



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 8, 2017 REPORT NO. HO-17-011

HEARING DATE: March 15, 2017

SUBJECT: GOLDEN HILL B STREET HOMES. Process Three Decision

PROJECT NUMBER: [422242](#)

OWNER/APPLICANT: GH3, LLC/Matthew Gordon

SUMMARY

Issue: Should the Hearing Officer approve the construction of 11 (for-rent) residential dwelling units on a vacant 0.59-acre site located at 2871-2877 B Street in the Greater Golden Hill Community Planning area?

Staff Recommendations:

1. ADOPT Negative Declaration No. 422242; and
2. APPROVE Site Development Permit No. 1487345; and
3. APPROVE Easement Vacation No. 1487342.

Community Planning Group Recommendation: On November 11, 2015, the Greater Golden Hill Planning Committee (GGHPC) voted 7-1-2 to recommend approval of the project with no conditions (Attachment 12).

Environmental Review: Negative Declaration No. 422242 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

BACKGROUND

The vacant 0.59-acre site is located at 2871-2877 B Street (formally listed as 2881 1/3 B Street) in the GHPD-GH-1500 Zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan (Attachments 1-4). The project site is also located within the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Airport Influence Area Review Area 1 for the San

Diego International Airport as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP), the 65 to 70 decibel (dB) Community Noise Equivalent Level as depicted in the ALUCP, and within the Federal Aviation Administration Part 77 Notification area.

The site lowers from 200 feet above sea level (ASL) along B Street and changes to 168 feet ASL at the southeastern corner of the property (an approximate 32-foot differential). The site is located above the 100-year floodplain, and is not located within or adjacent to the City's Multiple Habitat Planning Area and does not contain any Environmentally Sensitive Lands as defined in San Diego Municipal Code ([SDMC Section 113.0103](#)).

On November 13, 1989, a portion of 29th Street located between B Street and C Street, and a portion of the alley abutting the property along the southern property line were vacated pursuant to City Council [Resolution No. R-274719](#), adopted November 13, 1989. A 15-foot easement for pedestrian uses was reserved along the vacated portion of 29th Street and a 20-foot general utility easement was reserved over the vacated alley, and was recorded on December 18, 1989, as File No. 89-683492, O. R. On December 18, 1989, a 15-foot drainage easement was recorded over Lots 1-3 and portions of the vacated portion of 29th Street as File No. 89-683490, O. R. An existing 36-inch Reinforced Concrete Pipe (RCP) and an 18-inch Corrugated Metal Pipe (CMP) City storm drains enter the property from the north along B Street and empty into the 15-foot drainage easement on site. The storm water then continues to an existing basin located north of C Street that ties into the storm drain system to the south. In addition, an existing 10-inch Rehabilitated Concrete Pipe (CP) City sewer main enters the property from the north and runs south along the lot line between Lots 5 and 6. On January 25, 1909, a 10-foot sewer easement was deeded to the City over portions on Lot 6, but the location was not specified in the deed documents.

The subject property is immediately surrounded by a multi-family development to the west and south, and a single dwelling unit to the east. The 20-unit multi-family development to the south was approved by the Planning Commission on August 30, 2007, pursuant to [Report No. PC-07-092](#) (Project No. 104554). Land use designations for the areas adjacent to the site on the north, east and west are residential (medium residential density of 15-29 dwelling units per acre), and are zoned GH-1500, a multi-family residential zone. The land use designations for the properties immediately south are residential (medium-high residential density of 29-44 dwelling units per acre), and are zoned GH-1000.

DISCUSSION

Community Plan and Zone Updates:

On December 1, 2016 (date of final passage), the City Council adopted an updated Greater Golden Hill Community Plan pursuant to [Resolution No. R-310756](#), and a rezone of the properties within the community planning area to citywide zones pursuant to [Ordinance No. O-20757 N.S.](#) However, the project application was deemed complete on August 10, 2015, and the project is utilizing the Greater Golden Hill Community Plan and the Golden Hill Planned District regulations that were in effect at the time of the submittal.

Project Description:

The project proposes the construction of 11 (for-rent) residential units on a vacant 0.59 acre site. Five of the dwelling units will provide three bedrooms and range in size from 1,725 to 1,800 square feet, and the remaining six units will provide two bedrooms and range in size from 1,328 to 1,725 square feet. All of the units will contain attached two car garages. The zoning designation provides for residential development and allows for one-unit per 1,500 square feet of lot area. The Greater Golden Hill Community Plan allows medium residential density of 15-29 dwelling units per acre. The proposed project site, occupying 0.59-acres, could accommodate 17 dwelling units based on the underlying zone and 9-17 dwelling units based on the community plan.

As part of the project, a 30-foot sewer easement will be dedicated, Drawing No. 39441-B, within Lot 5-6 for the existing 10-inch Rehabilitated CP City sewer main, and a trapezium-shaped drainage easement will be dedicated, Drawing No. 39442-B, for the existing 36-inch RCP and new 18-inch RCP City storm drain pipes on site. The width of the easements are to accommodate the accessibility and depth of the sewer main and drainage pipes. In addition, a new 42-inch RCP drainage pipe will be installed within the existing 15-foot drainage easement to allow for the storm water to go through the property and to the existing basin located north of C Street. To allow for the new drainage pipe to line up with the existing basin, the southwestern portion of the 15-foot drainage easement will be vacated, Drawing No. 39378-B, and new portions dedicated, Drawing No. 39442-B, on the southeastern side of the easement that will allow for a 15-foot wide easement. All of the encroachments within the existing and proposed easements have been reviewed and determined appropriate for the proposed development.

Development of the project requires a Process Three Site Development Permit (SDP) for residential development of more than three units within the Golden Hill Planned District and for deviations to the base zone regulations, and a Process Two Easement Vacation for portions of the existing 15-foot drainage easement. Deviations within the Golden Hill Planned District may be granted through a Process Three SDP in accordance with SDMC Section 158.0206(a)(3). In accordance with [SDMC Section 112.0103](#) governing the Consolidation of Processing, the applications have been consolidated for processing at the highest level of authority for that development. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, and qualifies as a Sustainable Building. As such the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Project-Related Issues:

Climate Action Plan (CAP) Consistency- A CAP Consistency Checklist was prepared by the applicant and the project was determined to be in conformance with the CAP. CAP Implementation Strategies, include a combination of roofing materials with solar reflection and thermal emittance. The project has been designed to have an energy budget that shows a 15-percent energy improvement to the Title 24, Part 6 Energy Budget. This energy demand reduction will be provided through a combination of on-site renewable energy generation (photovoltaic) and energy performance design elements. The project conserves water by using use low-flow fixtures/appliances and also

accommodates for future installation of electric vehicle supply equipment in the parking garages to provide an electric vehicle charging station.

Airport Land Use Compatibility - On September 17, 2015, the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission (ALUC), voted 7-0-1 on a determination that the project is conditionally consistent with the 2014 SDIA-ALUCP, pursuant to Resolution No. 2015-0022 (Attachment 6). The conditions outlined in the resolution have been included in the Permit (Attachment 8).

Deviations - An applicant may request deviations from the applicable development regulations pursuant to a Process Three Site Development Permit within the Golden Hill Planned District provided that findings can be made and the deviation results in a more desirable project. The applicant requests three deviations. The following are the requested deviations with justifications:

1. Rear Yard Setback – A deviation from SDMC Section 158.0301(b)(2)(B) and Table 158-03C to allow for a 12-foot rear yard setback for the Level 2 balconies in lieu of the required 15-foot setback.

Justification: On November 13, 1989, the portion of the alley abutting the property along the southern property line was vacated pursuant to City Council Resolution No. R-274719, and a 20-foot general utility easement was reserved over the vacated alley. This portion of the general utility easement will be improved with permeable paving and will provide access to Units 1-6 and Units 10 and 11; therefore, the easement will function as an alley for the residential development and regulations require only a one-foot setback if there is an alley.

2. Residential Vehicular Access – A deviation from SDMC Section 158.0302(c)(8)(A) to allow for access to Units 7, 8, and 9 from a 14-foot driveway off of B Street, where it is required that vehicular access for the residential units must be provided from the alley, where alley access exists:

Justification: The site lowers from 200 feet AML along B Street to 168 feet AML at the southeastern corner of the property (an approximate 32-foot differential). As stated above, the portion of the alley abutting the property along the southern property line was vacated and the general utility easement is functioning as an alley and meets the intent of the regulations to take access from the rear of the property. Due to the site constraints, Units 7, 8, and 9 have been designed to take access from one driveway on B Street, which is the minimum needed to allow for access to the required parking for the units.

3. Transparency Requirement – A deviation from SDMC Section 158.0303(e)(1) to provide 13-percent transparency in the street wall affording views into living space of Units 7 and 9, where at least 15-percent is required.

Justification: Including the garage window, the units would provide approximately 13-percent transparency in the street wall; however, the garage window cannot be used to meet any of the transparency requirement in accordance with SDMC Section 158.0303(e)(3), since it is

not living space. The proposed project meets the intent of the regulations by not having a solid wall along the façade and to have eyes on and toward the public right-of-way.

4. Building Height – A deviation from SDMC Section 158.0301(b)(3) and Table 158-03D to allow for a 36-foot maximum structure height above proposed grade, where structure height is limited to 30 feet.

Justification: The site lowers from 200 feet AML along B Street to 168 feet AML at the southeastern corner of the property (an approximate 32-foot differential). In addition, the portion of the site containing the existing City storm drain pipes has a steeper hillside than other portions of the site. The site will require an extensive amount of grading to allow for access to the existing City storm drain pipes and the installation of the new 42-inch RCP and 18-inch RCP storm drain pipes on site. Therefore, as part of the installation of the pipes, the site will be terraced to allow for the residential development. The structure height along B-Street will be a maximum of 27 feet five inches and will increase as the development steps down the property toward the southern property line with a maximum 36-foot high structure height above proposed grade.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing vacant parcel for the creation of 11 rental residential units, while meeting the purpose and intent of the development regulations.

Affordable and Inclusionary Housing - This project is subject to the requirements of the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (SDMC §142.1301 et seq.). The applicant has elected to pay an in-lieu fee to meet these requirements. Prior to receiving the first residential building permit the applicant must pay the entire in-lieu fee amount.

CONCLUSION:

With the approval of the requested deviations, the proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Greater Golden Hill Community Plan, the Golden Hill Planned District regulations, the SDMC, and the General Plan.

ALTERNATIVES

1. ADOPT Negative Declaration No. 422242 and APPROVE Site Development Permit No. 1487345 and Easement Vacation No. 1487342, with modifications.
2. DO NOT ADOPT Negative Declaration No. 422242 and DENY Site Development Permit No. 1487345 and Easement Vacation No. 1487342, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

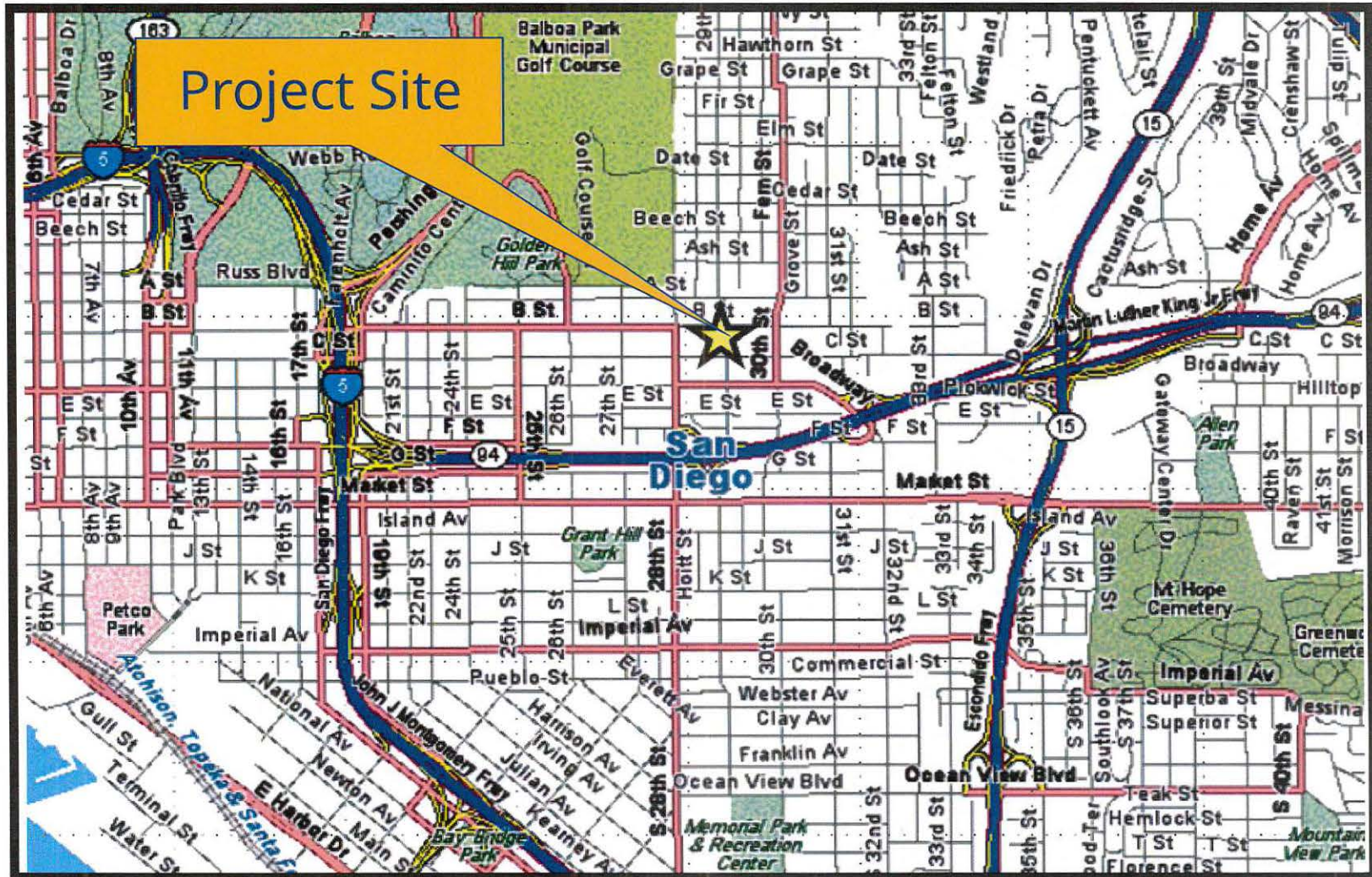


Jeffrey A. Peterson
Development Project Manager

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. ALUCP Resolution No. 2015-0022
7. Draft Resolution with Findings
8. Draft Permit with Conditions
9. Draft Easement Vacation Resolution
10. Easement Vacation and Dedication B-Sheets
11. Environmental Resolution (ND)
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Plans

Internal Order No: 24005877



Location Map

Golden Hill B Street Homes-Project No. 422242
2871-2877 B Street

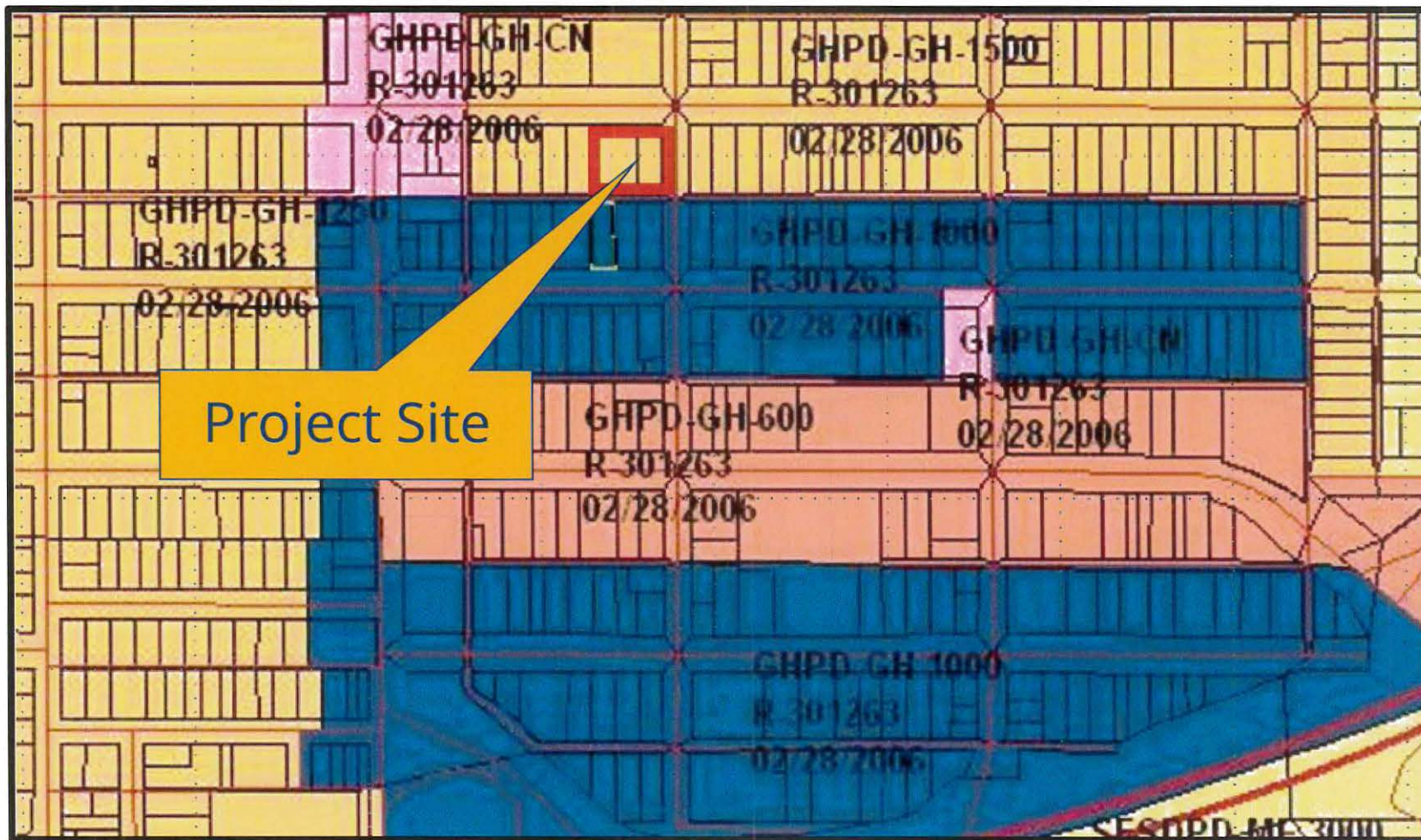




Aerial Photograph (Current)

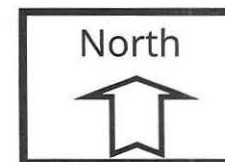
Golden Hill B Street Homes-Project No. 422242
2871-2877 B Street

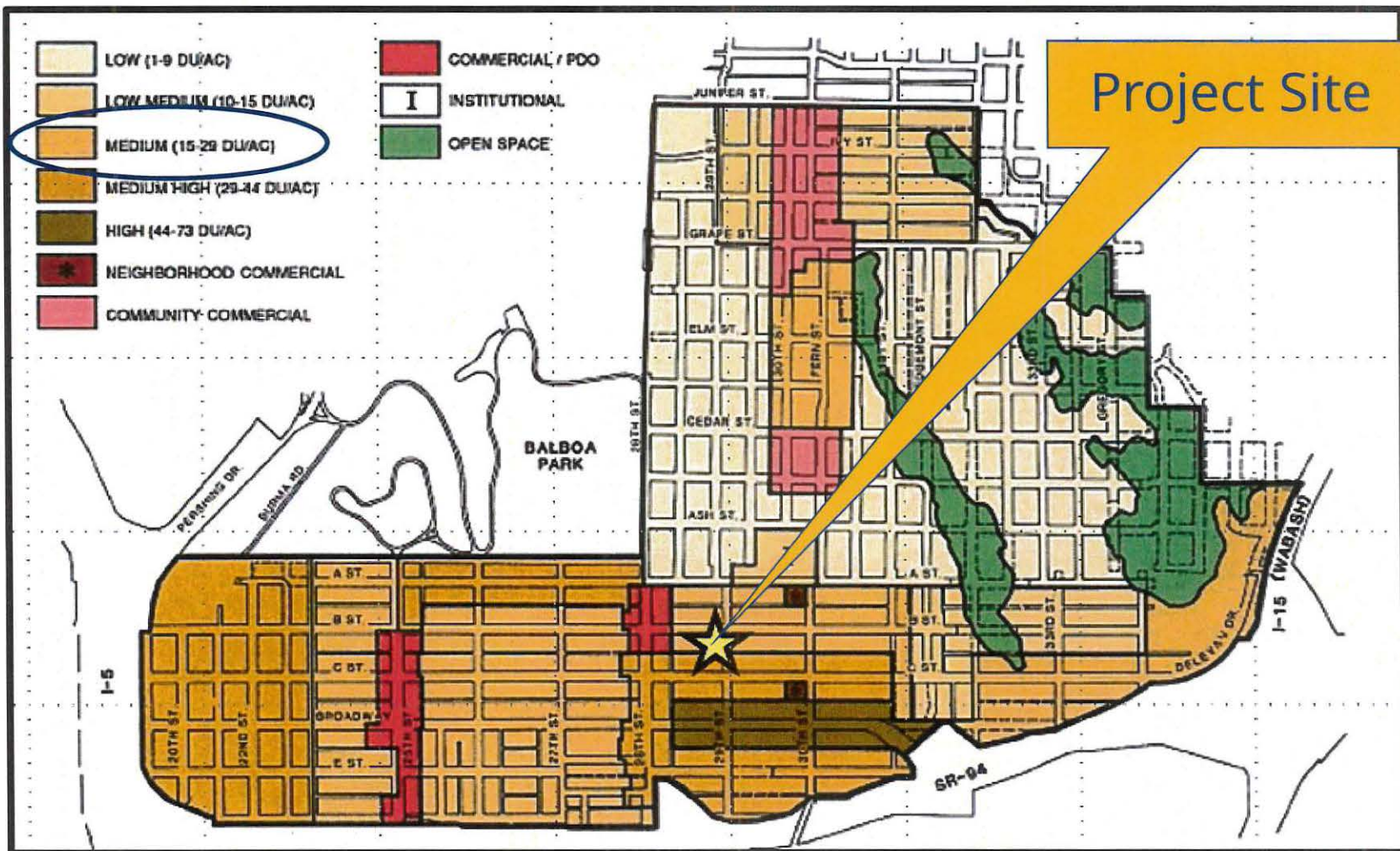




Zoning Map

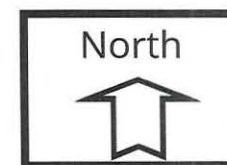
Golden Hill B Street Homes-Project No. 422242
2871-2877 B Street





1988 Community Land Use Map

Golden Hill B Street Homes-Project No. 422242
2871-2877 B Street



PROJECT DATA SHEET		
PROJECT NAME:	Golden Hill B Street Homes –Project No. 422242	
PROJECT DESCRIPTION:	Construction of 11 (for rent) residential dwelling units on a vacant 0.59-acre site located at 2871-2877 B Street.	
COMMUNITY PLAN AREA:	Greater Golden Hill	
DISCRETIONARY ACTIONS:	Site Development Permit and Easement Vacation	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium Residential density of 15-29 dwelling units per acre	
ZONING INFORMATION:		
ZONE: HEIGHT LIMIT: LOT SIZE: FLOOR AREA RATIO: LOT COVERAGE: FRONT SETBACK: SIDE SETBACK: STREETSIDE SETBACK: REAR SETBACK: PARKING:	GHPD-GH-1500 30 Feet 20,000 Square Feet 0.06 35-Percent 10 Feet 6 Feet NA 15 Feet (no alley) or 1-Foot (with alley) 2 Spaces per Dwelling Unit	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Medium Residential, GHPD-GH-1500	Multi-Family Residential
SOUTH:	Medium High Residential, GHPD-GH-1000	Multi-Family Residential
EAST:	Medium Residential, GHPD-GH-1500	Single Family Dwelling Unit
WEST:	Medium Residential, GHPD-GH-1500	Multi-Family Residential
DEVIATIONS	Deviations for rear yard setback, residential vehicular access, transparency requirement, and building height.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 11, 2015, the Greater Golden Hill Planning Committee (GGHPC) voted 7-1-2 to recommend approval of the project with no conditions.	

RESOLUTION NO. 2015-0022 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 11 ATTACHED AND DETACHED RESIDENTIAL UNITS AT B STREET AT 29TH STREET, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 11 Attached and Detached Residential Units at B Street at 29th Street, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the subdivision of a vacant property and construction of 11 attached and detached residential units; and

WHEREAS, the proposed project would be located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an avigation easement is recorded on each new property with the County Recorder; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses, but does not require an additional overflight notification where an avigation easement is required; and

Resolution No. 2015-0022 ALUC
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WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter.

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 11 Attached and Detached Residential Units at B Street at 29th Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the subdivision of a vacant property and construction of 11 attached and detached residential units.
- (2) The proposed project is located within the 65-70 dB CNEL noise contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residence must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement on each new property must be recorded with the County Recorder.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses, but does not require an additional overflight notification where an aviation easement is required.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

Resolution No. 2015-0022 ALUC
Page 3 of 3

BE IT FURTHER RESOLVED that the ALUC finds this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

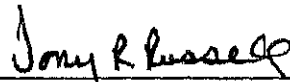
PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 17th day of September, 2015, by the following vote:

AYES: Commissioners: Boling, Desmond, Gleason, Hubbs, Janney,
Robinson, Sessom

NOES: Commissioners: None

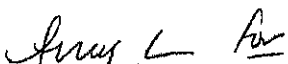
ABSENT: Commissioners: Alvarez, Cox

ATTEST:



TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL

HEARING OFFICER
 RESOLUTION NO. _____
 SITE DEVELOPMENT PERMIT NO. 1487345
GOLDEN HILL B STREET HOMES -PROJECT NO. 422242

WHEREAS, GH3, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct 11 (for-rent) residential units on a vacant site (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1487345), on portions of a 0.59-acre site;

WHEREAS, the project site is located at 2871-2877 B Street (formally listed as 2881 1/3 B Street) in the GHPD-GH-1500 Zone of the Golden Hill Planned District within the Golden Hill Community Plan, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The project site is also located within the Airport Influence Area Review Area 1 for the San Diego International Airport as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP), the 65 to 70 decibel (dB) Community Noise Equivalent Level as depicted in the ALUCP, and within the Federal Aviation Administration Part 77 Notification area;

WHEREAS, the project site is legally described as: Lots 1 through 5, inclusive and the East 16 2/3 feet of Lot 6, in Block 63 of E.W. Morse's Subdivision of Pueblo Lot 1150, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County, December 30, 1971. Also including the Northerly Half of the alley lying Southerly of Lots 1 through 5 and a portion of Lot 6 and the West ½ of 29th Street adjoining Lot 1, as closed and vacated to public use per Resolution of the City of San Diego, a certified copy of which recorded December 18, 1989 as file No. 89-683492 of Official Records;

WHEREAS, on March 15, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1487345 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated March 15, 2017.

FINDINGS:

I. Site Development Permit - Section §126.0504

A. Findings for all Site Development Permits

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

The vacant 0.59-acre site is located at 2871-2877 B Street in the GHPD-GH-1500 Zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan. The Greater Golden Hill Community Plan allows medium residential density of 15-29 dwelling units per acre. The proposed project site, occupying 0.59-acres, could accommodate 17

dwelling units based on the underlying zone and 9-17 dwelling units based on the community plan. The project proposes the construction of 11 (for-rent) residential units on the vacant site. Five of the dwelling units will provide three bedrooms and range in size from 1,725 to 1,800 square feet, and the remaining six units will provide two bedrooms and range in size from 1,328 to 1,725 square feet. All of the units will contain attached two car garages.

Four deviations are requested as part of the development proposal that relate to rear yard setback, residential vehicular access, transparency requirement, and building height. As proposed, the project would incorporate varying façade offsets including breaks in the buildings massing to allow views through the project, varying building and textures, sustainable development features such as photovoltaic panels, and outdoor recreation space. Notwithstanding these deviations, the project as proposed would be consistent with the policies of Greater Golden Hill Community Plan and the General Plan, and therefore would not adversely impact the applicable land use plans.

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

The project proposes the construction of 11 (for-rent) residential units on the vacant site. Five of the dwelling units will provide three bedrooms and range in size from 1,725 to 1,800 square feet, and the remaining six units will provide two bedrooms and range in size from 1,328 to 1,725 square feet. All of the units will contain attached two car garages.

In addition to the on-site construction, a 30-foot sewer easement will be dedicated, Drawing No. 39441-B, within Lot 5-6 for the existing 10-inch Rehabilitated Concrete Pipe (CP) City sewer main, and a trapezium-shaped drainage easement will be dedicated, Drawing No. 39442-B, for the existing 36-inch Reinforced Concrete Pipe (RCP) and a new 18-inch RCP City storm drain pipes on site. The width of the easements are to accommodate the accessibility and depth of the sewer main and drainage pipes. In addition, a new 42-inch RCP drainage pipe will be installed within the existing 15-foot drainage easement to allow for the storm water to go through the property and to the existing basin located north of C Street. To allow for the new drainage pipe to line up with the existing basin, the southwestern portion of the 15-foot drainage easement will be vacated, Drawing No. 39378-B, and new portions dedicated, Drawing No. 39442-B, on the southeastern side of the easement that will allow for a 15-foot wide easement.

The City of San Diego conducted an environmental review of this site in accordance with State of California Environmental Quality Act (CEQA) guidelines and a Negative Declaration No. 422242 has been prepared for the project. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

The project will be required to obtain building permits and a public improvement permit prior to the construction of the residential development. The building plans and public improvement plans will be reviewed, permitted, and inspected by the City for

compliance with all applicable building, mechanical, electrical, fire code, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions are necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Site Development Permit No. 1487345, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes the construction of 11 (for-rent) residential units on the vacant site. Five of the dwelling units will provide three bedrooms and range in size from 1,725 to 1,800 square feet, and the remaining six units will provide two bedrooms and range in size from 1,328 to 1,725 square feet. All of the units will contain attached two car garages. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption on each of the dwelling units.

An applicant may request deviations from the applicable development regulations pursuant to a Process Three Site Development Permit within the Golden Hill Planned District provided that findings can be made and the deviation results in a more desirable project. The following are the requested deviations with justifications:

1. Rear Yard Setback – A deviation from SDMC Section 158.0301(b)(2)(B) and Table 158-03C to allow for a 12-foot rear yard setback for the Level 2 balconies in lieu of the required 15-foot setback.

Justification: On November 13, 1989, the portion of the alley abutting the property along the southern property line was vacated pursuant to City Council Resolution No. R-274719, and a 20-foot general utility easement was reserved over the vacated alley. This portion of the general utility easement will be improved with permeable paving and will provide access to Units 1-6 and Units 10 and 11; therefore, the easement will function as an alley for the residential development and regulations require only a one-foot setback if there is an alley.

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Justification: Including the garage window, the units would provide approximately 13-percent transparency in the street wall; however, the garage window cannot be used to meet any of the transparency requirement in accordance with SDMC Section 158.0303(e)(3), since it is not living space. The proposed project meets the intent of the regulations by not having a solid wall along the façade and to have eyes on and toward the public right-of-way.

4. Building Height – A deviation from SDMC Section 158.0301(b)(3) and Table 158-03D to allow for a 36-foot maximum structure height above proposed grade, where structure height is limited to 30 feet.

Justification: The site lowers from 200 feet AML along B Street to 168 feet AML at the southeastern corner of the property (an approximate 32-foot differential). In addition, the portion of the site containing the existing City storm drain pipes has a steeper hillside than other portions of the site. The site will require an extensive amount of grading to allow for access to the existing City storm drain pipes and the installation of the new 42-inch RCP and 18-inch RCP storm drain pipes on site. Therefore, as part of the installation of the pipes, the site will be terraced to allow for the residential development. The structure height along B-Street will be a maximum of 27 feet five inches and will increase as the development steps down the property toward the southern property line with a maximum 36-foot high structure height above proposed grade.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing vacant parcel for the creation of 11 residential units. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the Land Development Code (LDC).

II. Golden Hill (PDO) -Section 158.0206(d)

1. The proposed project design meets the general purpose and intent of the Golden Hill Planned District Ordinance and will be compatible with the goals and objective of

the Golden Hill Community Plan (1988), the City's Progress Guide and General Plan, the Golden Hill Planned District Design Criteria and Guidelines (as adopted by council with this ordinance) and the design studies listed in Section 158.0201 paragraph of the Municipal Code.

The vacant 0.59-acre site is located at 2871-2877 B Street in the GHPD-GH-1500 Zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan. The Greater Golden Hill Community Plan allows medium residential density of 15-29 dwelling units per acre. The proposed project site, occupying 0.59-acres, could accommodate 17 dwelling units based on the underlying zone and 9-17 dwelling units based on the community plan. The project proposes the construction of 11 (for-rent) residential units on the vacant site. Five of the dwelling units will provide three bedrooms and range in size from 1,725 to 1,800 square feet, and the remaining six units will provide two bedrooms and range in size from 1,328 to 1,725 square feet. All of the units will contain attached two car garages.

Four deviations are requested as part of the development proposal that relate to rear yard setback, residential vehicular access, transparency requirement, and building height. As proposed, the project would incorporate varying façade offsets including breaks in the buildings massing to allow views through the project, varying building and textures, sustainable development features such as photovoltaic panels, and outdoor recreation space. Notwithstanding these deviations, the project as proposed would be consistent with the policies of Golden Hill Planned District Ordinance, the Greater Golden Hill Community Plan and the General Plan, and therefore, the proposed development meets the general purpose and intent of the Golden Hill Planned District Ordinance.

2. The proposed development will be compatible with existing and planned land uses on adjoining properties, will not constitute a disruptive element to the neighborhood or community, and will create architectural harmony with the preferred character of the neighborhood and surrounding community.

The vacant 0.59-acre site is located at 2871-2877 B Street in the GHPD-GH-1500 Zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan. The Greater Golden Hill Community Plan allows medium residential density of 15-29 dwelling units per acre. The project proposes the construction of 11 (for-rent) residential units on the vacant site.

The subject property is immediately surrounded by a multi-family development to the west and south, and a single dwelling unit to the east. The 20-unit multi-family development to the south was approved by the Planning Commission on August 30, 2007, pursuant to Report No. PC-07-092 (Project No. 104554). Land use designations for the areas adjacent to the site on the north, east and west are residential (medium residential density of 15-29 dwelling units per acre), and are zoned GH-1500, a multi-family residential zone. The land use designations for the properties immediately south are residential (medium-high residential density of 29-44 dwelling units per acre), and are zoned GH-1000. As proposed, the project would incorporate varying façade offsets including breaks in the buildings massing to allow views through the project, varying building and textures, sustainable development features such as photovoltaic panels, and outdoor recreation space. Therefore,

the proposed development has been designed to be compatible with existing and planned land uses on adjoining properties and to be in architectural harmony with the preferred character of the neighborhood and surrounding community. It will not constitute a disruptive element to the neighborhood or community.

3. The proposed development, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The project proposes the construction of 11 (for-rent) residential units on the vacant site. Five of the dwelling units will provide three bedrooms and range in size from 1,725 to 1,800 square feet, and the remaining six units will provide two bedrooms and range in size from 1,328 to 1,725 square feet. All of the units will contain attached two car garages.

In addition to the on-site construction, a 30-foot sewer easement will be dedicated, Drawing No. 39441-B, within Lot 5-6 for the existing 10-inch Rehabilitated CP City sewer main, and a trapezium-shaped drainage easement will be dedicated, Drawing No. 39442-B, for the existing 36-inch RCP and a new 18-inch RCP City storm drain pipes on site. The width of the easements are to accommodate the accessibility and depth of the sewer main and drainage pipes. In addition, a new 42-inch RCP drainage pipe will be installed within the existing 15-foot drainage easement to allow for the storm water to go through the property and to the existing basin located north of C Street. To allow for the new drainage pipe to line up with the existing basin, the southwestern portion of the 15-foot drainage easement will be vacated, Drawing No. 39378-B, and new portions dedicated, Drawing No. 39442-B, on the southeastern side of the easement that will allow for a 15-foot wide easement.

The City of San Diego conducted an environmental review of this site in accordance with State of CEQA guidelines and a Negative Declaration No. 422242 has been prepared for the project. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

The project will be required to obtain building permits and a public improvement permit prior to the construction of the residential development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions are necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Site Development Permit No. 1487345, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare of persons residing or working in the area, and would not adversely affect other property in the vicinity.

4. The proposed development complies with all other relevant regulations in the City of San Diego Municipal Code in effect for this site.

The project proposes the construction of 11 (for-rent) residential units on the vacant site. Five of the dwelling units will provide three bedrooms and range in size from 1,725 to 1,800 square feet, and the remaining six units will provide two bedrooms and range in size from 1,328 to 1,725 square feet. All of the units will contain attached two car garages. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption on each of the dwelling units.

An applicant may request deviations from the applicable development regulations pursuant to a Process Three Site Development Permit within the Golden Hill Planned District provided that findings can be made and the deviation results in a more desirable project. The following are the requested deviations with justifications:

1. Rear Yard Setback – A deviation from SDMC Section 158.0301(b)(2)(B) and Table 158-03C to allow for a 12-foot rear yard setback for the Level 2 balconies in lieu of the required 15-foot setback.

Justification: On November 13, 1989, the portion of the alley abutting the property along the southern property line was vacated pursuant to City Council Resolution No. R-274719, and a 20-foot general utility easement was reserved over the vacated alley. This portion of the general utility easement will be improved with permeable paving and will provide access to Units 1-6 and Units 10 and 11; therefore, the easement will function as an alley for the residential development and regulations require only a one-foot setback if there is an alley.

2. Residential Vehicular Access – A deviation from SDMC Section 158.0302(c)(8)(A) to allow for access to Units 7, 8, and 9 from a 14-foot driveway off of B Street, where it is required that vehicular access for the residential units must be provided from the alley, where alley access exists.

Justification: The site lowers from 200 feet above sea level (ASL) along B Street changes to 168 feet ASL at the southeastern corner of the property (an approximate 32-foot differential). As stated above, the portion of the alley abutting the property along the southern property line was vacated and the general utility easement is functioning as an alley and meets the intent of the regulations to take access from the rear of the property. Due to the site constraints, Units 7, 8, and 9 have been designed to take access from one driveway on B Street, which is the minimum needed to allow for access to the required parking for the units.

3. Transparency Requirement – A deviation from SDMC Section 158.0303(e)(1) to provide 13-percent transparency in the street wall affording views into living space of Units 7 and 9, where at least 15-percent is required.

Justification: Including the garage window, the units would provide approximately 13-percent transparency in the street wall; however, the garage window cannot be used to meet any of the transparency requirement in accordance with SDMC Section

158.0303(e)(3), since it is not living space. The proposed project meets the intent of the regulations by not having a solid wall along the façade and to have eyes on and toward the public right-of-way.

4. Building Height – A deviation from SDMC Section 158.0301(b)(3) and Table 158-03D to allow for a 36-foot maximum structure height above proposed grade, where structure height is limited to 30 feet.

Justification: The site lowers from 200 feet AML along B Street to 168 feet AML at the southeastern corner of the property (an approximate 32-foot differential). In addition, the portion of the site containing the existing City storm drain pipes has a steeper hillside than other portions of the site. The site will require an extensive amount of grading to allow for access to the existing City storm drain pipes and the installation of the new 42-inch RCP and 18-inch RCP storm drain pipes on site. Therefore, as part of the installation of the pipes, the site will be terraced to allow for the residential development. The structure height along B-Street will be a maximum of 27 feet five inches and will increase as the development steps down the property toward the southern property line with a maximum 36-foot high structure height above proposed grade.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing vacant parcel for the creation of 11 residential units. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1487345 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. 1487345, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Adopted on: March 15, 2017

Internal Order No. 24005877

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: 24005877

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1487345
GOLDEN HILL B STREET HOMES -PROJECT NO. 422242
HEARING OFFICER

This Site Development Permit No. 1487345 is granted by the Hearing Officer of the City of San Diego to GH3, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0504 and 158.0206. The 0.59-acre site is located at 2871-2877 B Street (formally listed as 2881 1/3 B Street) in the GHPD-GH-1500 Zone of the Golden Hill Planned District within the Golden Hill Community Plan, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The project site is also located within the Airport Influence Area Review Area 1 for the San Diego International Airport as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP), the 65 to 70 decibel (dB) Community Noise Equivalent Level as depicted in the ALUCP, and within the Federal Aviation Administration Part 77 Notification area. The project site is legally described as: Lots 1 through 5, inclusive and the East 16 2/3 feet of Lot 6, in Block 63 of E.W. Morse's Subdivision of Pueblo Lot 1150, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County, December 30, 1971. Also including the Northerly Half of the alley lying Southerly of Lots 1 through 5 and a portion of Lot 6 and the West 1/2 of 29th Street adjoining Lot 1, as closed and vacated to public use per City Council Resolution No. R-274719, adopted November 13, 1989, a certified copy of which recorded December 18, 1989 as file No. 89-683492 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 11 (for-rent) residential units on a vacant 0.59-acre site, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 15, 2017, on file in the Development Services Department.

The project shall include:

- a. Construction of 11 (for-rent) residential units on a vacant 0.59 acre site. Five of the dwelling units will provide three bedrooms and range in size from 1,725 to 1,800 square feet, and the remaining six units will provide two bedrooms and range in size from 1,328 to 1,725 square feet. All of the units will contain attached two car garages;

b. Deviations:

- a. Deviation from SDMC Section 158.0301(b)(2)(B) and Table 158-03C to allow for a 12-foot rear yard setback for the Level 2 balconies, where a 15-foot setback is otherwise required;
- b. Deviation from SDMC Section 158.0302(c)(8)(A) to allow for vehicular access for units 7, 8 and 9 to be taken off B Street via a new 14-foot driveway, where vehicular access is otherwise required to be from the alley;
- c. Deviation from SDMC 158.0303(e)(1) to provide 13-percent transparency in the street wall affording views into living space of Units 7 and 9; where at least 15-percent is otherwise required;
- d. Deviation from SDMC Section 158.0301(b)(3) and Table 158-03D to allow for a 36-foot height limit above proposed grade, where a 30-foot height limit otherwise applies;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 29, 2020.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
 4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

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

12. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure that all structures shall be sound attenuated to 45 decibel (dB) Community Noise Equivalent Level interior noise level.

ENGINEERING REQUIREMENTS:

15. 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"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

16. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private improvements within the City right-of-way and storm drain easements.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 14-foot wide driveway, adjacent to the site on B Street, satisfactory to the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction the existing curb with current City Standard curb and gutter, adjacent to the site on B Street, satisfactory to the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, satisfactory to the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of existing curb ramp adjacent to the site on B Street, with current City Standard curb ramp, satisfactory to the City Engineer.
23. Prior to issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the installation of a City standard storm drain system as shown on approved Exhibit "A," satisfactory to the City Engineer.
24. Prior to issuance of any building permits, the Owner/Permittee shall dedicate a drainage easement as shown on approved Exhibit "A," satisfactory to the City Engineer.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
27. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

28. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

STORM DRAIN EASEMENT VACATION REQUIREMENTS:

29. The following will be Conditions of the Storm Drain Easement Vacation Resolution that the Owner/Permittee will need to satisfy/assure before the quitclaim for the Storm Drain Easement Vacation Exhibit is recorded:

- a. The Owner/Permittee shall assure, by permit, bond and As-built completion, the removal of portions of the existing Public Storm Drain system and construction of a current City Standard Public Storm Drain system per approved Exhibit "A," adjacent to the site on B Street, satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS:

30. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

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

LANDSCAPE REQUIREMENTS:

32. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

33. 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 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

34. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A," Landscape

Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

35. 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 is unencumbered by hardscape and utilities as set forth under SDMC 142.0403(b)(5).

36. 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.

37. 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.

38. 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:

39. 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.

40. 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 proposed project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

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

42. 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

43. No fewer than 22 parking spaces shall be maintained on the property at all times in the approximate locations shown on Exhibit "A." 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 Development Services Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

45. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.

51. Prior to issuance of any building permits, the Owner/Permittee shall obtain an Encroachment, Maintenance and Removal Agreement (EMRA) for proposed improvements of any kind, including

utilities, landscaping, enriched paving, curb, gutter and sidewalk, and electrical conduits to be installed within the public sewer easement.

52. Prior to issuance of any building permits, the Owner/Permittee shall obtain an Encroachment, Maintenance and Removal Agreement (EMRA) for proposed 6-inch PVC private sewer main in the 30-foot sewer easement.

53. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of the deep footings adjacent to the required 30-foot sewer easement. Due to the depth existing sewer main, the Owner/Permittee will be required to construct deep footings to ensure that the pressure of the structure is outside of the 45 degree influence zone measured from the bottom of the pipe to the surface. Structural calculation shall be required at the time of Ministerial review.

54. Prior to the issuance of any building permits, the required 30-foot sewer easement dedication shall be recorded per drawing 39441-1-B.

INFORMATION ONLY:

- This property is located in the Overflight Area for the Airport Land Use Compatibility Plan for San Diego International Airport. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport and aircraft operations (for example, noise, vibration, overflights or odors). Individual sensitivities to those annoyances can vary from person to person. The San Diego County Regional Airport Authority may be contacted for information regarding hours of operation, master plans, and other relevant information regarding airport operations. The FAA has sole and exclusive regulatory authority over the operation of aircraft.
- The issuance of this discretionary 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 March 15, 2017, and Resolution Number _____.

Permit Type/PTS Approval No.: SDP No. 1487345
Date of Approval: March 15, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

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

GH3, LLC, a California Limited Liability Company
Owner/Permittee

By _____
Name:
Title:

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

RESOLUTION NUMBER R-_____
DATE OF FINAL PASSAGE _____

A RESOLUTION VACATING PORTIONS OF A DRAINAGE EASEMENT-
EASEMENT VACATION NO. 1487342 FOR GOLDEN HILL B STREET
HOMES -PROJECT NO. 422242

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego
Municipal Code section 125.1001 *et seq.* provide a procedure for the vacation of public service
easements; and

WHEREAS, GH3, LLC, a California Limited Liability Company (Applicant), filed an application to
vacate a portion of a 15-foot drainage easement granted to the City of San Diego and reserved per
City Council Resolution No. R-274719, adopted November 13, 1989, recorded as File No. 89-683492
on December 18, 1989 and designated as Parcels "F" and "D" per City Drawing No. 15862-B,
respectively, being described as Easement Vacation No. 1487342; and

WHEREAS, Easement Vacation No. 1487342 is located on property owned by GH3, LLC, a
California Limited Liability Company; and specifically described and illustrated in the attached
Exhibits "A" and "B", respectively; and

WHEREAS, the matter was set for public hearing on March 15, 2017, testimony having been
heard, evidence having been submitted, 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 with respect to
Easement Vacation No. 1487342, the Hearing Officer finds that:

(a) There is no present or prospective public use for the easement, either for the facility
or purpose for which it was originally acquired, or for any other public use of a like nature that can
be anticipated.

An existing 36-inch Reinforced Concrete Pipe (RCP) and an 18-inch Corrugated Metal Pipe (CMP) City storm drains enter the property from the north along B Street and empties into the 15-foot drainage easement on site, which the storm water continues to the an existing basin located north of C Street that ties into the storm drain system to the south. A new 42-inch RCP drainage pipe will be installed within the existing 15-foot drainage easement to allow for the storm water to go through the property and to the existing basin located north of C Street. To allow for the new drainage pipe to line up with the existing basin, the Southwesterly portion of the 15-foot drainage easement as described and illustrated in the attached Exhibits "A" and "B", respectively, will be vacated, and new portions will be dedicated as shown on City Drawing No. 39442-B on the Northerly and Southeasterly sides of the existing drainage easement that will allow for a 15-foot wide easement. There is no prospective use for the easement to be vacated because it will be replaced with a new drainage easement that will serve the same function as the one being vacated.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

A trapezoidal shaped drainage easement on the Northerly side and a triangular shaped drainage easement on the Southeasterly side of the existing drainage easement will be dedicated as shown on City Drawing No. 39442-B for the existing 36-inch RCP and new 18-inch RCP City storm drain pipes on site as part of the City storm drainage system. The width of the easement is to accommodate the accessibility and depth of the sewer main and drainage pipes. In addition, a new 42-inch RCP drainage pipe will be installed within the existing 15-foot drainage easement to allow for the storm water to go through the property and to the existing basin located north of C Street, as part of the City storm drainage system. To allow for the new drainage pipe to line up with the existing basin, the Southwesterly portion of the 15-foot drainage easement will be vacated as shown on City Drawing No. 39378-B, and new portions will be dedicated as shown on City Drawing No. 39442-B that will allow for a 15-foot wide easement. The public will benefit from the action through improved storm water management and utilization of the land to allow for the development 11 rent residential units within the Greater Golden Hill Community Planning area.

(c) The vacation is consistent with any applicable land use plan.

The vacant 0.59-acre site is located at 2871-2877 B Street in the GHPD-GH-1500 Zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan. The zoning designation provides for residential development and allows for one-unit per 1,500 square foot of lot area. The Greater Golden Hill Community Plan allows medium residential density of 15-29 dwelling units per acre. The proposed project site, occupying 0.59-acres, could accommodate 17 dwelling units based on the underling zone and 9-17 dwelling units based on the community plan.

An existing 36-inch RCP and an 18-inch CMP City storm drains enter the property from the north along B Street and empties into the 15-foot drainage easement on site, which the storm water continues to the an existing basin located north of C Street that ties into the storm drain system to the south. A new 42-inch RCP drainage pipe will be installed within the existing 15-foot drainage easement to allow for the storm water to go through the property and to the existing basin located north of C Street. To allow for the new drainage pipe to line up with the existing basin, the Southwesterly portion of the 15-foot drainage easement will be vacated as shown on City Drawing No. 39378-B, and new portions will be dedicated as shown on City Drawing No. 39442-B that will

allow for a realigned 15-foot wide easement. Therefore, the proposed drainage easement will be vacation and dedication is consistent with any applicable land use plan.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

A trapezoidal shaped drainage easement on the Northerly side and a triangular shaped drainage easement on the Southeasterly side of the existing drainage easement will be dedicated as shown on City Drawing No. 39442-B for the existing 36-inch RCP and new 18-inch RCP City storm drain pipes on site. The width of the easement is to accommodate the accessibility and depth of the drainage pipes. In addition, a new 42-inch RCP drainage pipe will be installed within the existing 15-foot drainage easement to allow for the storm water to go through the property and to the existing basin located north of C Street. To allow for the new drainage pipe to line up with the existing basin, the Southwesterly portion of the 15-foot drainage easement will be vacated as shown on City Drawing No. 39378-B, and new portions will be dedicated as shown on City Drawing No. 39442-B that will allow for a 15-foot wide easement. Therefore, the public facility and purpose for which the easement was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that Easement Vacation No. 1487342, as more particularly described and illustrated in the attached Exhibits "A" and "B", respectively, which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: By the Hearing Officer on March 15, 2017

By

Jeffrey A. Peterson
Development Project Manager
Development Services Department

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT VACATION


THOSE PORTIONS OF PARCELS "D" AND "F" AS SHOWN ON CITY OF SAN DIEGO DRAWING NO. 15826-B, AND SAID PARCELS "D" AND "F" BEING A DRAINAGE EASEMENT RESERVATION AND A DRAINAGE EASEMENT ACQUISITION RESPECTIVELY, IN FAVOR OF THE CITY OF SAN DIEGO, RECORDED DECEMBER 18, 1989 AS FILE NO. 89-683492 O.R. IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, IN BLOCK 63 OF MAP NO. 547, THENCE EASTERLY ALONG THE NORTHERLY LINE OF VACATED 29TH STREET, PER FILE NO. 89-683492, RECORDED DECEMBER 18, 1989, ADJACENT TO SAID BLOCK 63, SOUTH 89°54'37", EAST 30.01 FEET TO THE CENTERLINE OF SAID VACATED 29TH STREET; THENCE SOUTHERLY ALONG SAID CENTERLINE SOUTH 00°00'23" EAST 149.20 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF THE VACATED ALLEY ADJACENT TO SAID BLOCK 63, PER FILE NO. 89-683492, RECORDED DECEMBER 18, 1989; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION LINE, SOUTH 89°53'10" WEST, 19.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 42°41'26" EAST, 11.54 FEET; THENCE SOUTH 52°25'40" WEST, 7.46 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID EASEMENT PARCEL "D"; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "D" AND PARCEL "F", NORTH 37°34'20" WEST, 83.24 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 42°41'26" EAST, 72.03 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 310.31 SQUARE FEET, MORE OF LESS.

ATTACHED HERETO IS A DRAWING NO. 39378-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

PTS. 422242
 I.O NO. 24005877
 DWG. NO. 39378-B


 ANTONY K. CHRISTENSEN
 PLS 7508

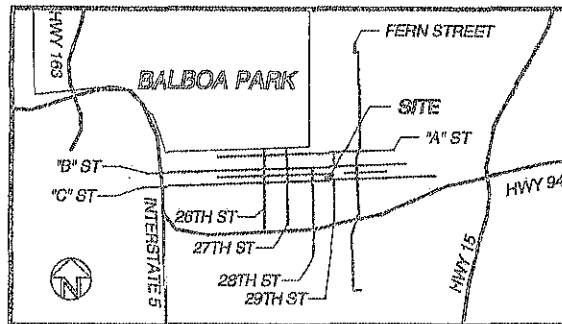
09-29-16

DATE



JN 2015-07

EXHIBIT "B"

VICINITY MAP
NOT TO SCALE

LEGEND

- INDICATES DRAINAGE EASEMENT VACATION
 CONTAINS 310.31 SQUARE FEET (0.007 AC)
 () INDICATED REC. DATA PER CITY DWG. NO 15826-B
 [] INDICATES REC. DATA PER MAP NO. 547

BASIS OF BEARINGS

THE NORTHERLY LINE OF THE VACATED ALLEY IN
 BLOCK 63 OF MAP NO. 547 AS SHOWN ON
 CITY OF SAN DIEGO
 DRAWING NO. 16826-B.
 I.E. NORTH 89°53'10" EAST

REFERENCE DRAWINGS

15826-B MAP NO. 547
 MAP NO. 16049

APN

539-621-01-00
 539-621-25-00



A2015-07

**CHRISTENSEN ENGINEERING
& SURVEYING**
 7608 SILVERTON AVENUE, SUITE J
 SAN DIEGO, CA 92126
 (619) 271-8801

Anthony K. Christensen
 09/29/2016
 ANTHONY K. CHRISTENSEN DATE
 L.S. 7506, EXPIRES 12-31-17

RESOLUTION NO.: _____
 ADOPTED: _____
 DOCUMENT NO.: _____
 RECORDED: _____

DRAINAGE EASEMENT VACATION

IN LOTS 1-3, IN BLOCK 63 OF MAP NO. 547 VACATED ALLEY AND 29TH STREET
 PER DOC NO. 89-083492, REC. 12/16/1989, AND LOT 1 OF MAP 16049

DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. IO NO.
ORIGINAL	CE&S				SHEET 1 OF 2 SHEET	422242 24005877
					<i>Anthony K. Christensen</i> FOR CITY ENGINEER	1870-6255 CCS 83 COORDINATES
					DATE	220-1835 LAMBERT COORDINATES
					DIVISION HEAD	39378-1-B
					SECTION HEAD	
STATUS						

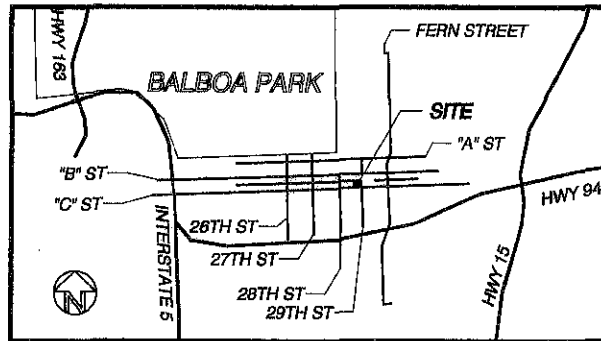
ATTACHMENT 9



ANTONY K. CHRISTENSEN
L.S. 7508, EXPIRES 12-31-17

IN LOTS 1-3 IN BLOCK 63, MAP NO. 547, VACATED ALLEY AND 29TH STREET
PER DOC. NO. 89-683492, REC. 12/18/1989, AND LOT 1 OF MAP NO. 16049

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA		P.T.S. 422242
ORIGINAL	CESS				SHEET 2 OF 2 SHEET		10 NO. 24005877
					<u>Frank R. LaPage</u> 2/15/17 FOR CITY ENGINEER DATE		1670-0255 CCS 88 COORDINATES
					DIVISION HEAD		230-1085 LAMBERT COORDINATES
					SECTION HEAD		39378-2-B
				STATUS			



VICINITY MAP
NOT TO SCALE

LEGEND



INDICATES DRAINAGE EASEMENT ACQUIRED
CONTAINS 1,812.95 SQUARE FEET (0.042 AC)

PARCEL 'A' AREA: 1461.43 SQ FT (0.034 AC)
PARCEL 'B' AREA: 351.52 SQ FT (0.008 AC)

() INDICATES REC. DATA PER CITY DWG NO. 15826-B
[] INDICATES REC. DATA PER MAP NO. 547

BASIS OF BEARINGS

THE NORTHERLY LINE OF VACATED ALLEY IN
BLOCK 63 OF MAP NO. 547 AS SHOWN ON
CITY OF SAN DIEGO DRAWING NO. 15826-B,
I.E. NORTH 89°53'10" EAST

LINE	BEARING	DISTANCE
L1	S00°00'23"E	12.32'
L2	N37°34'20"W	93.61'
L3	S42°41'26"E	84.18'
L4	S00°10'53"W	55.55'
L5	S82°25'40"W	15.00'
L6	N19°31'21"W	68.63'
L7	N89°59'28"E	35.00'

REFERENCE DRAWINGS

15826-B
MAP NO. 547
MAP NO. 16049

APN

539-521-01-00
539-521-02-00
539-521-25-00



A2015-07

CHRISTENSEN ENGINEERING & SURVEYING

7888 SILVERTON AVENUE, SUITE J
SAN DIEGO, CA 92128
(858) 271-9801

Anthony K. Christensen
ANTHONY K. CHRISTENSEN
L.S. 7508, EXPIRES 12-31-17

09/29/2016

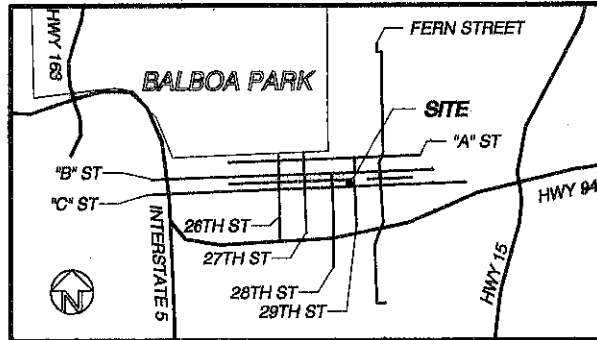
DATE

DOCUMENT NO.: _____
RECORDED: _____

DRAINAGE EASEMENT DEDICATION

IN LOTS 1-4, IN BLOCK 63 OF MAP NO. 547 VACATED ALLEY AND 29TH STREET
PER DOC NO. 89-683492, REC. 12/18/1998, AND LOT 1 OF MAP 16049

DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S. 422242
ORIGINAL	CE&S				SHEET 1 OF 2 SHEET	IO NO. 24005877
						1870-6255
					FOR CITY ENGINEER	DATE
					DIVISION HEAD	
					SECTION HEAD	
						230-1695
						LAMBERT COORDINATES
						39442-1-B
					STATUS	



VICINITY MAP
NOT TO SCALE

LEGEND

- INDICATES SEWER EASEMENT ACQUIRED
 CONTAINS 4,185.91 SQUARE FEET (0.096 AC)
 () INDICATES REC. DATA PER CITY DWG. NO. 15826-B
 [] INDICATES REC. DATA PER MAP NO. 547

BASIS OF BEARINGS

THE NORTHERLY LINE OF THE VACATED ALLEY IN
 BLOCK 63 OF MAP NO. 547 AS SHOWN ON
 CITY OF SAN DIEGO
 DRAWING NO. 15826-B.
 I.E. NORTH 89°53'10" EAST

REFERENCE DRAWINGS

15826-B MAP NO. 547
 MAP NO. 16049

APN

539-521-02-00



A2015-07

CHRISTENSEN ENGINEERING & SURVEYING

7888 SILVERTON AVENUE, SUITE J
 SAN DIEGO, CA 92126
 (650) 271-8901

Anthony K. Christensen

09/29/2016

ANTHONY K. CHRISTENSEN
 L.S. 7508, EXPIRES 12-31-17

DATE

DOCUMENT NO.: _____
 RECORDED: _____

SEWER EASEMENT DEDICATION IN LOTS 5-6, IN BLOCK 63, MAP NO. 547

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S.
ORIGINAL	CE&S					422242
					SHEET 1 OF 2 SHEET	IO NO. 24005877
					FOR CITY ENGINEER	DATE
					DIVISION HEAD	
					SECTION HEAD	
						STATUS

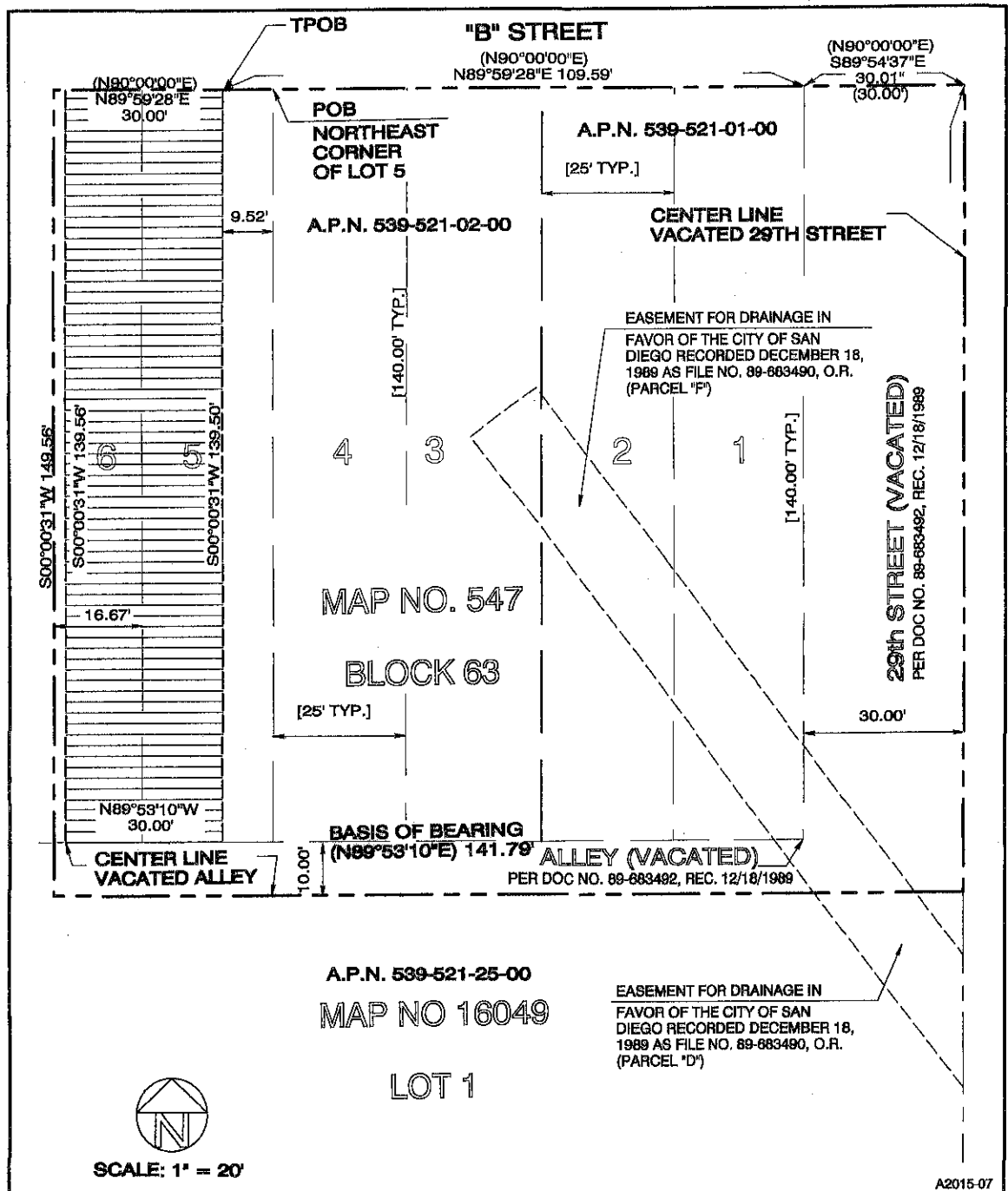
1870-8255

CCS 88 COORDINATES

230-1885

LAMBERT COORDINATES

39441-1-B



CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE J
SAN DIEGO, CA 92126
(658) 271-9901

Antony K. Christensen
ANTONY K. CHRISTENSEN
L.S. 7508, EXPIRES 12-31-17

09/29/2016
DATE

SEWER EASEMENT DEDICATION
IN LOTS 5-8, IN BLOCK 63, MAP NO. 547

DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S.
ORIGINAL	CEAS				SHEET 2 OF 2 SHEET	422242
					FOR CITY ENGINEER	IO NO. 24005877
					DIVISION HEAD	1870-8255
					SECTION HEAD	CCS 85 COORDINATES
						230-1895
						LAMBERT COORDINATES
						39441-2-B

HEARING OFFICER
RESOLUTION NUMBER _____
A RESOLUTION ADOPTING NEGATIVE DECLARATION NO. 422242
GOLDEN HILL B STREET HOMES -PROJECT NO. 422242

WHEREAS, on August 10, 2015, David Hawkins submitted an application to Development Services Department for a Site Development Permit and Easement Vacation for the Golden Hill B Street Homes (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on March 15, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Negative Declaration No. 422242 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

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

APPROVED: By the Hearing Officer on March 15, 2017

By:

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Peterson, Jeff

From: goldenhillplanning@sbcglobal.net
Sent: Friday, April 29, 2016 9:07 AM
To: Peterson, Jeff; Chris@H2asandiego.com; Turgeon, Bernard
Subject: B Street Town Homes at Greater Golden Hill Community Planning Committee

Hello.

I am the new chair of the Greater Golden Hill Community Planning Committee, and had received requests from both City staff and the developer relative to our action of support on this project.

The following is an extract from the draft minutes of our meeting of 11/11/15¹⁵ at which this project was considered.

I have not been able to confirm when these minutes were adopted, but I do not recall any change which affected this action of the group.

I did correct one spelling- "space" in place of "speace".

Please let me know if you have any further inquiry.

Yours,
 David Swarens.
 Chair, GGHPCPC

VI. Project Approval Request from B Street Town Homes (David Hawkins, Matthew Gordon, Chris Varone, Sirma Saddiq, Tony Christensen, Jim Neri.)

The project consists of 11 units on the South Side of "B" Street, at 29th Street (vacated). This is a "Cloud Condo", the first City project under the new Small Lot Subdivision that went into effect in June. There were extensive questions from GGHPC members about environmental issues, parking for residents and guests, traffic impact, access, crime, drainage/flooding, paleontological findings, landscaping, maintenance of common space, solar, flyways, species impact, animal corridor, adjacent canyon, public pedestrian easement, future price of homes, and other matters.

The Chair also invited members of the public to address the project. One man ("Kenny") also had concerns about traffic and parking.

Brierton indicated that at the City Training 9/29/15, "What to Know When Reviewing Public and Private Development Projects", presented Paul Godwin (Development Project Manager) indicated that reasons/findings had to be stated in voting on project. The Chair indicated, however, that she was told at the Chairs' meeting that this requirement was only when projects were disapproved, and not when they were approved.

Swarens moved, Baldwin seconded. Approve the project as presented. Motion carried. 7-yes (Alvarez, Baldwin, Brierton, Lee, Serocki, Sims, Swarens); 1-no (Zakarian); 2-abstain (Curran, Davis).



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

Ownership Disclosure Statement

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

Project Title

B. St Homes

Project No. For City Use Only

422242

Project Address:

B. St in Golden Hill 92102 Lot 1-APN 539-521-0100 & Lot 2- APN 539-521-0200

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:

B St Homes

Project No. (For City Use Only)

422242

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? Ca Corporate Identification No. 20-3656600
☐ 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):

JANCO, LLC.

☒ Owner ☐ Tenant/Lessee

Street Address:

814 Morena Blvd, Suite #310

City/State/Zip:

San Diego Ca, 92110

Phone No:

Matthew Gordon

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

Manager

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

Richard Montano

☒ Owner ☐ Tenant/Lessee

Street Address:

814 Morena Blvd suite #310

City/State/Zip:

San Diego, CA 92110

Phone No:

619-246-3509

Fax No:

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

Richard Montano

Title (type or print): Manager

Signature:

DocuSigned by:

Richard Montano

Date: 11/5/2015

12:13 PM

Corporate/Partnership Name (type or print):

Devequity

☒ Owner ☐ Tenant/Lessee

Street Address: 814 Morena Blvd #310

City/State/Zip: San Diego, CA 92110

Phone No: 619-246-3509

Fax No:

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

Richard Montano

Title (type or print): Manager

Signature:

DocuSigned by:

Richard Montano

Date: 11/5/2015

12:13 PM

Corporate/Partnership Name (type or print):

LIV Capital Group

☒ Owner ☐ Tenant/Lessee

Street Address: 814 Morena Blvd #310

City/State/Zip: San Diego, CA 92110

Phone No: 619-246-3509

Fax No:

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

Richard Montano

Title (type or print): CEO

Signature:

DocuSigned by:

Richard Montano

Date: 11/5/2015

12:13 PM

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):

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Street Address:

City/State/Zip:

Phone No:

Fax No:

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

Title (type or print):

Signature:

Date:



PROJECT DEVELOPMENT INFORMATION

BUILDING CODE ANALYSIS

REGULATING CODES:	2013 CALIFORNIA BUILDING CODE (BASED ON 2012 INTERNATIONAL BUILDING CODE (IBC)) 2013 CALIFORNIA FIRE CODE (BASED ON 2012 INTERNATIONAL FIRE CODE (IFC)) 2013 CALIFORNIA ELECTRICAL CODE (BASED ON 2011 NATIONAL ELECTRIC CODE (NEC)) 2013 CALIFORNIA MECHANICAL CODE (BASED ON 2012 UNIFORM MECHANICAL CODE (UMC)) 2013 CALIFORNIA PLUMBING CODE (BASED ON 2012 UNIFORM PLUMBING CODE (UPC)) 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
PROPOSED USE:	RESIDENTIAL AND PRIVATE GARAGES
OCCUPANCY:	R-3 = RESIDENTIAL (PER SECTION 310) R-2 = RESIDENTIAL (PER SECTION 310) U = PRIVATE GARAGE (PER SECTION 312)
CONSTRUCTION TYPE:	TYPE VB, FULLY SPRINKLERED PER NFPA 13D (UNITS 1, 2, 10 & 11) TYPE VA, FULLY SPRINKLERED PER NFPA 13D (UNITS 3, 4, 5, 6, 7, 8 & 9)
ALLOWABLE BUILDING HEIGHT:	R-3 = 60'-0" (PER SECTION 504.2) R-2 = 50'-0" (PER TABLE 503) U = 40'-0" (PER SECTION 503)
PROPOSED BUILDING HEIGHT:	36' MAXIMUM
ALLOWABLE STORIES:	R-3 = 3 STORIES (PER SECTION 504.2) R-2 = 3 STORIES (PER TABLE 503) U = 1 STORY (PER SECTION 406.1.1)
PROPOSED STORIES:	R-3 = 3 STORIES (MAXIMUM) R-2 = 3 STORIES (MAXIMUM) U = 1 STORY
ALLOWABLE FLOOR AREA:	R-3 = UNLIMITED (PER TABLE 503) R-2 = 12,000 SF (PER TABLE 503) U = 5,500 SF (PER TABLE 503)
PROPOSED FLOOR AREA:	R-3 = CONFIRM AREA R-2 = CONFIRM AREA * U = CONFIRM AREA *
	* REFER TO AREA SUMMARY BELOW. NO INDIVIDUAL UNIT EXCEEDS THE ALLOWABLE AREA FOR R-2, R-3 AND U OCCUPANCIES
BUILDING AREA ANALYSIS:	REFER TO "PROJECT SUMMARY" ON SHEET TO.1 FOR BUILDING/PROJECT AREAS.
FIRE RESISTIVE REQUIREMENTS: (PER TABLE 601)	PRIMARY STRUCTURAL FRAME: NON-RATED BEARING WALLS (EXTERIOR): NON-RATED BEARING WALLS (INTERIOR): NON-RATED PARTITIONS (EXTERIOR): NON-RATED PARTITIONS (INTERIOR): NON-RATED FLOOR CONSTRUCTION AND SECONDARY MEMBERS: NON-RATED ROOF CONSTRUCTION AND SECONDARY MEMBERS: NON-RATED
EXTERIOR WALL: (PER TABLE 602, ITEM H)	GROUP R-3 AND GROUP U OCCUPANCIES. WHEN USED AS ACCESSORY TO GROUP R-3 OCCUPANCIES, SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET OR MORE; OR WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 THE FIRE RESISTANCE RATING SHALL NOT BE REQUIRED WHERE THE FIRE RESISTANCE RATING IS 3 FEET OR MORE.
NUMBER OF EXITS:	1 PER SECTION 1015.1, EXCEPTION 1

RESIDENTIAL / PARKING AREA SUMMARY

UNIT	BEDROOMS	BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL	PARKING	EXTERIOR
(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)	(SF)
1	3	-	397	733	670	1,800	411	209
2	3	-	357	733	701	1,791	418	154
3	3	254	103	713	699	1,769	391	177
4	3	245	100	696	681	1,725	381	167
5	3	245	100	696	681	1,725	381	167
6	2	185	130	661	694	1,670	391	129
7	2	-	424	431	710	1,565	408	225
8	2	288	288	148	711	1,435	419	-
9	2	-	424	431	710	1,565	408	225
10	2	-	135	621	572	1,328	411	112
11	2	-	135	621	572	1,328	411	112

BASEMENT AREA	1,217
TOTAL INTERIOR LIVING AREA	17,701
TOTAL PARKING AREA	4,430
TOTAL EXTERIOR LIVING AREA (DECKS)	1,677
TOTAL ENCLOSED AREA	22,131

ZONING ANALYSIS

"GOLDEN HILL PLANNED DISTRICT"

APPLICABLE OVERLAY ZONES:	TRANSIT AREA TANDEM PARKING AIRPORT INFLUENCE AREA (REVIEW AREA 1) FOR THE SAN DIEGO INTERNATIONAL AIRPORT (SDIA), 65-70 CNEL NOISE CONTOUR AS DEPICTED IN THE ALLC AND THE FAA PART 77 NOTIFICATION AREA. BRUSH ZONES (300 FT)
ZONE:	GH-1500
LOT AREA:	25,664 SF (0.59 ACRES)
DENSITY ALLOWED:	17 UNITS = 1 UNIT / 1500 14 MAX. PER 158,030(b)
DENSITY PROPOSED:	11 UNITS (1 PER 2,333 SF)
F.A.R. ALLOWED:	17,601 SF = 25,664(0.6) + 2,215 SF (50% ENCLOSED PARKING)
F.A.R. PROPOSED:	16,484 SF (DOES NOT INCLUDE 1,217 SF OF BASEMENT)
COVERAGE ALLOWED:	11,197 SF = 25,664 SF X (.43) + 2,215 SF OF ENCLOSED PARKING
COVERAGE PROPOSED:	6,484 SF
HEIGHT ALLOWED:	30'-0" (MEASURED FROM PROPOSED GRADE OR EXISTING GRADE, WHICHEVER IS LOWER.)
HEIGHT PROPOSED:	24'-0" (AT STREET) 36'-0" MAX (WITHIN SITE AS MEASURED FROM PROPOSED GRADE)
REQUIRED SETBACKS:	FRONT 10 FT (7' EACH STORY ABOVE 2ND) SIDE 6 FT (3' EACH STORY ABOVE 2ND) REAR 15 FT
PROPOSED SETBACKS:	FRONT 10'-0" (10'-6" ABOVE 2ND) SIDE 6'-0" (3'-0" ABOVE 2ND) REAR 12'-0"
OFFSETTING PLANES REQUIRED:	STREET SIDE: 5 (3 PER 50' OF BUILDING ELEVATION) INTERIOR SIDE: 2 (1.5 PER 50' OF BUILDING ELEVATION)
OFFSETTING PLANES PROVIDED:	STREET SIDE: 5 INTERIOR SIDE: 2
STREET YARD REQUIRED:	4,300 SF = (172 FT X 25 FT)
STREET YARD PROVIDED:	4,734 SF
MAX DIA. DIM. ALLOWED:	178 FT = (172 FT X .85)
MAX DIA. DIM. PROVIDED:	89 FT
TRANSPARENCY:	15 % EACH STORY OF STREET WALL
STREET DESIGN REQUIREMENTS:	CONTEMPORARY STYLE
	MANDATORY EXTERIOR MATERIAL: EXTERIOR CEMENT PLASTER
	EXTERIOR FEATURES:
	1. A MINIMUM OF ONE CLERESTORY WINDOW PER 50 FEET OF STREET ELEVATION 2. A MINIMUM OF ONE TRANSOM WINDOW 3. AN ENTRY PORCH 4. WINDOWS RECESSED AT LEAST 2 INCHES 5. EAVES WITH A MINIMUM 18 INCHES OVERHANG

REQUESTED DEVIATIONS

SEE DEVIATION REQUEST FORM:

- 12'-0" REAR SETBACK TO LEVEL 2 BALCONY (BUILDINGS AT 15'-0" SETBACK)
- ACCESS TO UNITS 7, 8 & 9 FROM NEW 14' DRIVEWAY OFF OF "B STREET"
- TRANSPARENCY INTO GARAGES AT UNITS 7 & 9
- BUILDING HEIGHT TO EXCEED 30' FROM EXISTING GRADE BY AS MUCH AS 27 FT. (BUILDING HEIGHT TO EXCEED PROPOSED GRADE BY A MAXIMUM OF 36 FT)

REQUIRED DEVELOPMENT PERMITS

PROCESS 3 - A SITE DEVELOPMENT PERMIT (SDP) FOR A DEVELOPMENT WITHIN THE GOLDEN HILLS PLANNED DISTRICT THAT EXCEEDS THE THRESHOLD UNITS (3 UNITS).

PROCESS 3 - A SITE DEVELOPMENT PERMIT FOR DEVIATIONS FROM THE DEVELOPMENT REGULATIONS.

PROCESS 2 - ABANDONMENT OF PORTION OF EXISTING DRAINAGE EASEMENTS.

PREVIOUS REVIEWS

PROJECT WAS PREVIOUSLY REVIEWED AS PART OF A "PRELIMINARY REVIEW" PTS NO. 341728

PARKING REQUIREMENTS

TRANSIT AREA OVERLAY ZONE (PRELIMINARY REVIEW ASSESSMENT LETTER)
TANDEM PARKING OVERLAY ZONE (PRELIMINARY REVIEW ASSESSMENT LETTER)

UNIT	QUANT.	BEDROOMS	PROVIDED		REQUIRED	
			SPACES (PER UNIT)	SPACE (PROVIDED)	SPACES (PER UNIT)	SPACES (REQUIRED)
1-6	(6)	3	2	12	2	12
7-9	(3)	2	2	6	2	6
10-11	(2)	2	2	4	2	4
TOTAL	20			22		22

SUSTAINABLE EXPEDITE PROGRAM

SUSTAINABLE, CLEAN & GREEN BLDG DEVELOPMENT TECHNIQUES:

1. INFRASTRUCTURE TO ACCOMMODATE & SUPPORT ROOFTOP PHOTOVOLTAIC PANELS WHICH PROVIDE 50% OF THE PROJECTS PROJECTED ENERGY CONSUMPTION.
2. LOW-E GLAZING
3. DROUGHT TOLERANT LANDSCAPE
4. RAIN-SENSING SPRINKLERS
5. LOW VOC PAINTS
6. COOL ROOF
7. NATURAL LIGHTING

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF 11 R-2 & R-3 TOWN HOMES ON A 25,664 S.F. LOT IN THE GOLDEN HILL PLANNED DISTRICT GH-1500 ZONE TOTALING 17,701 S.F. OF RESIDENTIAL AND 4,430 S.F. OF PARKING. ALL UNITS ARE THREE STORIES MAXIMUM IN HEIGHT.

PROJECT INFORMATION

PROJECT ADDRESS: B STREET - LOTS 1 & 2

LEGAL DESCRIPTION:

LOTS 1-5 AND EASTERLY 16.67' OF LOT 6, PLUS WESTERLY HALF OF 29TH STREET R.O.W. PLUS NORTHERLY HALF OF VACATED ALLEY ON BLOCK 63 OF E.W. MORSE'S MAP 547

APN: 539-521-0100 - Lot 1
539-521-0200 - Lot 2

PROJECT TEAM

OWNER:

GH3, LLC
665 15TH STREET
SAN DIEGO, CA 92101

CONTACT:
MATTHEW GORDON
(619) 572-3556

ARCHITECT

H2 - HAWKINS + HAWKINS ARCHITECTS, INC.
141 14TH STREET
SAN DIEGO, CA 92101

CONTACT:
DAVID HAWKINS
(619) 232-7700

LANDSCAPE

NERI LANDSCAPE ARCHITECTURE
928 HORNBLAND STREET, SUITE #3
SAN DIEGO, CA 92109

CONTACT:
JIM NERI
(858) 274-3222

CIVIL ENGINEER

CHRISTENSEN ENGINEERING AND SURVEYING
7888 SILVERTON AVENUE, SUITE J
SAN DIEGO, CA 92126

CONTACT:
TONY CHRISTENSEN
(619) 271-9901

GEOTECHNICAL ENGINEER

HETHERINGTON ENGINEERING INC.
5365 AVENIDA ENCINAS, SUITE A
CARLSBAD, CA 92008

CONTACT:
MARK HETHERINGTON
(760) 931-1917

SHEET INDEX

GENERAL (1 SHEET)

T0.1 TITLE SHEET

CIVIL (3 SHEETS)

C-1 EASEMENT MAP
C-2 SECTIONS/PROFILES
C-3 PRELIMINARY GRADING PLAN

LANDSCAPE (2 SHEETS)

L1.0 LANDSCAPE DEVELOPMENT PLAN
L1.1 LANDSCAPE DEVELOPMENT PLAN

ARCHITECTURAL (11 SHEETS)

A0.1 SITE PLAN
A0.2 FIRE ACCESS PLAN

A1.1 LEVEL 1 PLAN
A1.2 LEVEL 2 PLAN
A1.3 LEVEL 3 PLAN

A1.4 ROOF PLAN

A2.1 BUILDING ELEVATIONS
A2.2 BUILDING ELEVATIONS

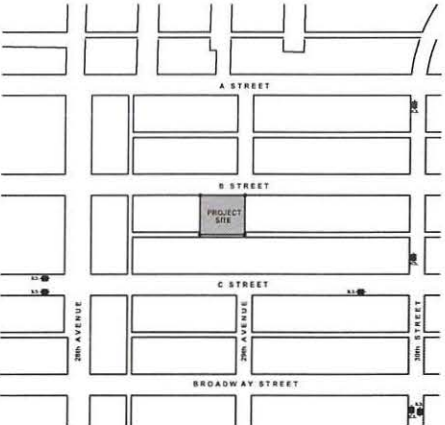
A2.3 BUILDING ELEVATIONS
A2.4 BUILDING ELEVATIONS

A2.5 BUILDING ELEVATIONS

AIRPORT NOTES:

NOTES:

1. ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE DECIBEL OF 45dB CNEL FOR ALL HABITABLE ROOMS.
2. NEAREST TRANSPORTATION STOP IS APPROXIMATELY 750' EAST ON 30TH STREET.



TRANSIT BUS STOP LOCATIONS



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GOLDEN HILL B STREET HOMES

ISSUE / REVISION DATES:		JOB NUMBER: 1306
COMPLETENESS CHECK	04-26-2015	
SITE DEVELOPMENT PERMIT SUBMITTAL 1	05-27-2015	
SITE DEVELOPMENT PERMIT SUBMITTAL 2	08-05-2015	
SITE DEVELOPMENT PERMIT SUBMITTAL 3	11-04-2015	
SITE DEVELOPMENT PERMIT SUBMITTAL 4	04-06-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 5	07-18-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 6	08-30-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016	
SHEET 1 OF 17		SCALE: NA

TITLE SHEET

T0.1

SITE PLAN GENERAL NOTES

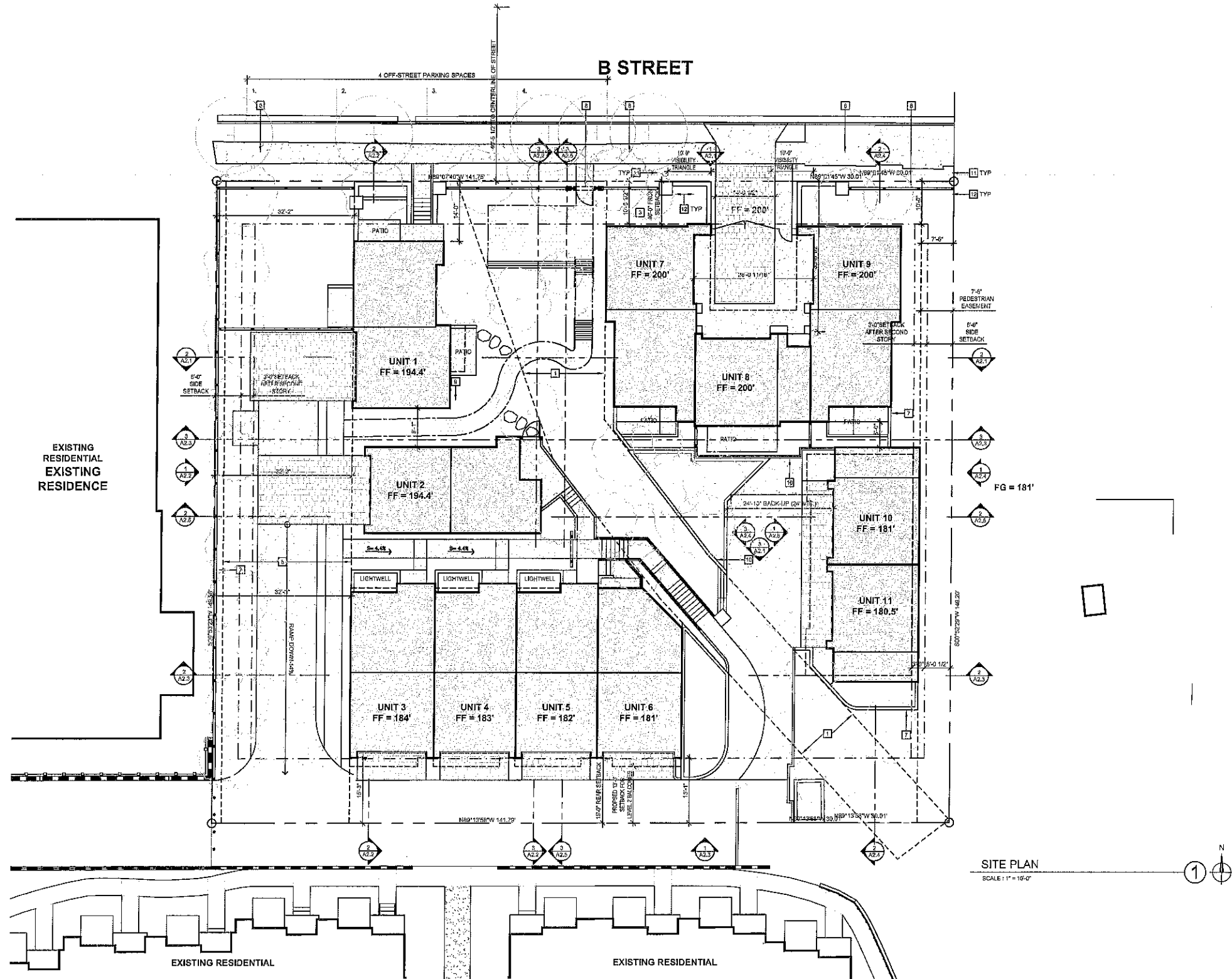
1. PROPOSED SITE CONTAINS VACANT LAND WITH NO EXISTING HABITABLE STRUCTURES
2. NEAREST TRANSPORTATION STOP IS APPROXIMATELY 150' EAST ON 30TH STREET.
3. ALL REQUIRED RESIDENTIAL PROPOSED PROJECT PARKING TO BE ENCLOSED WITHIN PRIVATE GARAGES.
4. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 96.0009.
5. REFER TO LANDSCAPE & CIVIL PLANS FOR ADDITIONAL INFORMATION.
6. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTION, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS / ACCESS SIDE OF EACH STRUCTURE.
7. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HOMES OR STROBES.
8. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
9. REFER TO CIVIL DRAWINGS FOR SMALL LOT SUBDIVISION LOT AREAS & MEASUREMENTS.
10. REFER TO LANDSCAPE DRAWINGS & FLOOR PLANS FOR REQUIRED EXTERIOR OPEN SPACE WITHIN SMALL LOT SUBDIVISION.

SITE PLAN KEYNOTES

1. LINE OF PROPOSED DRAINAGE EASEMENT (WIDTH VARIES)
2. NEW 14" CURB CUT PER CITY OF SAN DIEGO STANDARDS (RELOCATE EXISTING UTILITIES AS NEEDED)
3. BIOFILTRATION UNIT. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
4. TRASH / RECYCLING ENCLOSURE
5. LINE OF EXISTING 30" WIDE SEWER EASEMENT
6. NEW SIDEWALK PER GOLDEN HILL DESIGN GUIDELINES & CITY OF SAN DIEGO STANDARDS
7. NEW GCM WALL
8. NEW 5' HIGH DECORATIVE FENCING
9. NEW CATCH BASIN PER CIVIL
10. NEW KEYSTONE RETAINING WALL
11. PROPOSED WATER METER LOCATION
12. PROPOSED DOMESTIC WATER BACKFLOW PREVENTER

HARDSCAPE LEGEND (REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION)

- HARDSCAPE PAVING "A"**
POROUS PAVING SUCH AS:
• STABILIZED DECOMPOSED GRANITE
• CRUSHED DECORATIVE GRAVEL
- HARDSCAPE PAVING "B"**
POROUS PAVING SUCH AS:
• CONCRETE UNIT PAVERS ON A SAND BED WITH SAND SWEEP JOINTS
• STONE COBBLES W/ PLANTED JOINTS
• BRICK PAVERS ON A SAND BED W/ SAND SWEEP JOINTS
- HARDSCAPE PAVING "C"**
POROUS PAVING SUCH AS:
• BRICK PAVERS ON OPEN AGGREGATE BED WITH SAND SWEEP JOINTS
• PERMEABLE CONCRETE VEHICULAR PAVERS ON OPEN AGGREGATE BED WITH SAND SWEEP JOINTS
• STONE COBBLES VEHICULAR PAVING W/ PLANTED JOINTS
- HARDSCAPE PAVING "D"**
NON-POROUS PAVING SUCH AS:
• BROOM SWEEP CONCRETE PER SDSD
- HARDSCAPE PAVING "E"**
POROUS PAVING SUCH AS:
• GRAVEL PAVE STABILIZED GRAVEL SYSTEM BY ADDITIONAL SOUTHERLY LOT
• GRASS-CRETE OR EQUAL
- STREET YARD AREA INDICATED BY POCHÉ. AREA SHOWN REPRESENTS 47,348 SF (A 200 SF REQUIRED). AREA DOES NOT EXTEND MORE THAN 70' INTO SITE FROM FRONT PROPERTY.



SCALE: 1" = 10'-0"

GOLDEN HILL
B STREET HOMES

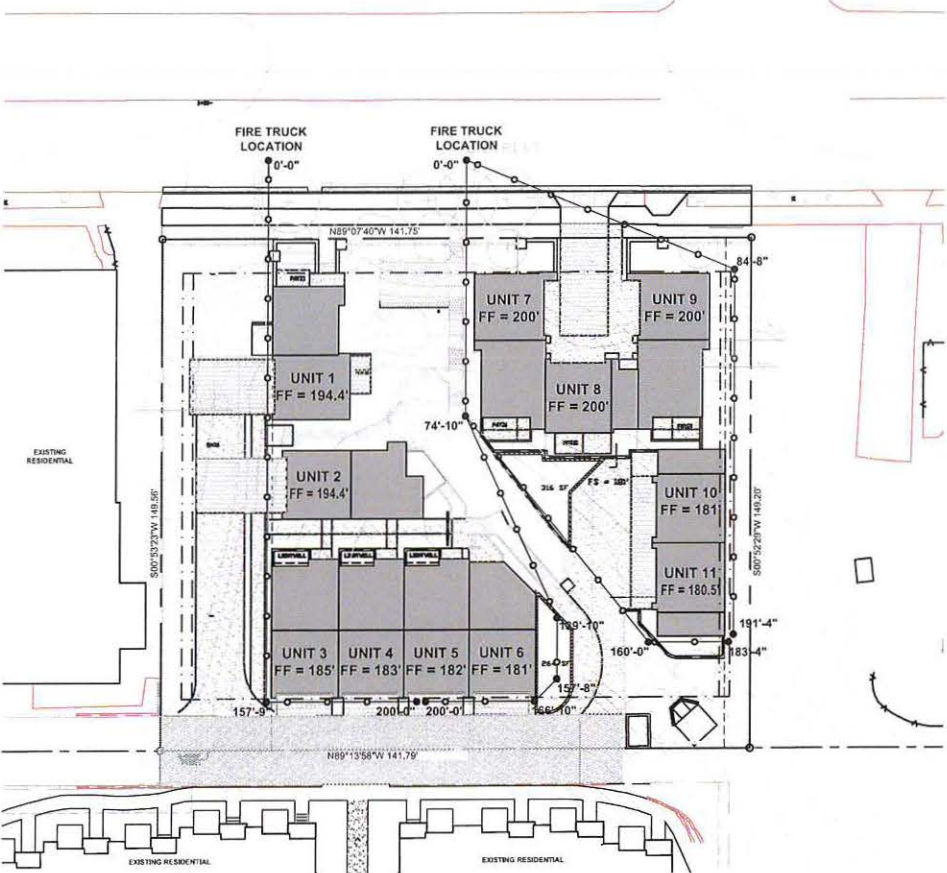


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ISSUE / REVISION DATES:		JOB NUMBER: 1306
COMPLETENESS CHECK	04-28-2016	SITE PLAN A0.1
SITE DEVELOPMENT PERMIT SUBMITTAL 1	06-27-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 2	08-05-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 3	11-04-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 4	04-06-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 5	07-18-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016	
SHEET 7 OF 17		SCALE: 1" = 10'-0"

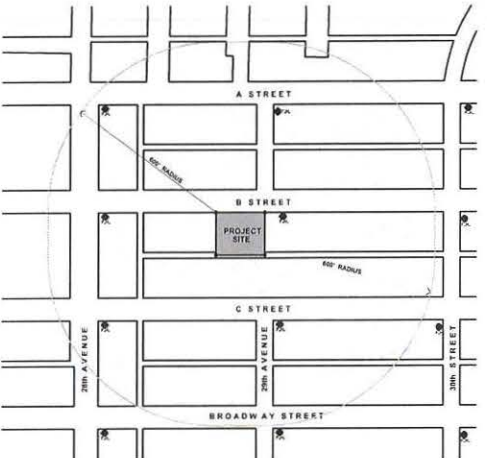
FIRE ACCESS PLAN NOTES

1. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0205.
2. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTION, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS / ACCESS SIDE OF EACH STRUCTURE.
3. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
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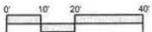
SITE PLAN

SCALE: 1" = 20'-0"



FIRE HYDRANT LOCATIONS

SCALE: 1" = 20'-0"



GOLDEN HILL
B STREET HOMES

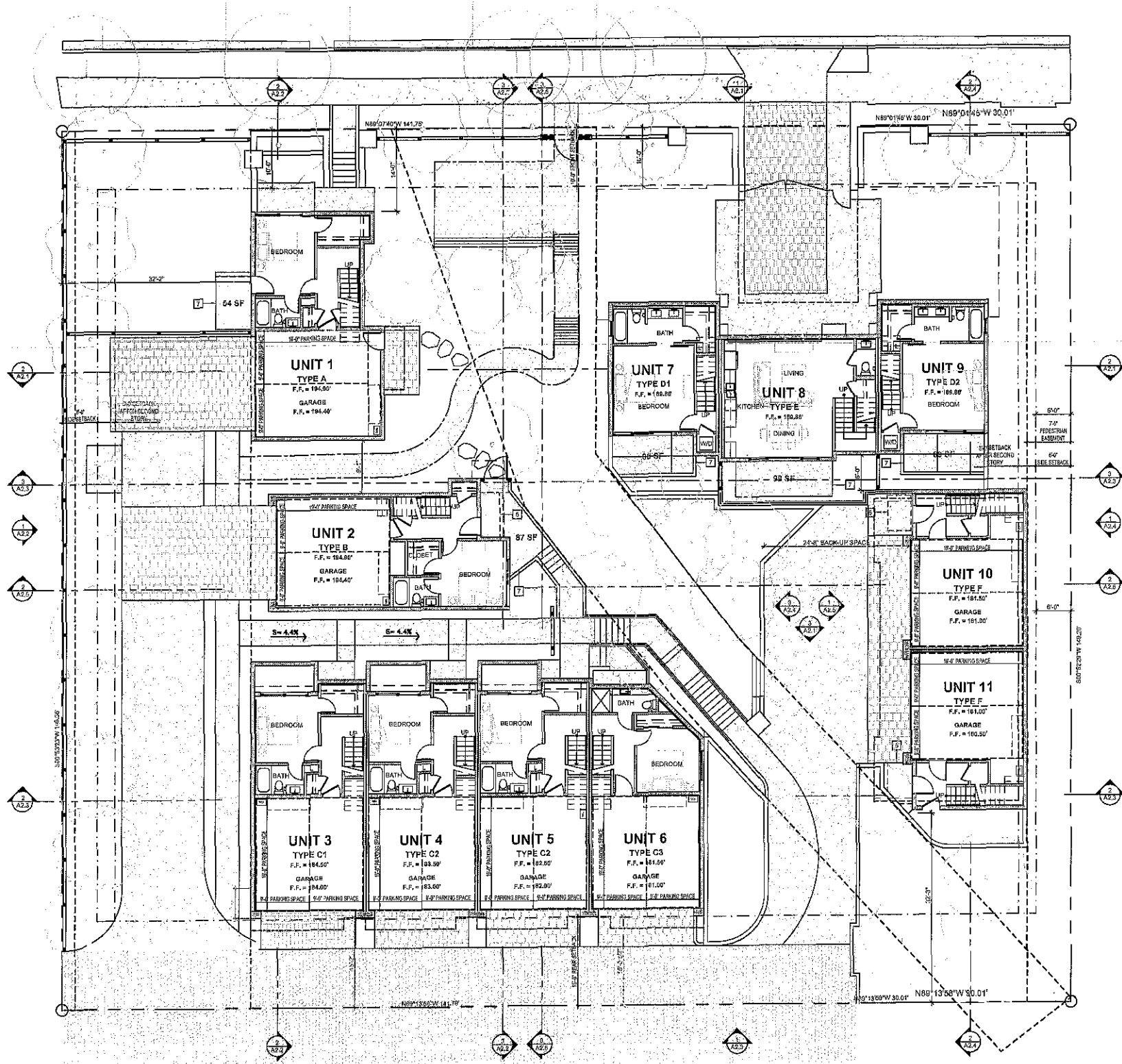


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ISSUE / REVISION DATES:		JOB NUMBER: 1306
COMPLETENESS CHECK	04-28-2015	FIRE ACCESS SITE PLAN A0.F
SITE DEVELOPMENT PERMIT SUBMITTAL 1	05-27-2015	
SITE DEVELOPMENT PERMIT SUBMITTAL 2	06-05-2015	
SITE DEVELOPMENT PERMIT SUBMITTAL 3	11-04-2015	
SITE DEVELOPMENT PERMIT SUBMITTAL 4	04-06-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 5	07-18-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 6	08-30-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016	
SHEET 8 OF 17		SCALE: 1" = 10'-0"

B STREET



LEVEL 1 FLOOR PLANS
SCALE: 1/8" = 1'-0"

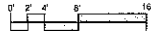
FLOOR & ROOF PLAN GENERAL NOTES

1. REFER TO CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION REGARDING GRADING.

FLOOR & ROOF PLAN KEYNOTES

1. CLASS 'A' BUILT UP ROOF OR TPO ROOF
2. ROOF TOP PHOTOVOLTAIC PANELS DESIGNED TO PROVIDE 80% OF PROJECTED ENERGY CONSUMPTION FOR EACH UNIT.
3. CONDENSER LOCATION
4. ROOF AND OVERFLOW DRAIN
5. 24 SF MIN COVERED PORCH AREA
6. 100 CUBIC FEET MIN STORAGE AREA @ 4' AFF WHERE INTRUDING IN PARKING SPACE
7. PRIVATE EXTERIOR USABLE OPEN SPACE (BP AS NOTED)

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



**GOLDEN
HILL**
B STREET HOMES

H2

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REGISTERED ARCHITECTS, STATE OF CALIFORNIA, NO. C-9720

ISSUE / REVISION DATES:	
COMPLETENESS CHECK	04-05-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 1	05-27-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 2	09-05-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 3	11-24-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 4	04-28-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 5	07-18-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 6	08-20-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016

SHEET 9 OF 17

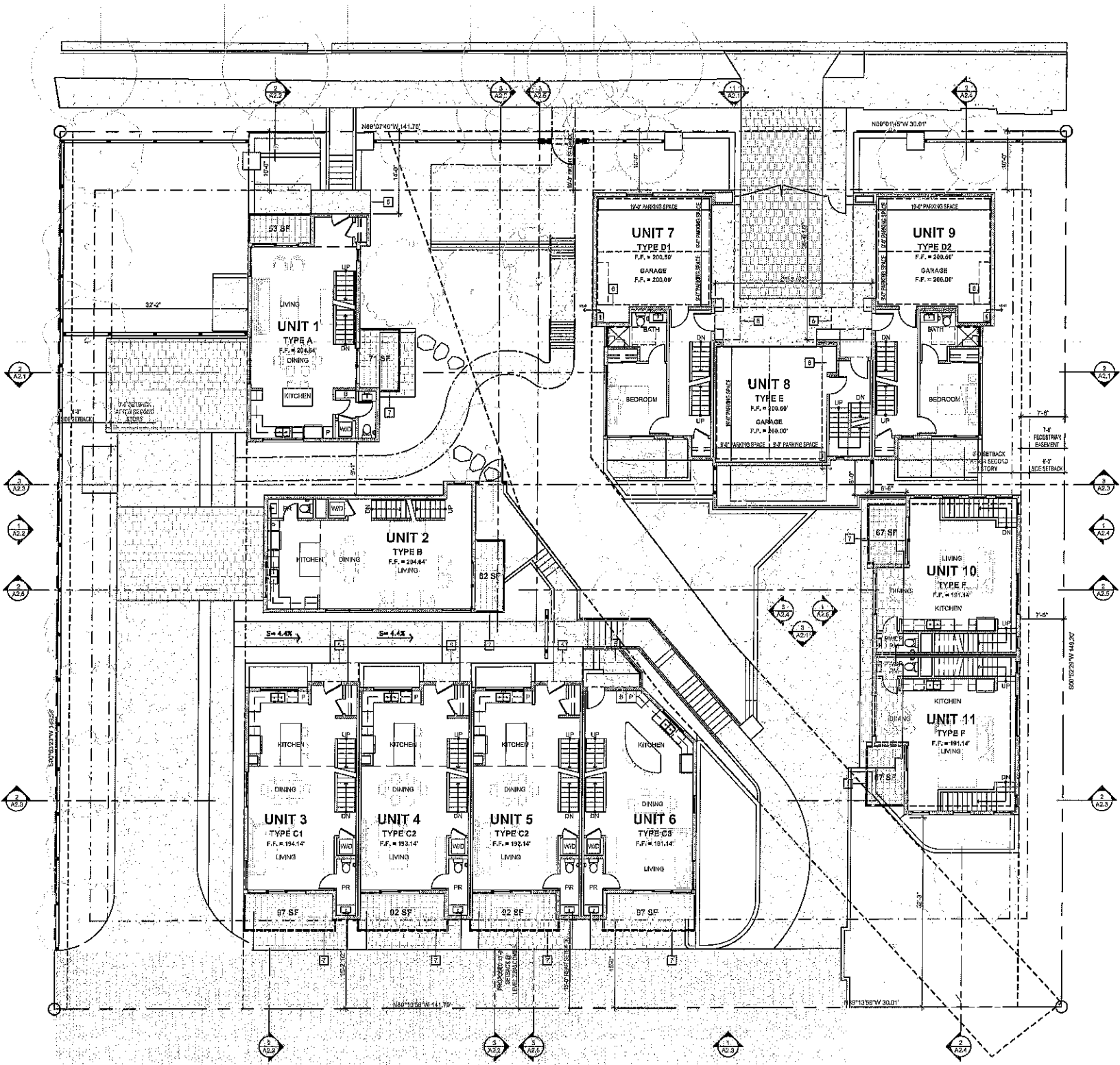
JOB NUMBER: 1205

LEVEL 1
FLOOR PLANS

A1.1

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

B STREET



LEVEL 2 FLOOR PLANS

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



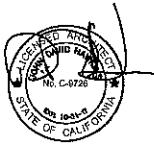
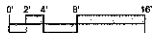
FLOOR & ROOF PLAN GENERAL NOTES

1. REFER TO CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION REGARDING GRADING.

FLOOR & ROOF PLAN KEYNOTES

1. GLASS "X" BUILT UP ROOF OR TPO ROOF
2. ROOF TOP PHOTOVOLTAIC PANELS DESIGNED TO PROVIDE 60% OF PROJECTED ENERGY CONSUMPTION FOR EACH UNIT.
3. CONDENSER LOCATION
4. ROOF AND OVERFLOW DRAIN
5. 24 SF MIN COVERED PORCH AREA
6. 100 CUBIC FEET MIN STORAGE AREA @ 4' AFF WHERE INTRUDING IN PARKING SPACE
7. PRIVATE EXTERIOR USABLE OPEN SPACE (SF AS NOTED)

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



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SITE DEVELOPMENT PERMIT SUBMITTAL 4	04-06-2016
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SITE DEVELOPMENT PERMIT SUBMITTAL 6	09-30-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-13-2016

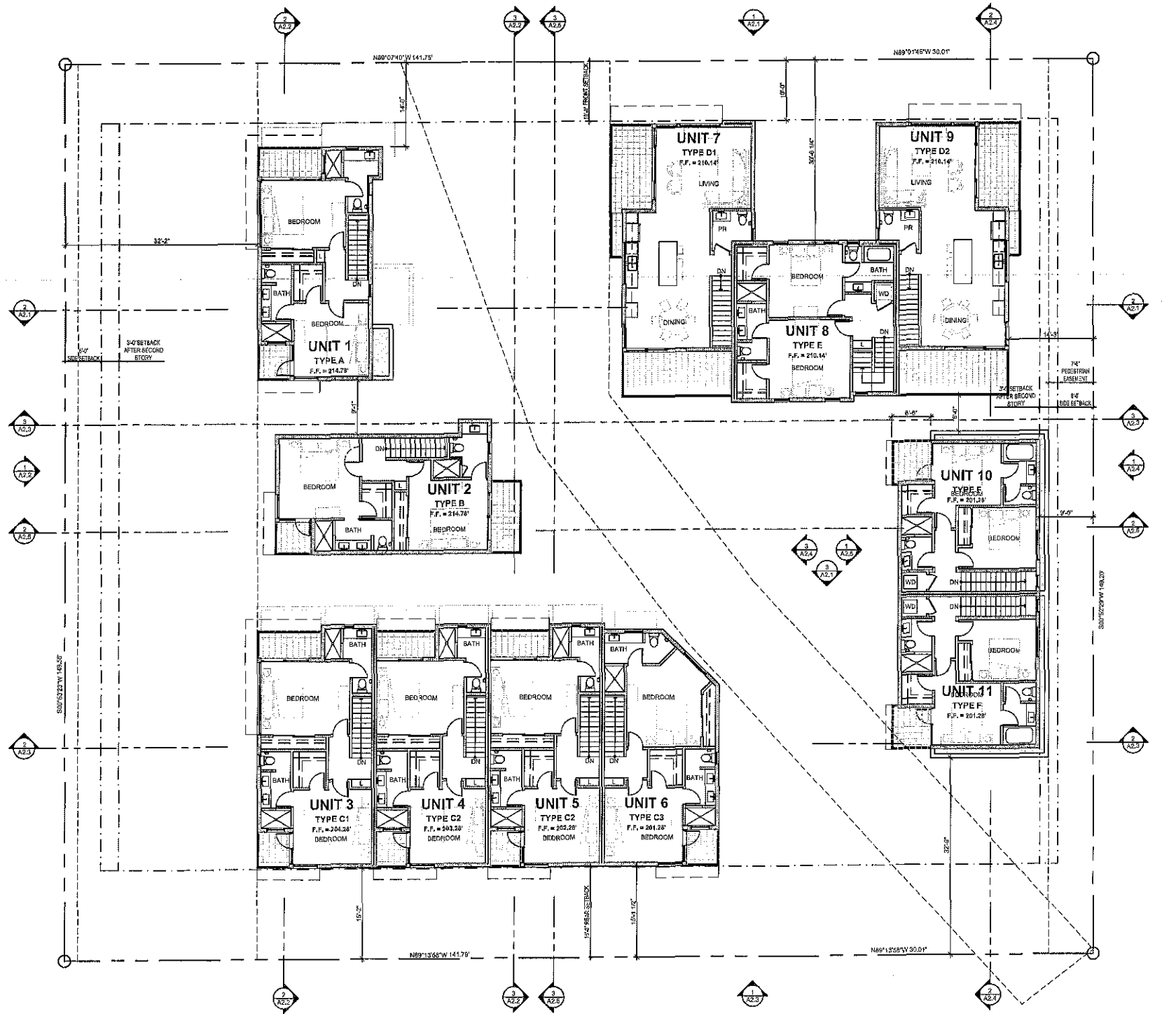
SHEET 10 OF 17

JOB NUMBER: 1308

LEVEL 2
FLOOR PLANS

A1.2

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



LEVEL 3 FLOOR PLANS

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



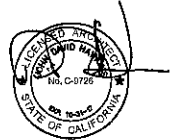
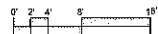
FLOOR & ROOF PLAN GENERAL NOTES

1. REFER TO CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION REGARDING GRADING.

FLOOR & ROOF PLAN KEYNOTES

1. CLASS 'A' BUILT UP ROOF OR TPO ROOF
2. ROOF TOP PHOTOVOLTAIC PANELS DESIGNED TO PROVIDE 50% OF PROJECTED ENERGY CONSUMPTION FOR EACH UNIT.
3. CONDENSER LOCATION
4. ROOF AND OVERFLOW DRAIN
5. 24 H MIN COVERED PORCH AREA
6. 100 CUBIC FEET MIN STORAGE AREA @ 4' AFF WHERE INTRUDING IN PARKING SPACE
7. PRIVATE EXTERIOR USABLE OPEN SPACE (SF AS NOTED)

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



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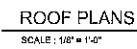
SHEET 11 OF 17 SCALE: 1/8" = 1'-0"

LEVEL 3
FLOOR PLANS

A1.3

1. REFER TO CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION REGARDING GRADING.

1	CLASS "A" BUILT UP ROOF OR TPO ROOF
2	ROOF TOP PHOTOVOLTAIC PANELS DESIGNED TO PROVIDE 60% OF PROJECTED ENERGY CONSUMPTION FOR EACH UNIT.
3	CONDENSER LOCATION
4	ROOF AND OVERFLOW DRAIN
5	24 SQ. FT. MIN COVERED PORCH AREA
6	100 CUBIC FEET MIN STORAGE AREA @ 4' AFF WHERE INTRUDING IN PARKING SPACE
7	PRIVATE EXTERIOR USABLE OPEN SPACE (SF AS NOTED)

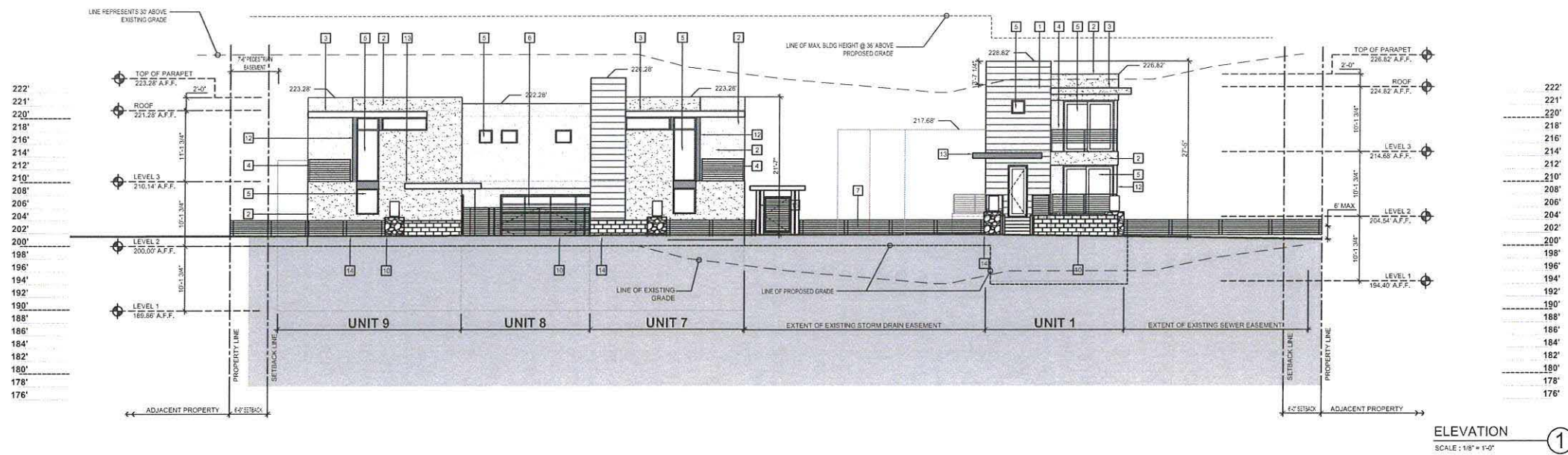


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SITE DEVELOPMENT PERMIT SUBMITTAL 5	07-18-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 6	08-30-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016
SHEET 12 OF 17	SCALE: 1/8" = 1'-0"



ELEVATION & SECTION GENERAL NOTES

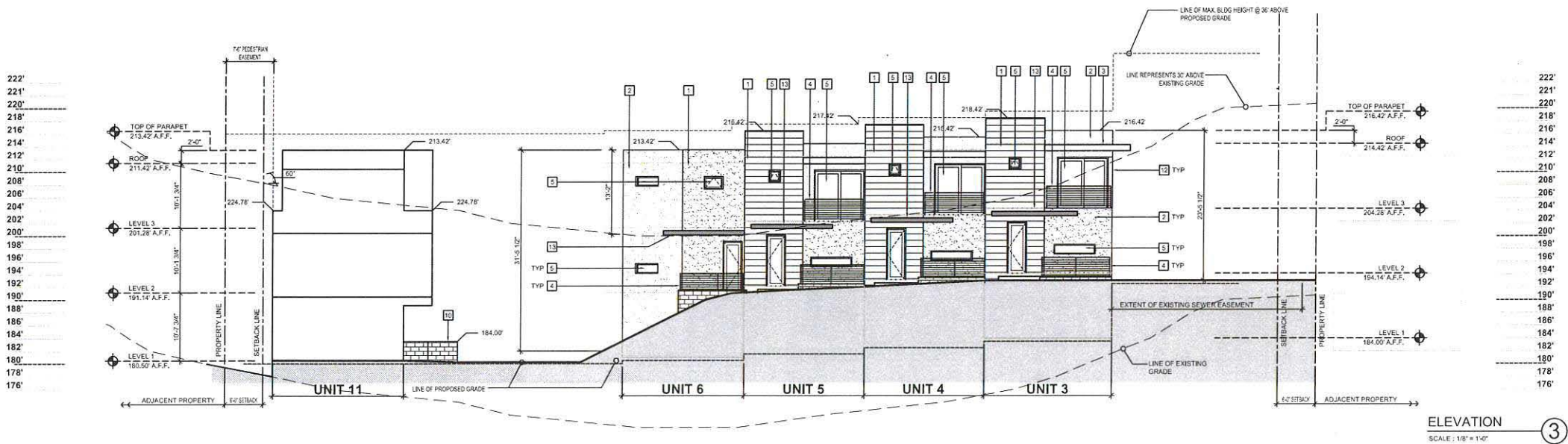
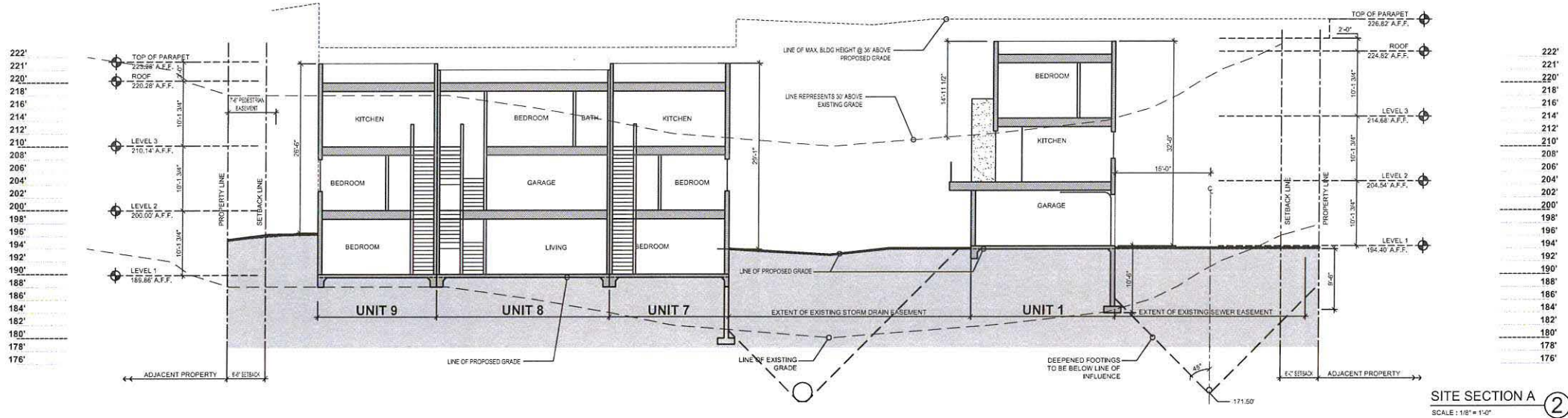
1. REFER TO CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION REGARDING GRADING.
3. REFER TO ROOF PLAN FOR ROOFTOP PHOTOVOLTAIC PANEL INFORMATION.

ELEVATION & SECTION KEYNOTES

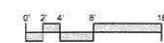
1. METAL PANELS
2. "SAND" FINISH CEMENT PLASTER, COLOR TBD.
3. "SAND" FINISH CEMENT PLASTER CANOPY, COLOR TBD.
4. GALVANIZED, PAINTED STEEL GUARDRAIL, COLOR TBD.
5. VINYL WINDOW / DOOR SYSTEM
6. GALVANIZED, PAINTED STEEL ENTRY GATE.
7. GALVANIZED, PAINTED STEEL FENCE.
8. VINYL FRENCH ENTRY DOOR.
9. KEYSTONE RETAINING WALL WITH ANTI-GRAFFITI COATING, COLOR TBD.
10. GROUND FACE CMU, COLOR TBD.
11. PAINTED GARAGE DOOR, COLOR TBD
12. METAL PANEL, COLOR TBD.
13. GALVANIZED, PAINTED STEEL CANOPY, COLOR TBD
14. 3' TALL FREE STANDING WALL W/ LAMP PER LANDSCAPE DRAWINGS.
15. WOOD ARBOR PER LANDSCAPE DRAWINGS
16. MODULAR GABION CHECK DAM CARPED W/ DETACHABLE PEDESTRIAN BOARDWALK.

ELEVATION & SECTION KEYNOTES

1. ZINC METAL PANELS, PER KEYNOTE 1
2. CEMENT PLASTER, PER KEYNOTE 2
3. KEYSTONE WALL WITH ANTI GRAFFITI COATING PER KEYNOTE 9
4. GROUND FACE CMU WITH ANTI GRAFFITI COATING PER KEYNOTE 10
5. GRAVEL / DRY STACKED STONE IN METAL CAGE.



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



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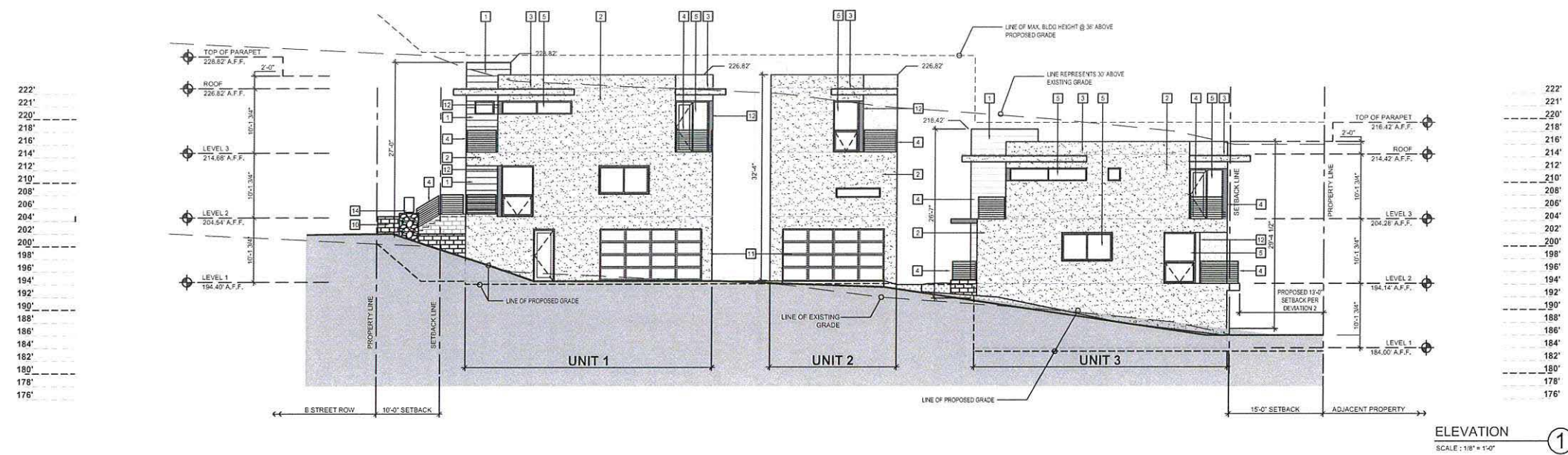
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SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016

SITE SECTIONS & ELEVATIONS

A2.1

SHEET 13 OF 17

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



ELEVATION & SECTION GENERAL NOTES

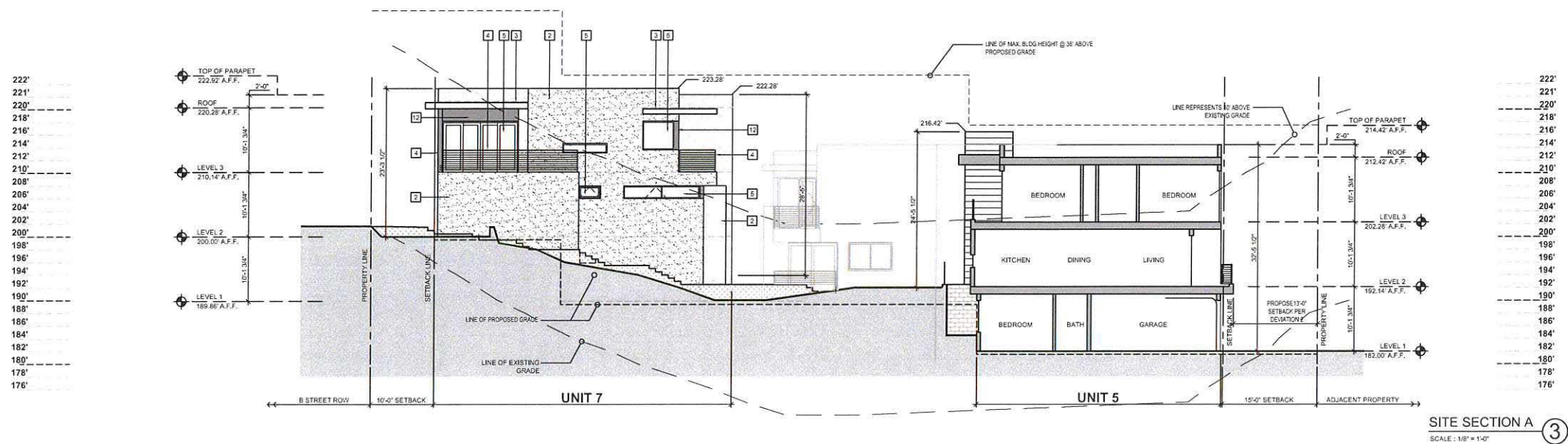
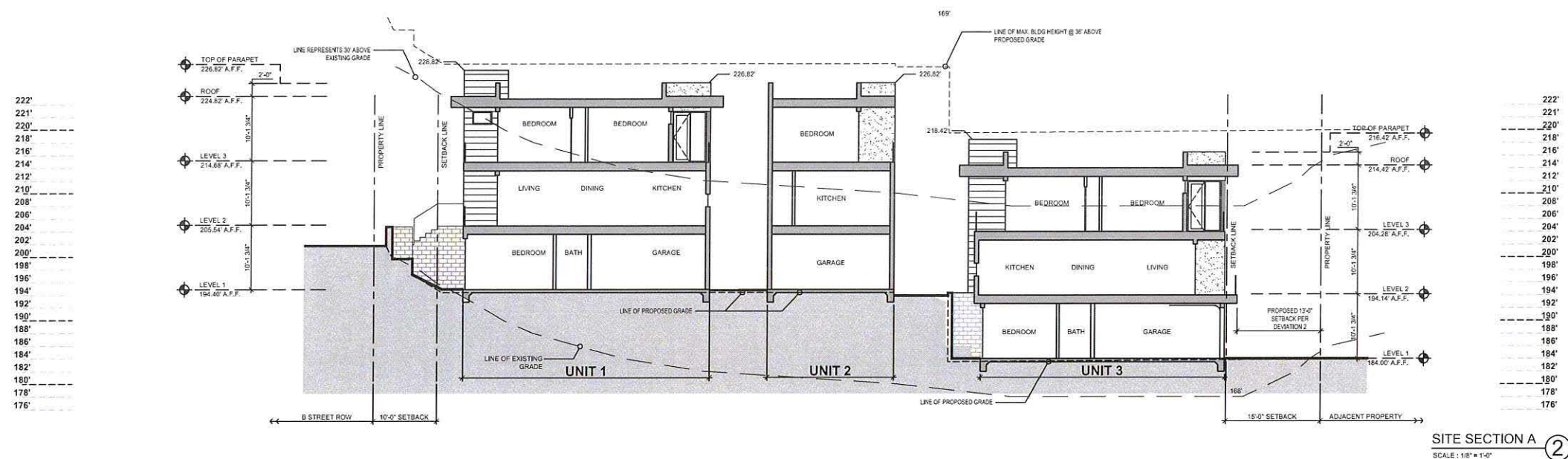
1. REFER TO CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION REGARDING GRADING.
3. REFER TO ROOF PLAN FOR ROOFTOP PHOTOVOLTAIC PANEL INFORMATION.

ELEVATION & SECTION KEYNOTES

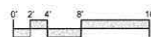
- 1 METAL PANELS
- 2 "SAND" FINISH CEMENT PLASTER, COLOR TBD.
- 3 "SAND" FINISH CEMENT PLASTER CANOPY, COLOR TBD.
- 4 GALVANIZED, PAINTED STEEL GUARDRAIL, COLOR TBD.
- 5 VINYL WINDOW / DOOR SYSTEM
- 6 GALVANIZED, PAINTED STEEL ENTRY GATE.
- 7 GALVANIZED, PAINTED STEEL FENCE.
- 8 VINYL FRENCH ENTRY DOOR
- 9 KEYSTONE RETAINING WALL WITH ANTI-GRAFFITI COATING, COLOR TBD.
- 10 GROUND FACE CMU, COLOR TBD.
- 11 PAINTED GARAGE DOOR, COLOR TBD
- 12 METAL PANEL, COLOR TBD.
- 13 GALVANIZED, PAINTED STEEL CANOPY, COLOR TBD
- 14 9" TALL FREE STANDING WALL W/ LAMP PER LANDSCAPE DRAWINGS.
- 15 WOOD ARBOR PER LANDSCAPE DRAWINGS
- 16 MODULAR GABION CHECK DAM CAPPED W/ DETACHABLE PEDESTRIAN BOARDWALK.

ELEVATION & SECTION KEYNOTES

- 1 ZINC METAL PANELS, PER KEYNOTE 1
- 2 CEMENT PLASTER, PER KEYNOTE 2
- 3 KEYSTONE WALL, WITH ANTI GRAFFITI COATING PER KEYNOTE 9
- 4 GROUND FACE CMU, WITH ANTI GRAFFITI COATING PER KEYNOTE 10
- 5 GRAVEL / DRY STACKED STONE IN METAL CAGE.



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



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SITE DEVELOPMENT PERMIT SUBMITTAL 4	04-06-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 5	07-19-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 6	08-30-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016

SITE SECTIONS & ELEVATIONS

A2.2

SHEET 14 OF 17 SCALE: 1/8" = 1'-0"

ELEVATION & SECTION GENERAL NOTES

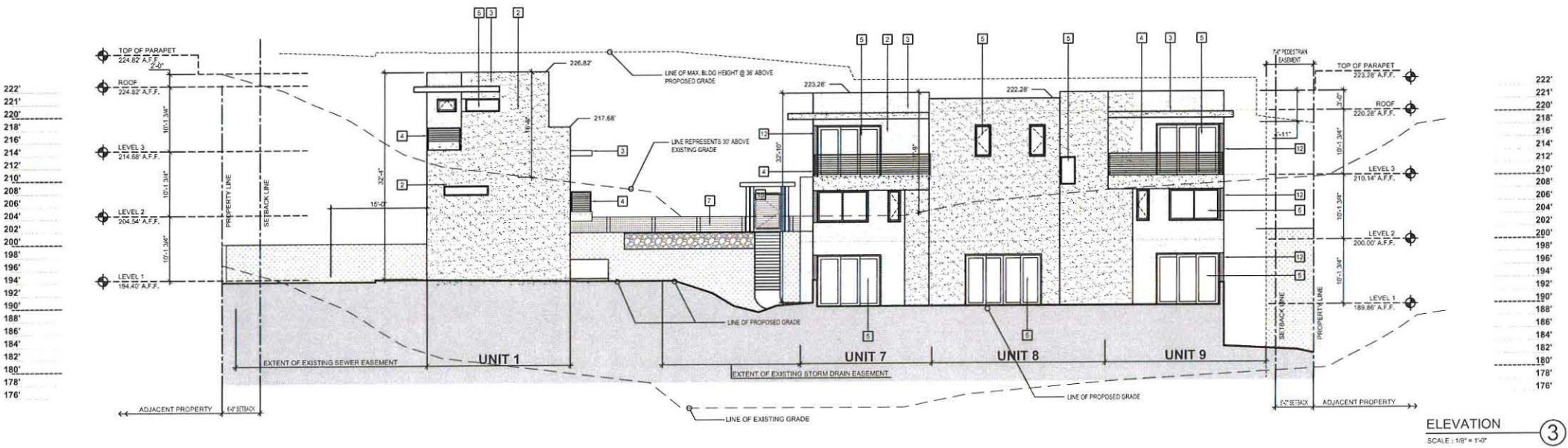
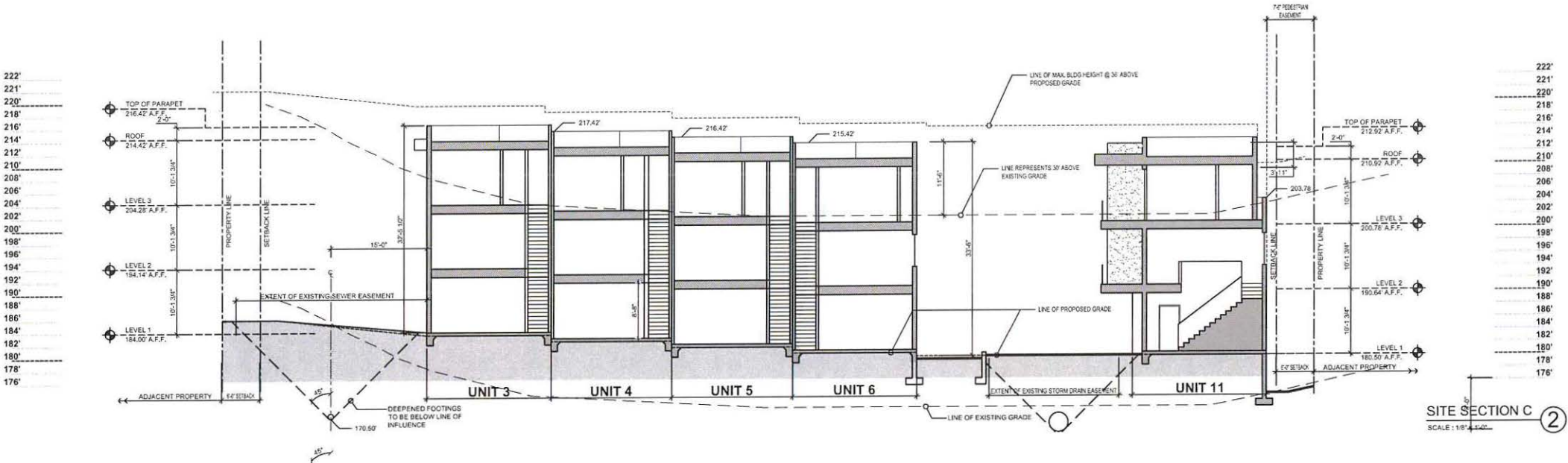
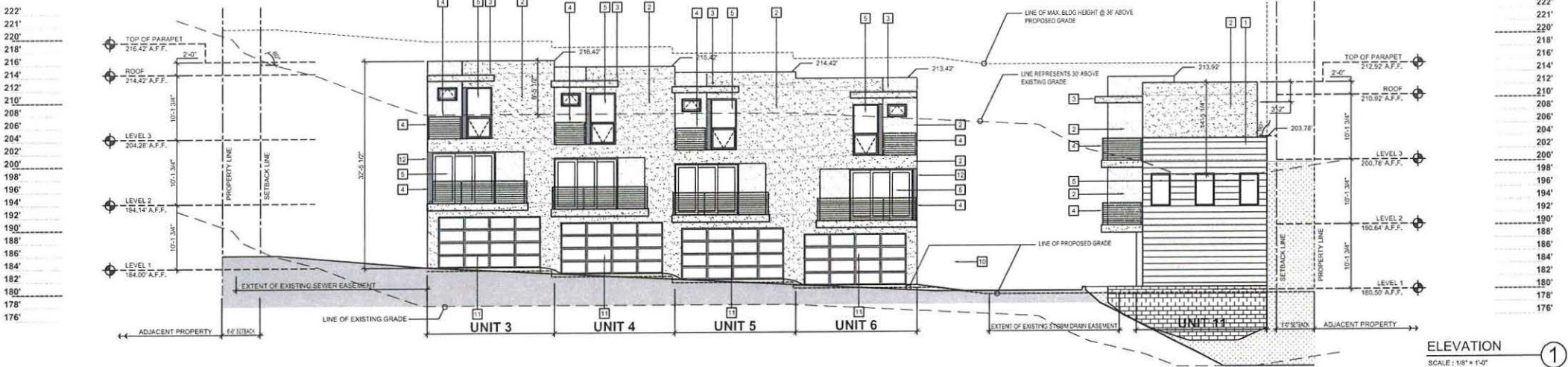
1. REFER TO CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION REGARDING GRADING.
3. REFER TO ROOF PLAN FOR ROOF TOP PHOTOVOLTAIC PANEL INFORMATION.

ELEVATION & SECTION KEYNOTES

1. METAL PANELS.
2. "SAND" FINISH CEMENT PLASTER, COLOR TBD.
3. "SAND" FINISH CEMENT PLASTER CANOPY, COLOR TBD.
4. GALVANIZED, PAINTED STEEL GUARDRAIL, COLOR TBD.
5. VINYL WINDOW / DOOR SYSTEM.
6. GALVANIZED, PAINTED STEEL ENTRY GATE.
7. GALVANIZED, PAINTED STEEL FENCE.
8. VINYL FRENCH ENTRY DOOR.
9. KEYSTONE RETAINING WALL WITH ANTI-GRAFFITI COATING, COLOR TBD.
10. GROUND FACE CMU, COLOR TBD.
11. PAINTED GARAGE DOOR, COLOR TBD.
12. METAL PANEL, COLOR TBD.
13. GALVANIZED, PAINTED STEEL CANOPY, COLOR TBD.
14. 3" TALL FREE STANDING WALL W/ LAMP PER LANDSCAPE DRAWINGS.
15. WOOD ARBOR PER LANDSCAPE DRAWINGS.
16. MODULAR GABION CHECK DAM CAPPED W/ DETACHABLE PEDESTRIAN BOARDWALK.

ELEVATION & SECTION KEYNOTES

1. ZINC METAL PANELS, PER KEYNOTE 1.
2. CEMENT PLASTER PER KEYNOTE 2.
3. KEYSTONE WALL WITH ANTI-GRAFFITI COATING PER KEYNOTE 9.
4. GROUND FACE CMU WITH ANTI-GRAFFITI COATING PER KEYNOTE 10.
5. GRAVEL / DRY STACKED STONE IN METAL CAGE.



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



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SITE DEVELOPMENT PERMIT SUBMITTAL 4	04-06-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 5	07-19-2016	
SITE DEVELOPMENT PERMIT SUBMITTAL 6	08-30-2016	SHEET 15 OF 17
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016	

SITE SECTIONS & ELEVATIONS

A2.3

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

ELEVATION & SECTION GENERAL NOTES

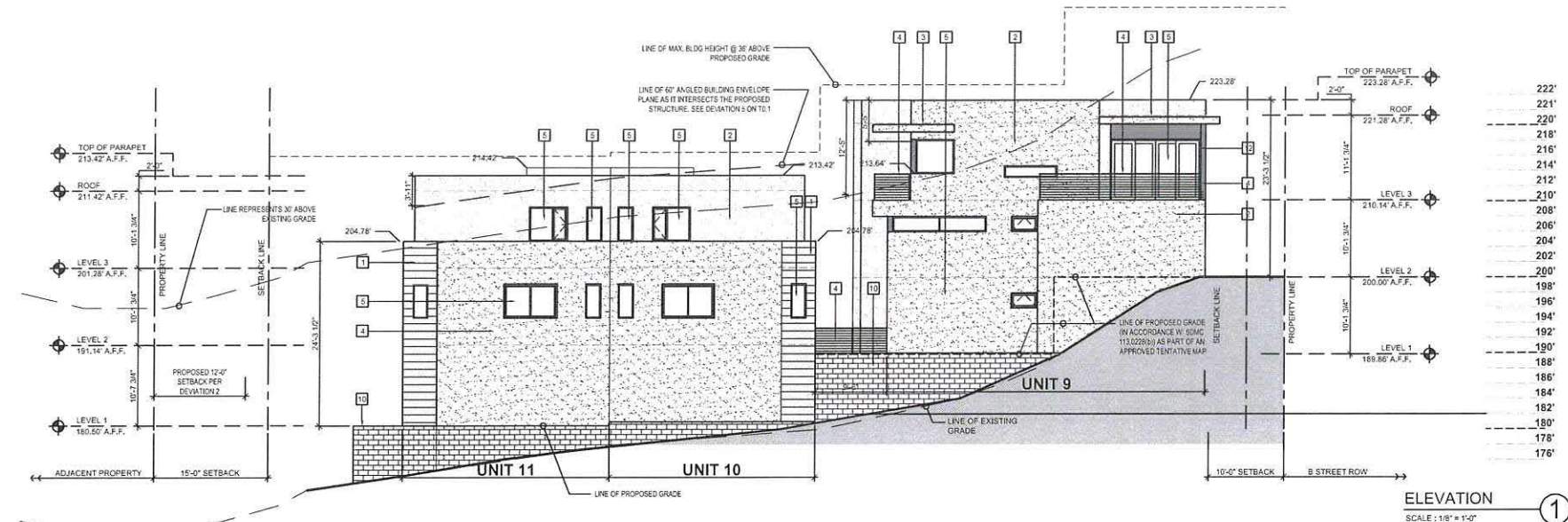
1. REFER TO CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION REGARDING GRADING.
3. REFER TO ROOF PLAN FOR ROOFTOP PHOTOVOLTAIC PANEL INFORMATION.

ELEVATION & SECTION KEYNOTES

- 1 METAL PANELS
- 2 "SAND" FINISH CEMENT PLASTER, COLOR TBD.
- 3 "SAND" FINISH CEMENT PLASTER CANOPY, COLOR TBD.
- 4 GALVANIZED, PAINTED STEEL GUARDRAIL, COLOR TBD.
- 5 VINYL WINDOW / DOOR SYSTEM
- 6 GALVANIZED, PAINTED STEEL ENTRY GATE.
- 7 GALVANIZED, PAINTED STEEL FENCE.
- 8 VINYL FRENCH ENTRY DOOR
- 9 KEYSTONE RETAINING WALL WITH ANTI-GRAFFITI COATING, COLOR TBD.
- 10 GROUND FACE CMU, COLOR TBD.
- 11 PAINTED GARAGE DOOR, COLOR TBD
- 12 METAL PANEL, COLOR TBD.
- 13 GALVANIZED, PAINTED STEEL CANOPY, COLOR TBD
- 14 9" TALL FREE STANDING WALL W/ LAMP PER LANDSCAPE DRAWINGS.
- 15 WOOD ARBOR PER LANDSCAPE DRAWINGS
- 16 MODULAR GABION CHECK DAM CAPPED W/ DETACHABLE PEDESTRIAN BOARDWALK.

ELEVATION & SECTION KEYNOTES

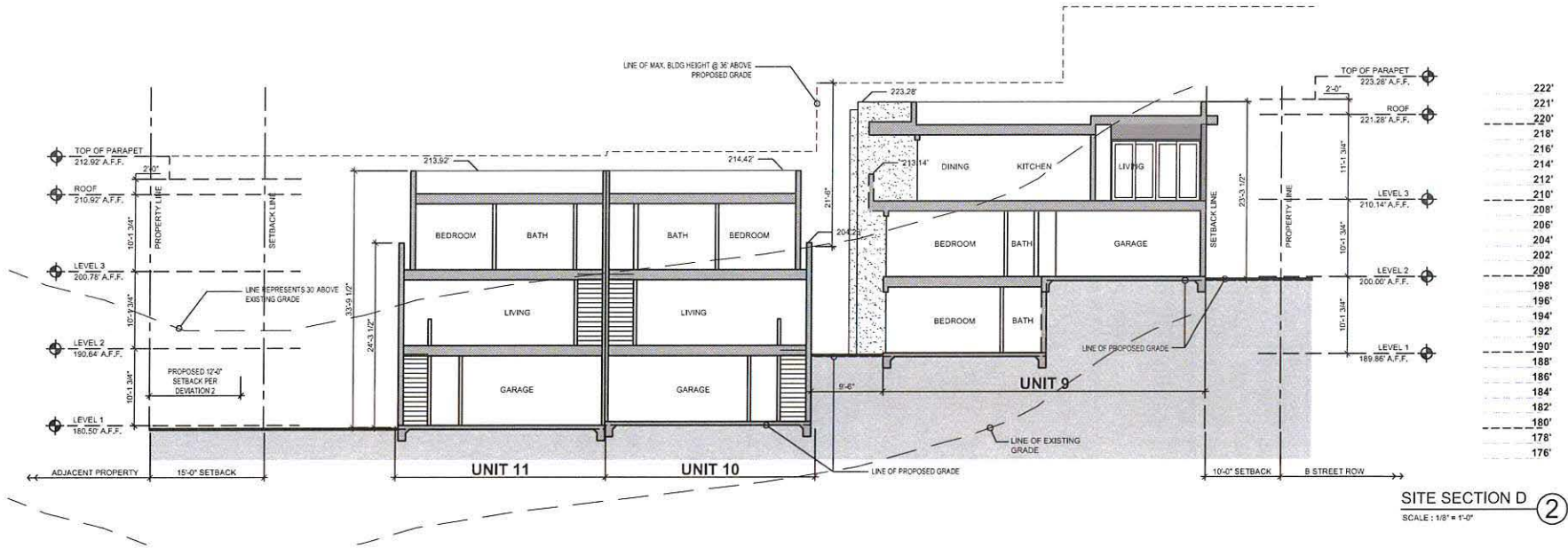
- 1 ZINC METAL PANELS, PER KEYNOTE 1
- 2 CEMENT PLASTER, PER KEYNOTE 2
- 3 KEYSTONE WALL, WITH ANTI GRAFFITI COATING PER KEYNOTE 9
- 4 GROUND FACE CMU, WITH ANTI GRAFFITI COATING PER KEYNOTE 10
- 5 GRAVEL / DRY STACKED STONE IN METAL CAGE.



ELEVATION

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

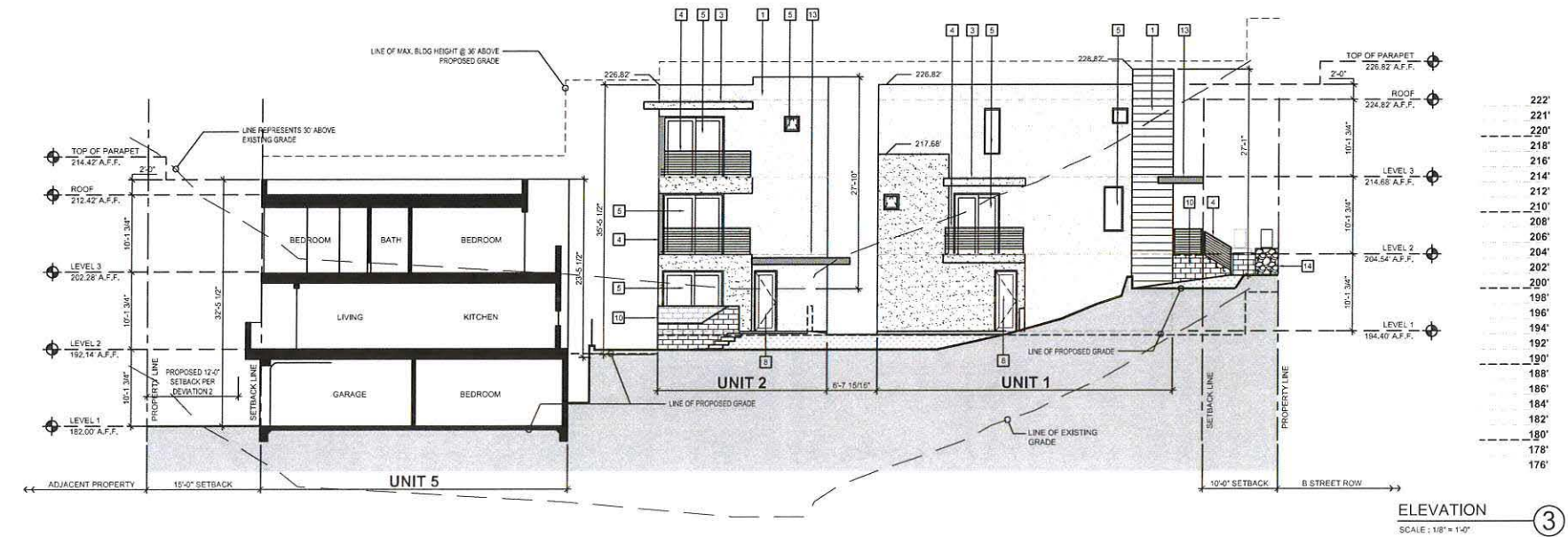
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SITE SECTION D

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

2

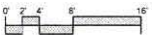


ELEVATION

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

3

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



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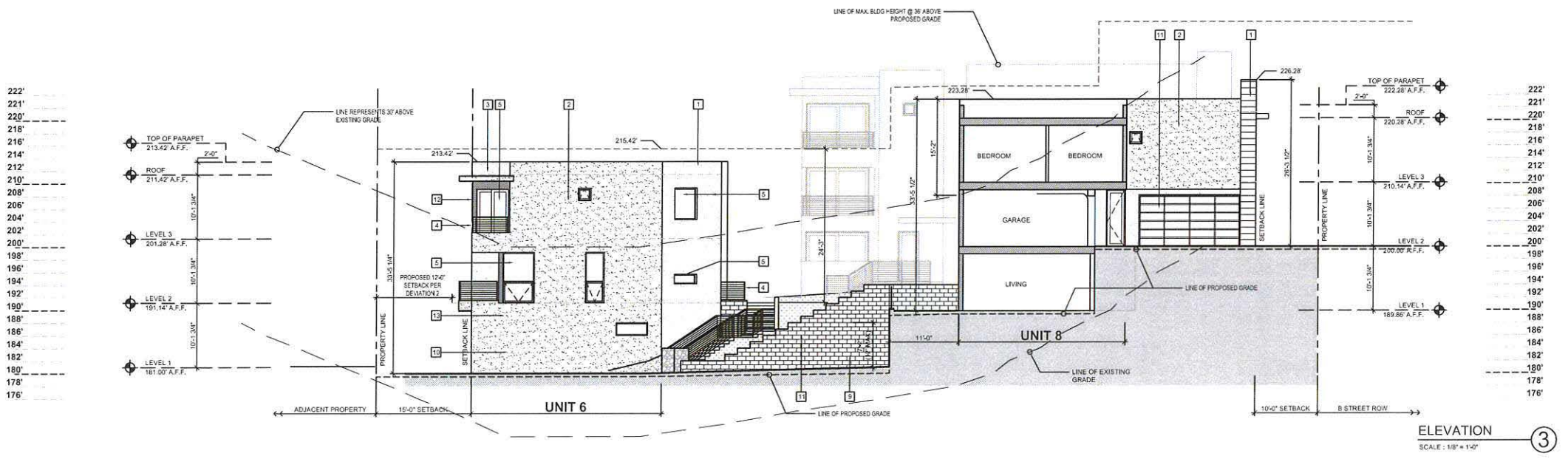
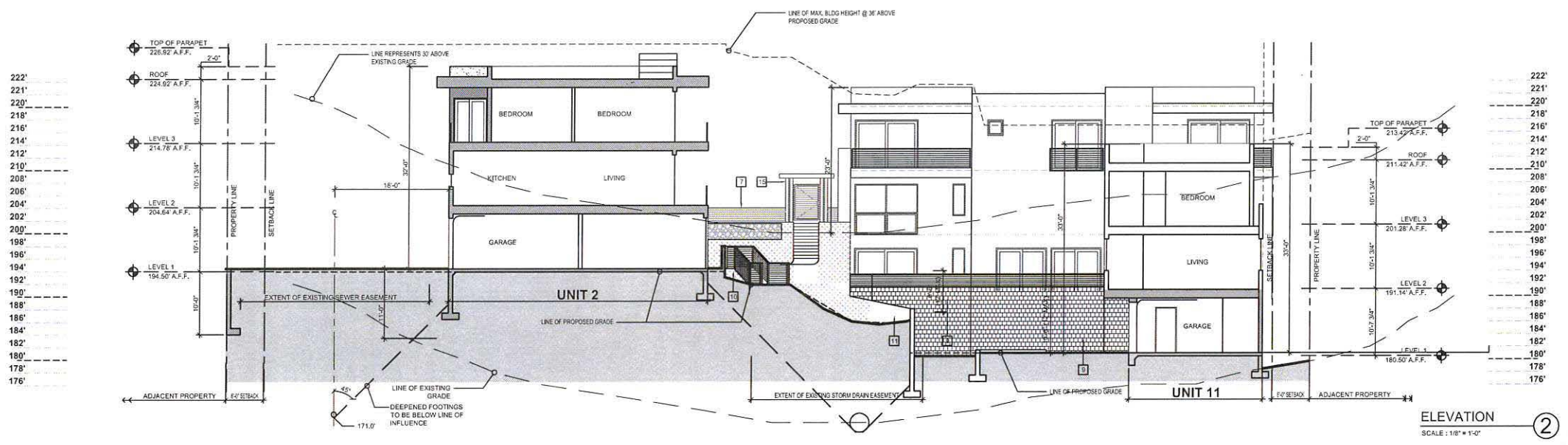
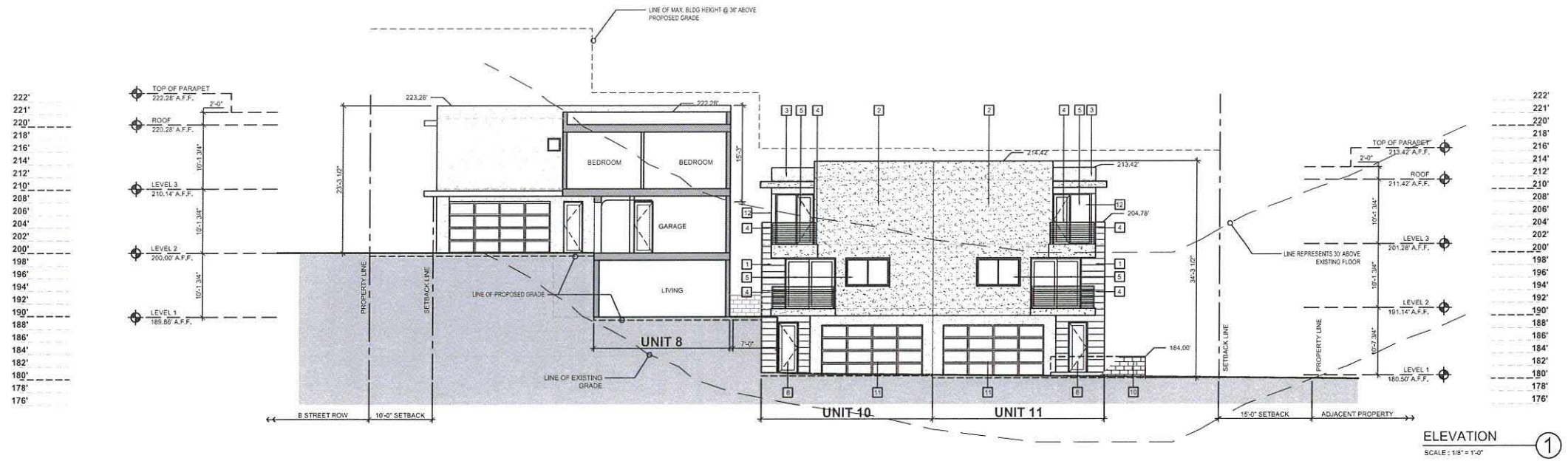
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SITE DEVELOPMENT PERMIT SUBMITTAL 6	08-30-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016

SITE SECTIONS &
ELEVATIONS

A2.4

SHEET 16 OF 17 SCALE: 1/8" = 1'-0"



ELEVATION & SECTION GENERAL NOTES

1. REFER TO CIVIL & LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION REGARDING GRADING.
3. REFER TO ROOF PLAN FOR ROOFTOP PHOTOVOLTAIC PANEL INFORMATION.

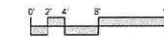
ELEVATION & SECTION KEYNOTES

1. METAL PANELS
2. "SAND" FINISH CEMENT PLASTER, COLOR TBD.
3. "SAND" FINISH CEMENT PLASTER CANOPY, COLOR TBD.
4. GALVANIZED, PAINTED STEEL GUARDRAIL, COLOR TBD.
5. VINYL WINDOW / DOOR SYSTEM
6. GALVANIZED, PAINTED STEEL ENTRY GATE.
7. GALVANIZED, PAINTED STEEL FENCE.
8. VINYL FRENCH ENTRY DOOR
9. KEYSTONE RETAINING WALL WITH ANTI-GRAFFITI COATING, COLOR TBD.
10. GROUND FACE CMU, COLOR TBD.
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12. METAL PANEL, COLOR TBD.
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ELEVATION & SECTION KEYNOTES

1. ZINC METAL PANELS, PER KEYNOTE 1
2. CEMENT PLASTER, PER KEYNOTE 2
9. KEYSTONE WALL WITH ANTI GRAFFITI COATING PER KEYNOTE 9
10. GROUND FACE CMU WITH ANTI GRAFFITI COATING PER KEYNOTE 10
16. GRAVEL / DRY STACKED STONE IN METAL CAGE.

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



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San Diego, California
92101

HAWKINS + HAWKINS ARCHITECTS, INC.
REGISTERED PROFESSIONAL ARCHITECTS AND LANDSCAPE ARCHITECTS
REGISTERED IN THE STATE OF CALIFORNIA
HAWKINS + HAWKINS ARCHITECTS, INC. IS NOT A
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ISSUE / REVISION DATES:	
COMPLETENESS CHECK	04-28-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 1	05-27-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 2	08-05-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 3	11-04-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 4	04-06-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 5	07-18-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 6	08-30-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016

JOB NUMBER: 1306
SITE SECTIONS & ELEVATIONS
A2.5
SCALE: 1/8" = 1'-0"

SITE DEVELOPMENT

LEGAL DESCRIPTION:

LOTS 1 THROUGH 8 INCLUSIVE AND THE EAST 15.28 FEET OF LOT 8 IN BLOCK 68 OF S.W. MORRIS SUBDIVISION OF PUEBLO LOT 1165, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 547, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 08, 1971.

41.80 INCLUDING THAT PORTION OF THE NORTHERLY 1/2 OF THE ALLEY LYING SOUTHERLY OF SAID LOTS 1 THROUGH 8 AND PORTION OF LOT 6 AND THE WEST 1/2 OF 29TH STREET ADJOINING LOT 1 AND SAID VACATED ALLEY, AS CLOSED AND VACATED TO PUBLIC USE PER RESOLUTION OF THE CITY OF SAN DIEGO, A CERTIFIED COPY OF WHICH RECORDED DECEMBER 18, 1989 AS FILE NO. 89-683492 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBERS: 539-521-01,02,

OWNER:

JAYCO, LLC
P.O. BOX 281446
ENCINITAS, CA 92028

AREA:

SITE AREA: 0.689 ACRES (29,694 SQUARE FEET)
GROSS FLOOR AREA 15,671 SQUARE FEET

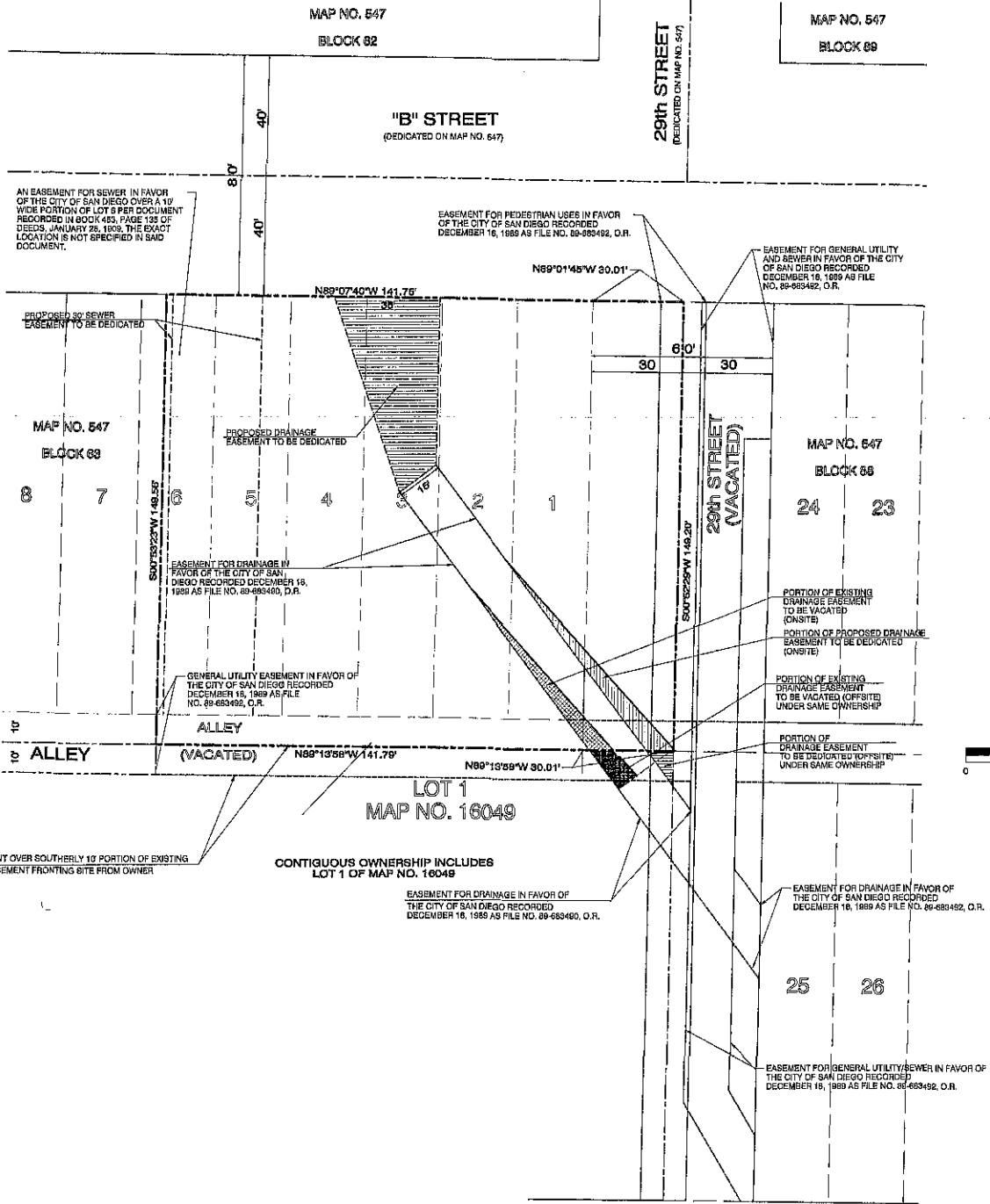
TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY STEWART TITLE COMPANY, ORDER NO. 01160-164080 DATED MARCH 19, 2016.

ITEMS EXIST IN SCHEDULE B OF THE PRELIMINARY TITLE REPORT THAT CAN NOT BE PLOTTED SEE TITLE REPORT.

UTILITY TABLE

TELE (T&T): UNDERGROUND
CATV (COX): UNDERGROUND
ELEC (SDG&E): UNDERGROUND



LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	---E---
EXISTING ELECTRICAL LINE	---E---
EXISTING GAS LINE	---G---
EXISTING SEWER LINE	---S---
EXISTING TELEPHONE LINE	---T---
EXISTING WATER LINE	---W---
EXISTING CATV LINE	---
FIRE HYDRANT	40+
MANHOLE	0
PROPOSED 4" PVC SEWER LATERAL	8
PROPOSED WATER SERVICE	W
PROPOSED CATCH BASIN FOR ROOF DRAINAGE (SOLID COVER)	■
PROPOSED CATCH BASIN (PERVIOUS SURFACES)	■
PVC DRAIN FOR IMPERVIOUS SURFACES	---
PVC DRAIN FOR PERVIOUS SURFACES	---
CONCRETE SURFACE	---
LANDSCAPE SURFACE	---
CONCRETE DITCH	---

SITE DEVELOPMENT
PRELIMINARY GRADING PLAN

BASIS OF BEARINGS

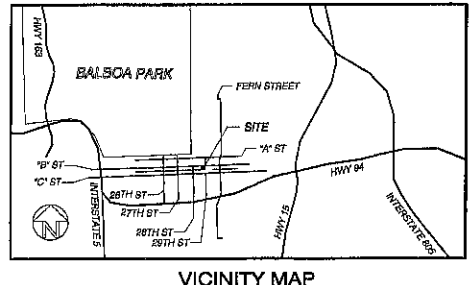
THE WESTERLY LINE OF BLOCK 68, MAP NO. 547 AS SHOWN ON RECORD OF SURVEY NO. 16041, I.E. N 00° 02' 29" E.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG IN TOP OF CURB AT THE NORTHWEST CORNER OF 28TH STREET AND B STREET. ELEVATION 233.075 MEAN SEA LEVEL N.G.V.D. 1929.

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTOGRAMMETRIC SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING IN JULY 15, 2024.
2. THE USE OF PROPOSED PROJECT IS FOR 11 APARTMENTS.
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. THE EXISTING NUMBER OF LOTS ARE SIX.
5. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER CITY POLICY P-05.5 (JPC 901.4.4).
6. THE DEVELOPMENT PROPOSES TO PROVIDE 22 ENCLOSED PARKING SPACES.
7. NAD83 COORDINATES = 230-1885, NAD83 COORDINATES = 1870-8565.
8. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 8, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
10. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE IMPROVEMENTS WITHIN EXISTING AND PROPOSED EASEMENTS, INCLUDING PRIVATE STORM DRAIN AND SEWER LATERAL CONNECTIONS.
11. SEE ARCHITECTURAL PLAN FOR VARIANCE AND DEVIATION REQUESTS.
12. THE ASSESSOR PARCEL NUMBERS ARE: 539-521-01-02 & 539-521-02-00.
13. THE DEVELOPER OF THIS SITE IS ALSO THE DEVELOPER OF THE PROJECT LOCATED SOUTHERLY OF THIS PROJECT.
14. THE DESIGN OF SIDEWALKS SHALL MATCH THE HISTORIC SIDEWALK PATTERN ON THE ADJACENT PROPERTIES, INCLUDING LOCATION, WIDTH, ELEVATION, SCORING PATTERN, COLOR AND MATERIAL.
15. EXISTING WATER SERVICES NOT BE RETAINED WILL BE KILLED AT MAIN.
16. EXISTING UNUSED SEWER LATERALS WILL BE REQUIRED TO BE ABANDONED AT P/L.
17. BUILDING FOOTINGS SHALL BE DEEPENED, AS REQUIRED, SO NOT TO EXERT ANY INFLUENCE ON EXISTING SEWER IMPROVEMENTS.



CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7885 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-6901 FAX: (858) 271-6912

Anthony K. Christensen
ANTHONY K. CHRISTENSEN, RCE 54021
AUGUST 28, 2019
Date

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7885 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92126
PHONE (858) 271-6901 FAX (858) 271-6912

Project Address:
"B" STREET AT 28TH STREET
SAN DIEGO, CA 92101

Project Name:
"B" STREET ROW HOMES

Sheet Title:
PRELIMINARY GRADING PLAN

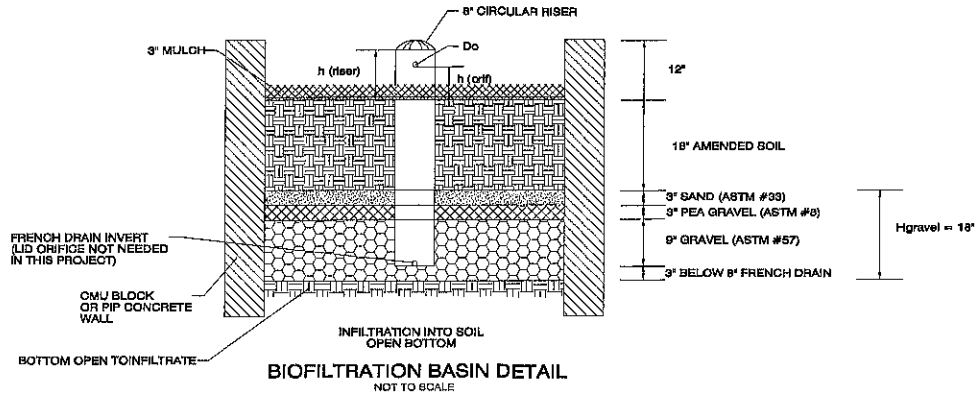
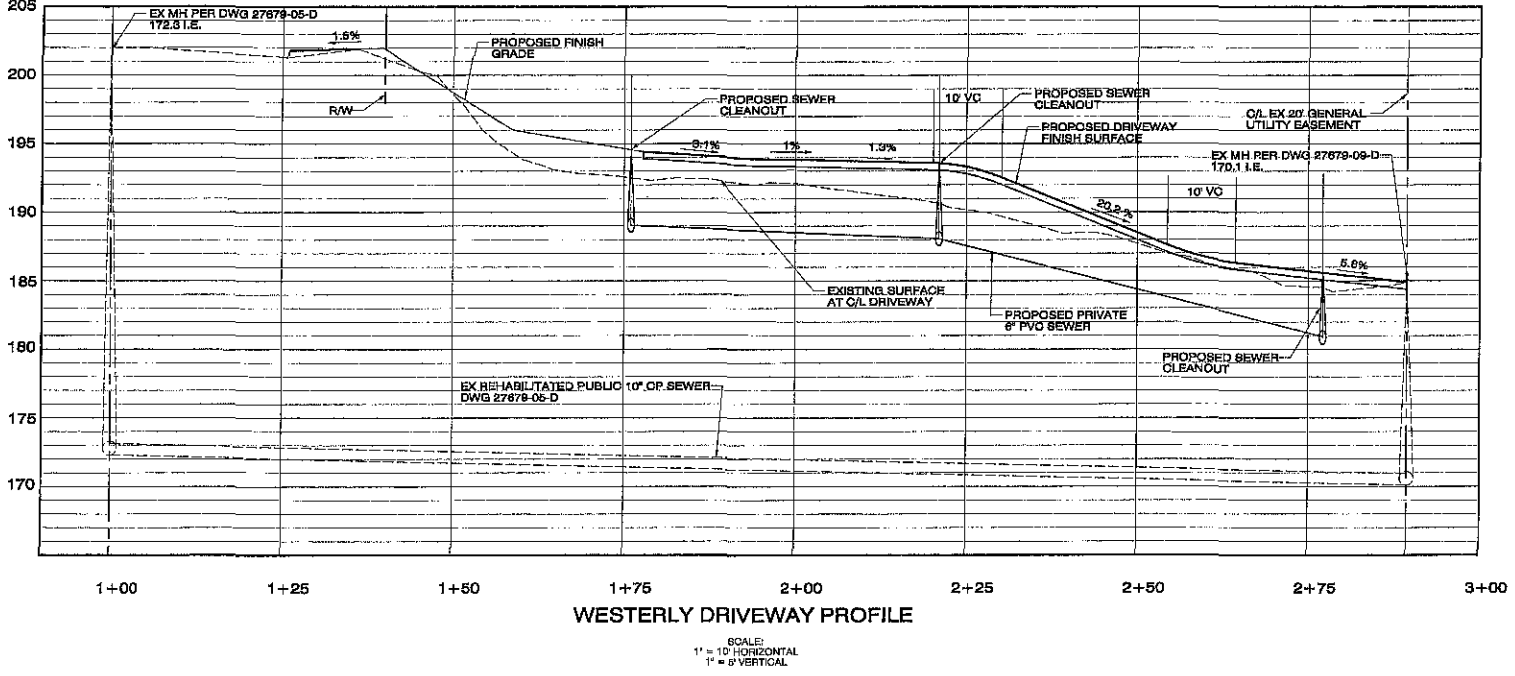
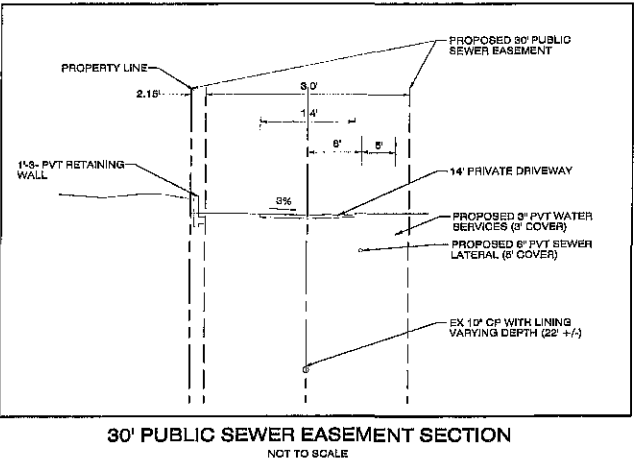
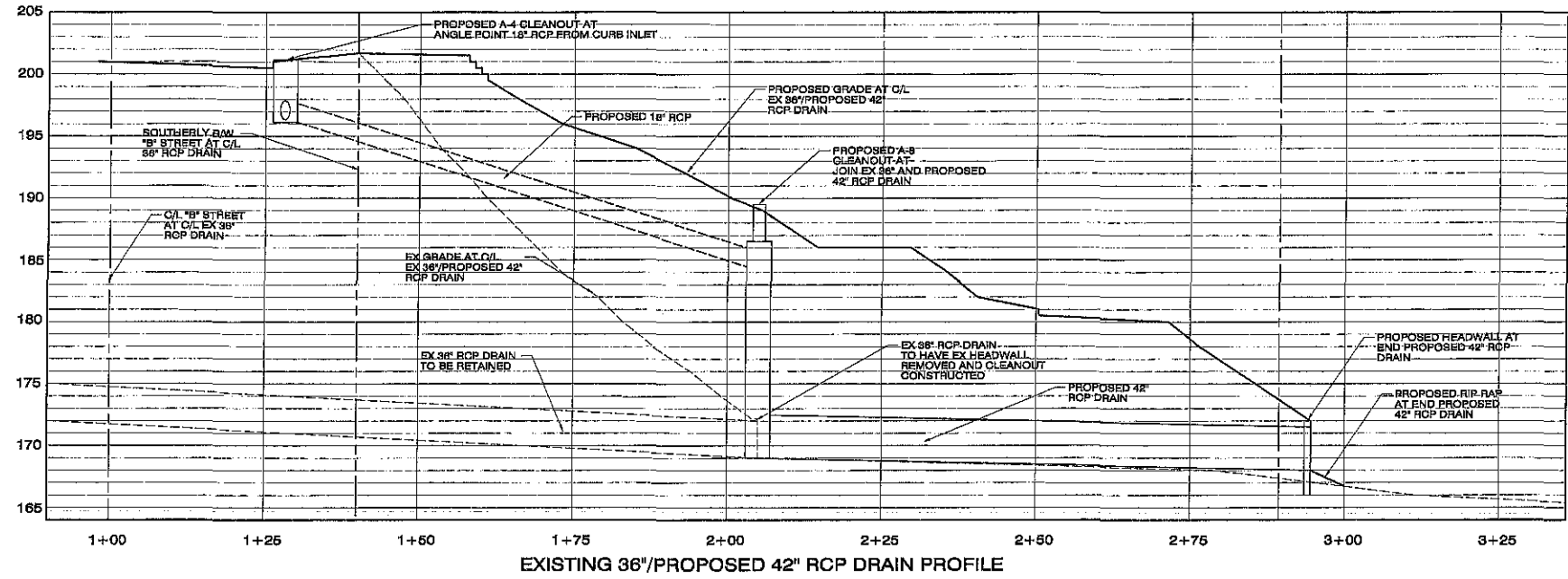
Revision 6:
Revision 5:
Revision 4: 07-18-18 REVISE DESIGN
Revision 3: 04-02-18 REVISE DESIGN
Revision 2: 10-15-16 ADDRESS CITY COMMENTS
Revision 1: 08-03-16 REVISE PROJECT DESIGN

Original Date: APRIL 08, 2016

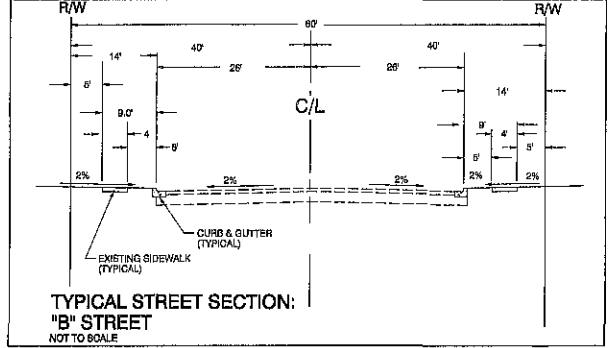
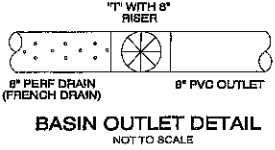
Sheet 1 of 3 Sheets

DEP#

SITE DEVELOPMENT



BASIN DATA TABLE					
BMP ID	AREA OF BMP	h (feet)	h (inches)	# ORIFICES	FRENCH DRAIN (in)
IMP A	42 SF	6"	N/A	0	8"
IMP B	284 SF	9-1/2"	6"	4	8"
IMP C	516 SF	9-1/2"	6"	4	8"



CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7060 SILVERTON AVENUE, SUITE 117, SAN DIEGO, CALIFORNIA 92120
TELEPHONE: (619) 271-0901 FAX: (619) 271-0912

ANTHONY K. CHRISTENSEN, RCE 54021
SEPTEMBER 29, 2016
Date

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
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PHONE (619) 271-0901 FAX (619) 271-0912

Project Address:
18' STREET AT 29TH STREET
SAN DIEGO, CA 92101

Project Name:
18' STREET ROW HOMES

Sheet Title:
PRELIMINARY GRADING PLAN

Revision 6: 09-29-16 REVISE BMP DETAIL
Revision 5: 08-25-16 REVISE BMP DETAIL
Revision 4: 07-18-16 REVISE DESIGN
Revision 3: 04-02-16 REVISE DESIGN
Revision 2: 10-15-16 ADDRESS CITY COMMENTS
Revision 1: 08-03-16 REVISE PROJECT DESIGN

Original Date: APRIL 06, 2016

Sheet 2 of 3 Sheets

DEP#

SITE DEVELOPMENT PRELIMINARY GRADING PLAN

CONSTRUCTION NOTES

1. NEW WATER SERVICE (TYPICAL)
2. REMOVE & REPLACE CURB & GUTTER PER SDG-161
3. REMOVE AND REPLACE SIDEWALK PER SDG-166
4. REMOVE EX CATCH BASIN REPLACE WITH CURB INLET PER SDG-116
5. CIL 20" D/W PER SDG-160
6. RELOCATE EX UTILITY IMPROVEMENTS
7. PROTECT EX UTILITY POLE IN PLACE
8. REMOVE AND REPLACE EX PED RAMP PER SDG-133
9. PROPOSED 6" PRIVATE SEWER MAIN
10. PROPOSED NEW/ADDITIONAL DRAIN EASEMENT
11. PORTION OF EX DRAINAGE EASEMENT TO BE VACATED
12. PROPOSED CATCH BASIN FOR D/W AND ROOF RUNOFF UNITS 7-9
13. PROPOSED 12" CATCH BASIN FOR BUILDING ROOF DRAIN
14. PROPOSED PRIVATE SEWER LATERAL TO PRIVATE 6" MAIN
15. PROPOSED OPENING IN BASIN WALL FOR SURFACE FLOW TO ENTER
16. TRENCH DRAIN TO COLLECT RUNOFF FROM WESTERLY D/W
17. PROPOSED P/V EASEMENT OVER PORTION OF LOT 1 OF MAP NO. 16049
18. PROPOSED 42" RCP DRAIN
19. REMOVE EX HEADWALL, BEGIN NEW 42" RCP DRAIN AT A-6 CLEANOUT
20. PROPOSED WING HEADWALL PER D-34
21. PROPOSED RIP RAP PER SDG-104
22. PERMEABLE PAVING PER DWG 57862-D, TO BE REPLACED WITH GRASS-GRETE OR EQUIV.
23. PROPOSED 5.5' PCC DRIVEWAY
24. PROPOSED LANDSCAPE AREA (TYPICAL)
25. PROPOSED STAMPED PAVERS (TYPICAL)
26. SEWER CLEANOUT FOR PRIVATE 6" SEWER MAIN
27. AREA OF DRAINAGE EASEMENT TO BE DEDICATED (OFFSITE)
28. PROPOSED 2" WATER SERVICE METER BOX
29. PROPOSED 18" RCP DRAIN
30. POINT OF CONNECTION OF BIOFILTRATION BASINS
31. BIOFILTRATION BASIN (TYPICAL) (SEE DETAIL ON SHEET 2)
32. DRAIN FROM BIOFILTRATION BASIN
33. PVC DRAIN (TYPICAL)
34. 6" CURB, DEEPENED FOOTING (TYPICAL)
35. EX 18" CMP DRAIN AND EX HEADWALL TO BE REMOVED
36. 1" IRRIGATION SERVICE WATER METER BOX
37. BACKFLOW PREVENTER (TYPICAL)
38. A-4 CLEANOUT
39. A-4 CLEANOUT
40. 12" PVC DRAIN FROM TRENCH DRAIN TO OUTLET INTO BASIN
41. 12" TRENCH DRAIN WITH TRAFFIC COVER TO CONVEY ALLEY RUNOFF TO BASIN
42. HEADWALL PER D-60
43. CONCRETE DITCH PER D-106
44. VISIBILITY TRIANGLE, NOTHING GREATER THAN 36" IN HEIGHT ALLOWED IN THIS AREA
45. EX CONG PIPE TO BE REMOVED FROM STA 8+70 TO 8+60 AND REPLACED WITH VCP WITH CONCRETE ENCASUREMENT

GRADING DATA

AREA OF SITE - 25,094 S.F.
 AREA OF SITE TO BE GRADED 25,094 SF (DOES NOT INCLUDE OFFSITE GRADING 131 SF)
 PERCENT OF SITE TO BE GRADED 98.5%
 AREA OF SITE WITH SLOPES GREATER THAN 20% - 18,833 SF
 PERCENT OF SITE WITH SLOPES GREATER THAN 20% - 75.1%
 AMOUNT OF SITE WITH 20% SLOPES OR GREATER - AREA - 0.53 SF, PERCENT OF TOTAL SITE - 0.5%
 AMOUNT OF CUT - 100 C.Y.
 AMOUNT OF FILL - 6,700 C.Y.
 AMOUNT OF IMPORT - 6,600 C.Y.
 MAXIMUM HEIGHT OF FILL SLOPE - 14 FEET
 MAXIMUM DEPTH OF CUT - 10 FEET
 RETAINING WALL: 11 FEET MAX. HT. 100 FEET TOTAL LENGTH
 (OTHERS, PART OF STRUCTURES)

ANTHONY K. CHRISTENSEN, P.E. 54021
 Date: SEPTEMBER 29, 2015



Prepared By:
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 PHONE (619) 871-6801 FAX (619) 271-8812

Project Address:
 "B" STREET AT 29TH STREET
 SAN DIEGO, CA 92101

Project Name:
 "B" STREET ROW HOMES

Sheet Title:
 PRELIMINARY GRADING PLAN

Revision 6: 09-29-15 ADDED PAVEMENT NOTE
 Revision 4: 07-16-16 REVISE DESIGN
 Revision 3: 04-02-16 REVISE DESIGN
 Revision 2: 11-05-16 ADDRESS CITY COMMENTS
 Revision 1: 09-03-15 REVISE PROJECT DESIGN

Original Date: APRIL 06, 2015

Sheet 3 of 3 Sheets

DEP#

GENERAL NOTES:

1. THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS AND LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING VEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 16 FEET.
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF-WAY.
12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
13. 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.
14. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
15. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
16. 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 SDMG 142.0433(b)(9).

IRRIGATION NOTE:

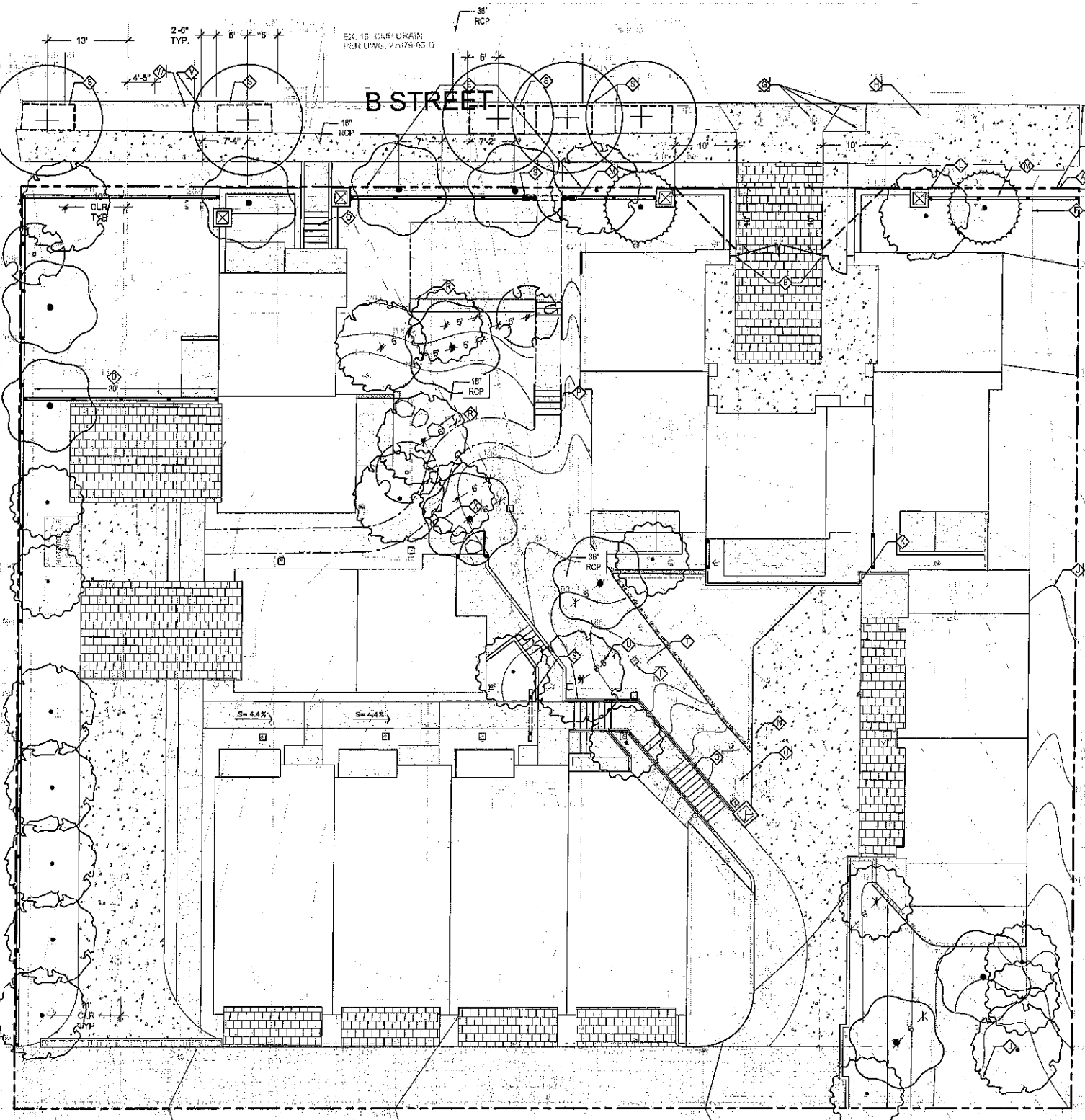
1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 316 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 16" DEEP, NON-PRESSURE LINES 12" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY A HOMEOWNER-FUNDED AND MAINTAINED, DEEP-WATERING, LOW-VOLUME BUBBLER.
4. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED FLOW SENSOR DEVICE.

DRAINAGE NOTES:

1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AT POLLUTANTS FROM LEAVING THE PROPERTY TO MAXIMUM EXTENT PRACTICABLE.
3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE CONCEPT FOR THIS APARTMENT COMMUNITY RESPECTS THE EXISTING SLOPING TERRAIN, PROTECTING IT FROM EROSION WITH WATER-CONSERVING, LOW-MAINTENANCE NATIVE AND NON-INVASIVE PLANTS THAT SLOW, SPREAD AND FILTER STORMWATER RUNOFF FROM PERVIOUS AND IMPERVIOUS SURFACES. VERTICAL PLANTINGS ARE STRATEGICALLY PLACED TO PROVIDE PRIVACY FOR EACH RESIDENT WHILE LARGE-SCALE CANOPY TREES SHADE THE SHARED COMMUNITY SPACES. NEW STREET TREES OWE SHADE TO PEDESTRIANS, AVOID CONFLICTS WITH UTILITIES, AND PRESERVE VEHICULAR SIGHT LINES IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.



HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:

- HARDSCAPE PAVING 'A' 626 SF
Porous paving such as:
• Stabilized decomposed granite
• Crushed decorative gravel
- HARDSCAPE MATERIAL 'B' 2,310 SF
Non-Porous paving such as:
• Unadorned concrete with medium washoff finish
• Concrete pavers with medium washoff finish
- HARDSCAPE PAVING 'C' 1,875 SF
Porous paving such as:
• Brick pavers on open aggregate bed with sand-sweep joints
• Permeable concrete vehicular pavers on open aggregate bed with sand-sweep joints
• Stone cobblestone vehicular paving with planted joints
- HARDSCAPE PAVING 'D' 3,208 SF
Non-porous paving such as:
• Broom-swept Concrete per SDSD
- HARDSCAPE PAVING 'E' 1,334 SF
Porous paving such as:
• Gravel-Pave stabilized gravel system by adjoining equestrian lot

LANDSCAPE KEY NOTES:

- PROPERTY LINE - TYPICAL SYMBOL
- 10' VISIBILITY AREA AT DRIVEWAYS. NO OBSTRUCTION IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT
- 8- STREET RIGHT-OF-WAY
- EXISTING 30' SEWER EASEMENT
- DRAINAGE EASEMENT - WIDTH VARIES
- EXISTING PEDESTRIAN EASEMENT
- RELOCATE EXISTING UTILITY IMPROVEMENTS - SEE CIVIL DRAWINGS
- REMOVE AND REPLACE EXISTING SIDEWALK, PED RAMP, CURB & GUTTER: SEE CIVIL DRAWINGS
- DRAIN INLET, TYPICAL SYMBOL
- NEW STORM DRAIN OUTLET - SEE CIVIL DRAWINGS
- RETAINING WALL - SEE CIVIL DRAWINGS
- FREESTANDING WALL WITH LAMP ON PILASTER, 3' MAXIMUM HEIGHT
- 6' HIGH DECORATIVE MODULAR PANEL FENCING
- MODULAR RETAINING WALL WITH GEORGD
- CONCRETE STEPS, CURB, AND HANDRAIL WITH ENHANCED FINISH
- REMOVABLE TIMBER STEPS ON GRAVEL BASE W/ STEEL HANDRAIL
- 40SF PERMEABLE ROOT ZONE FOR STREET TREES
- MODULAR GABION RETAINING WALL CAPPED WITH DETACHABLE WOOD SEAT BENCH
- DECORATIVE FENCEPOSTS WITH ARBOR GATE
- RIVER ROCK AND BOULDERS OVER LANDSCAPE FABRIC, TYPICAL SYMBOL
- BIOFILTRATION SWALE
- PROPOSED 2" DOMESTIC WATER METER: SEE CIVIL DRAWINGS
- PROPOSED 1" IRRIGATION WATER METER
- STEPPING STONE PATH

LANDSCAPE AREA CALCULATIONS:

APPLICABLE CODE: SDMG 142.0303, 142.0305, 142.0310, 142.0306, 142.0376, AND 191.0446(B)

TOTAL LOT AREA	25,384 SF
STREETYARD TOTAL AREA	2,423 SF
PLANTING AREA REQUIRED (50%)	1,212 SF
EXCESS AREA PROVIDED	226 SF
PLANT POINTS PROVIDED	103
PLANT POINTS REQUIRED (50%)	322
EXCESS POINTS PROVIDED	219
POINTS ACHIEVED WITH TREES	140
REMAINING YARD	
POINTS REQUIRED (50 PTS X 5 UNITS)	300
PLANT POINTS PROVIDED	353
POINTS ACHIEVED WITH TREES	129
VEHICULAR USE AREA TOTAL	8,905 SF
VEHICULAR USE AREA INSIDE STREET YARD	147 SF
VEHICULAR USE AREA OUTSIDE STREET YARD	8,758 SF
PLANT POINTS PROVIDED	251
EXCESS POINTS PROVIDED	223
POINTS ACHIEVED WITH TREES	200

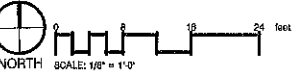
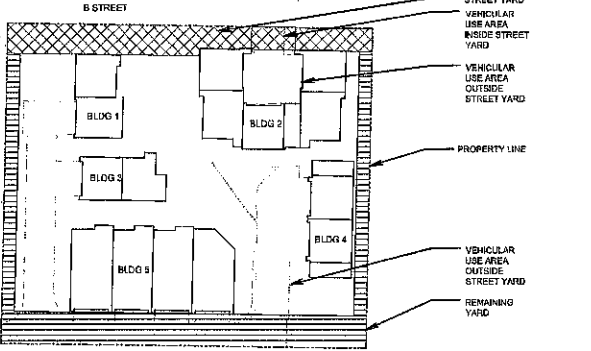
STREET TREE CALCULATION

B STREET FRONTAGE: 158'
STREET TREE REQUIRED: 5 TOTAL; PROVIDED: 5 TOTAL

MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT/	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS/ STOP SIGNS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

LANDSCAPE DIAGRAM NOT TO SCALE



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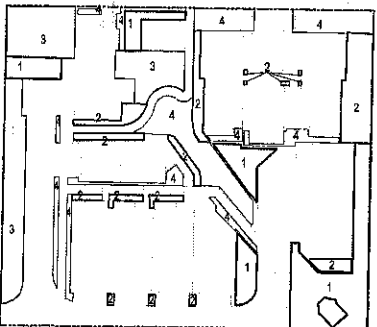
ISSUE / REVISION DATES:	JOB NUMBER: 1316
COMPLETENESS CHECK	04-28-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 1	05-27-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 2	05-25-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 3	11-04-2015
SITE DEVELOPMENT PERMIT SUBMITTAL 4	04-08-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 5	07-19-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 6	08-30-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016
LANDSCAPE DEVELOPEMENT PLAN	
L1.0	
SCALE: 1" = 1'-0"	

WATER BUDGET CALCULATIONS:

TOTAL LANDSCAPE AREA (LA) = 9,594 SF
SPECIAL LANDSCAPE AREA (SLA) = 0 SF
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
MAWA = (ET_o)(0.62)(0.55 x LA) + (0.45 x SLA)
(47)(0.62)(0.55 x 9,594) + (0.45 x 0) = 138,294 GAL/YR
ET_{WU} = (ET_o)(0.62)(EFF x MAWA) + (SLA)
ESTIMATED TOTAL WATER USE (ETWU): 129,097 GAL/YR

ESTIMATED TOTAL WATER USE

HYDROZONE	PLANT FACTOR	HYDROZONE AREA IN S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/E)	ETAF X HA	RESULT IN GALLONS PER YR.
1	0.7	2,448	DRIP	.81	0.68	2,115.6	81,847
2	0.5	1,434	DRIP	.81	0.62	885.2	28,764
3	0.3	2,335	DRIP	.81	0.37	864.0	25,201
4	0.2	2,887	DRIP	.81	0.25	546.7	16,445
TOTAL		8,604					129,097

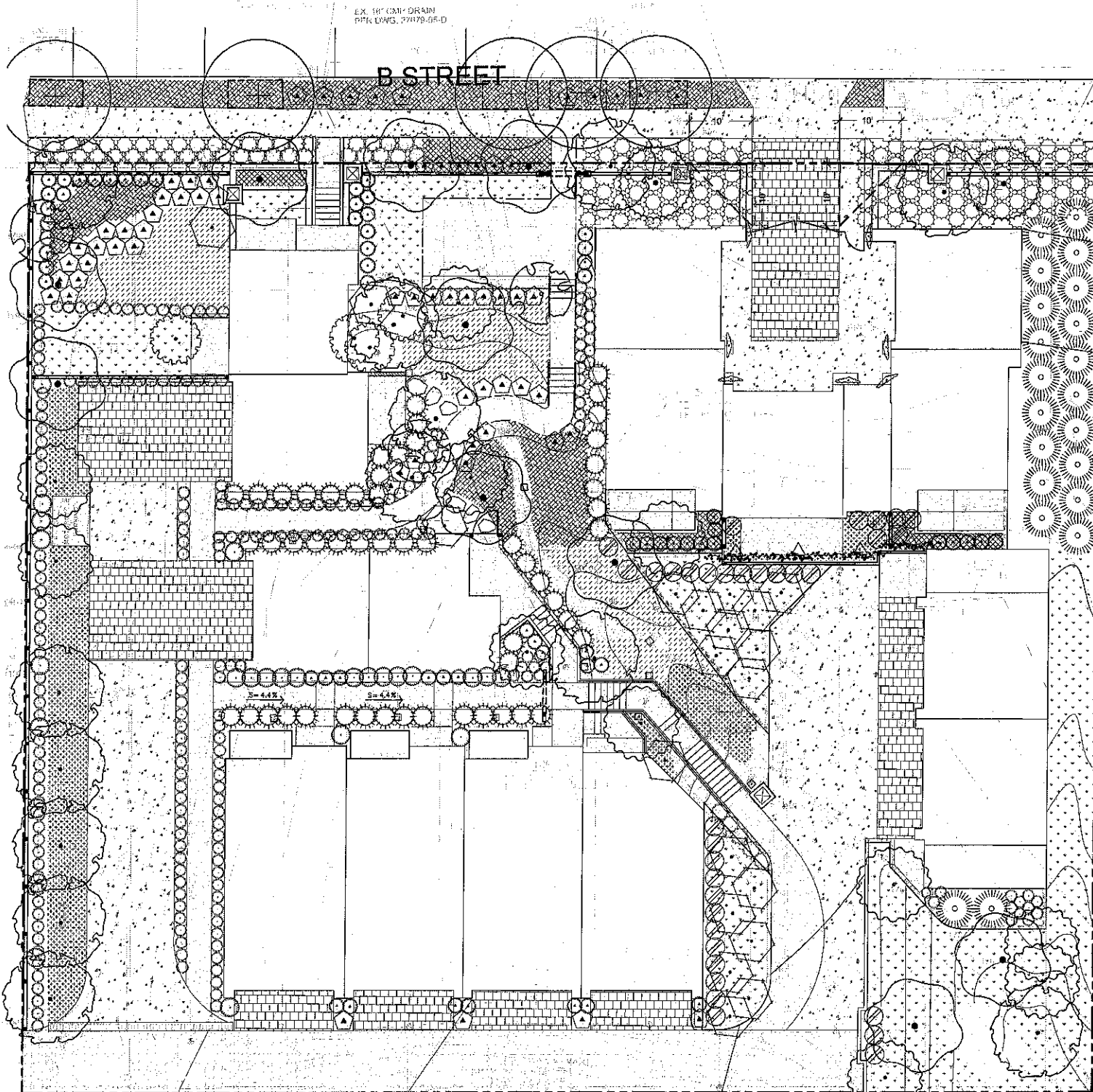


HYDROZONE DIAGRAM

NOT TO SCALE

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

- STREET TREES**
Large scale tree - 60" tall x 30" - 40" wide, such as:
Bauhinia blanda
Ginkgo biloba
Aporosa falcata
Chlorophytum complanatum
5 / 100% / 24" BOX
"Hong Kong Orchid Tree"
"Australian Willow"
"Peppermint Willow"
"Desert Willow"
- EVERGREEN SHADE TREES**
Medium scale tree - 20" tall x 20" wide, such as:
Acacia stanophylla
Quercus agrifolia
Quercus virginiana
10 / 100% / 24" BOX
"Silvestring Acacia"
"Coast Live Oak"
"Southern Live Oak"
- ACCENT TREES**
Small scale tree - 15" tall x 15" wide, such as:
Azar pedunculatum
Cercis canadensis
Arbutus menziesii
11 / 100% / 15 GAL
"Japanese Maple"
"Eastern Redbud"
"Strawberry Tree"
- EVERGREEN ACCENT TREES**
Medium scale tree - 20" tall x 20" wide, such as:
Cyperus californicus
Juniperus scopulorum
Cedrus atlantica glauca
3 / 100% / 15 GAL
"Weeping Cypress"
"Blue Weeping Juniper"
"Weeping Blue Atlas Cedar"
- SHADE TREES**
Large scale tree - 30" tall x 30" wide, such as:
Ginkgo biloba
Platanus racemosa
Quercus agrifolia
13 / 100% / 24" BOX
"Mutterhail Tree"
"Western Sycamore"
"Coast Live Oak"
- EVERGREEN ACCENT TREE**
Medium scale tree - 20" tall x 20" wide, such as:
Thuja occidentalis
Halepomyces struthifolia
Arctostaphylos dr. hard
2 / 100% / 15 GAL
"American Arborvitae"
"Tayota"
"Dr. Hard Myrsine"
- ACCENT SHRUBS/BIORETENTION**
Large scale shrub - 8" tall x 8" wide, such as:
Halepomyces struthifolia
Sarcococca nana
Myrica californica
Cercis canadensis
20 / 100% / 15 GAL
"Tayota"
"Mexican Elderberry"
"Pacific Wax Myrtle"
"Western Redbud"
- EVERGREEN ACCENT SHRUBS**
Medium scale shrub - 3" tall x 4" wide, such as:
Colonnella pulchrum
Coprosma repens
Ericaria ericoides
63 / 100% / 1 GAL
"Golden Breath of Heaven"
"Rainbow Surpass Mirror Plant"
"California Goldenbush"
- EVERGREEN HEDGE**
Medium scale shrub - 3" tall x 3" wide, such as:
Hedera helix
Mahoea aquilifolia
Ribes viburnifolium
67 / 100% / 5 GAL
"Heavenly Bamboo"
"Oregon Grape"
"Catalina Fortune"
- EVERGREEN SHRUB**
Tall clipped shrub - 12" tall x 4" wide, such as:
Podocarpus elongatus
Pittosporum tenuifolium
Thuja 'Smaragd'
11 / 100% / 15 GAL
"Ice Blue Podocarpus"
"Silver Sheen Pittosporum"
"Emerald Green Cedar"
- GROUND COVER SHRUBS**
Low-growing shrub - 3" tall x 6" wide, such as:
Rhamnus laurifolia
Ribes viburnifolium
Galvezia speciosa
4 / 100% / 1 GAL
"Coffeeberry"
"Catalina Fortune"
"Island Snapdragon"
- LOW PRIVACY HEDGE**
Large upright grass-like plants - 8" tall x 6" wide, such as:
Bambusa multiplex
Indocalamus setosus
Cyperus papyrus
53 / 100% / 5 GAL
"Chinese Goddess"
"Broad-leaf Bamboo"
"Papyrus"
- TALL SCREENING HEDGE**
Large scale bamboo - 30" tall x 6" wide, such as:
Phyllostachys bambusoides
Bambusa oldhamii
Phyllostachys nana
21 / 100% / 5 GAL
"Green Bamboo"
"Giant Timber Bamboo"
"Golden Bamboo"
- EVERGREEN GRASSES**
Medium scale clumping grass - 3" tall x 3" wide, such as:
Festuca mairei
Miscanthus sinensis
Muhlenbergia rigens
226 / 100% / 1 GAL
"Alles Fescue"
"Evergreen Eulalia"
"Deer Grass"
- GRASSY GROUND COVER**
Small scale grass-like plants - 2" tall x 2" wide, such as:
Lomandra longifolia
Dianella laurifolia
Carex lurida
178 / 100% / 1 GAL
"Ornamental Grass"
"Variegated Flax Lily"
"Berkeley Sedge"
- LOW SHRUBS/BIORETENTION**
Large scale shrubs - 3" tall x 3" wide, such as:
Mahoea aquilifolia
Rhamnus californica
Ribes viburnifolium
34 / 100% / 1 GAL
"Oregon Grape"
"Coffeeberry"
"Catalina Fortune"
- CASCADING VINE**
Fast-growing vine, such as:
Mandevilla velutina
Passiflora caerulea
Gelsemium
12 / 100% / 15 GAL
"Cat's-claw vine"
"Passiflora"
"Evergreen Clematis"
- EVERGREEN FLOWERING GROUND COVER**
Low-growing groundcover - 2" tall x 4" wide, such as:
Arctostaphylos
Ceanothus
Sisymbrium
797 SF / 100% / 1 GAL
"Pacific Mist Manzanita"
"California Lilac"
"Ber's Bliss Sage"
- EVERGREEN GROUND COVER**
Low-growing groundcover - 1" tall x 4" wide, such as:
Arctostaphylos
Ceanothus
Baccharis
628 SF / 100% / 1 GAL
"Manzanita"
"Bearberry"
"Coyote Brush"
- GRASSY GROUND COVER/BIORETENTION**
Grass - 6" tall x spreading, such as:
Festuca rubra
Agrostis pallens
Carex pansa
Achillea millefolium
Baccharis pilularis
2,448 SF / 100% / SOD
"Creeping Red Fescue"
"Native Bent Grass"
"Dune Sedge"
"Yarrow"
"Coyote Brush"
- ACCENT GROUND COVER**
Low-growing succulent - 6" tall x 1" wide, such as:
Sedum
Sedum
Sedum
267 SF / 100% / FLAT
"Angelina Sedum"
"Coppo Blanco Sedum"
"Pink n Blues"
- EVERGREEN GROUND COVER**
Low-growing groundcover - 1" tall x 4" wide, such as:
Juniperus
Rosmarinus
Ceanothus
896 SF / 100% / 1 GAL
"Blue Shrub Juniper"
"Carpet Rosemary"
"California Lilac"



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LANDSCAPE DEVELOPMENT PLAN
L1.1

ISSUE / REVISION DATE:

COMPLETENESS CHECK	04-28-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 1	05-27-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 2	06-05-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 3	11-04-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 4	04-05-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 5	07-18-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 6	08-30-2016
SITE DEVELOPMENT PERMIT SUBMITTAL 7	10-12-2016

JOB NUMBER: 1508