



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 11, 2018 REPORT NO. HO-18-031

HEARING DATE: April 18, 2018

SUBJECT: Abbott and Muir – CDP/SDP/TM. Process Three Decision

PROJECT NUMBER: [384058](#)

OWNER/APPLICANT: Compass Capital Ventures, Inc., Owner/Ashley Prikosovits, PQ Design Studio Inc., Applicant.

SUMMARY

Issues: Should the Hearing Officer approve a Small Lot Subdivision and the construction of three single dwelling units located at the southwest corner of Abbott Street and Muir Avenue (2150 1/3 Abbott Street) within the Ocean Beach Community Planning area?

Staff Recommendations:

1. Approve Coastal Development Permit No. 2097871;
2. Approve Site Development Permit No. 2097875; and
3. Approve Tentative Map No. 2097872.

Community Planning Group Recommendation: On January 3, 2018, the Ocean Beach Planning Board voted 11-1-1 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15315 (Minor land divisions). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 2, 2017, and the opportunity to appeal that determination ended November 17, 2017.

Airport Land Use Commission: On January 21, 2016, the project was found to be conditionally consistent with the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (Attachment 10).

BACKGROUND

The vacant 0.172-acre project site is located at the southwest corner of the intersection of Abbott Street and Muir Avenue within the Ocean Beach Community Plan (OBCP) area (Attachments 1-3). The site is within the RM-2-4, Parking Impact (Beach and Coastal), Airport Approach Overlay, Coastal Overlay (Non-Appealable), Coastal Height Overlay, and Residential Tandem Parking Overlay zones; and is designated for multi-family residential uses at a density of 15-29 dwelling units per acre (du/ac).

DISCUSSION

Project Description: The project requires a Tentative Map to merge and resubdivide the three-parcel configuration into three legal lots to qualify for the Small Lot Subdivision regulations. The project proposes to construct three, two-story single dwelling units (approximately 1,300 square feet each) with access taken from Muir Avenue through a shared driveway. A Site Development Permit is required for a Small Lot Subdivision and a Coastal Development Permit is required for the subdivision and construction within the Coastal Overlay Zone. Public Improvements include new curb ramps, driveway, and curbs and gutters. Sidewalks will be repaired with the original scoring and contractor's stamp preserved. Landscaping, including six new street trees, will be planted along the sidewalks adjacent to the project site.

Special Flood Hazard Area: The project is located within a Special Flood Hazard Area (Floodways) and has been designed to meet the requirements identified in San Diego Municipal Code sections 143.0145 (Development Regulations for Special Flood Hazard Areas) and 143.0146 (Supplemental Regulations for Special Flood Hazard Areas) for development within environmentally sensitive lands. The City Engineer, acting as the Floodplains Administrator, has reviewed and accepted the proposal, with conditions necessary to meet the requirements of the Floodplains Regulations at this location. As conditions of approval, the project will be required to establish the base flood elevation, pursuant to the Federal Emergency Management Agency Guidelines, and the finish floors of the proposed building will be required to be two (2) feet above these established elevations. Because the design of the project meets the requirements of the Special Flood Hazard area and is permitted based on the underlying zone of the site, a Site Development Permit is not required pursuant to SDMC Section 143.0110(c)(9).

Community Plan Analysis: The Ocean Beach Community Plan (OBCP) is the City's adopted land use plan for this community and contains the more detailed area-specific land use recommendations required by the General Plan. The OBCP designates the project site for multi-family residential development, and a residential density of 15-29 du/ac. The proposed project meets this recommended range at 17.4 du/ac.

The OBCP recommendations at this site mirrors the small lot subdivision regulations, which encourage new, multi-family residential projects to provide a visual connection to the public right-of-way and increase pedestrian interest. The small lot subdivision regulations allow the construction of single dwelling units utilizing smaller lots, for a space-efficient, economical alternative to traditional single dwelling unit development. The result is a group of three row-homes at the corner of Abbott and Muir, with frontage on Abbott Street. Parking is accessed from the rear along Muir Avenue,

providing more pedestrian-friendly and walkable developments. Front doors will face the street, with steps up to each residence, improving the eyes-on-the-street approach to the project design- a recommendation of both the OBCP and the General Plan.

Conclusion: As the proposed project meets all applicable regulations and is consistent with all policy documents, staff supports a determination that the project is consistent with the recommended land use, design guidelines, and development standards in effect for this site pursuant to the adopted Ocean Beach Community Plan, San Diego Municipal Code, and the General Plan. Staff has prepared draft findings and draft conditions of approval, and recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2097871, Site Development Permit No. 2097875, and Tentative Map No. 2097872, with modifications.
2. Deny Coastal Development Permit No. 2097871, Site Development Permit No. 2097875, and Tentative Map No. 2097872, if the findings required to approve the project cannot be affirmed.

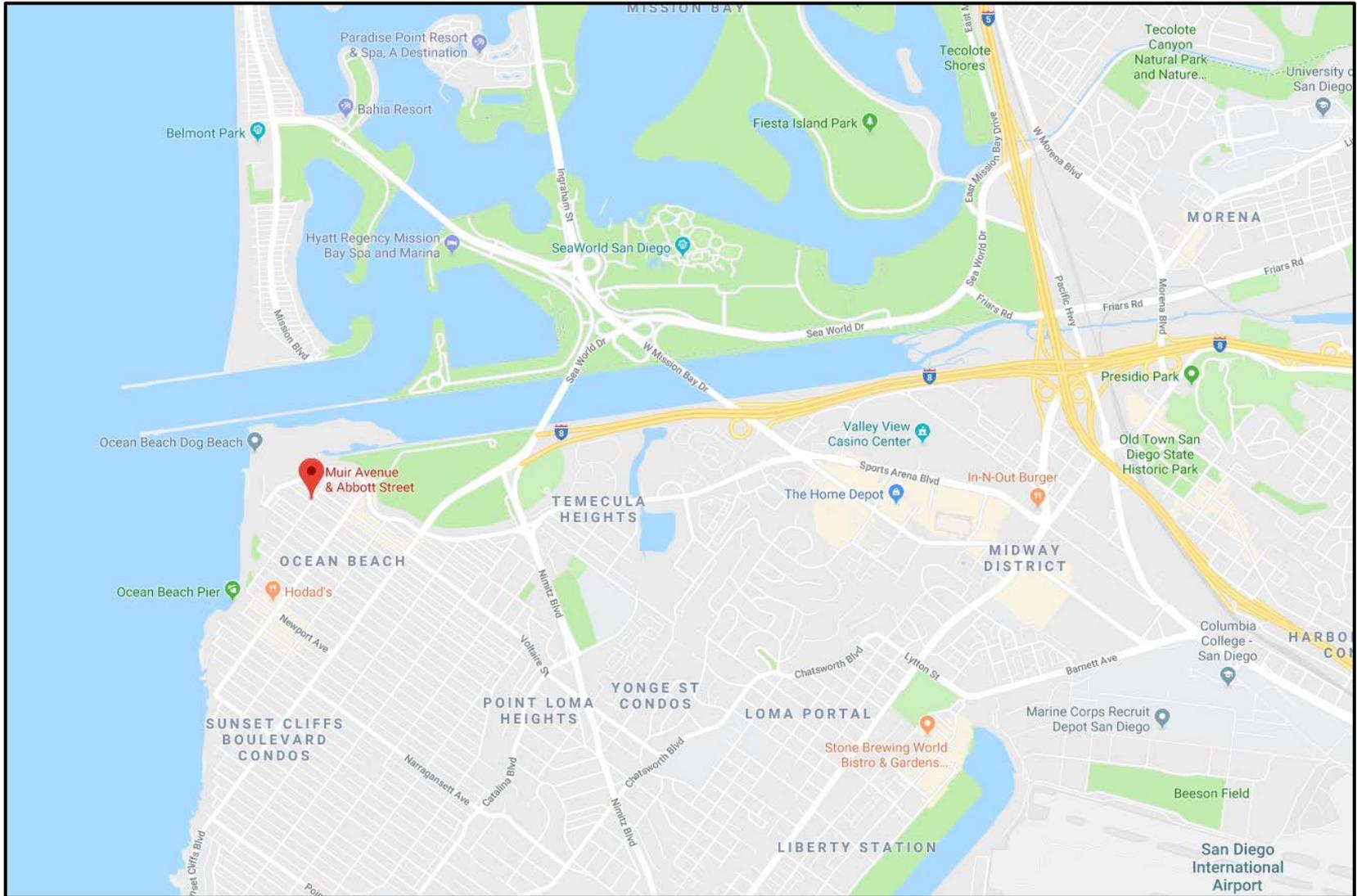
Respectfully submitted,



Francisco Mendoza, Development Project Manager

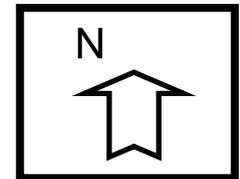
Attachments:

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



Project Location Map

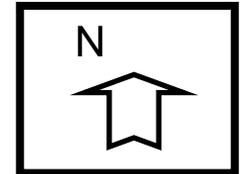
Abbott and Muir - CDP/SDP/TM
 Project No. 384058 - 2150 1/3 Abbott Street





Aerial Photograph

Abbott and Muir - CDP/SDP/TM
Project No. 384058 - 2150 1/3 Abbott Street



HEARING OFFICER RESOLUTION NO. HO-_____-1
COASTAL DEVELOPMENT PERMIT NO. 2097871/SITE DEVELOPMENT PERMIT NO. 2097875
ABBOTT/MUIR CDP/SDP/TM - PROJECT NO. 384058

WHEREAS, COMPASS CAPITAL VENTURES, INC., a California corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to construct and subdivide three dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2097871/2097875), on portions of a 0.172-acre site;

WHEREAS, the project site is located at 2150 1/3 Abbott Street in the RM-2-4, Parking Impact (Beach and Coastal), Airport Approach Overlay, Coastal Overlay (Non-Appealable), Coastal Height Overlay, and Residential Tandem Parking Overlay zones of the Ocean Beach Community Plan;

WHEREAS, the project site is legally described as: Lots 21, 22, and 23, Block 91, Ocean Bay Beach, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 1189, filed in the office of the county Recorder of San Diego County, June 22, 1909;

WHEREAS, on November 2, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New construction or conversion of small structures) and Section 15315 (Minor land divisions); 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 April 18, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2097871/Site Development Permit No. 2097875 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 April 18, 2018:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. 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 Abbott/Muir project (Project) proposes a three-lot subdivision and the construction of three new dwelling units located within an urban, fully-developed

residential neighborhood. The project is located entirely within private property, and there are no existing physical accessways adjacent to the property, nor any proposed public accessways identified in the Local Coastal Program- the Ocean Beach Community Plan (OBCP). There are no public views along either street frontage of the property, therefore, the proposed coastal development will have no effect on enhancing or protecting public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

b. The proposed coastal development will not affect environmentally sensitive lands.

The project is located within a developed, urban environment and does not contain sensitive biological resources, nor is it adjacent to, Multi-Habitat Planning Area designated lands. The project is located within a Special Flood Hazard Area (Floodways) and has been designed to meet the requirements identified in SDMC sections 143.0145 (Development Regulations for Special Flood Hazard Areas) and 143.0146 (Supplemental Regulations for Special Flood Hazard Areas) for development within these environmentally sensitive lands. The City Engineer, acting as the Floodplains Administrator, has reviewed and accepted the proposal, with conditions necessary to meet the requirements of the Floodplains Regulations at this location. As a condition of approval, the project will be required to establish the base flood elevation, pursuant to the Federal Emergency Management Agency guidelines, and construction of building finish floors will be required to be two (2) feet above these established elevations. Therefore, the proposed development will not affect environmentally sensitive lands.

c. 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 is located within an urbanized and developed residential neighborhood. The OBCP designates the site for multi-family residential development at a density range of 15-29 dwelling units per acre (du/ac). The project proposes to construct and subdivide three dwelling units, meeting the recommended land use and density requirements at 17.4 du/ac. The Project meets the land use designation of the certified Implementation Program, including compliance to the San Diego Municipal Code development regulations to include, but not limited to: height, setbacks, parking, landscape, finish floor elevations, and floor area ratio. The project complies with all development regulations of the small lot subdivision ordinance and no deviations are being requested. Therefore, 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.

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

The project site is not located between the nearest public road and the sea or shoreline. This finding is not applicable to this Project and the Project site.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0504]

1. Findings for all Site Development Permits:

- a. **The proposed development will not adversely affect the applicable land use plan.**

The project site is a vacant lot within a developed, urban residential neighborhood. The OBCP designates the site for multi-family residential development at a density range of 15-29 dwelling units per acre (du/ac). The project proposes to construct and subdivide three dwelling units, meeting the recommended land use and density requirements at 17.4 du/ac.

The OBCP recommendations mirror the small lot subdivision regulations at this site which encourage new multi-family residential projects to provide a visual connection to the public right-of-way and increase pedestrian interest. The small lot subdivision allows the construction of single dwelling units utilizing smaller lots, for a space-efficient, economical alternative to traditional single dwelling unit development. The result is a group of three row-homes at the corner of Abbott Street and Muir Avenue, with frontage on Abbott Street. Parking is accessed from the rear along Muir Avenue, providing more pedestrian-friendly and walkable developments. Front doors will face the street, with steps up to each residence, improving the eyes-on-the-street approach.

As the project design meets the land use, density, and pedestrian friendly design recommendations, the proposed development will not adversely affect the applicable land use plan.

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

The project site is a vacant lot within a developed, urban residential neighborhood. The project will improve the site by constructing additional housing necessary for the community. Construction shall comply with all applicable building, mechanical, electrical, fire code, and development regulations necessary to avoid adverse impacts upon the health, safety and general welfare of the public. The project shall comply with the permit conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property pursuant to the SDMC, State and Federal laws.

In addition to on-site construction, the project includes the construction of a new City Standard driveway, accessible curb ramps at the corner of Abbott Street and Muir Avenue, and new curb and gutter along the right-of-way. The project also includes the planting of six street trees, adjacent to the project site. These improvements will benefit public welfare and safety by providing improvements to pedestrian pathways and increasing pedestrian access. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. 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 meets the San Diego Municipal Code development regulations to include, but not limited to: height, setbacks, parking, landscape, floodways development, and floor area ratio. The project complies with all development regulations of the small lot subdivision ordinance and no deviations are requested. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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 Nos. 2097871/Site Development Permit No. 2097875 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2097871/2097875, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: April 18, 2018.

Internal Order No. 24005003

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: 24005003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2097871/
SITE DEVELOPMENT PERMIT NO. 2097875
ABBOTT/MUIR CDP-SDP-TM - PROJECT NO. 384058
HEARING OFFICER

This Coastal Development Permit No. 209787/Site Development Permit No. 2097875 (Permit) is granted by the Hearing Officer of the City of San Diego to COMPASS CAPITAL VENTURES, INC., a California corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 143.0365. The 0.172-acre site is located at 2150 1/3 Abbott Street in the RM-2-4, Parking Impact (Beach and Coastal), Airport Approach Overlay, Coastal Overlay (Non-Appealable), Coastal Height Overlay, and Residential Tandem Parking Overlay zones of the Ocean Beach Community Plan. The project site is legally described as: Lots 21, 22, and 23, Block 91, Ocean Bay Beach, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 1189, filed in the office of the county Recorder of San Diego County, June 22, 1909;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a small lot subdivision comprised of three dwelling units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 18, 2018, on file in the Development Services Department.

The project shall include:

- a. A Small Lot Subdivision comprised of three dwelling units totaling approximately 3,900 square feet.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. 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 May 2, 2021.
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.

AFFORDABLE HOUSING REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

13. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.
14. Prior to the issuance of any building permits, the Owner/Permittee shall assure that the structures shall be sound attenuated to 45 db CNEL interior noise level.
15. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the recorded overflight notification, or alternative method of notification satisfactory to the Airport Land Use Commission.

ENGINEERING REQUIREMENTS:

16. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, removal of existing sidewalk and replace it with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp adjacent to the site on Muir Avenue and Abbott Street, satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, removal of the existing curb along Muir Avenue and Abbott Street frontage and replace it with standard curb and gutter per current City Standard, satisfactory to the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of two, new curb ramps at the west corner of Muir Avenue and Abbott Street, with current City Standard truncated domes, satisfactory to the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer, for the sidewalk underdrains within the Abbott Street Right-of-Way.
22. 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.

23. 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.

24. The project is located in the Special Flood Hazard Area (Zone A). Prior to the issuance of a grading permit, the Owner/Permittee must obtain a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA). The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.

25. Prior to issuance of Certificate of Occupancy for the building or bond release for development associated with this project, a Letter of Map Revision (LOMR) must be obtained from FEMA. The LOMR is issued based upon as-built site conditions, therefore, the Owner/Permittee must allow time to complete this process. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.

26. Prior to the issuance of a Certificate of Occupancy of any structures, the applicant shall process a "Non Conversion Agreement" for the garages and storage areas subject to inundation.

LANDSCAPE REQUIREMENTS:

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

28. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

29. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation plans 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.

30. 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 a Landscape Maintenance District or other approved entity. 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.

31. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to final building inspection, whichever comes first.

GEOLOGY REQUIREMENTS:

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

PLANNING/DESIGN REQUIREMENTS:

33. 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.

34. Prior to the issuance of a Certificate of Occupancy, a Mutual Maintenance and Access Agreement for all facilities used in common, shall be entered into to the satisfaction of the Development Services Department Director, and shall be recorded against the applicable property or properties in the office of the San Diego County Recorder, pursuant SDMC Section 143.0365(f).

TRANSPORTATION REQUIREMENTS:

35. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 authorized by the appropriate City decision maker in accordance with the SDMC.

36. The Owner/Permittee shall provide and maintain a 10-foot x 10-foot visibility triangle area on both sides of the driveway on Muir Avenue along the property line. No obstacles higher than 36-inches shall be located within this area (e.g. walls, landscaping, shrubs, etc).

37. The Owner/Permittee shall provide and maintain a 25-foot x 25-foot visibility triangle area at the southwest corner of Abbott Street and Muir Avenue along the property line. No obstacles higher than 36-inches shall be located within this area (e.g. walls, landscaping, shrubs, etc).

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

38. 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 devices, on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer.

ATTACHMENT 5

39. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
40. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
41. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
42. 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.
43. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral.
44. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.
45. Prior to the issuance of any grading permits, the Owner/Permittee shall provide Conditions, Covenants and Restrictions (CC&Rs), for the maintenance of the single sewer lateral and three water services in a single lot, to the satisfaction of the Public Utilities Director and the City Engineer.

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 April 18, 2018 and Resolution No. HO-
_____.

ATTACHMENT 5

Coastal Development Permit No. 209787
Site Development Permit No. 2097875
Date of Approval: April 18, 2018.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

Compass Capital Ventures, Inc.
a California corporation
Owner/Permittee

By _____
Phil Covington
President

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

HEARING OFFICER RESOLUTION NO. HO-_____ -2
TENTATIVE MAP NO. 2097872,
ABBOTT/MUIR CDP/SDP/TM - PROJECT NO. 384058

WHEREAS, COMPASS CAPITAL VENTURES, INC., a California corporation, Subdivider, and Daniel Tobar, Surveyor, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 2097872) to create three residential parcels utilizing the Small Lot Subdivision ordinance. The project site is located at the southwest corner of Abbott Street and Muir Avenue (2150 1/3 Abbott Street), in the RM-2-4 and Coastal Overlay (Non-Appealable), Parking Impact Overlay (Beach and Coastal Impact), and Special Flood Hazard Area Zones of the Ocean Beach Community Plan area. The property is legally described as: Lots 21, 22, and 23, Block 91, Ocean Bay Beach, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 1189, filed in the office of the county Recorder of San Diego County, June 22, 1909;

WHEREAS, Tentative Map No. 2097872 proposes the Subdivision of a 0.172-acre site into three parcels for three residential units;

WHEREAS, on November 2, 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 Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15315 (Minor Land Divisions); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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;

WHEREAS, on April 18, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 2097872, and pursuant to San Diego Municipal Code sections 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. 2097872:

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 to merge and resubdivide three existing parcels into three legal parcels for residential small lot development. The vacant 0.172-acre project site is located in an urban, developed area within the Ocean Beach Community Plan (OBCP) and designated for multi-family residential development with a density range of 15-29 dwelling units per acre (du/ac). The proposed subdivision results in a 17.4 du/ac density, consistent with the OBCP. The OBCP recommends that new development be oriented to the street to promote walkability and bikeability, help activate the street and contribute to a better definition of the street edge. The project proposes a group of three row-homes at the corner of Abbott Street and Muir Avenue, with frontage on Abbott Street. Front doors face the street, with steps up to each residence improving street activation and improving the eyes-on-the-street approach to the design of the subdivision. Parking is accessed from the rear along Muir Avenue, providing more pedestrian-friendly and walkable developments. Public Improvements include new curb ramps, driveway, and curb and gutter. Sidewalks will be repaired with the original scoring and contractor's stamp preserved. Landscaping, including six new street trees, will be planted along the sidewalks adjacent to the project site. These improvements attribute to greater public safety and accessibility, meeting both the goals of the OBCP and the General Plan. Therefore, the proposed subdivision and its design or improvement are consistent with policies, goals, and objectives the applicable land use plan.

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

The project proposes a Small Lot Subdivision in accordance with SDMC Section 143.0365, merging and resubdividing three legal parcels. The purpose and intent of the Small Lot Subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with

the neighborhood character. The project meets the Small Lot Subdivision and other applicable regulations of the SDMC, including, but not limited to: height, floor area ratio, parking, and setbacks. The proposed subdivision is not requesting any deviations. The proposed subdivision is in compliance with the SDMC and the Subdivision Map Act and includes conditions of approval to ensure the provision of public improvements. Therefore, the proposed subdivision complies with applicable zoning and development regulations of the Land Development Code.

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

The 0.172-acre project site is located in an urban, developed area within the OBCP. The site is relatively flat with existing facilities and services in place. Surrounding development includes similarly developed properties with similar flat terrain. The OBCP designated for multi-family residential development with a density range of 15-29 dwelling units per acre (du/ac). The proposed three-parcel subdivision results in a 17.4 du/ac density. The project is conditioned to repair existing improvements or to install new improvements to current City Standards. 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 urban, developed project site does not contain, nor is it adjacent to, sensitive biological resources, Multi-Habitat Planning area, Environmentally Sensitive lands, or fish or wildlife habitats. The project is located within a Special Flood Hazard Area (Floodways) and has been designed to meet the requirements identified in SDMC sections 143.0145 (Development Regulations for Special Flood Hazard Areas) and 143.0146 (Supplemental Regulations for Special Flood Hazard Areas) for development within these environmentally sensitive lands. The City Engineer, acting as the Floodplains Administrator, has reviewed and accepted the proposal, with conditions necessary to meet the requirements of the Floodplains Regulations at this location. As a condition of approval, the project will be required to establish the base flood elevation, pursuant to the Federal Emergency Management Agency guidelines, and construction of building finish floors will be required to be two (2) feet above these established elevations. Therefore, 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.

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 Small Lot Subdivision merging and resubdividing three legal parcels. The purpose and intent of the Small Lot Subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character.

Public improvements include the construction of a new City Standard driveway, accessible curb ramps at the corner of Abbott Street and Muir Avenue, and new curb and gutter along the right-of-way. The project also includes the planting of six street trees, adjacent to the project site. These improvements will benefit public welfare and safety by providing improvements to pedestrian

pathways and increasing pedestrian access. Therefore, 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 easements located within the project boundaries, and existing rights-of-way are in place for public use. Therefore, the Subdivision will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into existing topography to minimize grading. The subdivision is designed to allow each dwelling unit exposure to at least two or more cardinal directions (north, west, east, and south). With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide 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 proposed subdivision is located in an urbanized, developed area of the OBCP. The project would provide three dwelling units, increasing the needed supply of housing in the region. The project site is served by existing public infrastructure, including water, sewer, and public utilities. All applicable Development Impact Fees, school fees, infrastructure (water/sewer) improvement fees will be paid at permit issuance in accordance with the Ocean Beach Public Facilities Finance Plan. The project site is also served by existing public services, including, but not limited to: schools, shopping centers, and employment areas. The decision maker has reviewed the administrative record, including project plans, environmental documentation, and heard public testimony to determine the effect 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 proposed three parcel subdivision is consistent with the housing needs anticipated for the region.

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

ATTACHMENT 6

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2097872, hereby granted to COMPASS CAPITAL VENTURES, INC., a California corporation, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Francisco Mendoza
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions
Internal Order No. 24005003

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2097872,
ABBOTT/MUIR CDP/SDP/TM - PROJECT NO. 384058
ADOPTED BY RESOLUTION NO. HO-_____ ON APRIL 18, 2018.

GENERAL

1. This Tentative Map will expire May 2, 2021.
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 subdivide the project site into three parcels 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. This Subdivision shall conform to the provisions of Coastal Development Permit No. 2097871 and Site Development Permit No. 2097875.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Subdivider shall construct the required Public Improvements pursuant Coastal Development Permit No. 2097871 and Site Development Permit No. 2097875, including new curbs, gutters, sidewalks, driveway and curb ramps.
8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

9. 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.
10. 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

11. 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.
12. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
13. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
14. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" 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 shall be shown on the map.
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. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of 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.

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. 24005003



THE CITY OF SAN DIEGO

Date of Notice: Nov. 2, 2017

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24005003

PROJECT NAME/NUMBER: ABBOTT MUIR CDP SDP TM/384058

COMMUNITY PLAN AREA: Ocean Beach Community Plan

COUNCIL DISTRICT: 2

LOCATION: 2150 1/3 Abbott Street, San Diego, CA 92107

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, and TENTATIVE MAP to develop three new two-story dwelling units on a currently undeveloped lot. The 7500 square foot lot will be subdivided into three new lots. The newly constructed dwelling units will be 1,214 square feet, 1,301 square feet, and 1,311 square feet. The project is located in the Coastal Overlay Zone, Coastal Height Limit, Tandem Parking, OB Cottage Emerging District, OB Community Plan Area, Parking Impact, Transit Overlay Zone, Airport Influence: SDIA, Council District 2. The proposed project complies with all height and bulk regulations and will install new water, sewer, gas, and electrical services to service the residences.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15303 (New construction or conversion of small structures) and 15315 (Minor land divisions)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New construction) and 15315 (Minor land divisions). Section 15303 allows for the construction of up to three single family residences and Section 15315 allows for the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels. Since the proposed project is the construction of three new single family residences and a small lot subdivision, the exemptions are appropriate. 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; the project was not identified on a list of hazardous waste

sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Pancho Mendoza
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5433

On Nov. 2, 2017 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (Nov. 17, 2017). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF DSD
Posted NOV 01 2017 *me*
Removed NOV 20 2017
Posted by *myralee*

OCEAN BEACH PLANNING BOARD

General Meeting Minutes: January 3rd, 2018

MEETING CALLED TO ORDER AT 6:01 PM

MEMBERS PRESENT (MARKED WITH “X”)

1 <i>Vacant</i>	x 3 Andrew Waltz	x 6 John Ambert (Chair)
x 1 Andrea Schlageter (Secretary)	x 4 Craig Klein (Treasurer)	x 6 Dan Dennision
x 2 Tom Gawronski	x 4 Blake Herrschaft (Vice Chair)	x 7 Spencer Scott
x 2 William Corwin	x 5 Jane Gawronski	x 7 Richard Aguirre
x 3 Kaitlyn McCarthy	x 5 Numan Stotz	<i>Numbers indicate district</i>

AGENDA MODIFICATIONS & APPROVAL

no modification

ANDREW WALTZ ARRIVED AT 6:04 PM

MINUTES MODIFICATIONS & APPROVAL

BLAKE HERRSCHAFT ARRIVED AT 6:06 PM

Motion to approve November draft meeting minutes with no changes (Jane Gawronski 1st, Numan Stotz 2nd)

Passes 10-0-1 Blake Herrschaft abstains as he arrived at the meeting late

Motion to approve December draft meeting minutes with no changes (Numan Stotz 1st, Jane Gawronski 2nd)

Passes 10-0-1 Blake Herrschaft abstains as he arrived at the meeting late

TREASURES REPORT

Craig Klein arrived late, John Ambert gave report \$1,100 in the account.

CRAIG KLEIN ARRIVED AT 6:13PM

WILLIAM CORWIN ARRIVED AT 6:15 PM

CITY COUNCIL LORIE ZAPF DISTRICT 2 REPORT - CONRAD WEAR

- No movement by city council on the short term vacation rental issue, Mayor Faulconer is taking the lead.
- Zapf is now chair of the audit committee plans to be aggressive on that front.
- In March Zapf will be looking for input on the new lifeguard station in OB.

MAYOR KEVIN FAULKNER REPRESENTATIVE – ANTHONY GEORGE

Not present.

COUNTY SUPERVISOR DISTRICT 4 RON ROBERTS – ADRIANA GRANDA

Not present.

CONGRESSMAN SCOTT PETERS OFFICER – HOWARD OU

Not present.

CA STATE SENATOR TONI ATKINS – CHEVELLE NEWELL-TATE

- The Senator has been selected to lead the Senate.
- The Senator to appoint people from the san diego to board and commissions at the state level, if interested please contact the senator.
- Highlighted Prop 64, Senate Bill 3, Senate Bill 54, Assembly Bill 249, Assembly Bill 168, and Assembly Bill 830, all of which went into affect on January 1st, 2018.

ASSEMBLYMAN TODD GLORIA - ADRIANA MARTINEZ

Not present.

CHAIR’S REPORT:

Gave a brief overview of what happened at the City Council’s hearing on Short Term Vacation Rentals.

NON-AGENDA PUBLIC COMMENT:

- Barbara Houlton** - inquired as to when her project will come before the Project Review Committee
Julia Quinn - From the Peninsula Planning Board, concerned about the 1420 Froude Street project
Jeremy Ogul - Speaking on behalf of Sonder, a Short Term vacation Rentals operations company, asking the board to support a STVR regulation that would limit STVRs to Commercial and Mixed Use Zones.
Virginia Wilson - Updates from the Save Peninsula Trees group.
Nanci Kelly - Announcement about the Climate Mobilization and the Women’s March.

ACTION ITEM #1 INCENTIVE BASE ZONING PROPOSAL FOR COASTAL DEVELOPMENT

Representative from Citizens for Responsible Coastal Development presented her findings on how exemptions from coastal development permits are given out and how we can alter the process to make sure projects that may not be a true “remodel” seek Coastal Development Permits and do not just go through a ministerial process.

Motion to support concept of Incentive based zoning

- A. Friendly amendment to ask for more clarity on all area calculations (Blake Herrschaft)**
- B. Friendly amendment to consider customizable zoning similar to L.A. (John Ambert)**
(Numan Stotz 1st, Craig Klein 2nd)
Passes unanimously 13-0-0

ACTION ITEM #2 2150 1/3 ABBOTT ST. DEVELOPMENT CDP/TM

OCEAN BEACH PLANNING BOARD

General Meeting Minutes: January 3rd, 2018

Page 3 of 3

Board reviewed a Project seeking a small lot subdivision (full lot is 7,500 sq. ft.) to build three units (totaling 6,730 sq. ft.) on a currently vacant lot at 2150 1/3 Abbott st.

**Motion to approve the project as presented (Richard Aguirre 1st, Craig Klein 2nd)
Passes 11-1-1 the Chair abstained**

ACTION ITEM #3 NOMINATION OF ELECTION SUBCOMMITTEE

- Richard Aguirre, Numan Stotz, and Blake Herrschaft volunteered.
- Tentative election date of March 7th, 2018

No action taken.

CHAIR ANNOUNCEMENTS/CORRESPONDENCE/LIAISON REPORTS:

Community Planners Committee: Did not meet in December.

OB town Council: Was dark November and December. Next meeting will be the election for the Town Council.

OB Mainstreet Association: Did not meet in December.

OB Recreation Council: N/A

OB Historical Society: Announced next speaker.

OB Community Development Corporation: Dark in December.

OBMA Crime Prevention Committee: Dark in December.

OB Women's Club: N/A

Peninsula Community Planning Board: Dark in December. Saw the Incentive Based Zoning presentation in November.

Midway Community Planning Advisory Group: N/A

SANDAG: N/A

Mission Bay Park Committee: No meeting in December.

San Diego River Coalition: Did not have a meeting in December. Have been doing a lot of cleanup. Was approached at one meeting by the Mission Bay Park Committee for our support of the absorption of the part of OB on Sea World Drive.

Airport Noise Advisory Committee: The quieter home program is moving forward again. Runway re-surfacing is on schedule.

ADJOURNED at 8:39 pm

February 5, 2016

Ms. Sandra Teasley
City of San Diego
1222 First Avenue
San Diego, CA 92101

Re: *Airport Land Use Commission Consistency Determination – Abbott Street & Muir Avenue, City of San Diego; Construction of 4 Attached Residential Units; APN 448-043-17, 448-043-18, and 448-043-19; San Diego International Airport - Airport Land Use Compatibility Plan – LIN-16-001; Resolution No. 2016-0001 ALUC*

Dear Ms. Teasley:

On January 21, 2016, the San Diego County Regional Airport Authority (SDCRAA), acting in its capacity as the San Diego County Airport Land Use Commission, determined that the proposed project referenced above is **conditionally consistent** with the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP). A copy of Resolution 2016-0001 ALUC making this determination is enclosed.

The ALUC determination of consistency with the ALUCP is based upon ALUC Policies, the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), and the following facts and findings:

- (1) The proposed project involves the construction of 4 attached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new

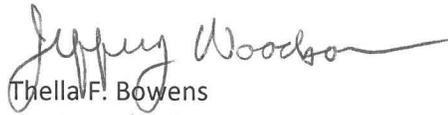
residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder or other alternative method as approved by the ALUC.

(6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

(7) This ALUC action is not a "project" as defined by the California Environmental Quality Act (CEQA) Pub. Res. Code Section 21065; and is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

Please contact Mr. Ed Gowens at (619) 400-2244 or egowens@san.org if you have any questions about this matter.

Very truly yours,



Thella F. Bowens
President/CEO

fr

TFB/eg:aw

Enclosures: Resolution 2016-0001 ALUC

cc: Amy Gonzalez, SDCRAA, General Counsel
Ron Bolyard, Caltrans, Division of Aeronautics
Chris Schmidt, Caltrans, District 11

RESOLUTION NO. 2016-0001 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 4 ATTACHED RESIDENTIAL UNITS AT ABBOTT STREET AND MUIR AVENUE, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 4 Attached Residential Units at Abbott Street and Muir Avenue, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 4 attached residential units; and

WHEREAS, the proposed project would be located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; and

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

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

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC; and

Resolution No. 2016-0001 ALUC
Page 2 of 3

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

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

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 4 Attached Residential Units at Abbott Street and Muir Avenue, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 4 attached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder or other alternative method as approved by the ALUC.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

Resolution No. 2016-0001 ALUC
Page 3 of 3

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

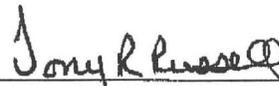
PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 21st day of January, 2016, by the following vote:

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

NOES: Commissioners: None

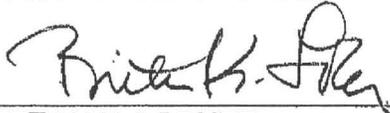
ABSENT: Commissioners: None

ATTEST:



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

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL

Project Title: Abbott - Muir Residential

Project No. (For City Use Only)
384058

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

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. 33-0917155
 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):
Compass Capital Ventures, Inc.
 Owner Tenant/Lessee

Street Address: PO Box 928170

City/State/Zip: San Diego CA 92192

Phone No: 858 344 9001 Fax No:

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

Title (type or print):
President

Signature: [Signature] Date: 9-3-14

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:

SITE / PROJECT TEAM INFORMATION

SITE ADDRESS	NO ADDRESS ASSIGNED SAN DIEGO, CALIFORNIA 92107	CIP APPROVAL NUMBER	192290
APPLICANT	COMPASS CAPITAL VENTURES, INC. P.O. BOX 922870, SAN DIEGO, CALIFORNIA 92192	TM APPROVAL NUMBER	
LEGAL DESCRIPTION	448-043-17 (LOT 21), 448-043-18 (LOT 22), 448-043-19 (LOT 23) LOTS 21, 22, AND 23, BLOCK 9, OCEAN BAY BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP REBID NO. 1189, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 22, 1909.		
ZONE	RM-2-4 / COASTAL OVERLAY, COASTAL HEIGHT LIMIT OVERLAY, PARKING OVERLAY, TRANSIT OVERLAY ZONE, AIRPORT INFLUENCE AREA, SAN DIEGO INTERNATIONAL COASTAL OVERLAY ZONE, PARKING IMPACT (COASTAL), TRANSIT OVERLAY ZONE		
GEOMAT. CAT.	52		
FEAR	100-YEAR FLOOD PLAN		
LOT AREAS	LOT 21 2,499 SQ.FT. LOT 22 2,903 SQ.FT. LOT 23 2,800 SQ.FT. 7,500 SQ.FT.		
TOTAL TRIP AREA			
E. USE OF SITE	SITE IS VACANT.		
PROPOSED USE OF SITE	CONSTRUCTION OF (3) 3FD UNITS W/ ASSOCIATED (1) N. DRIVEWAY		
PROPERTY OWNER NAME	COMPASS CAPITAL VENTURES, INC.		
PROPERTY OWNER ADDRESS	P.O. BOX 922870, SAN DIEGO, CALIFORNIA 92192		
PROJECT DESIGNER	PQ DESIGN STUDIO INC.		
PROJECT DESIGNER ADDRESS	680 W. UPAS STREET, SAN DIEGO, CALIFORNIA 92109		

STRUCTURE / ZONING INFORMATION

CONSTRUCTION TYPE	TYPE V-B, FULLY SPRINKLERED STRUCTURE, R-5/ U OCCUPANCY
MAX ALLOWABLE FLOOR AREA RATIO	0.70 ALLOWED 0.7 X 7,500 SQ.FT. = 5,250 SQ.FT. 25% OF ALLOWABLE F.A.R. TO PARKING = 1,312.5 SQ.FT. REMAINDER OF F.A.R. FOR LIVING AREA = 3,937.5 SQ.FT.
MAX ALLOWABLE LOT COVERAGE	NONE
SETBACKS	FRONT YARD (MIN. / STANDARD) 15'-0" / 20'-0" SIDEYARD 10'-0" (5'-0" ALLOWED PER 5% DASH (S)(B)) REAR YARD 10% OF LOT WIDTH = 75' X 0.10 = 7'-6" 15'-0"
MAX BUILDING HEIGHT ALLOWED	30'-0"
MAX BUILDING HEIGHT PROPOSED	28'-10" (FINAL HEIGHT SHALL BE PRELIM. CERTIFIED PRIOR TO CONSTRUCTION OF 2ND FLD.)
NUMBER OF FLOORS / AREAS	(2) FLOOR ABOVE GRADE
UNIT #1 (STRUCTURE #1)	1ST FLOOR 400 SQ.FT. GARAGE 400 SQ.FT. 2ND FLOOR 800 SQ.FT. ROOF DECK AREA 625 SQ.FT. (NOT IN F.A.R.) UNIT #1 TOTAL HABITABLE AREA 1,224 SQ.FT.
UNIT #2 (STRUCTURE #1)	1ST FLOOR 491 SQ.FT. GARAGE 409 SQ.FT. 2ND FLOOR 870 SQ.FT. ROOF DECK AREA 625 SQ.FT. (NOT IN F.A.R.) UNIT #2 TOTAL HABITABLE AREA 1,395 SQ.FT.
UNIT #3 (STRUCTURE #2)	1ST FLOOR 491 SQ.FT. GARAGE 409 SQ.FT. 2ND FLOOR 880 SQ.FT. ROOF DECK AREA 480 SQ.FT. (NOT IN F.A.R.) UNIT #3 TOTAL HABITABLE AREA 1,380 SQ.FT.
TOTAL PROPOSED HABITABLE FLOOR AREA	5,826 SQ.FT. UNDER ALLOWABLE FLOOR AREA
TOTAL PROPOSED PARKING AREA (NOT IN F.A.R.)	1,224 SQ.FT. UNDER ALLOWABLE FLOOR AREA PROJECT COMPLIES WITH FLOOR AREA RATIOS

GENERAL NOTES

- ALL NEW CURB CUTS/ DRIVEWAY APRONS SHALL BE PER CITY OF SAN DIEGO STANDARD DETAILS
- REFER TO LANDSCAPE PLAN FOR TREE LOCATIONS AND CALLOUTS.
- SEWER SERVICE SHALL BE PROVIDED BY CITY OF SAN DIEGO MUNICIPAL SERVICES
- WATER SERVICE SHALL BE PROVIDED BY CITY OF SAN DIEGO MUNICIPAL SERVICES
- SEWER MAIN UNDERPASS (PER XXX) SHALL BE PROVIDED PER CITY STANDARDS.
- AN ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ALL WORK TO OCCUR WITHIN THE PUBLIC RIGHT OF WAY
- ALL UTILITIES SERVING THE SUBJECT PROPERTY AND EXISTING UTILITIES LOCATED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY SHALL BE UNDERGROUND IN ACCORDANCE WITH THE SAN DIEGO MUNI. CODE SECTION. FURTHER, ALL NEW UTILITIES SERVING THE SUBJECT PROPERTY SHALL BE UNDERGROUND PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- FIRE LANE SIGNS OR STOPPING SHALL BE PROVIDED AS PER THE CITY STANDARD IN THE FIRE LANE
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER CITY POLICY P-00-6
- POST INDICATOR BULBS, FIRE DEPT. CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ ACCESS SIDE OF THE STRUCTURE.
- COASTAL OVERLAY: YES, COASTAL HEIGHT LIMIT: 50'-0", RESIDENTIAL PARKING: YES
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MAJORITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITY.
- THERE ARE NO EXISTING OR PROPOSED BUS STOPS AS PART OF THE DEVELOPMENT OF THIS SITE.
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS AS PART OF THE DEVELOPMENT OF THIS SITE.
- AN ARCHAEOLOGICAL REPORT SHALL BE ISSUED TO THE CITY DEVELOPMENT SERVICES, LDR-ENVIRONMENTAL DIV., DURING BUILDING PLAN CHECK.
- A GEOTECHNICAL REPORT SHALL BE ISSUED TO CITY DEVELOPMENT SERVICES, LDR-ENVIRONMENTAL, AND GEO. DURING BUILDING PLAN CHECK.

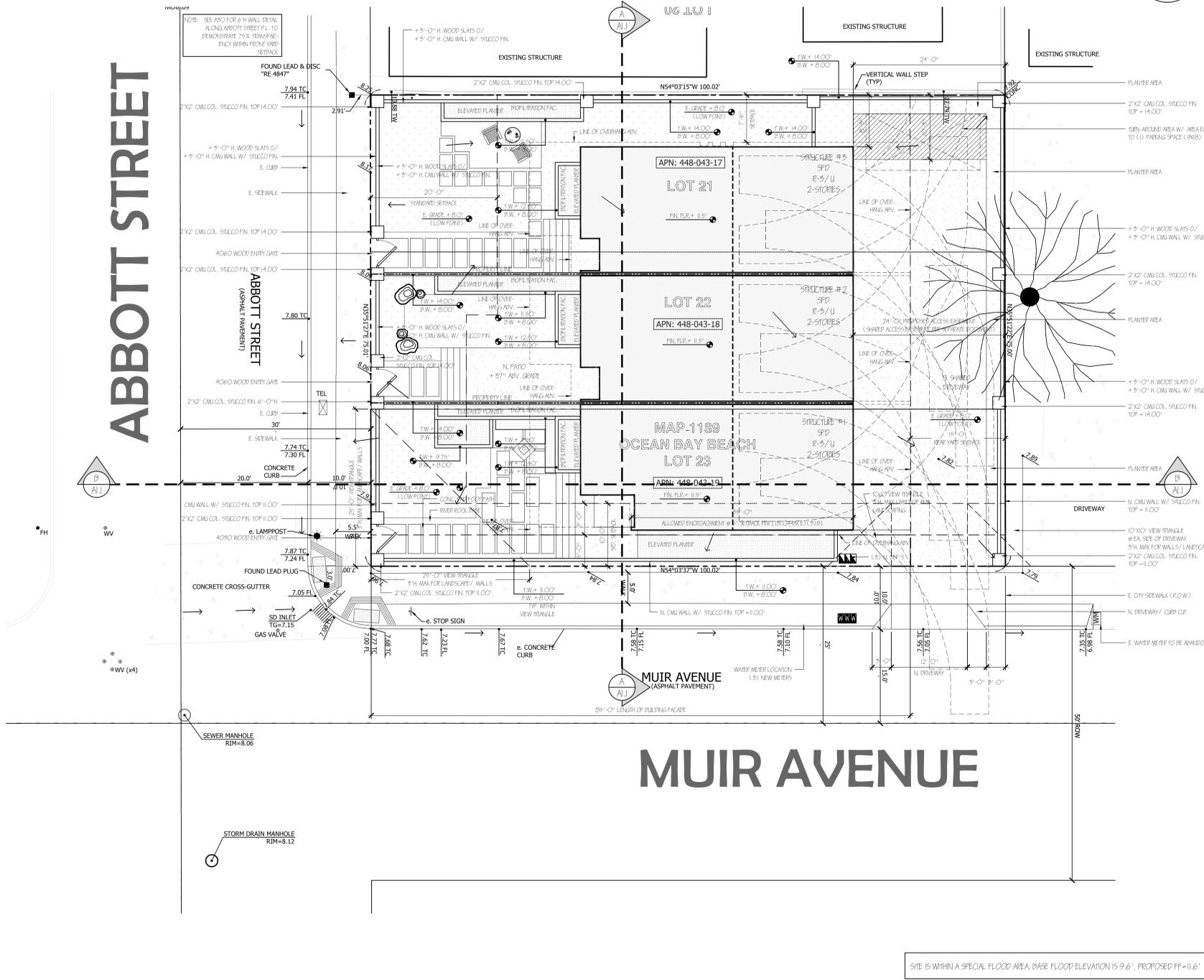
ABBOTT LOFTS
3-ROW HOMES
OVERALL SITE PLAN

PROJECT INFORMATION	ABBOTT STREET, SAN DIEGO
ADDRESS	SEE A1.0
APN	SEE A1.0
LEGAL	SEE A1.0
ZONING	RM-2-4
BLD. TYPE / OCC.	TYPE V-B (2) R-5/ U

PLAN REVISIONS & C.O.'S	XX	XX	XX	XX	XX
FIRE PLAN CHECK	XX	XX	XX	XX	XX
LANDSCAPE PLAN CHECK	XX	XX	XX	XX	XX
DESIGN REVIEW APPROVAL	XX	XX	XX	XX	XX
SITE DEVELOPMENT PERMIT	XX	XX	XX	XX	XX
COASTAL DEVELOPMENT	XX	XX	XX	XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING					
BUILDING PLAN CHECK	5/30/24				
PLANNING PLAN CHECK	2/10/2024				
MECHANICAL PLAN CHECK	1/24/24				
PUBLIC WORKS PLAN CHECK	2/14/24				
ELECTRICAL PLAN CHECK					

DRAWN BY	P.R.O.
DATE	01-18-2017
SCALE	1:1.8
SHEET	A1.0
SITE PLAN / DEV. INFO	
SHEET	1 OF 19



ABBOTT STREET

MUIR AVENUE

SHEET INDEX

1	A1.0	SITE PLAN AND DEVELOPMENT SUMMARY
2	A1.1	SITE SECTIONS
3	A2.0	GROUND FLOOR PLAN
4	A2.1	2ND FLOOR PLAN
5	A2.2	3RD FLOOR PLAN
6	A3.0	EXTERIOR ELEVATIONS
7	A4.0	AIRPORT AUTHORITY DOCUMENTS
8	L1.0	LANDSCAPE CONCEPT PLAN (1 OF 2)
9	L2.0	LANDSCAPE CONCEPT PLAN (2 OF 2)
10	T1W	TENTATIVE MAP WAIVER
11	BMP	BMP PLAN
12	DMA	DMA EXHIBIT
13	TOPO	TOPOGRAPHIC SURVEY

AIRPORT INFLUENCE NOTES

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45-48 CNEL FOR ALL HABITABLE ROOMS.

FAA NOTIFICATION SHALL BE REQUIRED DURING CONSTRUCTION DOCUMENT PLAN CHECK.

MAP CHECK NOTES

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SEC. 4126 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUPERVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS (3).

ALL EXISTING MONUMENTS SHOWN ON THE EXHIBIT MUST BE TIED TO THE PROPERTY.

FAA SELF CERT.

"I, JOE CAVANAGHA, DO HEREBY CERTIFY THAT THE STRUCTURES(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NON-CERTIFICATION BECAUSE PER SECTION 7719 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS (CFR) PART 77, NOTIFICATION IS NOT REQUIRED."

ALUCP NOISE

NOISE ATTENUATION MEASURES IDENTIFIED IN THE GENERAL PLAN WOULD BE REQUIRED AS APPLICABLE, AND THE APPLICANT WILL NEED TO DEMONSTRATE THAT EACH HABITABLE SPACE CAN BE ATTENUATED TO AN INTERIOR NOISE LEVEL OF 45 DBA PLEASE NOTE, THE USE OF MECHANICAL VENTILATION TO ATTENUATE NOISE WILL INCREASE THE BUILDING ELECTRICITY USAGE, WHICH WILL NEED TO BE ACCOUNTED FOR IN THE PROJECT GRS ANALYSIS.

DEVELOPMENT SUMMARY

THIS PROJECT PROPOSES THE CONSTRUCTION OF (3) NEW 2-STORY 5FD UNITS ON AN EXISTING UNDEVELOPED SITE. AS PART OF THIS DEVELOPMENT, THIS PROJECT PROPOSES THE FOLLOWING:

1. COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF THE AFOREMENTIONED 2-FLOOR UNITS
2. CONSTRUCTION OF (1) NEW DRIVEWAY/ CURB CUTS TO SUPPORT THE NEW DEVELOPMENT.
3. INSTALLATION OF (3) NEW WATER SERVICES
4. INSTALLATION OF (1) NEW SEWER SERVICES
5. INSTALLATION OF (3) NEW GAS SERVICES
6. INSTALLATION OF (3) NEW ELECTRICAL SERVICES
7. PROCESS SMALL LOT SUBDIVISION PER CIVIL DRAWINGS

THIS PROJECT SHALL ALSO PROVIDE FOR PUBLIC RIGHT OF WAY IMPROVEMENTS AS DIRECTED BY THE CITY OF SAN DIEGO ENGINEERING DEPT.

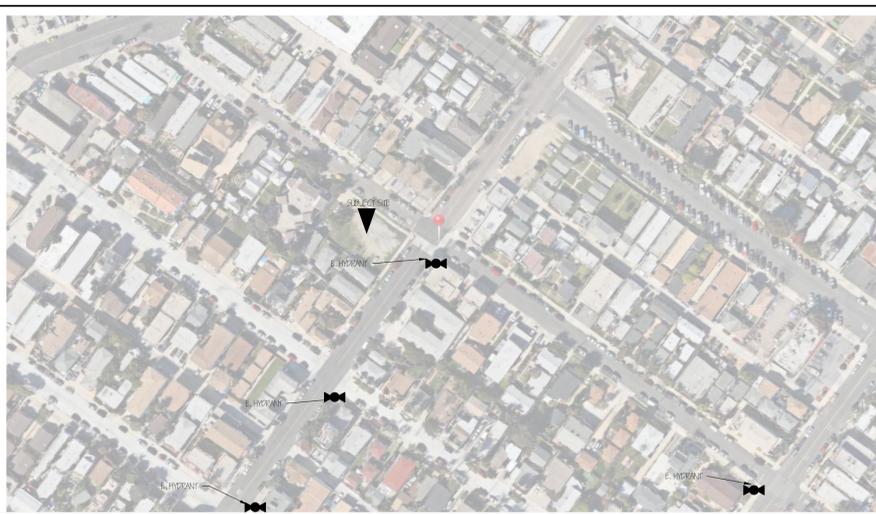
FENCE DEVELOPMENT NOTE

AN OPEN FENCE SHALL HAVE AT LEAST 5% PERCENT OF THE VERTICAL SURFACE AREA OF EACH 6-FOOT SECTION OPEN TO LIGHT EXCEPT WITHIN THE COASTAL OVERLAY ZONE, WHERE AN OPEN FENCE SHALL HAVE AT LEAST 15% PERCENT OF ITS VERTICAL SURFACE AREA OPEN TO LIGHT.

REQUIRED PARKING CALCULATIONS

UNIT #1	(2) BEDROOM	2 SPACES REQUIRED
UNIT #2	(2) BEDROOM	2 SPACES REQUIRED
UNIT #3	(2) BEDROOM	2 SPACES REQUIRED
TOTAL REQUIRED PARKING SPACES		6 (0) SPACES REQUIRED
TOTAL PROVIDED PARKING SPACES		6 (0) SPACES PROVIDED

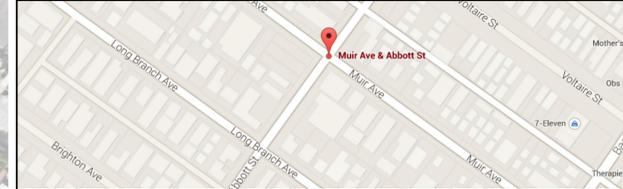
E. FIRE HYDRANT LOCATIONS



E. AERIAL PHOTOGRAPH



VICINITY MAP



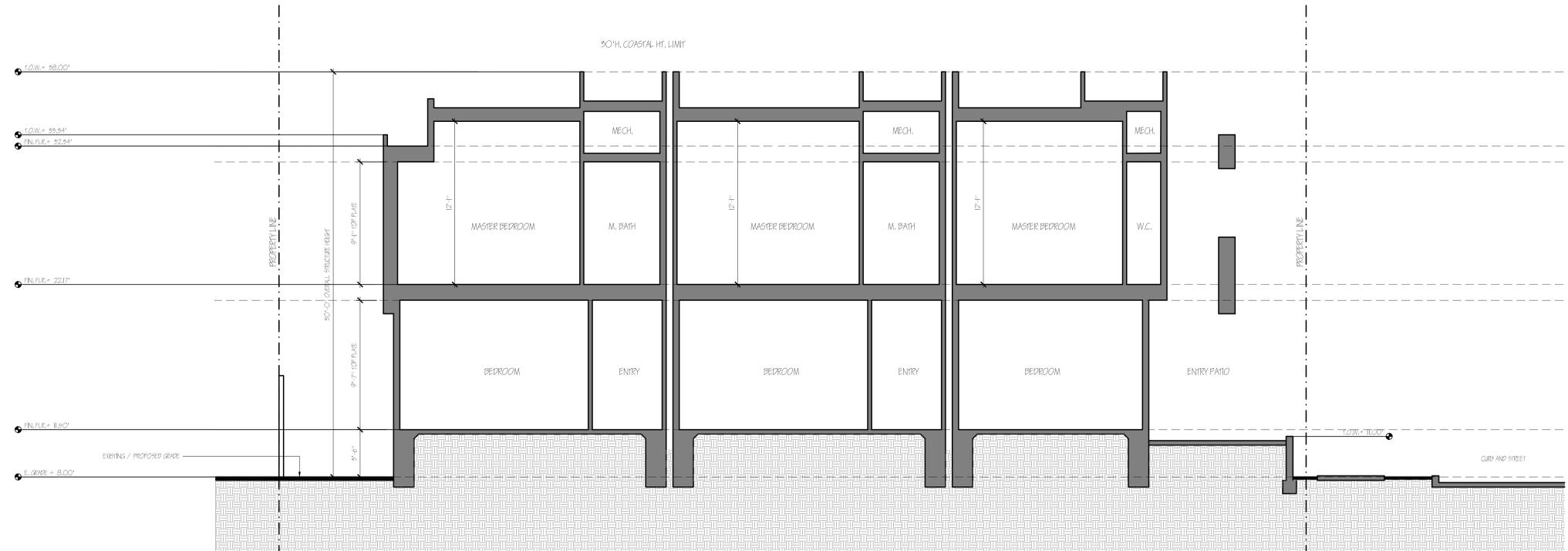


PQ DESIGN STUDIO INC

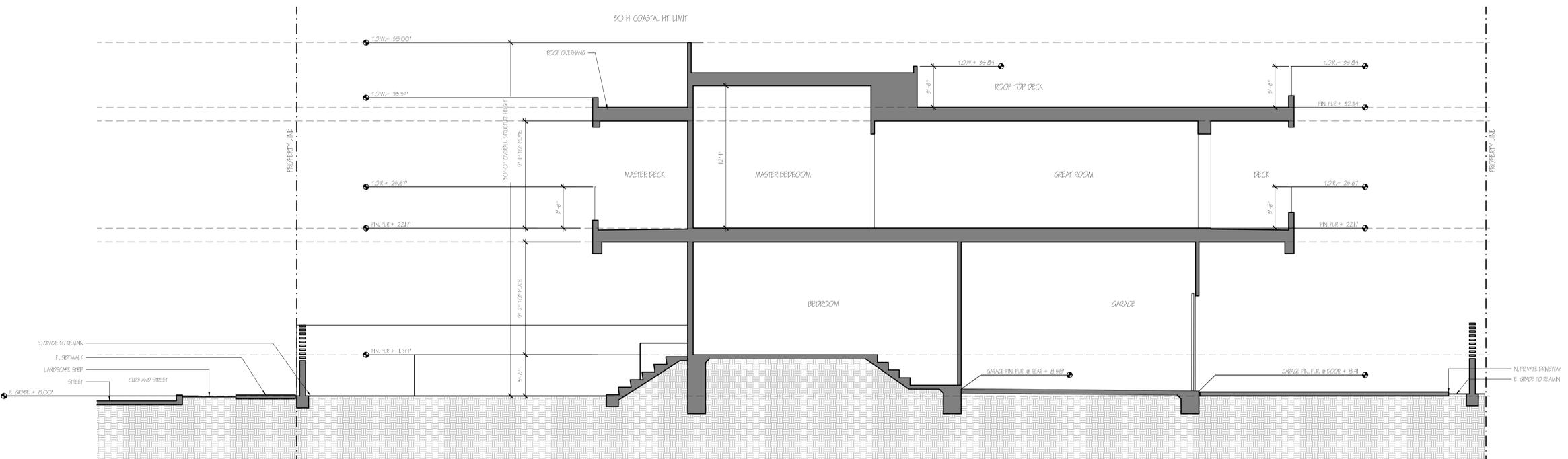
2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0888

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**ABBOTT LOFTS
3-ROW HOMES
SITE SECTIONS**



SITE SECTION 'A'



SITE SECTION 'B'

PROJECT INFORMATION	ABBOTT LOFTS, SAN DIEGO
ADDRESS	SEE A.I.D.
APN	SEE A.I.D.
LEGAL	SEE A.I.D.
ZONING	RM-2-A
BLD. TYP./OC.	TYPE V-B (2) R-2/1

PLAN REVISIONS & CO. S	XX	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	5/24/2018	FIRE PLAN CHECK	
BUILDING PLAN CHECK	7/20/2018	LANDSCAPE PLAN CHECK	
PLANNING PLAN CHECK	12/24/2018	DESIGN REVIEW APPROVAL	
MECHANICAL PLAN CHECK	1/24/2019	SITE DEVELOPMENT PERMIT	
PLUMBING PLAN CHECK		COASTAL DEVELOPMENT	
ELECTRICAL PLAN CHECK			

DRAWN BY	P.R.O.
DATE	01-18-2017
SCALE	1/4" = 1'-0"
SHEET	A1.1
	SITE SECTIONS
	SHEET 2 OF 13



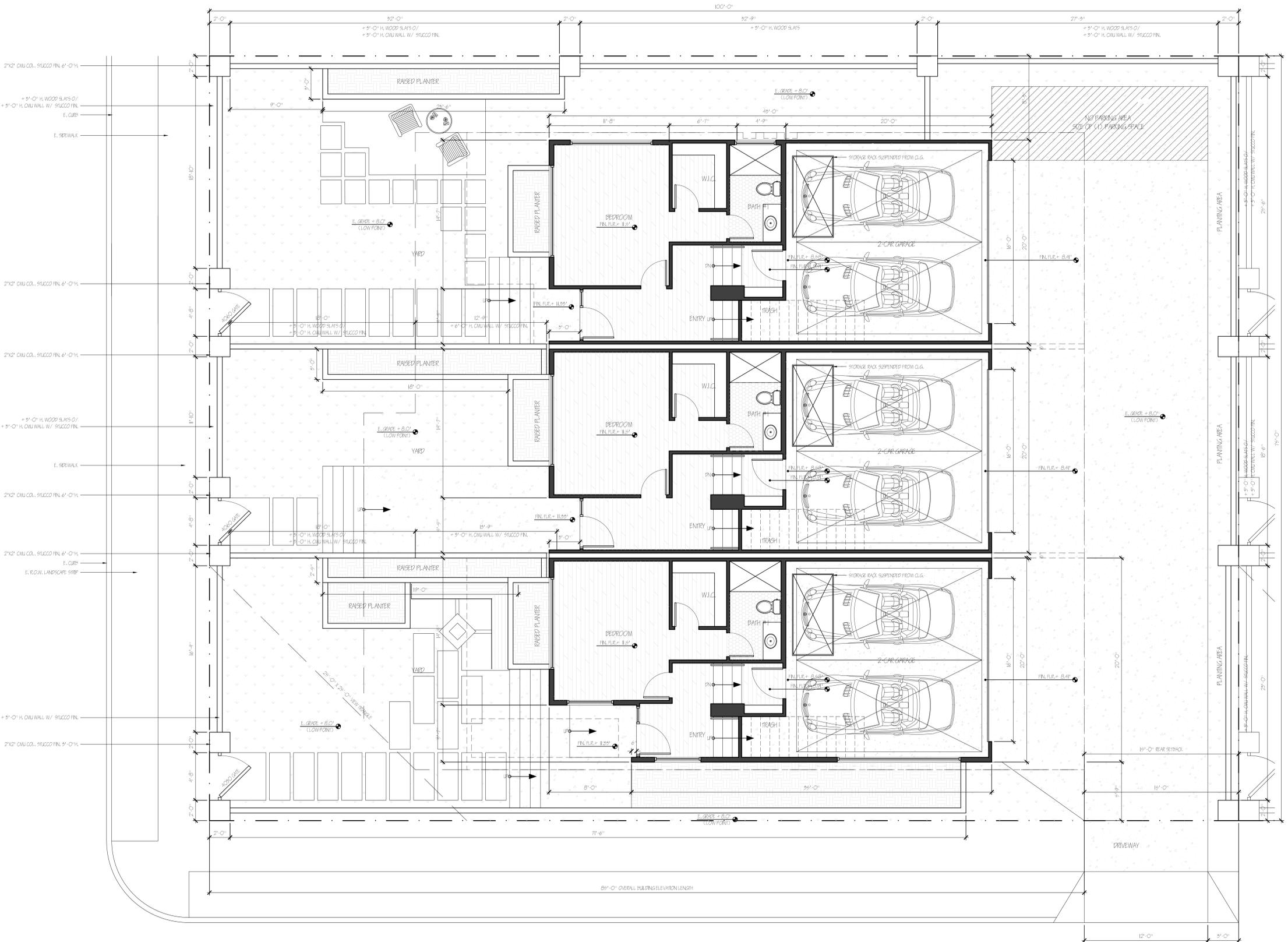
PQ DESIGN STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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ABBOTT LOFTS
3- ROW HOMES
GROUND FLOOR PLAN

ABBOTT STREET



MUIR AVENUE

PROJECT INFORMATION	ABBOTT STREET, SAN DIEGO
ADDRESS	SEE A.I.D.
ADP	SEE A.I.D.
LEGAL	SEE A.I.D.
ZONING	RM-2-4
BLD. TYP./OC	TYPE V-9 (2) R-2/1

PLAN REVISIONS & CO. S	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	5/24/2018	2/20/2018	1/25/18-4/2/18	2/1/18
BUILDING PLAN CHECK	PRE PLAN CHECK	LANDSCAPE PLAN CHECK	DESIGN REVIEW APPROVAL	SITE DEVELOPMENT PERMIT
PLANNING PLAN CHECK				
MECHANICAL PLAN CHECK				
PLUMBING PLAN CHECK				
ELECTRICAL PLAN CHECK				

DRAWN BY	P.R.O.
DATE	01-18-2017
SCALE	1/4"=1'-0"
SHEET	A2.0
	GROUND FLOOR PLAN
	SHEET 5 OF 13



PQ DESIGN STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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ABBOTT LOFTS
3-ROW HOMES
2ND FLOOR PLAN

PROJECT INFORMATION	ABBOTT STREET, SAN DIEGO
ADDRESS	SEE A.I.D.
ADN	SEE A.I.D.
LEGAL	SEE A.I.D.
ZONING	RM-2-4
BLD. TYP./OC	TYPE V-9 (2) R-2/1

PLAN REVISIONS & CO. S					
	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACING	5/9/2018	PRE PLAN CHECK
BUILDING PLAN CHECK	7/20/2018	LANDSCAPE PLAN CHECK
PLANNING PLAN CHECK	12/24/2018	DESIGN REVIEW APPROVAL
MECHANICAL PLAN CHECK	2/1/2019	SITE DEVELOPMENT PERMIT
PLUMBING PLAN CHECK		COASTAL DEVELOPMENT
ELECTRICAL PLAN CHECK		

DRAWN BY	P.R.O.
DATE	01-18-2017
SCALE	1/4" = 1'-0"
SHEET	A2.1
	2ND FLOOR PLAN
SHEET	4 OF 15

ABBOTT STREET

MUIR AVENUE





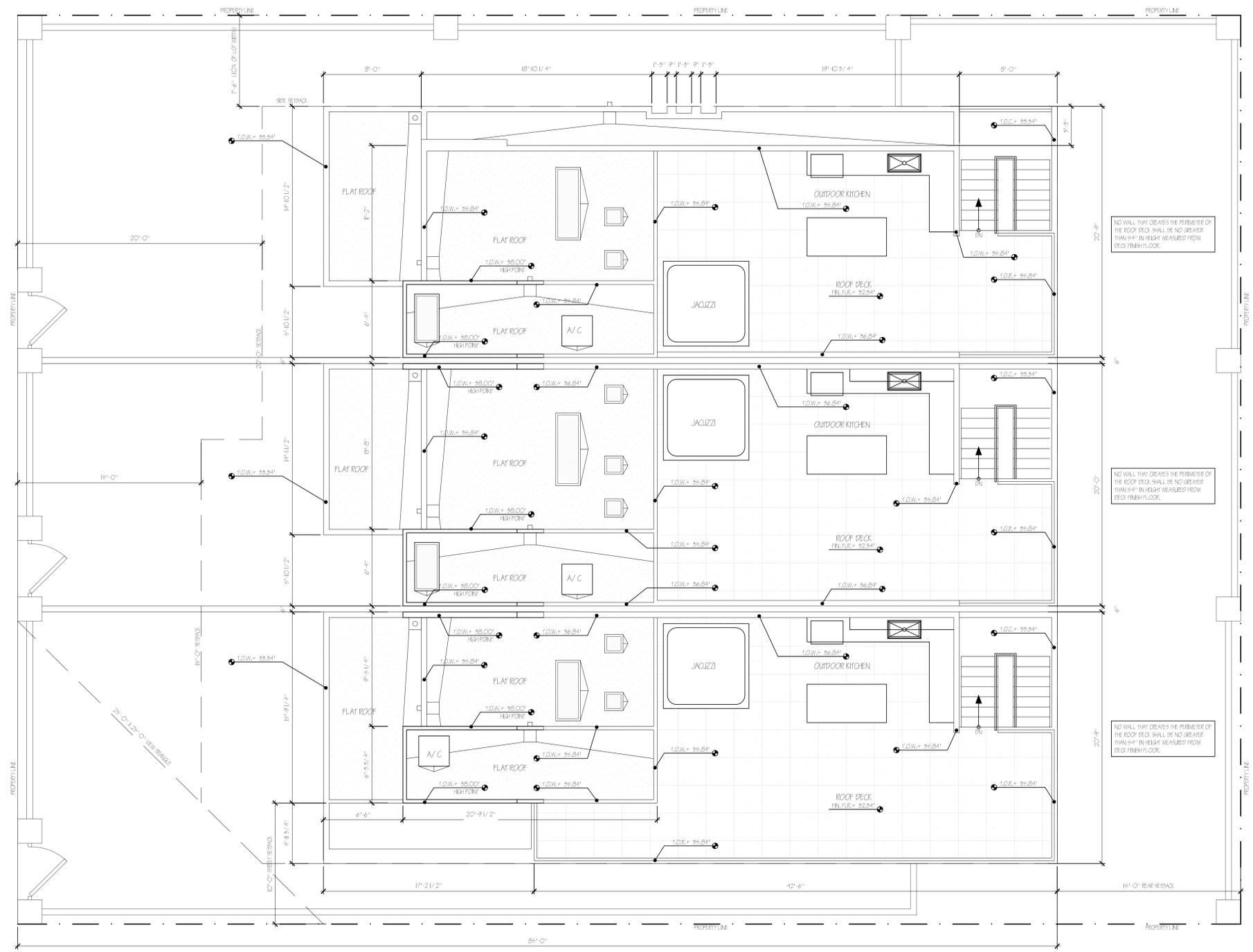
PQ DESIGN STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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ABBOTT LOFTS
3- ROW HOMES
3RD FLOOR PLAN

ABBOTT STREET



MUIR AVENUE

PROJECT INFORMATION	ABBOTT STREET, SAN DIEGO
ADDRESS	SEE A.I.D.
LEGAL	SEE A.I.D.
ZONING	RM-2-4
BLD. TYPE / OCC.	TYPE V-9 (2) R-2 / U

PLAN REVISIONS & CO. 3	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX
	XX	XX	XX	XX	XX

BUILDING DEPARTMENT PLAN CHECK/TRACKING	5/9/2018	
BUILDING PLAN CHECK	7/20/2018	
PLANNING PLAN CHECK	12/5/18	
MECHANICAL PLAN CHECK	1/11/19	
PLUMBING PLAN CHECK		
ELECTRICAL PLAN CHECK		
FIRE PLAN CHECK		
LANDSCAPE PLAN CHECK		
DESIGN REVIEW APPROVAL		
SITE DEVELOPMENT PERMIT		
COASTAL DEVELOPMENT		

DRAWN BY	P.R.O.
DATE	01-18-2017
SCALE	1/4" = 1'-0"
SHEET	
A2.2	
ROOF PLAN	
SHEET 5 OF 15	

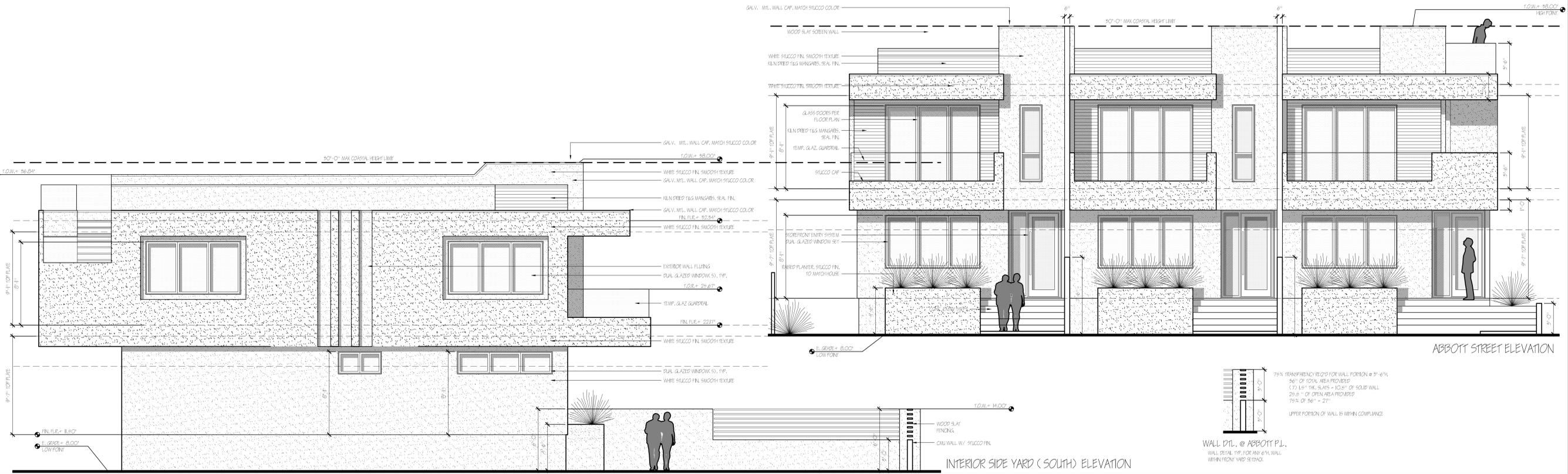


PO DESIGN STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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**ABBOTT LOFTS
3-ROW HOMES
EXTERIOR ELEVATIONS**



WALL DET. @ ABBOTT PL.
WALL DETAIL TYP. FOR ANY 6\"/>

PROJECT INFORMATION	ABBOTT STREET, SAN DIEGO
ADDRESS	SEE A.I.D.
APN	SEE A.I.D.
LEGAL	SEE A.I.D.
ZONING	SM-2-4
BLD. TYP./OC	TYPE V-9 (CZ) R-2/1

PLAN REVISIONS & CO. 5	XX	XX	XX	XX	XX
BUILDING DEPARTMENT PLAN CHECK/TRACKING	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18
BUILDING PLAN CHECK	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18
PLANNING PLAN CHECK	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18
MECHANICAL PLAN CHECK	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18
PLUMBING PLAN CHECK	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18
ELECTRICAL PLAN CHECK	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18

BUILDING DEPARTMENT PLAN CHECK/TRACKING	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18
BUILDING PLAN CHECK	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18
PLANNING PLAN CHECK	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18
MECHANICAL PLAN CHECK	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18
PLUMBING PLAN CHECK	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18
ELECTRICAL PLAN CHECK	5/24/18	2/20/18	1/24/18	1/11/18	1/11/18

DRAWN BY	P.R.O.
DATE	01-18-2017
SCALE	1/4" = 1'-0"
SHEET	A3.0
EXTERIOR ELEVATIONS	
SHEET	6 OF 13



PO DESIGN STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0886

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ABBOTT LOFTS
3- ROW HOMES
AIRPORT AUTHORITY DOCS.

PROJECT INFORMATION	ABBOTT STREET, SAN DIEGO
ADDRESS	SEE A/LD
APN	SEE A/LD
LEGAL	SEE A/LD
ZONING	RM-2-4
BLD. TYP./OC.	TYPE V-B (2) R-2/U

PLAN REVISIONS & CO. 3	XX								
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BUILDING DEPARTMENT PLAN CHECK TRACKING					
BUILDING PLAN CHECK	5/24/16				
PLANNING PLAN CHECK	7/20/16				
MECHANICAL PLAN CHECK	12/24/16				
PLUMBING PLAN CHECK	2/1/17				
ELECTRICAL PLAN CHECK					
FIRE PLAN CHECK					
LANDSCAPE PLAN CHECK					
DESIGN REVIEW APPROVAL					
SITE DEVELOPMENT PERMIT					
COASTAL DEVELOPMENT					

DRAWN BY
P.R.O.
DATE
01-18-2017
SCALE
1/4" = 1'-0"
SHEET
A4.0
AIRPORT AUTHORITY
SHEET 7 OF 13

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

February 5, 2016

Ms. Sandra Teasley
City of San Diego
1222 First Avenue
San Diego, CA 92101

Re: Airport Land Use Commission Consistency Determination – Abbott Street & Muir Avenue, City of San Diego; Construction of 4 Attached Residential Units; APN 448-043-17, 448-043-18, and 448-043-19; San Diego International Airport - Airport Land Use Compatibility Plan – L16-001; Resolution No. 2016-0001 ALUC

Dear Ms. Teasley:

On January 21, 2016, the San Diego County Regional Airport Authority (SDCAA), acting in its capacity as the San Diego County Airport Land Use Commission, determined that the proposed project referenced above is conditionally consistent with the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP). A copy of Resolution 2016-0001 ALUC making this determination is enclosed.

The ALUC determination of consistency with the ALUCP is based upon ALUC Policies, the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), and the following facts and findings:

- (1) The proposed project involves the construction of 4 attached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder or other alternative method as approved by the ALUC.

(6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

(7) This ALUC action is not a "project" as defined by the California Environmental Quality Act (CEQA) Pub. Res. Code Section 21065; and is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

Please contact Mr. Ed Gowens at (619) 400-2244 or egowens@san.org if you have any questions about this matter.

Very truly yours,

Jeffrey Woodson
Jeffrey Woodson
President/CEO

TFB/eg:aw

Enclosures: Resolution 2016-0001 ALUC

cc: Amy Gonzalez, SDCAA, General Counsel
Ron Bolyard, Caltrans, Division of Aeronautics
Chris Schmidt, Caltrans, District 11

PO Box 82776
San Diego, CA 92188-2776
www.san.org/aluc

AIRPORT LAND USE COMMISSION

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Resolution No. 2016-0001 ALUC
Page 2 of 3

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

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

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 4 Attached Residential Units at Abbott Street and Muir Avenue, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in and amended in 2014, based upon the following facts and findings:

- (1) The proposed project involves the construction of 4 attached residential units.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.
- (3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.
- (4) The proposed project is located outside all Safety Zones.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder or other alternative method as approved by the ALUC.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

Resolution No. 2016-0001 ALUC
Page 3 of 3

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

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 21st day of January, 2016, by the following vote:

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

NOES: Commissioners: None

ABSENT: Commissioners: None

ATTEST:

Tony R. Russell
TONY R. RUSSELL
DIRECTOR, CORPORATE & AUTHORITY CLERK

APPROVED AS TO FORM:

Bretton K. Lobner
BRETTON K. LOBNER
GENERAL COUNSEL

RESOLUTION NO. 2016-0001 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 4 ATTACHED RESIDENTIAL UNITS AT ABBOTT STREET AND MUIR AVENUE, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 4 Attached Residential Units at Abbott Street and Muir Avenue, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 4 attached residential units; and

WHEREAS, the proposed project would be located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; and

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

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

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC; and

LANDSCAPE DEVELOPMENT PACKAGE

PROPOSED MULTI-FAMILY RESIDENTIAL

ABBOTT STREET & MUIR AVENUE

SAN DIEGO, CA.



Landscaper
Lifelines
Phone: (805) 642-0452
Fax: (805) 642-3899
181 Westcenter Avenue
Ventura, California
93009

PREPARED FOR:
PQ DESIGN STUDIO, INC.
7960 Silverton Ave., Suite 210
San Diego, CA
(858) 527-0818

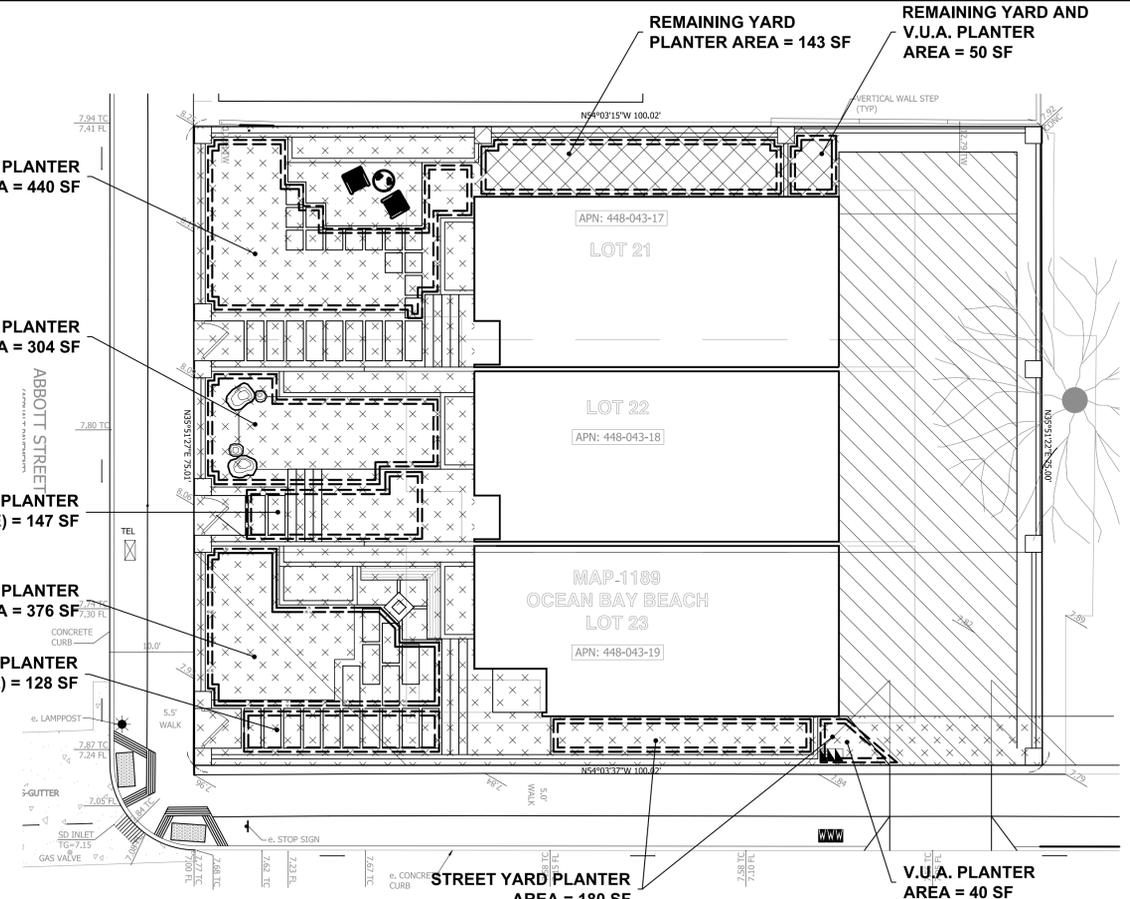
LANDSCAPE DEVELOPMENT PLAN
MULTI-FAMILY DEVELOPMENT
ABBOTT STREET & MUIR AVENUE
SAN DIEGO, CALIFORNIA



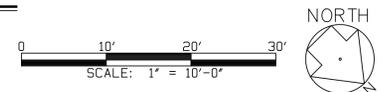
DATE: 12/15/17

L1.0
LANDSCAPE DEVELOPMENT PLAN

REVIEW ONLY NOT FOR CONSTRUCTION

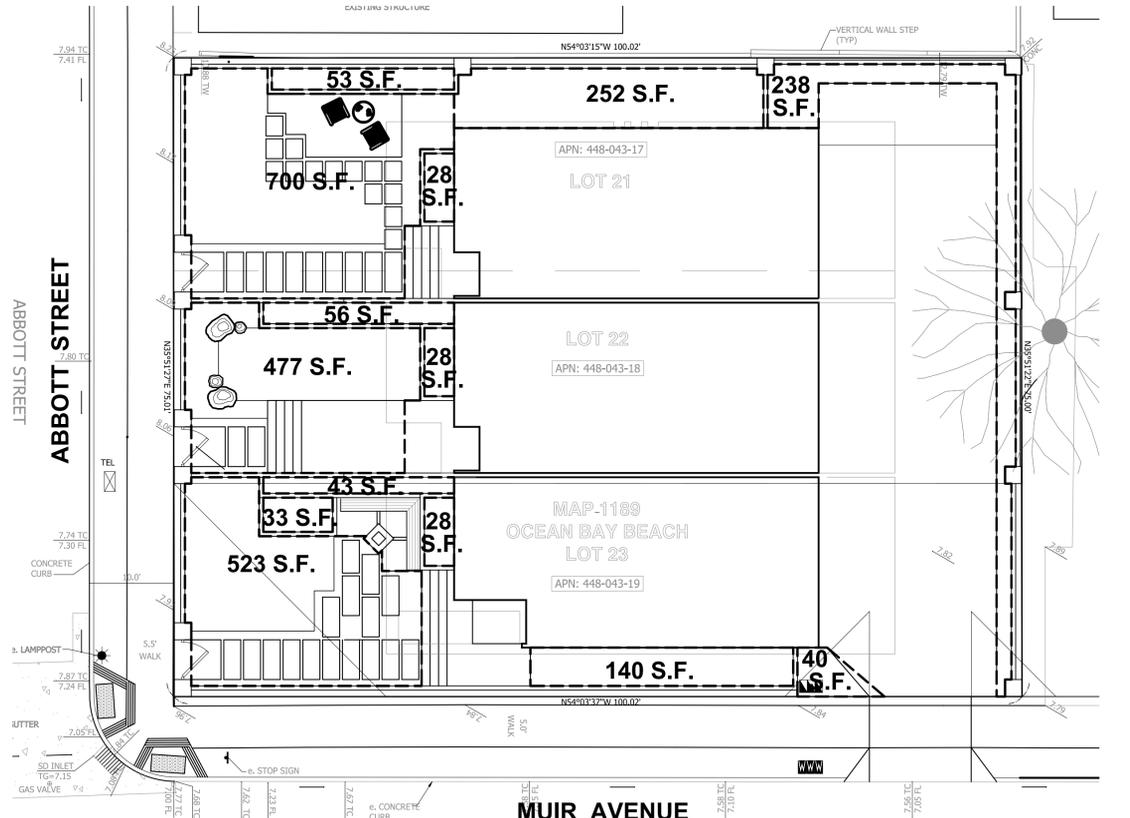


PLOT PLAN / YARD PLAN



PLOT PLAN / YARD LEGEND

- STREET YARD AREA
- REMAINING YARD AREA
- VEHICULAR USE AREA
- YARD AREAS USED IN CITY LANDSCAPE CALCULATIONS



LANDSCAPE AREA CALC PLAN

LANDSCAPE AREA CALCULATIONS

TOTAL SITE AREA: 7,502 S.F.
TOTAL LANDSCAPE AREA: 2,638 S.F. (35%)
MINIMUM LANDSCAPE AREA REQ'D: 1,500 S.F. (20%)

City of San Diego Development Services
1222 F Street, 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 ft.
- At least one-half of the required planting points shall be achieved with trees.

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 2,914 sq. ft. x 50% = 1,457 sq. ft.	1,576 sq. ft.	119 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 2,914 sq. ft. x 0.05 = 146 points	607 points	461 points

Points achieved with trees: 170 points

Planting Area allowable as hardscape or unexcavated area [142.0405(b)(8)]	Provided
Total Area 2,914 sq. ft. x 10% = 291 sq. ft.	275 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	0 points	0 points

REMAINING YARD - 3 or more Dwelling Units

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points x 3 # of buildings	198 points	100 points

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)

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.

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DS-006 (03-09)

City of San Diego Development Services
1222 F Street, 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 (<=8,000 sq ft) [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: 1,486 sq. ft. x 0.05 = 74 points	117 points	43 points

Points achieved through trees (at least half): 50 points

VEHICULAR USE AREA (<=8,000 sq ft) [142.0406 - 142.0407]

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard 0 sq. ft. x 0.05 = 0 sq. ft.	0 sq. ft.	0 sq. ft.
VUA outside Street Yard 0 sq. ft. x 0.03 = 0 sq. ft.	0 sq. ft.	0 sq. ft.

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard 0 sq. ft. x 0.05 = 0 points	0 points	0 points
VUA outside Street Yard 0 sq. ft. x 0.03 = 0 points	0 points	0 points

TEMPORARY VEHICULAR USE AREA [142.0408]

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA 0 ft. x 3 ft. = 0 sq. ft.	0 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.

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DS-5 (03-08)

ESTIMATED TOTAL WATER USE (ETWU) CALCULATION:

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SL \right)$$

- ETWU = ESTIMATED TOTAL WATER USE PER YEAR (GALLONS PER YEAR)
- ETo = EVAPOTRANSPIRATION RATE (INCHES PER YEAR)
- PF = PLANT FACTOR FROM MUCOLS
- HA = HYDROZONE AREA (SQUARE FEET); DEFINE HYDROZONES BY WATER USE: VERY LOW, LOW, MODERATE, AND HIGH
- SLA = SPECIAL LANDSCAPE AREA (SQUARE FEET); EDIBLE PLANTS, IRRIGATED WITH RECYCLED WATER, & TURF USED FOR ACTIVE PLAY
- 0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
- IE = IRRIGATION EFFICIENCY (MINIMUM 0.71)

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

LINE	HYDROZONE NUMBER						SLA
	1	2	3	4	5	6	
EVAPOTRANSPIRATION RATE (ETo)* 41.0 FOR OCEAN BEACH AREA	41.0						
CONVERSION FACTOR - .62	0.62						
(LINE 1 x LINE 2)	25.42						
PLANT FACTOR (pf)** (0.1 - 0.8)	4	0.5	0.5	0.8	xxx	xxx	XXX
HYDROZONE AREA (HA) - IN SQUARE FEET	5	699	398	618	xxx	xxx	XXX
(LINE 4 x LINE 5)	6	350	199	494	xxx	xxx	XXX
IRRIGATION EFFICIENCY (IE)***	7	0.75	0.75	0.75	xxx	xxx	XXX
(LINE 6 / LINE 7)	8	467	265	659	xxx	xxx	XXX
TOTAL ALL LINE 8s + SLA	9	1,491					
LINE 3 x LINE 9 ESTIMATED TOTAL WATER USE = ETWU (GALLONS PER YEAR) TOTAL SHALL NOT EXCEED MAWA BELOW	10	37,901					
* Eto = Evapotranspiration rate + 51.1 for Vista, CA	** PF - Plant Factor (Water Use) - from MUCOLS						*** IE - Irrigation Efficiency Precision Spray = .72 Rotor = .75 Rotator = .75 Bubbler = .85 Drip & Micro-spray = .90
Average calculated from values in State Model Water Efficiency Landscape Ordinance (MWELO) Select based on type of plants in hydrozone: 0.1 = VLW - Very Low Water Use Plants 0.3 = LW - Low Water Use Plants 0.5 = MW - Moderate Water Use Plants 0.8 = HW - High Water Use Plants							

MAXIMUM APPLIED WATER USE (MAWA) CALCULATION:

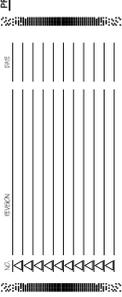
$$31,682 (7 \times \frac{1,715}{TOTAL LANDSCAPE AREA}) + (.3 \times 0) = MAWA$$

TOTAL SLA = 38,034



These drawings are instruments of service and are the property of PQ Design Studio, Inc. All designs and other information on the drawings are for the use of the specific project and shall not be used otherwise without the express written permission of PQ Design Studio, Inc.

PQ DESIGN STUDIO, INC.
7960 Silverton Ave., Suite 210
San Diego, CA
(858) 527-0818



LANDSCAPE DEVELOPMENT PLAN

MULTI-FAMILY DEVELOPMENT
ABBOTT STREET & MUIR AVENUE
SAN DIEGO, CALIFORNIA



DATE: 5/31/17

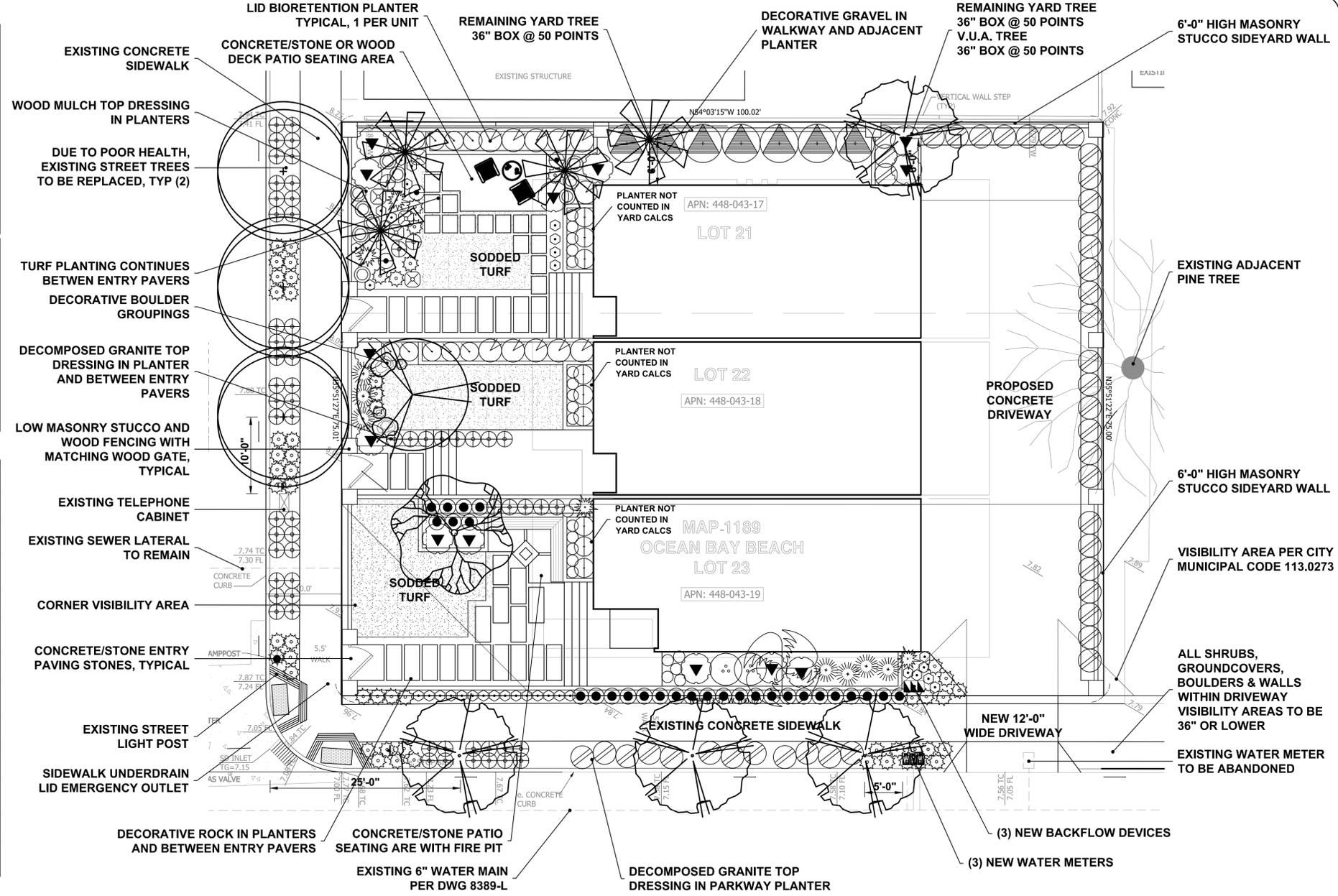
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LANDSCAPE DEVELOPMENT PLAN

LANDSCAPE CONCEPT PLANT PALETTE

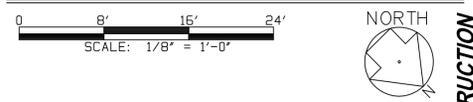
SYMBOL	BOTANICAL NAME VARIETY COMMON NAME	CONTAINER SIZE	MATURE SIZE (HxW) SPACING	PLANT YARD POINTS	WUCOLS RATING	QUANTITY (EST.)	CONTAINER SIZE %
TREES	OLEA EUROPAEA 'MAJESTIC BEAUTY' MAJESTIC BEAUTY FRUITLESS OLIVE	36" BOX	30"x25" AS SHOWN	50 STREET 0 REMAIN 0 VUA	MOD	1	100%
TREES	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	10' B.T.F.	50"x15" AS SHOWN	120 STREET 50 REMAIN 0 VUA	MOD	4	100%
TREES	ULMUS PARVIFOLIA 'ALLEE' ALLEE CHINESE ELM	36" BOX	50"x35" AS SHOWN	0 STREET 50 REMAIN 50 VUA	MOD	2	100%
TREES	METROSIDEROS EXCELSUS NEW ZEALAND CHRISTMAS TREE	24" BOX	30"x15" AS SHOWN	STREET TREE	MOD	3	100%
TREES	BAUHINIA BLAKEANA HONG KONG ORCHID TREE	24" BOX	20"x25" AS SHOWN	STREET TREE	MOD	3	100%
SHRUBS	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	15 GALLON	18"x24" AS SHOWN	50 STREET 0 REMAIN 10 VUA	LOW	5	100%
SHRUBS	ANAGOZANTHOS 'CAPE AURORA' CAPE AURORA KANGAROO PAW	1 GALLON	30"x24" AS SHOWN	35 STREET 0 REMAIN 6 VUA	LOW	35	100%
SHRUBS	ANAGOZANTHOS FLAVIDUS 'BUSH GEMS' BUSH GEMS KANGAROO PAW	5 GALLON	4"x3" AS SHOWN	20 STREET 0 REMAIN 0 VUA	LOW	10	100%
SHRUBS	AUCUBA JAPONICA 'MR. GOLDSTRIKE' MR. GOLDSTRIKE AUCUBA	15 GALLON	8"x5" AS SHOWN	20 STREET 0 REMAIN 0 VUA	LOW	2	100%
SHRUBS	JUNCUS INFLEXUS 'BLUE ARROWS' BLUE ARROWS RUSH	5 GALLON	3"x1" AS SHOWN	14 STREET 0 REMAIN 6 VUA	LOW	7	100%
SHRUBS	KALANCHOE THYRSIFLORA 'DESERT ROSE' DESERT ROSE PADDLE PLANT	5 GALLON	18"x18" AS SHOWN	8 STREET 0 REMAIN 0 VUA	LOW	4	100%

LANDSCAPE CONCEPT PLANT PALETTE

SYMBOL	BOTANICAL NAME VARIETY	CONTAINER SIZE	MATURE SIZE (HxW) O.C.	PLANT YARD	WUCOLS RATING	QUANTITY (EST.)	CONTAINER SIZE %
SHRUBS	LEUCODENDRON SALIGNUM 'BLUSH' WILLOW CONE BUSH	5 GALLON	3"x5" 48" O.C.	22 STREET 0 REMAIN 7 VUA	LOW	11	100%
SHRUBS	LOMANDRA CONFERTIFOLIA 'SEASCAPE' SEASCAPE MAT RUSH	1 GALLON	24"x30" 24" O.C.	7 STREET 0 REMAIN 0 VUA	LOW	28	100%
SHRUBS	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE DWARF MAT RUSH	5 GALLON	5"x3" 36" O.C.	0 STREET 6 REMAIN 6 VUA	LOW	43	100%
SHRUBS	NANDINA DOMESTICA 'RED TIDE' RED TIDE HEAVENLY BAMBOO	5 GALLON	3"x3" AS SHOWN	18 STREET 0 REMAIN 0 VUA	LOW	9	100%
SHRUBS	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GALLON	1"x2" 24" O.C.	32 STREET 0 REMAIN 0 VUA	LOW	65	100%
SHRUBS	PHORMIUM 'BLACK ADDER' BLACK ADDER NEW ZEALAND FLAX	15 GALLON	4"x3" AS SHOWN	40 STREET 0 REMAIN 10 VUA	LOW	4	100%
SHRUBS	PITTSPOREUM TENUIFOLIUM 'OLIVER TWIST' OLIVER TWIST KOHUHU	15 GALLON	3"x5" 48" O.C.	0 STREET 70 REMAIN 0 VUA	LOW	7	100%
SHRUBS	SEDUM x 'AUTUMN JOY' AUTUMN JOY STONECROP	5 GALLON	2"x2" 30" O.C.	20 STREET 0 REMAIN 0 VUA	LOW	10	100%
SHRUBS	SENECIO MANDRALISCAE KLEINIA	1 GALLON	1"x3" 24" O.C.	14 STREET 0 REMAIN 2 VUA	LOW	54	100%
SHRUBS	STRELITZIA NICOLAI GIANT BIRD OF PARADISE	15 GALLON	3"x5" 48" O.C.	10 STREET 0 REMAIN 0 VUA	LOW	1	100%
SHRUBS	VERBENA 'LANAI TWISTER' LANAI TWISTER VERBENA	1 GALLON	1"x2" AS SHOWN	17 STREET 0 REMAIN 0 VUA	MOD	17	100%
SHRUBS	ZAMIA PUMILA COONTIE	15 GALLON	3"x5" AS SHOWN	110 STREET 20 REMAIN 20 VUA	MOD	11	100%



CONCEPT PLANTING PLAN



SAN DIEGO CITY LANDSCAPE NOTES:

ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5'.
 MINIMUM TREE SEPARATION DISTANCES -
 TRAFFIC SIGNAL, STOP SIGN - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
 ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) - 10 FEET
 DRIVEWAYS - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 NON-BIODEGRADABLE TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL. A BOLD SYMBOL FOR EACH ROOT BARRIER LOCATION AND IDENTIFICATION OF THE TYPE OF ROOT BARRIER TO BE PROVIDED ON REQUIRED LANDSCAPE DOCUMENTATION PLANS.
 HIGH WATER USE PLANTS SHALL BE LIMITED TO NOT MORE THAN 10 PERCENT OF THE TOTAL DEVELOPED LANDSCAPE AREA. ALL OTHER PLANTINGS SHALL BE COMPOSED OF MODERATE AND LOW-WATER-USE PLANT MATERIAL.
 IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO'S LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 ALL EXISTING LANDSCAPING TO REMAIN SHALL BE PROTECTED IN PLACE. SHOULD ANY LANDSCAPING BE DAMAGED OR REMOVED DURING THE COURSE OF DEMOLITION/CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN LIKE KIND TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

SOIL COMPACTION -
 PRIOR TO FINAL LANDSCAPE INSTALLATION IN AREAS DISTURBED DUE TO CONSTRUCTION AND WHERE LANDSCAPING WILL BE PLACED, THE SUBSOILS BELOW THE TOPSOIL LAYER SHALL BE SCARIFIED AT LEAST 6 INCHES. IF UPPER LAYERS OF TOPSOIL EXISTS OR IS IMPORTED, INCORPORATE THE UPPER TOPSOIL MATERIAL TO AVOID STRATIFIED LAYERS.
 SOIL AMENDMENTS -
 LANDSCAPE TOPSOIL IMPROVEMENTS PLAY A SIGNIFICANT ROLE IN MAINTAINING PLANT AND LAWN HEALTH PLUS IMPROVES THE SOIL'S CAPACITY TO RETAIN MOISTURE, WHICH WILL REDUCE RUNOFF FROM THE WATER QUALITY DESIGN STORM AND IMPROVE WATER QUALITY. THE SAN DIEGO LANDSCAPE REGULATIONS SHALL BE ADHERED TO FOR LANDSCAPED AREAS.
 MAINTENANCE:
 ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT STANDARDS. IRRIGATION SYSTEM SHALL BE MAINTAINED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 ANY REQUIRED PLANTING THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 CALENDAR DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF THE PLANT MATERIAL SHOWN ON THE APPROVED PLAN. REQUIRED SHRUBS OR TREES THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 15 GALLON SIZE OR 60-INCH BOX SIZE MATERIAL, RESPECTIVELY. DEVELOPMENT SERVICES MAY AUTHORIZE ADJUSTMENT OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHERE MATERIAL REPLACEMENT WOULD OCCUR IN INACCESSIBLE AREAS OR WHERE THE EXISTING PLANT BEING REPLACED IS LARGER THAN A 15 GALLON SHRUB OR 60-INCH BOX TREE.

OCEAN BEACH STREET TREE NOTES:

PER THE CITY OF SAN DIEGO OCEAN BEACH COMMUNITY PLAN (FIGURE B-1, TABLE B.2), THE FOLLOWING STREET TREE SPECIES ARE APPROVED FOR USE. SPECIES CHOSEN FOR THIS PROJECT ARE HIGHLIGHTED.
 ABBOTT STREET (BEACH TREE DISTRICT):
 CALODENDRUM CAPENSE - CAPE CHESTNUT (MAJOR TREE THEME)
 METROSIDEROS EXCELSUS - NEW ZEALAND CHRISTMAS TREE (MAJOR TREE THEME)
 KOELREUTERIA BIPINNATA - CHINESE FLAME TREE (ALTERNATE TREE)
 MELALEUCA QUINQUENARIA - PAPERBARK TREE (ALTERNATE TREE)
 WASHINGTONIA ROBUSTA - MEXICAN FAN PALM (ALTERNATE TREE)
 MUIR AVENUE (CENTRAL OCEAN BEACH TREE DISTRICT):
 BAUHINIA BLAKEANA - HONG KONG ORCHID TREE (MAJOR TREE THEME)
 TABEBUIA IMPETIGINOSA - PINK TRUMPET TREE (MAJOR TREE THEME)
 WASHINGTONIA ROBUSTA - MEXICAN FAN PALM (ALTERNATE TREE)

REVIEW ONLY NOT FOR CONSTRUCTION



METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
(619) 564-6091
metromap.sd@gmail.com

REVISIONS:

VACANT PROPERTY
ABBOTT STREET & MUIR STREET
SAN DIEGO, CA 92107

MAP DATE: 06/16/14
SURVEY DATE: 06/05/14
SCALE: 1/8"=1'-0"
DRAWN BY: VF
JOB No:

SHEET TITLE:
TOPOGRAPHIC SURVEY

PROPERTY LEGAL DESCRIPTION
LOT 21, 22 AND 23, MAP 1189 (OCEAN BAY BEACH)
ASSESSORS PARCEL NUMBER
448-043-17, 18 AND 19
BASIS OF ELEVATIONS
CITY OF SAN DIEGO BENCHMARK
MONUMENT DESCRIPTION: BRASS PLUG
LOCATION: TOP OF CURB, SOUTH CORNER
ABBOTT STREET & LONG BRANCH AVENUE
DATUM: NGVD 29 (MSL)
ELEVATION: 10.08 FEET

NOTE
THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OR EXTENSION OF THE TOPOGRAPHY.

THIS IS NOT A SURVEY OF PROPERTY LINES OR A RECORD OF SURVEY. THE LOCATION OF THE PROPERTY BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION INCLUDING SURVEY MAPS, PLANS, NOTES AND TITLE DOCUMENTS RELATING TO THE BOUNDARY AND/OR EASEMENT LINES DEPICTED HEREON TO SHOW THE APPROXIMATE LOCATION OF THESE LINE RELATIVE TO TOPOGRAPHIC FEATURES.

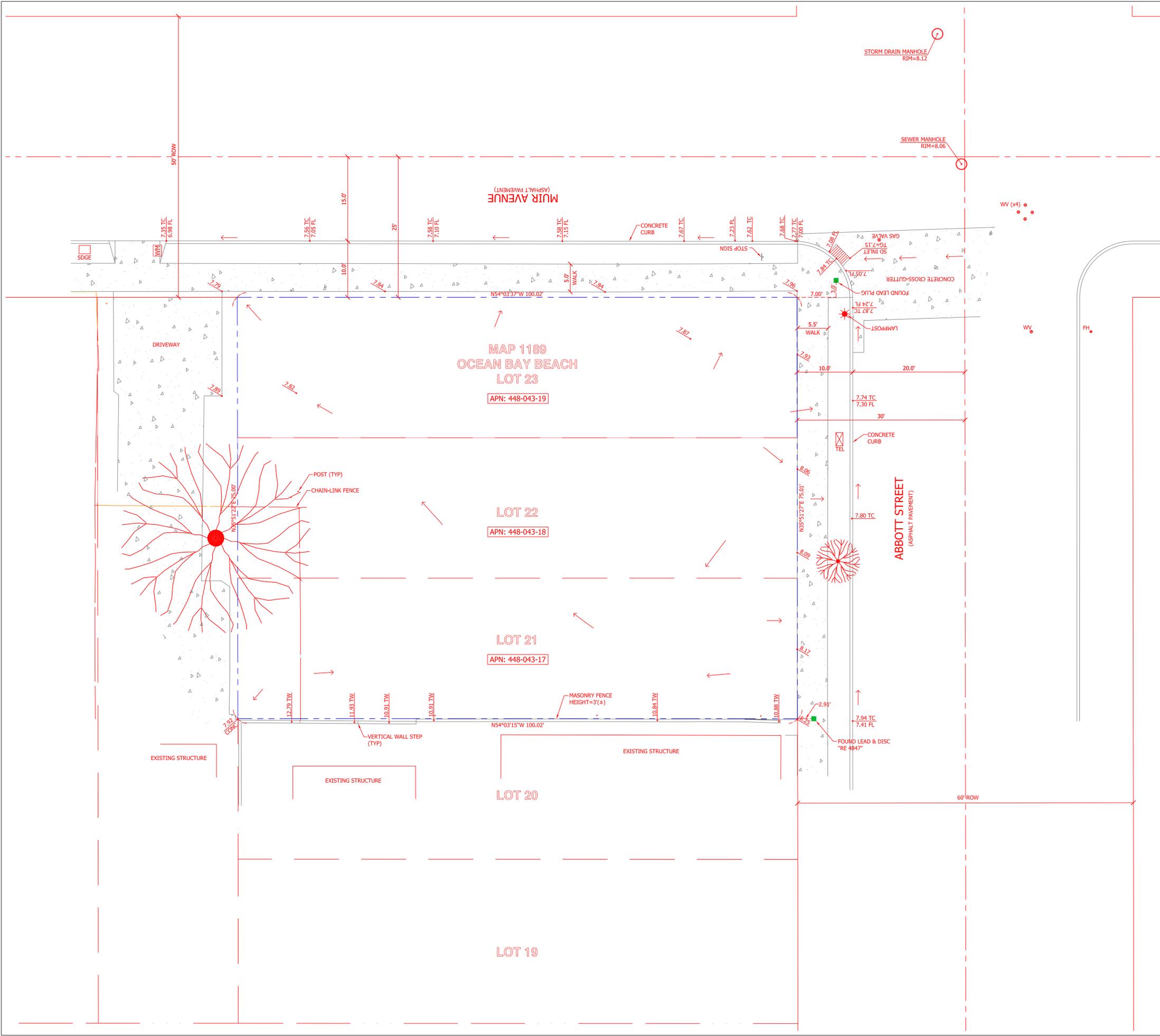
LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM RECORDS PROVIDED BY THE UTILITY COMPANIES AND/OR FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

LEGEND

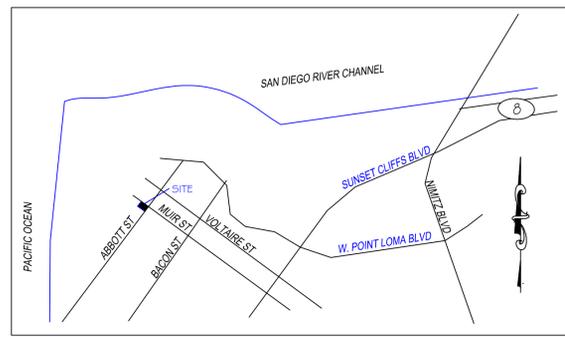
- PROPERTY LINE
- CENTER LINE
- LOT LINE
- RIGHT OF WAY
- EDGE OF CONCRETE
- CONCRETE CURB
- MASONRY WALL
- CONCRETE SURFACE
- SURFACE FLOW
- GROUND COUNTOUR (5' INTERVAL)
- GROUND COUNTOUR (1' INTERVAL)
- (NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
- BOUNDARY LINE DATA
- SPOT ELEVATION
- TREE (TRUNK DRAWN TO SCALE)

ABBREVIATIONS

AP	ANGLE POINT	MH	MANHOLE
ASPH	ASPHALT	PP	UTILITY POLE
CONC	CONCRETE	ROW	RIGHT OF WAY
DI	DRAIN INLET	SS	SANITARY SEWER
EL	ELEVATION	TC	TOP OF CURB
FH	FIRE HYDRANT	TG	TOP OF GRATE (DRAIN)
FL	FLOWLINE	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
GRND	GROUND	WM	WATER METER



SMALL LOT SUBDIVISION - TENTATIVE MAP NO. 2097872



VICINITY MAP
NO SCALE

GENERAL NOTES:

- EXISTING ZONING: RM-2-4, BEACH PARKING IMPACT OVERLAY ZONE, AIRPORT APPROACH OVERLAY ZONE, RESIDENTIAL TANDEM PARKING OVERLAY ZONE, COASTAL OVERLAY ZONE (NON-APPEALABLE AREA 2), COASTAL HEIGHT LIMIT OVERLAY ZONE.
- COMMUNITY PLAN: OCEAN BEACH
- PROPOSED ZONING: SAME AS EXISTING
- EXISTING LOTS: 3, PROPOSED PARCELS: 3
- SEWER SERVICE: CITY OF SAN DIEGO
- WATER SERVICE: CITY OF SAN DIEGO
- FIRE PROTECTION: CITY OF SAN DIEGO
- GAS AND ELECTRIC: SDG&E
- TELEPHONE SERVICE: PACIFIC BELL
- TOTAL SITE AREA: 7,500 SF (0.172 AC)

GRADING DATA

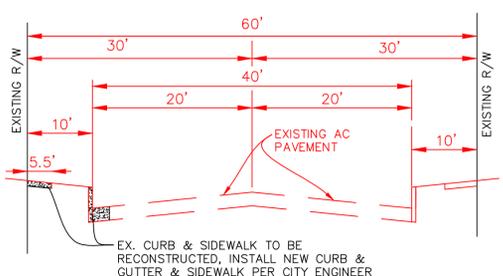
- TOTAL AMOUNT OF SITE TO BE GRADED: 0 S.F.
- PERCENT OF TOTAL SITE DISTURBED: 100%
- AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 0 S.F.
- PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 0%
- AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 S.F.
- PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0%
- AMOUNT OF CUT: 0 CUBIC YARDS
- AMOUNT OF FILL: 25 CUBIC YARDS
- MAXIMUM DEPTH OF FILL: 2.0 FEET
- MAXIMUM DEPTH OF CUT: 0 FEET
- AMOUNT OF IMPORT SOIL: 25 CUBIC YARDS
- ROOF DRAINS SHALL OUTLET TO LANDSCAPING AREAS

TRANSPORTATION:

PER TABLE 142-05C OF THE SAN DIEGO MUNICIPAL CODE, THE RECOMMENDED PARKING REQUIREMENT FOR THIS PROJECT IS 2.0 PARKING SPACES PER 2-BEDROOM UNIT, OR 6 REQUIRED PARKING SPACES. THE PROJECT PROPOSES 6 COVERED GARAGE PARKING SPACES.

LEGAL DESCRIPTION:

LOTS 21, 22 & 23 OF BLOCK 91, OF OCEAN BAY BEACH MAP NO. 1189



TYPICAL STREET SECTION - ABBOTT STREET
NOT TO SCALE

LEGEND:

SYMBOL	ITEM
x 93.5	EXISTING SPOT ELEVATION
---	TENTATIVE MAP BOUNDARY
- - - -	EXISTING LOT LINE
FF	FINISH FLOOR
FG	FINISH GRADE
TC	TOP OF CURB
FL	GUTTER FLOW LINE

REFERENCE DRAWINGS:

MAP 1189
DWG 8389-L
DWG 12558-3-D

MINIMUM SETBACKS:

FRONT 15' MIN. FROM PL (20' STANDARD)
SIDEYARD 7.5' FROM PL (10% SITE WIDTH)
STREETYARD 10' FROM PL
REAR 15' FROM PL

OWNER:

PHILIP COVINGTON, COMPASS CAPITAL VENTURES, INC
PO BOX 928170
SAN DIEGO, CA 92192

PHILIP COVINGTON DATE

ASSESSOR'S PARCEL NUMBER:

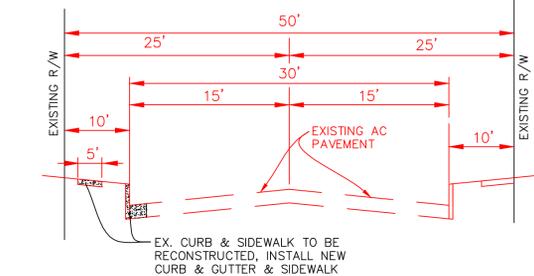
448-043-17-00, 18-00, 19-00

BENCHMARK:

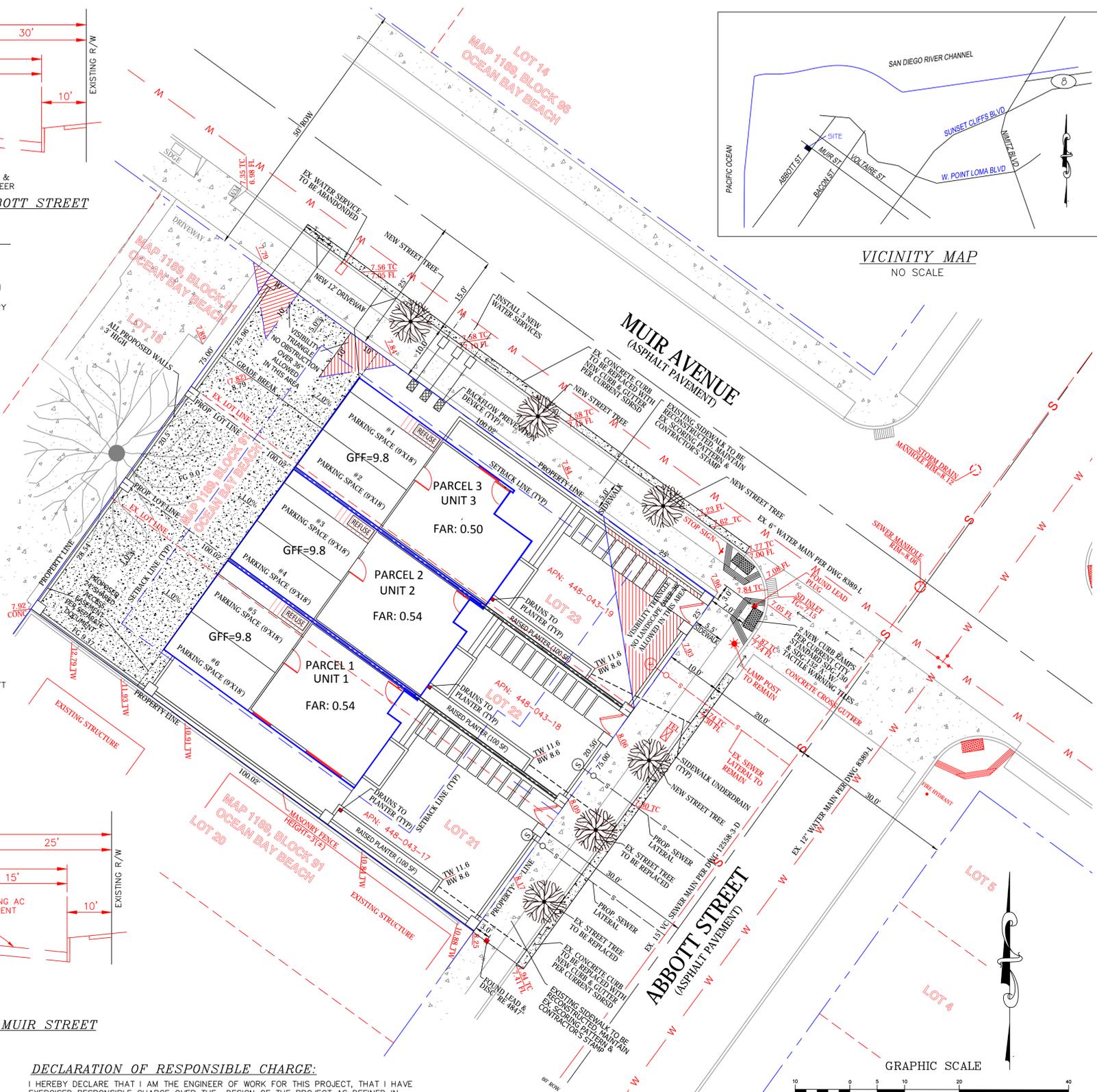
BRASS PLUG, TOP OF CURB, SOUTH CORNER OF ABBOTT STREET & LONG BRANCH AVENUE
ELEV: 10.08 MSL

PROJECT ADDRESS:

WEST CORNER AT INTERSECTION OF ABBOTT STREET & MUIR STREET, SAN DIEGO, 92107



TYPICAL STREET SECTION - MUIR STREET
NOT TO SCALE



DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

NAME: DANIEL TOBAR, PE, LS DATE

TOPOGRAPHIC SOURCE:

METROPOLITAN MAPPING
DATED: 06/05/2014

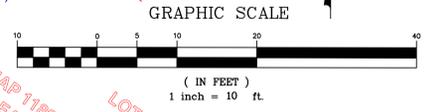
APPROVAL NUMBERS:

CDP: 2097871
TM: 2097872
SDP: 2097875

- Revision 7: 05/22/2017
- Revision 6: 12/20/2016
- Revision 5: 06/27/2016
- Revision 4: 10/28/2015
- Revision 3: 08/25/2015
- Revision 2: 01/14/2015
- Revision 1: 12/08/2014

ON-SITE UTILITY TABLE

UTILITY	LOCATION
ELECTRICAL	UNDERGROUND
GAS	UNDERGROUND
WATER/SEWER	UNDERGROUND
TELEPHONE	UNDERGROUND
CABLE	UNDERGROUND



PTS #384058 IO#24005003 CCS83: 1854-6251 LC: 214-1691

SMALL LOT SUBDIVISION
TENTATIVE MAP, SITE DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT

SHEET 10 OF 10
CREATED 09/10/2014