



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: May 24, 2017 REPORT NO. HO-17-038

HEARING DATE: May 31, 2017

SUBJECT: FALCON STREET RESIDENCES, Process Three Decision

PROJECT NUMBER: [426489](#)

OWNER/APPLICANT: 4184 – 4194 Falcon Street, L.L.C., Owner and Permittee

### SUMMARY

Issue: Should the Hearing Officer approve the construction of two new single-family residences at 4184 and 4194 Falcon Street within the Uptown Community Planning area?

Staff Recommendation: Approve Site Development Permit No. 1500761.

Community Planning Group Recommendation: On November 3, 2015, the Uptown Planners Group voted 13-1-1 to recommend approval with no additional conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303(b), construction of new, small facilities or structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 10, 2017, and the opportunity to appeal that determination ended April 24, 2017.

### BACKGROUND

The project site is located at 4184 and 4194 Falcon Street in the OR-1-1 and RS-1-7 Base Zones, the Multiple Habitat Planning Area (MHPA), Brush Management, Steep Hillside, Airport Influence Area (AIA) - Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Notification Area Overlay Zones within the Uptown Community Planning area (Attachment 1). The property is comprised of three rectangular lots, having a combined site of 0.48 acres, with two existing duplex structures totaling 5,350 square feet (Attachment 2). The structures were built in 1910 and 1942 upon the two lots fronting Falcon Street within a residential area that sits at the top edge of Goldfinch Canyon. The third lot to the west remains undeveloped due to topography constraints along Goldfinch Canyon with steep slopes greater than 25 percent. On-site elevations of the combined parcels range from 206 feet to 272 feet above mean sea level (amsl). The undeveloped lot is designated as MHPA under the City's Multiple Species Conservation Program (MSCP). The project's surrounding neighborhood

includes, but are not limited to residential areas, commercial sites, recreational areas, schools and hospitals.

The Uptown Community Plan designates the site for residential low density land use (5-9 dwelling units per acre) and Open Space (Attachment 3). The project site is double zoned and contains approximately 13,750 square feet within the OR-1-1 Base Zone and approximately 6,295 square feet within the RS-1-7 Base Zone. Both Base Zones allow one residential dwelling unit regardless of the lot area.

#### DISCUSSION

The Falcon Street Residences project (Project) proposes to demolish the two existing residential duplex structures located at 4184 and 4194 Falcon Street and construct a new, approximately 4,746 square feet, two-story single-family residential unit with attached garage, terrace, and site walls at 4184 Falcon Street and a new, approximately 3,880 square feet, two-story single-family residential unit with attached garage, terrace, and site walls at 4194 Falcon Street. The project will be constructed in phases with the initial phase to develop the site at 4184 Falcon Street and the second phase to develop the site at 4194 Falcon Street.

As noted earlier, the project site contains westerly steep slopes that are greater than 25 percent. The amount of natural steep slopes that are subject to [San Diego Municipal Code \(SDMC\) Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands \(ESL\) regulations](#) is approximately 3,424 square feet. The remaining steep slopes that are greater than 25 percent on the site is approximately 11,957 square feet. The total percent of all steep slopes on the site is approximately 59.5 percent. The Project proposes to develop the new residential units within the existing development footprint of the site and does not propose to encroach into the steep slope areas. In addition to steep slopes, the project site also contains sensitive habitat that is subject ESL regulations. The sensitive habitat is located within the site's MHPA area. The recently adopted [Uptown Community Plan update](#), approved by City Council on November 14, 2016, also included adjustments to the MHPA boundary area within the community. The Project's site was included within the MHPA adjustments to encompass the sensitive habitat on the site and the proposed development, to be constructed within the existing developed area, will remain 35 feet east of the MHPA boundary area.

Consistent with [SDMC Chapter 12, Article 6, Division 5, Site Development Permit](#) and ESL regulations, a Site Development Permit decided in accordance with Process Three is required where environmentally sensitive lands are present for single dwelling unit development that involves development on lots greater than 15,000 square feet containing sensitive biological resources or steep hillsides as described in SDMC Section 143.0110. The Project does not propose any direct or indirect impacts to ESL or the MHPA and complies with the City's MSCP Subarea Plan for projects occurring adjacent to the City's MHPA by adhering to and designing the Project consistent with the City's MHPA Adjacency Guidelines. The Project is also conditioned to preserve in perpetuity the ESL and MHPA area, approximately 0.21 acres, outside of the Project's allowable development footprint by requiring a conservation easement or dedication in fee to the City prior to the issuance of any construction permits.

#### Conclusion

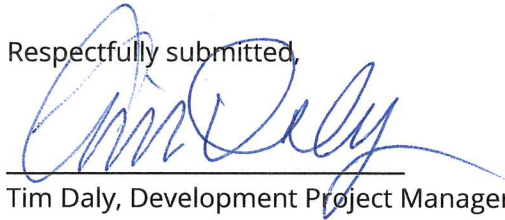
The requested Site Development Permit application is consistent with the Uptown Community Plan, with all relevant adopted City Council policies, and regulations of the San Diego Municipal Code. The

Project does not propose, nor require, any deviations or variances to approve the applicant's application. Therefore, staff concludes that all of the necessary findings to approve the project can be affirmed and that the conditions applied to the Site Development Permit are sufficient to insure the project would be in harmony with the surrounding community.

ALTERNATIVES

1. Approve Site Development Permit No. 1500761, with modifications.
2. Deny Site Development Permit No. 1500761, if the findings required to approve the project cannot be affirmed.

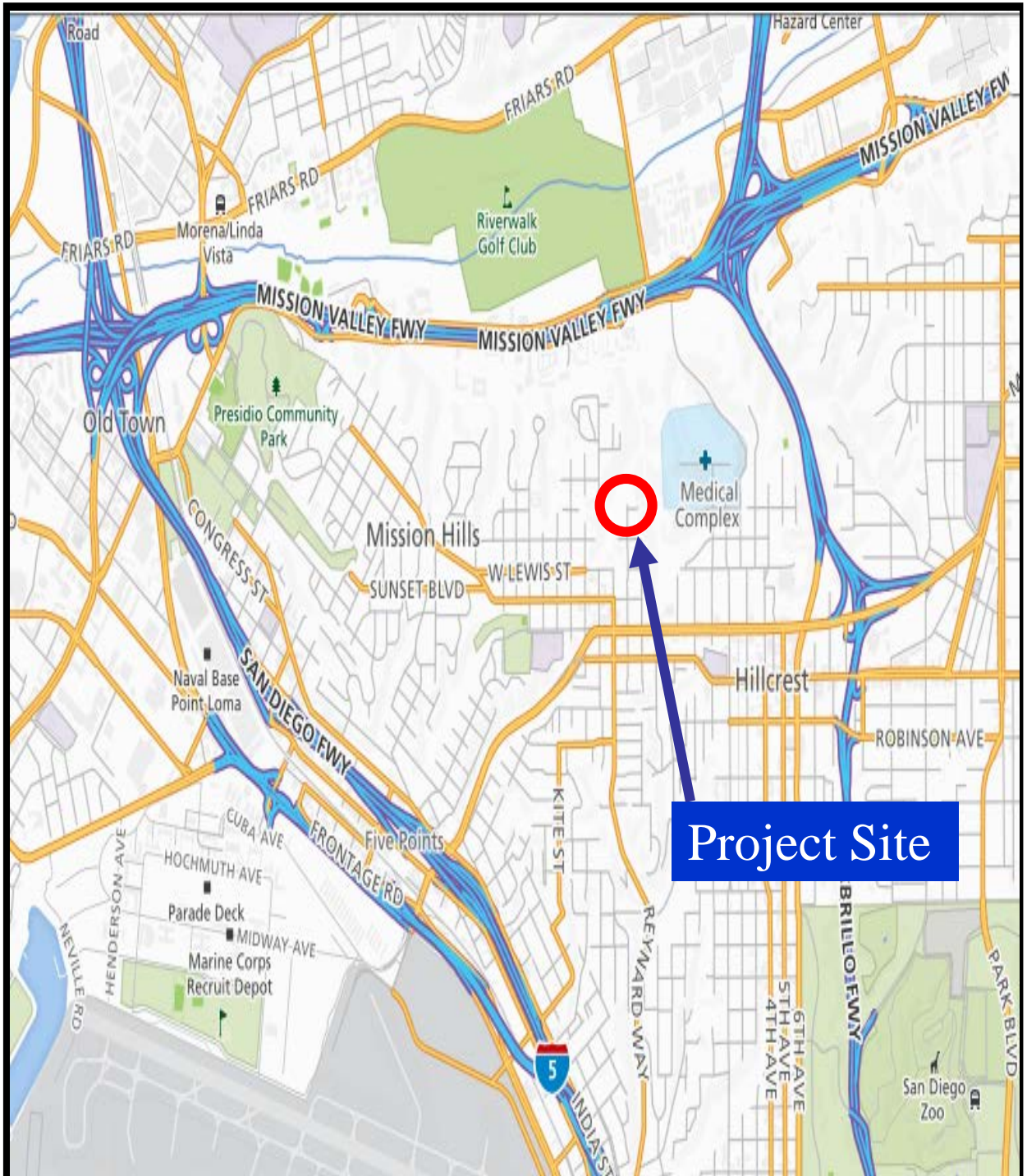
Respectfully submitted,



Tim Daly, Development Project Manager

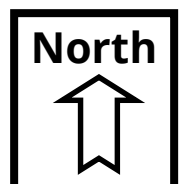
Attachments:

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



## **Project Location**

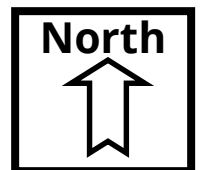
**Falcon Street Residences, Project No. 426489**  
**4184 -4194 Falcon Street, San Diego CA**

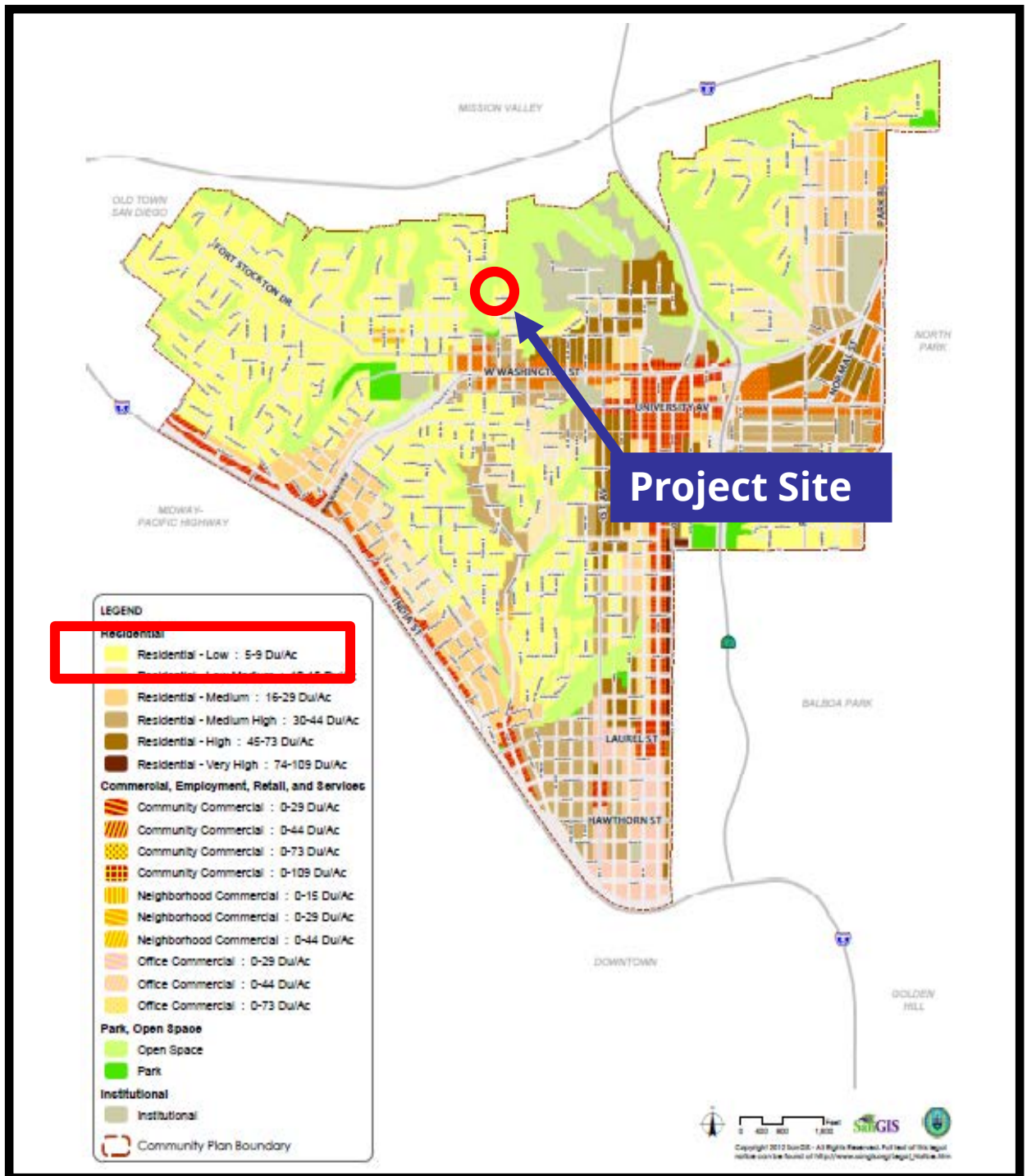




## **Aerial Photo**

**Falcon Street Residences, Project No. 426489  
4184 -4194 Falcon Street, San Diego CA**





## Uptown Community Land Use Map

Falcon Street Residences, Project No. 426489  
4184 -4194 Falcon Street, San Diego CA

North



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Falcon Street Residences
<b>PROJECT DESCRIPTION:</b>	Demolish two existing duplex units and construct two new single-family residential units at 4184 and 4194 Falcon Street.
<b>COMMUNITY PLAN AREA:</b>	Uptown
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low density, 5-9 DU/AC

### **ZONING INFORMATION:**

**ZONES:** OR-1-1, RS-1-7, Multiple Habitat Planning Area (MHPA), Brush Management, Steep Hillsides, Airport Influence Area (AIA) - Review Area 2, and the Federal Aviation Administration (FAA) Part 77 Notification Area Overlay Zones.

**HEIGHT LIMIT:** 30 feet max.; 30 feet provided

**LOT SIZE:** Min. 5,000 s.f.; 10,042 s.f. each existing

**FLOOR AREA RATIO:** Unit 4184, 5,196.45 s.f. allowed; 4,746 s.f. provided; and Unit 4194, 4,970.15 s.f. allowed; 3,880 s.f. provided.

**FRONT SETBACK:** 15 feet required; 15 feet provided

**STREET SIDE SETBACK:** 5 feet 2.5 inches required (10% lot width); 5 feet 2.5 inches provided

**SIDE SETBACK:** 4 feet 2.5 inches required (8% lot width); 4 feet 2.5 inches provided

**REAR SETBACK:** Min. 13 feet; 125 feet proposed

**PARKING:** 2 off-street parking spaces per each unit required; 2 parking spaces provided per each unit.

<u><b>ADJACENT PROPERTIES:</b></u>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; RS-1-7	Single-family Residential
<b>SOUTH:</b>	Residential; RS-1-7	Single-family Residential
<b>EAST:</b>	Residential; RS-1-7	Single-family Residential
<b>WEST:</b>	Open Space; OR-1-1	Open Space/MHPA
<b>DEVIATIONS REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	Nov. 3, 2015, the Uptown Planners Group voted 13-1-1 to recommend approval with no conditions.	

HEARING OFFICER RESOLUTION NO. CM-XXXX  
SITE DEVELOPMENT PERMIT NO. 1500761  
**FALCON STREET RESIDENCES - PROJECT NO. 426489**

WHEREAS, 4184 – 4194 FALCON STREET, L.L.C., Owner/Permittee, filed an application with the City of San Diego for a permit to demolish two existing duplex structures and construct two single dwelling units totaling 8,625 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1500761, on portions of a 0.48-acre site;

WHEREAS, the project site is located at 4184 and 4194 Falcon Street in the OR-1-1, RS-1-7, and Multiple Habitat Planning Area Overlay Zones of the Uptown Community Plan;

WHEREAS, the project site is legally described as Lots 1, 2, 3, 4, 21, 22, 23, and 24 in Block 27 of Arnold and Choate's Addition, in the City of San Diego, County of San Diego, State of California, according to Map No. 334, filed in the Office of the County Recorder of San Diego County dated November 29, 1872;

WHEREAS, on May 31, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 150076, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 10, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303, New Construction or Conversion of Small Structures; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 May 31, 2017.

FINDINGS:

**Site Development Permit – SDMC Sec. 126.0504**

**(a) Findings for all Site Development Permits**

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

The Falcon Street Residences project (Project) proposes the demolition of two residential duplex structures located at 4184 and 4194 Falcon Street and the construction of a new, approximately 4,746 square feet, single family residential unit at 4184 Falcon Street; and a new, approximately 3,880 square feet, single family residential unit at 4194 Falcon Street on a combined 0.48-acre site in the RS-1-7, OR-1-1, and Multiple Habitat Planning Area Overlay Zones within the Mission Hills Neighborhood of the Uptown Community

Plan. The two single family residence will be developed consistent with the Uptown Community Plan which designates the site for residential low density land use (5-9 dwelling units per acre) and Open Space. As shown on the project's Exhibit "A" plans, the project is consistent with the Urban Design Element of the community plan by providing new construction that is compatible with the existing architectural detail and overall appearance of the quality development in the surrounding neighborhood. The proposed development is compatible with the color, texture, architectural detail and overall appearance of the quality buildings in the surrounding neighborhood. The proposed project does not increase the density or exceed the existing development area and therefore, the proposed development will not adversely affect the applicable land use plan.

- (2) The proposed development will not be detrimental to the public health, safety, and welfare.** The Project proposes the demolition of two residential duplex structures located at 4184 and 4194 Falcon Street and the construction of a new, approximately 4,746 square feet, single family residential unit at 4184 Falcon Street; and a new, approximately 3,880 square feet, single family residential unit at 4194 Falcon Street on a combined 0.48-acre site and does not create or contribute to a hazardous condition that would affect the public's health, safety and welfare. The proposed Project has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare. The Project is consistent with the Uptown Community Plan, the City's environmental regulations, landscaping and brush management requirements, the fire protection policies, water and sewer study recommendations, and the City's affordable housing policies and regulations. Prior to construction on the Project site, construction permit drawings will be reviewed to achieve conformance with all applicable construction codes to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety and welfare.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by the City to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

- (3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.** The Project proposes the demolition of two residential duplex structures located at 4184 and 4194 Falcon Street and the construction of a new,

approximately 4,746 square feet, single family residential unit at 4184 Falcon Street; and a new, approximately 3,880 square feet, single family residential unit at 4194 Falcon Street on a combined 0.48-acre site in the RS-1-7, OR-1-1, and Multiple Habitat Preservation Area Overlay Zones within the Mission Hills Neighborhood of the Uptown Community Plan. The proposed development does not request and deviations to the Land Development Code. Therefore, the proposed development will comply with the regulations of the Land Development Code.

**(b) Supplemental Findings--Environmentally Sensitive Lands**

- (1) The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The Project proposes the demolition of two residential duplex structures located at 4184 and 4194 Falcon Street and the construction of a new, approximately 4,746 square feet, single family residential unit at 4184 Falcon Street; and a new, approximately 3,880 square feet, single family residential unit at 4194 Falcon Street on a combined 0.48-acre site. The site is adjacent to, and contains Multiple Habitat Planning Area (MHPA). However, both new single family residential units will be constructed within the existing footprint of the previous development and outside the MHPA. A conservation easement will be placed on the property, outside of the allowable development area, to inhibit any future development within the adjacent MHPA area. Fire potential, runoff and drainage have all been improved by requiring current best management practices and brush management to provide a minimum disturbance to environmentally sensitive lands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.
- (2) The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.** The Project proposes the demolition of two residential duplex structures located at 4184 and 4194 Falcon Street and the construction of a new, approximately 4,746 square feet, single family residential unit at 4184 Falcon Street; and a new, approximately 3,880 square feet, single family residential unit at 4194 Falcon Street on a combined 0.48-acre site. Both of the new single family residential units will be constructed within the existing footprint of the previous development. The project proposal would not result in a substantial increase in wind or water erosion of soils. Compliance with the City's standard Best Management Practices (BMP) will prevent such impacts. The proposed development will minimize the alteration of natural land forms since it is being proposed within the existing disturbed development area. The project will require grading. However, the topography and/or ground surface relief features would not substantially change. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.
- (3) The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The Project proposes the demolition of two residential duplex structures located at 4184 and 4194 Falcon Street

and the construction of a new, approximately 4,746 square feet, single family residential unit at 4184 Falcon Street; and a new, approximately 3,880 square feet, single family residential unit at 4194 Falcon Street on a combined 0.48-acre site. Both of the new single family residential units will be constructed within the existing footprint of the previous development. The project site includes Multiple Habitat Planning Area (MHPA). The MHPA area will be placed in a conservation easement or dedicated in fee to the City prior to the issuance of any construction permits. Landscape will be restricted to non-invasive revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, Landscape Standards. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

- (4) The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The Project proposes the demolition of two residential duplex structures located at 4184 and 4194 Falcon Street and the construction of a new, approximately 4,746 square feet, single family residential unit at 4184 Falcon Street; and a new, approximately 3,880 square feet, single family residential unit at 4194 Falcon Street on a combined 0.48-acre site. The project site includes Multi-Habitat Planning Area (MHPA). The MHPA area will be placed in a conservation easement or dedicated in fee to the City prior to the issuance of any construction permits. Landscape will be restricted to non-invasive revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, Landscape Standards. The Project design features would also prevent indirect impacts to the MHPA. The project includes retaining walls along the development area which will aid in the inadvertent intrusion of human or domestic pet activities. Therefore, the project would not have the potential to result in direct, indirect or cumulative impacts to sensitive biological resources and will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.
- (5) The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The Project site is located approximately five miles inland of the Pacific Ocean, three miles from San Diego Bay, and not located within the coastal overlay zone. Thus, the proposed project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.
- (6) The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The Project proposes the demolition of two residential duplex structures located at 4184 and 4194 Falcon Street and the construction of a new, approximately 4,746 square feet, single family residential unit at 4184 Falcon Street; and a new, approximately 3,880 square feet, single family residential unit at 4194 Falcon Street on a combined 0.48-acre site. The City of San Diego conducted an environmental review that determined the Project would not have the potential for causing a significant effect on the environment. The Project meets the criteria set forth in CEQA Exemption Section 15303, New Construction or Conversion of Small Structures. The Project will be consistent with the existing land use designation (residential low density), and all

applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within the City limits on a project site of less than one acre and is substantially surrounded by urban uses. The project would not result in any significant effects related to air quality, noise, traffic, or water quality. The site can be adequately serviced by all required utilities and public services.

Although no mitigation measures are required for the Project, the Permit prepared for the Project provides protection to the environmentally sensitive lands and MHPA area that are outside of the allowable development area on the premises, requiring that they remain in a natural state and be used only for those passive activities allowed as a condition of permit approval. The passive activities allowed on the undeveloped remainder of the premises and any other conditions of the Permit shall be incorporated into a covenant of easement that shall be recorded against title to the property. Therefore, the nature and extent of protecting environmentally sensitive lands required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 150076 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 150076, a copy of which is attached hereto and made a part hereof.

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Tim Daly  
Development Project Manager  
Development Services

Adopted on: May 31, 2017

IO#: 24005915

**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: 24005915

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1500761  
**FALCON STREET RESIDENCES PROJECT NO. 426489**  
Hearing Officer

This Site Development Permit No. 1500761 is granted by the Hearing Officer of the City of San Diego to 4184 – 4194 Falcon Street, L.L.C., Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0404. The 0.48-acre site is located at 4184 and 4194 Falcon Street in the OR-1-1, RS-1-7, and Multiple Habitat Planning Area Overlay Zones of the Uptown Community Plan. The project site is legally described as Lots 1, 2, 3, 4, 21, 22, 23, and 24 in Block 27 of Arnold and Choate's Addition, in the City of San Diego, County of San Diego, State of California, according to Map no. 334, filed in the Office of the County Recorder of San Diego County dated November 29, 1872.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two existing duplex structures and construct two single dwelling units totaling 8,625 square feet, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 31, 2017, on file in the Development Services Department.

The project shall include:

- a. The demolition of two residential duplex structures located at 4184 and 4194 Falcon Street and the construction of a new, approximately 4,746 square feet, single family residential unit at 4184 Falcon Street; and a new, approximately 3,880 square feet, single family residential unit at 4194 Falcon Street;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Approximately 81feet long and 3 feet 7 inches maximum height retaining wall at 4184 Falcon Street; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 14, 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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA],

executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

11. The 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.

12. This Permit may be developed in phases. Each respective phase shall be developed consistent with the conditions and exhibits approved pursuant to the approved Exhibit "A."

**AFFORDABLE HOUSING REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

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

15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed Landscaping/Irrigation within Falcon Street public right-of-way.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 14-foot wide driveway for each dwelling unit adjacent to the site on Falcon Street satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to remove and replace existing sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, along the frontage on Falcon Street to satisfaction of City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to remove existing curb and replace it with curb/gutter per current City Standard along project's frontage on Falcon Street.

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

20. 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.

21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

**LANDSCAPE REQUIREMENTS:**

23. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, 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.

24. Prior to issuance of any construction permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

25. Prior to issuance of any construction permits for structures (including shell), 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 Office of the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

26. 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.

27. 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.

28. 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 in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

29. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" Brush Management Plan on file in the Office of the Development Services Department.
30. The Brush Management Program shall consist of a standard Zone One of 35 feet in width with Zone Two of 65 feet in width extending out from the structure towards the native/naturalized vegetation consistent with the Brush Management Regulations of the Land Development Code section 142.0412.
31. Prior to issuance of any construction permits for grading, landscape construction documents required for the construction permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
32. Prior to issuance of any construction permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.
33. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.
34. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."
35. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.
36. Prior to the final inspection, the approved Brush Management Program shall be implemented.
37. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

38. Owner/Permittee shall maintain a minimum of two off-street parking spaces for each residential unit, four total, on the properties at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be

converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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 any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Steep Hillside, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

41. 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.

**CLIMATE ACTION PLAN (CAP) REQUIREMENTS:**

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on May 31, 2017 and Resolution HO-XXXX.

## ATTACHMENT 6

Permit Type/PTS Approval No.: Site Development Permit No. 1500761  
Date of Approval: May 31, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Tim Daly  
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.

**4184 - 4194 Falcon Street, L.L.C**  
Owner/Permittee

By \_\_\_\_\_  
*NAME:*  
*TITLE:*

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

## NOTICE OF EXEMPTION

(Check one or both)

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

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

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

**Project Name:** Falcon Street Residences

**Project No. / SCH No.:** 426489/N.A.

**Project Location-Specific:** The project is located at 4184 and 4194 Falcon Street, San Diego, CA 92103

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

**Description of nature and purpose of the Project:** The project proposes a Site Development Permit (SDP) to demolish two existing duplex structures and construct two single dwelling units totaling 8,625 square feet on a combined 0.48-acre site. The project site is designated for low-medium residential use and is zoned RS-1-1 and RS-1-7. It is located in the Uptown Community Plan area.

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

**Name of Person or Agency Carrying Out Project:** Taal Safdie (Agent), 1101 Washington Place, San Diego, CA 92103, (619) 297-6153

**Exempt Status:** (CHECK ONE)

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

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described in the Project Description section of this notice, meets the criteria set forth in CEQA Section 15303 (b) which addresses the construction and location of limited numbers of new, small facilities or structures, specifically, in urbanized areas, this exemption applies up to three single-family residences. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

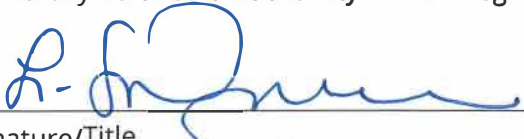
Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

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

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

  
 \_\_\_\_\_  
 Signature/Title

April 25, 2017

\_\_\_\_\_  
 Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

**UPTOWN PLANNERS**  
Uptown Community Planning Group  
November 3, 2015 Meeting  
Meeting Minutes

**Present:** Jennifer Pesqueira, Jay Newington, Chris Ward, Bob Daniel, Roy Dahl, Dana Hook, Tom Mullaney, Jim Mellos, Ernie Bonn, Ken Tablang, Kyle Heiskala, Beth Jaworski, Matt Winter

**I. Board Meeting: Parliamentary Items/Reports:**

A. Introductions.

B. Adoption of the Agenda

Discussion was held about removing certain items from the agenda. In the end, the agenda was left unchanged.

C. Approval of Minutes.

Ernie Bonn stated that she made edits to the minutes of a previous meeting, but the edits have not been incorporated yet. So no vote was held on approval of the minutes.

Mat Wahstrom stated: At the 10/6/15 meeting, a motion was made and approved: That the Uptown Planners will proceed with the Community Plan update as a Committee of the Whole. This is to take place in a workshop structure, with a group of city staff and the public, in special meetings that are concerned only with the Community Plan update. That will allow us to give each element the full attention they merit. The City gave UTP a short timeline upon in which to review the drafts. The motion should be included in the 10/6/15 minutes.

D. Treasurer's Report (Roy Dahl): No change from last month.

E. Website Report (Mat Wahlstrom): The website is being updated.

F. Chair/CPC Report (J. Demetrios Mellos III): Jim Mellos did not attend the last CPC meeting. The vice chair, Tom Fox attended. No report was made.

**II. Public Communication:** Non-Agenda Public Comment.

**III. Representatives of Elected Officials**

**IV. Consent Agenda:** No items

**V. Action Items – LETTERS OF SUPPORT:****1. Proposed curfew and alcohol ban for the University Heights Point.**

Presentation of proposed amendments to Municipal Code to establish alcohol ban and curfew for the following designated open space: the Point and adjacent hillsides between Massachusetts and Delaware overlooking Mission Valley.

A resident, Gary Aguirre gave a presentation

**Motion to support the principle that the UH community should reach a consensus on this issue. Daniel/ Jaworski 12-0-3**

**2. 4th Annual Father Joe's Villages Thanksgiving Day 5K.**

Planned presentation by: Noah Jackson, Special Events Coordinator at Father Joe's Villages,(not present)

1) Event History; 2) Event Expectations (Numbers, Revenue); 3) Event Day Logistics (Schedule of Events, Adjustments from previous years' races); 4) Event Impact on Community (Homelessness in San Diego, Holiday Tradition). Additional information: [www.thanksgivingrun.org](http://www.thanksgivingrun.org).

**Motion to approve letter of Support 12-2-1**

**VI. Action Items****1. TERRACES ON ROBINSON TENTATIVE MAP PROPOSAL.**

Mike Firouzi represented Mission Hills Terraces, Inc. (aka Mission Terraces, LLC) for a Tentative Map for the Terraces on Robinson project located at 124 W.

Robinson; 160, 162, 164 and 166 West Robinson Ave. The project consists of 4 new condominiums (row-homes) currently under construction. Each condominium is approximately 1,800 SQ FT with: 3 car attached garages, 3 bedrooms, 3 full baths, 1 half baths and roof deck.

**Motion to Approve Tentative Map Waiver 12-2-1**

**2. 6th & HAWTHORN TOWNHOMES Mid-City Communities Development Permit**

Presentation by the Applicant, Russ Haley of City Mark Communities (and selected members of the Consultant Team), for review and request for a recommendation of approval of the proposed residential townhome project. The project proposes construction of 21 townhomes on a 0.58- acre site located between 6th Ave and 5th Ave, on the south side of Hawthorn Street. The site is zoned CV-4 and MR-800B and is designated both Commercial Residential Medium (15-29 du/ac) and Residential High (44-73 du/ac). The site is currently developed with an existing grades K-12 private school. The presentation will consist of a review of the site plan and project features such as architectural and other site design features.

**Motion to table until staff can get back with issues. Roy Dahl/ Jaworski 13/1/1**

**3. "FALCON STREET RESIDENCES"**

– Presentation by Architect Taal Safdie, principal at Safdie Rabines Architects, about 1) Proposed Residential Development in Falcon Street in Mission Hills. 2) Description: This project involves the demolition of two multi-family structures at 4184 and 4194 Falcon Street and the construction of two single-family residences on two lots to be created from the lot consolidation and adjustment of lots 1,2,3,4,21,22,23 & 24 in block 27 of map no. 334."

**Motion to approve Wahstrom/Daniel 13-1-1****4. PROPOSED PARKING RECONFIGURATIONS IN UPTOWN**

Presentation by Ben Verdugo, Uptown Community Parking District, about the following proposed parking gains in Mission Hills and International Restaurant Row: 1) 4000 Block of Goldfinch – East side, conversion from angled parking to head in parking resulting in a gain of 3 car and 3 motorcycle spaces in Mission Hills; 2) 1700 Block of Winder – North side, conversion from angled parking to head-in parking resulting in a gain of 3 spaces in International Restaurant Row; C. 1700 Block of Chalmers – South side, conversion from parallel parking to head-in parking resulting in a gain of 6 spaces in International Restaurant Row.

**Motion to approve all parking spaces Dahl/Wahlstrom 8-6-1**

Opposed: Heiskala, Hook, Mullaney, Jaworski, Daniel & Pesqueira

**VII. Information Items:****1. Public Art at San Diego International Airport's Rental Car Center:**

Presentation by Lauren Lockhart, Airport Art Program Manager, about 1) Overview of the Art Program at the Airport, 2) Presentation on the three new, permanent public art projects in development for the Rental Car Center on the Airport's North side.

**2. City of San Diego, Public Utilities - Cost of Service Study Presentation:**

We are requesting time to present on the results of the City's recent cost of service study which resulted in water rate increase proposals. These proposals are due to the rising cost of imported water, state mandated water use restrictions, continued investment in our aging water infrastructure and financial health of the utility. We will also discuss how the public can be involved and participate in the process.

**VIII. Meeting Adjourned**



THE CITY OF SAN DIEGO

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**

4184/4196 Falcon Street Residences

Project No. For City Use Only

426489

**Project Address:**

4184 &amp; 4196 Falcon Street, San Diego CA 92103

## 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:

FALCON ST. RESIDENCES

Project No. (For City Use Only)

426489

**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. 46-2951168  
☐ 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):  
 4184-4194 Falcon Street LLC

☒ Owner ☐ Tenant/Lessee

Street Address:  
 925 Fort Stockton Drive

City/State/Zip:  
 San Diego, CA 92103

Phone No: ( 619 ) 297-6153 Fax No: (619) 299-6072

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

Title (type or print):  
 Partner

Signature :  Date: May 26, 2015

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

4184 & 4194 Falcon Street  
San Diego, CA 92103

Architect  
**Safdie Rabines Architects**  
925 Fort Stockton Drive  
San Diego, CA 92103

Civil Engineer  
Christensen Engineering &  
Surveying  
7888 Silverton Avenue, Suite J  
San Diego, CA 92126  
P: 858 (271)-9901

Biological Resources Surveyor  
Rocks Biological Consulting  
5101 September Street  
San Diego, CA 92110-1118  
P: (619) 843-6560

## CITY OF SAN DIEGO - SITE DEVELOPMENT PERMIT

An architectural line drawing of a modern, multi-level house. The house features large glass windows and balconies, suggesting an open-plan living space. It is situated on a sloped terrain, with a prominent staircase leading up to the entrance. The drawing shows the house from a low angle, emphasizing its height and the surrounding landscape. The style is clean and minimalist, with a focus on geometric forms and light shading.

A circular professional seal for Rachel Sadie Taal, a Licensed Architect in the State of California. The seal features the text "LICENSED ARCHITECT" at the top, "TAAI RACHEL SADIE" in the upper middle, "STATE OF CALIFORNIA" at the bottom, and "NO. C 24394" and "1-31-17" in the center. Two stars are positioned on the left and right sides of the seal.

Num	Description	Date
1	<u>NDP COMPLETENESS CHECK</u>	5/27/2015
2	<u>SDP FULL SUBMITTAL</u>	6/22/2015
3	<u>SDP FULL RE-SUBMITTAL</u>	12/23/2015
4	<u>SDP FULL RE-SUBMITTAL</u>	06/16/2016
5	<u>SDP LDSCP, MSCP REVIEW</u>	08/16/2016
6	<u>SDP FULL RE-SUBMITTAL</u>	08/31/2016
7	<u>SDP FULL RE-SUBMITTAL</u>	01/17/2017
8	<u>SDP FULL RE-SUBMITTAL</u>	03/03/2017

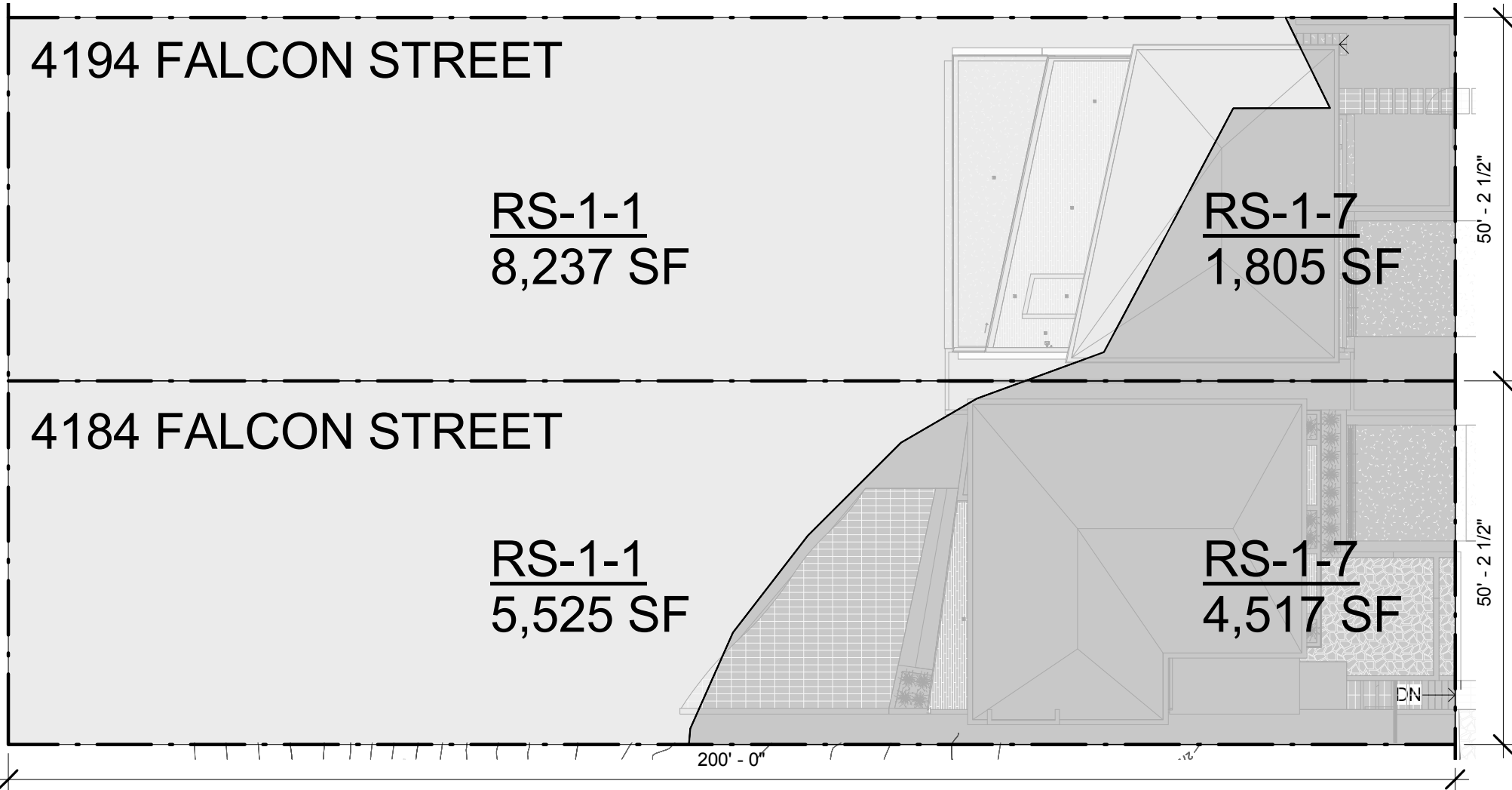
Date	Scale
03/03/2017	

SRA Project Number  
1324 - 1326

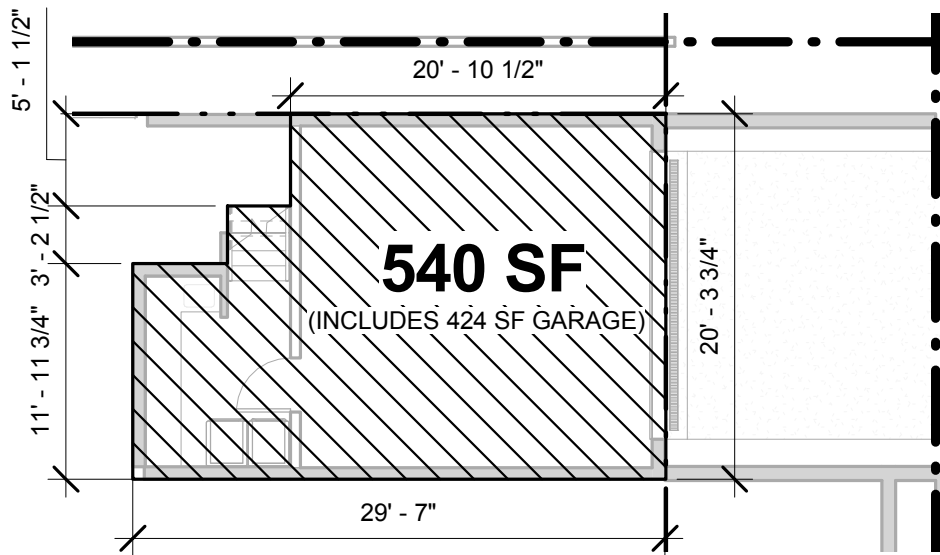
# TITLE SHEET

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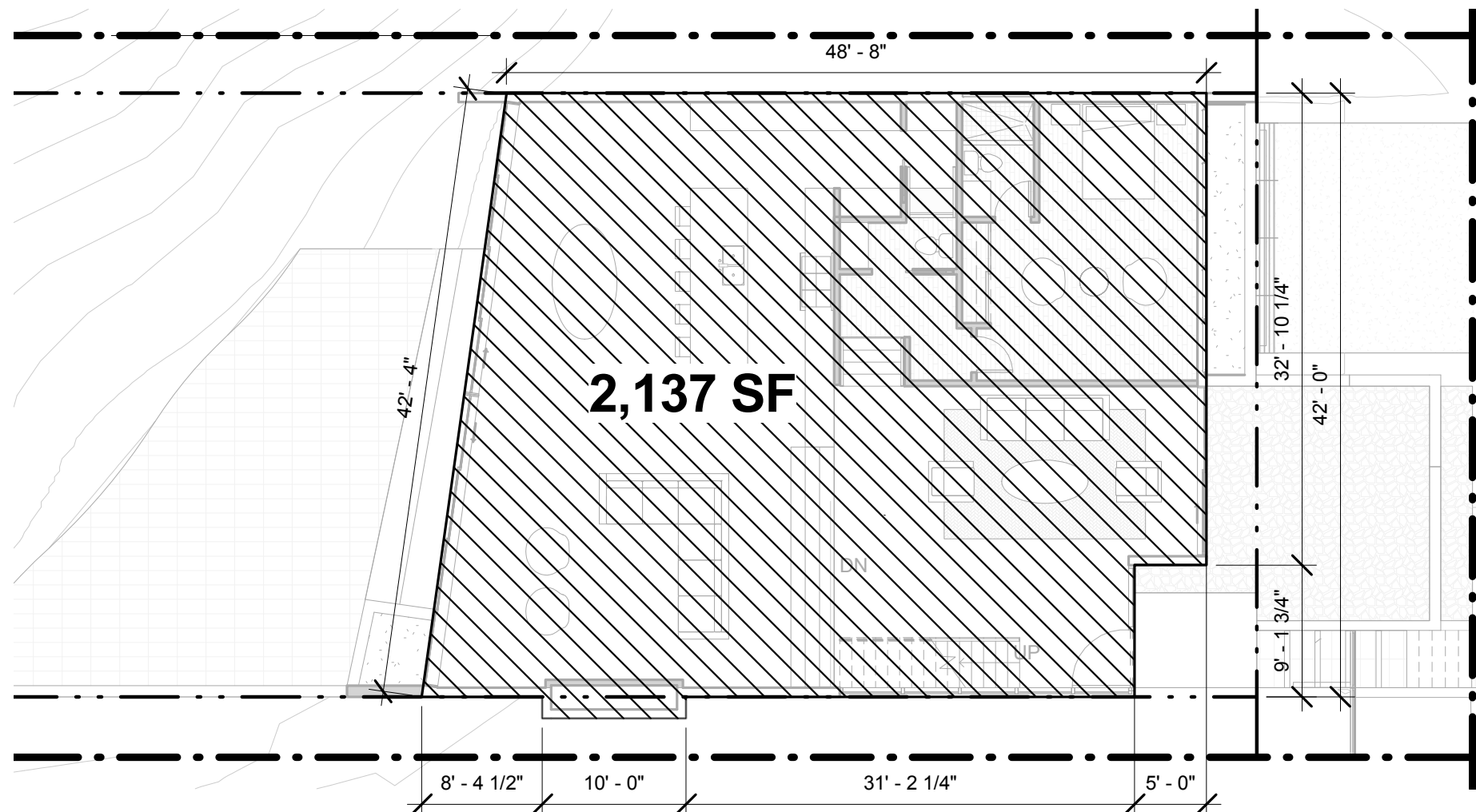
**SHEET 1 OF 29**



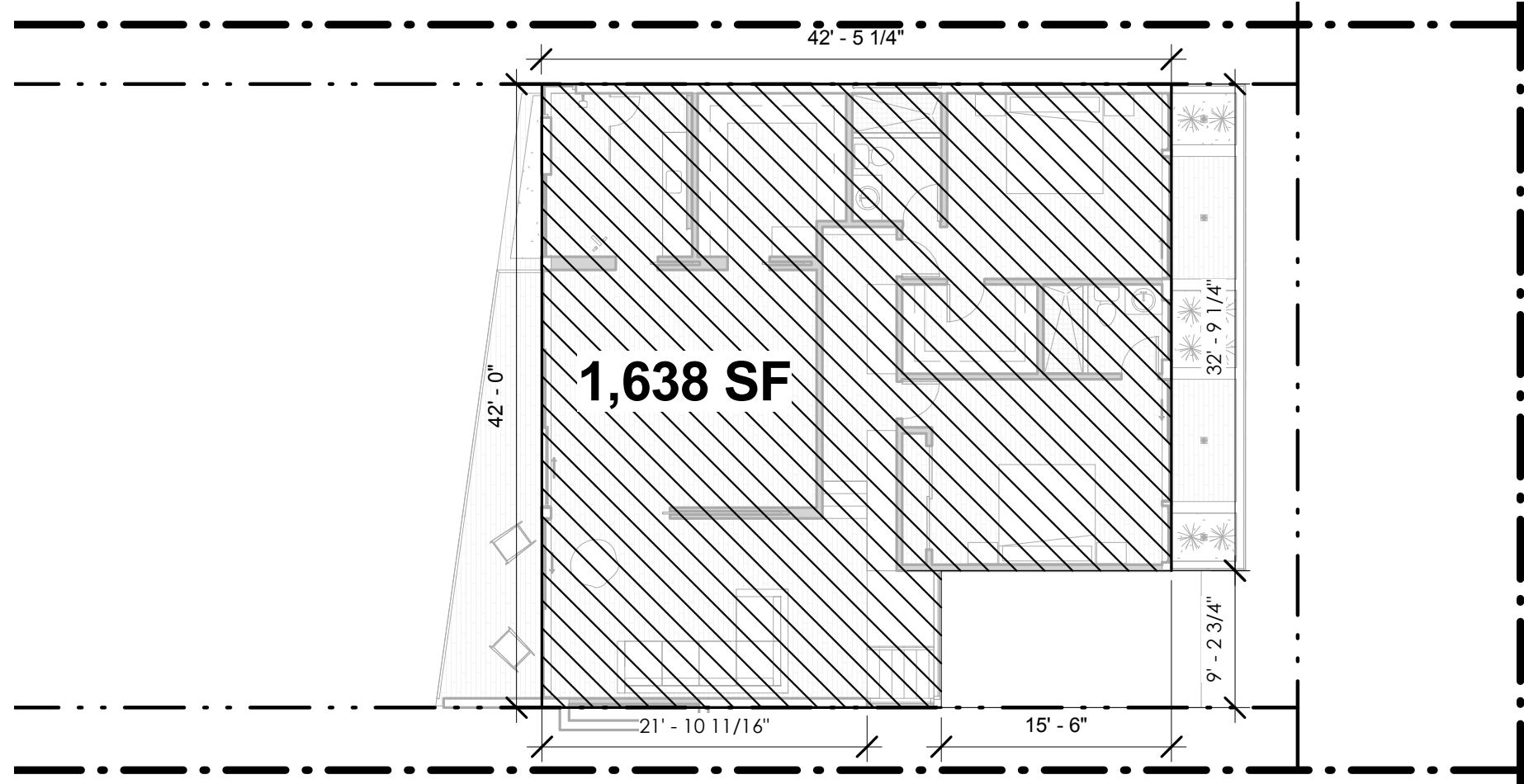
1 AREA PLAN SITE PLAN  
1" = 20'-0"



7 AREA PLAN 4184 GARAGE LEVEL  
3/32" = 1'-0"

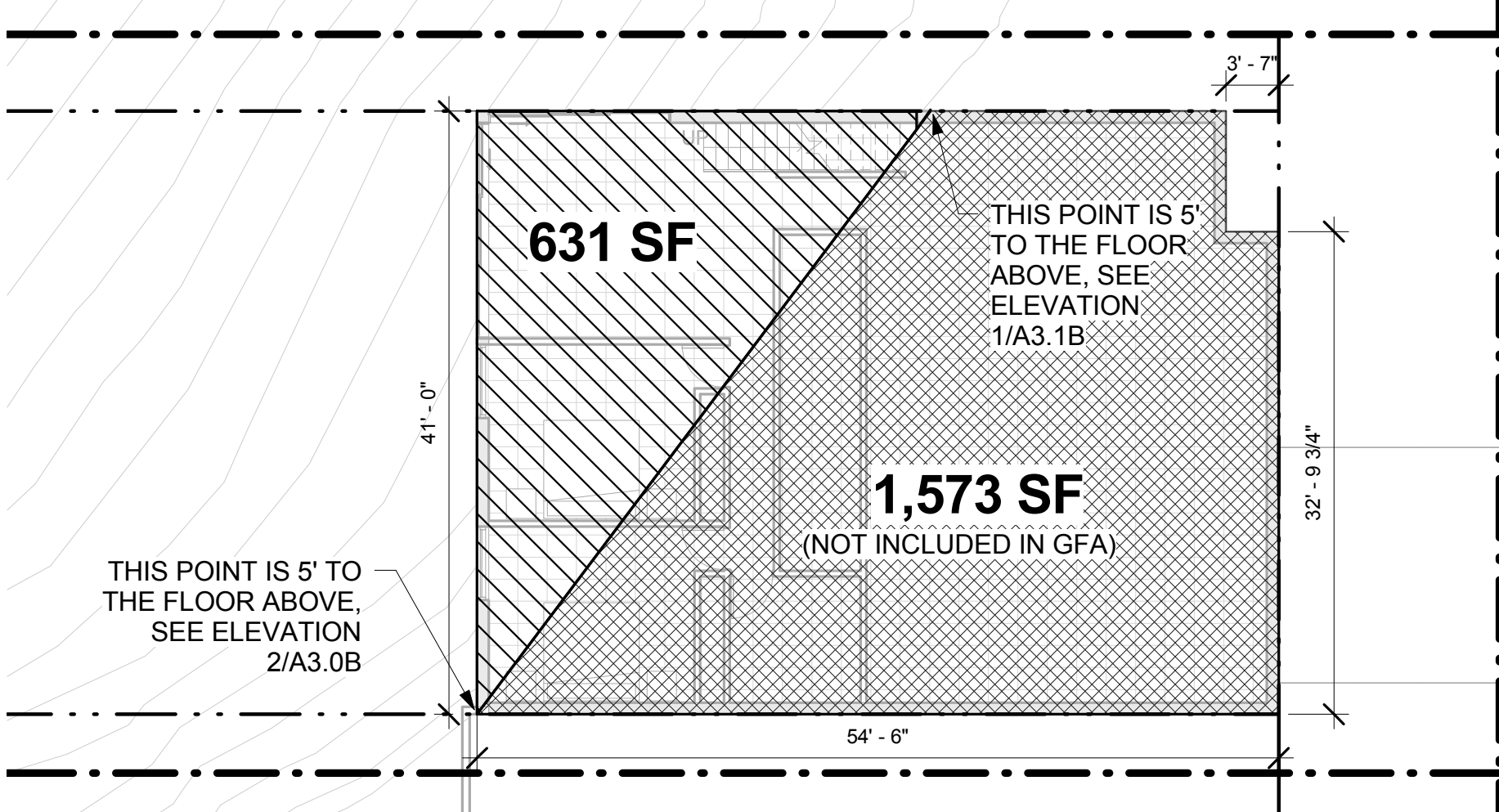


2 AREA PLAN 4184 - LEVEL 1  
3/32" = 1'-0"

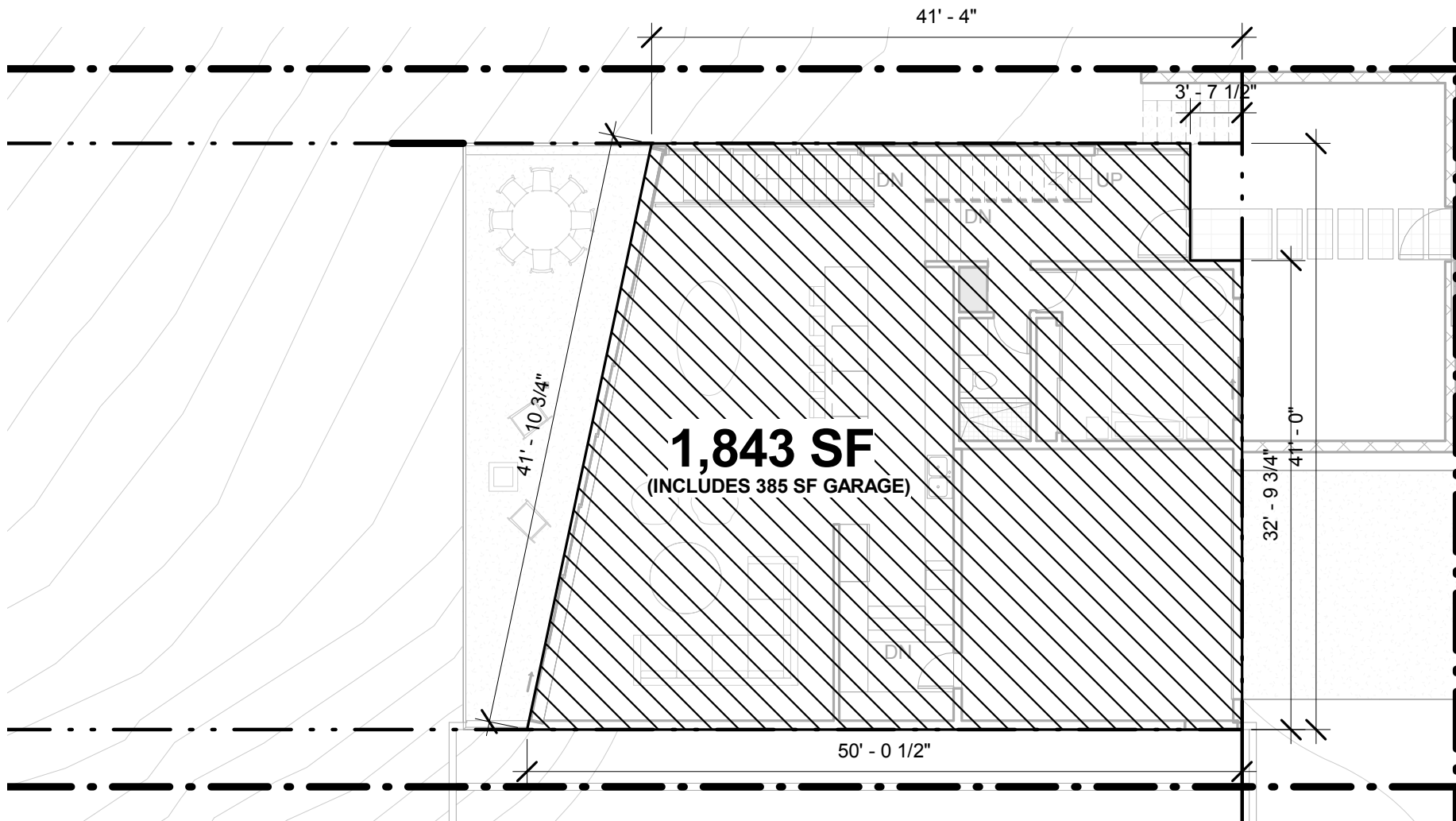


3 AREA PLAN 4184 - LEVEL 2  
3/32" = 1'-0"

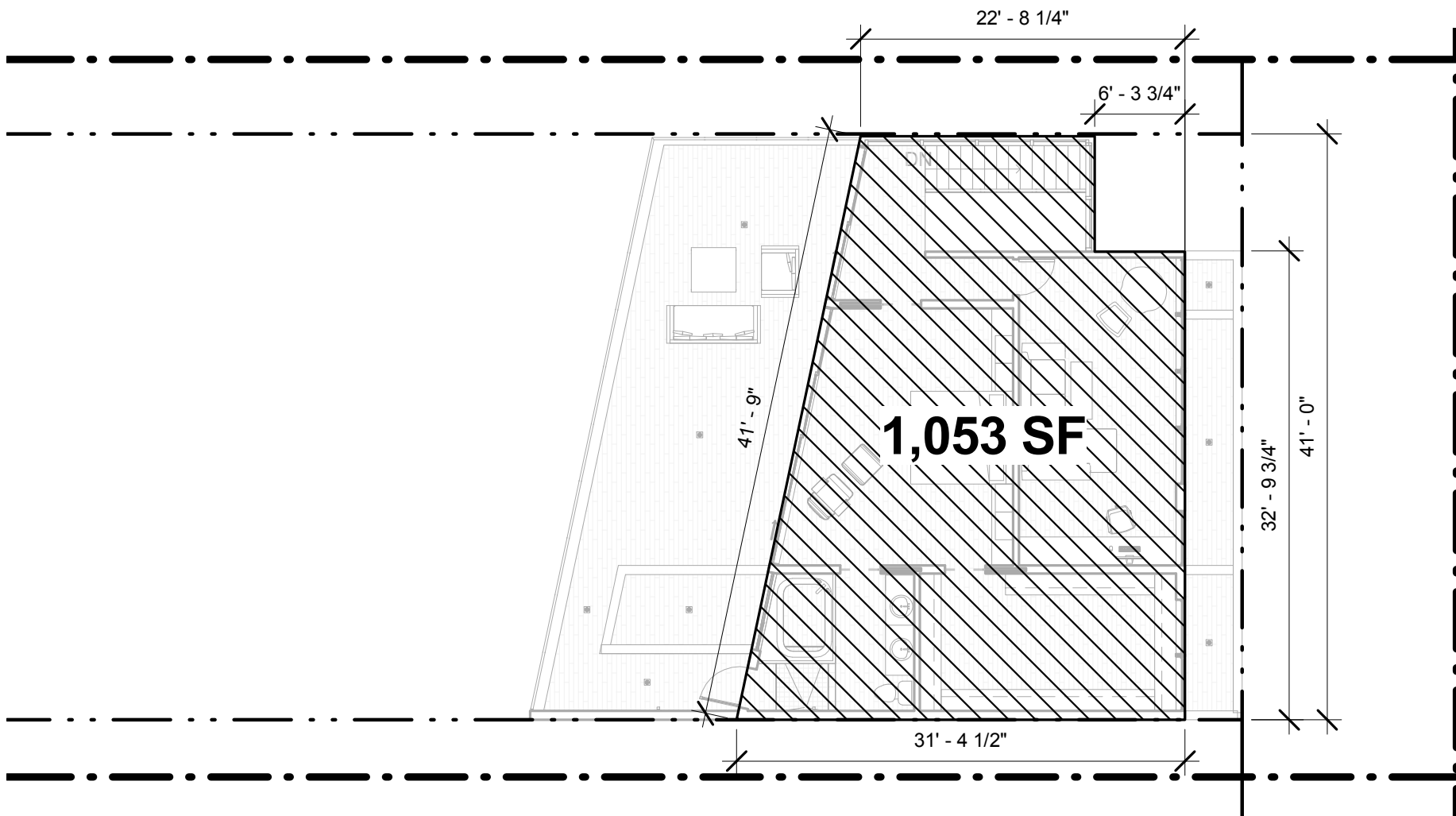
PER SDMC 113.0234(a)(2)(B) AND DIAGRAM 113-02J:  
FOR LOTS THAT SLOPE 5 PERCENT OR MORE ALONG ANY EDGE OF THE BUILDING FOOTPRINT, GROSS FLOOR AREA INCLUDES THE AREA OF ALL PORTIONS OF THE BASEMENT WHERE THE VERTICAL DISTANCE BETWEEN EXISTING GRADE OR PROPOSED GRADE, WHICHEVER IS LOWER, AND THE FINISH-FLOOR ELEVATION ABOVE EXCEEDS 5 FEET.  
THE PROJECT LOT SLOPE IS GREATER THAN 5 PERCENT.



4 AREA PLAN 4194 - BASEMENT  
3/32" = 1'-0"



5 AREA PLAN 4194 - LEVEL 1  
3/32" = 1'-0"



6 AREA PLAN 4194 - LEVEL 2  
3/32" = 1'-0"

### GROSS FLOOR AREA CALCULATIONS

#### 4184 FALCON STREET:

LEVEL	INCLUDED IN F.A.R.
GARAGE LEVEL	540 SF
LEVEL 1	2,137 SF
LEVEL 2	1,638 SF
SUBTOTAL:	4,315 SF
10% DESIGN CONTINGENCY	431 SF
TOTAL	4,746 SF

#### 4194 FALCON STREET:

LEVEL	INCLUDED IN F.A.R.	NOT INCLUDED IN F.A.R.
BASEMENT	631 SF	1,573 SF
LEVEL 1	1,843 SF	-
LEVEL 2	1,053 SF	-
SUBTOTAL:	3,527 SF	1,573 SF
10 % DESIGN CONTINGENCY	353 SF	
TOTAL	3,880 SF	1,573 SF

### F.A.R. CALCULATIONS

PER SDMC 131.0431 AND TABLE 131-04D, THE MAXIMUM ALLOWED FAR IN THE RS-1-1 ZONE IS 0.45

PER SDMC 131.0446(a) AND TABLE 131-04J, THE MAXIMUM ALLOWED FAR IN THE RS-1-7 ZONE WITH A LOT AREA OF 4,517 SF IS 0.60

PER SDMC 131.0446(a) AND TABLE 131-04J, THE MAXIMUM ALLOWED FAR IN THE RS-1-7 ZONE WITH A LOT AREA OF 1,805 SF IS 0.70

#### 4184 FALCON STREET

RS-1-1 AREA = 5,525 SF  
5,525 SF X 0.45 = 2,485.25 SF ALLOWABLE

RS-1-7 AREA = 4,517 SF  
4,517 SF X 0.60 = 2,710.20 SF ALLOWABLE

2,485.25 SF + 2,710.20 SF = **5,196.45 SF ALLOWABLE TOTAL**

#### 4194 FALCON STREET

RS-1-1 AREA = 8,237 SF  
8,237 SF X 0.45 = 3,706.65 SF ALLOWABLE

RS-1-7 AREA = 1,805 SF  
1,805 SF X 0.70 = 1,263.5 SF ALLOWABLE

3,707 SF + 1,264 SF = **4,970.15 SF ALLOWABLE TOTAL**

## Falcon Street Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

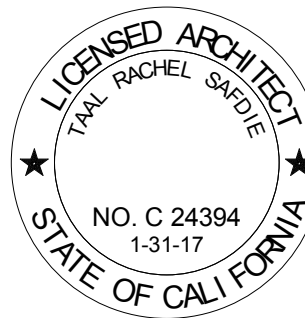
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Land Surveyor  
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Biological Resources Surveyor  
Rocks Biological Consulting  
5101 September Street  
San Diego, CA 92110-1118  
P: (619) 843-6560



Num	Description	Date
1	NDP COMPLETENESS CHECK	5/27/2015
2	SDP FULL SUBMITTAL	6/22/2015
3	SDP FULL RE-SUBMITTAL	12/23/2015
4	SDP FULL RE-SUBMITTAL	06/16/2016
5	SDP LDSCP, MSCP REVIEW	08/16/2016
6	SDP FULL RE-SUBMITTAL	08/31/2016
7	SDP FULL RE-SUBMITTAL	01/17/2017
8	SDP FULL RE-SUBMITTAL	03/03/2017

Date  
03/03/2017

SRA Project Number  
1324 - 1326

## AREA PLANS

# A0.1

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

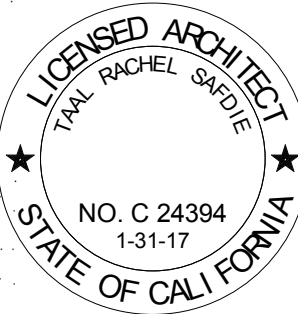
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Date  
03/03/2017

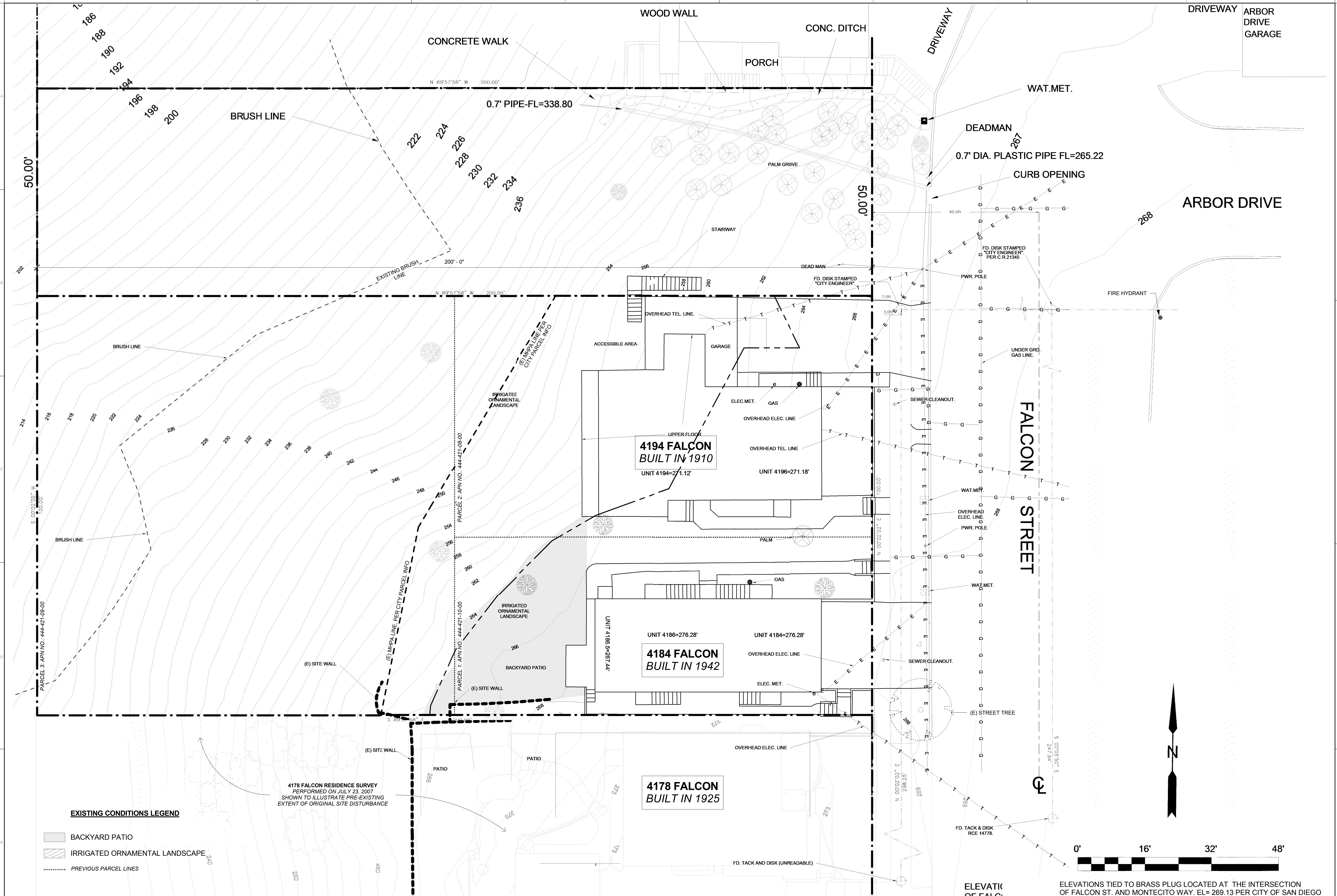
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SRA Project Number  
1324 - 1326

EXISTING  
CONDITIONS

A0.2

SHEET 3 OF 29



1 EXISTING CONDITIONS SITE PLAN  
1" = 10'-0"

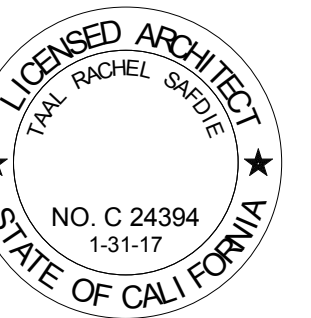
4184 & 4194 Falcon Street  
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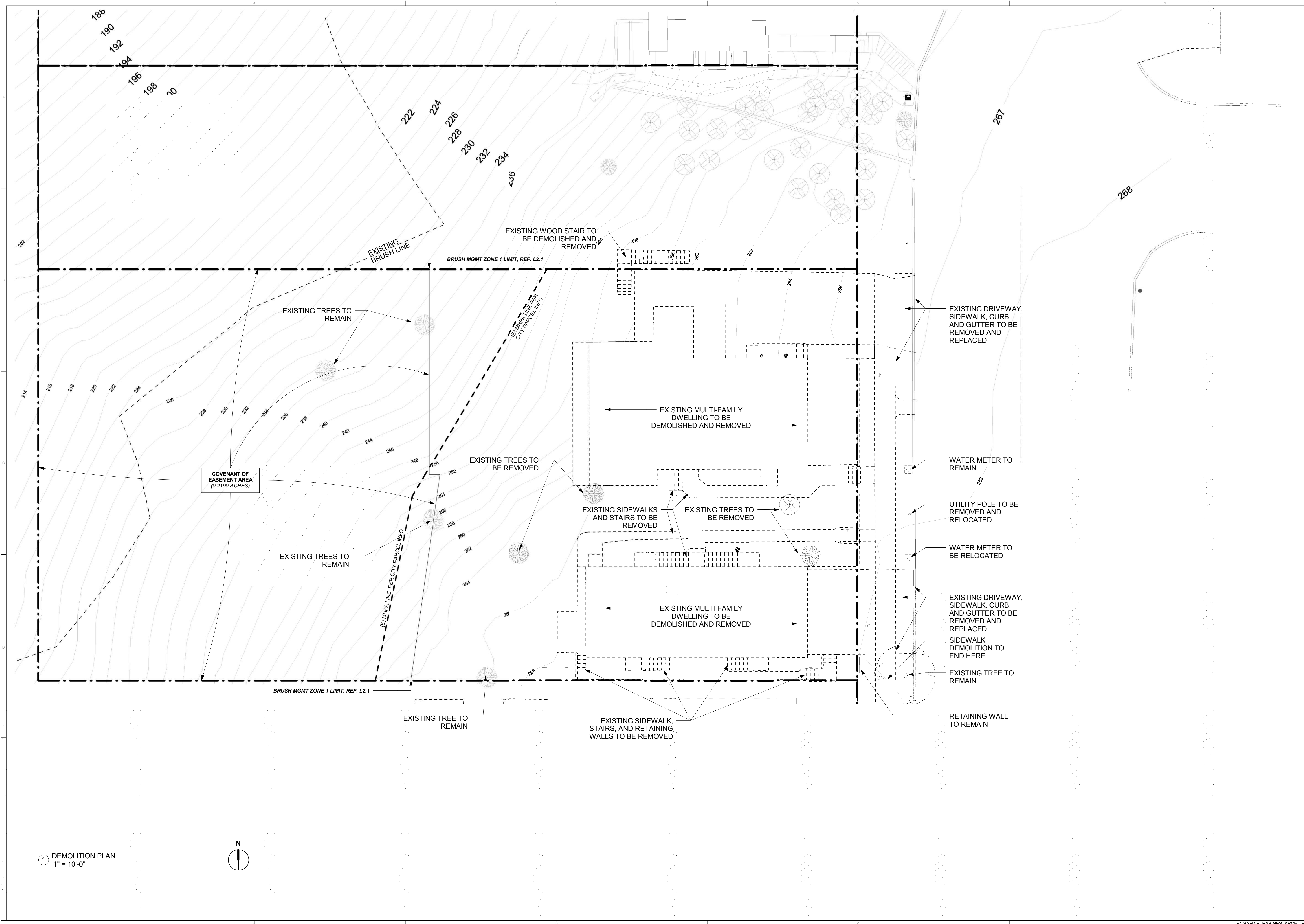
Date	Scale
03/03/2017	

SRA Project Number  
1324 - 1326

## DEMOLITION PLAN

## A0.3

**SHEET 4 OF 29**



Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

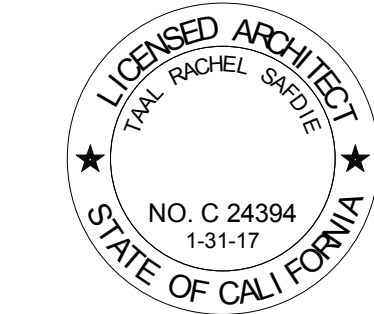
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7	SDP FULL RE-SUBMITTAL	01/17/2017
8	SDP FULL RE-SUBMITTAL	03/03/2017

Date  
03/03/2017

SRA Project Number  
1324 - 1326

PHASING  
PLAN

A0.4  
SHEET 5 OF 29

PHASING PLAN NOTES

**LEGAL DESCRIPTION:**  
**PARCEL 1: APN NO. 444-421-10-00**  
THE SOUTHERLY 17 1/2 FEET OF LOT 22 AND ALL OF LOT 21, EACH IN BLOCK 27 OF ARNOLD AND CHOATE'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 334, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 29, 1872.

**PARCEL 2: APN NO. 444-421-08-00**  
LOT 22, EXCEPT THE SOUTHERLY 17 1/2 FEET AND ALL OF LOTS 23 AND 24 IN BLOCK 27 OF ARNOLD AND CHOATE'S ADDITION, IN CALIFORNIA, ACCORDING TO MAP THEREOF NO. 334, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 29, 1872.

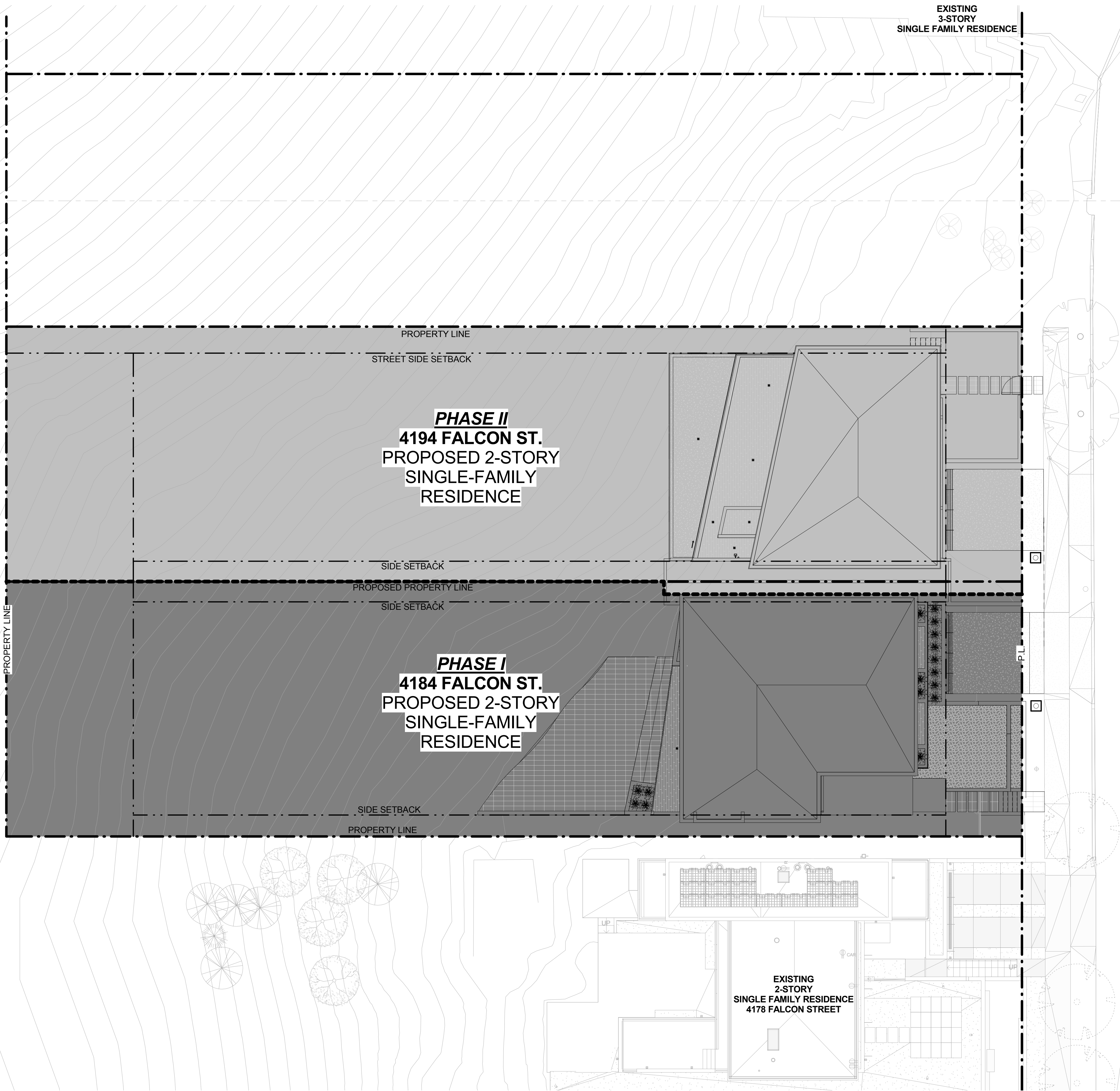
**PARCEL 3: APN NO. 444-421-09-00**  
LOTS 1,2,3,8,4 IN BLOCK 27 OF ARNOLD AND CHOATE'S ADDITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 334, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 29, 1872.

**PROJECT ADDRESSES:**  
PHASE I: 4184 FALCON STREET SAN DIEGO, CA 92103  
PHASE II: 4194 FALCON STREET SAN DIEGO, CA 92103

**SITE DEVELOPMENT PERMIT #1500761 / PTS PROJECT # 426489 (CURRENTLY BEING PROCESSED):**  
APN 444-421-08, 444-421-09, & 444-421-421-10 WITH LOTS 1, 2, 3, 4, 21, 22, 23, & 24 IN BLOCK 27 OF MAP NO. 334 WITH BE CONSOLIDATED (TOTAL GROSS AREA = 20,084 SF) AND REDIVIDED INTO TWO LOTS (LOT A = 4184 FALCON; LOT B = 4194 FALCON).

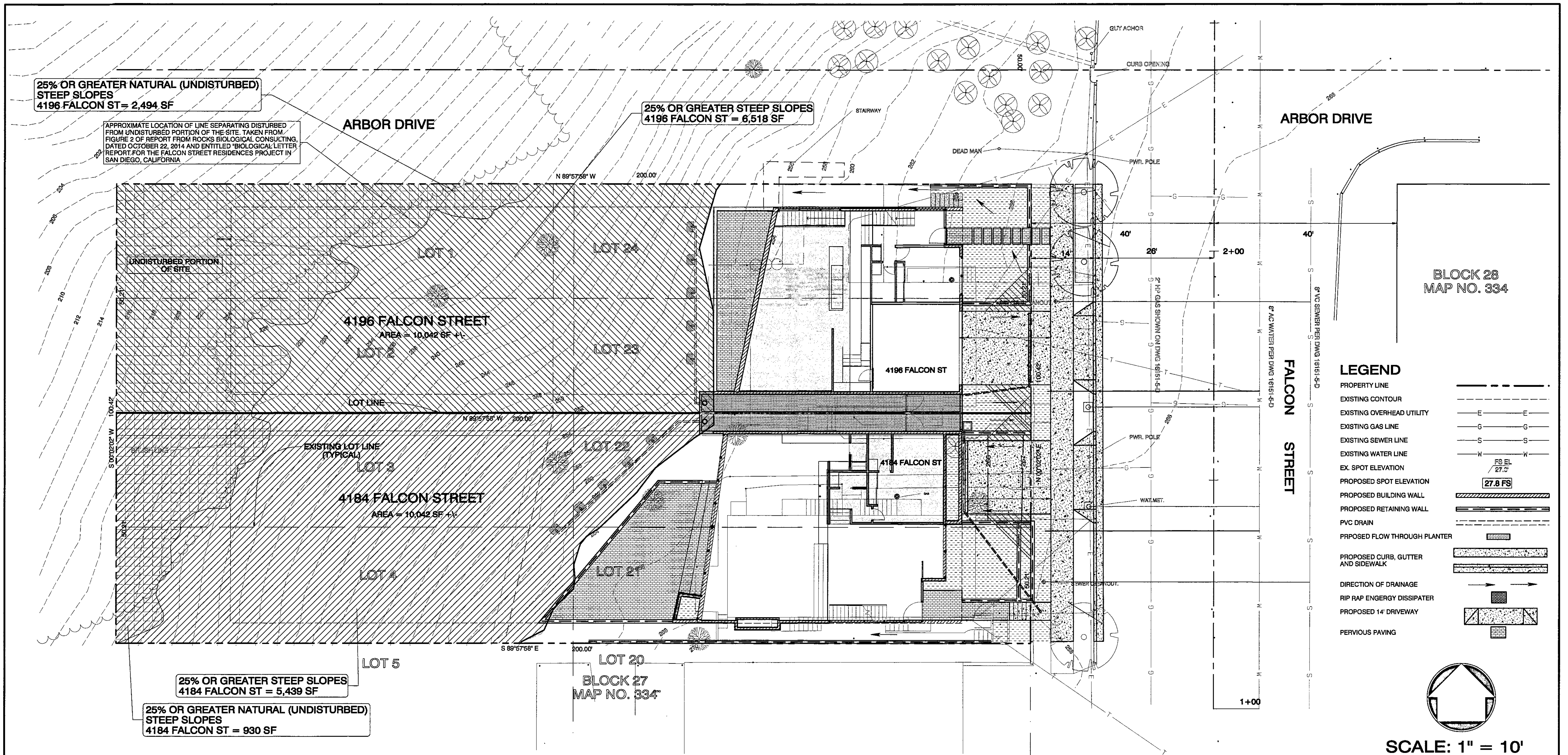
**PHASE I**  
DEMOLITION (SEPARATE PERMIT) OF SINGLE MULTI-FAMILY STRUCTURE AT 4184 & 4186 FALCON STREET SAN DIEGO, CA 92103. CONSTRUCTION OF A NEW TWO (2) STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, TERRACE, & SITE WALLS.

**PHASE II (SEPARATE BUILDING PERMIT)**  
DEMOLITION OF SINGLE MULTI-FAMILY STRUCTURE AT 4194 & 4196 FALCON STREET SAN DIEGO, CA 92103. CONSTRUCTION OF A NEW TWO (2) STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE & SITE WALLS. FINISH GRADING ON NORTH EDGE OF NEW 4184 FALCON STREET RESIDENCE.



① PHASING PLAN  
1" = 10'-0"





NOTES

1. THE ASSESSOR PARCEL NUMBERS FOR THE SUBJECT PARCELS ARE 444-421-08, 09 & 10.
2. THE AREA OF THE SUBJECT PROPERTY IS 20,084 SF (0.461 AC).
3. BENCHMARK: CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE NE CORNER OF OF FALCON ST. AND MONTECITO WAY, EL=289.13 MSL, NGVD29
4. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY SPENCER-LUEY SURVEYING 858-792-9242, IN 2013. RREVISD IN MARCH 2016.

LEGAL DESCRIPTION

PARCEL 1: APN NO.: 444-421-10-00

THE SOUTHERLY 17 1/2 FEET OF LOT 22 AND ALL OF LOT 21, EACH IN BLOCK 27 OF ARNOLD AND CHOATE'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 334, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 29, 1872.

PARCEL 2: APN NO.: 444-421-08-00

LOT 22, EXCEPT THE SOUTHERLY 17 1/2 FEET AND ALL OF LOTS 23 AND 24 IN BLOCK 27 OF ARNOLD AND CHOATE'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 334, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 29, 1872.

PARCEL 3: APN NO.: 444-421-09-00

LOTS 1, 2, 3 & 4 IN BLOCK 27 OF ARNOLD AND CHOATE'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 334, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 29, 1872.

SLOPE DATA

AREA OF SITE - 20,084 S.F. (10,042 SF EA PARCEL)  
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 4196 FALCON ST = 6,518 SF, 4184 FALCON ST = 5,439 SF  
PERCENT OF TOTAL SITE - 59.5%; 4196 FALCON, 64.9%; 4184 FALCON 54.2%  
AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LDC SEC. 143.0110): 3,424 SF (WESTERLY OF DISTURBANCE LINE) 2494 SF OF PARCEL 1 AND 930 SF OF PARCEL 2.

THERE IS NO ENCROACHMENT FROM CONSTRUCTION INTO UNDISTURBED STEEP SLOPES.

ANTHONY K. CHRISTENSEN  
RCE 54021  
EXP. 12-31-17

MARCH 21, 2017  
Date



PREPARED BY:  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE "J"  
SAN DIEGO, CA 92126  
PHONE (858)271-9901 FAX (858)271-8912

PROJECT ADDRESS:  
4184-4196 FALCON STREET  
SAN DIEGO, CA 92103

ASSESSOR PARCEL NUMBERS:  
444-421-08, 09 & 10

PROJECT NAME:  
FALCON STREET RESIDENCES

SHEET TITLE:

- REVISION 7: 03-21-17 ADD BMP DISCHARGE LOCATIONS
- REVISION 6: 08-11-16 REMOVE ST TREE
- REVISION 5: 04-29-16 ADD STREET TREES
- REVISION 4: 03-30-16 PROVIDED REVISED TOPO. REVISED ANALYSIS
- REVISION 3: 03-12-16 PROVIDED REVISED TOPO. REVISED ANALYSIS
- REVISION 2: 05-21-15 ARCH REVISE
- REVISION 1: 04-22-15 REVISE DESIGN

ORIGINAL DATE: NOVEMBER 10, 2014

SLOPE ANALYSIS EXHIBIT

C-2  
SHEET 7 OF 29

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

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BRUSH MANAGEMENT NOTES

SECTION III: BRUSH MANAGEMENT FROM THE  
SDMC, LAND DEVELOPMENT CODE, LANDSCAPE  
STANDARDS

3.1 DESCRIPTION:

FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION. REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

3.2 BRUSH MANAGEMENT-REQUIREMENTS

3.2.1 BASIC REQUIREMENTS - ALL ZONES

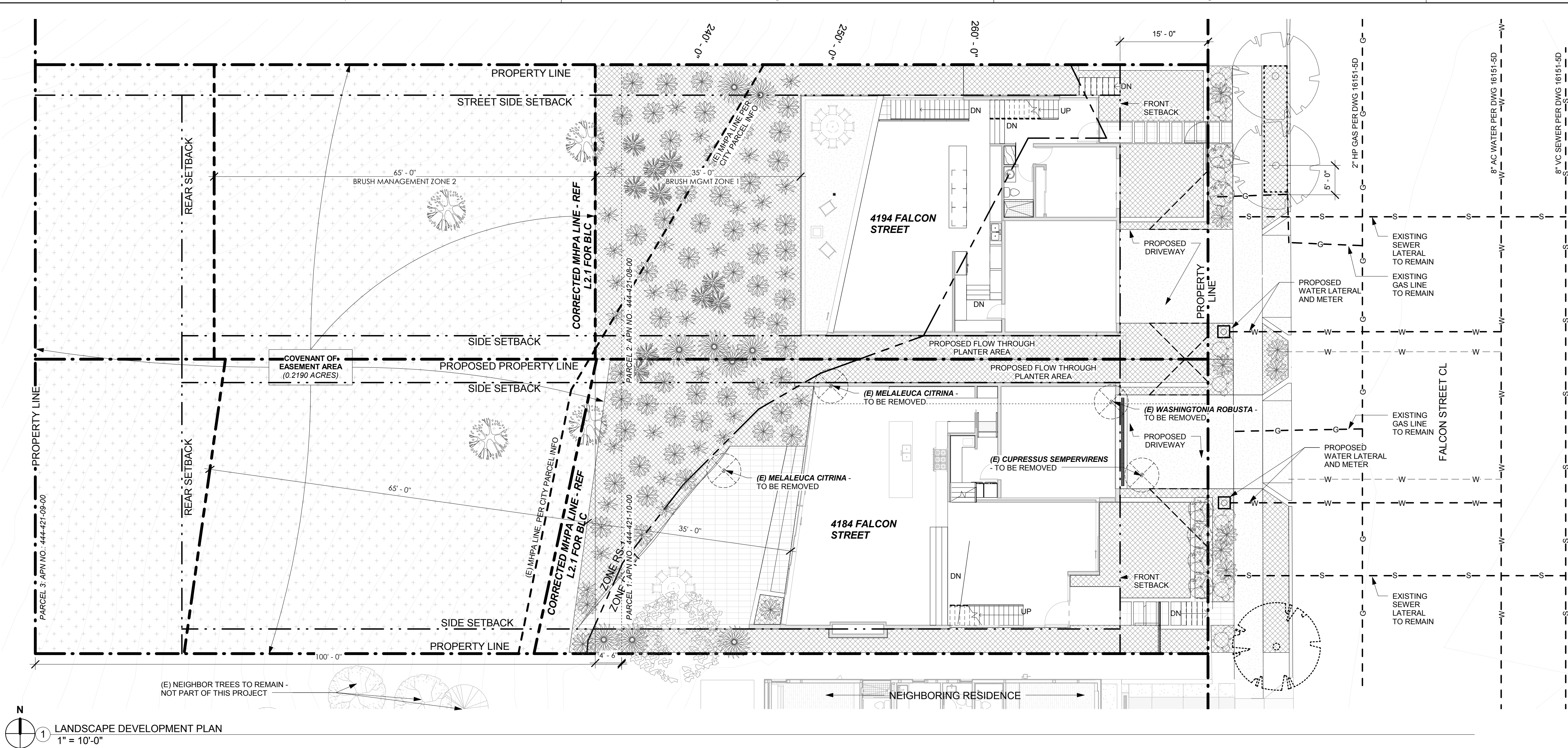
- 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
- 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- 3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDERSTORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER. DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.
- 3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS.
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

3.2.2 ZONE 1 REQUIREMENTS - ALL STRUCTURES

- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS.
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

3.2.3 ZONE 2 REQUIREMENTS - ALL STRUCTURES

- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.



LANDSCAPE LEGEND

- PROPOSED PERMANENTLY DRIP IRRIGATED PLANTING AREA. REVEGETATION TO BE ONE GALLON POTS (ALL PLANTING TO CONFORM WITH LANDSCAPE NOTES).
- PROPOSED PERVIOUS PAVING

EXISTING PLANTS TO REMAIN

PLAN SHOWS ALL PLANT ICONS AT THEIR APPROXIMATE MATURE CALIPER SIZE

- (E) RUBBER TREE - *FICUS ELASTICA* (NON-INVASIVE)
- (E) STREET JACARANDA TO REMAIN - *JACARANDA MIMOSIFOLIA* (NON-INVASIVE)
- (E) ALOE - *ALOE PRINCIPIS* (NON-INVASIVE)
- (E) LEMONADEBERRY - *RHUS INTEGRIFOLIA* (NON-INVASIVE)

EXISTING PLANTS TO BE REMOVED

- (E) TREE TO BE REMOVED - SPECIES NOTED IN PLAN

PROPOSED PLANTING PALETTE

PLAN SHOWS ALL PLANT ICONS AT THEIR APPROXIMATE MATURE CALIPER SIZE

STREET SIDE & BRUSH MGMT ZONE 1

- (P) JACARANDA W/ ROOT BARRIER (STREET SIDE ONLY) - *JACARANDA MIMOSIFOLIA* (NON-INVASIVE)
- (P) ALOE (STREET AND ZONE 1) - *ALOE PRINCIPIS* (NON-INVASIVE)
- (P) PINWHEEL (STREET SIDE ONLY) - *AEONIUM HAWORTHII* (NON-INVASIVE)
- (P) LION'S TAIL (STREET AND ZONE 1) - *AGAVE ATTENUATA* (NON-INVASIVE)
- (P) YUCCA (ZONE 1 ONLY) - *YUCCA ALBOFOLIA* (NON-INVASIVE)
- (P) CITRUS (STREET SIDE ONLY) - *CITRUS LIMON* (NON-INVASIVE)

BRUSH MGMT ZONE 2 / MHPA

- (E) NATIVE, NON-INVASIVE - TO REMAIN, REPLACE (E) NON-NATIVE, INVASIVE PLANTS WITH HIDROSEED OR CONTAINER STOCK AS AVAILABLE WITH THE FOLLOWING NATIVE, NON-INVASIVE SPECIES: ENCELIA CALIFORNICA (CALIFORNIA BUSH SUNFLOWER), ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY), LUPINUS SUCCULENTUS (SUCCULENT LUPINE), MIMULUS PUNICEUS (RED MONKEY FLOWER), SALVIA MELILLIFERA (BLACK SAGE), NASSELLA PULCHRA (PURPLE NEEDLEGRASS).
- (E) NON-NATIVE, INVASIVE WITHIN OR ADJACENT TO MHPA: ESI. PER SDMC SECTION 142.0403(b)(2) - TO BE REMOVED (TO CONFORM WITH REMOVAL PROCEDURES IN LANDSCAPE NOTES). (E) NON-NATIVE, INVASIVE SPECIES PER APPENDIX B ON SUBMITTED BIOLOGICAL LETTER REPORT ARE AS FOLLOWS: CARPOBROTUS EDULIS (HOTTEHOT-FIG), SCHINUS MOLLE (PERUVIAN PEPPER TREE), SONCHUS ASPER SSP. ASPER (PRICKLY SOW-THISTLE), ATRIPLEX SEMIBACCATA (AUSTRALIAN SALT-BUSH), CRASSULA OVATA (JADE PLANT), EUPHORBIA PEPLUS (PETTY SPURGE), EUCALYPTUS CLADOCALYX (SUGAR GUM), EUCALYPTUS POLYANTHEMOS (SILVER DOLLAR GUM), AVENA FATUA (WILD OAT), BROMUS DIANDRUS (RIGPUT GRASS), FESTUCA PERENNIS (PERENNIAL RYEGRASS), BROMUS HORDEACEUS (SOFT CHESS), BROMUS MADRITENSIS SSP. RUBENS (FOXTAIL CHESS, RED BROME), EHRHARTIA RECTA (PANIC VELD T GRASS), PYRACANTHA SP. (PYRACANTHA).

MHPA LAND USE ADJACENCY GUIDELINES (SECTION 1.4.3)

DRAINAGE

ALL NEW AND PROPOSED PARKING LOTS AND DEVELOPED AREAS IN AND ADJACENT TO THE PRESERVE MUST NOT DRAIN DIRECTLY INTO THE MHPA. ALL DEVELOPED AND PAVED AREAS MUST PREVENT THE RELEASE OF TOXINS, CHEMICALS, PETROLEUM PRODUCTS, EXOTIC PLANT MATERIALS AND OTHER ELEMENTS THAT MIGHT DEGRADE OR HARM THE NATURAL ENVIRONMENT OR ECOSYSTEM PROCESSES WITHIN THE MHPA. THIS CAN BE ACCOMPLISHED USING A VARIETY OF METHODS INCLUDING NATURAL DETENTION BASINS, GRASS SWALES OR MECHANICAL TRAPPING DEVICES. THESE SYSTEMS SHOULD BE MAINTAINED APPROXIMATELY ONCE A YEAR, OR AS OFTEN AS NEEDED, TO ENSURE PROPER FUNCTIONING. MAINTENANCE SHOULD INCLUDE DREDGING OUT SEDIMENTS IF NEEDED, REMOVING EXOTIC PLANT MATERIALS, AND ADDING CHEMICAL-NEUTRALIZING COMPOUNDS (e.g., CLAY COMPOUNDS) WHEN NECESSARY AND APPROPRIATE.

TOXICS

LAND USE, SUCH AS RECREATION AND AGRICULTURE, THAT USE CHEMICALS OR GENERATE BY-PRODUCTS SUCH AS MANURE, THAT ARE POTENTIALLY TOXIC OR IMPACTIVE TO WILDLIFE, SENSITIVE SPECIES, HABITAT, OR WATER QUALITY NEED TO INCORPORATE MEASURES TO REDUCE IMPACTS CAUSED BY THE APPLICATION AND/OR DRAINAGE OF SUCH MATERIALS INTO THE MHPA. SUCH MEASURES SHOULD INCLUDE DRAINAGE DETENTION BASINS, SWALES, OR HOLDING AREAS WITH NON-INVASIVE GRASSES OR WETLAND-TYPE NATIVE VEGETATION TO FILTER OUT THE TOXIC MATERIALS. REGULAR MAINTENANCE SHOULD BE PROVIDED, WHERE APPLICABLE. THIS REQUIREMENT SHOULD BE INCORPORATED INTO LEASES ON PUBLICLY OWNED PROPERTY AS LEASES COME UP FOR RENEWAL.

LIGHTING

LIGHTING OF ALL DEVELOPED AREAS ADJACENT TO THE MHPA SHOULD BE DIRECTED AWAY FROM THE MHPA. WHERE NECESSARY, DEVELOPMENT SHOULD PROVIDE ADEQUATE SHIELDING WITH NON-INVASIVE PLANT MATERIALS (PREFERABLY NATIVE), BERMING, AND/OR OTHER METHODS TO PROTECT THE MHPA AND SENSITIVE SPECIES FROM NIGHT LIGHTING.

NOISE

USES IN OR ADJACENT TO THE MHPA SHOULD BE DESIGNED TO MINIMIZE NOISE IMPACTS. BERMS OR WALLS SHOULD BE CONSTRUCTED ADJACENT TO COMMERCIAL AREAS, RECREATIONAL AREAS, AND ANY OTHER USE THAT MAY INTRODUCE NOISES THAT COULD IMPACT OR INTERFERE WITH WILDLIFE UTILIZATION OF THE MHPA. EXCESSIVELY NOISY USES OR ACTIVITIES ADJACENT TO BREEDING AREAS MUST INCORPORATE NOISE REDUCTION MEASURES AND BE CURTAILED DURING THE BREEDING SEASON OF SENSITIVE SPECIES. ADEQUATE NOISE REDUCTION MEASURES SHOULD ALSO BE INCORPORATED FOR THE REMAINDER OF THE YEAR.

BARRIERS

NEW DEVELOPMENT ADJACENT TO THE MHPA MAY BE REQUIRED TO PROVIDE BARRIERS (e.g. NON-INVASIVE VEGETATION, ROCKS/BOULDERS, FENCES, WALLS, AND/OR SIGNAGE) ALONG THE MHPA BOUNDARIES TO DIRECT PUBLIC ACCESS TO APPROPRIATE LOCATIONS AND REDUCE DOMESTIC ANIMAL PREDATION.

BRUSH MANAGEMENT

NEW RESIDENTIAL DEVELOPMENT LOCATED ADJACENT TO AND TOPOGRAPHICALLY ABOVE THE MHPA (E.G., ALONG CANYON EDGES) MUST BE SET BACK FROM SLOPE EDGES TO INCORPORATE ZONE 1 BRUSH MANAGEMENT AREAS ON THE DEVELOPMENT PAD AND OUTSIDE OF THE MHPA. ZONES 2 AND 3 WILL BE COMBINED INTO ONE ZONE (ZONE 2) AND MAY BE LOCATED IN THE MHPA UPON GRANTING OF AN EASEMENT TO THE CITY (OR OTHER ACCEPTABLE AGENCY) EXCEPT WHERE NARROW WILDLIFE CORRIDORS REQUIRE IT TO BE LOCATED OUTSIDE OF THE MHPA. ZONE 2 WILL BE INCREASED BY 30 FEET, EXCEPT IN AREAS WITH A LOW FIRE HAZARD SEVERITY RATING WHERE NO ZONE 2 WOULD BE REQUIRED. BRUSH MANAGEMENT ZONES WILL NOT BE GREATER IN SIZE THAT IS CURRENTLY REQUIRED BY THE CITY'S REGULATIONS. THE AMOUNT OF WOODY VEGETATION CLEARING SHALL NOT EXCEED 50 PERCENT OF THE VEGETATION EXISTING WHEN THE INITIAL CLEARING IS DONE. VEGETATION CLEARING SHALL BE DONE CONSIDERENT WITH CITY STANDARDS AND SHALL AVOID/MINIMIZE IMPACTS TO COVERED SPECIES TO THE MAXIMUM EXTENT POSSIBLE. FOR ALL NEW DEVELOPMENT, REGARDLESS OF THE OWNERSHIP, THE BRUSH MANAGEMENT IN THE ZONE 2 AREA WILL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION OR OTHER PRIVATE PARTY. - 49 - FOR EXISTING PROJECT AND APPROVED PROJECTS, THE BRUSH MANAGEMENT ZONES, STANDARDS AND LOCATIONS, AND CLEARING TECHNIQUES WILL NOT CHANGE FROM THOSE REQUIRED UNDER EXISTING REGULATIONS.

GRADING/ LANDSCAPE DEVELOPMENT

MANUFACTURED SLOPES ASSOCIATED WITH SITE DEVELOPMENT SHALL BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT FOR PROJECTS WITHIN OR ADJACENT TO THE MHPA.

LANDSCAPE DESIGN STATEMENT

4184 & 4194 FALCON STREET ARE RESIDENCES THAT TERRACE HORIZONTALLY AND VERTICALLY AND RESPECT THE EXISTING CANYON. ALL PLANT SPECIES ADJACENT TO THE MHPA ZONE OF THE CANYON SHALL BE NON-INVASIVE DROUGHT TOLERANT AND NATIVE. THE PROPOSED FRONT (FALCON STREET) LANDSCAPE IS CONSISTENT WITH THE SURROUNDINGS. THIS IS ACHIEVED BY KEEPING PORTIONS OF THE EXISTING RETAINING WALLS. EXISTING PLANTING AREAS OF THE PUBLIC RIGHT OF WAY AND THE USE OF SIMILAR STREET TREES (REFER TO STREET TREE NOTES ON THIS SHEET). ALL WATER DRAINAGE SHALL BE DIRECTED TOWARDS FALCON STREET (REFER TO THE CIVIL DRAWINGS).

LANDSCAPE NOTES

1. ALL LANDSCAPE COMPONENTS SHALL SATISFY THE LANDSCAPE REQUIREMENTS PER SDMC 142.04.
2. REFER TO L2.1 FOR BRUSH MANAGEMENT, MHPA AND MSCP REQUIREMENTS.
3. NEW LANDSCAPING ADJACENT TO THE MHPA ZONE SHOULD BE DROUGHT TOLERANT AND CONSIST OF NATIVE PLANT SPECIES.
4. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDARED DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE (LCD 142.0411(C)).
5. ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES [LCD 142.0403(B)(2)]. NO INVASIVE PLANTS WILL BE PLANTED ON-SITE.
6. REFER TO CIVIL DRAWINGS FOR ALL EXISTING AND PROPOSED RETAINING WALLS.
7. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - A. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - B. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - C. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - D. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
8. A MINIMUM ROOT ZONE OF 40 SQ. FT. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC SECTION 142.0403(B)(6).
9. ALL GRADING ON ZONE 2 AND MHPA TO INSTALL AND REMOVE OF LANDSCAPING AND IRRIGATION, ETC. SHALL BE DONE BY HAND TOOLS WITH ON-FOOT ACCESS.

STREET TREE NOTES

- (1) THERE IS ONE STREET TREE LOCATED ON THE SOUTH SIDE OF THE PROPERTY FRONTAGE AS PER 1/L2.0.
- (2) NON BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES.
- (3) AREAS THAT ARE IN THE PUBLIC RIGHT-OF-WAY THAT ARE NOT PAVED FOR REQUIRED PEDESTRIAN WALKS OR FOR VEHICLE ACCESS SHALL BE PLANTED OR COVERED WITH MULCH. UNATTACHED UNIT PAVERS OR OTHER PERMEABLE MATERIAL ACCEPTABLE TO THE CITY PER SDMC 142.0409(D)(1).

STREET TREE CALCULATIONS

4184 FALCON STREET  
50FT LOT FRONTAGE / 30FT = 1.66 = 2 TREES REQUIRED  
1 TREE EXISTING  
0 TREE TO BE PROVIDED - N/A DUE TO SEWER PROXIMITY

4196 FALCON STREET  
50FT LOT FRONTAGE / 30FT = 1.66 = 2 TREES REQUIRED  
0 TREES EXISTING  
2 TREES TO BE PROVIDED

QUANTITY	3
COMMON NAME	JACARANDA OR ALTERNATE STREET TREE APPROVED BY SDMC
BOTANICAL NAME	JACARANDA MIMOSIFOLIA OR ALTERNATE STREET TREE APPROVED BY SDMC
SIZE	24" BOX

MIN. TREE SEPARATION DIST.

- TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAY (ENTRIES) - 10 FEET
- INTERSECTING CURB LINES OF TWO STREETS - 25 FEET
- SEWER LINES - 10 FEET

MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

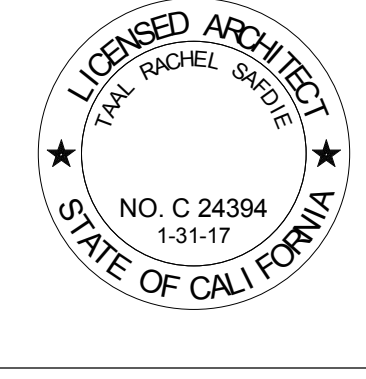
LANDSCAPE REQUIREMENTS PER SDMC 142.0412

B. PLANT MATERIAL REQUIREMENTS

1. PLANTING OF INVASIVE PLANT SPECIES, AS DESCRIBED IN THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL, IS NOT PERMITTED.
2. ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.
3. PLANT MATERIAL SPECIES SHALL BE USED THAT WILL CONTINUE TO MEET THE REQUIREMENTS OF THIS DIVISION AFTER INSTALLATION.
4. TREE LOCATIONS SHALL BE MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE TREE TRUNK AT PROPOSED GRADE.
5. A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. THIS MINIMUM DIMENSION AND ROOT ZONE AREA MAY BE REDUCED WHERE THE COMBINATION OF SOIL CONDITIONS, ROOT ZONE AREA, ADJACENT IMPROVEMENTS AND SELECTED TREE SPECIES CAN BE DEMONSTRATED TO PROVIDE CONDITIONS FOR HEALTHY TREE GROWTH THAT WILL NOT DAMAGE ADJACENT IMPROVEMENTS.
6. PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.
7. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION. EXISTING PLANT MATERIAL PLANT POINTS ACHIEVED PER PLANT. PLANT TYPE PLANT SIZE EXISTING SHRUB 12-INCH TO 24-INCH SPREAD AND HEIGHT 4.0 24-INCH AND LARGER SPREAD AND HEIGHT 15.0 EXISTING NATIVE TREE 2-INCH CALIPER MEASURED AT 4 FEET ABOVE GRADE 100.0 EACH ADDITIONAL INCH BEYOND 2 INCHES 50.0 EXISTING BROAD HEADED FEATHER PALM TREE PER FOOT OF BROWN TRUNK HEIGHT 5.0 EXISTING FEATHER PALM TREE PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT 3.0 EACH FEATHER PALM TREE OVER 20 FEET IN HEIGHT 60.0 EXISTING FAN PALM TREE PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT 1.5 EACH FAN PALM TREE OVER 20 FEET IN HEIGHT 30.0 CH. ART. DIV. 14 2 4 6 SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS (1-2008).
8. ANY PLANT MATERIAL REQUIRED BY THIS DIVISION THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 CALENDAR DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL SHOWN ON THE APPROVED PLAN. REQUIRED SHRUBS THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 60-INCH BOX SIZE MATERIAL. THE CITY MANAGER MAY AUTHORIZE ADJUSTMENT OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHERE MATERIAL REPLACEMENT WOULD OCCUR IN INACCESSIBLE AREAS OR WHERE THE EXISTING PLANT BEING REPLACED IS LARGER THAN A 15 GALLON SHRUB OR 60-INCH BOX TREE.
9. TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
10. TREES REQUIRED BY THIS DIVISION SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO THAT ALL BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY.
11. SHRUBS REQUIRED BY THIS DIVISION SHALL BE WOODY OR PERENNIAL PLANTS THAT ARE LOW BRANCHING OR HAVE MULTIPLE STEMS.
12. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE CITY MANAGER MAY WAIVE THIS REQUIREMENT WHERE THE COMBINATION OF SOIL CONDITIONS, ROOT ZONE AREA, ADJACENT IMPROVEMENTS, AND SELECTED TREE SPECIES CAN BE DEMONSTRATED TO PROVIDE CONDITIONS FOR HEALTHY TREE GROWTH THAT WILL NOT DAMAGE PUBLIC IMPROVEMENTS.
13. NATIVE PLANTS SHALL BE LOCALLY INDIGENOUS.
14. NATURALIZED PLANT MATERIAL SHALL BE PLANTINGS THAT CAN SURVIVE WITHOUT IRRIGATION AFTER INITIAL PLANT ESTABLISHMENT.

(C) IRRIGATION REQUIREMENTS

1. ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM UNLESS SPECIFIED OTHERWISE IN THIS DIVISION.
2. ALL REQUIRED IRRIGATION SYSTEMS SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE-RESISTANT CONDITION.
3. IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS:
  - (A) NO IRRIGATION RUNOFF OR OVERSPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS; CH. ART. DIV. 14 2 4 7 SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS (1-2008).
  - (B) THE VELOCITY OF WATER FLOWING IN IRRIGATION SYSTEM PIPING OR SUPPLY PIPES SHALL NOT EXCEED 5 FEET PER SECOND DOWNSTREAM OF THE WATER METER.
  - (C) IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE SYSTEM MAINTENANCE REQUIREMENT AFTER INSTALLATION. ABOVE GROUND IRRIGATION SYSTEM EQUIPMENT THAT IS EXPOSED TO POTENTIAL DAMAGE SHALL BE DESIGNED TO BE DAMAGE RESISTANT; AND
  - (D) AN APPROVED RAIN SENSOR SHUTOFF DEVICE IS REQUIRED FOR ALL SYSTEMS AND A MOISTURE-SENSING DEVICE THAT REGULATES THE IRRIGATION SYSTEM FOR ALL LAWN AREAS IS REQUIRED.



Num	Description	Date
1	NDP COMPLETENESS CHECK	5/27/2015
2	SDP FULL SUBMITTAL	6/22/2015
3	SDP FULL RE-SUBMITTAL	12/23/2015
4	SDP FULL RE-SUBMITTAL	06/16/2016
5	SDP LDDSP, MSCP REVIEW	08/16/2016
6	SDP FULL RE-SUBMITTAL	08/31/2016
7	SDP FULL RE-SUBMITTAL	01/17/2017
8	SDP FULL RE-SUBMITTAL	03/03/2017

Date

Scale

03/03/2017

SRA Project Number  
1324 - 1326

LANDSCAPE  
DEVELOPMENT  
PLAN

L2.0

SHEET 8 OF 29

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

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MSCP & MHPA NOTES

- ALL EXTERIOR LIGHTING FOR THIS PROJECT WILL BE SHIELDED AND DIRECTED AWAY FROM MHPA.
- BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUB AREA PLAN, (142.0412(D)). NO IRRIGATION, IRRIGATION RUNOFF OR SITE DRAINAGE IS ALLOWED INTO THE MHPA. CIVIL DRAWINGS ILLUSTRATE HOW THIS WILL BE ACHIEVED.
- NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MHPA.
- ALL MANUFACTURED SLOPES ARE WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA ZONE.
- ALL ZONE 1 BRUSH MANAGEMENT AREAS ARE WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA. REFER TO BRUSH MANAGEMENT SITE PLAN 1/L2.1.
- THE MHPA ZONE IS ON A STEEP SLOPE AND HAS NO PUBLIC ACCESS FROM FALCON STREET.
- ALL PLANT SPECIES IN ZONE 1 SHALL BE DROUGHT TOLERANT AND NON INVASIVE. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE (LDC 142.0411(C)). DUE TO THE SITE'S PROXIMITY TO THE CALIFORNIA Gnatcatcher (CAGN) HABITAT WITHIN THE MHPA, NOISE IMPACTS RELATED TO CONSTRUCTION WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF THE CAGN (3/1-8/15). IF GRADING IS PROPOSED DURING THE BREEDING SEASON A SURVEY WILL BE REQUIRED. IF NO CAGN ARE IDENTIFIED, NO ADDITIONAL MEASURE WILL BE REQUIRED. IF PRESENT, MEASURES TO MINIMIZE NOISE IMPACTS WILL BE REQUIRED AND SHOULD INCLUDE TEMPORARY NOISE WALLS/BERMS. IF A SURVEY IS NOT CONDUCTED, PRESENCE WOULD BE ASSUMED AND A TEMPORARY WALL / BERM WOULD BE REQUIRED.
- THE MHPA ZONE IS ON A STEEP SLOPE AND HAS NO PUBLIC ACCESS FROM FALCON STREET.
- ALL PLANT SPECIES IN ZONE 1 SHALL BE DROUGHT TOLERANT AND NON INVASIVE. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE (LDC 142.0411(C)). DUE TO THE SITE'S PROXIMITY TO THE CALIFORNIA Gnatcatcher (CAGN) HABITAT WITHIN THE MHPA, NOISE IMPACTS RELATED TO CONSTRUCTION WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF THE CAGN (3/1-8/15). IF GRADING IS PROPOSED DURING THE BREEDING SEASON A SURVEY WILL BE REQUIRED. IF NO CAGN ARE IDENTIFIED, NO ADDITIONAL MEASURE WILL BE REQUIRED. IF PRESENT, MEASURES TO MINIMIZE NOISE IMPACTS WILL BE REQUIRED AND SHOULD INCLUDE TEMPORARY NOISE WALLS/BERMS. IF A SURVEY IS NOT CONDUCTED, PRESENCE WOULD BE ASSUMED AND A TEMPORARY WALL / BERM WOULD BE REQUIRED.

MIGRATORY BIRD TREATY ACT/  
FISH AND GAME CODE

- IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO. (SECTION 3503 FISH AND GAME CODE)
- IT IS UNLAWFUL TO TAKE, POSSESS, OR DESTROY ANY BIRDS IN THE ORDERS FALCONIFORMES OR STRIGIFORMES (BIRDS-OF-PREY) OR TO TAKE, POSSESS, OR DESTROY THE NEST OR EGGS OF ANY SUCH BIRD EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION ADOPTED PURSUANT THERETO. (SECTION 3503.5 FISH AND GAME CODE)

LEGEND / MHPA ZONE  
AND ADJUSTMENT

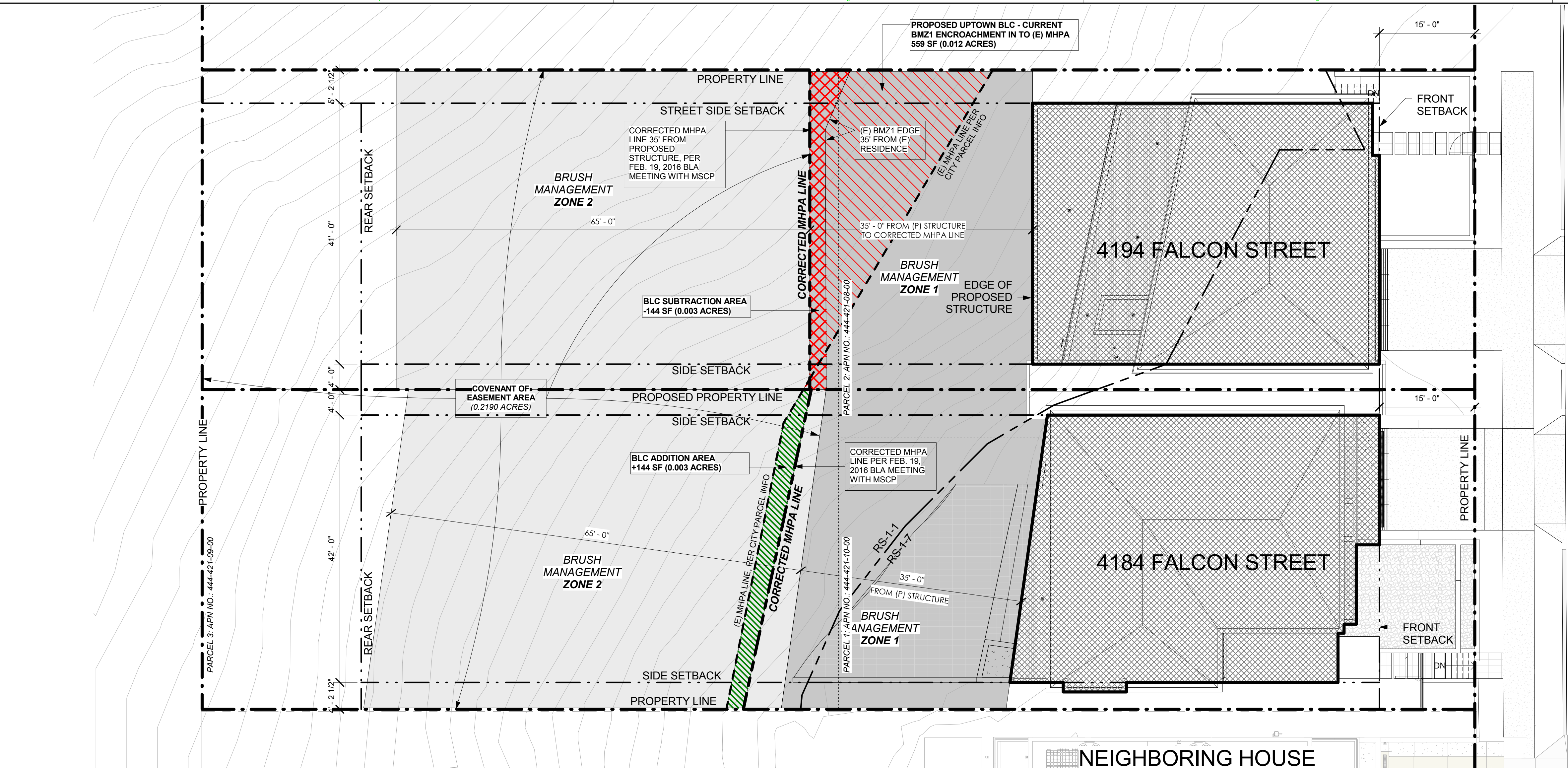
- PROPOSED STRUCTURES
- BRUSH MANAGEMENT **ZONE 1**
- BRUSH MANAGEMENT **ZONE 2**
- BLC ADDITION AREA  
**+144 SF (0.003 ACRES)**
- BLC SUBTRACTION AREA  
**-144 SF (0.003 ACRES)**
- PROPOSED UPTOWN BLC  
CURRENT BM21 ENCROACHMENT  
AREA IN TO (E) MHPA  
**559 SF (0.012 ACRES)**

- (E) MHPA LINE PER CITY PARCEL INFORMATION
- (E) MHPA LINE PER CITY PARCEL INFORMATION

MHPA ZONE AND ADJUSTMENT /  
CORRECTION

PURSUANT TO THE CITY'S MSCP SUBAREA PLAN (1997), AN ADJUSTMENT / CORRECTION TO THE MHPA MAY BE MADE "IN CASES WHERE THE NEW MHPA BOUNDARY RESULTS IN AN AREA OF EQUIVALENT OR HIGHER BIOLOGICAL VALUE. THE DETERMINATION OF THE BIOLOGICAL VALUE OF A PROPOSED BOUNDARY ADJUSTMENT / CORRECTION WILL BE MADE BY THE CITY IN ACCORDANCE WITH THE MSCP PLAN, WITH THE CONCURRENCE OF THE WILDLIFE AGENCIES. IF THE DETERMINATION IS THAT THE ADJUSTMENT WILL RESULT IN THE SAME OR HIGHER BIOLOGICAL VALUE OF THE MHPA, NO FURTHER ACTION BY THE JURISDICTIONS OR WILDLIFE AGENCIES WILL BE REQUIRED." THE MHPA FUNCTIONAL EQUIVALENCY ANALYSIS IS BASED ON THE FOLLOWING FACTORS:

- EFFECTS ON SIGNIFICANTLY CONSERVED SPECIES
- EFFECTS ON COVERED SPECIES
- EFFECTS ON HABITAT LINKAGES AND FUNCTION OF PRESERVE AREAS
- EFFECTS ON PRESERVE CONFIGURATION AND MANAGEMENT
- EFFECT ON ECOTONES AND OTHER CONDITIONS AFFECTING SPECIES DIVERSITY
- EFFECT TO SPECIES OF CONCERN NOT ON THE MSCP COVERED SPECIES LIST



1 BRUSH MANAGEMENT PLAN  
1" = 10'-0"

MHPA LAND USE ADJACENCY GUIDELINES (SECTION 1.4.3)

**DRAINAGE**  
ALL NEW AND PROPOSED PARKING LOTS AND DEVELOPED AREAS IN AND ADJACENT TO THE PRESERVE MUST NOT DRAIN DIRECTLY INTO THE MHPA. ALL DEVELOPED AND PAVED AREAS MUST PREVENT THE RELEASE OF TOXINS, CHEMICALS, PETROLEUM PRODUCTS, EXOTIC PLANT MATERIALS AND OTHER ELEMENTS THAT MIGHT DEGRADE OR HARM THE NATURAL ENVIRONMENT OR ECOSYSTEM PROCESSES WITHIN THE MHPA. THIS CAN BE ACCOMPLISHED USING A VARIETY OF METHODS INCLUDING NATURAL DETENTION BASINS, GRASS SWALES OR MECHANICAL TRAPPING DEVICES. THESE SYSTEMS SHOULD BE MAINTAINED APPROXIMATELY ONCE A YEAR, OR AS OFTEN AS NEEDED, TO ENSURE PROPER FUNCTIONING. MAINTENANCE SHOULD INCLUDE DREDGING OUT SEDIMENTS IF NEEDED, REMOVING EXOTIC PLANT MATERIALS, AND ADDING CHEMICAL-NEUTRALIZING COMPOUNDS (e.g., CLAY COMPOUNDS) WHEN NECESSARY AND APPROPRIATE.

**TOXICS**  
LAND USE, SUCH AS RECREATION AND AGRICULTURE, THAT USE CHEMICALS OR GENERATE BY-PRODUCTS SUCH AS MANURE, THAT ARE POTENTIALLY TOXIC OR IMPACTIVE TO WILDLIFE, SENSITIVE SPECIES, HABITAT, OR WATER QUALITY NEED TO INCORPORATE MEASURES TO REDUCE IMPACTS CAUSED BY THE APPLICATION AND/OR DRAINAGE OF SUCH MATERIALS INTO THE MHPA. SUCH MEASURES SHOULD INCLUDE DRAINAGE/DETENTION BASINS, SWALES, OR HOLDING AREAS WITH NON-INVASIVE GRASSES OR WETLAND-TYPE NATIVE VEGETATION TO FILTER OUT THE TOXIC MATERIALS. REGULAR MAINTENANCE SHOULD BE PROVIDED, WHERE APPLICABLE. THIS REQUIREMENT SHOULD BE INCORPORATED INTO LEASES ON PUBLICLY OWNED PROPERTY AS LEASES COME UP FOR RENEWAL.

**LIGHTING**  
LIGHTING OF ALL DEVELOPED AREAS ADJACENT TO THE MHPA SHOULD BE DIRECTED AWAY FROM THE MHPA. WHERE NECESSARY, DEVELOPMENT SHOULD PROVIDE ADEQUATE SHIELDING WITH NON-INVASIVE PLANT MATERIALS (PREFERABLY NATIVE), BERMING, AND/OR OTHER METHODS TO PROTECT THE MHPA AND SENSITIVE SPECIES FROM NIGHT LIGHTING.

**NOISE**  
USES IN OR ADJACENT TO THE MHPA SHOULD BE DESIGNED TO MINIMIZE NOISE IMPACTS. BERMS OR WALLS SHOULD BE CONSTRUCTED ADJACENT TO COMMERCIAL AREAS, RECREATIONAL AREAS, AND ANY OTHER USE THAT MAY INTRODUCE NOISES THAT COULD IMPACT OR INTERFERE WITH WILDLIFE UTILIZATION OF THE MHPA. EXCESSIVELY NOISY USES OR ACTIVITIES ADJACENT TO BREEDING AREAS MUST INCORPORATE NOISE REDUCTION MEASURES AND BE CURTAILED DURING THE BREEDING SEASON OF SENSITIVE SPECIES. ADEQUATE NOISE REDUCTION MEASURES SHOULD ALSO BE INCORPORATED FOR THE REMAINDER OF THE YEAR.

**BARRIERS**  
NEW DEVELOPMENT ADJACENT TO THE MHPA MAY BE REQUIRED TO PROVIDE BARRIERS (e.g. NON-INVASIVE VEGETATION, ROCKS/BOULDERS, FENCES, WALLS, AND/OR SIGNAGE) ALONG THE MHPA BOUNDARIES TO DIRECT PUBLIC ACCESS TO APPROPRIATE LOCATIONS AND REDUCE DOMESTIC ANIMAL PREDATION.

**BRUSH MANAGEMENT**  
NEW RESIDENTIAL DEVELOPMENT LOCATED ADJACENT TO AND TOPOGRAPHICALLY ABOVE THE MHPA (E.G., ALONG CANYON EDGES) MUST BE SET BACK FROM SLOPE EDGES TO INCORPORATE ZONE 1 BRUSH MANAGEMENT AREAS ON THE DEVELOPMENT PAD AND OUTSIDE OF THE MHPA. ZONES 2 AND 3 WILL BE COMBINED INTO ONE ZONE (ZONE 2) AND MAY BE LOCATED IN THE MHPA UPON GRANTING OF AN EASEMENT TO THE CITY (OR OTHER ACCEPTABLE AGENCY) EXCEPT WHERE NARROW WILDLIFE CORRIDORS REQUIRE IT TO BE LOCATED OUTSIDE OF THE MHPA. ZONE 2 WILL BE INCREASED BY 30 FEET, EXCEPT IN AREAS WITH A LOW FIRE HAZARD SEVERITY RATING WHERE NO ZONE 2 WOULD BE REQUIRED. BRUSH MANAGEMENT ZONES WILL NOT BE GREATER IN SIZE THAT IS CURRENTLY REQUIRED BY THE CITY'S REGULATIONS. THE AMOUNT OF WOODY VEGETATION CLEARING SHALL NOT EXCEED 50 PERCENT OF THE VEGETATION EXISTING WHEN THE INITIAL CLEARING IS DONE. VEGETATION CLEARING SHALL BE DONE CONSISTENT WITH CITY STANDARDS AND SHALL AVOID/MINIMIZE IMPACTS TO COVERED SPECIES TO THE MAXIMUM EXTENT POSSIBLE. FOR ALL NEW DEVELOPMENT, REGARDLESS OF THE OWNERSHIP, THE BRUSH MANAGEMENT IN THE ZONE 2 AREA WILL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION OR OTHER PRIVATE PARTY. - 49 - FOR EXISTING PROJECT AND APPROVED PROJECTS, THE BRUSH MANAGEMENT ZONES, STANDARDS AND LOCATIONS, AND CLEARING TECHNIQUES WILL NOT CHANGE FROM THOSE REQUIRED UNDER EXISTING REGULATIONS.

**GRADING/LANDSCAPE DEVELOPMENT**  
MANUFACTURED SLOPES ASSOCIATED WITH SITE DEVELOPMENT SHALL BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT FOR PROJECTS WITHIN OR ADJACENT TO THE MHPA.

BRUSH ZONE MANAGEMENT

TABLE 142-04H BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

ZONE ONE WIDTH	=	35'-0"
ZONE TWO WIDTH	=	65'-0"

THE BRUSH ZONE MANAGEMENT PROGRAM FOR THE SITE SHALL SATISFY THE REQUIREMENTS OF SDMC/LDC 14.0412 (g) AND (h). SEE BELOW.

ALL ZONES

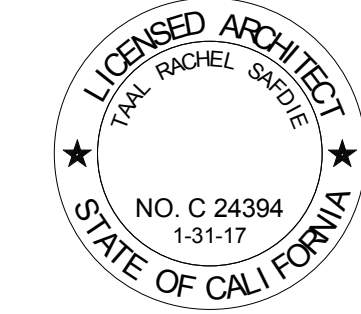
- GENERAL MAINTENANCE: REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE, ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH MANAGEMENT ZONE: **ZONE 1:** YEAR ROUND MAINTENANCE, **ZONE 2:** SEASONAL MAINTENANCE.
- ZONE ONE REQUIREMENTS PER SDMC/LDC 142.0412(i)**
  - THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
  - ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES. STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION.
  - PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
  - TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE DRIPLINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
  - CANOPIES OF EXISTING TREES THAT EXTEND TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET. PORTIONS OF THE TREE CANOPIES THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY SHALL BE PRUNED TO MAINTAIN HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET.
  - PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS: (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
  - ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
  - ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
  - BRUSH MANAGEMENT ZONE 1:** THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES

ZONE TWO REQUIREMENTS PER SDMC/LDC 142.0412(ii)

- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF THE VEGETATION.
- NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE REDUCED TO A HEIGHT OF 6 INCHES. NON-NATIVE PLANTS SHALL BE REDUCED IN HEIGHT BEFORE NATIVE PLANTS ARE REDUCED IN HEIGHT.
- WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITIES AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION.
  - ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE 2 EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
  - NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
  - ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
  - ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
  - EXCEPT AS PROVIDED IN SECTION 142.0412(ii), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.
  - BRUSH MANAGEMENT ZONE 2: SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HANDTOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES, ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOILS SLIPS CAN BLOCK DRAINS. VARIOUS GROUND COVER PERIODICALLY BE SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MIGHT STIMULATE EXCESSIVE GROWTH.

LONG-TERM MAINTENANCE RESPONSIBILITY

ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.



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8	SDP FULL RE-SUBMITTAL	03/03/2017

Date	Scale
03/03/2017	
SRA Project Number	
1324 - 1326	

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

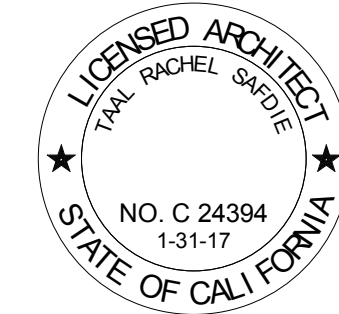
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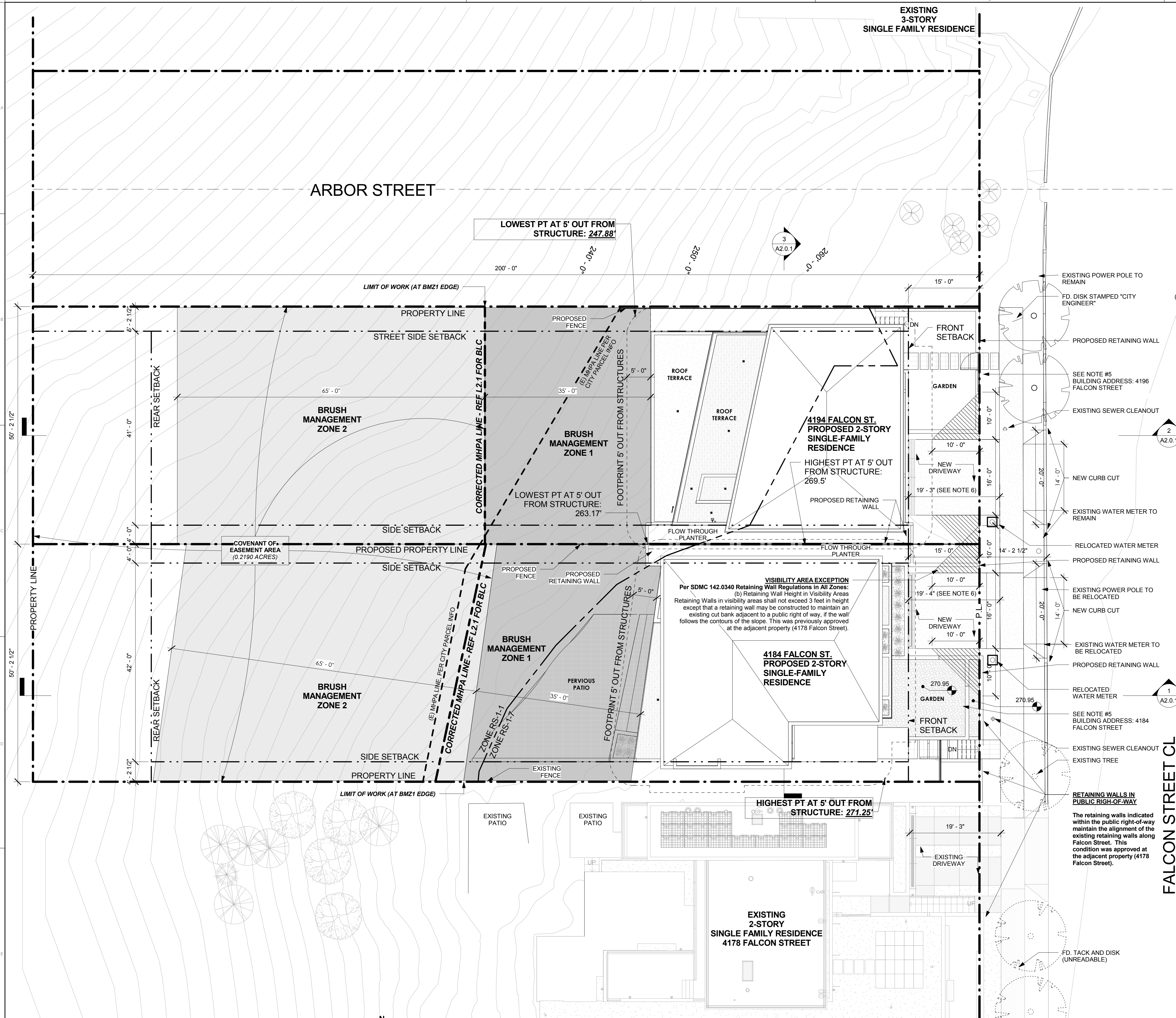


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03/03/2017

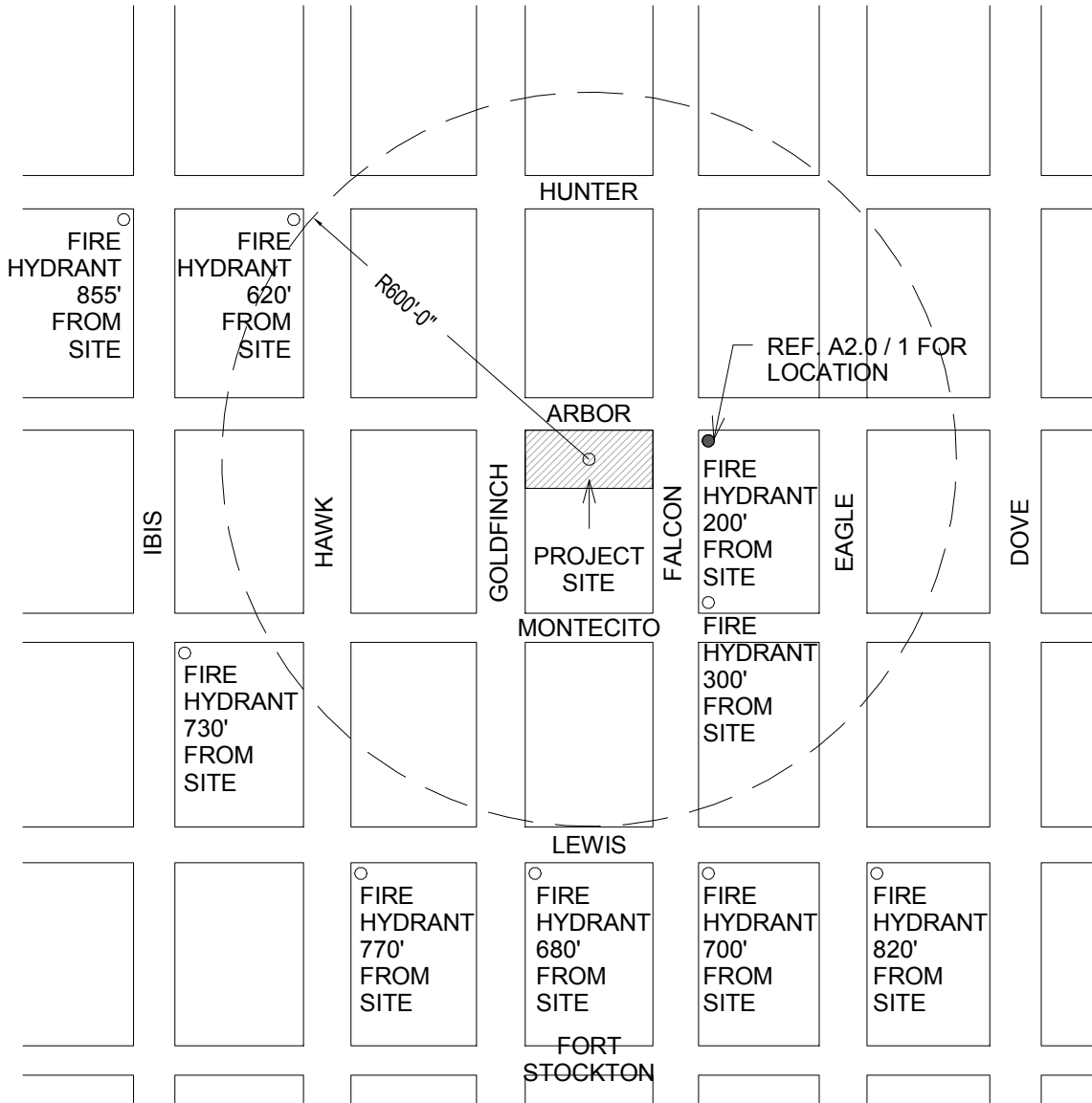
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1324 - 1326

SITE PLAN &  
FIRE  
ACCESS  
PLAN  
A2.0  
SHEET 10 OF 29



NOTES:

- PROJECT ADDRESS:** PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6(UFC 901.4.4). (NORTH PROPERTY): 4194 FALCON STREET SAN DIEGO, CA 92103 (SOUTH PROPERTY): 4184 FALCON STREET SAN DIEGO, CA 92103
- BUS STOPS:** NO EXISTING OR PROPOSED BUS STOPS AT PROJECT SITE.
- FIRE HYDRANTS:** SEE FIRE HYDRANT PLAN BELOW FOR LOCATIONS OF FIRE HYDRANTS NEAR PROJECT SITE.
- EASEMENTS:** THERE ARE NO EXISTING EASEMENTS ON THE PROJECT SITE, PRIOR TO THE ISSUANCE OF THE BUILDING OR GRADING PERMIT, THE OWNER / PERMITTEE SHALL RECORD A COVENANT OF EASEMENT FOR THE PROTECTION OF THE ENVIRONMENTALLY SENSITIVE LANDS PER SDMC SECTIONS 143.0140(a) AND 143.0152.
- BUILDING ADDRESS:** PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-006 (UFC 901.4.4)
- OFF STREET PARKING:** PROVIDE A ROLL-UP GARAGE DOORS TO PROPOSED RESIDENCES. THE DRIVEWAY DIMENSIONS INDICATED ARE TO ALLOW TWO OFF-STREET PARKING SPACES. THIS DIMENSION IS EQUAL TO THE DRIVEWAY DIMENSION ALLOWED AT THE NEIGHBORING PROPERTY (4178 FALCON STREET, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 517456, DATED 12 JANUARY, 2009)
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:  
A. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.  
B. IN EVERY STORAGE AND CONSTRUCTION SHED.  
C. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
- 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.
- CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL AREA** APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
- SEE SHEET L2.1 FOR ENVIRONMENTAL REQUIREMENTS.



② FIRE HYDRANT LOCATIONS  
1" = 300'-0"

① SITE PLAN & FIRE ACCESS PLAN  
1" = 10'-0"

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

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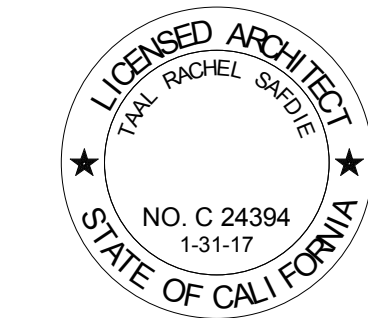
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8	SDP FULL RE-SUBMITTAL	03/03/2017

Date

03/03/2017

SRA Project Number  
1324 - 1326

SITE  
SECTIONS

A2.0.1  
SHEET 11 OF 29

1 4184 SITE SECTION  
1" = 10'-0"

2 4194-SITE SECTION  
1" = 10'-0"

3 4184/4194 SITE SECTION  
1" = 10'-0"

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

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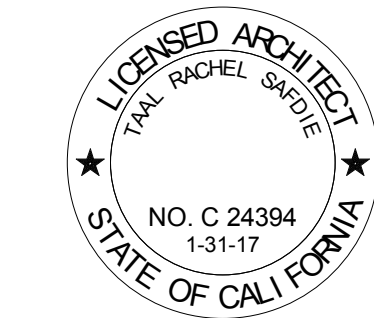
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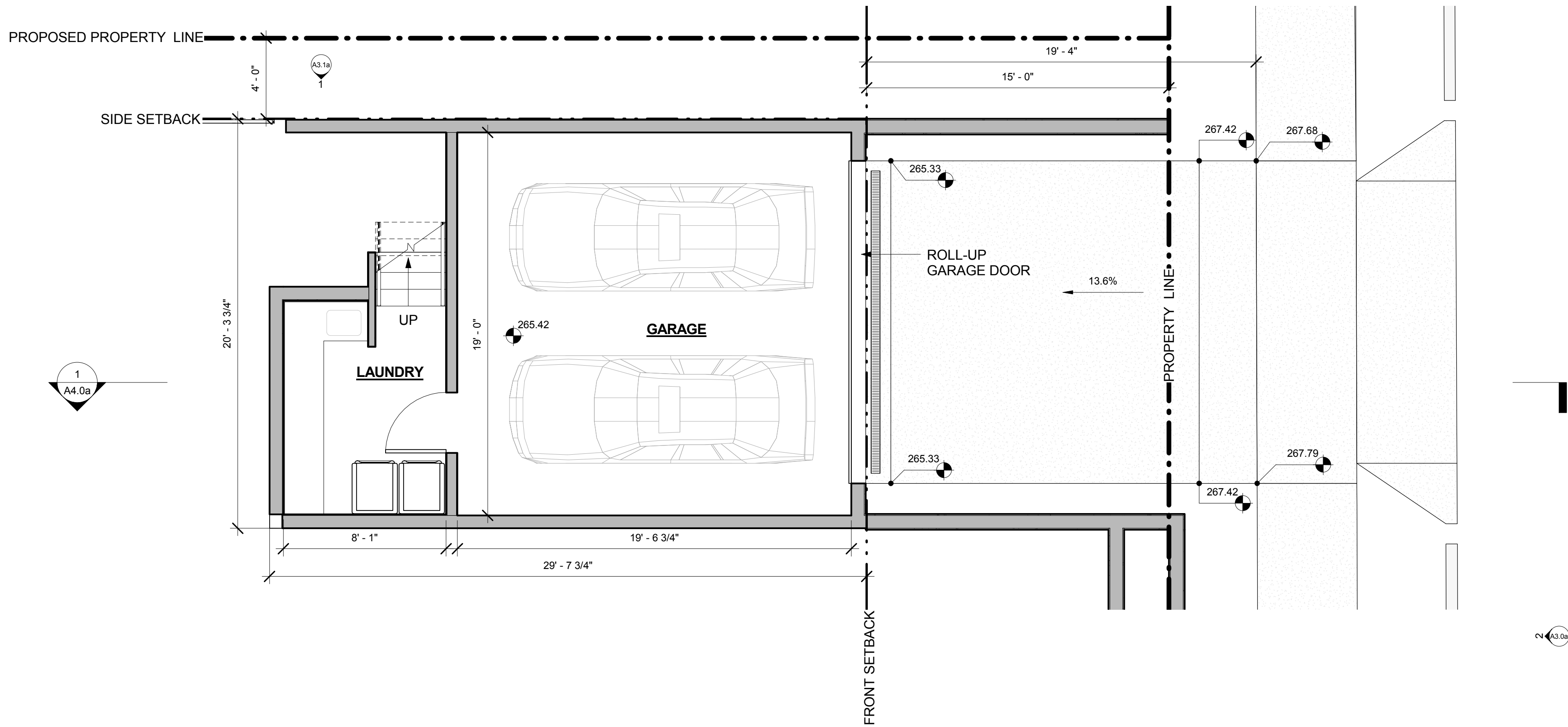
Date Scale

03/03/2017

SRA Project Number  
1324 - 1326

4184  
GARAGE  
LEVEL PLAN

A2.1a  
SHEET 12 OF 29



1 4184 GARAGE  
1/4" = 1'-0"

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

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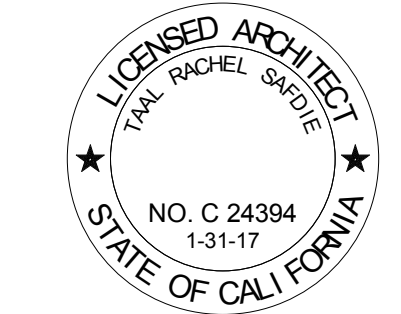
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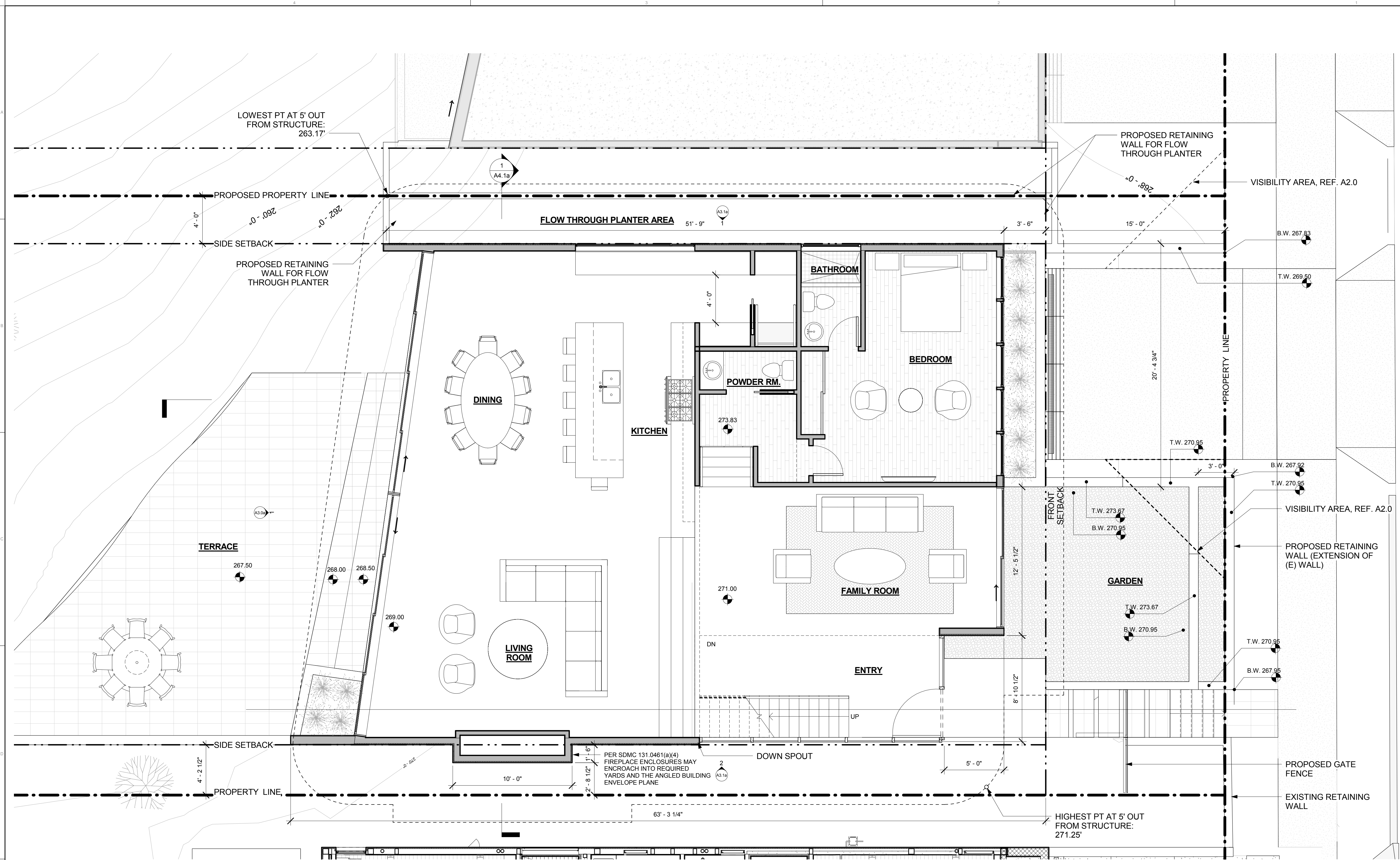
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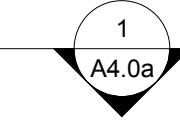
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4184  
FIRST  
FLOOR  
PLAN  
A2.2a

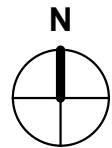
SHEET 13 OF 29



FALCON STREET



1 4184 ENTRY  
1/4" = 1'-0"



Falcon Street  
Residences

New Custom Homes

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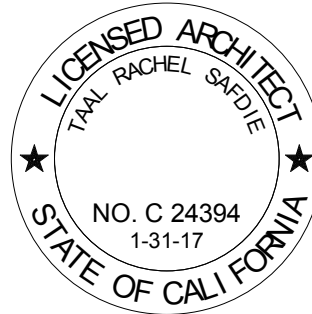
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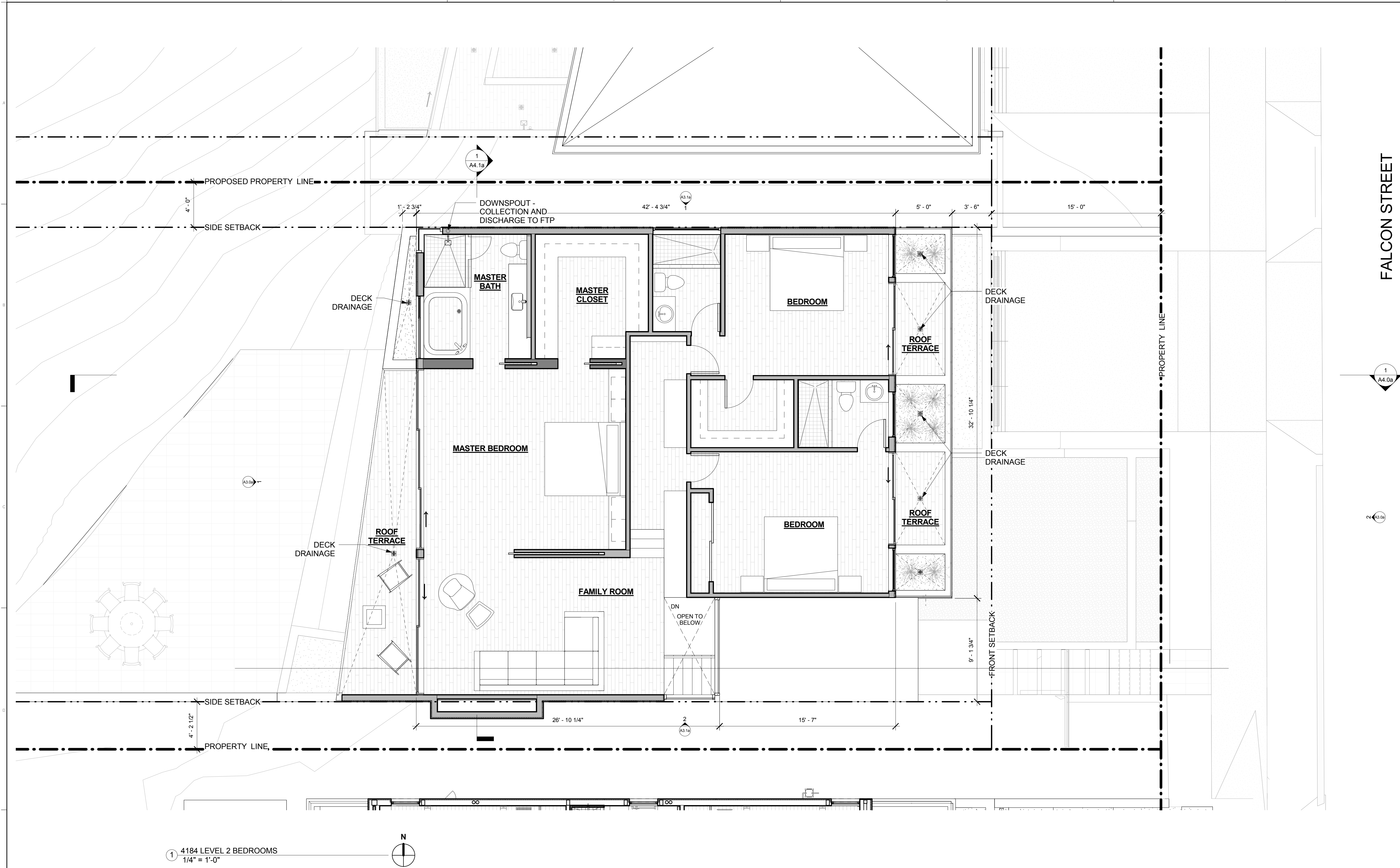
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Scale

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1324 - 1326

4184  
SECOND  
FLOOR  
PLAN  
A2.3a

SHEET 14 OF 29

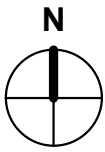


FALCON STREET

1  
A4.0a

A3.0a

1 4184 LEVEL 2 BEDROOMS  
1/4" = 1'-0"



Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

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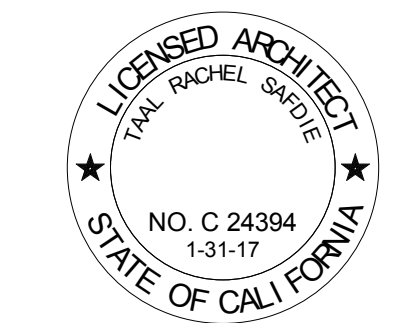
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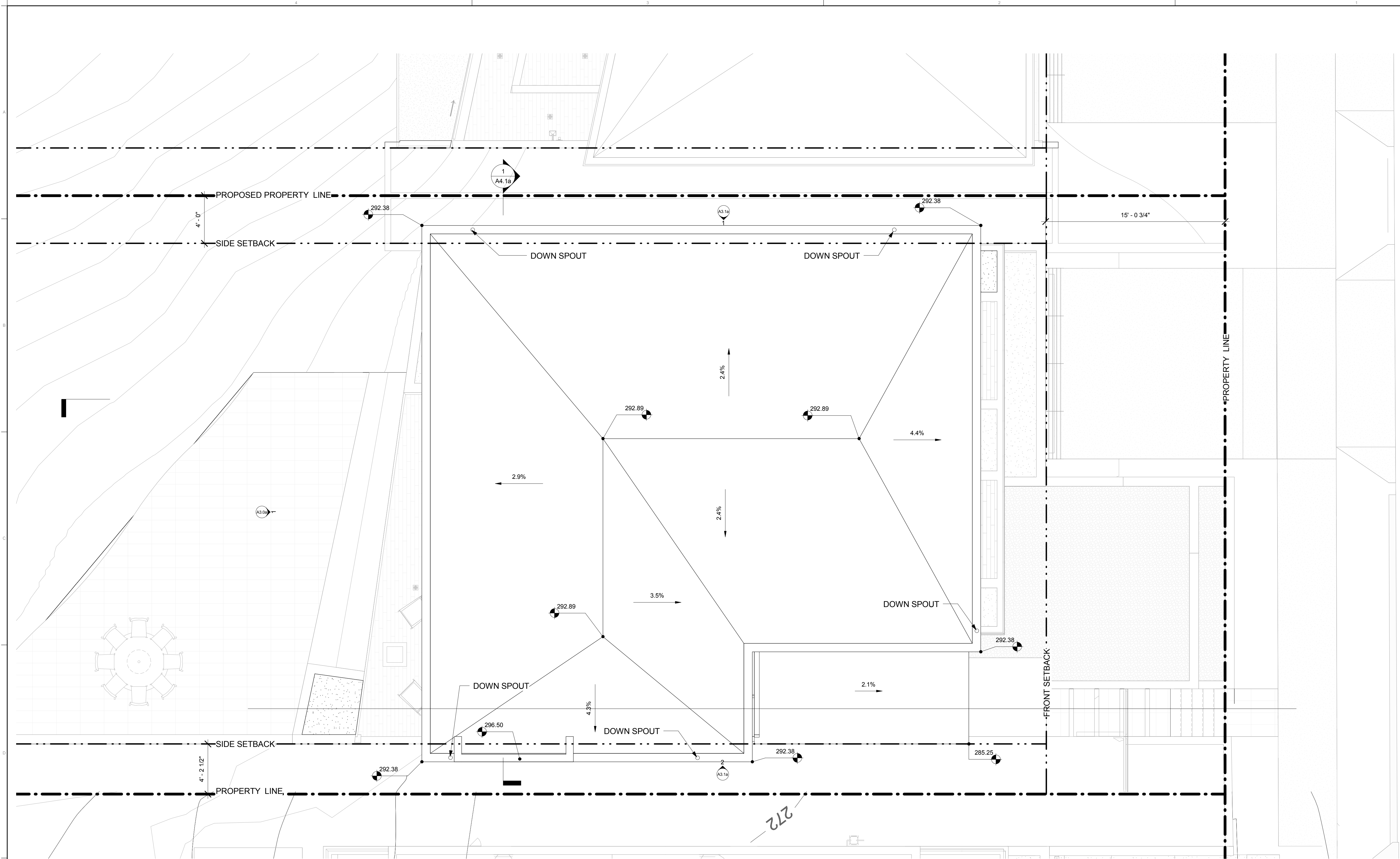
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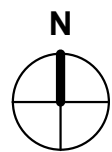
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4184  
ROOF PLAN

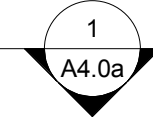
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SHEET 15 OF 29



1 4184 - ROOF PLAN  
1/4" = 1'-0"



FALCON STREET



Scale

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Residences

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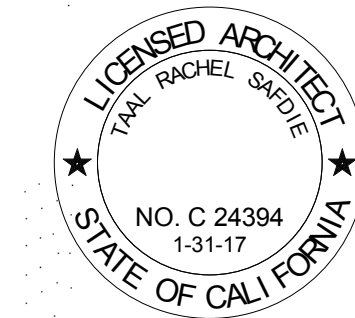
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Land Surveyor  
**Spencer-Luey Surveying**  
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Biological Resources Surveyor  
**Rocks Biological Consulting**  
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San Diego, CA 92110-1118  
P: (619) 843-6560



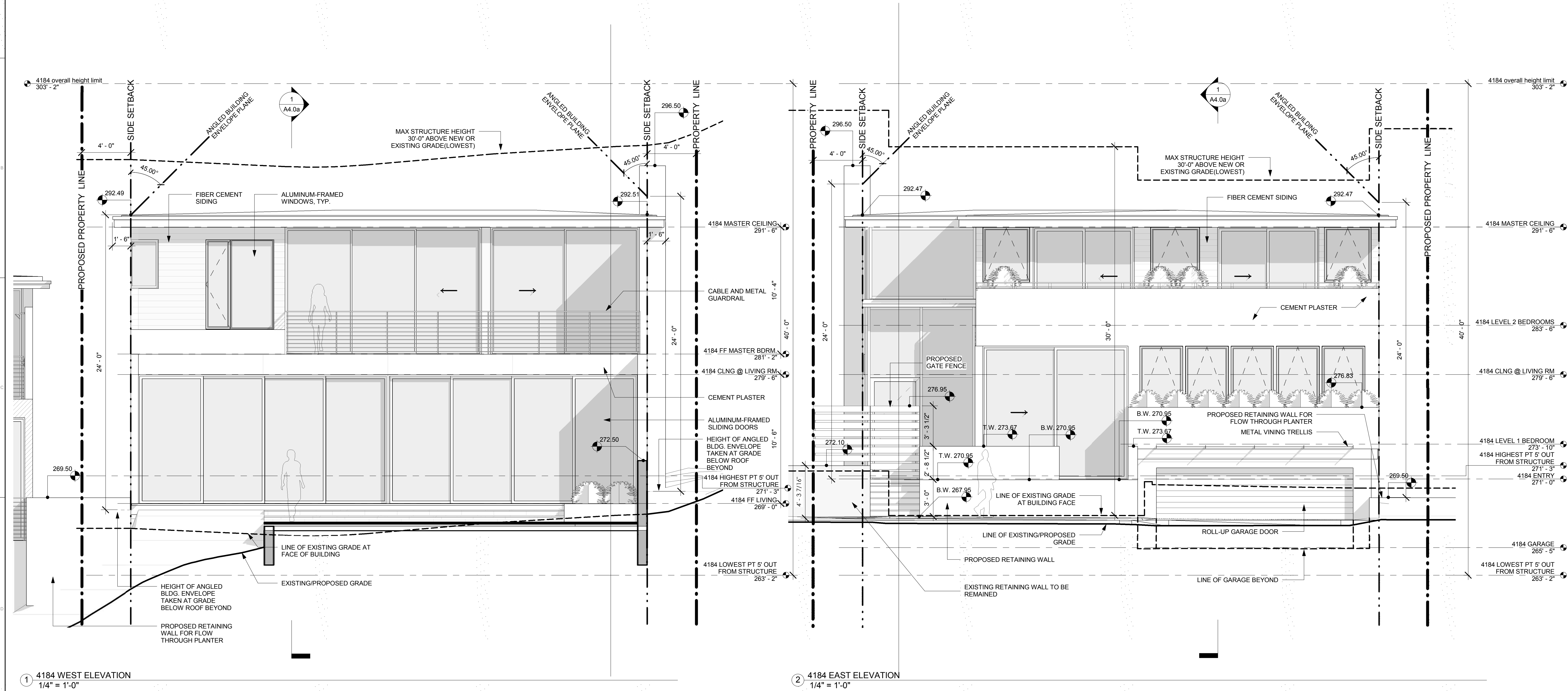
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3	SDP FULL RE-SUBMITTAL	12/23/2015
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7	SDP FULL RE-SUBMITTAL	01/17/2017
8	SDP FULL RE-SUBMITTAL	03/03/2017

Date  
03/03/2017

SRA Project Number  
1324 - 1326

4184  
BUILDING  
ELEVATIONS

A3.0a  
SHEET 16 OF 29



1 4184 WEST ELEVATION  
1/4" = 1'-0"

2 4184 EAST ELEVATION  
1/4" = 1'-0"

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

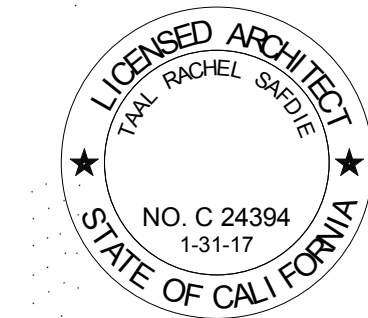
Architect  
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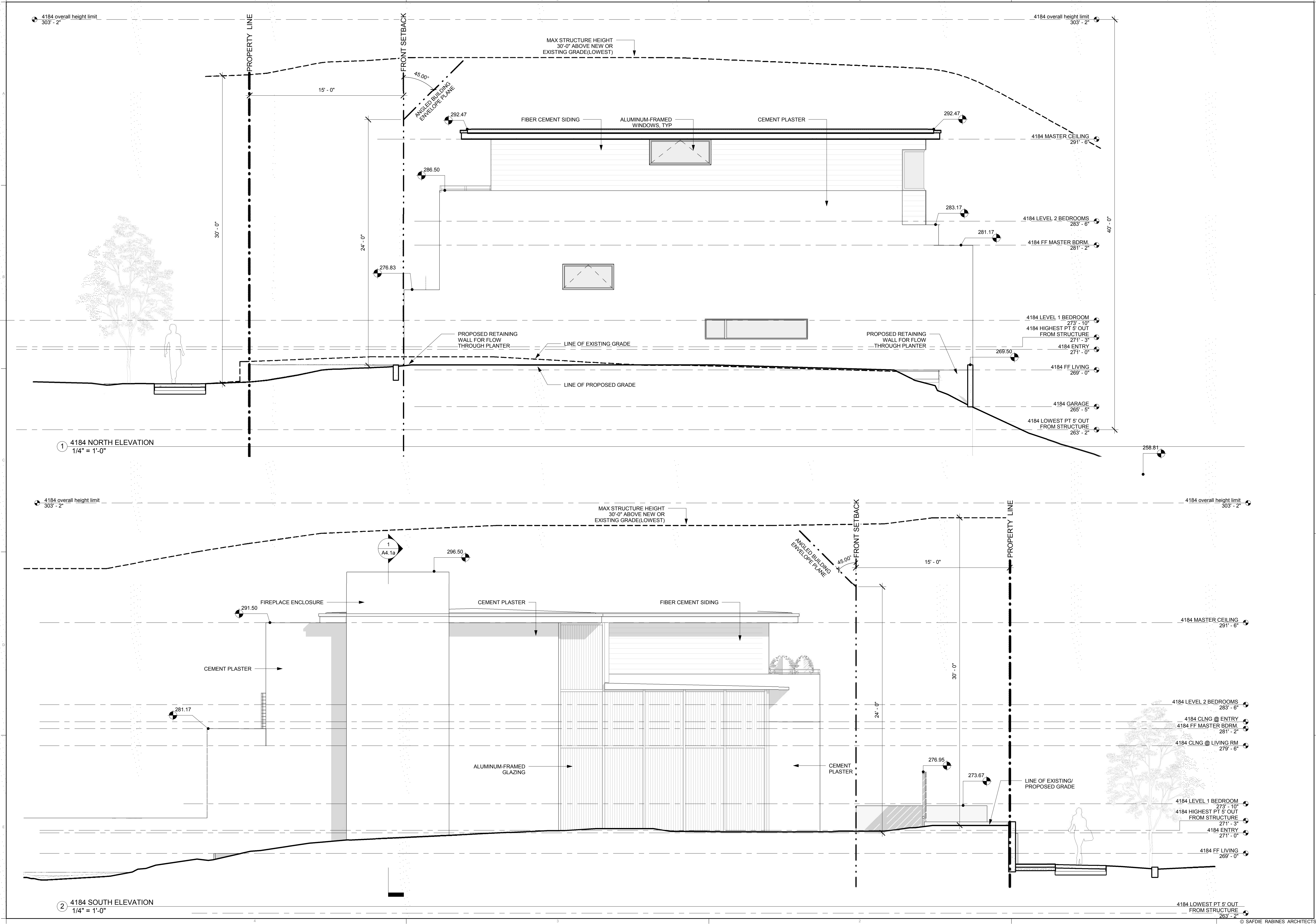


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Date	Scale
03/03/2017	
SRA Project Number	
1324 - 1326	

4184  
BUILDING  
ELEVATIONS

A3.1a  
SHEET 17 OF 29



Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

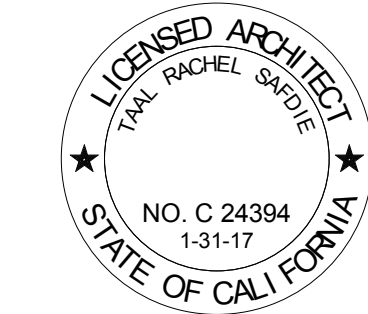
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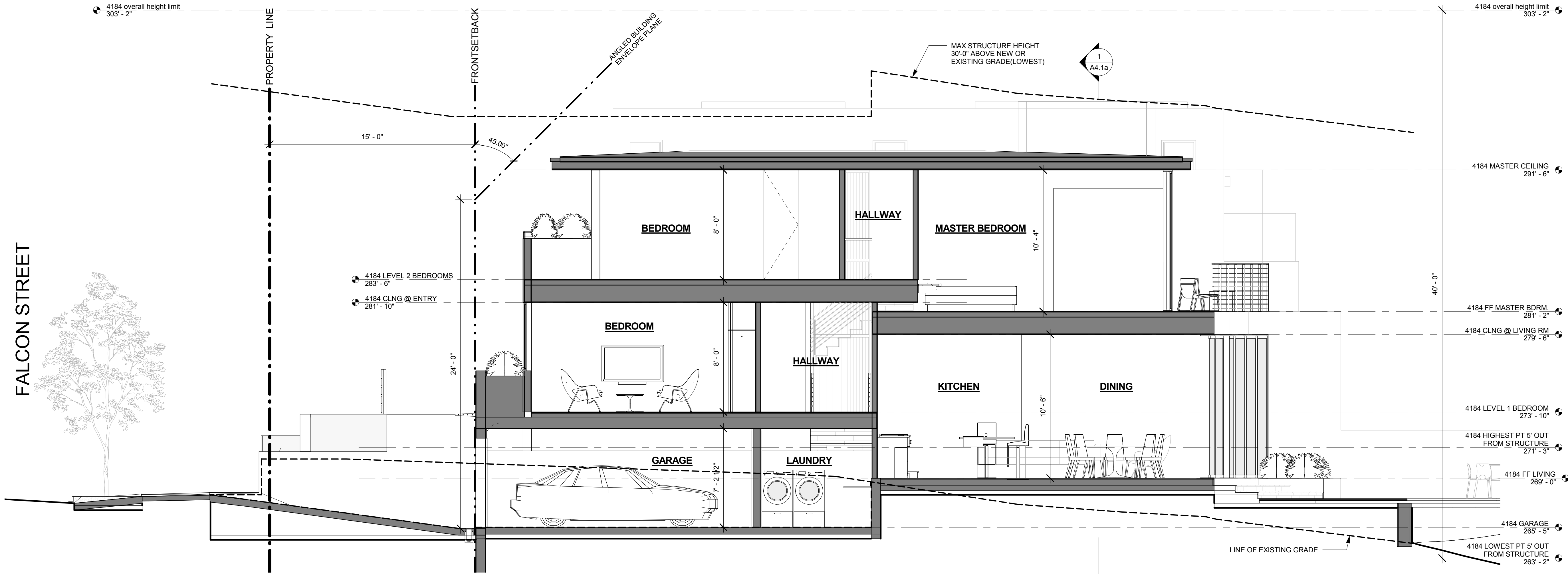
Date Scale

03/03/2017

SRA Project Number  
1324 - 1326

4184  
BUILDING  
SECTIONS

A4.0a  
SHEET 18 OF 29



1 4184 Section  
1/4" = 1'-0"

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

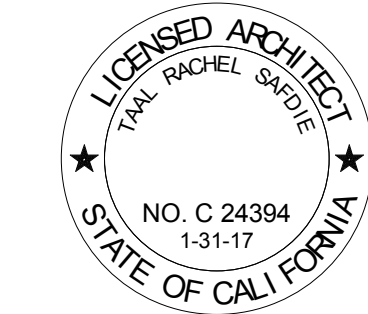
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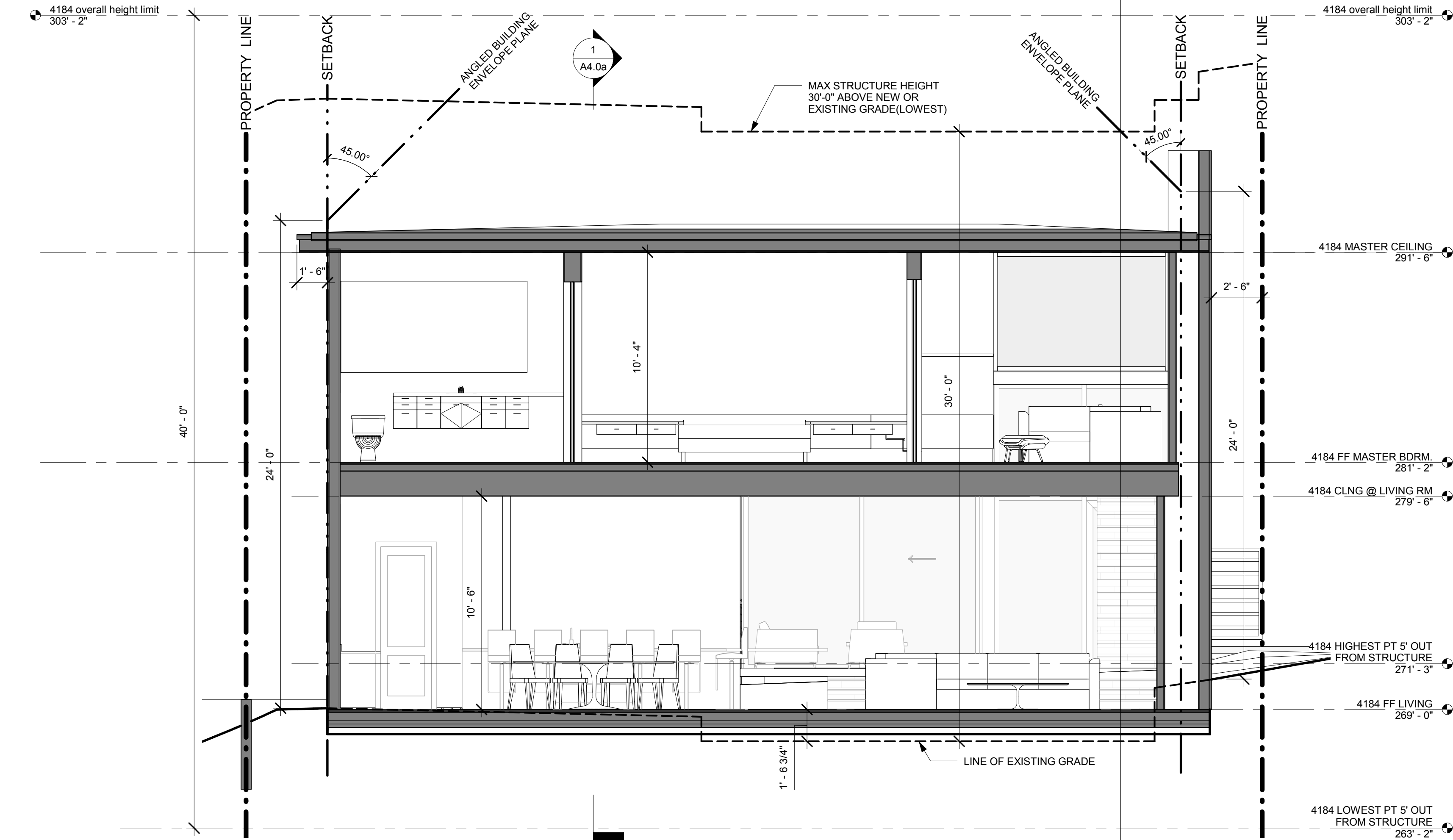
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Date  
03/03/2017

SRA Project Number  
1324 - 1326

4184  
BUILDING  
SECTIONS

A4.1a  
SHEET 19 OF 29



1 4184 BUILDING SECTION  
1/4" = 1'-0"

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

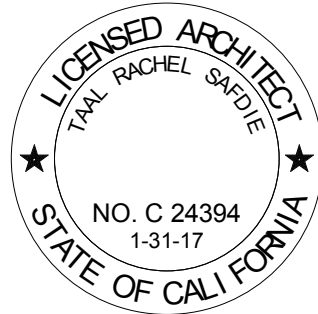
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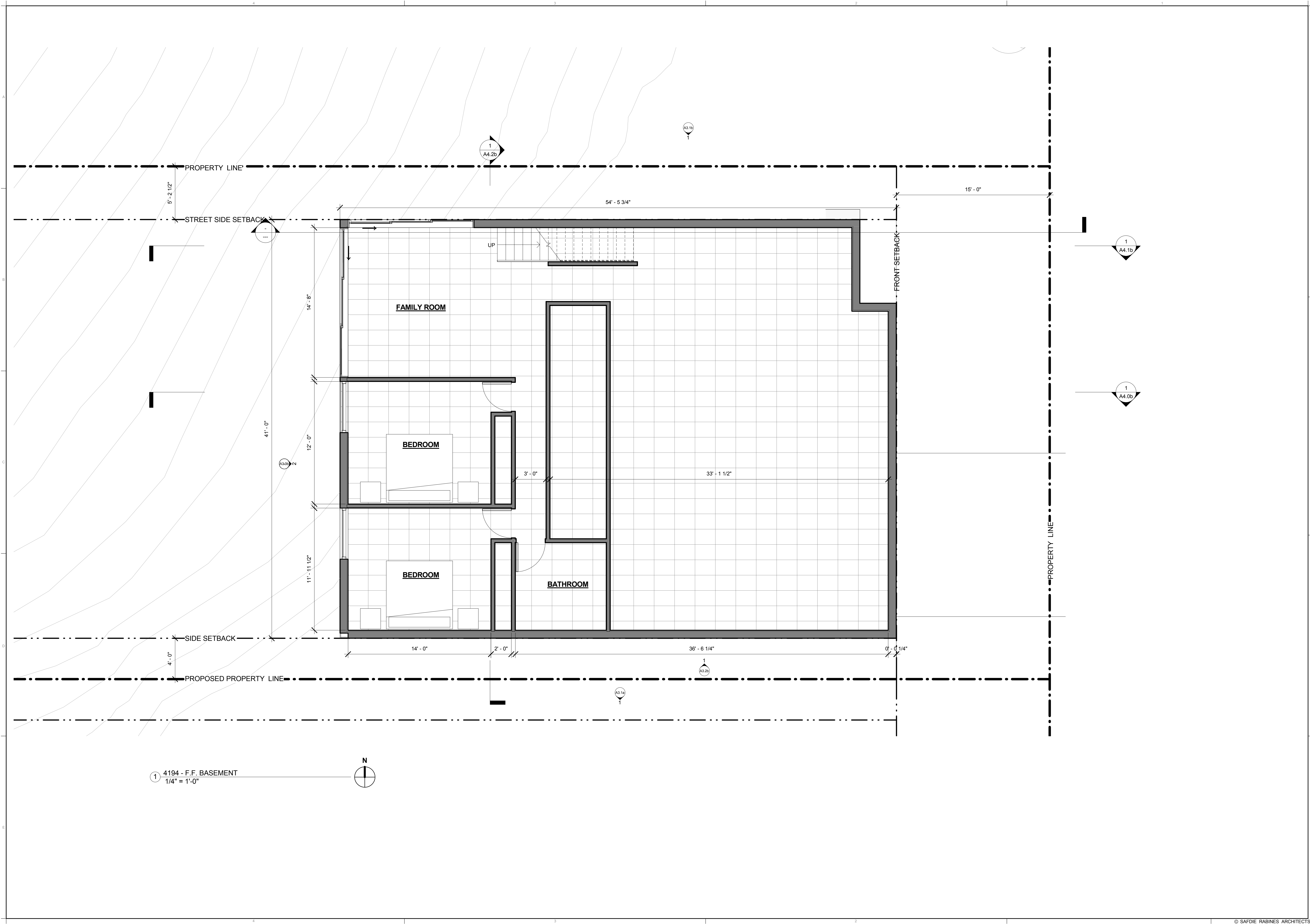
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8	SDP FULL RE-SUBMITTAL	03/03/2017

Date  
03/03/2017

Scale  
SRA Project Number  
1324 - 1326

4194  
BASEMENT  
FLOOR  
PLAN  
A2.1b

SHEET 20 OF 29



Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

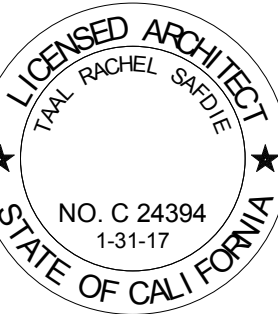
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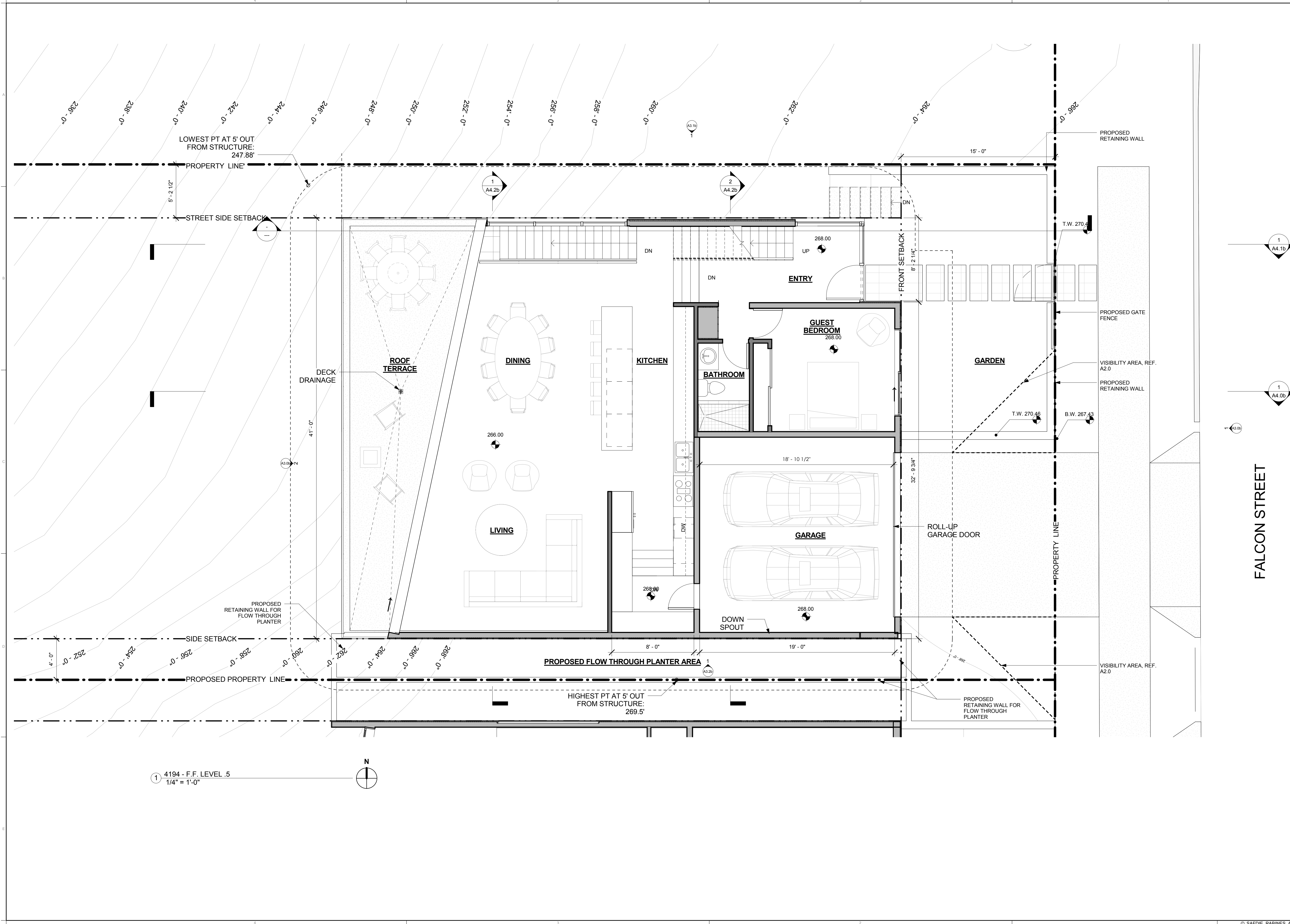
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Date  
03/03/2017

SRA Project Number  
1324 - 1326

4194  
FIRST  
FLOOR  
PLAN  
A2.2b

SHEET 21 OF 29



FALCON STREET



1 4194 - F.F. LEVEL .5  
1/4" = 1'-0"

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

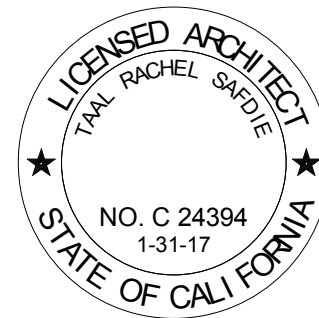
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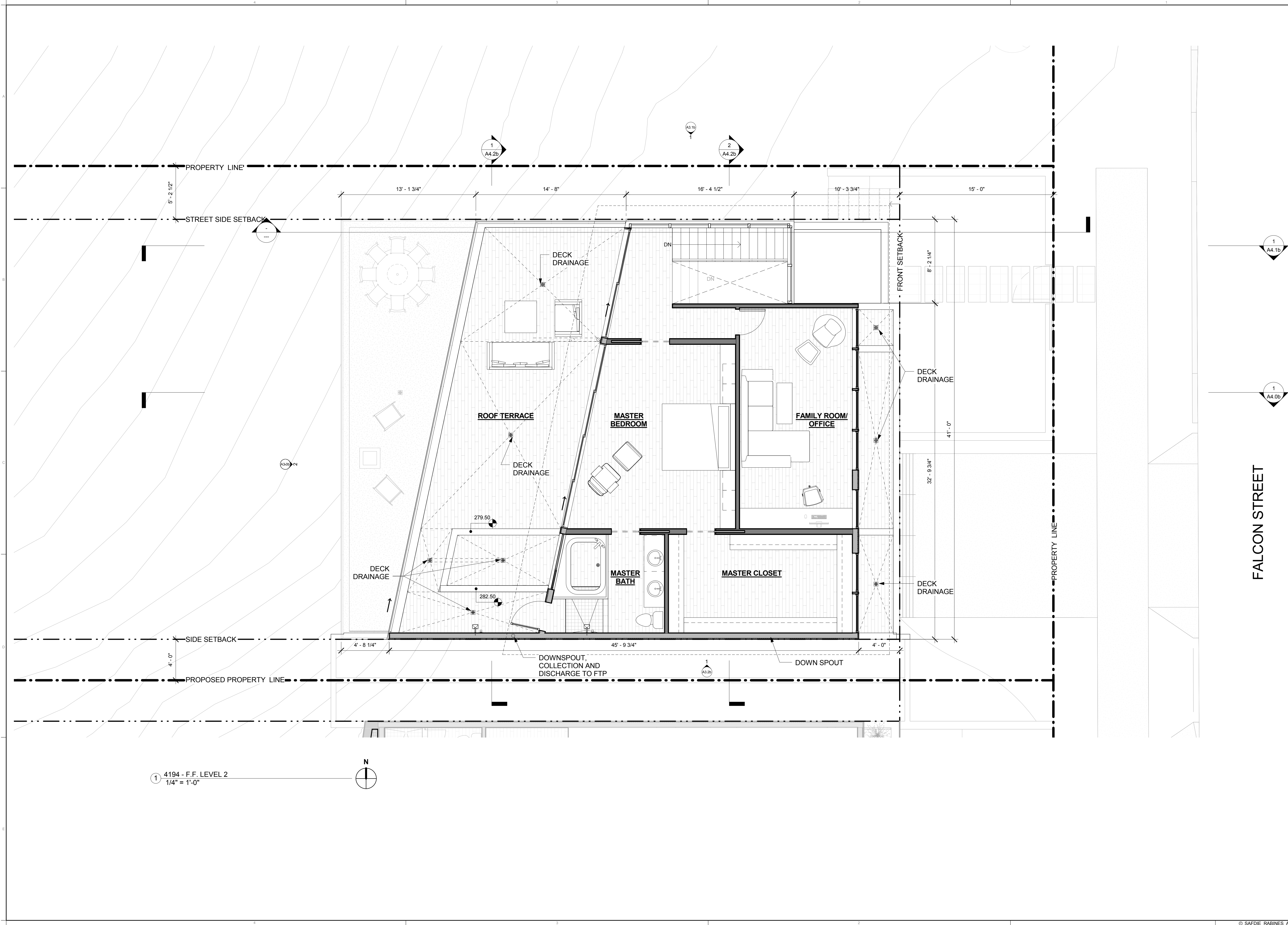
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Date  
03/03/2017

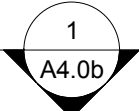
Scale  
SRA Project Number  
1324 - 1326

4194  
SECOND  
FLOOR  
PLAN  
A2.3b

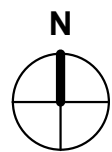
SHEET 22 OF 29



FALCON STREET



1 4194 - F.F. LEVEL 2  
1/4" = 1'-0"



Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

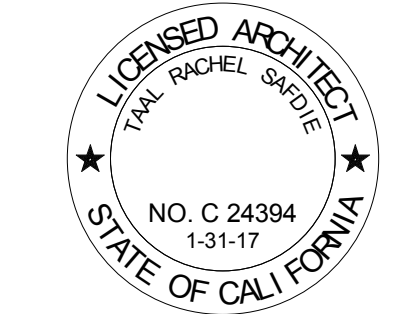
Architect  
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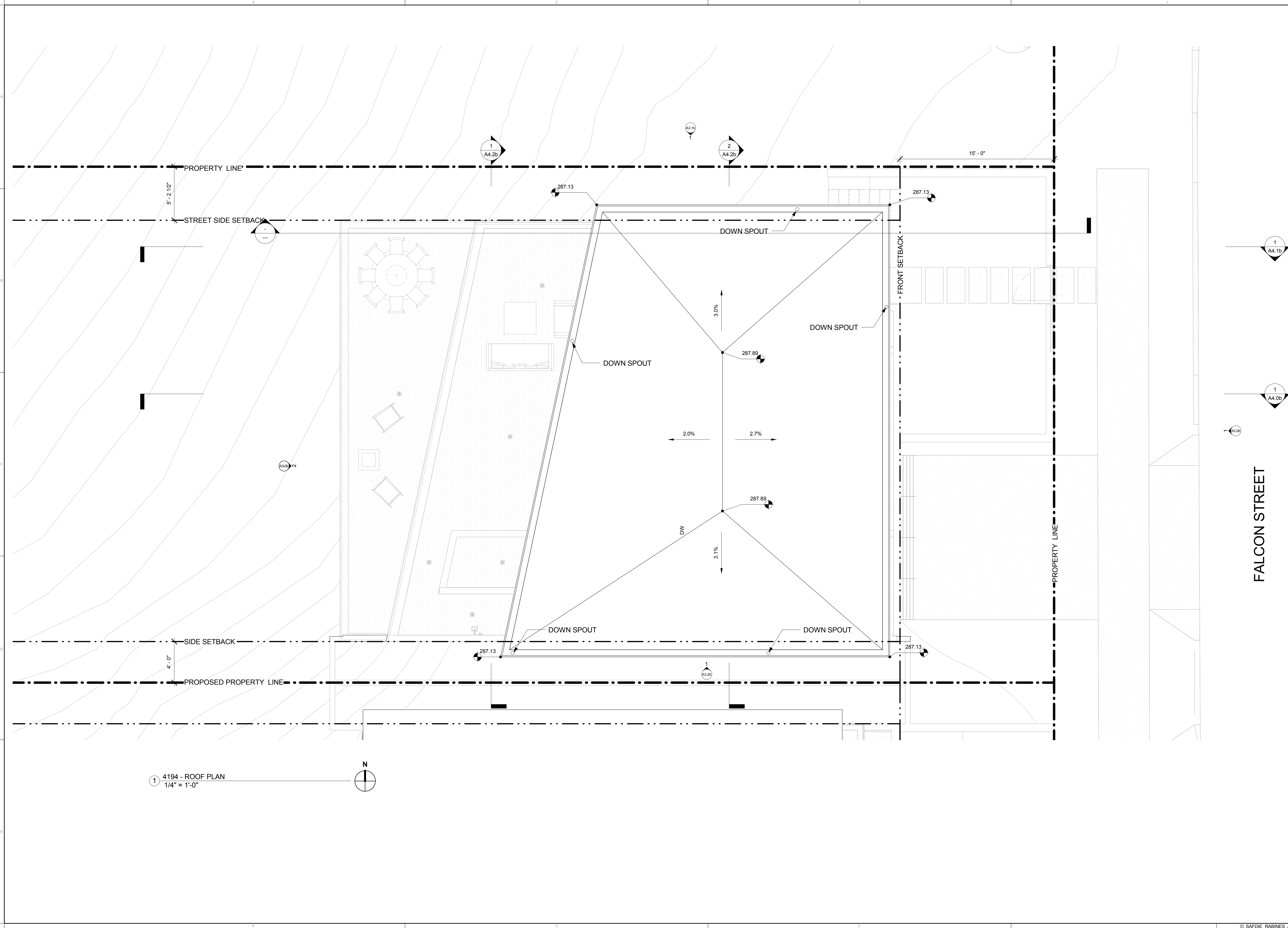
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Date  
03/03/2017

Scale  
SRA Project Number  
1324 - 1326

4194  
ROOF PLAN

A2.4b  
SHEET 23 OF 29



FALCON STREET

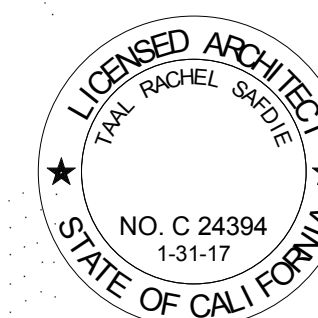
1 4194 - ROOF PLAN  
1/4" = 1'-0"

Architect  
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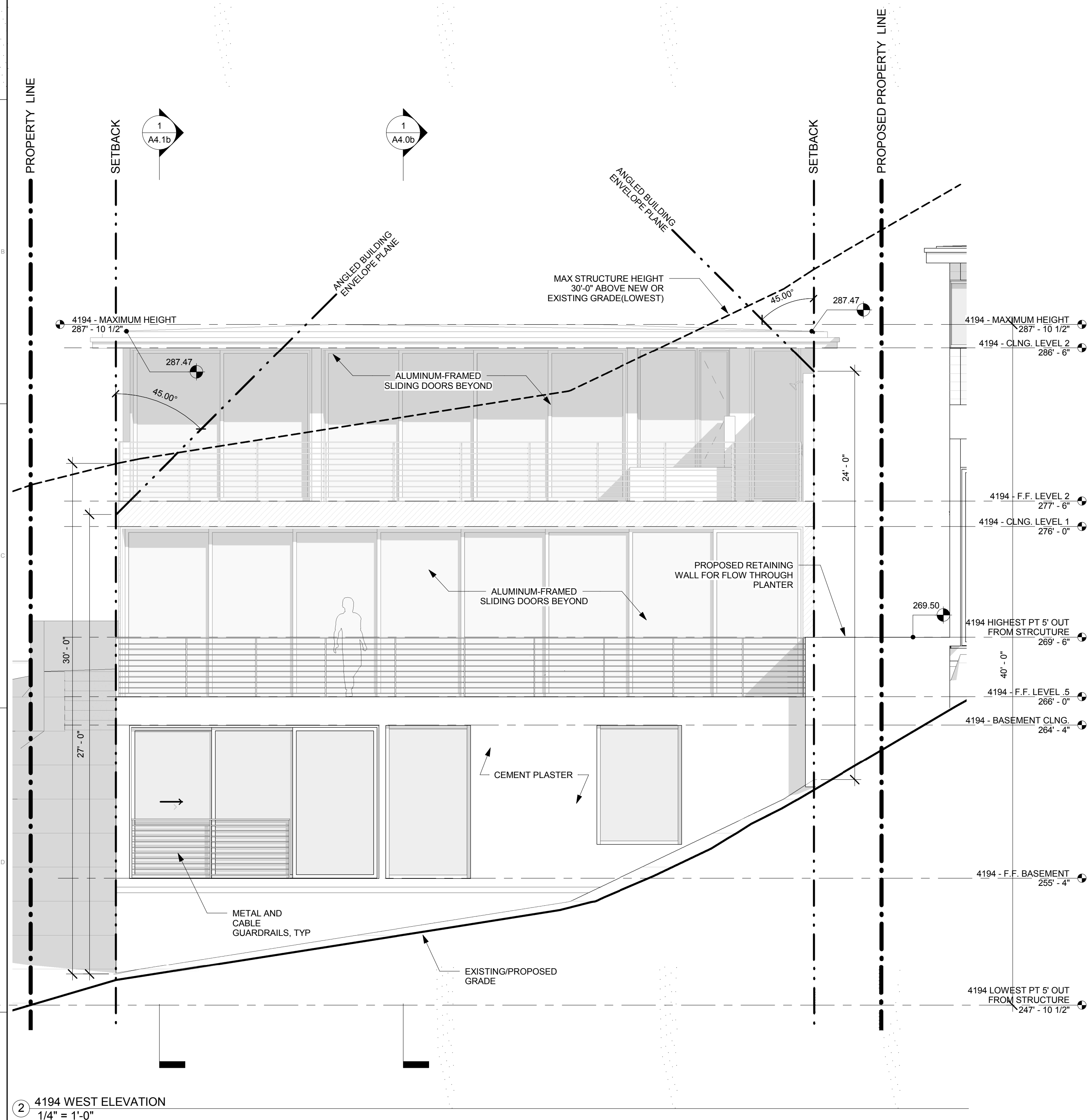
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Date	Scale
03/03/2017	
SRA Project Number 1324 - 1326	

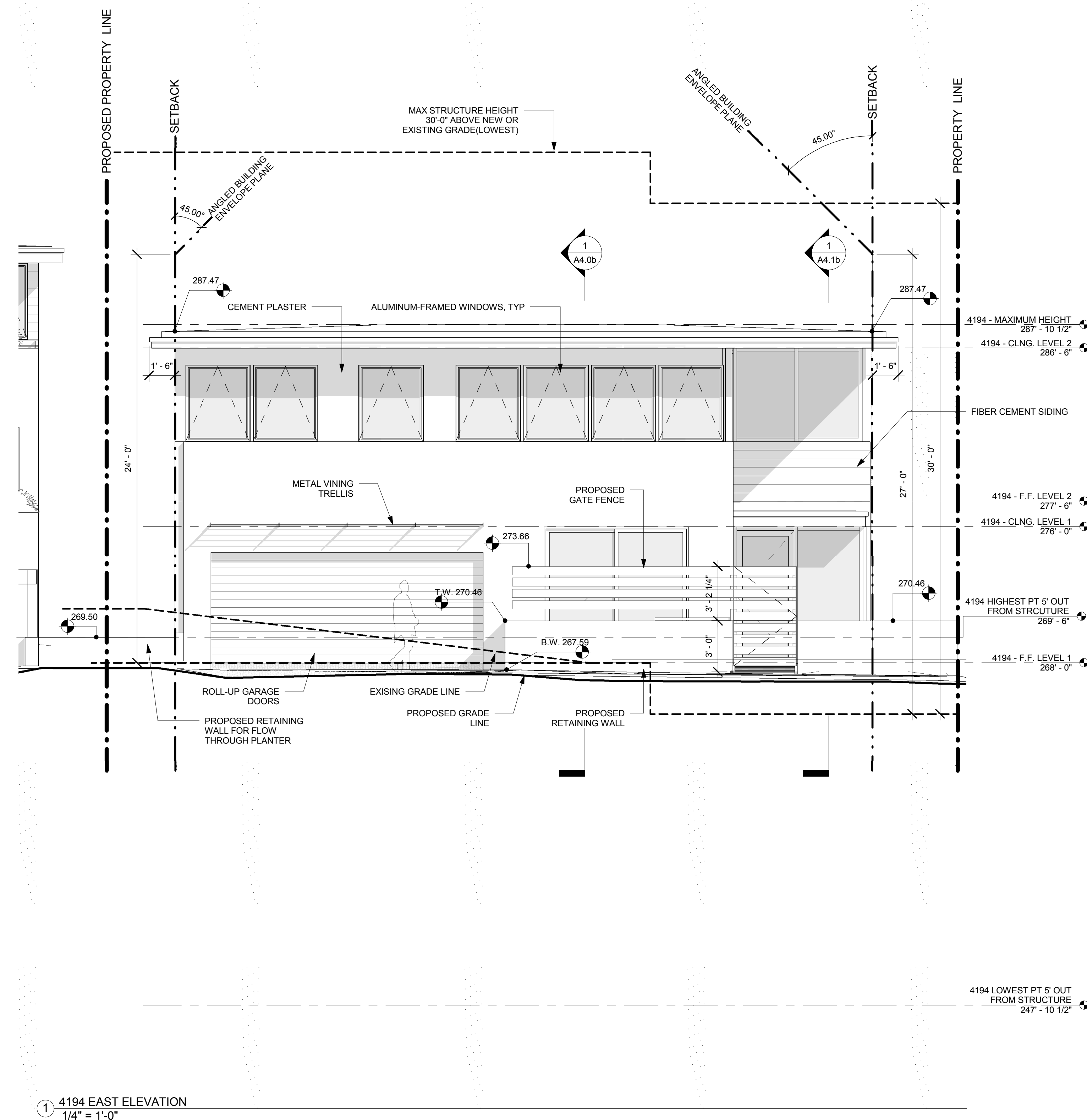
4194  
BUILDING  
ELEVATIONS

A3.0b

SHEET 24 OF 29



② 4194 WEST ELEVATION  
1/4" = 1'-0"



① 4194 EAST ELEVATION  
1/4" = 1'-0"

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

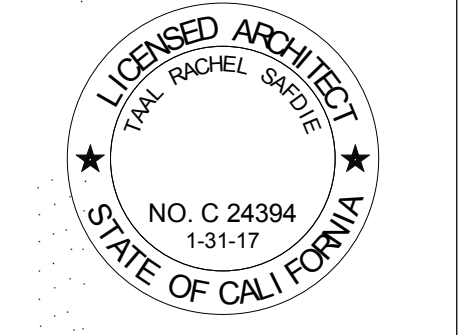
Architect  
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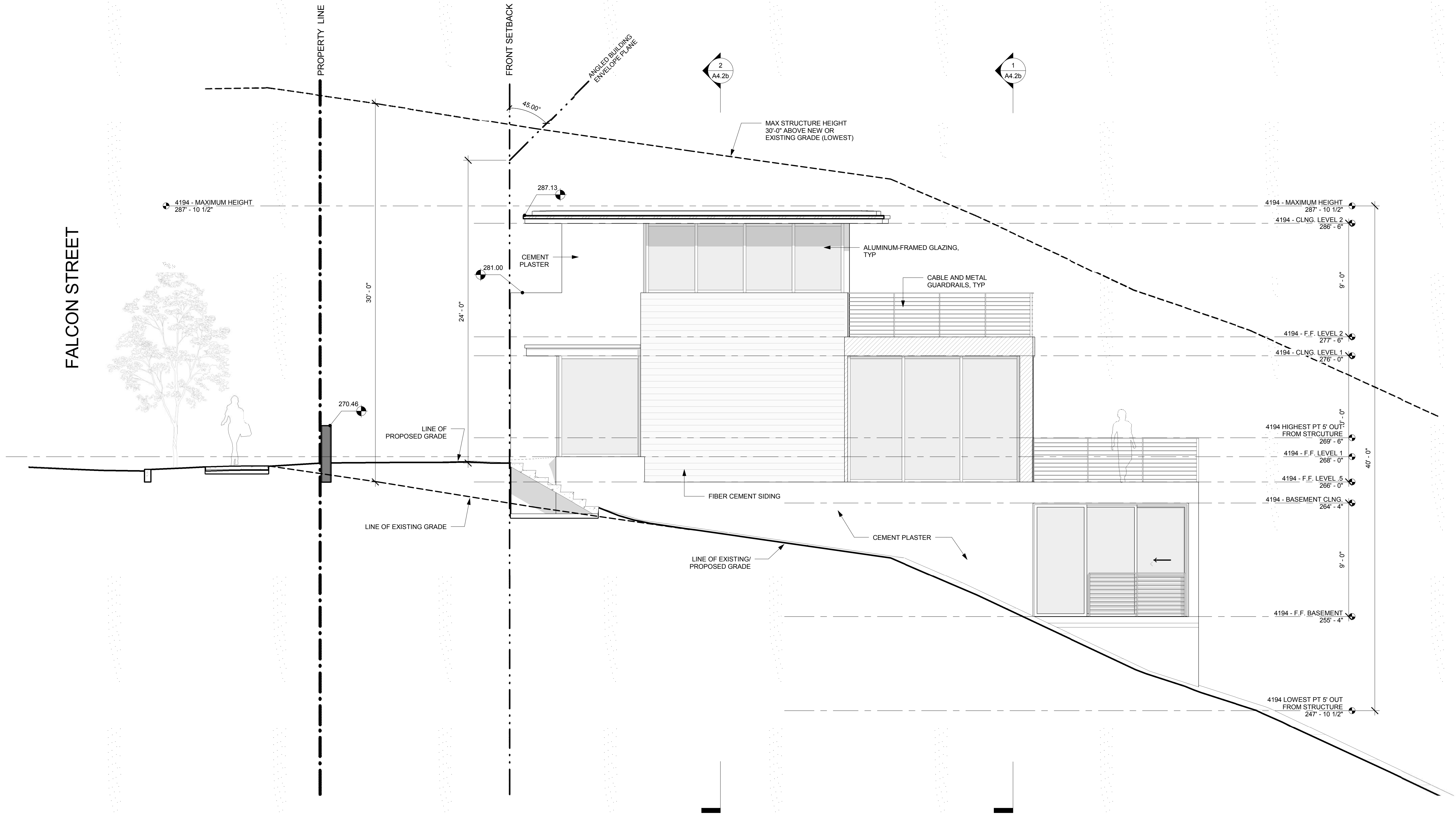
Date  
03/03/2017

Scale  
SRA Project Number  
1324 - 1326

4194  
BUILDING  
ELEVATIONS

A3.1b  
SHEET 25 OF 29

1 4194 NORTH ELEVATION  
1/4" = 1'-0"



Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

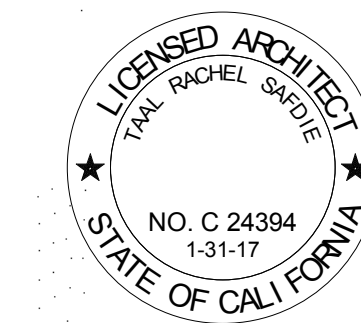
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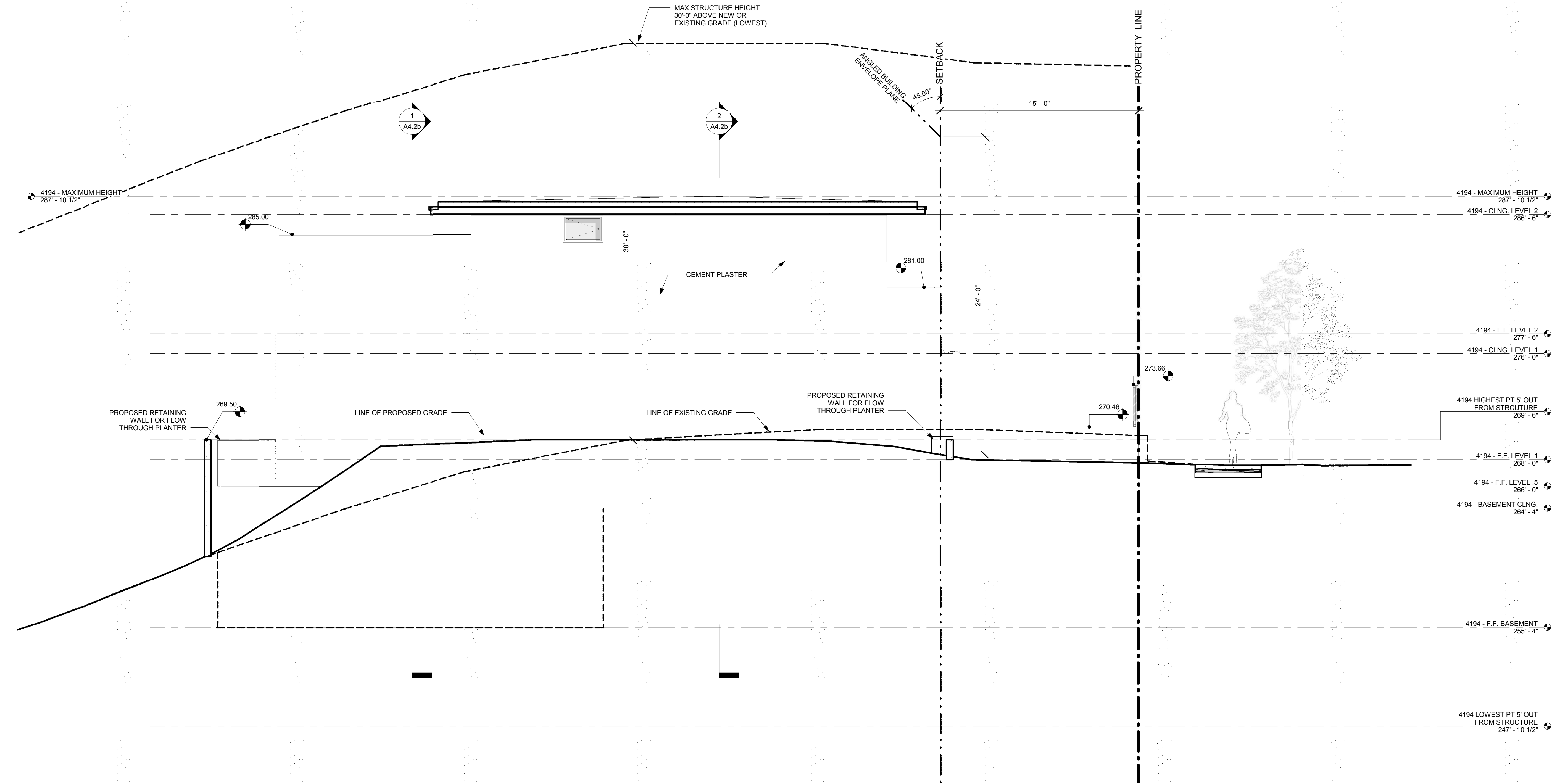
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Date 03/03/2017

SRA Project Number 1324 - 1326

4194  
BUILDING  
ELEVATIONS

A3.2b  
SHEET 26 OF 29



① 4194 SOUTH ELEVATION  
1/4" = 1'-0"

Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

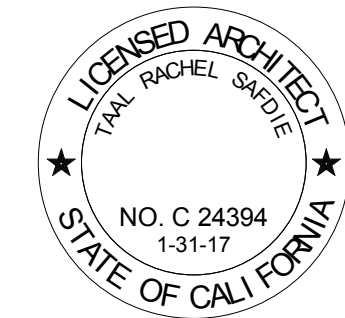
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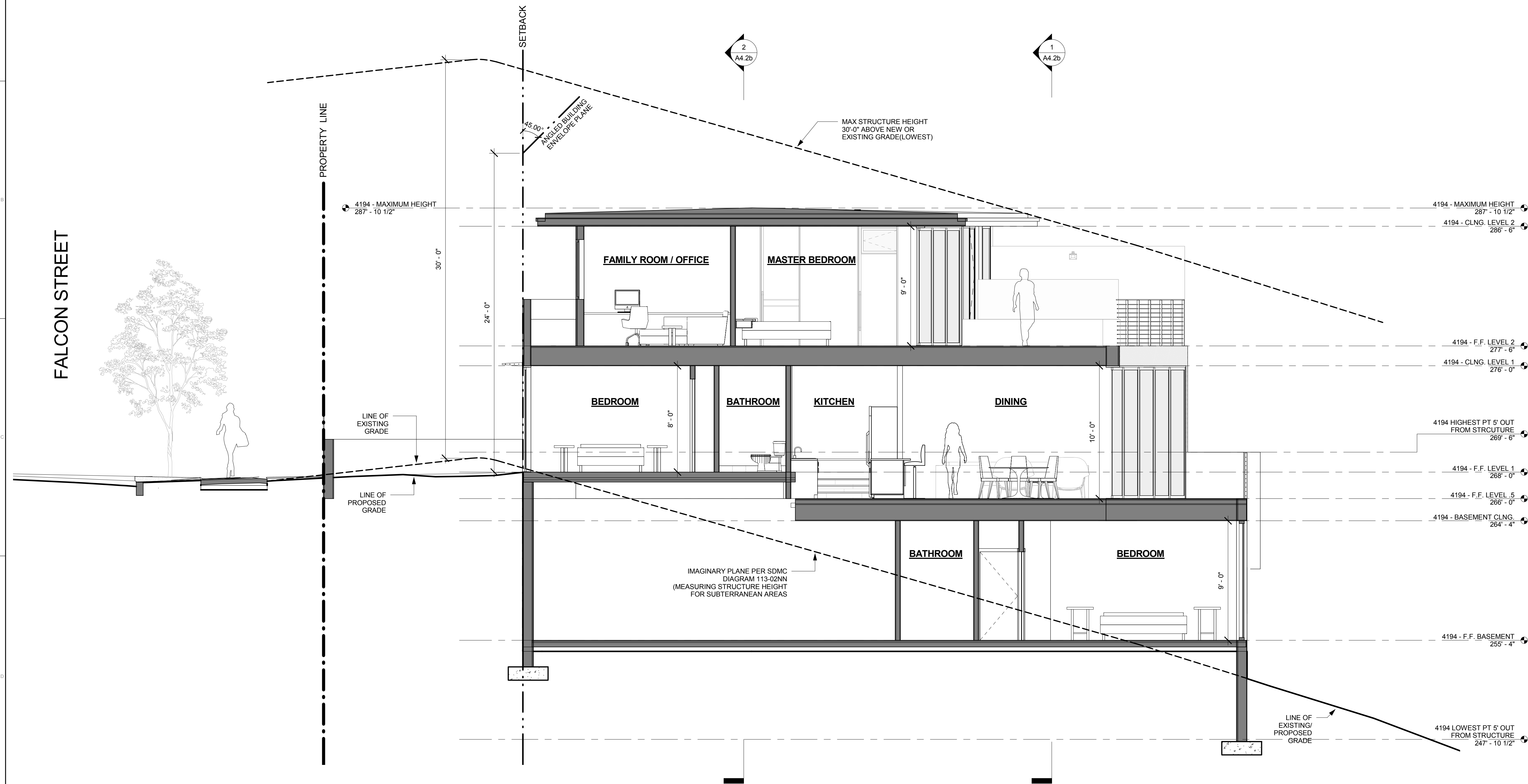
Date Scale

03/03/2017

SRA Project Number  
1324 - 1326

4194  
BUILDING  
SECTIONS

A4.0b  
SHEET 27 OF 29



1 4194 Building Section  
1/4" = 1'-0"



Falcon Street  
Residences

New Custom Homes

4184 & 4194 Falcon Street  
San Diego, CA 92103

PROJECT TEAM:

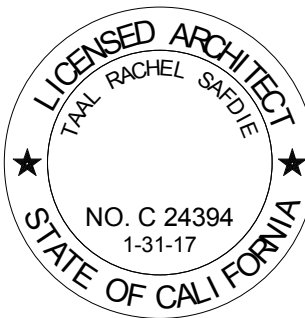
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P: (858) 792-9242

Biological Resources Surveyor  
**Rocks Biological Consulting**  
5101 September Street  
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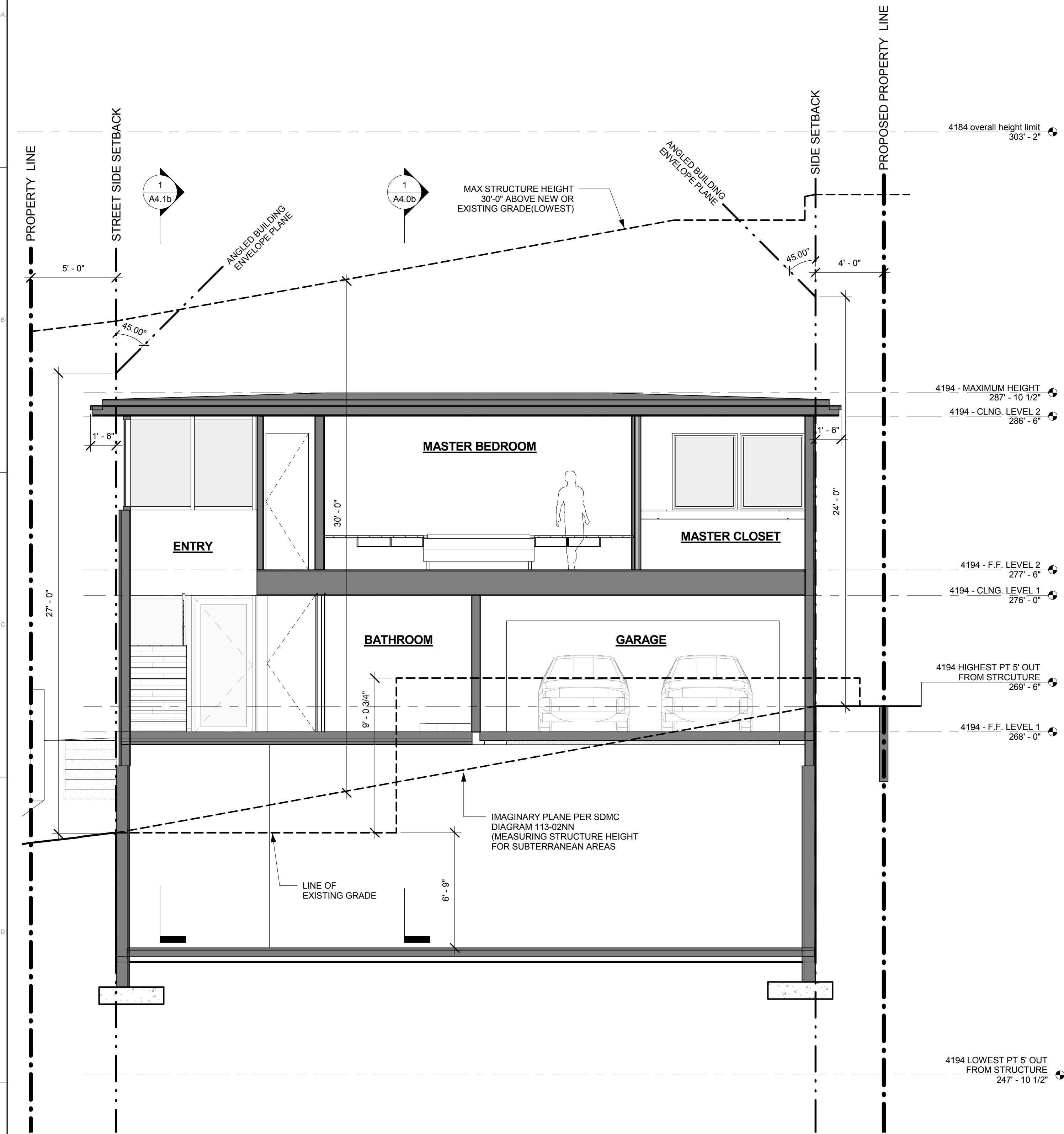
Num	Description	Date
1	NDP COMPLETENESS CHECK	5/27/2015
2	SDP FULL SUBMITTAL	6/22/2015
3	SDP FULL RE-SUBMITTAL	12/23/2015
4	SDP FULL RE-SUBMITTAL	06/16/2016
5	SDP LDSCP, MSCP REVIEW	08/16/2016
6	SDP FULL RE-SUBMITTAL	08/31/2016
7	SDP FULL RE-SUBMITTAL	01/17/2017
8	SDP FULL RE-SUBMITTAL	03/03/2017

Date  
03/03/2017

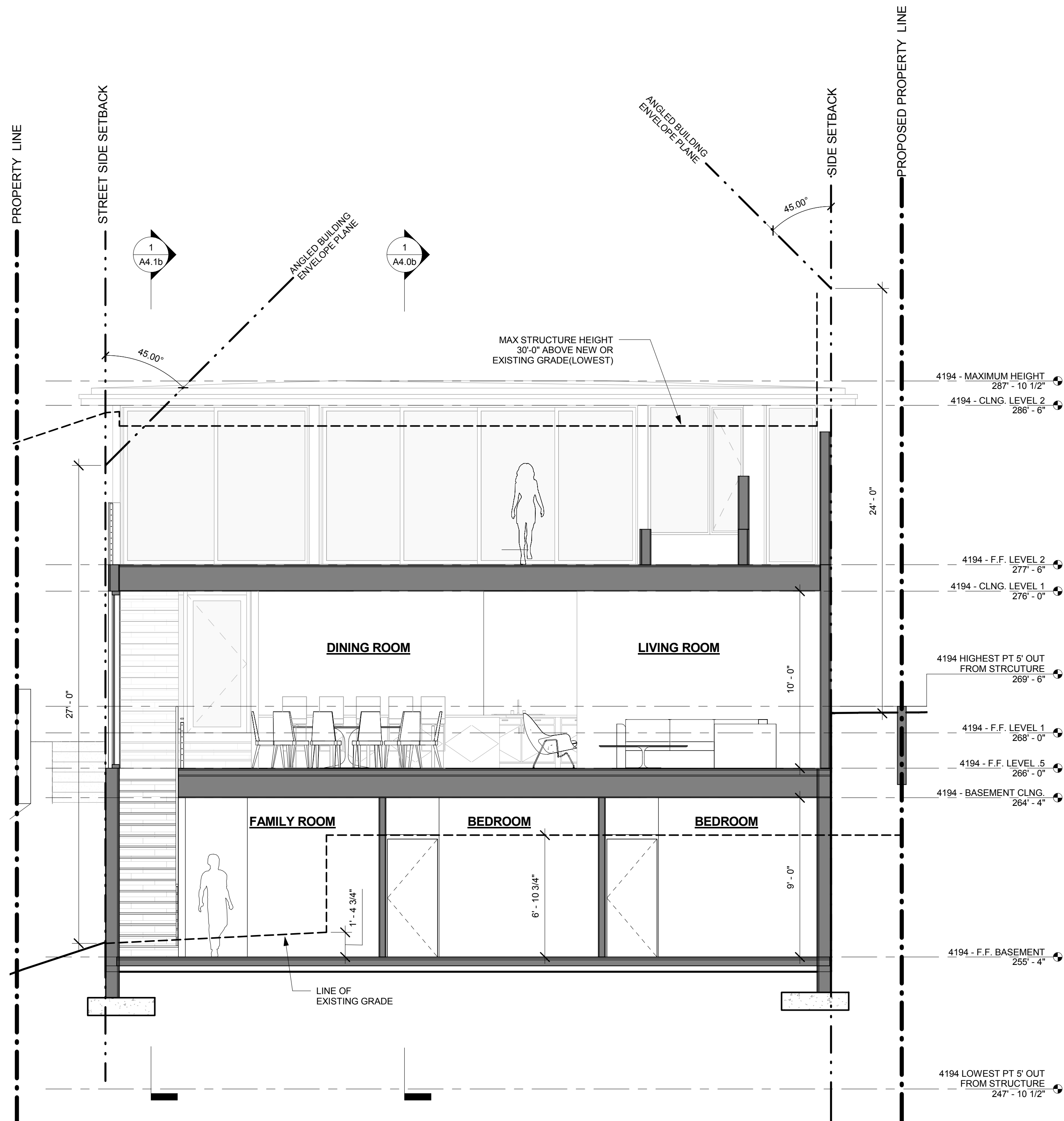
SRA Project Number  
1324 - 1326

4194  
BUILDING  
SECTIONS

A4.2b  
SHEET 29 OF 29



2 4194 NORTH - SOUTH SECTION 1  
1/4" = 1'-0"



1 4194 NORTH - SOUTH SECTION 2  
1/4" = 1'-0"