE LANDSCAPE AREA IS 4" BELOW THE ADJACENT IMPERVIOUS AREAS TO RETAIN RUNOFF THROUGHOUT THE SITE.
9. THE PROPOSED PERVIOUS AREA THAT RECEIVES RUN ON FROM IMPERVIOUS SURFACES SHALL HAVE A MINIMUM WIDTH OF 10 FEET AND A MAXIMUM SLOPE OF 5%.
10. THE PROJECT PROPOSES REDEVELOPING ON A VERY SMALL SCALE AND DOESN'T PROPOSE ANY HARVEST BMP'S.
11. NO DUMPING DRAINS TO OCEAN.
12. THE OWNER/CONTRACTOR SHALL IMPLEMENT THE WQS AND AS APPLICABLE.

NOTES:

1. PRIOR TO THE ISSUANCE FOR ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.



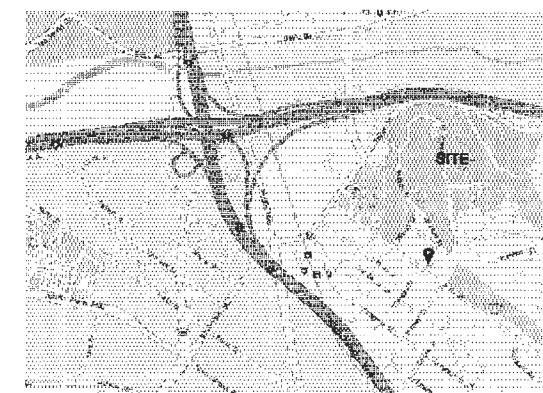
SITE PLAN A

SCALE 1"=10'

PROJECT DATA:

- **SCOPE OF WORK:** IT IS PROPOSED WITHIN THESE PLANS TO DEMOLISH THE EXISTING 1-CAR GARAGE AND CONSTRUCT A NEW 2-STORY, 2-UNIT RESIDENTIAL BUILDING AND LANDSCAPE AS SHOWN ON THESE PLANS.
- **DISCRETIONARY PERMITS/APPROVALS:** OLD TOWN PLANNED DISTRICT AND SITE DEVELOPMENT PERMIT.
- **PROJECT TEAM:** ARCHITECT: ROGER A. REYNOLDS, ARA
 1365 Camino Gibraltar Ste E
 San Diego, CA 92108 Ph 619 291 3666
 Email: rogerarch@aol.com
 CIVIL ENGINEER: VICTOR RODRIGUEZ-FERNANDEZ
 1243 Main St, Ste 109
 El Cajon, CA 92021 Ph 619 351-2434
 LANDSCAPE ARCHITECT: HUTTER DESIGNS, Inc.
 Steve Hutter, Landscape Architect
 3445 Ruffin Road, Ste 207
 San Diego, CA 92123 Ph 619 351-1044
- **SITE ADDRESS:** 2544 Juan Street
 SAN DIEGO, CA 92101
- **LEGAL OWNER:** William B. Cole Ph: 715 908-1184
 221 Sierra Shadows Lane
 Gardnerville, NV 89410
- **LEGAL DESCRIPTION:** FOR LOT 1 IN BLK 444 PER MISCELLANEOUS MAP NO 40 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DEC 12, 1921.
- **APN:** 442-622-10-00
- **ZONING DESIGNATION:** BASE ZONE = MULTI-FAMILY
 OLD TOWN SAN DIEGO PLANNED DISTRICT
- **LOT AREA:** 50'x100'=5,000 SF
- **UNITS ALLOWED:** 1/500 SF = 5,000/1,750 = 2.85 OR 3 UNITS
- **UNITS PROPOSED:** 1 EXISTING 880sf (1-Br, 1-Bd) AND 2 NEW 932sf vs. UNITS (2-Br, 2-Bd ea.)
- **SETBACKS:** FRONT-5' SIDE-1-STORY 3', 2-STORY 4', 3-STORY 4'
 STREET SIDE-15' x 84'=240' REAR -1-STORY 5', 2-STORY 10', 3-STORY 15'
- **HEIGHT LIMIT:** 30' PROPOSED HT: 23'-8"
- **PARKING:** NONE REQUIRED EXEMPT PER SDMC 514.042 (a) (2)
- **COVERAGE:** 40% PROPOSED = 31%
- **OCCUPANCY:** R-3
- **FAR:** 40 FAR PROPOSED = .54
- **TYPE OF CONST:** TYPE Vn SPRINKLERED
- **AIRPORT APPROACH:** YES
- **FIRE BRUSH ZONES 300' BUFFER:** YES
- **FIRE HAZARD SEVERITY ZONE:** YES
- **SENSITIVE BIOLOGIC RESOURCES:** NO
- **STEEP HILLSIDES:** NO
- **COASTAL BEACHES:** NO
- **SENSITIVE COASTAL BLUFFS:** NO
- **100-YEAR FLOODPLAIN:** NO
- **HISTORIC DISTRICT:** NO
- **DESIGNATED HISTORIC:** NO
- **GEOLOGIC HAZARD CATEGORIES:** 53 112
- **AIRPORTS:** FAA Part 11 Notification Area: YES
- **BUS STOPS:** NONE
- **BUILDING ADDRESS:** Provide building address numbers, visible and legible from the street or road fronting the property per FHPS Policy P-00-6 (JPC 101.4.1)
- **EXCAVATION / GRADING:** It is proposed to remove approximately 41 CY of earth to create a level building pad. So the total amount of cut is 41 CY and backfill is 5 CY. Total amount of earth is 56 CY. Maximum HT of cut is 7'-4".

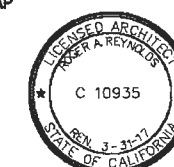
"I, Roger A. Reynolds, do hereby certify that the structure(s) or modification to existing structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15 (n) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required."



VICINITY MAP
NO SCALE

SHEET INDEX

- T-1. SITE PLAN, PROJECT DATA, NOTES, & VICINITY MAP
- C-1 TOPOGRAPHIC SURVEY
- A-1. SITE SECTIONS
- A-2. 1st & 2nd FLOOR PLANS
- A-3. EXTERIOR ELEVATIONS
- A-4. BUILDING SECTIONS
- L-1. LANDSCAPE DEVELOPMENT PLAN
- L-2. LANDSCAPE AREA PLAN



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SCALE: AS NOTED	
JOB NO.: JAUN ST	
SHEET T-1	
1 OF 8 SHEETS	

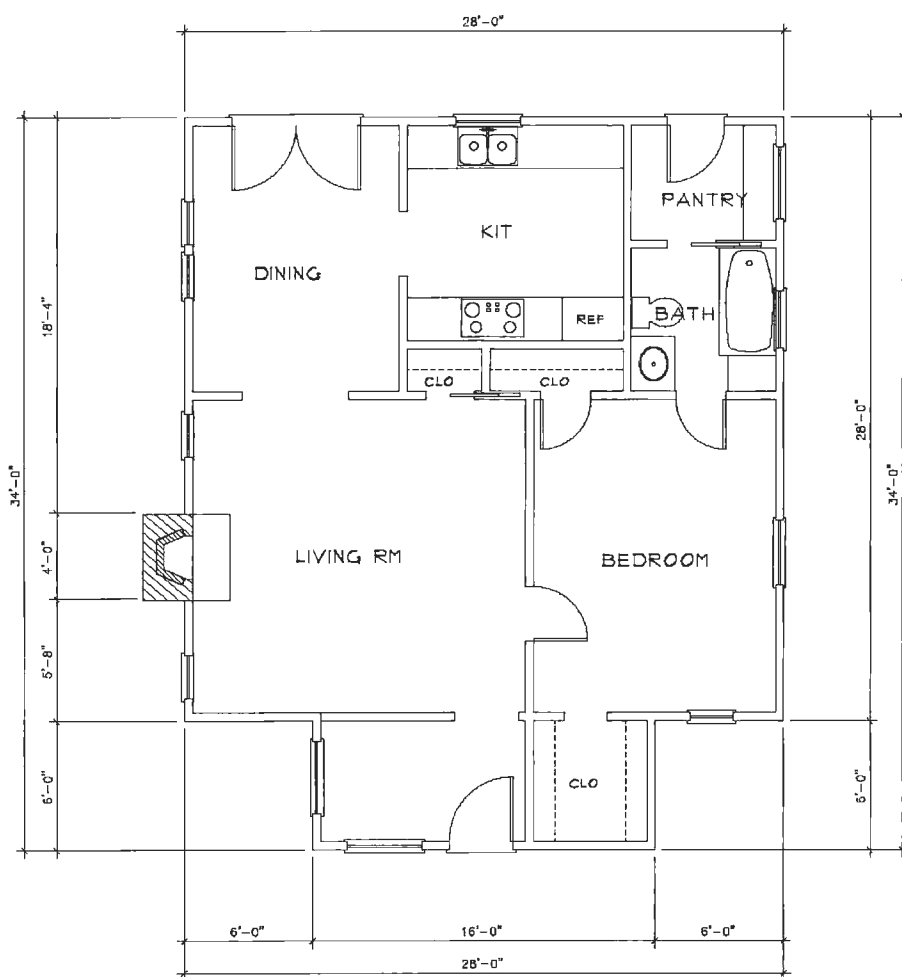
REVISIONS	BY

ROGER A. REYNOLDS, ARA
 MEMBER SOCIETY OF AMERICAN REGISTERED ARCHITECTS
ARCHITECT
 1566 Camino Gabrielon, Suite E San Diego, CA 92108 Ph 619 291-3666

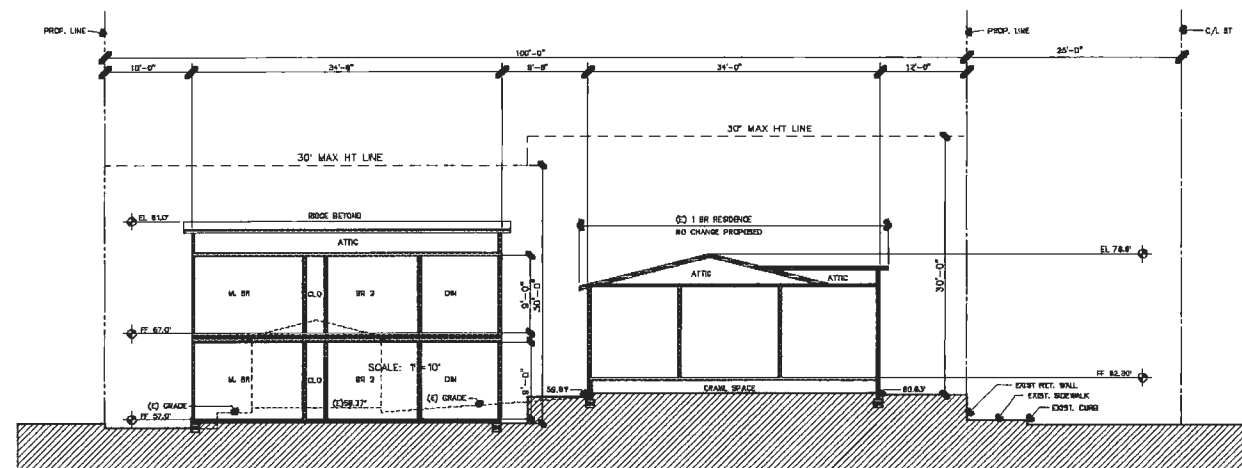
DUPLEX APARTMENTS
 2544 Juan St.
 San Diego, CA 92110

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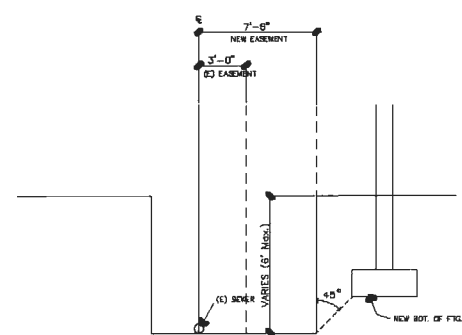


FLOOR PLAN OF EXIST. HOUSE SCALE 1/4"=1'-0"
 REFERENCE ONLY (NO CHANGE PROPOSED)

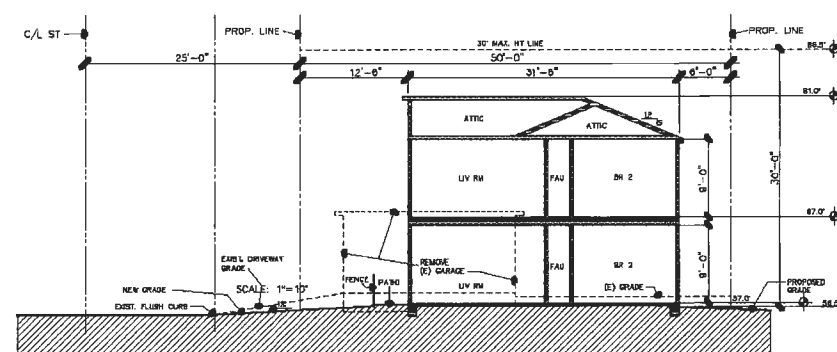


SECTION A SCALE: 1"=12"

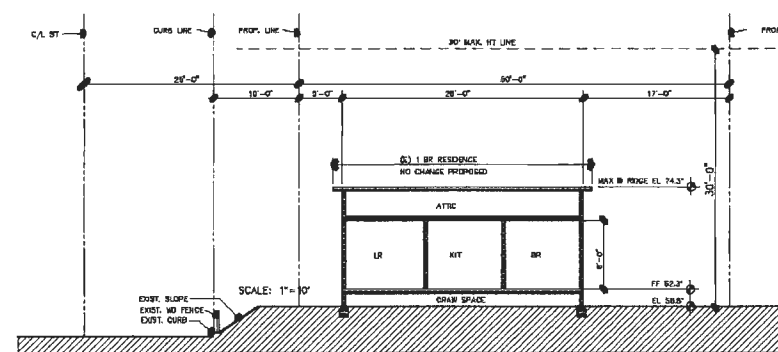
Maximum HT of cut is 1'-4".



SECTION D EASEMENT TRENCH NO SCALE



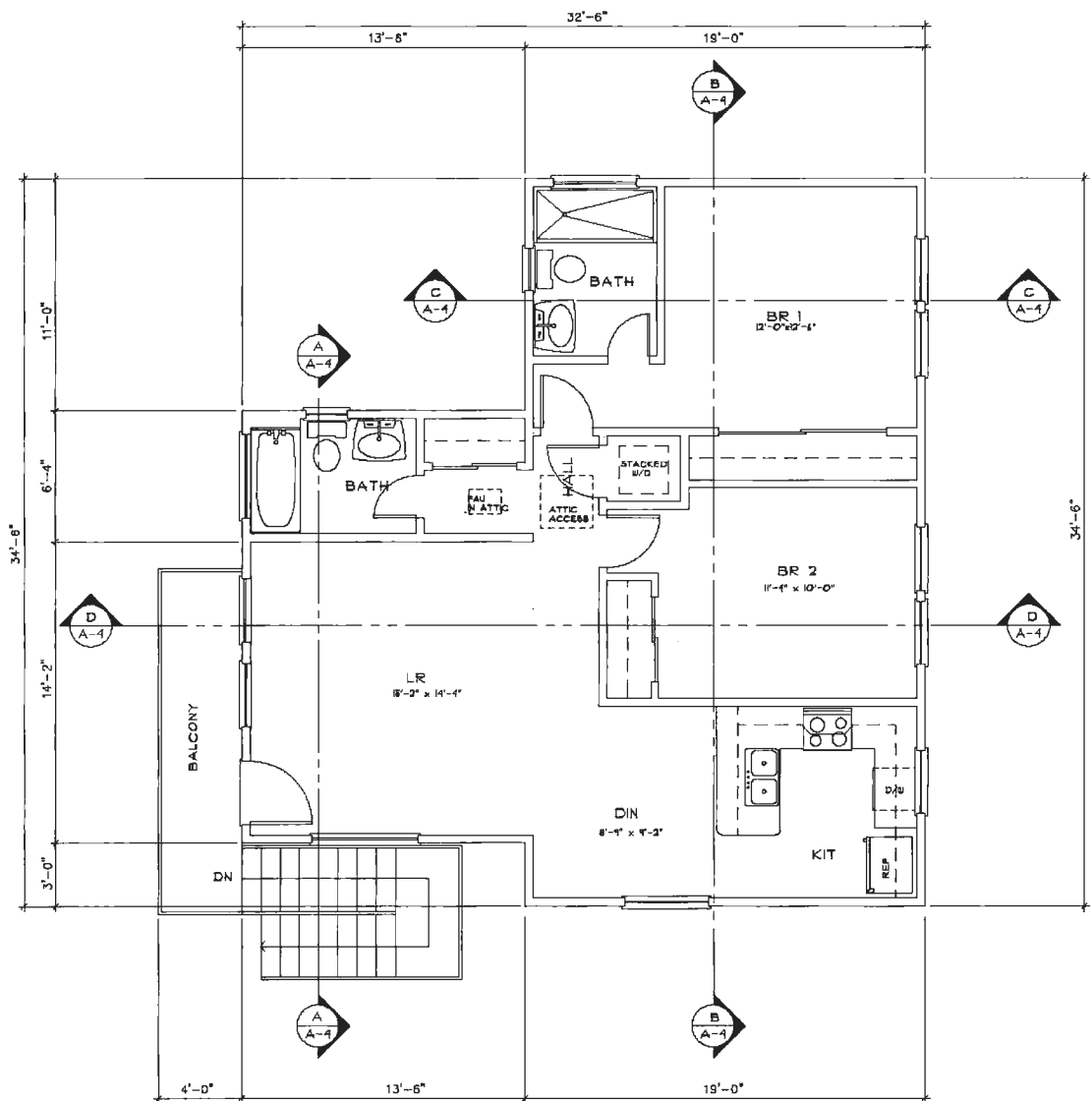
SECTION B SCALE: 1"=12"



SECTION C SCALE: 1"=12"

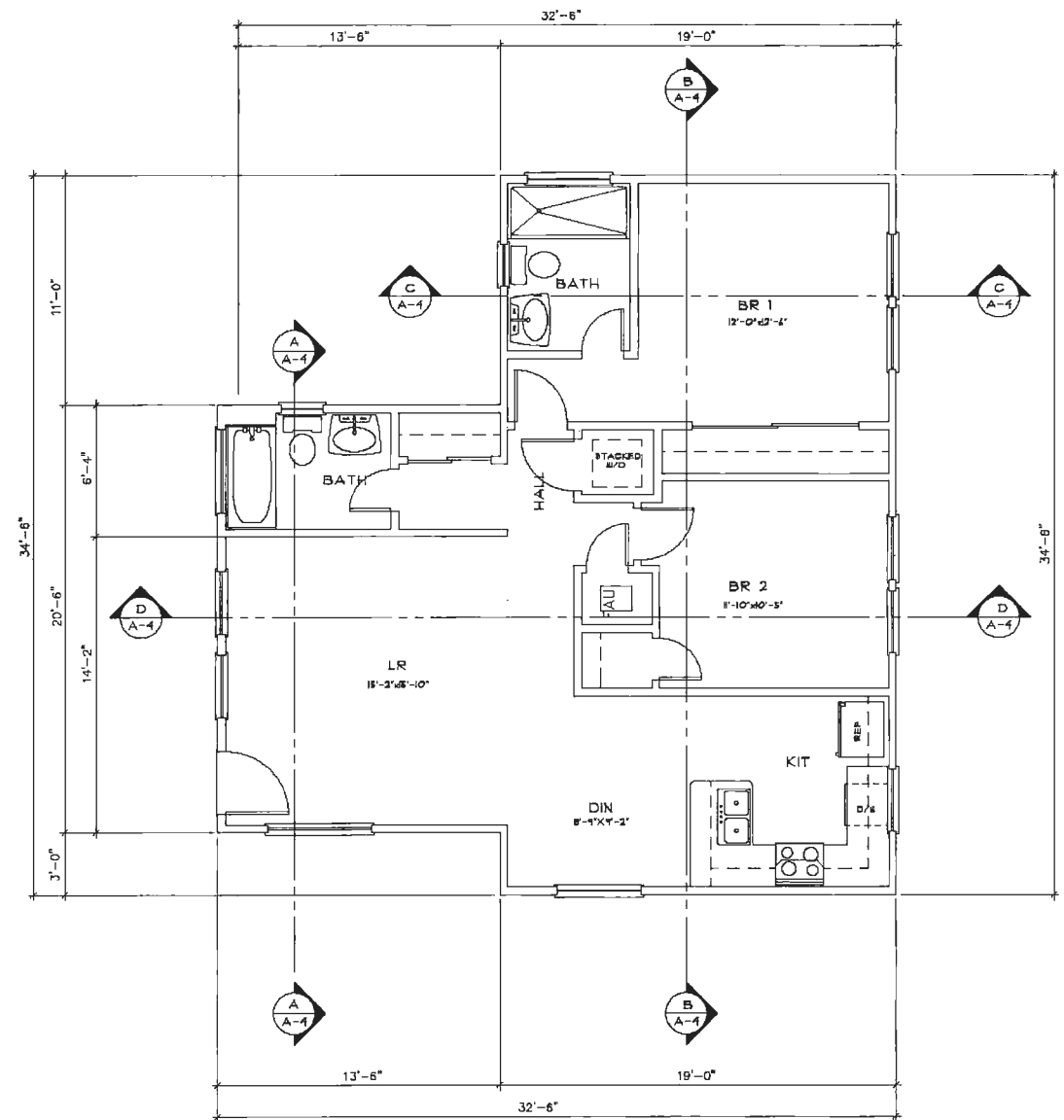
- 11. NO DUMPING DRAINS TO OCEAN.
- 12. THE OWNER/CONTRACTOR SHALL IMPLEMENT THE WQS AND AS APPLICABLE.

REVISIONS	BY



2nd FLOOR PLAN

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



1st FLOOR PLAN

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

ROGER A. REYNOLDS, ARA
 MEMBER SOCIETY OF AMERICAN REGISTERED ARCHITECTS
ARCHITECT
 1366 Caminito Caballero, Suite E San Diego, CA 92108 Ph 619 291-3666

DUPLEX APARTMENTS
 2544 JUAN ST.
 San Diego, CA 92110



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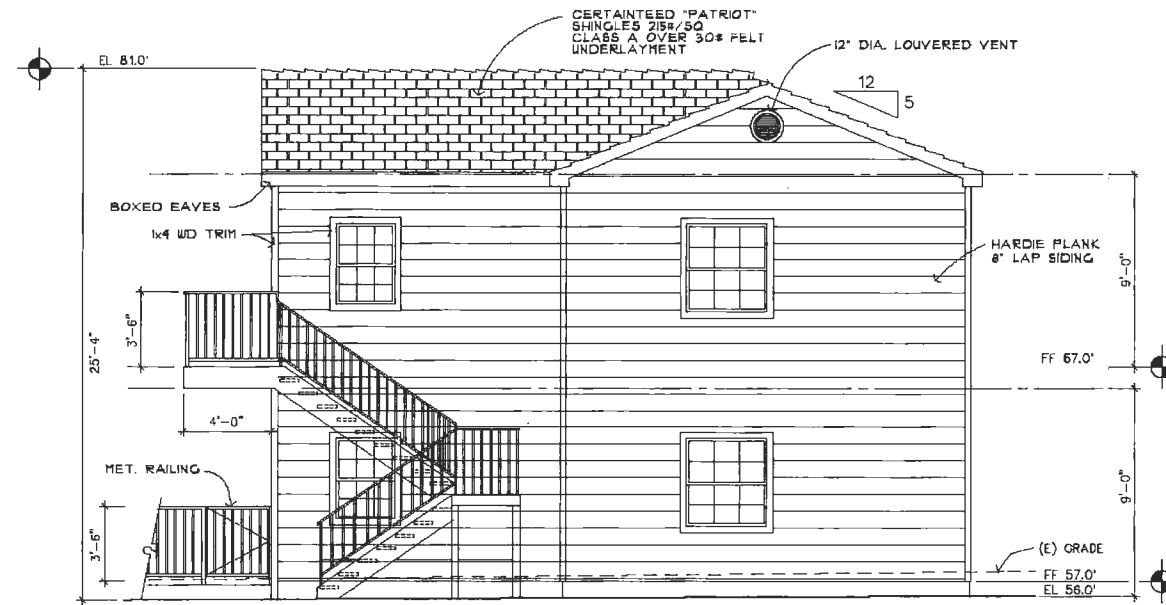
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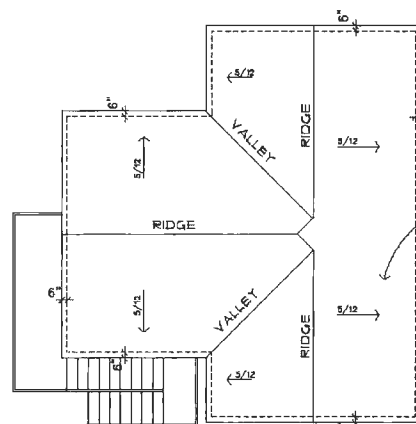
NORTH ELEVATION

SCALE 1/4"=1'-0"



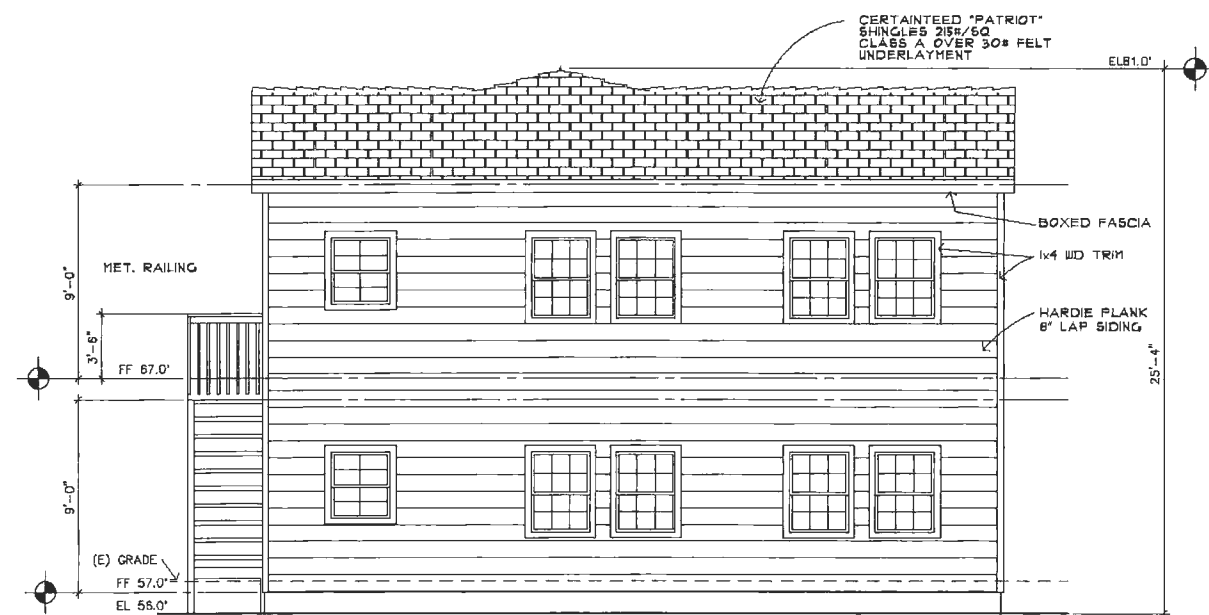
WEST ELEVATION

SCALE 1/4"=1'-0"



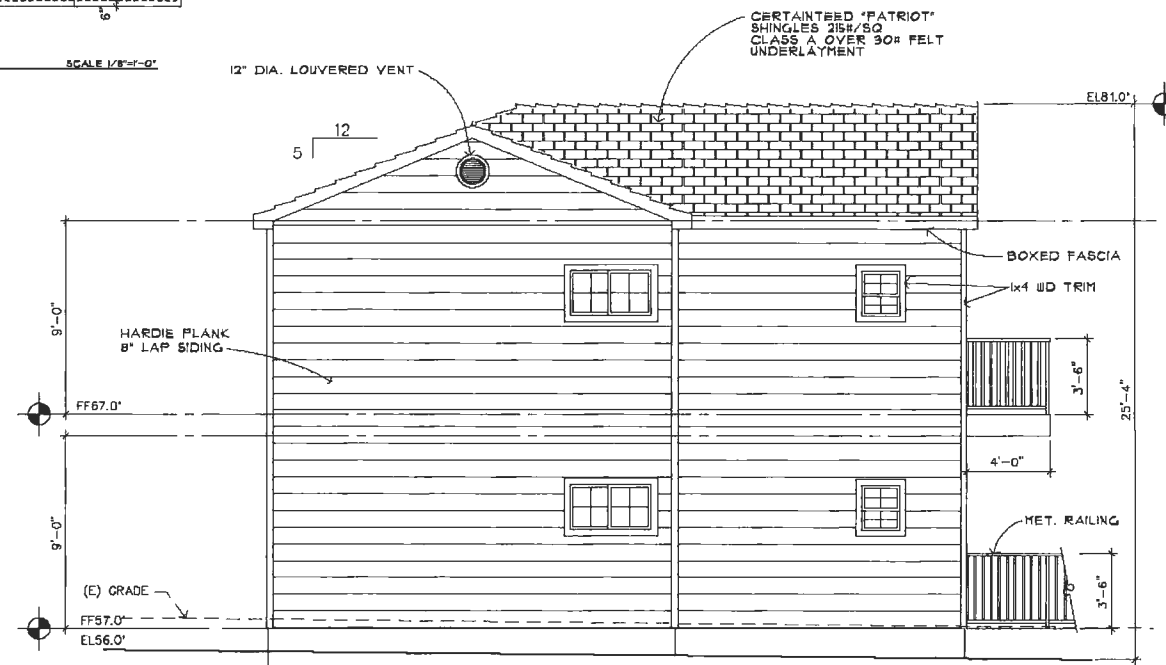
ROOF PLAN

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/4"=1'-0"



EAST ELEVATION

SCALE 1/4"=1'-0"

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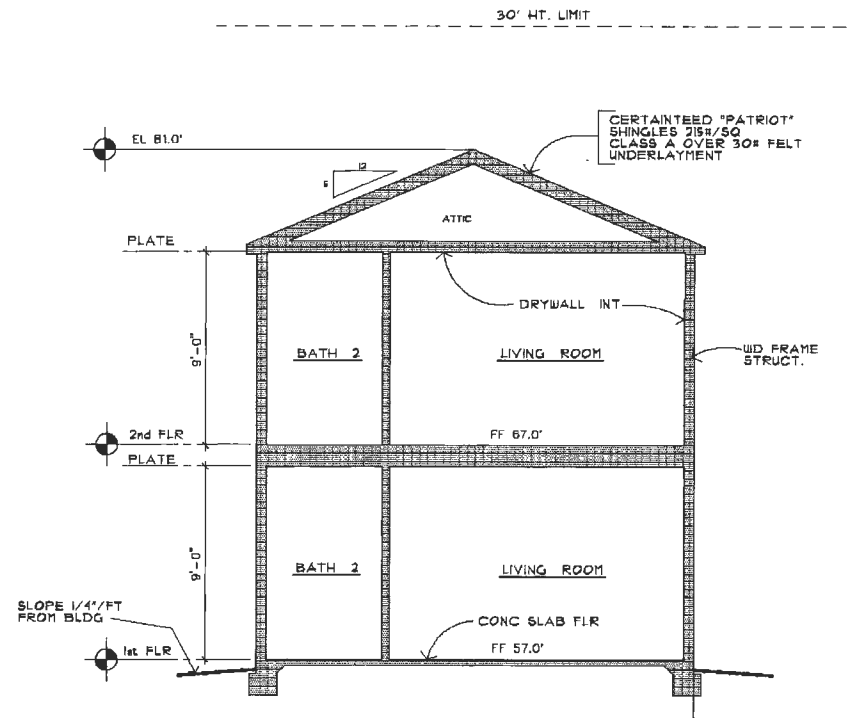
DUPLEX APARTMENTS
 2544 JUAN ST.
 San Diego, CA 92110

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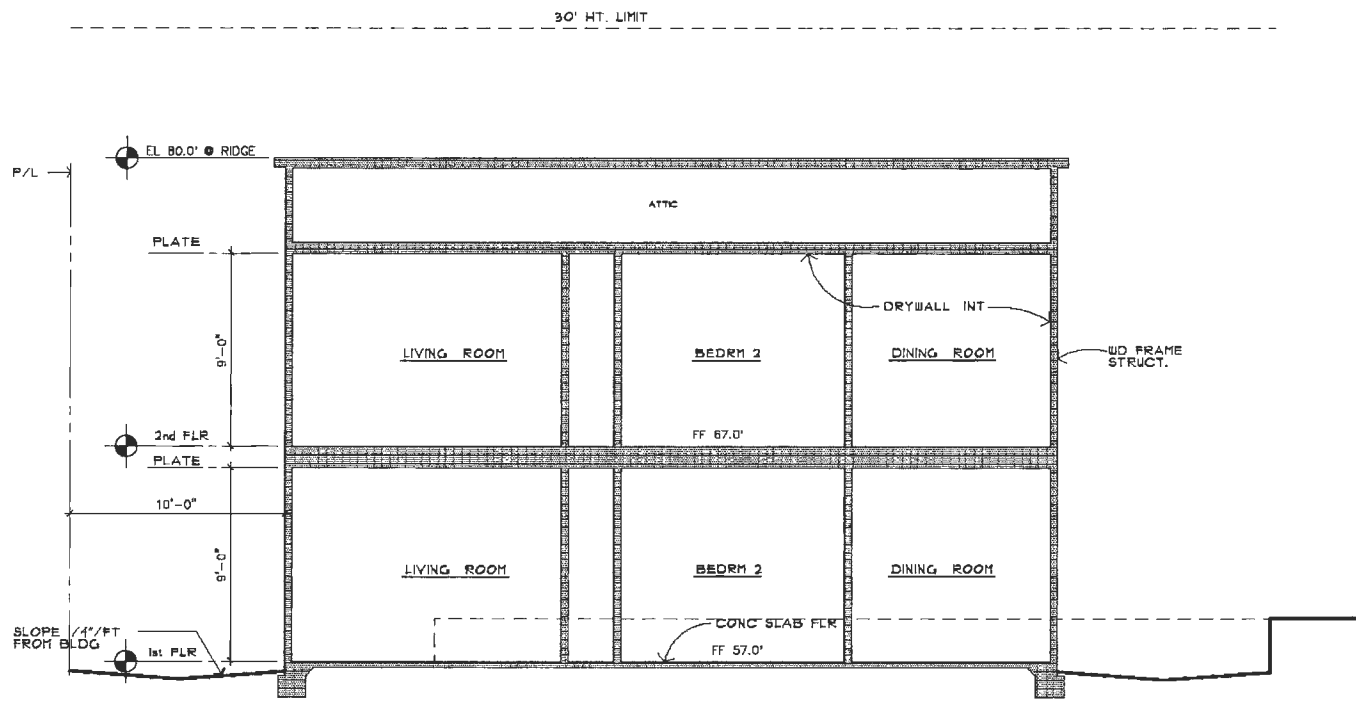


A-3
 5 OF 8 SHEETS

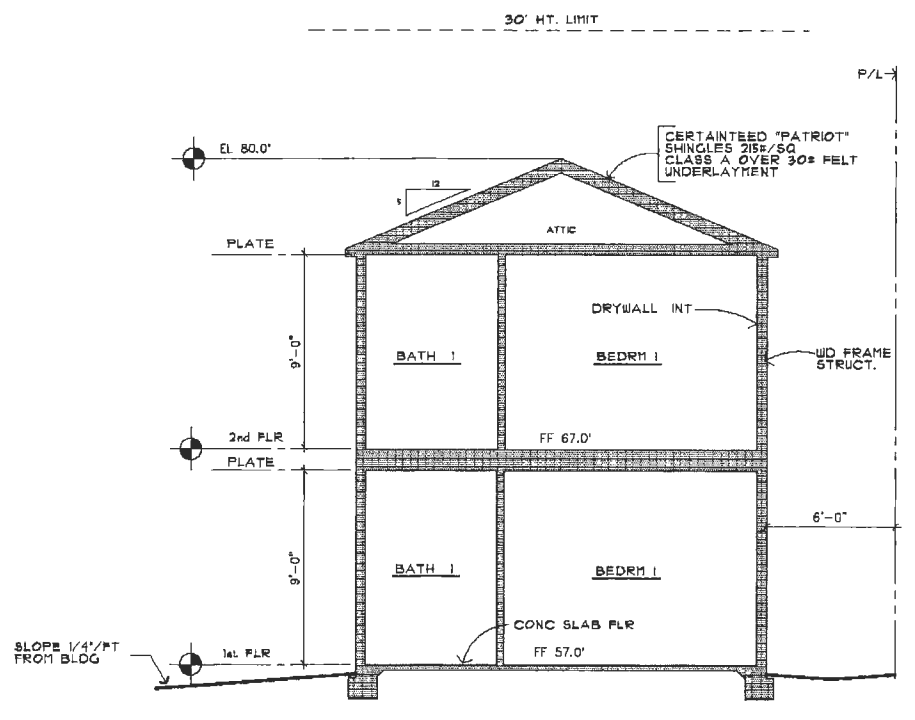
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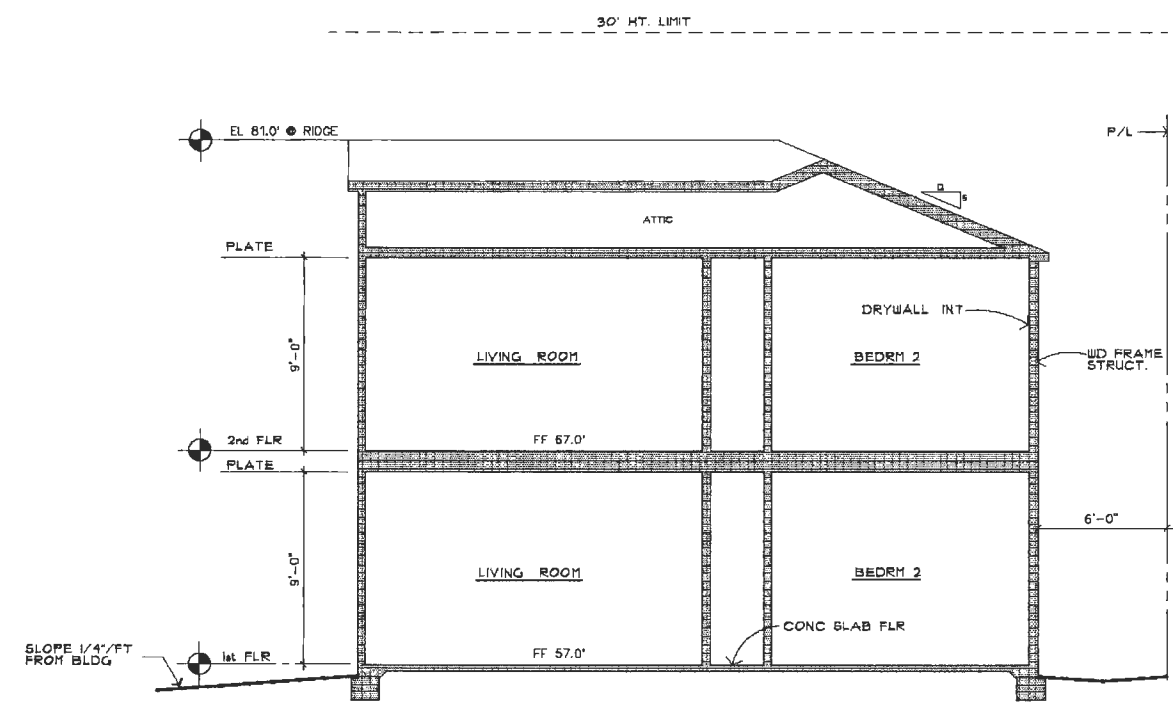
SECTION A SCALE 1/4"=1'-0"



SECTION B SCALE 1/4"=1'-0"



SECTION C SCALE 1/4"=1'-0"



SECTION D SCALE 1/4"=1'-0"

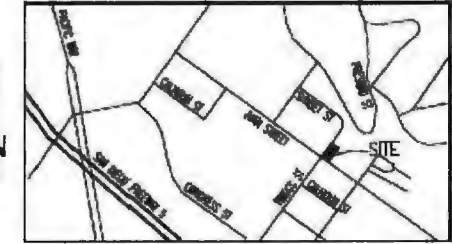
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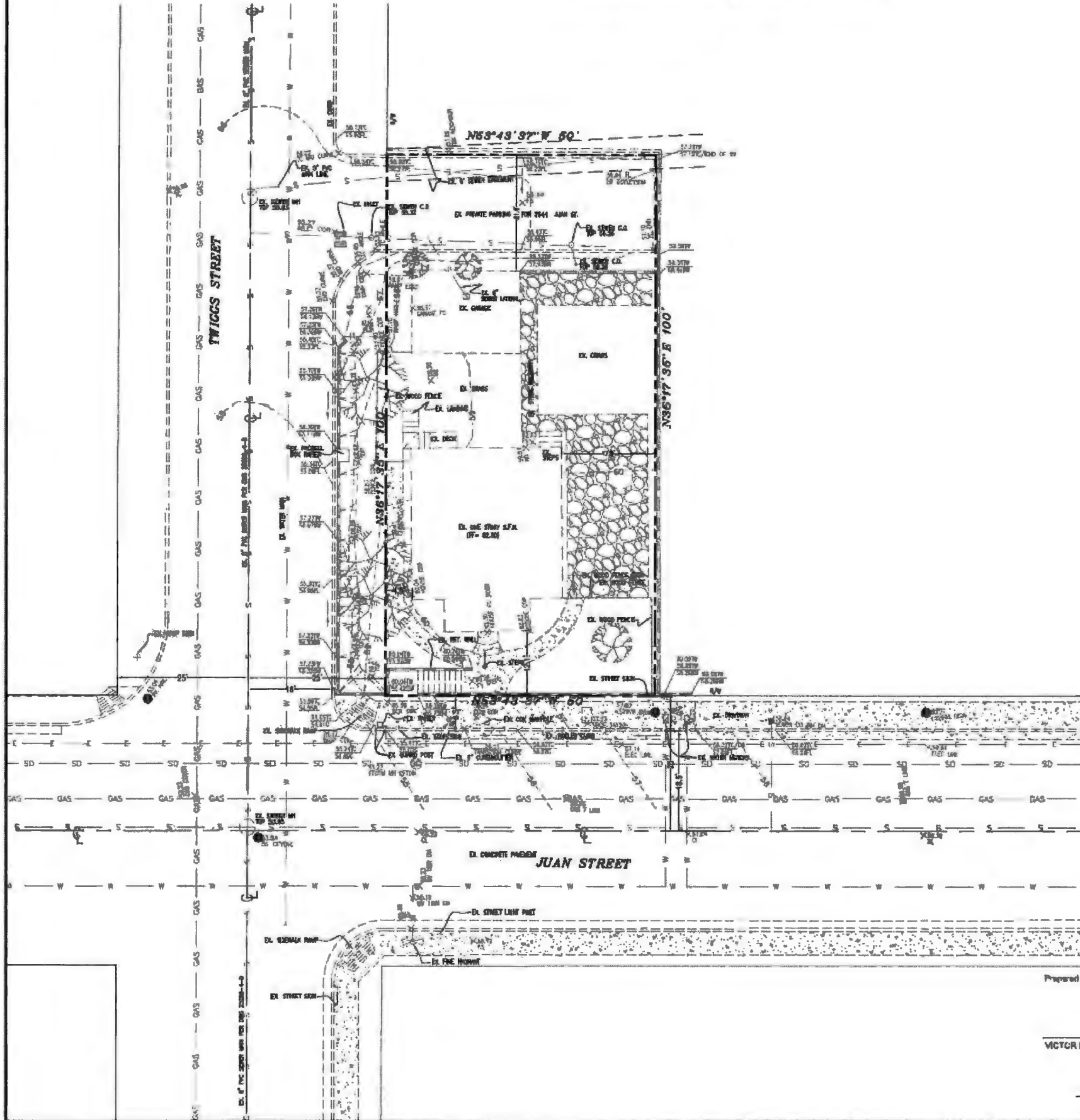
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SHEET	



TOPOGRAPHIC PLAT 2544 JUAN STREET



VICINITY MAP
NO SCALE



ITEM	SYMBOL
PROPERTY LINE	---
CENTER LINE	---
EXISTING EASEMENT LINE	---
EXISTING SPOT ELEVATION	X
EXISTING CONTOUR ELEVATION	---
EXISTING CURB	---
EXISTING BUILDING	---
EXISTING WOOD FENCE	---
EXISTING WATER MAIN LINE	W
EXISTING SEWER MAIN LINE	S
EXISTING GAS MAIN LINE	GAS
EXISTING UNDERGROUND ELECTRICAL LINE	E
EXISTING RETAINING WALL	---
EXISTING TREE	(Tree symbol)
WATER SERVICE AS NOTED	(Water service symbol)
FINISH SURFACE ELEVATION	FS
FINISH FLOOR ELEVATION	FF
FINISH GRADE ELEVATION	FG
FLOW LINE ELEVATION	FL
TOP OF GROUND ELEVATION	TG
INVERSE ELEVATION	E
TOP OF WALL	TW
BOTTOM OF WALL	BW
GUTTER	G
NATURAL GRADE	NG
EXISTING DRAINAGE DIRECTION	(Arrow symbol)
EXISTING CONCRETE	(Stippled pattern)
FOUND MONUMENT AS NOTED	(Dot symbol)

ASSESSOR PARCEL NUMBER

442-822-10-00

LEGAL DESCRIPTION

PORTION OF LOT 1 IN BLOCK 484 PER MISCELLANEOUS MAP No. 40 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 12, 1921.

BENCHMARK

DESCRIPTION: SW 90°
LOCATION: JUAN STREET
& WALLACE STREET
ELEVATION: 17.203

OWNER:

WILLIAM B. COLE
221 SIERRA SHADOWS LANE
GARDENVILLE, NV 89480
PH: 775-261-1188



Prepared By: *VR*
VICTOR RODRIGUEZ-FERNANDEZ
11/06/2015
DATE

VICTOR RODRIGUEZ-FERNANDEZ
CIVIL ENGINEER & LAND SURVEYOR
1800 N MAIN STREET, SUITE 100 EL CAJON, CA 92021
PH: (760) 947-8434 FAX (760) 940-4848

Project Address:
2544 JUAN STREET
SAN DIEGO, CA, 92119
Project Name:
2544 JUAN STREET
Sheet Title:
TOPOGRAPHIC PLAT

Revision 5:	
Revision 4:	09/13/2015
Revision 3:	11/24/2014
Revision 2:	11/08/2014
Revision 1:	07/13/2014
Original Date:	08/26/2014
Sheet 1 of 1	
DEPW	

C-1



Hutter Designs, Inc.
Landscape Architects
3645 Ruffin Road, Ste. 207
San Diego, Ca 92123
T: (619) 337-4044
F: (619) 342-8528



REVISIONS:
1. UPDATED SITE PLAN 7/17/2015
2. CITY COMMENTS 4/5/2016

PROJECT:

DUPLEX APARTMENTS
2544 JUAN STREET
SAN DIEGO, CA 92110

DRAWN: HDI
CHECKED: HDI
DATE: 12/4/2014

PROJECT NO.:
SHEET TITLE:

LANDSCAPE DEVELOPMENT PLAN
L-1

SHEET NO.:

ESTIMATED ANNUAL WATER USE

ESTIMATED TOTAL WATER USE (ETWU)
ETWU= Estimated Total Water Use per year (gallons).
ETo= Reference Evapotranspiration (inches)
PF= Plant Factor from Wucols (U.C. extension)
HA = Hydrozone Area (high, med, low water use areas)
SLA= Special Landscape Area
0.62= Conversion factor
IE= Irrigation Efficiency (minimum 0.70)
ETWU= (ETo) (0.62) (PF x HA/IE) + SLA
ETWU= (44.2) (0.62) (.4 x 2,028 / .70) = 31,757
ETWU= 31,757 Gallons per Year

IRRIGATION AUDIT NOTE:
OWNER MUST CONDUCT AND SUBMIT TO THE CITY AN IRRIGATION AUDIT CONSISTENT WITH THE SDMC 142.0423(F) AND SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL PRIOR TO OCCUPANCY AND USE.

MAXIMUM ANNUAL WATER USE

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = Maximum Applied Water Allowance per year (gallons).
ETo= Reference Evapotranspiration (inches)
0.7 = ET Adjustment Factor
LA = Landscape Area including Special Landscape Area (square feet)
0.62= Conversion factor
SLA= Special Landscape Area (square feet)
0.3 = Additional ET adjustment Factor for Special Landscape Area
Show Values:
ETo = 44.2 in./yr.
LA = 2,802 Sq. Ft.
SLA = 0 Sq. Ft.
MAWA = (ETo) (0.62) (0.70 x LA) + (0.3 X SLA)
MAWA = (44.2) (0.62) (0.70 X 2,028) = 38,903
MAWA = 38,903 Gallons per Year

IRRIGATION NOTE:
IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE BUILDING CODES AND STRDS. LOW PRECIPITATION HEADS SHALL BE USED.

NOTE:
1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, AND THE CITY OF SAN DIEGO LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
3. A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT TO ALL VUA AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.

NOTE:
1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
2. TREE ROOT BARRIERS "DEEP ROOT UB-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL.

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER / HOMEOWNER'S ASSOCIATION. 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

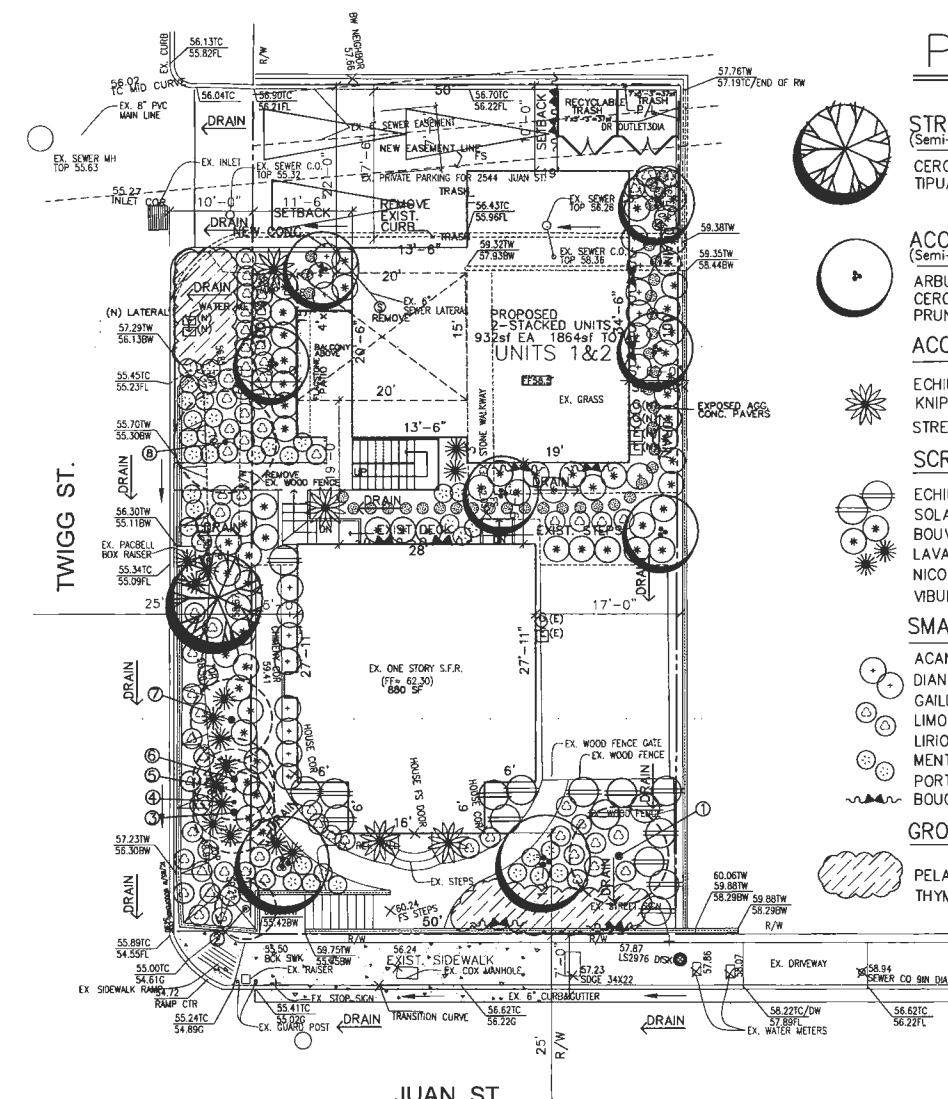
LANDSCAPE NOTE:
IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND / OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

MINIMUM TREE SEPARATION DISTANCES ARE AS FOLLOWS:

TRAFFIC SIGNALS -	20 FEET
UNDERGROUND UTILITY LINES -	5 FEET
ABOVE GROUND UTILITY STRUCT. -	10 FEET
DRIVEWAYS -	10 FEET
INTERSECTIONS -	25 FEET
SEWER LINES -	10 FEET

EXISTING TREES TO REMAIN / TO BE REMOVED:

NO.	DESCRIPTION	CALIPER	COMMENT
①	MAGNOLIA TREE	12"	REMAIN
②	FRUIT TREE	4"	REMAIN
③	RUBBER TREE	18"	REMAIN
④	RUBBER TREE	12"	REMAIN
⑤	RUBBER TREE	18"	REMAIN
⑥	RUBBER TREE	15"	REMAIN
⑦	CALIFORNIA PEPPER TREE	32"	REMAIN
⑧	GINKO TREE	17"	REMAIN



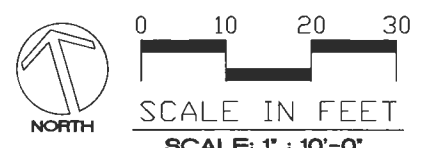
TREE PROTECTION NOTE:
EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF TRAVEL WAY PER SAN DIEGO MUNICIPAL CODE, SECTION 142.0404(b)(10).

PLANT LEGEND

STREET TREES (Semi-Evergreen)(20'-30' Spread) such as:	100% 24" BOX	QUANTITY
CERCIDIUM FLORIDUM TIPUANA TIPU	PALO VERDE TIPU TREE	1 24" BOX
ACCENT / STREET YARD TREES (Semi-Evergreen)(20'-30' Spread) such as:	100% 24" BOX	
ARBUTUS UNEDO CERCIDIUM FLORIDUM PRUNUS ILLICIFOLIA	STRAWBERRY TREE PALO VERDE HOLLY LEAF CHERRY	8 24" BOX
ACCENT SHRUBS	100% 15 GAL	
ECHIAM FASTUOSUM KNIPHOFIA UVARIA STRELITZIA NICOLAI	PRIDE OF MADEIRA RED HOT POKER GIANT BIRD OF PARADISE	4 15 GAL
SCREEN/FOUNDATION SHRUBS	100% 5 GAL	
ECHIAM FASTUOSOM SOLANUM PSEUDO-CAPSICUM BOUARDIA HUMBOLDTI LAVATERA OLBIA NICOTIANA ALATA VIBURNUM TINUS	PRIDE OF MADEIRA JERUSALEM CHERRY BOUARDIA HUMBOLDTI TREE MALLOW JASMINE TOBACCO LAURUSTINUS	95 5 GAL
SMALL SHRUBS/VINES	50% 5 GAL 50% 1 GAL	
ACANTHUS MOLLIS DIANTHUS CARYOPHYLLUS GAILLARDIA ARISTATA LIMONIUM PEREZII LIRIOPE MUSCARI MENTHA SPICATA PORTULACA GRANDIFLORA BOUGAINVILLEA SPECIES	BEAR'S BREECHES PINK CLOVE BLANKET FLOWER SEA LAVENDER BIG BLUE LILY TURF SPEARMINT MEXICAN ROSE BOUGAINVILLEA	120 (60 5 GAL 60 1 GAL)
GROUNDCOVER	FLATS/1 GAL	
PELAGONIUM PELTATUM THYMUS VULGARIS	IVY GERANIUM GARDEN THYME	3 FLATS

ALL PLANTERS SHALL RECEIVE 2" LAYER OF SHREDDED BARK MULCH.



LANDSCAPE CALCULATIONS

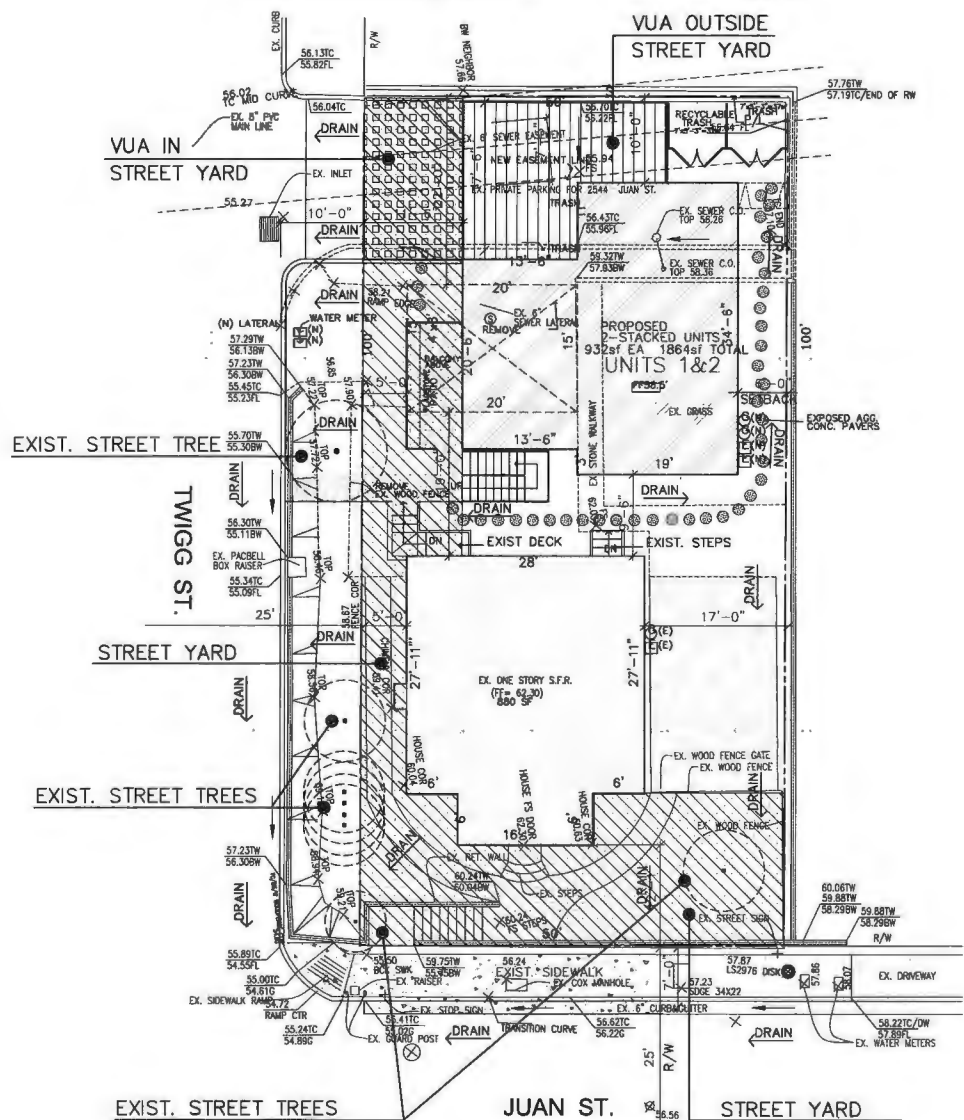
STREET TREES ON TWGG STREET
 LENGTH OF STREET FRONTAGE 100'
 STREET TREES REQUIRED (1 PER 30') 3.3
 STREET TREES PROVIDED 4 (EXIST. GINKO, CAL PEPPER, AND RUBBER TREES + NEW STREET TREE)

STREET TREES ON JUAN STREET
 LENGTH OF STREET FRONTAGE 50'
 STREET TREES REQUIRED (1 PER 30') 1.6
 STREET TREES PROVIDED 2.0 (EX. MAGNOLIA TREE + ORANGE TREE)

STREET YARD
 TOTAL AREA 1,585 SF

VEHICULAR USE AREA IN STREET YARD
 VEHICULAR USE AREA 220 SF

VEHICULAR USE AREA OUTSIDE OF STREETYARD
 VEHICULAR USE AREA 348 SF
 TOTAL VEHICULAR USE AREA = 568 SF



LANDSCAPE AREA DIAGRAM

City of San Diego Development Services
 1222 First Ave., MS-501
 San Diego, CA 92101-4154
 (619) 448-5000

Landscape Calculations Worksheet
 Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

Planting Area

A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
 At least one-half of the required planting points shall be achieved with trees.

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 1596 sq. ft. x 0.05 = 79.8 points	818 sq. ft.	25 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 1596 sq. ft. x 0.05 = 79.8 points	195 points	116 points

Points achieved with trees: 90+ points

Planting Area available on landscape or	Planting Area Provided	Excess Area Provided
Total Area 1505 sq. ft. x 10% = 150.5 points	100 sq. ft.	

Planting Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points in the remaining yard	80+ points	60 Points

Planting Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points x 2 # of buildings	120+ points	80 Points

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 1222 First Ave., MS-501
 San Diego, CA 92101-4154
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Landscape Calculations Worksheet
 Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Planting Area Required	Plant Points Provided	Excess Points Provided
Total VUA: 568 sq. ft. x 0.05 = 28.4 points	66 points	38 points

Points achieved through trees (at least half): 20 points

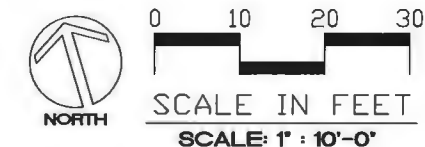
(NOT APPLICABLE)

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: 7 sq. ft. x 0.05 = 0.35 points		
VUA outside Street Yard: sq. ft. x 0.05 = 0 points		

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard: sq. ft. x 0.05 = 0.35 points		
VUA outside Street Yard: sq. ft. x 0.05 = 0 points		

LANDSCAPE AREA RATIO:

TOTAL LANDSCAPE AREA = 2,028 S.F.
 TREES REQUIRED (1 PER 200 SF) = 10
 TREES PROVIDED = 14
 SHRUBS /VINES REQ'D (1 PER 20 SF) = 101
 SHRUBS / VINES PROVIDED = 200+



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 Landscape Architects
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 T: (619) 337-4044
 F: (619) 342-8528



REVISIONS:
 1. UPDATED SITE PLAN 7/17/2014
 2. CITY COMMENTS 4/5/2016

PROJECT:

DUPLEX APARTMENTS
 2544 JUAN STREET
 SAN DIEGO, CA 92110

DRAWN: HDI
 CHECKED: HDI
 DATE: 12/4/2014

PROJECT NO.:
 SHEET TITLE:

LANDSCAPE AREA DIAGRAM
 L-2

SHEET NO.: