



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 25, 2017 REPORT NO. HO-17-069

HEARING DATE: November 1, 2017

SUBJECT: COSTA RIVIERA - Process Three Decision

PROJECT NUMBER: [519207](#)

OWNER/APPLICANT: 4032 Riviera, LLC./Keith Robinson

SUMMARY

Issue: Should the Hearing Officer approve the of demolition of an existing single family residence, the subdivision of a 0.13- acre lot into three lots, and the construction of three single family residences, located at 4032 Riviera Drive in the RM-2-5 Zone of the Pacific Beach Community Plan Area?

Staff Recommendation:

1. Approve Coastal Development Permit No. 1830349; and
2. Approve Site Development Permit No. 1830350; and
3. Approve Tentative Map No. 1830351, including the waiver to underground existing overhead utilities.

Community Planning Group Recommendation: On June 28, 2017, the Pacific Beach Planning Group voted 11-3-0 for approval, without conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 6, 2017 and the opportunity to appeal that determination ended September 20, 2017.

BACKGROUND

The 0.13-acre project site is located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan area (Attachment 1). The Pacific Beach Community Plan designates the project site for medium density residential, 14-29 dwelling units per acre (Attachment 2). The project results in a density of approximately 24 dwelling units per acre, which is consistent with the Pacific Beach Community Plan. The site is surrounded by both multi-family and single family residences. The project provides the required density as described in the Pacific Beach Community Plan.

The project site currently contains one single family residence and a detached garage that were constructed in 1942. A review of the existing site was conducted by City staff to determine if potential significant historic resources exist on the site in accordance with San Diego Municipal Code (SDMC) Section [143.0212](#). Based on the documentation provided, staff determined the property does not meet local designation criteria as an individually significant historic resource under any adopted Historic Resource Board Criteria.

The site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA), and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in the SDMC section [113.0103](#). Additionally the property is not identified in the Pacific Beach Community Plan as a public access way and does not contain any public view corridors. The nearest public access to the Pacific Ocean is from the end of Pacific Beach Boulevard approximately one block to the north, the ocean is approximately one mile from the project site.

DISCUSSION

The project will be processed in accordance with SDMC [143.0365\(b\)](#) (Supplemental Site Development Permit Regulations for Small Lot Subdivisions), SDMC [143.0302](#) Table 143-03A (Site Development Regulations Applicability), therefore a Site Development Permit (SDP) in accordance with Process Three is required. Pursuant to SDMC [125.0410](#), a Tentative Map for a small lot subdivision is required, in accordance with Process Three. Pursuant to SDMC [143.0365](#) SDMC [126.0702\(a\)](#), (pursuant to SDMC [126.0707\(a\)](#)) the project also requires a Coastal Development Permit (CDP) in accordance with Process Two. In accordance with SDMC [126.0707\(e\)](#), when more than one permit, map or other approval is required for a single development, the applications shall be consolidated and the action of the decision maker shall be considered one consolidated action. The project will be processed a Process 3, Hearing Officer Decision. The project proposes the demolition of an existing single family residence, the subdivision of a 0.13- acre lot into three lots, and the construction of three single family residences on each lot totaling approximately 5,515 square feet. The project is located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan area.

A goal of the Residential Element in the Pacific Beach Community Plan is to implement design standards for single-family and multi-family development to ensure that redeveloped properties reflect the scale and character of the neighborhood. The plan also contains a policy to maintain the residential scale of Pacific Beach. Because the existing surrounding development consists of a diverse mix of development (three, two, and one-story single/multi-dwelling units), the project compliments the scale and character of the neighborhood. The architectural design provides

continuity with the existing residential development and is consistent with the Pacific Beach Community Plan through consistency with the neighborhood development pattern and neighborhood character. In addition, conformance with the zoning regulations and Coastal Height Limit help to implement the community plan's goals and policies regarding scale. No public views are identified in the community plan over, through or adjacent to the project site. The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for this site.

Conclusion:

Based on the review of the project's plans, conformance with public access and coastal public views, the proposed redevelopment of this property was found to be in conformance with the SDMC and the Pacific Beach Community Plan.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1830349, Site Development Permit No. 1830350, and Tentative Map No. 1830351, with modifications.
2. Deny Coastal Development Permit No. 1830349, Site Development Permit No. 1830350, and Tentative Map No. 1830351, if the findings required to approve the project cannot be affirmed.

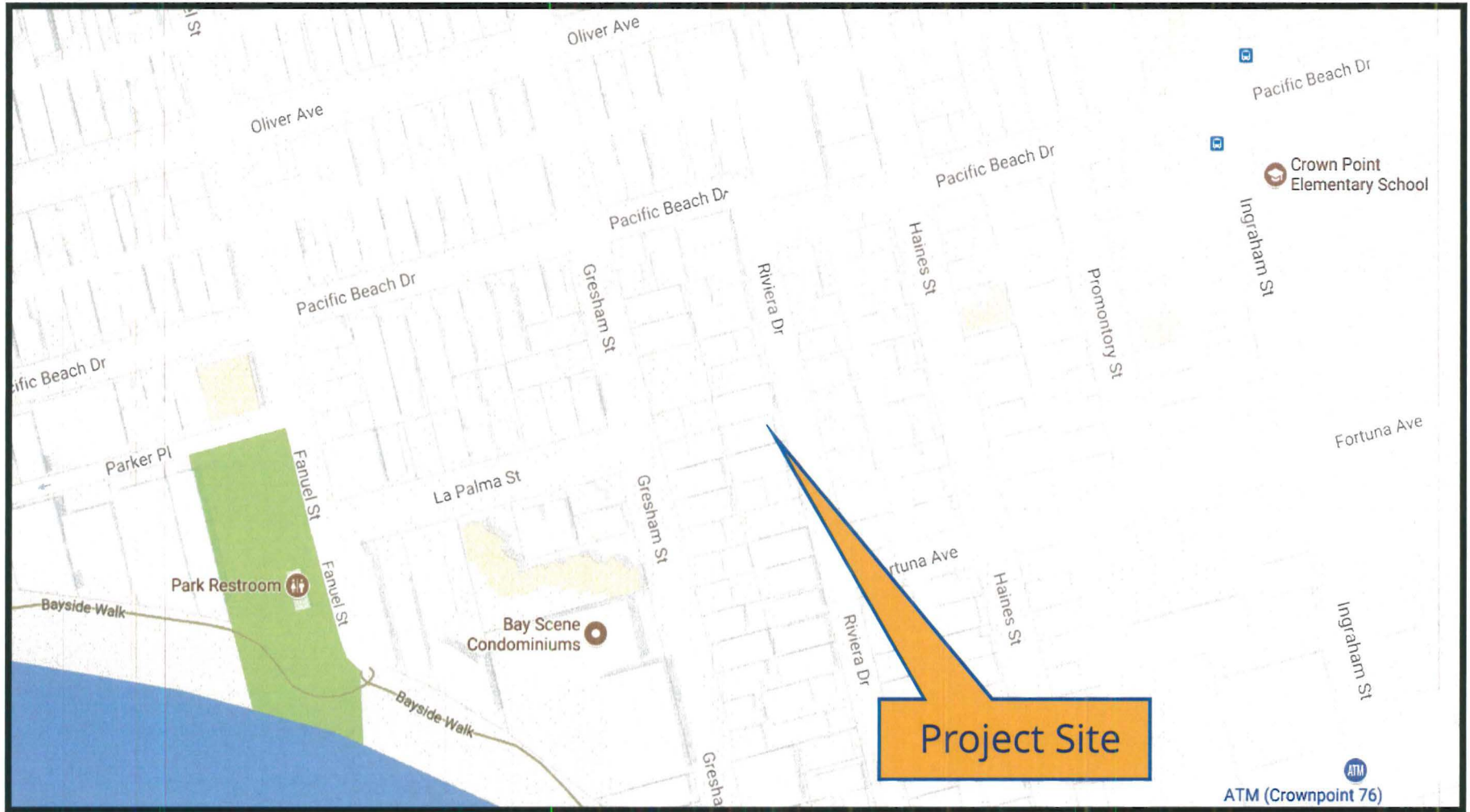
Respectfully submitted,



Derrick Johnson (D.J.), Development Project Manager

Attachments:

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



Project Location Map

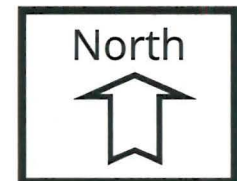
Costa Riviera / 4032 Riviera Drive
PROJECT NO. 519207





Aerial Photo

Coasta Riviera / Project 4032 Riviera Drive
PROJECT NO. 519207



PROJECT DATA SHEET

PROJECT NAME:	Costa Riviera	
PROJECT DESCRIPTION:	The demolition of an existing single-family dwelling and the subdivision of 3 single family lots for the development of 3 single family dwelling units totaling 8,530 square-feet. The 0.13-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 4032 Riviera Drive in the RM-2-5 zone.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit, Site Development Permit, Tentative Map (Process 3)	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential.	
<u>ZONING INFORMATION:</u> ZONE: RM-2-5 Multi Family HEIGHT LIMIT: 30-Foot maximum height limit LOT SIZE: 6,000 square-foot minimum lot size FLOOR AREA RATIO: 1.35 maximum FRONT SETBACK: 15 ft minimum/20 ft standard SIDE SETBACK: 5 ft minimum STREETSIDE SETBACK: 10 feet REAR SETBACK: 15 feet PARKING: 6 spaces required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; RM-2-5	Multi-Family Residential
SOUTH:	Multi-Family Residential; RM-2-5	Multi-Family Residential
EAST:	Multi-Family Residential; RM-2-5	Multi-Family Residential
WEST:	Multi-Family Residential; RM-2-5	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	11-3-0 approval	

HEARING OFFICER
RESOLUTION NO.

Coastal Development Permit No. 1830349, Site Development Permit No. 1830350,
COSTA RIVIERA PROJECT NO. 519207

WHEREAS, 4032 Riviera Drive LLC, a California Limited Liability Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of an existing single family residence, the subdivision of a 0.13- acre lot into three lots, and the construction of three single family residences on each lot totaling approximately 5,515-square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1830349, Site Development Permit No. 1830350, Tentative Map No. 1830351), on portions of a 0.13-acre site;

WHEREAS, the project site is located at located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan area;

WHEREAS, the project site is legally described as the Southerly One Half of the Easterly One Half of Lot 97, Pueblo Lot 1801, City of San Diego, County of San Diego, Map No. 1864, filed, October 20 1925;

WHEREAS, on September 6 , 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 CEQA Guideline Section 15301 (Existing Facilities) and Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 1, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1830349, Site Development Permit No. 1830350, Tentative Map No. 1830351 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated November 1, 2017.

Site Development Permit San Diego Municipal Code Section 126.0501

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

The project proposes the demolition of an existing single family residence, the subdivision of a 0.13- acre lot into three lots, and the construction of three single family residences on each lot totaling approximately 5,515 square feet. The Pacific Beach Community Plan designates the project site for medium density residential, 14-29 dwelling units per acre. The project results in a density of approximately 24 dwelling units per acre, which is consistent with the Pacific Beach Community Plan.

The site is surrounded by both multi-family and single family residences. The Pacific Beach Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide three, three-bedroom residences in an area that largely consists of two-bedroom units, thereby providing a wider variety of housing types.

No physical access routes are identified through the property in the Pacific Beach Community Plan. The proposed project was found to be consistent with the RM-2-5 Zone development regulations, allowed density and design recommendation. The developed of three single family residences will not adversely affect the applicable land use plan.

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

The project proposes the demolition of an existing single family residence, the subdivision of a 0.13- acre lot into three lots, and the construction of three single family residences on each lot totaling approximately 5,515 square feet. The Pacific Beach Community Plan designates the project site for medium density residential, 14-29 dwelling units per acre. The environmental review, determined that the project, would not have a significant environmental effect and found it categorically exempt under the California Environmental Quality Act (CEQA). The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing 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 the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The project proposes the demolition of an existing single family residence, the subdivision of a 0.13- acre lot into three lots, and the construction of three single family residences on each lot totaling approximately 5,515 square feet. The Pacific Beach Community Plan designates the project site for medium density residential, 14-29 dwelling units per acre. The project is not requesting, nor does it require, any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for this site.

The architectural design provides continuity with the existing residential development and is consistent with the Pacific Beach Community Plan through consistency with the neighborhood development pattern and neighborhood character.

The proposed development will support the residential element objective through the development of three single family residences. City staff reviewed the building setbacks, drainage, lot coverage, building mass, building height, landscaping, public views, public access, and found that the project will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Coastal Development Permit – Land Development Code Section 126.0708(a),

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project proposes the demolition of an existing single family residence, the subdivision of a 0.13- acre lot into three lots, and the construction of three single family residences on each lot totaling approximately 5,515 square feet. No physical access routes are identified through the property in the Pacific Beach Community Plan or Local Coastal Program Land Use Plan. The nearest public access to the Pacific Ocean is from the end of Pacific Beach Boulevard approximately one block to the north, the ocean is approximately one mile from the project site. Therefore the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. Furthermore, the Pacific Beach Community Plan, the adopted Local Coastal Program land use plan, does not identify any public views from this private property to and along the ocean. In addition, the proposed coastal development will not degrade and will not remove, eliminate, or detract any protected public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan from this site.

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

The project proposes the demolition of an existing single family residence, the subdivision of a 0.13- acre lot into three lots, and the construction of three single family residences on each lot totaling approximately 5,515 square feet. No environmentally sensitive lands were identified adjacent or on the project site. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction). Therefore, the development will result in minimum disturbance to environmentally sensitive lands.

- 3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified implementation program.**

The project proposes the demolition of an existing single family residence, the subdivision of a 0.13- acre lot into three lots, and the construction of three single family residences on each lot totaling approximately 5,515 square feet. The Pacific Beach Community Plan designates the project site for medium density residential, 14-29 dwelling units per acre. The City of San Diego Progress Guide and General Plan, Pacific Beach Community Plan designate the site for medium density residential with regulations for minimum lot size and dimensional criteria. The project will be compatible with the appearance of the existing neighborhood and will incorporate façade, articulation, and architectural details similar in scale, color and appearance of the existing neighborhood.

The project will not conflict with the relevant land use plans and will be developed in accordance with the policies of the applicable land use plan. The project will not conflict with the relevant land use plans. Therefore, the proposed development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- 4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project is not within the first public roadway, the nearest public access to the Pacific Ocean is from the end of Pacific Beach Boulevard approximately one block to the north, the ocean is approximately one mile from the project site. The Pacific Beach Community Plan and Local Coastal Program do not designate any coastal access to the Ocean. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1830349, and Site Development Permit No. 1830350, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1830349, Site Development Permit No. 1830350, Tentative Map No. 1830351, a copy of which is attached hereto and made a part hereof.



Derrick Johnson (D.J.)
Development Project Manager
Development Services

Adopted on: November 1, 2017

IO#: 24007063

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: 24007063

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Coastal Development Permit No. 1830349, Site Development Permit No. 1830350,
COSTA RIVIERA PROJECT NO. 519207
HEARING OFFICER

This Coastal Development Permit No. 1830349, and Site Development Permit No. 1830350, is granted by the Hearing Officer of the City of San Diego to 4032 Riviera Drive LLC, a California Limited Liability Corporation Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 143.0365, 142.0302, 125.0410, 126.0702. The 0.13-acre project site is located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan area. The project site is legally described as the Southerly One Half of the Easterly One Half of Lot 97, Pueblo Lot 1801, City of San Diego, County of San Diego, Map No. 1864, filed, October 20 1925.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing single family residence, the subdivision of a 0.13-acre lot into three lots, and the construction of three single family residences on each lot totaling approximately 5,515-square feet described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 1, 2017 on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing single family residence;
- b. The subdivision of a 0.13- acre lot into three lots;
- c. The construction of three single family residences on each lot totaling approximately 5,515 square feet;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 16, 2020.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

11. 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.

ENGINEERING REQUIREMENTS:

12. The project shall comply with all Conditions of the Final Map for the Tentative Map No. 1830351.

13. The project proposes to export 100 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot driveway per current City Standards, adjacent to the site on Riviera Drive, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of the existing rolled curb, with new curb, gutter and sidewalk, along the project frontage, on Riviera Drive, satisfactory to the City Engineer.

16. Prior to the issuance of the building permits, the Owner/Permittee shall assure, by permit and bond, the closure of non-utilized driveway, with current City Standards, curb, gutter, and sidewalk, maintain the scoring pattern, adjacent to the site on Riviera Drive, satisfactory to the City Engineer.

17. 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.

18. 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:

19. Prior to issuance of any public improvement permit, 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 feet 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.

20. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents 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.

PLANNING/DESIGN REQUIREMENTS:

23. Owner/Permittee shall maintain a minimum of six off-street parking spaces on the property 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.

24. 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.

25. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

27. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

28. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

29. Prior to Final Inspection, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

30. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

GEOLOGY REQUIREMENTS:

31. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports". The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development services prior to the issuance of any construction permit.

TRANSPORTATION REQUIREMENTS:

32. A minimum of 6 automobile spaces are required by the Land Development Code as shown on the project's Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

33. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot driveway per current City Standards, adjacent to the site on Riviera Drive, satisfactory to the City Engineer.

34. Prior to the issuance of the building permits, the Owner/Permittee shall assure, by permit and bond, the closure of non-utilized driveway, with current City Standards, curb, gutter, and sidewalk, maintain the scoring pattern, adjacent to the site on Riviera Drive, satisfactory to the City Engineer.

35. The applicant shall provide a 10 feet x 10 feet visibility triangle areas along the property lines on both sides of the driveway on Riviera Drive per LDC Section 113.0273. No obstacles higher than 36 inches shall be located within this area (e.g. walls, landscaping, shrubs..etc).

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 1, 2017, and R-

Coastal Development Permit No. 1830349, Site Development Permit No. 1830350,
Tentative Map No. 1830351
November 1, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson
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.

4032 Riviera LLC
Owner/Permittee

By _____
Keith Robinson
Owner/Permittee

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

HEARING OFFICER RESOLUTION NUMBER R-_____

Tentative Map No. 1830351, Costa Riviera - Project No. 519207.

WHEREAS, 4032 Riviera, LLC a California Limited Liability Company, Subdivider, and Pasco Laret Suiter & Associates, Engineer, submitted an application to the City of San Diego for a Tentative Map for the subdivision of a 0.13- acre lot into three lots, Costa Riviera. The project is located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan area. The project site is legally described as the Southerly One Half of the Easterly One Half of Lot 97, Pueblo Lot 1801, City of San Diego, County of San Diego, Map No. 1864, filed, October 20 1925; and

WHEREAS, the Map proposes the Subdivision of a 0.13-acre site into three lots; and

WHEREAS, on September 6, 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 15301 (Existing Facilities) and Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on November 1, 2017, the Hearing Officer of the City of San Diego considered Tentative Map No. 1830351, and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence

having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1830351:

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

The project proposes a Tentative Map for the subdivision of the 0.13-acre site to create three lots for the future construction of three single family residences. The 0.13-acre project site is located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan area. The Pacific Beach Community Plan designates the project site for medium density residential, 14-29 dwelling units per acre. The project results in a density of approximately 24 dwelling units per acre, which is consistent with the Pacific Beach Community Plan. The site is surrounded by both multi-family and single family residences. The Pacific Beach Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide three, three-bedroom residences in an area that largely consists of two-bedroom units, thereby providing a wider variety of housing types.

The project site is designated Multiple Use in the General Plan and is consistent with existing General Plan designations by providing multi-family housing within a medium- high-density range within an urbanized core of the City. As proposed, the subdivision would be consistent with the Pacific Beach Community Plan and overall policies for development related to the Land Use and Urban Design, and Density elements contained in the General Plan.

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

The project proposes a Tentative Map for the subdivision of the 0.13-acre site to create three lots for the future construction of three single family residences. The 0.13-acre project site is located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan area. The project was reviewed by staff and determined to be in conformance with the RM-2-5 Zone development regulations. The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking and public improvements. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code and the State Map Act.

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

The project proposes a Tentative Map for the subdivision of the 0.13-acre site to create three lots for the future construction of three single family residences. The 0.13-acre project site is located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan area.

The Pacific Beach Community Plan designates the project site for medium density residential, 14-29 dwelling units per acre. The project results in a density of approximately 24 dwelling units per acre, which is consistent with the Pacific Beach Community Plan. The site is surrounded by both multi-family and single family residences. The developed, in-fill project site is located on a flat, previously graded parcel.

The project has been conditioned to construct public improvements, as shown on Exhibit A, including new City Standard curbs, gutters, the closure of non-utilized driveways, the removal of the existing rolled curb, with new curb, gutter and sidewalk, along the project frontage, on Riviera Drive and sidewalks. Therefore, the site is physically suitable for the type and density of development.

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

The developed project site is located in an urban in-fill area and does not contain nor is it adjacent to any sensitive resources, Multiple Habitat Planning Area lands, Environmentally Sensitive Lands or existing fish or wildlife habitats.

Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. SDMC § 125.0440(d).

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

The project proposes a Tentative Map for the subdivision of the 0.13-acre site to create three lots for the future construction of three single family residences. The 0.13-acre project site is located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan area. The development conforms to the development regulations of Municipal Code and Subdivision Map Act.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and other regulations governing construction, continued operation and health/life/safety requirements apply to this project. The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking, public improvements and compliance with the Land Development Code. The subdivision is categorically exempt from review under the California Environmental Quality Act. The Subdivider shall construct the required Public Improvements including new curbs, gutters, sidewalks and a driveway. As such, the design of the

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

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

There are no existing easements located within the project boundaries, as shown on Tentative Map No. 1830351. As such, no conflict would occur with the recording of the subdivision, and there would be no conflicts with any easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

The project proposes a Tentative Map for the subdivision of the 0.13-acre site to create three lots for the future construction of three single family residences. The 0.13-acre project site is located at 4032 Riviera Drive in the RM-2-5 Zone, Parking Impact Overlay Zone (Coastal & Beach), Residential Tandem Parking Overlay Zone, and the Pacific Beach Community Plan area. The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. Each unit is exposed on two sides (north and south) to ensure passive cooling through cross-ventilation of the interior spaces. With the independent design of the proposed subdivision each unit will have the opportunity through building material, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible or future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The in-fill project site is surrounded by existing development, consisting primarily of both multi-family residential complexes and single-family residences. The Pacific Beach Community Plan encourages a wide variety of housing types for all age, income and social groups.

The project would provide three, three-bedroom residences in an area that largely consists of single-family residences and two-bedroom units, thereby providing a wider variety of housing types.

All applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees and other impact fees, will be paid at building permit issuance in accordance with the City's Public Facilities Financing Plan and Impact Fee Schedule. The project site is served by existing public infrastructure, including, water, sewer, electrical and gas lines.

The decision maker has reviewed the administrative record including the project plans, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the

conversion of four units into condominium ownership is consistent with the housing needs anticipated for the Pacific Beach Community Plan area. Therefore, the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1830351, hereby granted to 4032 Riviera LLC., subject to the attached conditions which are made a part of this resolution by this reference.

By  _____
Derrick Johnson (D.J.)
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007063

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO.1830351

COSTA RIVIERA – PROJECT NO. 519207

ADOPTED BY RESOLUTION NO. R-_____ ON November 1, 2017

GENERAL

1. This Tentative Map will expire November 16, 2020.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The project shall conform to the provisions of Coastal Development Permit No. 1830349, and Site Development Permit No. 1830350.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Tentative Map No.1830351 shall comply with all Conditions of the Final Map for the Coastal Development Permit No. 1830349 and Site Development Permit No. 1830350.
8. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

9. Prior to the issuance of any Certificate of Compliance or recordation of the Map, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities, in a manner satisfactory to the Public Utilities Director and the City Engineer.
10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

13. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
14. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide Parcels/Lots shall be recorded in the office of the County Recorder.
15. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
16. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
17. All survey monuments shall be set prior to the recordation of the Parcel Map, unless setting monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
18. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

19. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Parcel Map.
20. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
21. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUD WATER/WASTEWATER

22. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

GEOLOGY

23. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide

adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007063

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: Costa Rivera

Project No. / SCH No.: 519207

Project Location-Specific: 4032 Riviera Drive, San Diego, CA 92109

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

Description of nature and purpose of the Project: COASTAL DEVELOPMENT PERMIT (CDP) to demolish an existing dwelling unit and construct three new three-story dwelling units (each with a private, attached 2-car garage). The proposed project is located in the Parking Impact Overlay zone Coastal and Beach, the Coastal Height Limit, the Coastal Jurisdiction Appealable Area, the Airport Land Use Residential, Tandem Parking Overlay, in the RM-2-5 Zone of the Pacific Beach Community Plan, Council District 2. The project site is not located in any identified Public Vantage Points of the Pacific Beach Community Plan. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the residence.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Keith Robinson,
 4032 Riviera, LLC
 3559 4th Ave, San Diego, CA 92103
 619-202-7283

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 Exemptions: 15301 (Existing Facilities) and 15303 (New Construction)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The exemptions are appropriate because 15301 allows for the demolition of one single-family residence and 15303 allows for the construction of up to three single family homes. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: Courtney Holowach

Telephone: (619) 446-5187

ATTACHMENT 9

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

Jeff L. / SENIOR PLANNER
Signature/Title

10/5/2017
Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

**Community Planning
Committee
Distribution Form Part 2**

Project Name: Costa Riviera		Project Number: 519207	Distribution Date: 6/15/2017	
Project Scope/Location: Demolition of existing Single Family Home and sub division of lot into 3 lots and construction of 3 single family homes.				
Applicant Name: Andrew Thomas Greer			Applicant Phone Number: 8587037361	
Project Manager: Firouzeh Tirandazi	Phone Number: (619) 446-5325	Fax Number: (619) 321-3200	E-mail Address: ftirandazi@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):				
<input checked="" type="checkbox"/> Vote to Approve 6/28/17 PRPG MTG.	Members Yes 11	Members No 3	Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued	
CONDITIONS:				
NAME: KARL RANA			TITLE: CRMS CHAIR	
SIGNATURE:			DATE: 7/17/17	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.				



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 **Project No. For City Use Only**
 Costa Riviera 519207

Project Address:
 4032 Riviera Drive

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):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature: Date:	Signature: Date:
Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature: Date:	Signature: Date:

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

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
4032 Riviera LLC

Owner Tenant/Lessee

Street Address:
3559 4th Ave

City/State/Zip:
San Diego, CA 92103

Phone No: 619-202-7283 Fax No: 619-450-2102

Name of Corporate Officer/Partner (type or print):
Keith Robinson -CFO Andrew Greer- CEO

Title (type or print):

Signature:  Date: 10-7-16

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:

4032 RIVIERA DRIVE, SAN DIEGO, CA 92109

COASTAL DEVELOPMENT PERMIT # 1830349

TENTATIVE MAP # 1830351 + SITE DEVELOPMENT PERMIT # 1830350

OWNER/DEVELOPER:

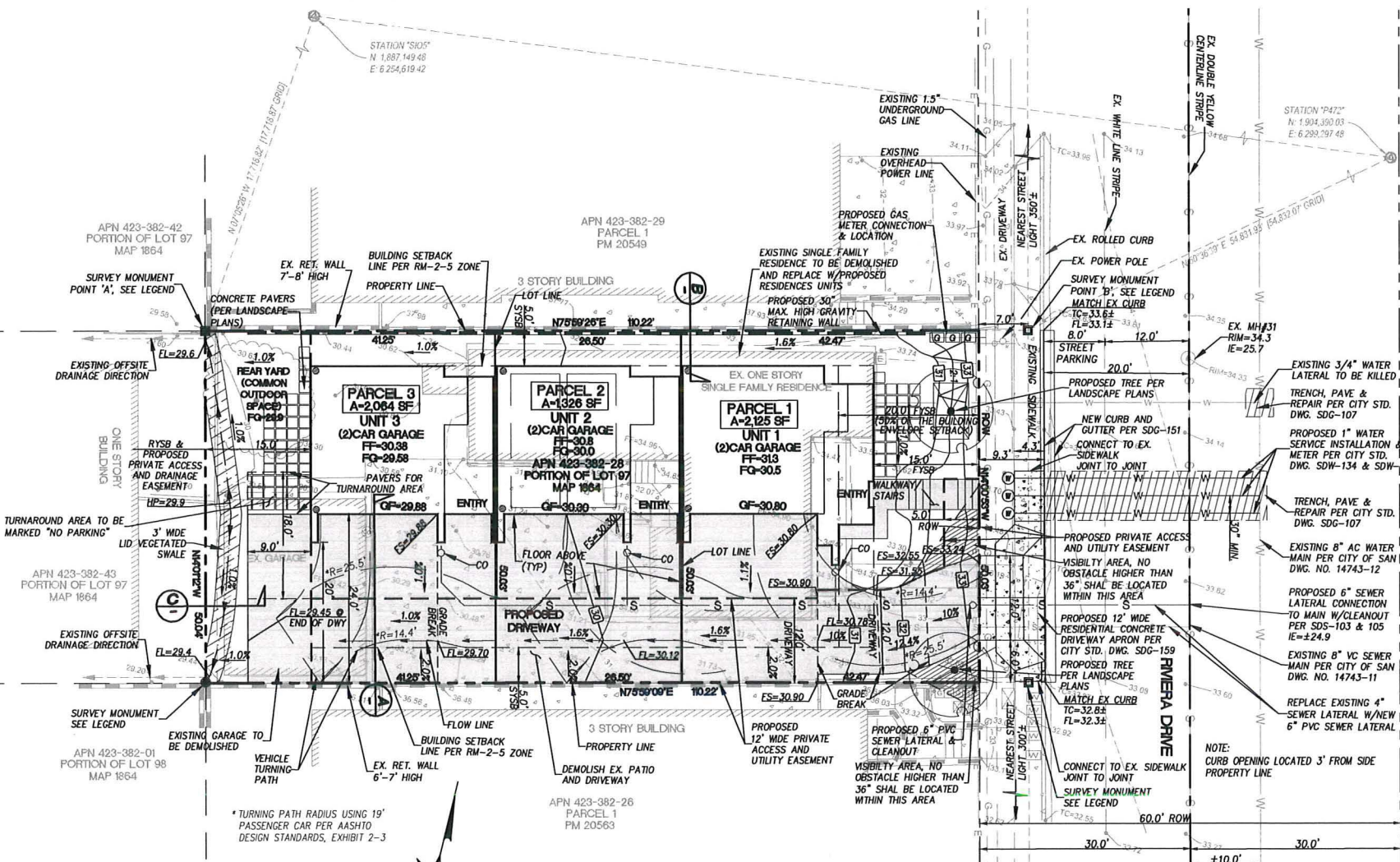
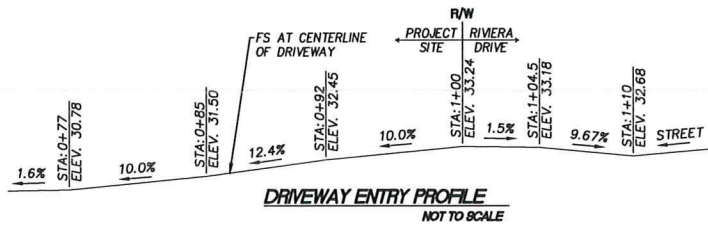
4032 RIVIERA, LLC
3559 4TH AVENUE
SAN DIEGO, CA 92103
619-202-7283

ENGINEER OF WORK:

PASCO LARET SUITER & ASSOCIATES
535 NORTH HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
858-259-8212

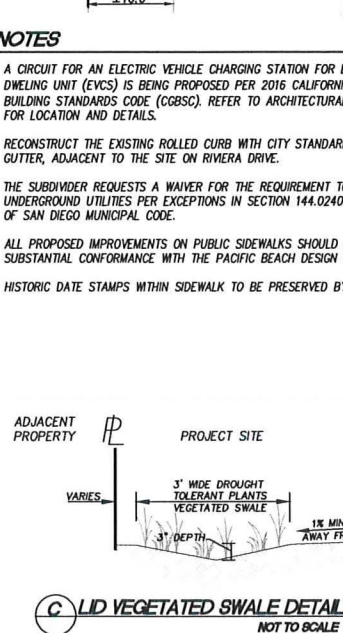
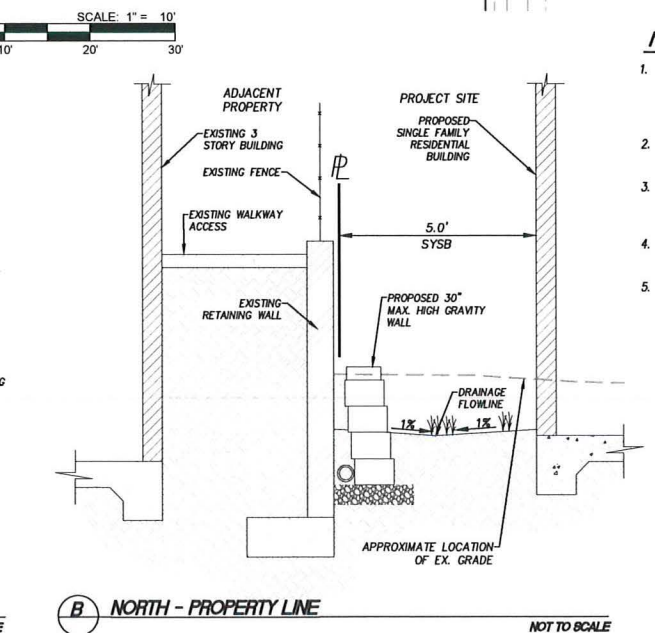
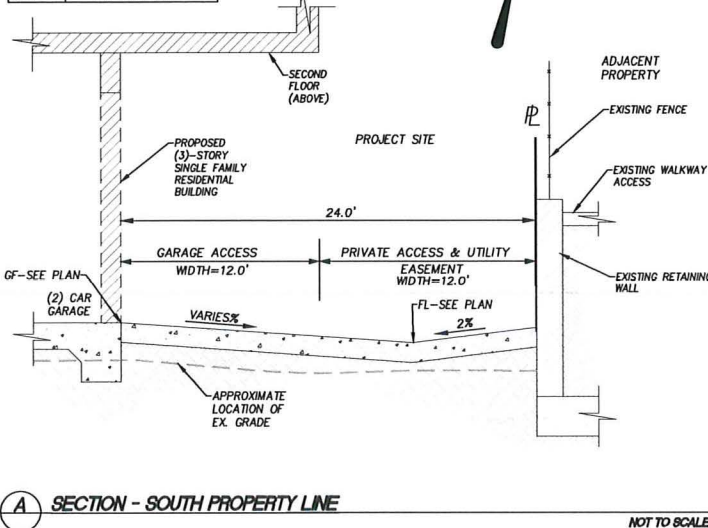


WILLIAM G. MACK
RCE NO. 73620
REGISTRATION EXPIRES 12-31-18



LIST OF UTILITIES SERVING THE SITE

UTILITY	STATUS
ELECTRIC	OVERHEAD
GAS	UNDERGROUND
AT&T	UNDERGROUND
COX	UNDERGROUND



EARTHWORK TABULATION:

AREA TO BE DISTURBED= 5,515 SQ.FT.
PERCENTAGE OF SITE AREA= 100%
MAX DEPTH OF EXCAVATION (CUT)= 3 FT
MAX DEPTH OF FILL= 1 FT
NET EXPORT= 100 CY
GRADING: 0 FILL 100 CUT

STRUCTURE

STORES: 3 (INCLUDING GARAGE PARKING)
TOTAL SQ. FOOTAGE: 5,150 SF
TOTAL SQ. FOOTAGE W/GARAGE: 6,357 SF
UNIT 1
SQ. FOOTAGE: 1,702 SF BEDROOMS: 3
UNIT 2
SQ. FOOTAGE: 1,724 SF BEDROOMS: 3
UNIT 3
SQ. FOOTAGE: 1,724 SF BEDROOMS: 3
PARKING SQ. FOOTAGE: 419+394+394 = 1,207 SF
DATE OF CONSTRUCTION 2016

PARKING NOTES:

PARKING GARAGES ARE LOCATED AT GROUND LEVEL OF BUILDING (RESIDENCES) WITH ACCESS FROM RIVIERA STREET, THROUGH A SHARE DRIVEWAY.

	REQUIRED	PROVIDED
(3) 3 BEDROOM UNITS @2/UNIT=	6	6
TOTAL	6	6

NOTES:

NO EXISTING EASEMENTS WITHIN PROPERTY.
FRONT YARD SETBACK: UP TO 50% OF BUILDING ENVELOPE WIDTH=15'
REMAINING = 20'
SIDE YARD SETBACK: 5' (BOTH SIDES)
REAR YARD SETBACK: 15'

LANDSCAPE:

TOTAL LANDSCAPE AREA: 1,106 SF

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6, 2010.00 EPOCH, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON MARCH 4, 2016 AT POINTS A & B SHOWN HEREON. POINTS A & B WERE ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) S105 AND P472 DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC). BEARING A-B: N 75°59'26" E. THE COMBINED SCALE FACTOR AT POINT A IS 1.00000257 AND THE CONVERGENCE ANGLE IS -00°32'42"

BENCHMARK

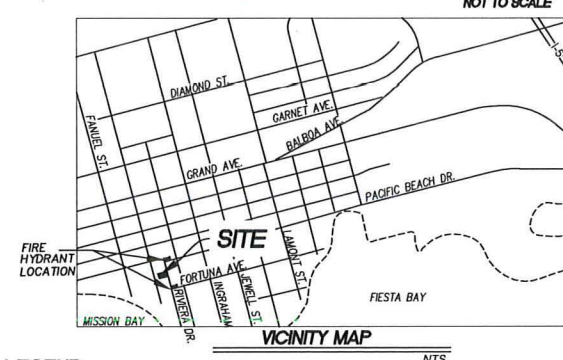
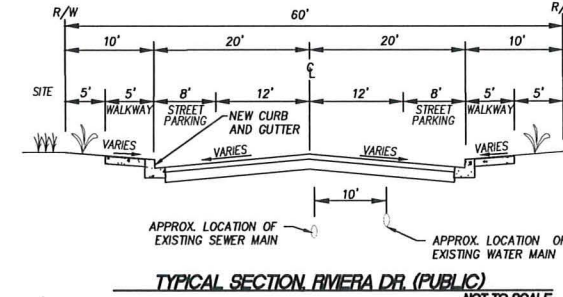
ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN DIEGO BRASS PLUG BENCHMARK AT THE NORTHWEST CORNER OF THE INTERSECTION OF FORTUNA AVENUE AND RIVIERA DRIVE.
ELEVATION: 29.874'
DATUM: MSL
(PER CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK)

TOPOGRAPHIC INFORMATION

TOPOGRAPHIC SURVEY FIELD WORK WAS MARCH 8, 2016 BY TORGENSEN SURVEYING, INC.

MAPPING NOTE:

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.



NOTES

- A CIRCUIT FOR AN ELECTRIC VEHICLE CHARGING STATION FOR EACH DWELING UNIT (EVCS) IS BEING PROPOSED PER 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS). REFER TO ARCHITECTURAL PLANS FOR LOCATION AND DETAILS.
- RECONSTRUCT THE EXISTING ROLLED CURB WITH CITY STANDARD CURB & GUTTER, ADJACENT TO THE SITE ON RIVIERA DRIVE.
- THE SUBDIVIDER REQUESTS A WAIVER FOR THE REQUIREMENT TO UNDERGROUND UTILITIES PER EXCEPTIONS IN SECTION 144.0240 OF THE CITY OF SAN DIEGO MUNICIPAL CODE.
- ALL PROPOSED IMPROVEMENTS ON PUBLIC SIDEWALKS SHOULD BE IN SUBSTANTIAL CONFORMANCE WITH THE PACIFIC BEACH DESIGN OF SIDEWALKS.
- HISTORIC DATE STAMPS WITHIN SIDEWALK TO BE PRESERVED BY CONTRACTOR.

LEGEND:

---	PROPERTY LINE/TM BOUNDARY	---	NEW CONCRETE PAVERS (PER LANDSCAPE PLANS)
---	CENTER LINE	---	LEAD PLUG & DISK IN CONCRETE MARKED "LS 8548"
---	ADJOINING PROPERTY LINE	---	FOUND LEAD PLUG & DISK IN CONCRETE AS NOTED
---	NEW LOT LINE	---	FOUND 3/4" IRON PIPE & PLUG MARKED "LS 5717" PER ROS 20152
---	SETBACK LINE	---	
---	NEW WATER SERVICE & METER	---	
---	NEW SEWER LATERAL	---	
---	NEW GAS SERVICE & METER	---	
---	NEW 1ST FLOOR BUILDING OUTLINE	---	
---	NEW EASEMENT LINE	---	
---	NEW PCC DRIVEWAY APRON	---	
---	NEW PCC DRIVEWAY & WALKWAY	---	
---	NEW STREET TREE	---	
---	TRENCH RESURFACING	---	
---	NEW RETAINING WALL	---	
---	FLOW LINE	---	
---	VISIBILITY AREA	---	
---	PERMANENT LID BMP AREA	---	
---	ROOF DRAINS/DOWNSPOUTS	---	
---	EXISTING BUILDING/STRUCTURE	---	
---	EXISTING PCC AREA	---	
---	EXISTING CONTOUR LINE	---	
---	EXISTING WATER LINE	---	
---	EXISTING SEWER LINE	---	
---	EXISTING GAS LINE	---	
---	EXISTING POWER LINE	---	

SHEET INDEX:

DESCRIPTION	SHEET
SITE PLAN, GRADING, DETAILS & NOTES	1

PROJECT NARRATIVE:

THE EXISTING USE OF THE SITE IS SINGLE FAMILY RESIDENTIAL. THE EXISTING CONDITION OF THE SITE CONSISTS OF A SINGLE STORY RESIDENTIAL HOUSE, WITH A SIDE AND FRONT YARD, A DRIVEWAY THAT ACCESS A DETACHED GARAGE LOCATED ON THE BACK SOUTHWEST CORNER OF THE LOT, WITH ADDITIONAL CONCRETE PATIO AREAS. THE PROJECT PROPOSES 3 RESIDENTIAL TOWNHOME STYLE UNITS, TO BE PERMITTED UNDER CITY'S SMALL LOT SUBDIVISION ORDINANCE. THE PROJECT ALSO PROPOSES A SHARED 12 FOOT WIDE DRIVEWAY TO ACCESS THE 3 RESIDENTIAL UNITS, A SHARED 15 FOOT WIDE BACKYARD, AND A DRAINAGE, ACCESS, AND UTILITIES EASEMENT. THE PROJECT PROPOSES GAS, WATER, AND SEWER CONNECTIONS FROM STREET MAIN LINES, AND 2 PROPOSE STREET TREES. THE PROJECT WILL FALL UNDER "STANDARD DEVELOPMENT PROJECT". THE PROPOSED SMALL LOT SUBDIVISION WILL REQUIRE THE APPROVAL THROUGH THE CITY OF SAN DIEGO FOR A COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP (CDP/SDP/TM).

PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsengineering.com

UTILITIES:

CITY OF SAN DIEGO WATER & SEWER
SDG&E GAS & ELECTRIC
COX CABLE AND PHONE
AT&T CABLE AND PHONE

PROJECT ADDRESS:

4032 RIVIERA DRIVE
SAN DIEGO, CA 92109

APPLICANT:

THOMAS STRAFFORD, INC.
3559 4TH AVENUE
SAN DIEGO, CA 92103

NAD83 COORDINATES:

1868-6255
LAMBERT COORDINATES: 228-1695

LEGAL DESCRIPTION:

THE SOUTHERLY ONE-HALF OF THE EASTERLY ONE-HALF OF LOT 97 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUEBLO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, COUNTY, OCTOBER 20, 1925.

(AS DESCRIBED IN PRELIMINARY REPORT PREPARED BY LAWYERS TITLE COMPANY, FILE NO. 316380097, DATED JANUARY 13, 2016)

NUMBER OF EXISTING LOTS: 1
NUMBER OF PROPOSED LOTS: 3

DEVELOPMENT SUMMARY:

THIS IS A 3 UNIT SMALL LOT SINGLE FAMILY SUBDIVISION PROJECT
PROJECT NAME: RIVIERA DRIVE SINGLE FAMILY HOMES
EXISTING IMPROVEMENTS: SEWER IMPROVEMENT DWG. NO. 14743-11
WATER IMPROVEMENT DWG. NO. 14743-12

PTS # 519207
LO # 24007063
SCALE 1"=10'
DATE: 8/30/17

COPYRIGHT SENNIKOFF ARCHITECTS, INC., 2016. THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF SENNIKOFF ARCHITECTS, INC. AND MAY NOT BE REPRODUCED IN ANY FORM OR FASHION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SITE PLAN NOTES

- 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)
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 7 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

PLANNING NOTE

- STRUCTURAL PLAN CHECKER TO DETERMINE THE PROPOSED 6 INCH SPACING BETWEEN BUILDINGS WILL MEET CURRENT BUILDING CODE REGULATIONS.

PROJECT DATA

PROPOSED USE: (3) THREE-STORY, SINGLE FAMILY HOMES EACH WITH PRIVATE ATTACHED (2) CAR GARAGE.
 EXISTING USE: SINGLE FAMILY HOME TO BE DEMOLISHED
 CONSTRUCTION TYPE: TYPE V-B
 OCCUPANCY: R-3 / U
 FIRE SPRINKLERS: ALL BUILDINGS SHALL BE FIRE SPRINKLERED

PROJECT TEAM

OWNER: 4032 RIVIERA, LLC
 3559 4TH STREET
 SAN DIEGO, CALIFORNIA 92109
 ARCHITECT: SENNIKOFF ARCHITECTS, INC.
 5500 EAST 2ND STREET, SUITE 1A
 LONG BEACH, CALIFORNIA 90803
 CIVIL ENGINEER: PASCO LARET SUITER & ASSOCIATES
 535 NORTH HIGHWAY 101, SUITE A
 SOLANA BEACH, CALIFORNIA 92705
 SURVEYOR: TORGERSEN SURVEYING, INC.
 1012 MAR VISTA DRIVE
 VISTA, CALIFORNIA 92081
 LANDSCAPE ARCHITECT: NERI LANDSCAPE ARCHITECTURE
 928 HOMBLED STREET, SUITE 3
 SAN DIEGO, CALIFORNIA 92109

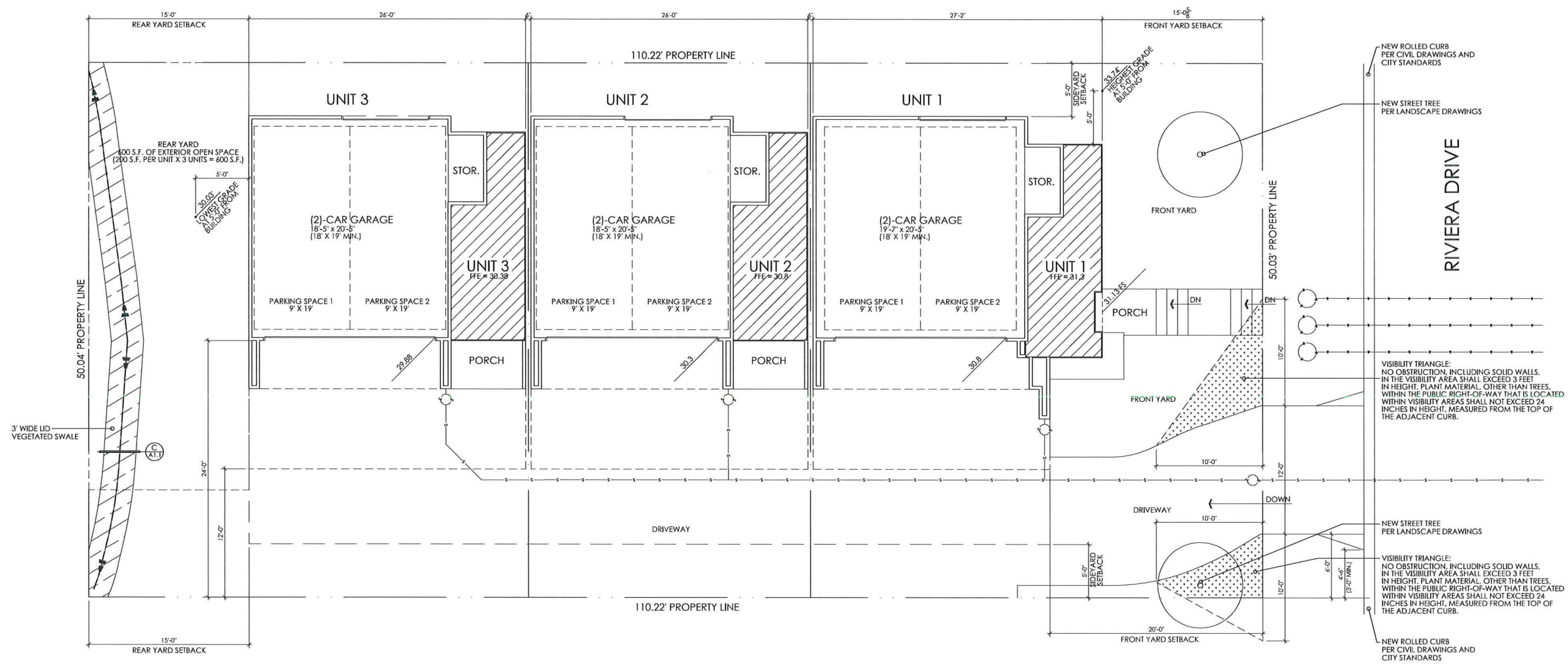
ADJACENT GROUND ELEVATION:
 THE DIFFERENCE BETWEEN THE THE LOWEST GRADE POINT AT 5' FROM BUILDING OF 30.03' IS LESS THAN 10' IN HEIGHT THAN THE HIGHEST GRADE POINT WITHIN 5' OF BUILDING OF 33.74'. THE REFERENCE DATUM TO BE ESTABLISHED FROM THE HIGHEST ADJACENT GROUND ELEVATION OF 33.74'. THE MAXIMUM BUILDING HEIGHT OF 30' SHALL BE MEASURED FROM THIS POINT. REFER TO EXTERIOR ELEVATIONS ON A6 AND A7.

SITE DATA

ADDRESS: 4032 RIVIERA DRIVE
 PACIFIC BEACH, SAN DIEGO
 CALIFORNIA 92109
 APN: 423-382-28
 LEGAL DESCRIPTION: THE SOUTHERLY ONE-HALF OF THE EASTERLY ONE-HALF OF LOT 97 OF SOUTHERN TITLE GUARANTY COMPANY'S SUBDIVISION OF PUERTO LOT 1801, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1844, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 20, 1925.
 OVERLAY ZONES: PACIFIC BEACH COMMUNITY PLAN AND LOCAL COAST PROGRAM LAND USE PLAN OVERLAY, TANDEM PARKING OVERLAY, COASTAL ZONE BEACH IMPACT INFLUENCE AREA
 EASEMENTS: THERE ARE NO EXISTING EASEMENTS. THE PROJECT PROPOSES AN ACCESS AND UTILITY EASEMENT. THE PROJECT PROPOSES A PRIVATE ACCESS AND DRAINAGE EASEMENT.
 LOT ZONING: RM-2-5
 LOT SIZE: 5515.40 S.F.
 MAX. DENSITY: 1 DWELLING UNIT PER 1500 S.F.
 FRONT YARD SETBACK: UP TO 50% OF BUILDING ENVELOPE WIDTH = 15' REMAINING = 20'
 SIDE YARD SETBACK: 5'
 REAR YARD SETBACK: 15'
 MAX. F.A.R. ALLOWED: 1.35 = 7445.79 S.F.
 F.A.R. PROPOSED: 1.306 = 7205.11 S.F.
 REQUIRED EXTERIOR OPEN SPACE: MIN. 200 S.F. PER UNIT REQUIRED
 REQUIRED PRIVATE EXTERIOR OPEN SPACE: 60 S.F. REQUIRED OF PRIVATE EXTERIOR SPACE PROVIDED:
 UNIT ONE = 418.40 S.F. AT PRIVATE ROOF DECK
 UNIT TWO = 430.20 S.F. AT PRIVATE ROOF DECK
 UNIT THREE = 417.20 S.F. AT PRIVATE ROOF DECK

SHEET INDEX

- A1 SITE PLAN
- A1.1 CIVIL ENGINEER'S TENTATIVE MAP
- A2 FIRST FLOOR PLANS
- A3 SECOND FLOOR PLANS
- A4 THIRD FLOOR PLANS
- A5 ROOF PLANS
- A6 EXTERIOR ELEVATIONS
- A7 EXTERIOR ELEVATIONS



SITE PLAN
 SCALE = 1/4" = 1'-0"

ATTACHMENT 2

Sennikoff
 ARCHITECTS

562.344.5438
 5500 East 2nd Street, Suite 1A
 Long Beach, California 90803

RIVIERA DRIVE
SINGLE FAMILY HOMES
 4032 RIVIERA DRIVE
 PACIFIC BEACH, CALIFORNIA 92109

OWNER:
 4032 RIVIERA, LLC
 3559 4TH AVENUE
 SAN DIEGO, CALIFORNIA 92109

REGISTERED ARCHITECT
 SENNIKOFF
 NO. 02890
 STATE OF CALIFORNIA
 EXPIRES 01/31/2019

SHEET NUMBER: **A1**

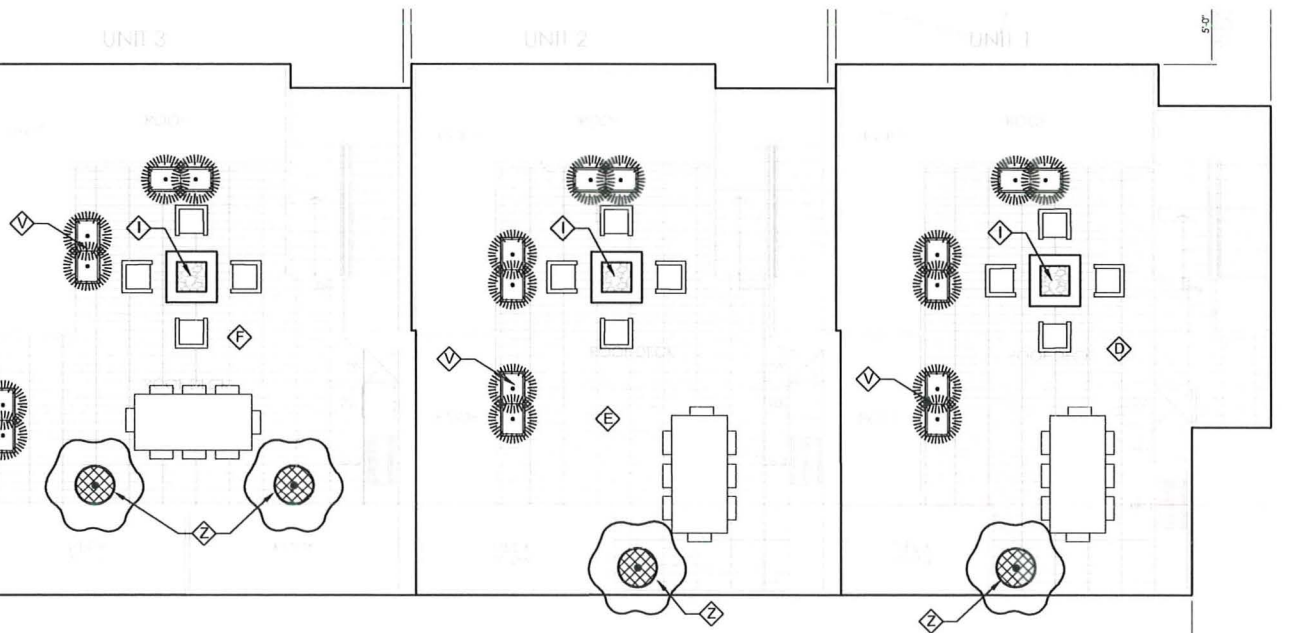
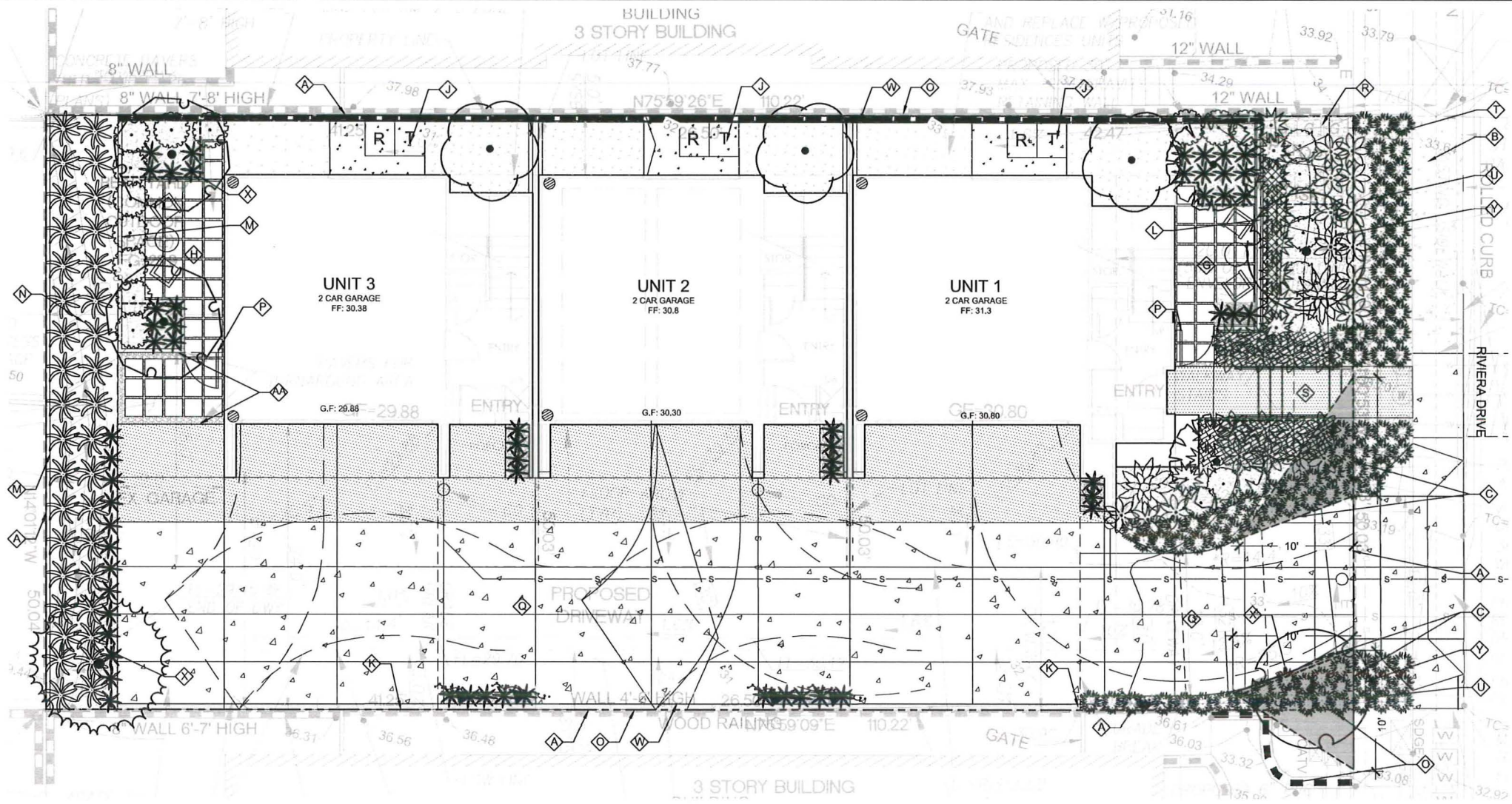
SET ISSUE DATE: 06 SEPT 17

PLAN CHECK NUMBER: INTERNAL REVIEW

PROJECT NUMBER: 16007

SET REVISIONS:

ALL PLANS, SECTIONS AND DEETS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE



LANDSCAPE KEY NOTES:

- ◇ PROPERTY LINE - TYPICAL SYMBOL
- ◇ EXISTING SIDEWALK
- ◇ 10' VISIBILITY AREA AT DRIVEWAY. NO OBSTRUCTION IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT
- ◇ PRIVATE EXTERIOR USABLE OPEN SPACE UNIT #1 ON ROOF DECK, APPROXIMATELY 370 S.F. (SATISFIES 60 S.F. MINIMUM)
- ◇ PRIVATE EXTERIOR USABLE OUTDOOR SPACE FOR UNIT #2 ON ROOF DECK, APPROXIMATELY 372 S.F. (SATISFIES 60 S.F. MINIMUM)
- ◇ PRIVATE EXTERIOR USABLE OPEN SPACE FOR UNIT #3 ON ROOF DECK, APPROXIMATELY 310 S.F. (SATISFIES 60 S.F. MINIMUM)
- ◇ UNIT 1 GROUND LEVEL PATIO APPROXIMATELY 61 S.F.
- ◇ UNIT 3 GROUND LEVEL PATIO APPROXIMATELY 68 S.F.
- ◇ FIRE PIT
- ◇ TRASH AND RECYCLING BINS
- ◇ 6" CONCRETE CURB WITH WOOD SLATS
- ◇ 3' HIGH MASONRY PATIO WALL WITH 50% OPEN, 3' HIGH HORIZONTAL BOARDS ON TOP
- ◇ 6' SOLID WOOD FENCE
- ◇ 3' WIDE LID VEGETATED SWALE
- ◇ EXISTING OFF-SITE PROPERTY LINE RETAINING WALL
- ◇ 3' WIDE X 6' HIGH PATIO WOOD GATE
- ◇ NEW DRIVEWAY
- ◇ GAS METERS
- ◇ CONCRETE WALK & STEPS TO UNIT 1 ENTRY
- ◇ EXISTING POWER POLE
- ◇ EXISTING GAS LINES BELOW
- ◇ 18" W X 30" HIGH PLANT CONTAINER WITH SCREEN PLANTING
- ◇ NEW RETAINING WALL @ PROPERTY LINE
- ◇ INSTALL 10 FT. LONG ROOT BARRIER WHERE NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE, TYP.
- ◇ STREET TREE ROOT ZONE OF 40 SQUARE FEET IN AREA
- ◇ ROOF DECK PLANTER FOR TREES (36" DEPTH MIN.)
- ◇ PAVERS FOR TURN AROUND AREA

HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:

- | | |
|---|---|
| <p>HARDSCAPE PAVING 'A' 1, 713 SF</p> <p>Impermeable paving such as:</p> <ul style="list-style-type: none"> • Uncolored concrete with broom-swept finish SDSRD • Uncolored concrete with enhanced finish • Integral color concrete with enhanced finish | <p>HARDSCAPE PAVING 'C' 214 S.F.</p> <p>Impermeable paving such as:</p> <ul style="list-style-type: none"> • Concrete with decorative pebbles • Concrete pavers • Concrete pavers over permeable sub-base |
| <p>HARDSCAPE PAVING 'B' 712 SF</p> <p>Impermeable paving such as:</p> <ul style="list-style-type: none"> • Integral colored concrete with sand finish • Stained colored concrete finish • Integral color concrete with enhanced finish | <p>HARDSCAPE PAVING 'D' 283 SF</p> <p>Permeable paving such as:</p> <ul style="list-style-type: none"> • Crushed stone pebbles • Decomposed Granite mulch |

STREET TREE CALCULATION

(1) 24" BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE
 STREET FRONTAGE: 50.03'
 STREET TREE REQUIRED: 2 TOTAL; PROVIDED: 2 TOTAL

MINIMUM STREET TREE SEPARATION DISTANCE:

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

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE FOR THIS SMALL LOT SUBDIVISION RESPECTS THE ECLECTIC PLANTINGS ASSOCIATED WITH THE VARIOUS ARCHITECTURAL STYLES FOUND IN THE SURROUNDING NEIGHBORHOOD AND THE PROPOSED DEVELOPMENT. ALL PLANT MATERIAL HAS BEEN SELECTED & LOCATED TO COMPLEMENT THE ARCHITECTURE WITH SCULPTURAL TEXTURES, CLEAN LINES & EVERGREEN FOLIAGE. WATER-CONSERVING, LOW-MAINTENANCE, NON-INVASIVE PLANTS THAT SLOW, SPREAD AND FILTER STORM WATER RUNOFF FROM PERVIOUS AND IMPERVIOUS SURFACES ARE PROPOSED. STREET TREES ARE PROVIDED ON PROPERTY WITHIN TEN FEET OF THE PROPERTY DUE TO THE CONSTRAINTS POSED BY THE EXISTING GAS LINES. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.

Project No. - XX
 Drawn - XXX
 Checked - JPN

N L A
NERI LANDSCAPE ARCHITECTURE
 4032 RIVIERA DRIVE, SUITE #3
 SAN DIEGO, CA 92075
 TEL: 619-274-3222 FAX: 619-274-3223
 WWW.NERILANDSCAPE.COM

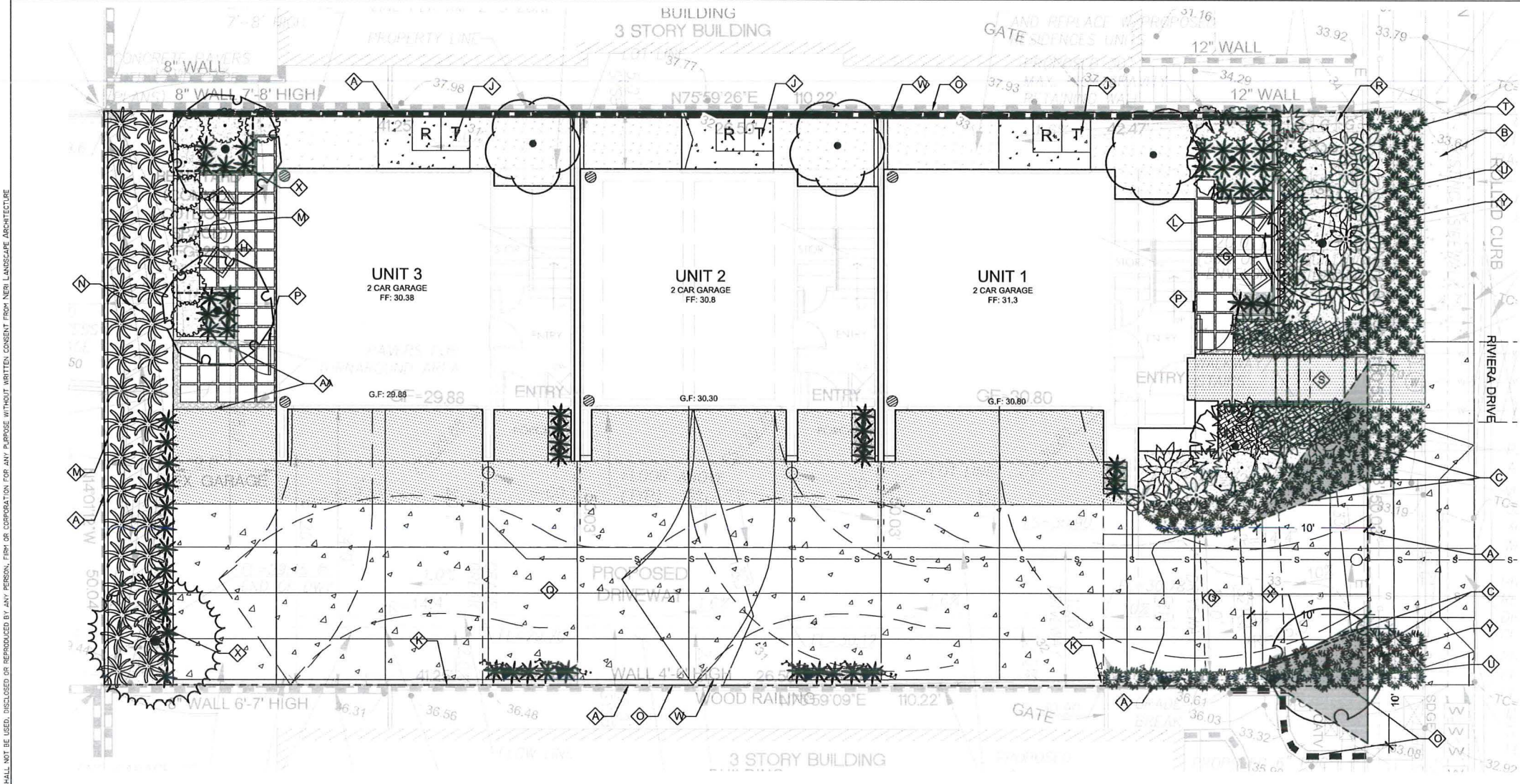


LANDSCAPE CONCEPT PLANS FOR
4032 RIVIERA DRIVE
 4032 RIVIERA DRIVE
 SAN DIEGO, CA 92075

LANDSCAPE DEVELOPMENT PLAN
 08-31-2017

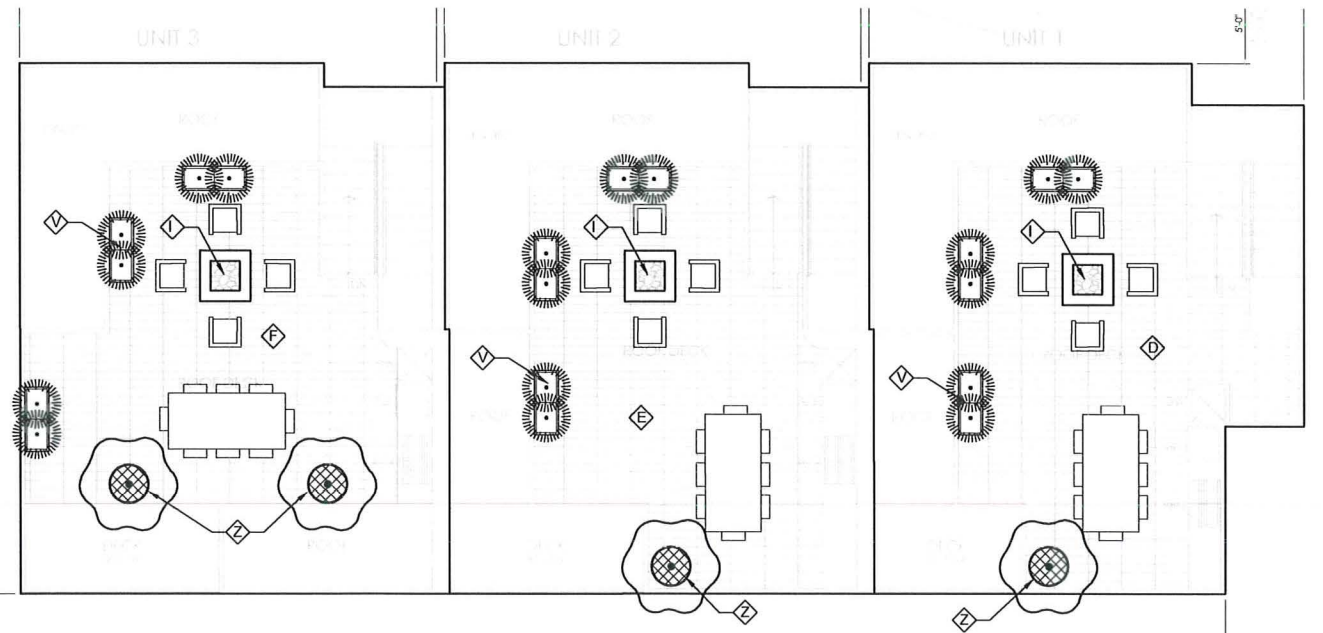
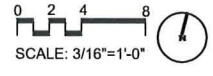
LANDSCAPE PLAN & NOTES

L1.0

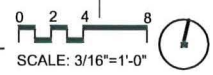


PROPOSED PLANT MATERIAL LEGEND:		QTY / % / SIZE
• Denotes Preferred Species		
	STREET TREES Small scale tree - 20' tall x 20' wide, such as: • <i>Bauhinia v. candida</i>	2 / 100% / 24" BOX (standard trunk) "White Orchid Tree"
	EVERGREEN SHADE TREES Large scale tree - 25' tall x 15' - 25' wide, such as: • <i>Agonis flexuosa</i> 'Jervis Bay Afterdark' • <i>Acacia aneura</i> • <i>Ulmus parvifolia</i>	1 / 100% / 24" BOX "Red Peppermint Tree" "Mulga" "Chinese Elm"
	EVERGREEN ACCENT TREES Small scale tree - 25' tall x 10' - 20' wide, such as: • <i>Aloe x 'Hercules'</i> • <i>Aloe barberae</i> • <i>Aloe dichotoma</i>	2 / 100% / 24" BOX "Hercules Aloe" "Tree Aloe" "Quiver Tree"
	DECIDUOUS ACCENT TREES Small scale tree - 15' tall x 15' wide, such as: • <i>Cercis canadensis</i> 'Forest Pansy' • <i>Lagerstroemia indica</i> • <i>Cassia leptophylla</i>	2 / 100% / 24" BOX "Eastern Redbud" "Crepe Myrtle" "Gold Medallion Tree"
	VERTICAL EVERGREEN SCREEN TREES Small scale tree - 15' tall x 15' wide, such as: • <i>Hymenosporum flavum</i> • <i>Podocarpus x 'Icee Blue'</i>	3 / 100% / 24" BOX "Sweetshade" "Icee Blue Podocarpus"
	CONTAINER PLANTS Small scale tree - 15' tall x 10' wide, such as: • <i>Laurus nobilis</i> • <i>Rhaphiolepis 'Majestic Beauty'</i> • <i>Eriobotrya deflexa</i>	4 / 100% / 15 GAL "Sweet Bay" "Majestic Beauty" "Bronze Loquat"
	ACCENT SUCCULENT Medium/ large scale shrub - 5' tall x 5' wide, such as: • <i>Agave x 'Blue Flame'</i> • <i>Agave attenuata</i> • <i>Aloe arborescens</i>	25 / 100% / 5 GAL "Blue Flame Agave" "Fox Tail Agave" "Tree Aloe"
	BORDER PLANTING Small scale shrub - 2' tall x 2' wide, such as: • <i>Aloe x 'Blue Elf'</i> • <i>Hesperaloe parviflora</i> • <i>Arigozanthos flavidus</i>	91 100% / 1 GAL "Blue Elf Aloe" "Red Yucca" "Kangaroo Paw"
	EVERGREEN CONTAINER SCREENING HEDGE Medium scale shrub - 6' tall x 4' wide, such as: • <i>Bambusa multiplex 'Rivieriorum'</i> • <i>Prunus ilicifolia</i> • <i>Ligustrum japonicum</i>	18 / 100% / 15 GAL "Chinese Goddess Bamboo" "Holly-Leaf Cherry" "Japanese Privet"
	STRAP-LEAVED ACCENT PLANTS Medium scale grass - 3' tall x 2' wide, such as: • <i>Dianella tasmanica</i> 'Variegata' • <i>Dianella revoluta</i> 'Little Rev' • <i>Liriope gigantea</i>	59 / 100% / 1 GAL "Variegated Flax Lily" "Little Rev Flax Lily" "Giant Lily Turf"
	ACCENT FLOWERING SHRUBS Medium scale shrub - 4' tall x 4' wide, such as: • <i>Euphorbia characias</i> 'Humpty Dumpty' • <i>Ceanothus 'Concha'</i> • <i>Galvezia speciosa</i> 'Firecracker'	10 / 100% / 5 GAL "Evergreen Spurge" "Concha Ceanothus" "Island Bush Snapdragon"
	LARGE ACCENT SHRUBS Medium scale shrub - 4' tall x 5'-8' wide, such as: • <i>Furcraea foetida</i> 'Mediopicta' • <i>Dasyliyon longissimum</i> • <i>Agave desmetiana</i> 'Variegata'	2 / 100% / 15 GAL "Mauritius Hemp" "Toothless Desert Spoon" "Variegated Smooth Agave"
	INFORMAL EVERGREEN HEDGE Medium scale shrub - 4' tall x 5'-8' wide, such as: • <i>Phormium tenax</i> 'Bronze Baby' • <i>Westringia 'Wyanbille Highlight'</i> • <i>Rhamnus californica</i> 'Little Sur'	13 / 100% / 15 GAL "Bronze Baby New Zealand Flax" "Variegated Australian Rosemary" "Little Sur Coffeeberry"
	EVERGREEN HEDGE Medium scale shrub - 10' tall x 10'-15' wide, such as: • <i>Pittosporum tenuifolium</i> 'Kohuhu' • <i>Heteromeles arbutifolia</i> • <i>Prunus ilicifolia</i> 'Illicifolia'	12 / 100% / 15 GAL "Kohuhu" "Toyon" "Holly-Leaf Cherry"
	BIO-RETENTION PLANTING Medium scale shrub - 10' tall x 10'-15' wide, such as: • <i>Chondropetalum tectrum</i> • <i>Juncus patens</i> • <i>Juncus effusus</i>	36 / 100% / 5 GAL "Small Cape Rush" "California Gray Rush" "Soft Rush"
	EVERGREEN CLIMBING VINE Medium scale vine - 10' tall x spreading such as: • <i>Pandorea pandorana</i> 'Golden Showers' • <i>Clematis armandii</i>	6 / 100% / 15 GAL "Wonga Wonga Vine" "Evergreen Clematis"
	EVERGREEN GROUNDCOVER Low-growing groundcover - 1' tall x 4' wide, such as: • <i>Rosmarinus officinalis</i> 'Prostratus'	40 SF / 100% / 1 gal @ 12" O.C. "Dwarf Rosemary"
	ACCENT GROUNDCOVER Low-growing groundcover - 1' tall x 4' wide, such as: • <i>Senecio mandraliscae</i>	71 SF / 100% / flats @ 12" O.C. "Blue Finger"

GROUND FLOOR
SEE SHEET L1.0 FOR KEYNOTES REFERENCED ON THIS PLAN



ROOF PLAN
SEE SHEET L1.0 FOR KEYNOTES REFERENCED ON THIS PLAN



ALL PLANS, SECTIONS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

Project No. - XX
Drawn - XXX
Checked - JPN
N L A
NERI LANDSCAPE ARCHITECTURE
3045 INDIAN CANYON BLVD., SUITE #3
SAN DIEGO, CA 92106
TEL: 619-274-3232 • FAX: 619-274-3233
WWW.NERILA.COM



LANDSCAPE CONCEPT PLANS FOR
4032 RIVIERA DRIVE
4032 RIVIERA DRIVE
SAN DIEGO, CA 92075

LANDSCAPE DEVELOPMENT PLAN
08-31-2017

LANDSCAPE PLAN & NOTES

L1.1

Project: 4032 Riviera Drive
 Date: 8/30/2017
 By: NLA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

$MAWA = E_{to} \times 0.62 \times [(ETAF \times LA) + ((1 - ETAF) \times SLA)]$

where:
 MAWA = Maximum Applied Water Allowance (gallons per year)
 E_{to} = Evapotranspiration Rate (inches per year)
 0.62 = Conversion factor to gallons per square foot
 ETAF = ET Adjustment Factor, 0.55 for Residential, 0.45 for Non-residential
 LA = Total Landscape Area, including Special Landscape Area (square feet)
 SLA = Special Landscape Area (square feet)

E _{to} =	40
ETAF =	0.55
LA =	1,758
SLA =	0

MAWA = 17,159

ESTIMATED TOTAL WATER USE (ETWU)

$ETWU = E_{to} \times 0.62 \times ETAF \times HA$

where:
 ETWU = Estimated Total Water Use (gallons per year)
 E_{to} = Evapotranspiration Rate (inches per year)
 0.62 = Conversion factor to gallons per square foot
 ETAF = ET Adjustment Factor = PF / IE
 HA = Hydrozone Area (square feet)
 PF = Plant Factor, Very Low Water (VLW) Use = 0 - 0.1, Low Water (LW) Use = 0.1 - 0.3, Medium Water (MW) Use = 0.4 - 0.6, High Water (HW) Use = 0.7 - 1.0
 IE = Irrigation Efficiency, Drip = 0.81, Spray = 0.75

E_{to} = 40

REGULAR LANDSCAPE AREAS

CONTROLLER	HYDROZONE (VALVE) NO.	PLANT TYPE	PF	IRRIGATION METHOD	IE	ETAF	HA (SF)	% TOTAL LANDSCAPE	ETAF x HA	ETWU (GAL/YR)	
A	1	LOW WATER SHRUBS	0.3	DRIP	0.81	0.37	238	21.5%	88.1	2,185	
	2	LOW WATER TREES	0.3	DRIP	0.81	0.37	72	6.5%	26.7	661	
	3	MEDIUM WATER SHRUBS	0.4	DRIP	0.81	0.49	268	24.2%	132.3	3,282	
	4	MEDIUM WATER MIXED	0.4	DRIP	0.81	0.49	47	4.2%	23.2	576	
	5	MEDIUM SHRUB/ G.C.	0.4	DRIP	0.81	0.49	69	6.2%	34.1	845	
	6	LOW WATER TREES	0.3	DRIP	0.81	0.37	117	10.6%	43.3	1,075	
	7	LOW SHRUBS	0.3	DRIP	0.81	0.37	236	21.3%	87.4	2,168	
	8	MEDIUM SHRUBS	0.4	DRIP	0.81	0.49	59	5.3%	29.1	723	
REGULAR LANDSCAPE AREA TOTAL =								1106	100.0%	464.3	11,515

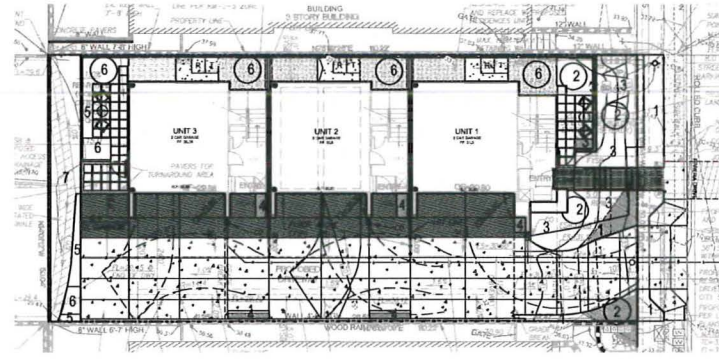
$AVERAGE\ ETAF = \frac{TOTAL\ (ETAF\ X\ HA)}{TOTAL\ HA} = 0.42$

*Average ETAF for Regular Landscape Areas shall be a maximum of 0.55 for Residential and 0.45 for non-residential

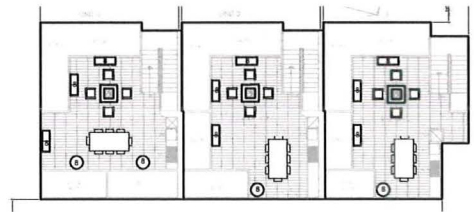
SPECIAL LANDSCAPE AREAS

CONTROLLER	HYDROZONE (VALVE) NO.	PLANT TYPE	PF	IRRIGATION METHOD	IE	ETAF	HA (SF)	% TOTAL LANDSCAPE	ETAF x HA	ETWU (GAL/YR)	
-	-	-	-	-	-	1.0	0	0.0%	0.0	0	
-	-	-	-	-	-	1.0	0	0.0%	0.0	0	
SPECIAL LANDSCAPE AREA TOTAL =								0	0.0%	0.0	0

ESTIMATED TOTAL WATER USE (ETWU) = 11,515
 MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 17,159
 ETWU < MAWA = YES



GROUND FLOOR



ROOF DECK

GENERAL NOTES:

- THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
- GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
- LOCATE REFUSE BINS PER PLANS.
- ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
- PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- THE PERMITEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF-WAY.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
- 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.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.040(b)(5)
- PRIOR TO ISSUANCE OF ANY PUBLIC IMPROVEMENT PERMIT, THE OWNER/PERMITEE SHALL SUBMIT COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS FOR RIGHT-OF-WAY IMPROVEMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. IMPROVEMENT PLANS SHALL SHOW, LABEL, AND DIMENSION A 40-SQ FT. AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY UTILITIES, DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS, WHICH ARE CONSISTENT WITH THE LANDSCAPE STANDARDS, TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH EXHIBIT 'A', LANDSCAPE DEVELOPMENT PLAN, ON FILE IN THE DEVELOPMENT SERVICES DEPARTMENT. CONSTRUCTION PLANS SHALL PROVIDE A 40-SQ FT. AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY HARDSCAPE AND UTILITIES UNLESS OTHERWISE APPROVED PER 142.040(b)(5)
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITEE 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. (NEW ISSUE)

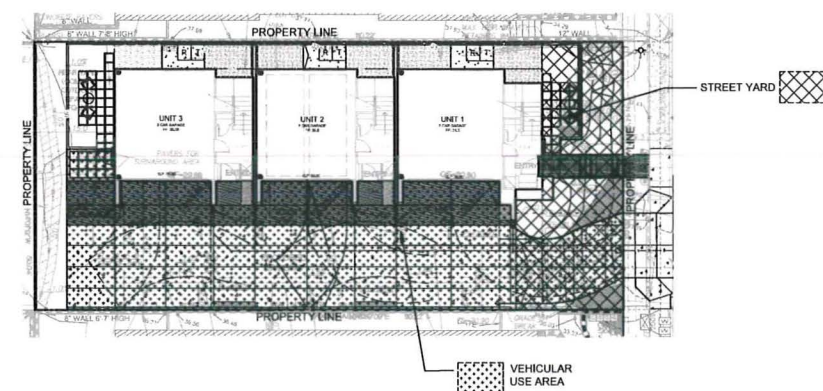
IRRIGATION NOTE:

- ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE DRIP IRRIGATION EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP, DRIP TUBING 3" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED FLOW SENSOR DEVICE.

DRAINAGE NOTES:

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

LANDSCAPE DIAGRAM



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

Landscape Calculations Worksheet
 Multiple Dwelling Unit Development in All Zones

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

STREET YARD

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

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 867 sq. ft. x 50% = 434 sq. ft.	440 sq. ft.	6 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 867 sq. ft. x 0.05 = 44 points	319 points	275 points

Points achieved with trees: 80 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]	Provided
Total Area 867 sq. ft. x 10% = 87 sq. ft.	87 sq. ft.

REMAINING YARD - 2 Dwelling Units

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

REMAINING YARD - 3 or more Dwelling Units

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points x # of buildings	points	Points

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-4)

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-006 (03-09) [Reset Form](#)

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

Landscape Calculations Worksheet
 Vehicular Use Areas (VUA)

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

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

VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407]

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

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: 2,183 sq. ft. x 0.05 = 109 points	301 points	192 points

Points achieved through trees (at least half): 60 points

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: sq. ft. x 0.05 = sq. ft.	sq. ft.	sq. ft.
VUA outside Street Yard: sq. ft. x 0.03 = sq. ft.	sq. ft.	sq. ft.

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard: sq. ft. x 0.05 = points	points	points
VUA outside Street Yard: sq. ft. x 0.03 = points	points	points

TEMPORARY VEHICULAR USE AREA [142.0408]

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA: ft. x 3 ft. = sq. ft.	sq. ft.

- Provide planting area between Public Right-of-Way and VUA.
- Plant with evergreen shrubs.
- Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-5 (03-09)

Project No. - XX
 Drawn - XXX
 Checked - JPN

NLA
NERI LANDSCAPE ARCHITECTURE
 1045 LA JOLLA VILLAGE CENTER, SUITE #3
 SAN DIEGO, CA 92037
 TEL: 619.274.2222 FAX: 619.274.2223
 WWW.NERILANDSCAPE.COM

REGISTERED LANDSCAPE ARCHITECT
 P. NEPI
 License No. 12523
 State of California
 Issue Date: 6/20/09

LANDSCAPE CONCEPT PLANS FOR
4032 RIVIERA DRIVE
 4032 RIVIERA DRIVE
 SAN DIEGO, CA 92075

LANDSCAPE DEVELOPMENT PLAN
 08-31-2017

LANDSCAPE CALCULATIONS & NOTES
L1.2