



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 23, 2016 REPORT NO. HO-16-076

HEARING DATE: November 30, 2016

SUBJECT: HAINES STREET TOWNHOMES, Process Three Decision

PROJECT NUMBER: 446317

OWNER/APPLICANT: 4105 Haines, LLC/Scot Frontis

SUMMARY:

Issue: Should the Hearing Officer approve the demolition of two dwelling units and detached garage, and the construction of three residential condominium units located at 4105-4109 Haines Street in the Pacific Beach Community Plan and Local Coastal Program area?

Staff Recommendations:

1. APPROVE Coastal Development Permit No. 1564908; and
2. APPROVE Tentative Map No. 1564909 including the waiver to underground existing overhead utilities.

Community Planning Group Recommendation: On February 24, 2016, the Pacific Beach Community Planning Group voted 10-5-0 to recommend approval of the project with no conditions.

Environmental Review – The project was determined to be exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303(New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 7, 2016 and the opportunity to appeal that determination ended October 21, 2016.

BACKGROUND

The 0.14-acre site is located at 4105-4109 Haines Street in the RM-2-5 zone within the Pacific Beach Community Plan and Local Coastal Program area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Coastal Parking Impact Overlay Zone, and the Residential Tandem Parking Overlay Zone. The project site is designated for multi-family residential development (15-30 dwelling units per acre) in the Pacific Beach Community Plan and Local Coastal Program. The project

site, occupying 0.14-acres, could accommodate four dwelling units based on the underlying zone and two-four dwelling units based on the community plan.

The site currently contains two dwelling units and a detached garage that were constructed in 1952. A review of the existing home/site was conducted by City staff to determine if potential significant historic resources exist on the site in accordance with San Diego Municipal Code (SDMC) Section 143.0212. Based on the documentation provided, staff determined that the property does not meet local designation criteria as an individually significant historic resource under any adopted Historic Resource Board Criteria.

The site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA), and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in the SDMC section 113.0103. Additionally the property is not identified in the Pacific Beach adopted Local Coastal Program Land Use Plan as a public access way and does not contain any public view corridors. The nearest public access to the Pacific Ocean is from the end of Pacific Beach Drive approximately one mile to the west.

The project is surrounded by multi-family and single-family residential developments zoned RM-2-5 with a community plan designation of multi-family residential development allowing 15-30 dwelling units per acre.

DISCUSSION

Project Description:

The proposed project includes the demolition of two single family dwelling units and detached garage for the construction of three, three-story residential condominiums units and would be constructed as three separate units with ground level parking. Units 1 and 3 will include a one-car garage with one outside parking spot on the first floor; two bedrooms with bathrooms on the second floor; and office, living room, dining room and kitchen on the third floor totaling 2,152 and 2,348 square feet of gross floor area respectively. Unit 2 includes a two-car garage on the first floor; two bedrooms with bathrooms on the second floor; and a kitchen, dining room, living room, and bedroom on the third floor totaling 2,856 square feet of gross floor area.

The project proposes a maximum building height of 29 feet 11 inches where 30 feet is the maximum height limit allowed under the Coastal Height Overlay Zone and 40 feet allowed in the RM-2-5 zone. The proposed development would be on private property and proposes no deviations or variances from the applicable regulations and policy documents, and complies with the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, landscape and, floor area ratio.

The project requires a Process Three Coastal Development Permit for a coastal development pursuant to San Diego Municipal Code (SDMC) section 126.0707 and a Tentative Map for the construction of three residential condominiums. As a component of the proposed project, the home will utilize renewable energy technology, self generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (solar panels), thus meeting the requirements of Council Policy 900-14, the City Council's Sustainable Building Policy. The

photovoltaic system will be located on a portion of the roof of each unit. Additional environmental conservation elements for the project include the planting of native drought tolerant landscaping with efficient irrigation technology and the use of green building material such as cool reflective roofing to reduce heat build-up. Because the project utilizes renewable technologies, it qualifies as a sustainable building and the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Project Related Issues:

Undergrounding Utility Waiver - San Diego Municipal Code (SDMC) Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined that the requested waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c)(1)(B) as follows: The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The neighborhood currently contains power poles and overhead utility lines within the existing public right of way along Haines Street traversing north and south across the street from the project site. Notwithstanding, the requested waiver is required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 8 of the Tentative Map. The waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan designates the site within Block 2BB1 with an estimated date for undergrounding for May 31, 2074.

Conclusion

Staff has determined that the project complies with the development regulations of the RM-2-5 zone and all other applicable sections of the San Diego Municipal Code and that the required findings can be made. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1564908 and Tentative Map No. 1564909 with modifications or;
2. Deny Coastal Development Permit No. 1564908 and Tentative Map No. 1564909, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



William Zounes,
Development Project Manager

Attachments:

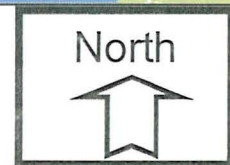
1. Project Location Map
2. Community Plan Land Use Map Project Data Sheet
3. Zoning Map
4. Aerial Photograph
5. Project Data Sheet
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Draft Map Resolution
9. Draft Map Conditions
10. Environmental Exemption
11. Community Planning Group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



Attachment 1
Project Location Map

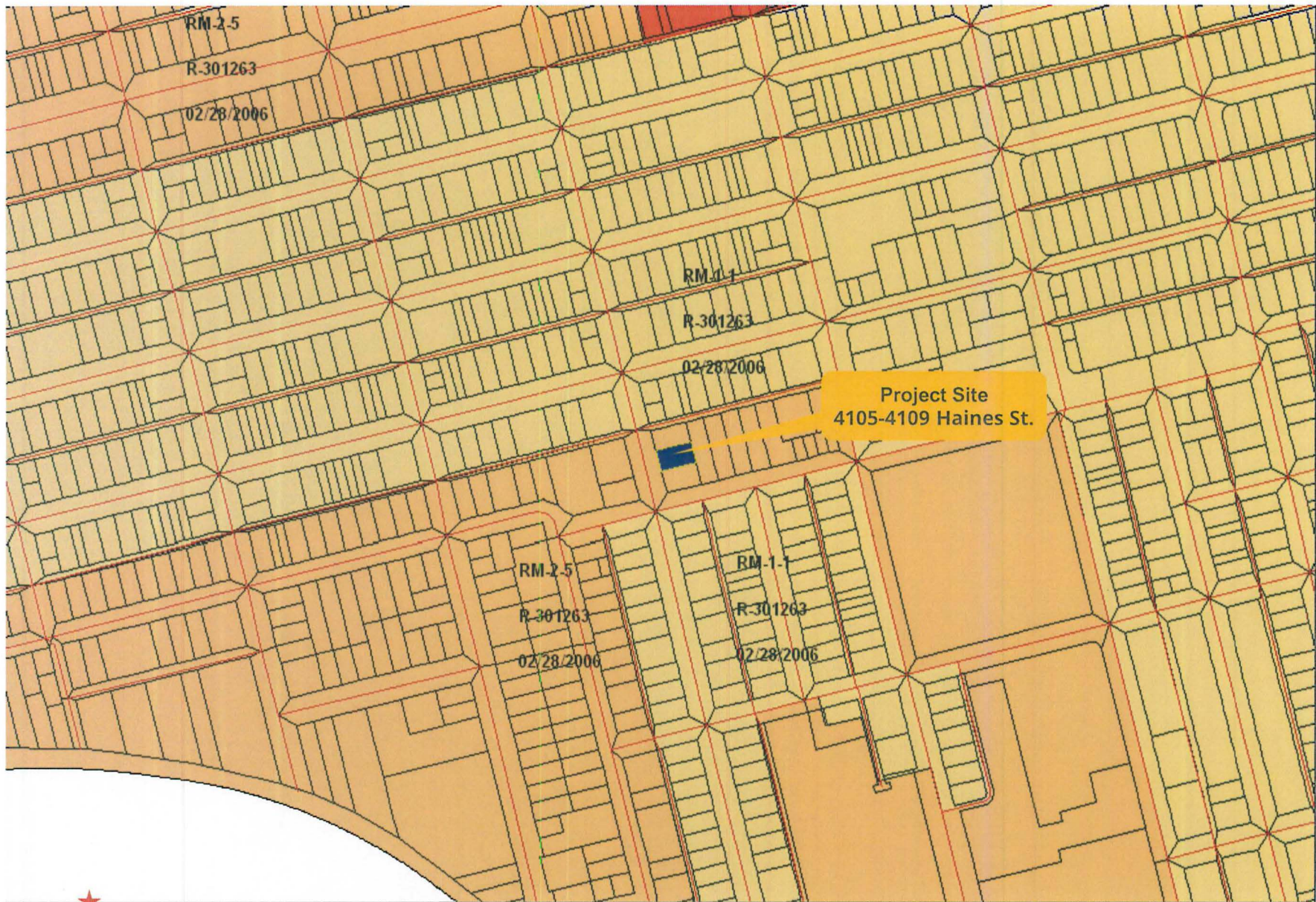


Project Location Map
Haines Street Townhomes Project No. 446317
4105-4109 Haines Street



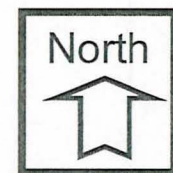
Attachment 2

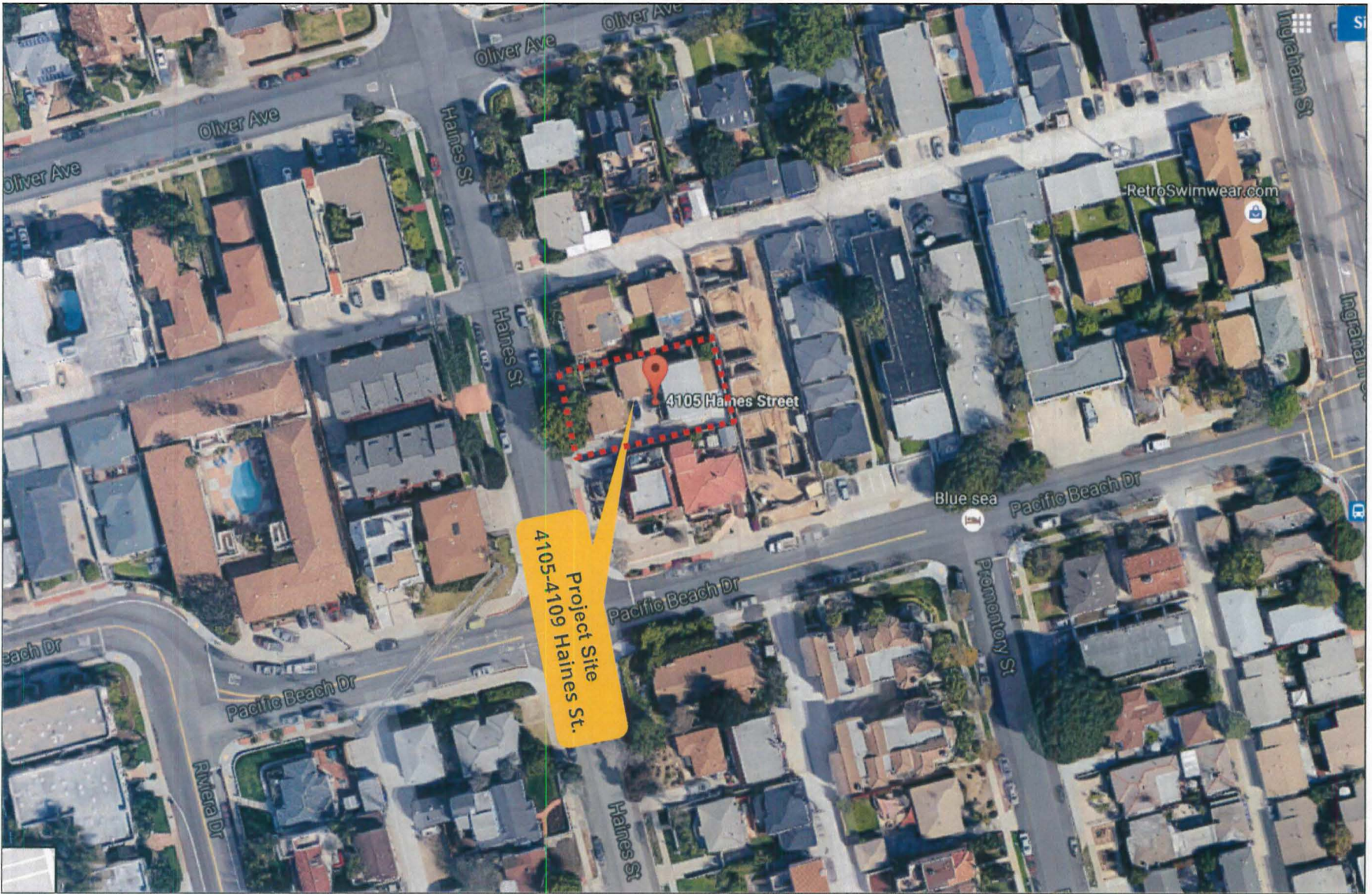




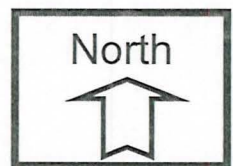
Project Zoning Map

Haines Street Townhomes Project No. 446317
4105-4109 Haines Street





Aerial Photograph (Birds Eye)
Haines Street Townhomes Project No. 446317
4105-4109 Haines Street



Attachment 4
Aerial Photograph of Site

PROJECT DATA SHEET		
PROJECT NAME:	Haines Street Townhomes	
PROJECT DESCRIPTION:	The demolition of two existing single family residential units and the construction of three, three-story residential condominiums. The three units would be constructed as three separate units with ground level parking	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit/Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<p align="center"><u>ZONING INFORMATION:</u></p> <p align="center">ZONE: RM-2-5</p> <p align="center">HEIGHT LIMIT: 30 feet</p> <p align="center">LOT SIZE: 0.14-acres.</p> <p align="center">FLOOR AREA RATIO: 1.35</p> <p align="center">FRONT SETBACK: 15/20 feet</p> <p align="center">SIDE SETBACK: 5 feet</p> <p align="center">STREETSIDE SETBACK: 10 feet</p> <p align="center">REAR SETBACK: 15 feet</p> <p align="center">PARKING: 7 parking spaces required</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RM-2-5 & RM-1-1	Mixed single and multi-family housing
SOUTH:	Residential, RM-2-5 & RM-1-1	Mixed single and multi-family housing
EAST:	Residential, RM-2-5 & RM-1-1	Mixed single and multi-family housing
WEST:	Residential, RM-2-5 & RM-1-1	Mixed single and multi-family housing
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 24, 2016 the Pacific Beach Community Planning Group voted 10-5-0 to recommend approval of the project with no conditions.	

HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1564908
HAINES STREET TOWNHOMES - PROJECT NO. 446317

WHEREAS, 4105 HAINES, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish two single family dwelling units and detached garage and construct three condominiums (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1564908), on portions of a 0.14-acre site;

WHEREAS, the project site is located at 4105-4109 Haines Street in the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Coastal Parking Impact Overlay Zone, and the Residential Tandem Parking Overlay Zone of the Pacific Beach Community Plan and Local Coastal Program area;

WHEREAS, the project site is legally described as The South One-Half of Lots 37, 38, and 40 in Block 303 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 923, filed in the Office of the County Recorder of said San Diego County, September 24, 1904. Also all that portion of that certain unnumbered strip of land lying Southerly of Block 303 of the Subdivision of Acre Lots 64 & ½, 65 and 66 of Pacific Beach, in the County of San Diego, State of California, according to Map thereof No. 923, filed in the Office of the County Recorder of San Diego County, September 24, 1904, bounded on the East by the Southerly extension of the Easterly line of Lot 37, Block 303, the West by the Southerly extension of the Westerly line of Lot 38 in said Block 303 and on the South by the Northerly line of Pueblo Lot 1800;;

WHEREAS, on November 30, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1564908 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 7, 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 or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 30, 2016.

FINDINGS:

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal**

development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The 0.14-acre site is located at 4105-4109 Haines Street in the RM-2-5 zone of the Pacific Beach Community Plan and Local Coastal Program (LCP) within the Coastal Overlay Zone (non-appealable area), and the Coastal Height Limit Overlay Zone. The project proposes the demolition of two existing single homes and a detached garage for the construction of three new condominiums on a single lot.

The property is not identified in the City's adopted Local Coastal Program Land Use Plan as a public access way. There is no physical access way used by the public on this property or any proposed public access way as identified in the LCP Land Use Plan. The proposed development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in the Pacific Beach LCP Land Use Plan and is not located within an identified view corridor. The project is completely contained within the private property. The nearest public access to the Pacific Ocean is from the end of Pacific Beach Drive approximately one mile to the west. 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 by not encroaching into any scenic coastal area or public views as identified in the Local Coastal Program and being within the 30-foot height limit. 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 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.

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

The project proposes the demolition of two existing single homes and a detached garage for the construction of three new condominiums on a single lot. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA), and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in the San Diego Municipal Code (SDMC) section 113.0103. Additionally the property is not identified in the Pacific Beach adopted Local Coastal Program Land Use Plan as a public access way and does not contain any public view corridors. The nearest public access to the Pacific Ocean is from the end of Pacific Beach Drive approximately one mile to the west. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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 project site is designated for multi-family residential development (15-30 dwelling units per acre) in the Pacific Beach Community Plan and Local Coastal Program. The project proposes the demolition of two existing single homes and a detached garage for the

construction of three new condominiums on a single lot consistent with the prescribed use and density of the community plan. The character of the neighborhood along Haines Street is a mixture of building forms, masses, and articulation of multi and single family dwelling units. The Urban Design Element of the General Plan encourages residential design with a perspective that recognizes "compatibility and continuity" with the surrounding neighborhood. Architectural design should not be limited to the individual project and preservation of character and development sensitive to the existing neighborhood should guide project design. A goal of the Residential Element in the Pacific Beach Community Plan is to implement design standards for single-family and multifamily development to ensure that redeveloped properties reflect the scale and character of the neighborhood. The plan also contains a policy to maintain the residential scale of Pacific Beach.

The proposal for three residential condominiums is consistent with the density described in the Pacific Beach Community Plan that occurs primarily along Sail Bay, Grand Avenue, Hornblend Street, and Lamont Street characterized by four-plexes or four-unit condominiums. The proposed three-story design is articulated both horizontally and vertically and the proposed building material creates variation yet compliments the existing homes along the street. Additionally, the proposed development will meet the land use regulations of the Certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, landscape and, floor area ratio.

The property is not identified in the City's adopted Local Coastal Program Land Use Plan as a public access way. The proposed development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in the Pacific Beach Local Coastal Program Land Use Plan and is not located within an identified view corridor.

The project proposes a maximum building height of 29-feet 11-inches, which complies with the regulations of the Coastal Height Overlay Zone. The proposed project was reviewed for compliance with the RM-2-5 zone land development requirements which include but are not limited to setbacks, density, landscape, parking, and floor area ratio. No deviations are proposed with the proposed multi-family project. Therefore, the proposed development is in conformity with the Pacific Beach Community Plan and Local Coastal Program and complies with the 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 site is not located between the First Public Roadway and the Pacific Ocean. The property is located along Haines Street and a half mile east of the Pacific Ocean. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 and the California Coastal Act.

Attachment 6
Draft Resolution with Findings

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1564908 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. 1564908, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: November 30, 2016

IO#: 24006212

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: 24006212

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Coastal Development Permit No. 1564908
HAINES STREET TOWNHOMES - PROJECT NO. 446317
Hearing Officer

This Coastal Development Permit No. 1564908 is granted by the Hearing Officer of the City of San Diego to 4105 HAINES, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.14-acre site is located at 4105-4109 Haines Street in the RM-2-5 zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Coastal Parking Impact Overlay Zone, and the Residential Tandem Parking Overlay Zone within the Pacific Beach Community Plan and Local Coastal Program area. The project site is legally described as: The South One-Half of Lots 37, 38, and 40 in Block 303 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 923, filed in the Office of the County Recorder of said San Diego County, September 24, 1904. Also all that portion of that certain unnumbered strip of land lying Southerly of Block 303 of the Subdivision of Acre Lots 64 & 1/2, 65 and 66 of Pacific Beach, in the County of San Diego, State of California, according to Map thereof No. 923, filed in the Office of the County Recorder of San Diego County, September 24, 1904, bounded on the East by the Southerly extension of the Easterly line of Lot 37, Block 303, the West by the Southerly extension of the Westerly line of Lot 38 in said Block 303 and on the South by the Northerly line of Pueblo Lot 1800;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two dwelling units and detached garage and construct three condominiums described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 30, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolition of two existing single family homes and a detached garage, and construction of three residential condominiums with roof decks;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking;
- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Affordable/In-Fill Housing and Sustainable Building Expedite Program; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 14, 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 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.

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

12. The Coastal Development Permit shall comply with all Conditions of the Parcel Map for the Tentative Map No.1564909.
13. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 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 private and subject to approval by the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall remove the private encroachments in the Haines Street Right-of-Way, including retaining walls, steps, etc, to the satisfaction of the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall restore the parkway grading to current City Standards, adjacent to the site on Haines Street, to the satisfaction of the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the damaged portions of the existing sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Haines Street, to the satisfaction of the City Engineer.
18. 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.
19. 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, to the satisfaction of the City Engineer.
20. 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 to the satisfaction of the City Engineer.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which shall be unencumbered

by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

22. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40-square-foot area around each tree which shall be unencumbered by hardscape and utilities as set forth under SDMC 142.0403(b)(5).

23. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

24. 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 unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. 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.

25. 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, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

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

27. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with the criteria of the Affordable/In-Fill Housing and Sustainable Building Expedite Program

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

TRANSPORTATION REQUIREMENTS

29. A minimum of seven (7) automobile spaces are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate decision-maker.
30. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 20-foot wide City standard driveway, on Haines Street, satisfactory to the City Engineer.
31. The Owner/Permittee shall provide a 10-foot x 10-foot visibility triangle area along the property line on both sides of the driveway on Haines Street. No obstacles higher than 36-inches shall be located within these areas (e.g. shrubs, landscape, walls, columns, and signs).
32. The "Office" area in Units 1 and 3 as shown on the Exhibit "A" shall not be converted to any other use including a bedroom at any time.
33. The restriction on the change of use for "Office" area in Units 1 and 3 shall be reflected and disclosed on any future lease agreement(s) of the dwelling units on this property.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

34. Prior to the issuance of any building permits, the Owner/Permittee shall apply for and obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. The back flow prevention device(s) shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required back flow prevention device(s) to be located below grade or within the structure.
35. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
36. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
37. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
38. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area, to the satisfaction of the City Engineer.

39. 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, to the satisfaction of the City Engineer.

40. Prior to issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for the proposed 4-inch private sewer lateral located in the public right-of-way, to the satisfaction of the City Engineer.

41. Prior to the issuance of any grading permits, the Owner/Permittee shall provide Conditions, Covenants and Restrictions (CC&Rs) for the maintenance of the proposed 4-inch private sewer lateral, to the satisfaction of the City Engineer.

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 November 30, 2016.

Attachment 7
Draft Permit Conditions

Permit Type/PTS Approval No.: 1564908
Date of Approval: November 30, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
Development Project Manager

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

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

4105 HAINES, LLC
Owner/Permittee

By _____

Scott Sinnett,

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

HEARING OFFICER RESOLUTION NUMBER R-_____
TENTATIVE MAP NO. 1564909
HAINES STREET TOWNHOMES - PROJECT NO. 446317

WHEREAS, 4105 HAINES, LLC, a California Limited Liability Company, Subdivider, and ROBERT BATEMAN, Surveyor, submitted an application to the City of San Diego to demolish two dwelling units and a detached garage and construct three condominiums and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 4105-4109 Haines Street in the RM-2-5 zone of the Pacific Beach Community Plan area. The property is legally described as The South One-Half of Lots 37, 38, and 40 in Block 303 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 923, filed in the Office of the County Recorder of said San Diego County, September 24, 1904. Also all that portion of that certain unnumbered strip of land lying Southerly of Block 303 of the Subdivision of Acre Lots 64 & ½, 65 and 66 of Pacific Beach, in the County of San Diego, State of California, according to Map thereof No. 923, filed in the Office of the County Recorder of San Diego County, September 24, 1904, bounded on the East by the Southerly extension of the Easterly line of Lot 37, Block 303, the West by the Southerly extension of the Westerly line of Lot 38 in said Block 303 and on the South by the Northerly line of Pueblo Lot 1800; and

WHEREAS, the Map proposes the Subdivision of a 0.14-acre site into one (1) lot for a three unit residential condominium development; and

WHEREAS, on October 7, 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; and there was no appeal of the

Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is three (3); and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the fact the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on November 30, 2016, the Hearing Officer of the City of San Diego considered Tentative Map No. 1564909, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, and 144.0240, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1564909:

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

The project site is designated for multi-family residential development (15-30 dwelling units per acre) in the Pacific Beach Community Plan and Local Coastal Program. The project proposes the demolition of two existing single homes and a detached garage for the construction of three new condominiums on a single lot consistent with the prescribed use and density of the community plan. The character of the neighborhood along Haines Street is a mixture of building forms, masses, and articulation of multi and single family dwelling units. The Urban Design Element of the General Plan encourages residential design with a perspective that recognizes "compatibility and continuity" with the surrounding neighborhood. Architectural design should not be limited to the individual project and preservation of character and development sensitive to the existing neighborhood should guide project design. A goal of the Residential Element in the Pacific Beach Community Plan is to implement design standards for single-family and multifamily development to ensure that redeveloped properties reflect the scale and character of the neighborhood. The plan also contains a policy to maintain the residential scale of Pacific Beach.

The proposal for three residential condominiums is consistent with the density described in the Pacific Beach Community Plan that occurs primarily along Sail Bay, Grand Avenue, Hornblend Street, and Lamont Street characterized by four-plexes or four-unit condominiums. The proposed three-story design is articulated both horizontally and vertically and the proposed building material creates variation yet compliments the existing homes along the street. Additionally, the proposed development will meet the land use regulations of the Certified Implementation Program including compliance to the San Diego Municipal Code development regulations to include but not limited to height, setbacks, landscape and, floor area ratio.

The property is not identified in the City's adopted Local Coastal Program Land Use Plan as a public access way. The proposed development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in the Pacific Beach Local Coastal Program Land Use Plan and is not located within an identified view corridor.

The project proposes a maximum building height of 29-feet 11-inches, which complies with the regulations of the Coastal Height Overlay Zone. The proposed project was reviewed for compliance with the RM-2-5 zone land development requirements which include but are not limited to setbacks, density, landscape, parking, and floor area ratio. No deviations are proposed with the proposed multi-family project. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The 0.14-acre site is located at 4105-4109 Haines Street. The project includes the demolition of two single family dwelling units and detached garage for the construction of three, three-story residential condominiums units and would be constructed as three separate units with ground level parking. Units 1 and 3 will include a one-car garage with one outside parking spot on the first floor; two bedrooms with bathrooms on the second floor; and office, living room, dining room and kitchen on the third floor totaling 2,152 and 2,348 square feet of gross floor area respectively. Unit 2 includes a two-car garage on the first floor; two bedrooms with bathrooms on the second floor; and a kitchen, dining room, living room, and bedroom on the third floor totally 2,856 square feet of gross floor area.

The proposed development complies with the applicable zoning and development regulations of the Land Development Code including land development requirements regulating multi-family development. The proposed project was reviewed for compliance with the RM-2-5 zone land development requirements which include but are not limited to setbacks, density, landscape, parking, and floor area ratio. No deviations are proposed with the proposed multi-family project. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50% of the projected total energy consumption on site through photovoltaic technology (solar panels), thus meeting the requirements of Affordable/In-fill housing and Sustainable Buildings Expedite program. The photovoltaic system will be located on the roof of the building. Therefore, the project complies with the applicable zoning and development regulations of the Land Development Code.

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

The project proposes to develop three residential condominiums on a 0.14-acre site located at 4105-4109 Haines Street in the RM-2-5 zone of the Pacific Beach Community Planning area.

The site is relatively flat and has been previously graded. The site fronts Haines Street. The RM-2-5 zone allows one dwelling unit for every 1,500 square feet of site area. The existing site is 5,915 square feet which will accommodate up to four dwelling units. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA), and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in the SDMC section 113.0103. Additionally the property is not identified in the Pacific Beach adopted Local Coastal Program Land Use Plan as a public access way and does not contain any public view corridors. The nearest public access to the Pacific Ocean is from the end of Pacific Beach Drive approximately one mile to the west. Therefore, the site is physically suitable for the type and density of the development.

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

The project is located within an urbanized and built-out environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The 0.14-acre site is located at 4105-4109 Haines Street. The project includes the demolition of two single family dwelling units and detached garage for the construction of three, three-story residential condominiums units and would be constructed as three separate units with ground level parking. Units 1 and 3 will include a one-car garage with one outside parking spot on the first floor; two bedrooms with bathrooms on the second floor; and office, living room, dining room and kitchen on the third floor totaling 2,152 and 2,348 square feet of gross floor area respectively. Unit 2 includes a two-car garage on the first floor; two bedrooms with bathrooms on the second floor; and a kitchen, dining room, living room, and bedroom on the third floor totally 2,856 square feet of gross floor area. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50% of the projected total energy consumption on site through photovoltaic technology (solar panels), thus meeting the requirements of Affordable/In-fill housing and Sustainable Buildings Expedite program. The photovoltaic system will be located on the roof of the building.

The project requires public improvements to include the repair of damaged sidewalk, new driveway, water services and sewer lateral. The repaired sidewalk improvements would further improve safety conditions by providing an easier path of travel for pedestrians through these areas. The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits relevant to obtaining permits for the work within the public right-of-way and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The proposed subdivision will not conflict with existing public easements as there are none on the site. The site has frontage on Haines Street which is a dedicated public right-of-way. Additionally, general utilities run along the public rights-of-ways and not through the existing project site. The subdivision proposes public improvements to include the repair of damaged sidewalks, new driveway, water services and sewer lateral. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

As a component of the proposed project, the units will utilize renewable energy technology, self generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (solar panels), thus meeting the requirements of Council Policy 900-14, the City Council's Sustainable Building Policy. The photovoltaic system will be located on a portion of the roofs. The photovoltaic system will have the capacity to generate energy to run the heating and cooling system proposed for each home. Other sustainable technology used for

the project includes drought tolerant landscape with canopy trees and a cool reflective roof to reduce heat build-up. Therefore, the design of the proposed subdivision provides, to the extent feasible, for passive or natural heating and cooling opportunities now and in the future.

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

The decision maker has reviewed the administrative record including the project plans and environmental documentation to determine the effects of the proposed subdivision on the housing needs of the region. With the proposed development of three residential condominiums, there would be a loss of two rental units and a gain of three for-sale units. The three residential units are within a built out urbanized community with adequate infrastructure. The decision maker has determined that the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services and recreation in the nearby developed urban area. The project is within a block from public transit and a block to a half mile from retail services and sales. In addition, Mission Bay Park and the Pacific Ocean is located within blocks from the site. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer , Tentative Map No. 1564909, is hereby granted to 4105 HAINES, LLC, a California Limited Liability company subject to the attached conditions which are made a part of this resolution by this reference.

By _____
William Zounes
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006212

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1564909
HAINES STREET TOWNHOMES - PROJECT NO. 446317
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire December 14, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 1564908.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Subdivider shall apply for and obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. The back flow prevention device(s) shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. The Subdivider shall underground all existing onsite utilities serving the subdivision with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
10. The Subdivider shall provide a letter, agreeing to prepare a Covenants, Conditions & Restrictions (CC&R) for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

12. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
13. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
14. The shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WASTEWATER

15. The Subdivider shall enter into an encroachment maintenance and removal agreement (EMRA) for the proposed 4-inch private sewer lateral in the public right-of-way to the satisfaction of the City Engineer.
16. The Subdivider shall provide a CC&R for the maintenance of the proposed 4-inch private sewer lateral.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006212

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 92101-2400

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

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

Project Name: Haines Street Townhomes

Project No. / SCH No.: 446317 / N/A

Project Location-Specific: 4105 – 4109 Haines Street, San Diego, California 92109

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

Description of nature and purpose of the Project: A COASTAL DEVELOPMENT PERMIT and TENTATIVE MAP to demolish an existing 1,554-square-foot single-dwelling unit and construct three, three-story detached units with enclosed garage and basement totaling 7,357-square-feet. Additionally, the project would consolidate the lots and create three condominiums. Various site improvements would also be constructed that include associated hardscape and landscape. The proposed project would conform to the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by generating 50 percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.14 acre project site is located at 4105 - 4109 Haines Street. The land use designation is Multi-Family Residential (14 – 29 dwelling units per acre) in the RM-2-5 zone (Residential – Multiple Unit, permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area). Additionally, the project site is located within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan and Local Coastal Program. (LEGAL DESCRIPTION: The South ½ of Lots 37, 38, 39, 40 in Block 303 of Pacific Beach according to Map No. 923.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Rob Linton, 4105 Haines View, LLC, 1518 Pacific Beach Drive, #70, San Diego, California 92109, (951) 235-9223

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: 15303 (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that consists of the construction and location of limited numbers of new, small facilities or structures, including a duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: Lindsey H. Sebastian

Telephone: (619) 236-5993

If filed by applicant:

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

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



Signature/Title



Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library

4275 Cass Street, San Diego, CA 92109

Wednesday, February 24, 2016: 6:30-8:30 pm

MINUTES

Item 1 - 6:30 Call to Order, Quorum

Members present: Amy Gordon, Baylor Triplett, Brian Curry, Chris Olson, Deborah Conca, Eve Anderson, Harry Couch, Henish Pulickal, James Krokee, Jim Morrison, Joe Wilding, Marcia Nordstrom, Pat Dobson, Paula Gandolfo, Scott Chipman, Tony Franco.

Members absent:

Item 8 – 7:35 Development Subcommittee (Action Item)

Presenter: Henish Pulickal

1) Haines Street THs – 4105-09 Haines Street (Zoning RM-2-5) CDP to demolish two older SFRs and build (3) 2-story detached condos.

Subcommittee recommends motion to approve.

- *Could be 4 units (3 units have 2 bedrooms, one has 3 bedrooms.*
- *7 parking spaces. Rock, wood, & glass exterior.*
- *Chris: activated the front.*
- *Vote: Henish 1st, Deb 2nd: 10-5-0 (concerns: seismic, making a statement about what we want for projects in PB: front doors in the FRONT, bathrooms upstairs, pissed off, weird vibe - reasons for no votes.)*



Ownership Disclosure Statement

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

Project Title

Haines St. Townhomes CDP/TM

Project No. For City Use Only

Project Address:

4105 Haines St, San Diego CA 92109

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:

Haines St. Townhomes CDP/TM

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):

4105 Haines, LLC

☒ Owner ☐ Tenant/Lessee

Street Address:

1518 Pacific Beach Dr

City/State/Zip:

San Diego CA 92109

Phone No:

951-235-9223

Fax No:

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

Scott Sinnett

Title (type or print):

owner

Signature :

DocuSigned by:

Date:

8/3/2016

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 :

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Street Address:

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Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

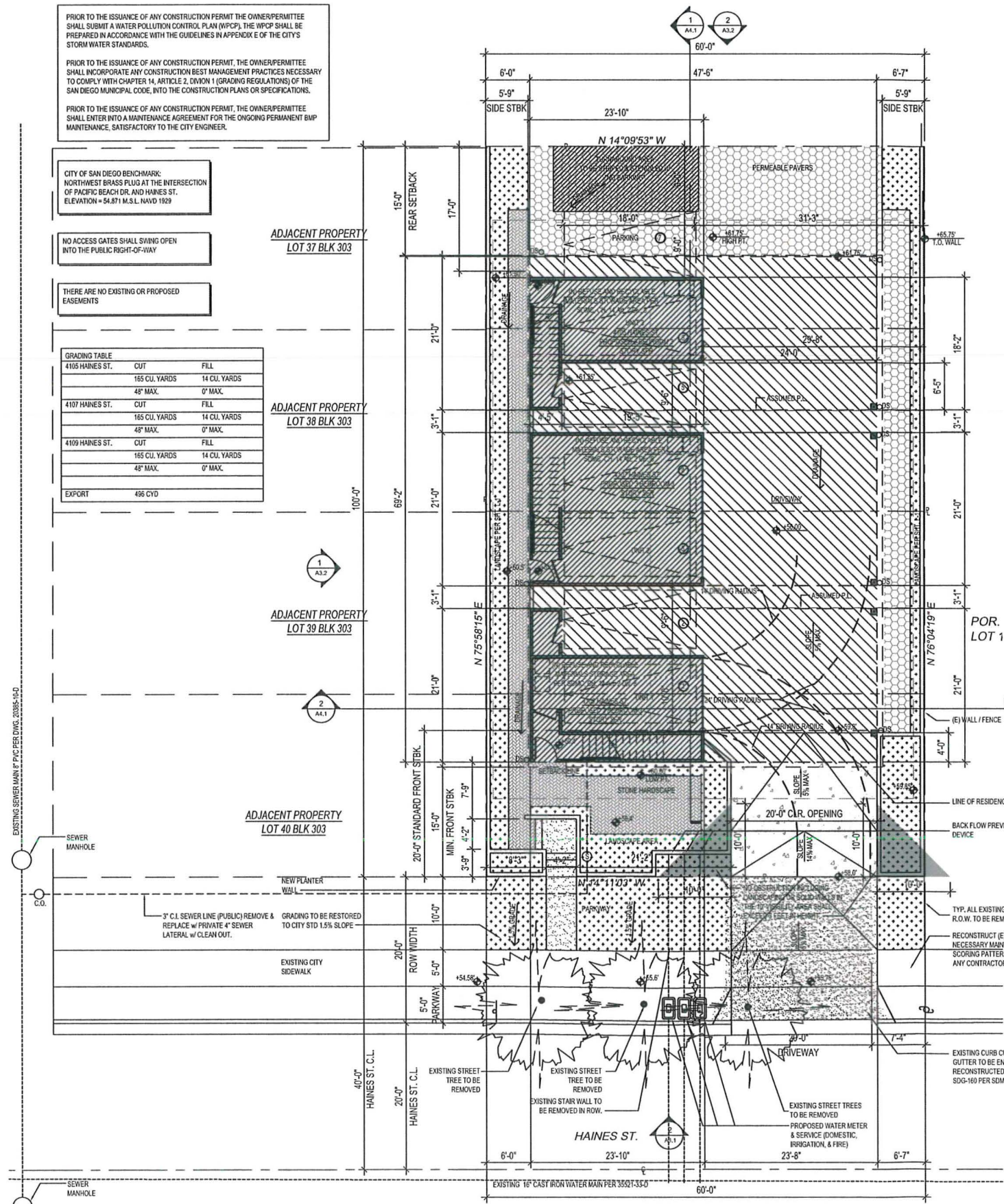
Fax No:

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

Title (type or print):

Signature :

Date:



SCOPE OF WORK

REQUEST COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING 1,554 SQ. FT. SINGLE FAMILY RESIDENCE & CONSTRUCT THREE NEW 3 STORY TOWNHOMES. SCOPE ALSO INCLUDES THE APPROVAL OF A TENTATIVE PARCEL MAP FOR THE CONSOLIDATION OF ALL PORTIONS OF PROPERTY FOR THE CREATION OF 3 RESIDENTIAL CONDOMINIUMS.

ALSO PROPOSED IS ALL NEW LANDSCAPING, INCLUDING STREET TREES PER PACIFIC BEACH COMMUNITY PLAN. PROJECT IS TO INTEGRATE PHOTOVOLTAIC PANELS CONSISTANT WITH COUNCIL POLICY 600-27 AND 900-14. OTHER GREEN BUILDING TECHNIQUES INCLUDE THE PLANTING OF NATIVE DROUGHT TOLERANT LANDSCAPING, WITH EFFICIENT IRRIGATION TECHNOLOGY. THE USE OF GREEN BUILDING MATERIALS SUCH AS COOL REFLECTIVE ROOFING TO REDUCE HEAT BUILD UP.

UNIT 1: 2,152 SF
UNIT 2: 2,856 SF
UNIT 3: 2,348 SF

GENERAL NOTES

1. NEAREST EXISTING BUS STOP TO PROJECT SITE IS LOCATED AT INGRAM ST AND PACIFIC BEACH DR.
2. PROVIDE BUILDING ADDRESS THAT IS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
3. ALL OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
4. DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.
5. GRADING (EXISTING & PROPOSED) AS SHOWN PER SHEET A1.1:
14 CU.YD. CUT; 14 CU.YD. FILL PER RESIDENCE
1 FT. MAX. CUT; 1 FT. MAX. FILL PER RESIDENCE
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE PLAN SHALL BE IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
9. REFUSE AND RECYCLING TO BE LOCATED IN UNIT GARAGES

VICINITY MAP

VICINITY MAP
NO SCALE

FIRE HYDRANT 600' RADIUS

FIRE HYDRANT=

SHEET INDEX

SHEET#	SHEET TITLE
A1.1	TITLE SHEET / SITE PLAN
C1	TOPOGRAPHICAL SURVEY
TPM	TENTATIVE PARCEL MAP
A2.1	BASEMENT LEVEL
A2.2	FIRST LEVEL
A2.3	SECOND LEVEL
A2.4	ROOF LEVEL
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
L-1	LANDSCAPED PLAN
L-2	LANDSCAPED PLAN

ADDITIONAL INFORMATION

CHECK EACH APPLICABLE OVERLAY ZONE

☒ AIRPORT APPROACH
☒ AIRPORT ENVIRONS
☒ COASTAL DEVELOPMENT PERMIT- NON-APPEALABLE
☒ COASTAL HEIGHT LIMIT
☐ SENSITIVE COASTAL
☐ MOBILE HOME PARK
☒ PARKING IMPACT
☒ RESIDENTIAL TANDEM PARKING
☐ TRANSIT AREA
☐ URBAN VILLAGE
☐ MISSION TRAILS DESIGN DISTRICT
☐ CLAIREMONT MESA HEIGHT LIMIT
☐ COMMUNITY PLAN IMPLEMENTATION
☒ GEOLOGICAL HAZARD- CATEGORY 52

PROJECT TEAM

OWNER:

STANLEY SIMPSON
KATHLEEN GRANGER
518 N. ACACIA AVE.
SOLANA BEACH, CA 92075
PH: (619) 813-5547

DEVELOPER:

HAINES VIEWS, LLC
ROB LINTON
1341 OLIVER AVE.
SAN DIEGO, CA 92109
PH: (619) 813-5847

DESIGN:

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830 MISSOURI STREET, #2
SAN DIEGO CA 92109
CONTACT: SCOT FRONTIS
PH: 658.837.2078
EMAIL: info@scotfrontis.com

SURVEY:

SAN DIEGO LAND SURVEYING & ENGINEERING
9665 CHESAPEAKE DR., SUITE 445
SAN DIEGO CA 92123
PH: 658.565.8302
EMAIL: info@sdles.com

TITLE SHEET / SITE PLAN

PREPARED BY:

Frontis Studio
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P: 658.837.2078

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOTS 37-40 IN BLOCK 303 OF PACIFIC BEACH ACCORDING TO MAP THEREOF NO. 923

APN:

423-283-27-00

PROJECT NAME:

HAINES TOWNHOMES

SHEET TITLE:

SITE PLAN

SHEET COUNT:

1 OF 10
PTS #:

SUBMITTAL:

09.18.15

REVISION 1:

REVISION 2:

REVISION 3:

Attachment 13
Project Plans
Sheet 1 of 12

REVISIONS

FRONTIS STUDIO

SCOT WILLIAM FRONTIS
C-35190
REN.10/1/2015
STATE OF CALIFORNIA

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Haines St. Townhomes

4105 - 4109 Haines St.
San Diego, CA 92109

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Date: 02.09.15

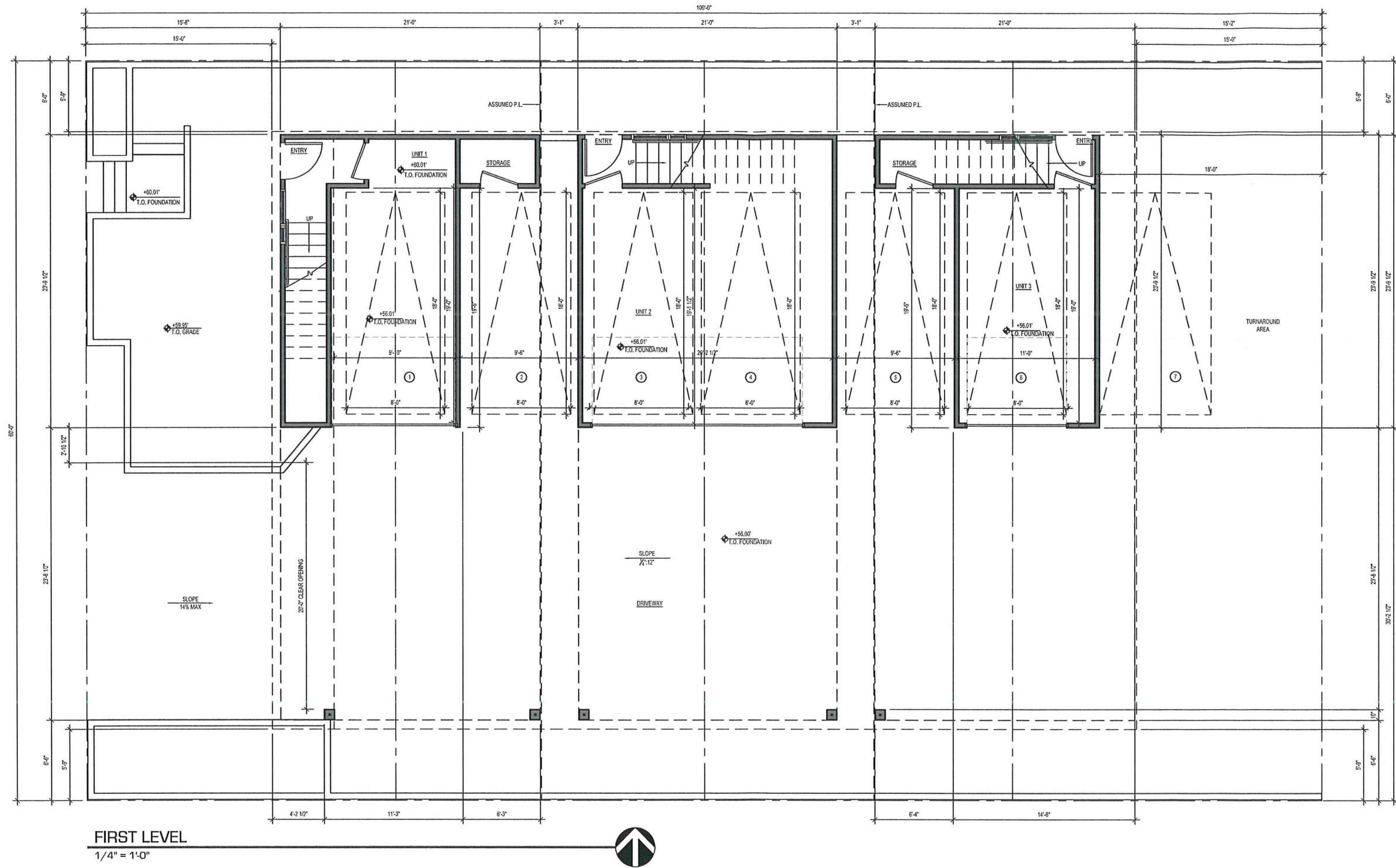
Job: 1529

Title:

SITE PLAN

Sheet:

A1.1



FIRST LEVEL
1/4" = 1'-0"

FIRST LEVEL

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830 MISSOURI ST., #2
SAN DIEGO CA 92109
P: 658.837.2078

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOTS 37-40 IN BLOCK 303 OF PACIFIC BEACH ACCORDING TO MAP THEREOF NO. 923

APN:
423-283-27-00

PROJECT NAME:
HAINES TOWNHOMES

SHEET TITLE:
FIRST LEVEL

SHEET COUNT:
3 OF 10

PTS #:

SUBMITTAL:
09.18.15

REVISION 1:

REVISION 2:

REVISION 3:

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Date: 02.09.15

Job: 1523

Title:

FIRST & SECOND LEVEL

Sheet:

A2.1

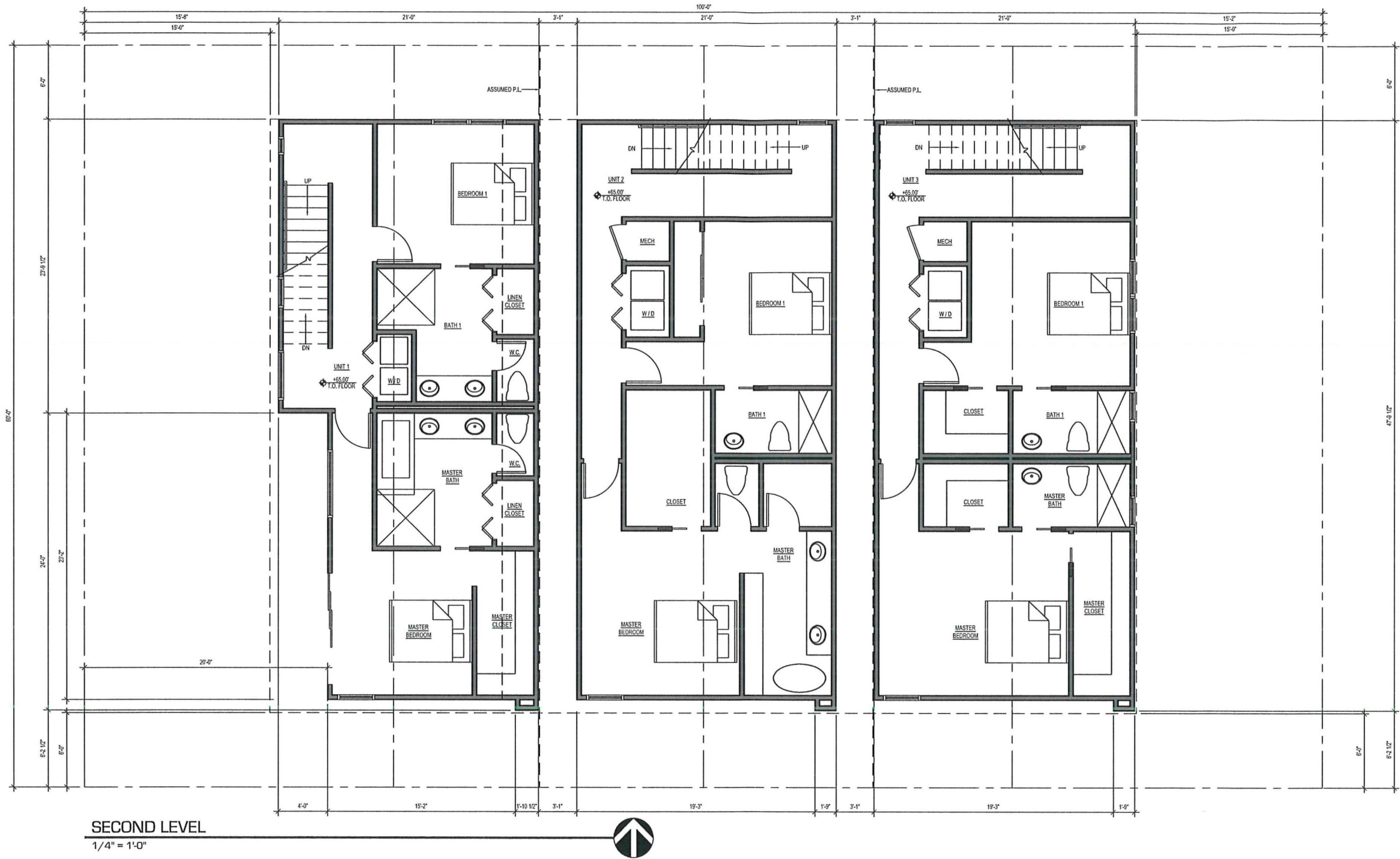
Haines St. Townhomes

4105 - 4109 Haines St.
San Diego, CA 92109



FRONTIS STUDIO

830 MISSOURI ST., SUITE 2
SAN DIEGO, CA 92109
P: 658.837.2078
E: info@frontisstudio.com



SECOND LEVEL
1/4" = 1'-0"

SECOND LEVEL

PREPARED BY:
Frontis Studio
830 MISSOURI ST., #2
SAN DIEGO CA 92109
P: 858.837.2078

LEGAL DESCRIPTION:
THE SOUTH 1/4 OF LOTS 37-40 IN BLOCK 303 OF PACIFIC
BEACH ACCORDING TO MAP THEREOF NO. 923

APN:
423-283-27-00

PROJECT NAME:
HAINESTOWNHOMES

SHEET TITLE:
SECOND LEVEL

SHEET COUNT:
4 OF 10

PTS #:

SUBMITTAL:
09.16.15
REVISION 1:
REVISION 2:
REVISION 3:

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Date: 02.09.15
Job: 1523
Title:

FIRST & SECOND
LEVEL

Sheet:

A2.2

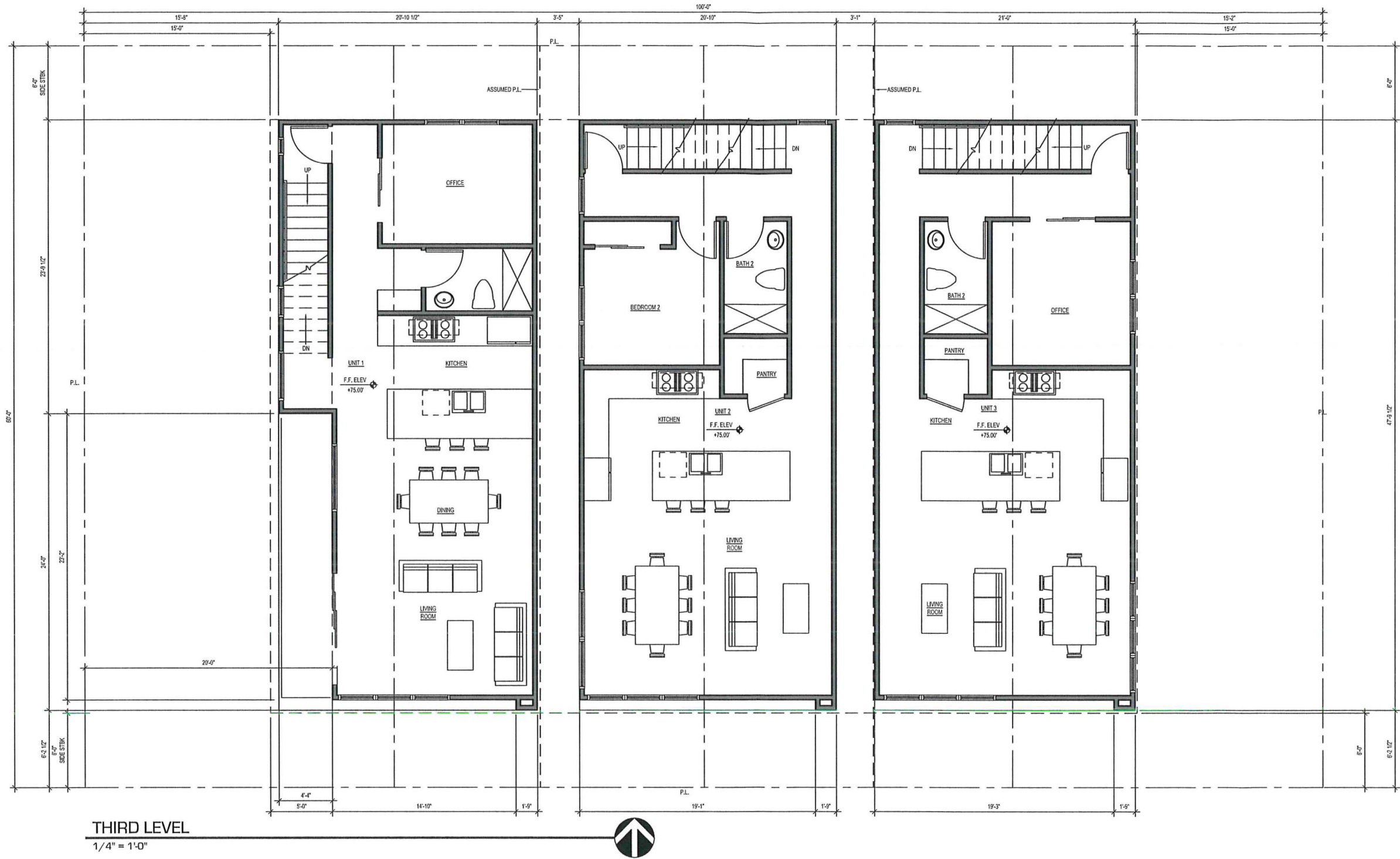
Haines St. Townhomes

4105 - 4109 Haines St.
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FRONTIS
STUDIO

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THIRD LEVEL

PREPARED BY:

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P: 858.837.2078

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOTS 37-40 IN BLOCK 303 OF PACIFIC BEACH ACCORDING TO MAP THEREOF NO. 923

APN:
423-283-27-00

PROJECT NAME:
HAINES TOWNHOMES

SHEET TITLE:
THIRD LEVEL

SHEET COUNT:
5 OF 10

PTS #:

SUBMITTAL:
09.18.15

REVISION 1:

REVISION 2:

REVISION 3:

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Date: 02.05.15

Job: 1023

Title:

THIRD LEVEL

Sheet:

A2.3

REVISIONS

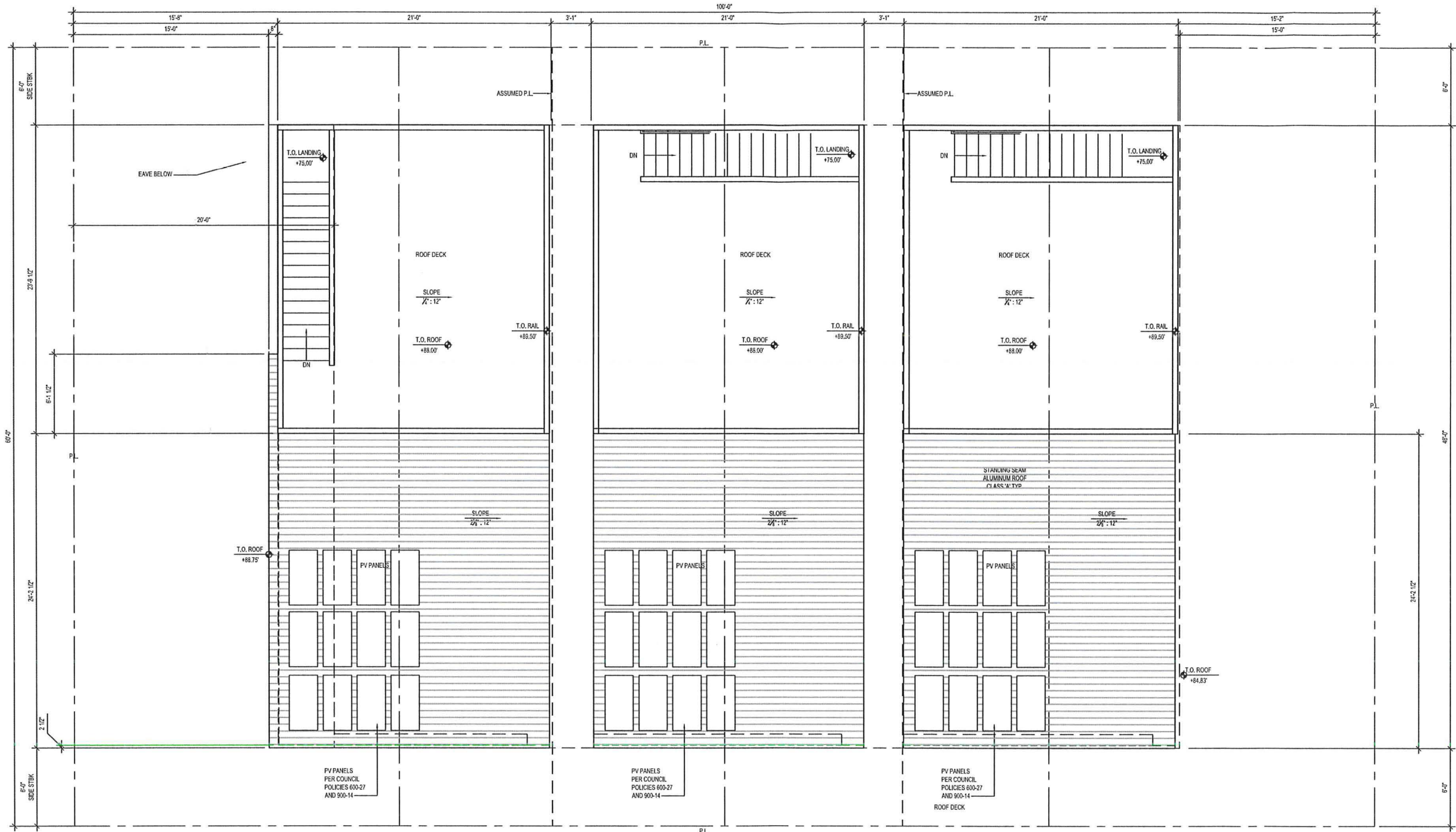
FRONTIS STUDIO

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Email: info@frontisstudio.com



Haines St. Townhomes

4105 - 4109 Haines St.
San Diego, CA 92109



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



ROOF LEVEL

PREPARED BY:

Frontis Studio
830 MISSOURI ST., #2
SAN DIEGO CA 92109
P: 658.637.2078

LEGAL DESCRIPTION:

THE SOUTH 1/4 OF LOTS 37-40 IN BLOCK 303 OF PACIFIC BEACH ACCORDING TO MAP THEREOF NO. 523

APN:

423-283-27-00

PROJECT NAME:
HAINES TOWNHOMES

SHEET TITLE:

ROOF LEVEL

SHEET COUNT:
6 OF 10

PTS #:

SUBMITTAL:
09.18.15

REVISION 1:

REVISION 2:

REVISION 3:

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Date: 02.09.15

Job: 1033

Title:

ROOF LEVEL

Sheet:

A2.4

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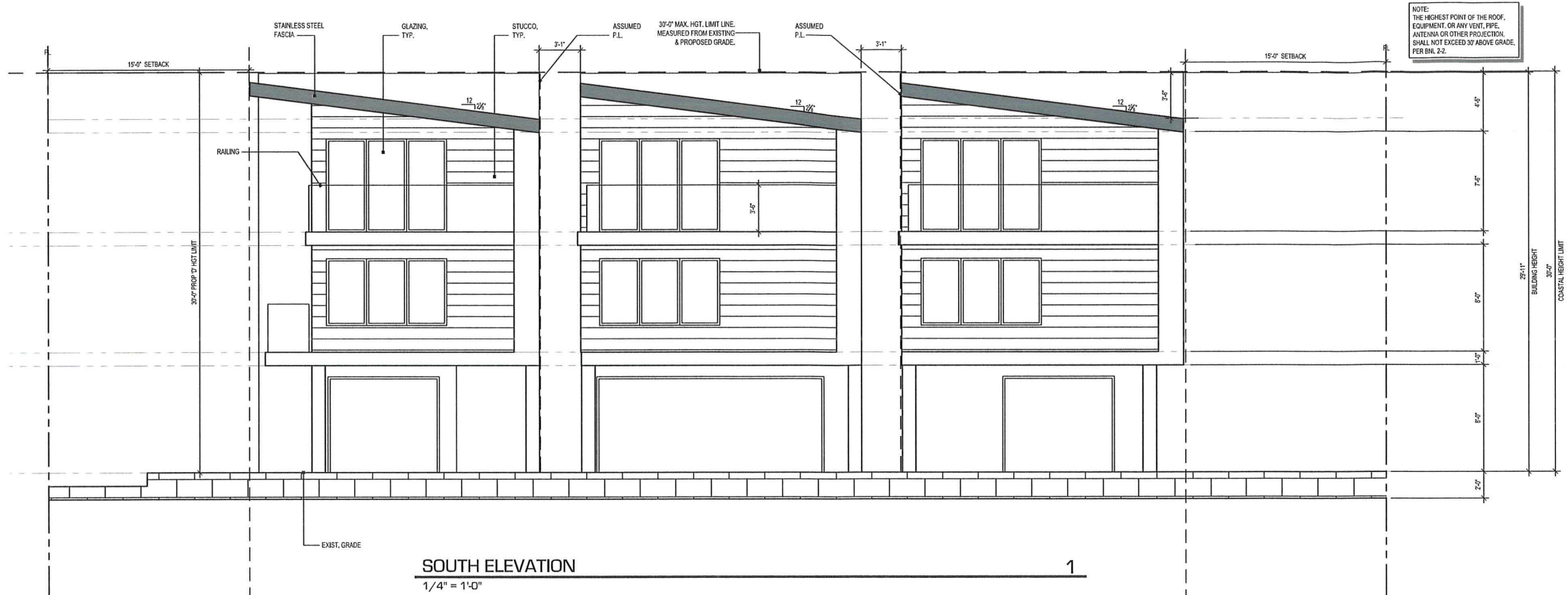
FRONTIS STUDIO



Haines St. Townhomes

4105 - 4109 Haines St.
San Diego, CA 92109

830 Missouri St., Suite 2
San Diego, CA 92103
P: 658.637.2078
Email: info@frontisstudio.com



PREPARED BY:

LEGAL DESCRIPTION:

APN:

PROJECT NAME:

SHEET TITLE:
SOUTH AND WEST FL

7 OF 10

REVISION 1:

REVISION 2:

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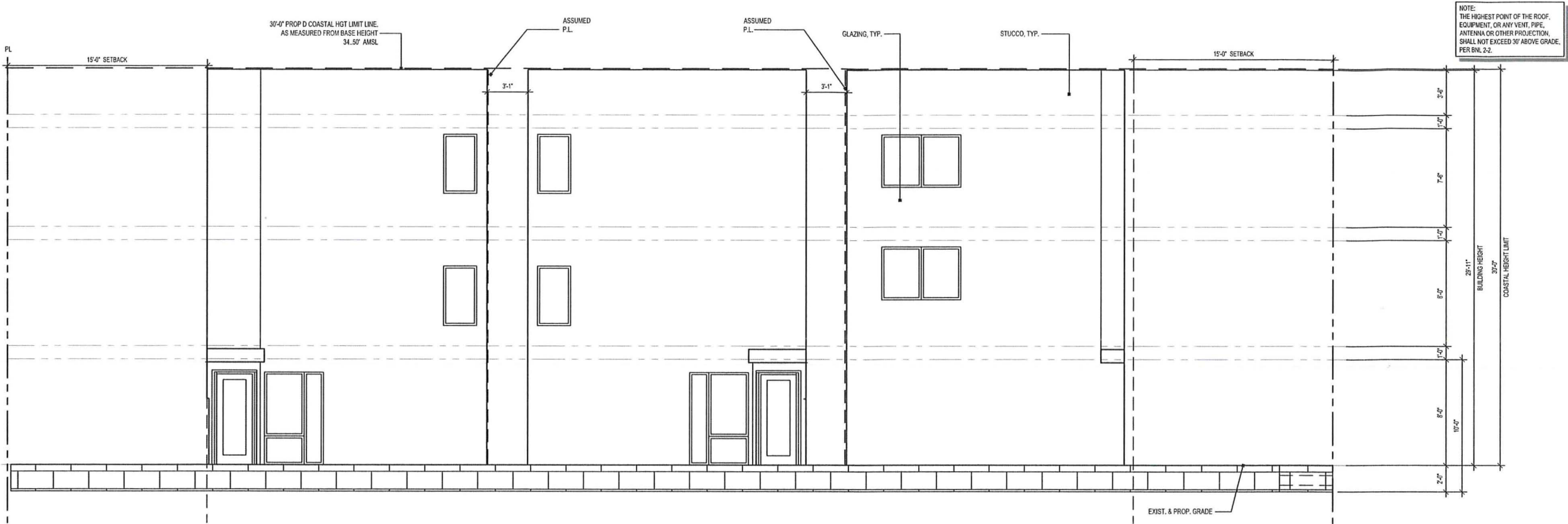
Job: 1523

SOUTH AND WEST
ELEVATIONS

A2 1

Haines St. Townhomes

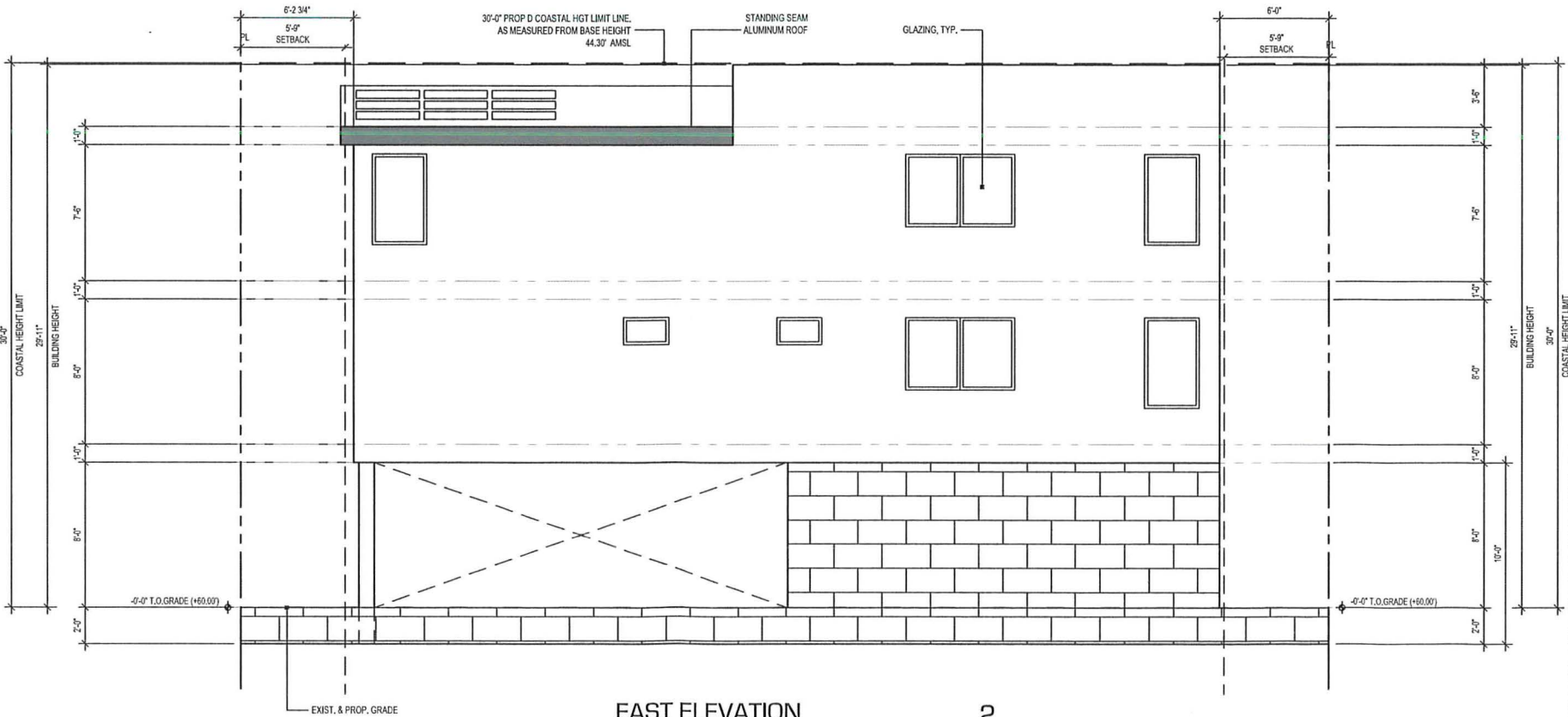
4103 - 4105 Haines St.
San Diego, CA 92109



NORTH ELEVATION

1/4" = 1'-0"

1



EAST ELEVATION

1/4" = 1'-0"

2

NORTH & EAST ELEVATIONS

PREPARED BY:

Frontis Studio
830 MISSOURI ST., #2
SAN DIEGO, CA 92109
P: 658.837.2078

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOTS 37-40 IN BLOCK 303 OF PACIFIC BEACH ACCORDING TO MAP THEREOF NO. 923

APN:

423-283-27-00

PROJECT NAME:

HAINES TOWNHOMES

SHEET TITLE:

NORTH & EAST ELEVATIONS

SHEET COUNT:

8 OF 10

PTS #:

SUBMITTAL:

09.18.15

REVISION 1:

REVISION 2:

REVISION 3:

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Date: 02.09.15

Job: 1523

Title:

NORTH AND EAST ELEVATIONS

Sheet:

A3.2

Haines St. Townhomes

4105 - 4109 Haines St.
San Diego, CA 92109

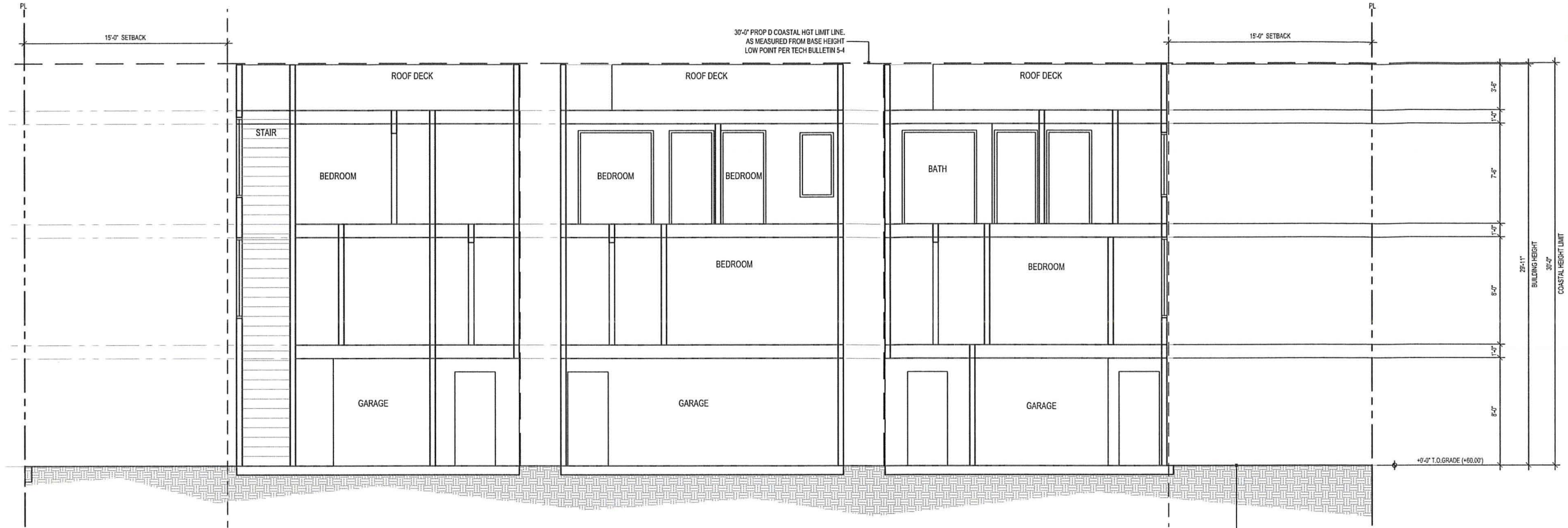
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1

FRONTIS STUDIO



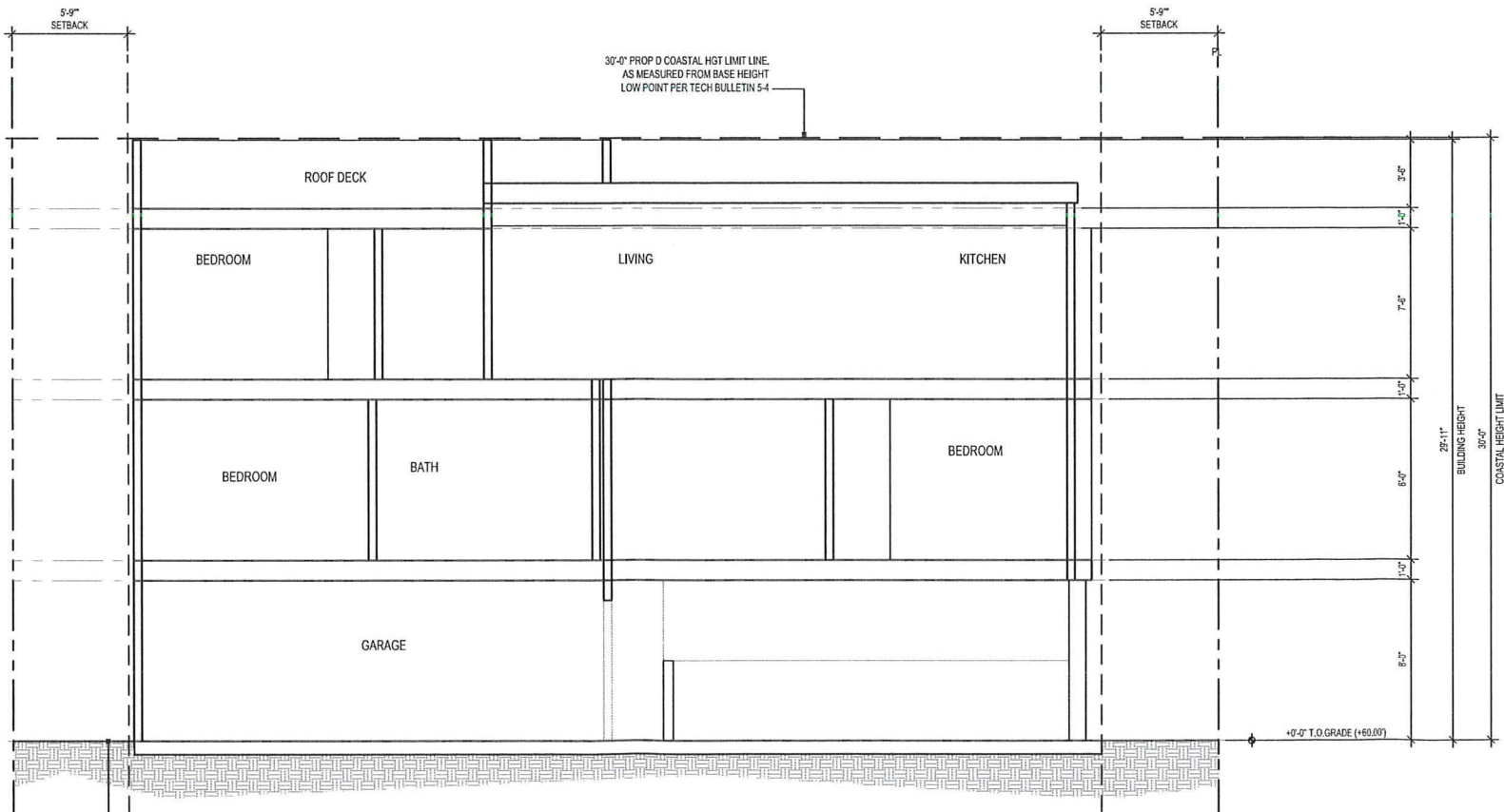
830 Missouri St., Suite 2
San Diego, CA 92109
P: 658.837.2078
Email: info@frontis-studio.com



SITE SECTION
1/4" = 1'-0"

1

EXIST. & PROP.
GRADE



SITE SECTION
1/4" = 1'-0"

2

EXIST. & PROP.
GRADE

NOTE:
THE HIGHEST POINT OF THE ROOF,
EQUIPMENT, OR ANY VENT, PIPE,
ANTENNA OR OTHER PROJECTION,
SHALL NOT EXCEED 30' ABOVE GRADE,
PER BNL 22.

Attachment 13
Project Plans
Sheet 8 of 12

REVISIONS

1

FRONTIS
STUDIO

SCOTT WILLIAM
FRONTIS
C-35199
SAN DIEGO, CA 92109
PH: 619.857.2078
Email: info@scottwilliam.com



Haines St. Townhomes

4105 - 4109 Haines St.
San Diego, CA 92109

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STUDIO.

SITE SECTIONS

PREPARED BY:

Frontis Studio
830 MISSOURI ST., #2
SAN DIEGO, CA 92109
PH: 619.857.2078

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOTS 37-40 IN BLOCK 303 OF PACIFIC
BEACH ACCORDING TO MAP THEREOF NO. 923

APN:

423-283-27-00

PROJECT NAME:
HAINEs TOWNHOMES

SHEET TITLE:
SITE SECTIONS

SHEET COUNT:
9 OF 10

PTS #: -

SUBMITTAL:
09.18.15

REVISION 1:

REVISION 2:

REVISION 3:

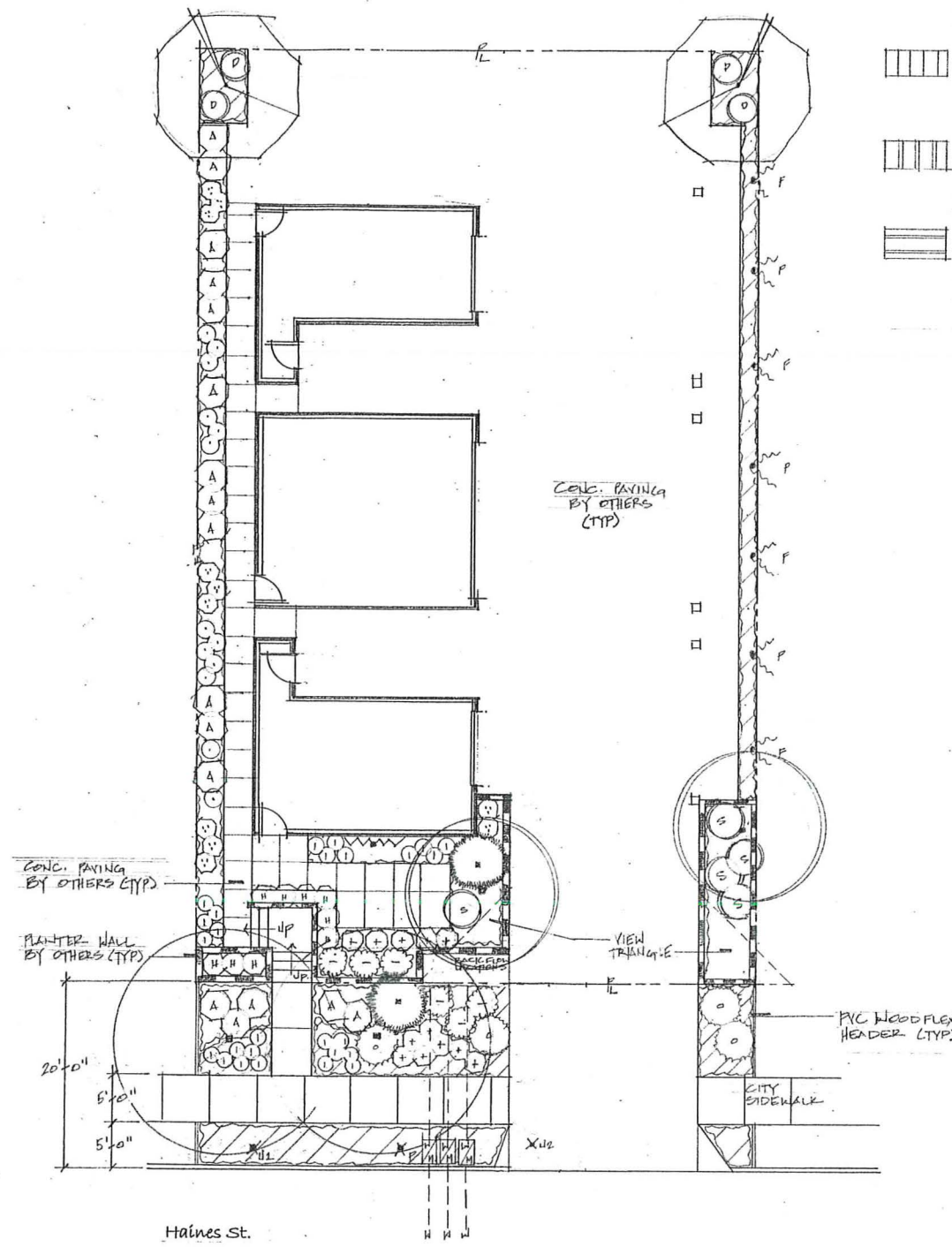
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Job: 1123

Title: SITE SECTIONS

Sheet:

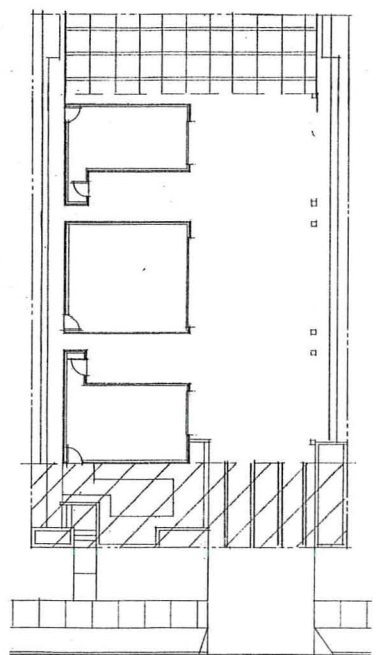
A4.1



Notes:
Total landscape area is 798 sq. ft. This project will be subject to the water budget requirements.
This site is located within community tree district 9 per the Pacific Beach community plan.

LANDSCAPE AREA CALCULATIONS

Street Yard					
Street Yard	900 sq. ft.				
Planting Area Required (50%)	450 sq. ft.				
Less 10% allowable hardscape	45 sq. ft.				
Less excess plant points	87 sq. ft.				
Adjusted Planting Area Required	315 sq. ft.				
Planting Points Required (0.05)	45 pts.	Provided	320 sq. ft.		
Tree Points Required	22 pts.	Provided	135 pts. (90 excess pts.)		
		Provided	50 pts.		
Remaining Yard					
Planting Area Required	40 sq. ft. per tree min.	Provided	40 sq. ft. per tree min.		
Planting Points Required	60 pts. per building	Provided	78 pts. per building (236 pts. total)		
Tree Points Required	30 pts. per building	Provided	50 pts. per building (150 pts. total)		
Vehicular Use Area Street Yard					
Street Yard	240 sq. ft.				
Planting Points Required (0.05)	12 pts.	Provided	62 pts.		
Tree Points Required	6 pts.	Provided	50 pts.		
Vehicular Use Area Outside the Street Yard					
Remaining Yard	3,126 sq. ft.				
Planting Points Required (0.05)	156 pts.	Provided	187 pts.		
Tree Points Required	78 pts.	Provided	150 pts.		



Haines St.

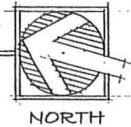
PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE
STREET TREES (to be removed)				
	Podocarpus gracillior	Fern Pine	1	30' ht & spd. 30" dia trunk
	Ulmus parvifolia	Chinese Elm	1	18' ht & spd. 12" dia trunk
	Ulmus parvifolia	Chinese Elm	1	18' ht & spd. 10" dia trunk
TREES				
	Arbutus 'Marina'	Marina Strawberry Tree	2	36" Box
	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	2	36" Box
	Pittosporum undulatum (Street tree)	Victorian Box	2	24" Box
SHRUBS				
	Aloe striata	Coral Aloe	12	5 Gal.
	Asparagus densiflorus 'Myers'	Myers Asparagus Fern	17	5 Gal.
	Clivia miniata	Kaffir Lily (mix Orange & Yellow)	13	1 Gal.
	Coprosma repens 'Rainbow Surprise'	Rainbow Surprise Mirror Plant	3	15 Gal.
	Dianella tasmanica 'Variegata'	Variegated Flax Lily	4	5 Gal.
	Hesperaloe parviflora 'Brakelight'	Brakelight Red Yucca	9	1 Gal.
	Kalanchoe luciae 'Flapjack'	Flapjack Kalanchoe	24	1 Gal.
	Lantana montevidensis	Yellow Lantana	7	1 Gal.
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	11	5 Gal.
	Phormium 'Guardsman'	Guardsman Flax	2	15 Gal.
	Salvia leucantha 'Santa Barbara'	Santa Barbara Mexican Bush Sage	5	5 Gal.
VINES & ESPALIERS				
	Calliandra haematocephala	Pink Powder Puff	1	15 Gal.
	Ficus pumila	Creeping Fig	4	5 Gal.
	Parthenocissus tricuspidata	Boston Ivy	3	5 Gal.
INERT GROUND COVERS				
	Cobble			3" dia
	Mulch			



LANDSCAPE DEVELOPMENT PLAN

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



Attachment 13
Project Plans
Page 9 of 12

HAINES ST. TOWNHOMES
4105 - 4109 Haines Street
San Diego, CA 92109

Landscape Architects
WICHMANN
LANDSCAPE ARCHITECTURE
4105 VIA DEL NORTE, STE. G, LA JOLLA, CA 92037-4752
858-459-9220

Drawn By: [Signature]
Checked By: [Signature]
Date: 3/9/17

Attachment 13
Project Plans
Sheet 9 of 12

23. OWNER TO INSURE NEWLY INSTALLED PLANT MATERIAL RECEIVES ENOUGH WATER TO MAINTAIN GOOD HEALTH AND VIGOROUS GROWTH WITHOUT OVER WATERING. PLANT MATERIAL SHALL BE WATERED PERIODICALLY AT SUCH TIME JUST PRIOR TO LEAF WILTING. ADJUST WATERING TO ACCOMMODATE FOR VARIATIONS IN RAIN FALL, TEMPERATURE, SOLAR EXPOSURE AND SEASONAL CHANGES FOR EACH PLANT.
24. CONTRACTOR SHALL INSTALL VERTICAL STAND PIPES ON ALL TREES WHERE SOIL DRAINAGE IS IMPAIRED AND/OR PLANT CULTURE REQUIRES FASTER DRAINING SOILS THEN EXISTING CONDITION PROVIDE. INSTALL (1) 8" DEEP X 4" DIA. STAND PIPE FOR EACH 15 GAL. TREE, (2) FOR EACH 24" BOX, (3) FOR EACH 36" & 48" BOX AND (4) 8" DEEP X 4" DIA. STAND PIPES FOR ALL TREES LARGER THAN 48" BOX. EACH STAND PIPE SHALL BE WRAPPED WITH MIRAFI #140 NL FILTER FABRIC AND BACKFILLED WITH 1/2" - 3/4" DIA. CRUSHED ROCK.
25. CONTRACTOR SHALL INSTALL A 24" DEEP "DEEP ROOT" BARRIER #UB 24-2 WHERE A TREE IS PLANTED 8' OR CLOSER TO ANY HARDSCAPE. HARDSCAPE SHALL INCLUDE BUT NOT LIMITED TO WALKWAYS, STAIRS, POOLS, CURBS, MOW CURBS, FOOTINGS, WALLS AND STRUCTURES. BARRIER SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS LINEARLY ALONG THE EDGE OF HARDSCAPE FOR A MIN. DISTANCE OF 8' IN BOTH DIRECTIONS FROM THE CENTER LINE OF TREE TRUNK FOR A MIN. TOTAL LENGTH OF 16'. DO NOT ENCIRCLE ROOTBALL.
26. MAINTENANCE PERIOD BEGINS ON THE FIRST DAY AFTER ALL LANDSCAPE AND IRRIGATION WORK ON THE PROJECT IS COMPLETE, CHECKED AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT IS GIVEN TO BEGIN THE MAINTENANCE PERIOD.
27. POST FERTILIZATION FOR ALL PLANTING AREAS (16-6-8) SHALL OCCUR 45 DAYS AFTER PLANTING AT A RATE OF 15 LBS. PER 1,000 SQ. FT.
28. CONTRACTOR AND OR OWNER SHALL OBTAIN ALL NECESSARY APPROVALS AND OR PERMITS FOR ANY AND ALL WORK WITHIN THE RIGHT OF WAY (OUTSIDE THE PROPERTY LINES).
29. CONTRACTOR AND OR OWNER SHALL OBTAIN ALL NECESSARY APPROVALS AND OR PERMITS FOR ALL CONSTRUCTION WITHIN THE BOUNDS OF THE PROPERTY.
30. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HELTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
31. THE RIGHT OF WAY, EXISTING GRADES, ELEVATIONS AND BUILDING LOCATION AS SHOWN ON THESE DRAWINGS WAS FURNISHED TO THE LANDSCAPE ARCHITECT AS A PORTION OF THE SUPPORT DOCUMENTATION AS PROVIDED IN THE CONTRACT DOCUMENTS. GARNER WICHMANN DEAN LANDSCAPE ARCHITECTS, INC. IS NOT RESPONSIBLE FOR VERIFYING THE INFORMATION AS SUPPLIED, AND THE INCLUSION ON THESE DRAWINGS DOES NOT IMPLY ANY WARRANTY OF THE ACCURACY OR CORRECTNESS OF THE SUPPORT DOCUMENTATION. THE SUPPORT INFORMATION IS SHOWN FOR INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK.

32. **NOTICE TO OWNER/CLIENT:** ANY CHANGE TO THE EXISTING SITE INCLUDING BUT NOT LIMITED TO DEMOLITION, GRADING, CONSTRUCTION OR PLANTING MAY DISRUPT CURRENT SURFACE DRAINAGE PATTERNS. IT MAY BE NECESSARY TO ADJUST OR INSTALL SURFACE AND/OR SUBSURFACE DRAINAGE SYSTEMS NOT ILLUSTRATED ON PLAN.
33. **NOTICE TO GENERAL CONTRACTOR:** GENERAL CONTRACTOR SHALL COORDINATE PRIOR TO CONSTRUCTION ALL 110 ELECTRICAL SERVICE SHOWN OR NOT SHOWN ON LANDSCAPE PLANS INCLUDING BUT NOT LIMITED TO SWITCHED AND UNSWITCHED OUTLETS IN THE LANDSCAPE, SECURITY LIGHTING, POWER TO LOW-VOLTAGE LIGHTING TRANSFORMERS, IRRIGATION CONTROLLERS, ETC.

PLANTING NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
3. PREPARE ALL PLANTING AREAS AS FOLLOWS, ALL QUANTITIES ARE BASED ON 1000 SQ.FT.: SCARIFY EXISTING SOIL TO A DEPTH OF 8"; REMOVE ALL DEBRIS, WEEDS AND ROCKS LARGER THAN 2" DIA.; APPLY 2 CU. YDS. NITRIFIED WOOD SHAVINGS, 150 LBS. AGRICULTURAL GYPSUM, 10 LBS. IRON SULPHATE, 50 LBS. TRI-C HUMATE AND 15 LBS. 6-20-20 FERTILIZER (EXCLUDING SLOPES TO BE HYDROSEEDED OR SLOPES EQUAL TO OR GREATER THAN 2:1). ROTOTIL IN TWO DIRECTIONS ALL AMENDMENTS INTO THE TOP 8" OF EXISTING SOIL, RAKE TO GRADE AND IRRIGATE THOROUGHLY.
4. FERTILIZER/SOIL AMENDMENT TREATMENT ABOVE IS FOR BIDDING PURPOSES ONLY. SOILS TEST MAY REDUCE OR INCREASE TOTAL SOIL AMENDMENT YARDAGE. ADJUSTMENTS (PLUS OR MINUS) MAY BE NECESSARY. CONTRACTOR SHALL OBTAIN A SOILS ANALYSIS TEST WITH AT LEAST TWO SOIL SAMPLES OF FINAL ROUGH GRADE AT SITE AND SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR INTERPRETATION AND RECOMMENDATION. COST OF LAB TEST SHALL BE PAID BY OWNER. SOIL TESTING KITS ARE AVAILABLE BY CALLING 1-800-927-3311. CONTRACTOR TO SUBMIT MODIFIED SOIL PREPARATION BID TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO STARTING SOIL PREPARATION WORK.
5. GROUND COVERS INCLUDING BERMUDA GRASS AND OTHER NOXIOUS WEEDS SHALL BE SPRAYED W/ 'ROUND-UP'. WAIT TWO WEEKS MIN. AND SPRAY A SECOND TIME IF NECESSARY AND THEN REMOVE. WEED ERADICATION SHALL TAKE PLACE DURING ACTIVE GROWING PERIOD (JUNE- OCTOBER) AND SHALL BE COMPLETED AT LEAST 10 DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING AND/OR IRRIGATION WORK.
6. ALL TREES AND SHRUBS NOTED TO REMAIN SHALL BE SELECTIVELY PRUNED AND LACED OUT.
7. 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 AS 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.
8. CONTRACTOR SHALL MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN HEALTHY CONDITION FOR THE DURATION OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WATERING, FERTILIZING AND PRUNING.
9. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411. MULCH SHALL BE 1 1/2" MINUS FOREST FINES FROM AGRISERVICE, 760-295-6255.
10. FINISH GRADE SHALL BE A MAXIMUM OF 2" BELOW ADJACENT HARDSCAPE.
11. EVERY PLANT DELIVERED TO THE JOB SITE SHALL BE IN GOOD CONDITION, WITH A LEGIBLE PLANT TAG IDENTIFYING THE BOTANICAL GENIUS, SPECIES AND VARIETY OF PLANT FOR VERIFICATION BY LANDSCAPE ARCHITECT WITH APPROVED PLANS AND OR PLANT LEGEND. PLANT MATERIAL WITHOUT TAGS WILL BE REJECTED AND RETURNED TO THE NURSERY AT THE CONTRACTORS COST.
12. ANY SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL SHOWING SIGNS OF DEFOLIATION, LEANING, CHLOROSIS (YELLOWING), OR SETTLING PRIOR TO, OR AT THE END OF MAINTENANCE SHALL BE REPLACED BY THE CONTRACTOR, INCLUDING GROUND COVER AND HYDROSEEDING.
14. LANDSCAPE CONTRACTOR TO PROVIDE GUARANTEES NORMAL TO THE TRADE FOR LONGEVITY OF ALL PLANT MATERIALS; THREE MONTHS FOR SHRUBS AND GROUND COVERS, AND ONE YEAR FOR TREES.
15. LANDSCAPE CONTRACTOR TO PROVIDE MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF INSTALLATION AS DETERMINED BY LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL RECEIVE NOTICE OF SIGNIFICANT CONFORMANCE FROM LANDSCAPE ARCHITECT ONCE SITE IS DEEMED ACCEPTABLE.
16. CONTRACTOR TO INFORM LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS.
17. ALL PLANTING AREAS PREVIOUSLY COVERED WITH CONCRETE, ASPHALT OR ANY OTHER IMPERVIOUS MATERIAL SHALL BE RIPPED TO A DEPTH OF 12", AMENDED AS PER APPROVED SOILS REPORT AND TREATED WITH SARVON SOIL TREATMENT PER MANUFACTURERS SPECIFICATIONS.
18. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN KIND WITH EQUIVALENT SIZE PER THE APPROVED PLANS.
19. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET PER SDMC 142.0403(b)(5).
20. MINIMUM TREE SEPERATION DISTANCE:
TRAFFIC SIGNALS/STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
21. OWNER TO VERIFY AND STAKE PROPERTY LINES. NO DEMOLITION, CONSTRUCTION OR PLANTING SHALL OCCUR OUTSIDE PROPERTY LINES WITHOUT THE PRIOR CONSENT OF THE ADJACENT PROPERTY OWNER.
22. OWNER TO MAINTAIN AND KEEP CLEAR ALL DRAINAGE SWALES AND INSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDINGS TOWARDS SUBSURFACE DRAINAGE OR OFF SITE STORM DRAIN SYSTEMS AT A MINIMUM OF 2% SLOPE.



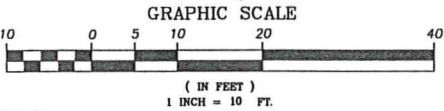
HAINES ST. TOWNHOMES

4105 - 4109 Haines Street
San Diego, CA 92109

Landscape Architects
WICHMANN
LANDSCAPE ARCHITECTS
1405 VIA DEL NORTE, STE. C, LA JOLLA, CA 92037-6751
858-459-9220

DATE	8/25/17	BY	sdg
DRAWN	sdg	CHECKED	sdg
DESIGNED	sdg	APPROVED	sdg
PROJECT	4105 - 4109 HAINES STREET	DATE	8/25/17

4105-4109 HAINES ST. TOWNHOMES
Tentative Map No. 1564909
Project No. 446317



LEGEND:

- INDICATES WATER METER
- INDICATES WATER GATE VALVE
- INDICATES SIGN
- INDICATES PEDESTRIAN RAMP
- INDICATES SEWER CLEAN OUT
- INDICATES STREET LIGHT
- INDICATES TOP OF CURB
- INDICATES FLOW LINE
- INDICATES WOOD FENCE
- INDICATES WALL
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- INDICATES WATER LINE
- INDICATES SEWER LINE
- INDICATES PARKING SPACE
- INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY
- INDICATES PROPOSED LANDSCAPE AREA

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-2-5
COMMUNITY PLAN NAME: PACIFIC BEACH
OVERLAY ZONES: COASTAL DEVELOPMENT PERMIT-NON APPEALABLE
COASTAL HEIGHT LIMIT,
PARKING IMPACT, RESIDENTIAL TANDEM PARKING

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
TENTATIVE MAP TO CREATE 3 RESIDENTIAL CONDOMINIUM
DWELLING UNITS AND FILE A LOT CONSOLIDATION PARCEL MAP
- STREET ADDRESS: 4105, 4107 & 4109 HAINES STREET
ON THE NW SIDE
BETWEEN PACIFIC BEACH DRIVE AND OLIVER AVENUE
- SITE AREA:
TOTAL SITE AREA (GROSS): (5,915 SF) 0.14 ACRE
NET SITE AREA: (5,915 SF) 0.14 ACRE
- DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 3
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 3
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 3
- YARD/SETBACK STANDARD MINIMUM
STREET YARD: 20' 15'
INTERIOR YARD(S): 5.75' 5.75'
REAR YARD: 15' 15'
- PARKING: PARKING CRITERIA:
☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL
☐ MIXED USE ☐ OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BEDROOM	2	2.25	4.5
3 BEDROOM	1	2.50	2.5
TOTAL REQUIRED BY ZONE			7
TOTAL PROVIDED ON-SITE			7

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A PARCEL MAP
WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL
BE SHOWN ON SAID MAP.

EXISTING IMPROVEMENTS

WATER DRAWING NO. 35521-33-D
SEWER DRAWING NO. 20385-10-D

EXISTING & PROPOSED EASEMENTS:

- THERE ARE NO EXISTING EASEMENTS ON SITE
- THERE ARE NO PROPOSED EASEMENTS.

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED
IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF
CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION
MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL
CONDOMINIUM DWELLING UNITS IS 3.
- NUMBER OF EXISTING LOTS = PORTION OF 4
NUMBER OF PROPOSED LOTS = 1
- THERE IS NO BUS STOP ON SITE.
- TRASH CONTAINERS LOCATED IN GARAGE.

OWNER/DEVELOPER:

ROBERT D. LINTON
4629 CASS STREET, SUITE 70
SAN DIEGO, CA 92109

ROBERT D. LINTON, OWNER

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

Robert J. Bateman 09/22/16
ROBERT J. BATEMAN, P.L.S. 7046 DATE



Prepared By:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CA 92123-1354
PHONE: 858-565-8362
FAX: 858-565-4354 EMAIL: rbateman@sdlse.com

Consultants:

Basis of Bearings:

THE CENTERLINE OF HAINES STREET, AS SHOWN ON
PARCEL MAP NO. 20496 I.E. N 14°11'28" W
ELEVATION = 54.871 M.S.L., NAVD 1929

Benchmark:

CITY OF SAN DIEGO BENCH MARK:
NORTHWEST BRASS PLUG AT THE INTERSECTION OF
PACIFIC BEACH DRIVE AND HAINES STREET.
ELEVATION = 54.871 M.S.L., NAVD 1929

Project Legal Description:

THE SOUTH ONE-HALF OF LOTS 37, 38, 39 AND 40 IN BLOCK
303 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY
OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP
THEREOF NO. 923, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 24, 1904.

ALSO ALL THAT PORTION OF THAT CERTAIN UNNUMBERED
STRIP OF LAND LYING SOUTHERLY OF BLOCK 303 OF THE
SUBDIVISION OF ACRES LOTS 64 1/2, 65, AND 66 OF PACIFIC
BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.
923, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
SAN DIEGO COUNTY, SEPTEMBER 24, 1904, BOUNDED ON
THE EAST BY THE SOUTHERLY EXTENSION OF THE
EASTERLY LINE OF LOT 37, BLOCK 303, ON THE WEST BY
THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF
LOT 40 IN SAID BLOCK 303 AND THE SOUTH BY THE
NORTHERLY LINE OF PUEBLO LOT 1800.

LAMBERT COORDINATES:

NAD 27 = 228-1695 NAD 83 = 1,868-6,255

A.P.N. 423-283-27

Project Name:

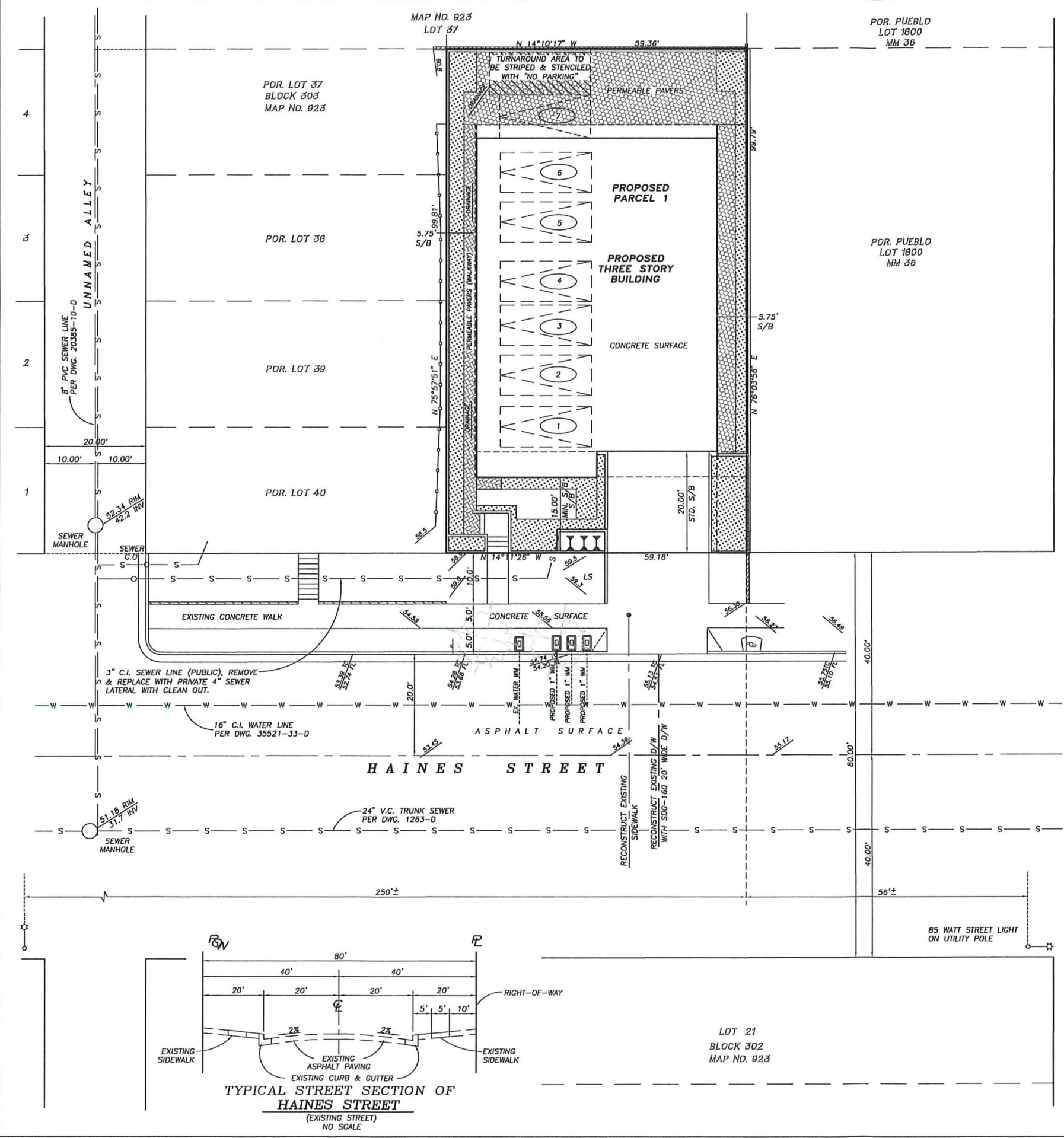
4105 HAINES STREET

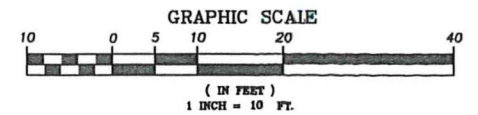
Sheet Title:

Tentative Map No. 1564909
PTS No. 446317 I.O. = 24006212

Scale: 1" = 10'
Original Date: September 18, 2015
Revised: April 15, 2016
Revised: July 26, 2016

Attachment 13
Project Plans
Sheet 1 of 3





LEGAL DESCRIPTION:

THE SOUTH ONE-HALF OF LOTS 37, 38, 39 AND 40 IN BLOCK 303 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 923, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 24, 1904.

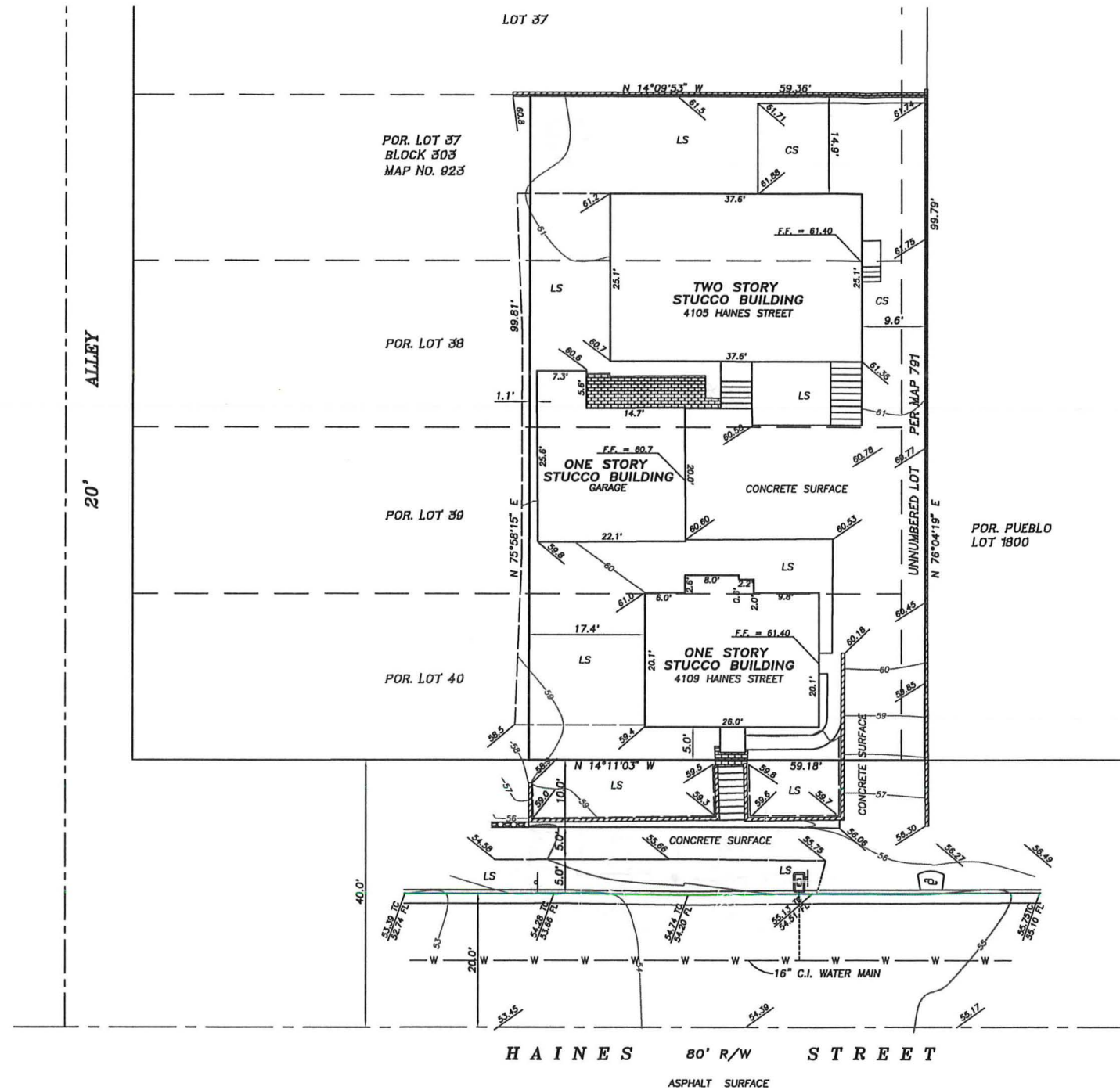
ALSO ALL THAT PORTION OF THAT CERTAIN UNNUMBERED STRIP LAND LYING SOUTHERLY OF BLOCK 303 OF THE SUBDIVISION OF ACRE LOTS 64 1/2, 65, AND 66 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 923, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 24, 1904, BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 37, BLOCK 303, ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 411 IN SAID BLOCK 303 AND THE SOUTH BY THE NORTHERLY OF PUEBLO LOT 1800.

BENCH MARK:

CITY OF SAN DIEGO BENCH MARK:
NORTHWEST BRASS PLUG AT THE INTERSECTION OF PACIFIC BEACH DRIVE AND HAINES STREET. ELEVATION = 54.871 M.S.L., NAVD 1929

LEGEND:

- INDICATES WATER METER
- INDICATES SIGH
- INDICATES FINISHED FLOOR
- INDICATES LANDSCAPE SURFACE
- INDICATES TOP OF CURB
- INDICATES FLOW LINE
- INDICATES WOOD FENCE.
- INDICATES WALL
- INDICATES PROPERTY LINE



ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHICAL SURVEY			
For the exclusive use of: PROPERTY LADDER INC. 1341 OLIVER AVENUE SAN DIEGO, CALIFORNIA 92109			
San Diego Land Surveying & Engineering, Inc.			
9865 Chesapeake Drive, Suite 445, San Diego, California 92123-1911			
Phone: (619) 565-8362		Fax: (619) 565-4354	
Date: 07-29-2015	Revised:	Revised:	
Scale: 1"=10'	Drawn by: W.P.T.	Sheet 1 of 1	Sheet 1 of 1
Drawing: Haines St 4105 Topo		A.P.N. 423-283-27	