



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 26, 2018 REPORT NO. HO-18-084

HEARING DATE: October 3, 2018

SUBJECT: SPRUCE CANYON TM/SDP/NDP - Process Three Decision

PROJECT NUMBER: [531900](#)

OWNER/APPLICANT: Spruce Canyon Landings, LLC

SUMMARY

Issue: Should the Hearing Officer approve the subdivision of an existing single-family lot into three parcels for the development of three new single-family dwelling units at 1037 W. Spruce Street, in the RM-2-5 zone, within the Uptown Community Plan area?

Staff Recommendations:

1. Approve Tentative Map No. 1880787
2. Approve Site Development Permit No. 1880786
3. Approve Neighborhood Development Permit No. 2196269

Community Planning Group Recommendation: On November 7, 2017, the Uptown Planners voted 11-0-1 to recommend approval of the proposed project with no recommendations or conditions (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects (Attachment 8). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 10, 2018, and the opportunity to appeal that determination ended August 24, 2018.

BACKGROUND

The 0.15-acre site is located at 1037 W. Spruce Street, between Horton Avenue and Union Street, approximately 900 feet east of Interstate 5, in an urban, developed, residential neighborhood that is served by all existing utilities and improved rights-of-way. The site is designated by the Uptown

Community Plan for Residential-Medium development at 16-29 dwelling units per acre, or 2-4 units allowed onsite. The site is located in the RM-2-5 zone, which allows multiple dwelling unit development at a rate of one unit per 1,500 square feet of lot area, or a maximum of four units allowed onsite. The site is also located in the San Diego International Airport Influence Review Area 1, Airport Approach Overlay Zone, The Federal Aviation Administration (FAA) Part 77 Noticing Area, Very High Fire Hazard Severity Zone and Transit Priority Area (TPA).

The site is developed with a one-story, single-family residence built in 1949, which is not an individually designated historical resource and is not located within a designated historical district. The San Diego Municipal Code (SDMC) requires evaluation of projects sites containing a structure 45+ years old to determine whether any potentially significant historical resource exists onsite. City Historic Staff reviewed the project site and determined it does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The site slopes down towards the west following the existing grade of W. Spruce Street, with onsite elevations ranging from approximate 180 feet above Mean Sea Level (MSL) at the northeast to 160 feet above MSL at the southwest. The site is surrounded on all sides by existing multi-family development and does not contain nor is adjacent to any Environmentally Sensitive Lands (ESL) as defined by the SDMC or Multi-Habitat Planning Area (MHPA) lands.

DISCUSSION

The proposed project would demolish the existing single-family unit, subdivide the site into three residential lots and construct a single-family unit on each lot. Each single-family unit would be three stories with three bedrooms, a roof deck and an attached two-car garage. Unit sizes would range from 2,386 to 2,507 square feet and lot sizes would range from 2,195 to 2,267 square feet. Two of the units would take access from W. Spruce Street and one would be accessed from an existing private access easement which connects to Union Street at the southwest boundary of the site.

The project has been designed and conditioned to comply with all applicable Land Development Code (LDC) regulations including lot dimensions, density, height, setbacks, floor area ratio, parking, exterior open space and landscaping, with the exception of setback deviations requested by the applicant, which are discussed below. The project has been conditioned to provide additional public right-of-way dedication along Union Street and to construct new curb, gutter, sidewalk and curb ramps adjacent to the project site along W. Spruce Street and Union Street.

Setback Deviation Requests:

The first deviation would allow an 8.5-foot front yard setback where 15 feet is required for the proposed Parcel Three, located at the corner of W. Spruce Street and Union Street. The second deviation would allow a six-foot rear yard setback where 15 feet is required for the proposed Parcel One, located at the northeastern end of the site.

These deviations are requested based on the SDMC-designated front and rear yards for the project site. For small lot subdivisions, the yards are designated based on the configuration of the existing, original lot. Per the SDMC, the front yard of a corner lot is defined as the shorter of the two sides fronting a public street. The shortest frontage is an isolated 20-foot long section of Union Street located along the southwesterly side of the original lot.

Although all other portions of Union Street adjacent to the site have been vacated with the remainder of Parcel Three facing a private access easement, this side is considered the front yard per the SDMC. Therefore, the SDMC-defined rear yard is the northeasterly property line which abuts adjacent multi-family residential development. The setback deviations are requested to facilitate the orientation of proposed residential units towards the W. Spruce Street and Union Street frontages in a manner consistent with and sensitive to the existing surrounding residential development. Please see the draft permit findings in Attachment 4 for additional information.

Required Permits:

A Process Three Tentative Map (TM) is required per SDMC Section [125.0410](#) to subdivide the existing lot into three residential lots. A Process Three Site Development Permit (SDP) is required because the applicant has designed the project as a small lot subdivision, which is subject to the Supplemental Regulations described in SDMC Section [143.0365](#). As described in SDMC Section [143.0915\(b\)\(2\)](#), this is considered an in-fill project because its located in a TPA. As an in-fill project, a Process Two Neighborhood Development Permit (NDP) is required per SDMC Section [143.0920](#) to allow the requested setback requirement deviations. As required by the SDMC, all discretionary actions associated with this project have been consolidated for consideration by the Hearing Officer, with appeal rights to the Planning Commission.

Existing Overhead Utilities Underground Waiver:

The site is served by existing overhead utility lines located on the opposite side of W. Spruce Street. SDMC Section [144.0240](#) allows the subdivider to apply for a waiver of the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined that the requested waiver qualifies under the guidelines of SDMC Section [144.0242\(c\)](#) in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Notwithstanding the requested waiver, the project is required to underground any new service run to any new or proposed structures within the subdivision per the Tentative Map conditions.

Community Plan and General Plan Analysis:

The project site is located in the Middletown neighborhood of the Uptown Community Plan, which designates the site for Residential-Medium development at 16-29 dwelling units per acre, or 2-4 units allowed onsite. The General Plan also designates the site for residential development. The project would further the Uptown Community Plan Land Use goal to provide residential densities appropriate to each neighborhood as the three proposed units falls within the recommended density range of 2-4 units for this site. The Land Use goal for retention of residential neighborhood character is met through the provision of three residential units in an established residential neighborhood on a site surrounded on all sides by multi-family residential development.

The Uptown Land Use policy to provide a diverse mix of housing types consistent with allowable densities is also met in that the project would provide three detached, single-family units on separate lots in a neighborhood that consists primarily of attached, multi-family units. The project would assist with the General Plan Residential Design goal to provide infill housing and new construction this is sensitive to the character and quality of existing neighborhoods and the policy to provide innovative designs for a variety of housing types to meet the needs of the population.

Therefore, the demolition of one single-family unit and the construction of three new single-family units on individual lots in an established, residential neighborhood complies with the General Plan and Uptown Community Plan goals, policies, land use and density recommendations.

Airport Land Use Consistency Determination:

On September 17, 2017, the San Diego County Regional Airport Authority (SDCRAA) determined that the proposed project is conditionally consistent with the San Diego International Airport (SDIA) Land Use Compatibility Plan (ALUCP). As requested by the SDCRAA in their determination, permit conditions have been added requiring the recordation of an aviation easement for airspace for the property.

CONCLUSION

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of LDC. Staff has provided draft findings and permit conditions to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed and conditioned.

ALTERNATIVES

1. Approve Tentative Map No. 1880787, Site Development Permit No. 1880786 and Neighborhood Development Permit No. 2196269, with modifications.
2. Deny Tentative Map No. 1880787, Site Development Permit No. 1880786 and Neighborhood Development Permit No. 2196269, if the findings required to approve the project cannot be affirmed.

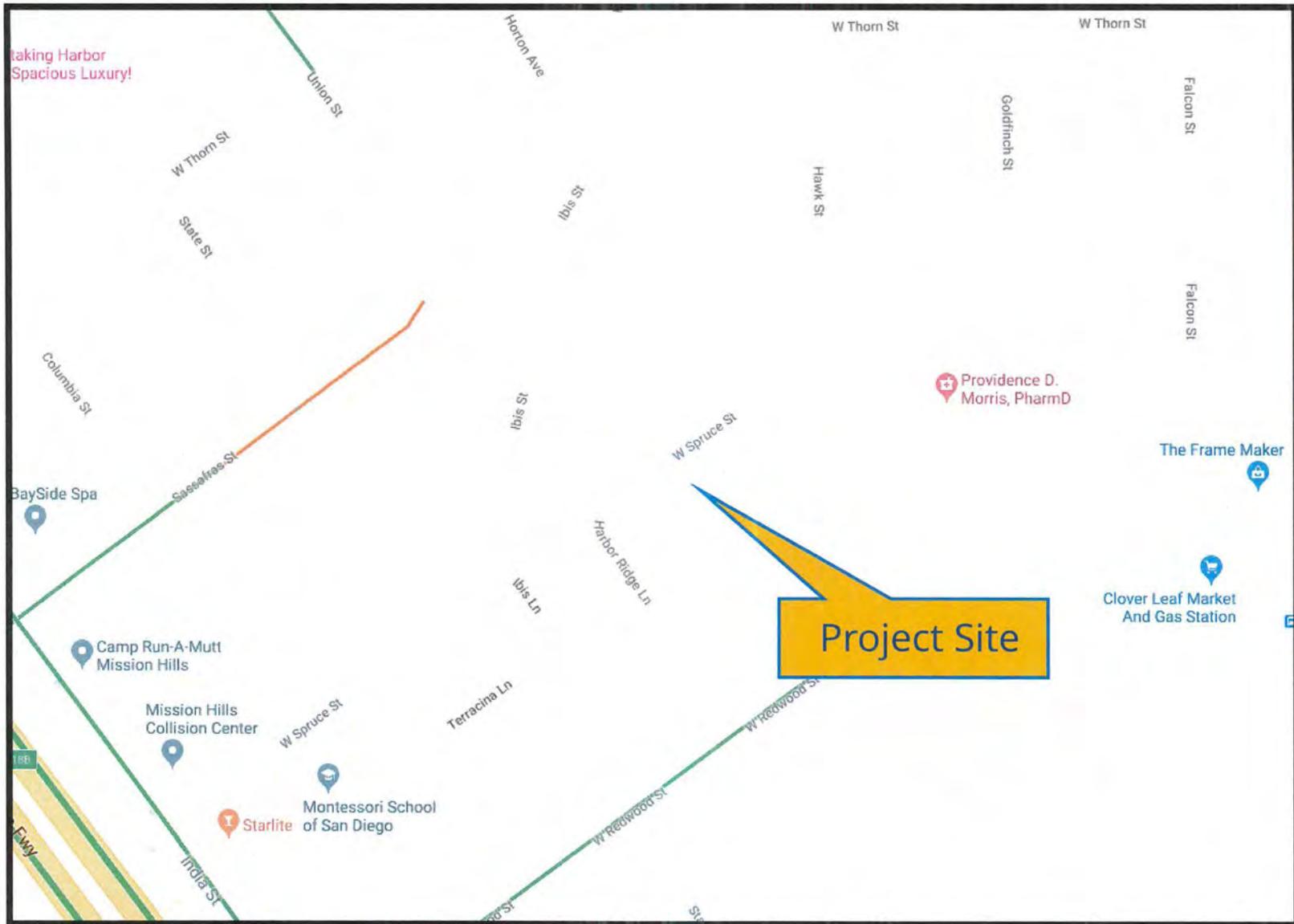
Respectfully submitted,



Paul Godwin, Development Project Manager

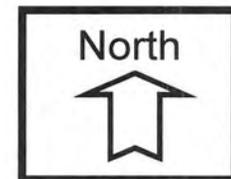
Attachments:

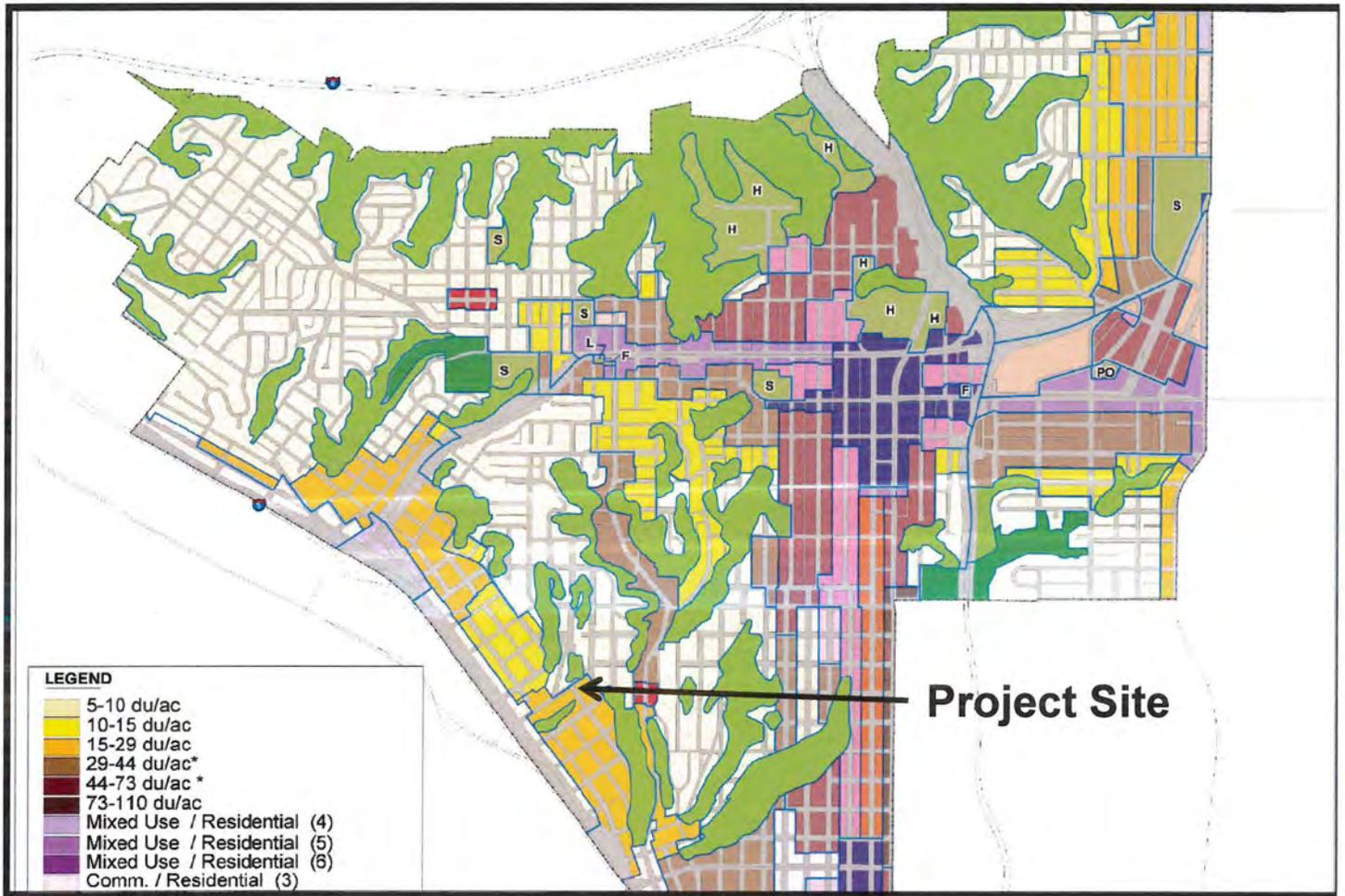
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project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



Project Location Map

Spruce Canyon – 1037 W. Spruce Street
PROJECT NO. 531900





Land Use Map

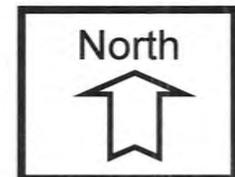
Spruce Canyon - 1037 W. Spruce Street
PROJECT NO. 531900





Aerial Photo

Spruce Canyon - 1037 W. Spruce Street
PROJECT NO. 531900



HEARING OFFICER
RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT NO. 1880786
NEIGHORHOOD DEVELOPMENT PERMIT NO. 2196269
SPRUCE CANYON TM/SDP/NDP - PROJECT NO. 531900

WHEREAS, SPRUCE CANYON LANDINGS, a CALIFORNIA LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego to allow the subdivision of one parcel into three single-family residential lots and the development of three single-family dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1880786 and Neighborhood Development Permit No. 2196269), on portions of a 0.15-acre site;

WHEREAS, the project site is located at 1037 W. Spruce Street in the RM-2-5 zone, within the Uptown Community Plan;

WHEREAS, the project site is legally described as Lot 14 of Spruce Canyon Townhomes, according to Map Thereof No. 14413, filed in the Office the County Recorder of San Diego County, July 2, 2002;

WHEREAS, on August 10, 2018, 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 15332, In-Fill Development Projects and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on October 3, 2018, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1880786 and Neighborhood Development Permit No. 2196269 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1880786 and Neighborhood Development Permit No. 2196269:

Site Development Permit Findings [SDMC Section 126.0505] and Neighborhood Development Permit Findings [SDMC Section 126.0404]

Findings for all Site Development Permits and Neighborhood Development Permits:

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

The 0.15-acre site is located in a developed, urban, residential neighborhood that is served by all existing utilities and improved rights-of-way and is surrounded on all sides by existing multi-family development. The proposed development would demolish an existing single-family unit, subdivide the site into three residential lots and construct a single-family unit on each lot. The site is designated by the Uptown Community Plan for Residential-Medium development at 16-29 dwelling units per acre, or 2-4 units allowed onsite and the General Plan also designates the site for residential development.

The project would further the Uptown Community Plan Land Use goal to provide residential densities appropriate to each neighborhood as the three proposed units fall within the recommended site density range of 2-4 units. The Land Use goal for retention of residential neighborhood character is met through the provision of three residential units in an established residential neighborhood on a site surrounded on all sides by multi-family residential development.

The Uptown Community Plan Land Use policy to provide a diverse mix of housing types consistent with allowable densities is also met in that the project would provide three detached, single-family units on separate lots in a neighborhood that consists primarily of attached, multi-family units. The project would assist with the General Plan Residential Design goal to provide infill housing and new construction this is sensitive to the character and quality of existing neighborhoods and the policy to provide innovative designs for a variety of housing types to meet the needs of the population.

Therefore, the demolition of one single-family unit and the construction of three new single-family units on individual lots in an established residential neighborhood complies with the General Plan and Uptown Community Plan goals, policies, land use and density recommendations.

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

The 0.15-acre site is located in a developed, urban, residential neighborhood that is served by all existing utilities and improved rights-of-way.

The site is surrounded on all sides by existing multi-family development and does not contain nor is adjacent to any Environmentally Sensitive Lands (ESL) as defined by the SDMC or Multi-Habitat Planning Area (MHPA) lands. The proposed project would demolish an existing single-family unit, subdivide the site into three residential lots and construct a single-family unit on each lot.

The proposed development has been designed to conform with the City of San Diego codes, policies and regulations which focus on the protection of the public's health, safety and welfare. The project permit includes conditions of approval and exhibits to achieve compliance with the applicable SDMC regulations. The conditions of approval require the review and approval of all construction plans by professional staff to ensure they comply with all relevant structural, plumbing, mechanical, electrical, seismic, engineering and fire regulation requirements. Construction inspections, including final inspection and certificate of occupancy issuance are required to assure construction permits are implemented in accordance with the approved plans.

The project has been conditioned to provide additional public right-of-way dedication along Union Street and to construct new curb, gutter, sidewalk and curb ramps adjacent to the project site along W. Spruce Street and Union Street. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development Projects.

On September 17, 2017, the San Diego County Regional Airport Authority (SDCRAA) determined that the proposed project is conditionally consistent with the San Diego International Airport (SDIA) Land Use Compatibility Plan (ALUCP). As requested by the SDCRAA in their determination, permit conditions have been added requiring the recordation of an aviation easement for airspace for the property. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 0.15-acre site is located in a developed, urban, residential neighborhood that is served by all existing utilities and improved rights-of-way and is surrounded on all sides by existing multi-family development. The site is located in the RM-2-5 zone, which allows multiple dwelling unit development at a rate of one unit per 1,500 square feet of lot area, or a maximum of four units allowed onsite. The proposed development would demolish an existing single-family unit, subdivide the site into three residential lots and construct a single-family unit on each lot.

The project has been designed and conditioned to comply with all applicable Land Development Code (LDC) regulations including density, height, setbacks, floor area ratio, parking, exterior open space and landscaping, with the exception of setback deviations requested by the applicant, which are discussed below.

The project includes a request to deviate from the Land Development Code (LDC) setback requirements listed in San Diego Municipal Code Table 143-03C. The deviations are as follows:

1. On Parcel One allow a rear yard setback of six feet where 15 feet are required.
2. On Parcel Three allow a front yard setback of 8.5 feet where 15 feet are required.

These deviations are requested based on the SDMC-designated front and rear yards for the project site. For small lot subdivisions, the yards and setback are designated based on the configuration of the existing, original lot. Per the SDMC, the front yard of a corner lot is defined as the shorter of the two sides fronting a public street. The shortest frontage is an isolated 20-foot long section of Union Street right-of-way located along the southwesterly side of the original lot. Although all other portions of Union Street adjacent to the site have been vacated with the remainder of Parcel Three facing a private access easement, this side is considered the front yard per the SDMC. Therefore, the SDMC-defined rear yard is the northeasterly property line which abuts adjacent multi-family residential development. The setback deviations are requested to orient the front elevations of the proposed single-family dwelling units towards the W. Spruce and Union Street frontages in a manner consistent with and sensitive to the existing surrounding residential development.

With regard to the Parcel One rear yard deviation, this parcel provides a 15-foot setback from W. Spruce Street and a 15-foot setback between the opposing property line behind the structure, which functions as a rear yard. The side of Parcel One defined as a rear yard per the SDMC functions as a side yard based on the street orientation. Based on the above, the requested deviations meet the purpose and intent of the setback regulations while taking into account the small lot subdivision regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Neighborhood Development Permit Supplemental Findings [SDMC Section 126.0404(f)(1-2)]

- 1. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.**

The requested yard deviations will materially assist with the provision of in-fill housing on the site by allowing the site to be configured such that each of the three residences can be oriented towards the street, allowing the provision of single-dwelling unit development on individual lots.

- 2. Any proposed deviations are appropriate for the proposed location.**

Based on the configuration of this corner lot in a developed, urban, residential neighborhood, the deviations are appropriate because they would facilitate the orientation of the three new residential units towards the W. Spruce Street and Union Street frontages.

The front yard deviation proposed for Lot 3 is appropriate because there is only a 20-foot long section of Union Street impacted by the deviation with the remainder of the frontage consisting of a private access easement. The rear yard deviation proposed for Lot 1 is appropriate because the yard defined as "rear" functions as a side yard. The yard to be located opposite the street frontage, which would function as the rear yard, would provide a 15-foot setback. Therefore, the proposed deviations are appropriate for the proposed location.

Site Development Development Permit Supplemental Findings [SDMC Section 126.0505(b-m)]

None of these supplemental findings apply to the project as the site does not contain Environmentally Sensitive Lands, Steep Hillside, Archeological Sites, Traditional Cultural Properties or Historical Resources, nor is the site located in the Clairemont Mesa Height Limit Overlay Zone and the scope does not include a mobilehome park closure, condominium conversion or public right-of-way encroachments.

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, Site Development Permit No. 1880786 and Neighborhood Development Permit No. 2196269 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1880786 and Neighborhood Development Permit No. 2196269, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: October 3, 2018

IO#: 24007155

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: 24007155

SPACE ABOVE THIS LINE FOR RECORDER'S USE

HEARING OFFICER
SITE DEVELOPMENT PERMIT NO. 1880786
NEIGHORHOOD DEVELOPMENT PERMIT NO. 2196269
SPRUCE CANYON TM/SDP/NDP - PROJECT NO. 531900

This Site Development Permit No. 1880786 and Neighborhood Development Permit No. 2196269 is granted by the Hearing Officer of the City of San Diego to Spruce Canyon Landings, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 143.0302 and 143.0902. The 0.15-acre site is located at 1037 W. Spruce Street in the RM-2-5 zone, within the Uptown Community Plan. The project site is legally described as: Lot 14 of Spruce Canyon Townhomes, according to Map Thereof No. 14413, filed in the Office the County Recorder of San Diego County, July 2, 2002.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single-family unit and subdivide the parcel into three residential lots for the construction of three single-family units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 3, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single-family unit and construction of three single-family units on separate lots, each with three bedrooms, a roof deck and an attached two-car garage:
 1. Unit 1 on Parcel 1, Square Feet - 2,386 residence, 476 garage & 543 roof deck
 2. Unit 2 on Parcel 2, Square Feet - 2,386 residence, 476 garage & 543 roof deck
 3. Unit 3 on Parcel 3, Square Feet - 2,508 residence, 501 garage & 494 roof deck
- b. Setback deviations:
 1. On Parcel 1 allow a rear yard setback of six feet where 15 feet are required.
 2. On Parcel 3 allow a front yard setback of 8.5 feet where 15 feet are required.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 17, 2021.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.
8. 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.

9. 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.). The project site currently contains a single-family dwelling unit on one lot, which will be demolished and construct three single-family dwelling units on three separate lots. Therefore, the project is subject to the City's Inclusionary Affordable Housing Regulations.

AIRPORT REQUIREMENTS:

13. Prior to issuance of any building permits, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].
14. Prior to the issuance of any building permits, the Owner/Permittee shall grant an aviation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the aviation easement form provided by the San Diego County Regional Airport Authority.
15. Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an aviation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the aviation easement.

ENGINEERING REQUIREMENTS:

16. This Site Development Permit and Neighborhood Development Permit shall comply with all Conditions for the Tentative Map No. 1880787.
17. The project proposes to export 440 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
18. The drainage system proposed for this development is private and subject to approval by the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain Encroachment Maintenance Removal Agreements, from the City Engineer, for the three (3) sidewalk underdrains fronting Parcels 1, 2, and 3 in the W. Spruce Street Right-of-Way.
20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain Encroachment Maintenance Removal Agreements, from the City Engineer, for the landscape and irrigation fronting Parcels 1, 2, and 3 in the W. Spruce Street Right-of-Way.
21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain Encroachment Maintenance Removal Agreements, from the City Engineer, for the additional driveway pavement fronting Parcels 1 and 2 in the W. Spruce Street Right-of-Way, as shown on the approved Exhibit A.
22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of two (2) new 12-foot-wide driveways per current City Standards, adjacent to Parcels 1 & 2 on Spruce Street, to the satisfaction of the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of encroaching walls and planter boxes, adjacent to Parcels 1 on W. Spruce Street, to the satisfaction of the City Engineer.

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized portion of the existing driveway, adjacent to Parcel 1 on Spruce Street, with current City Standard curb, gutter and sidewalk, to the satisfaction of the City Engineer.

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the Parcels 1, 2, & 3 on Spruce Street, to the satisfaction of the City Engineer.

26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct a new sidewalk per current City Standard, adjacent to the Parcel 3 on Union Street as shown on the approved 'Exhibit A', to the satisfaction of the City Engineer.

27. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of the additional right of way adjacent to Parcel 3 per the approved 'Exhibit A', satisfactory to the City Engineer.

28. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

29. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construction of a new curb ramp per current City Standard, adjacent to the site on Union St. and Spruce Street, satisfactory to the City Engineer.

30. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of new curb and gutter per current City Standard adjacent to Parcel 3 along Union Street, satisfactory to the City Engineer.

31. 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.

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

LANDSCAPE REQUIREMENTS:

33. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in

accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Development Services Department.

34. 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.

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

36. 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.

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

PLANNING/DESIGN REQUIREMENTS:

38. Owner/Permittee shall maintain a minimum of six off-street parking spaces (two spaces per single-family unit) on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

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

TRANSPORTATION REQUIREMENTS:

41. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

42. Prior to the issuance of any Certificate of Occupancy, all public water and/or sewer facilities necessary to serve the development (including services and laterals) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

43. Prior to the issuance of any Permit to Work in the Public right-of-way, all sewer service laterals proposed to be located in or within five feet of a driveway shall be identified on a D-Sheet as both "PRIVATE - EMRA REQUIRED" and "CONSTRUCTED IN ACCORDANCE WITH FIG. 2-6". SDG's Fig. 2-6 must also be included on the improvement plan.

44. Prior to the issuance of any Certificate of Occupancy, all water service lines (except domestic lines for single family homes which utilize a passive purge style of fire sprinkler system) must pass through a permitted, private, above ground, backflow prevention device (BFPD).

45. Prior to the issuance of any Building Construction Permit, all proposed private sewer facilities within a public ROW or public easement must be located and labeled on an approved City Construction Record Drawing (D-Sheet) so as to clearly convey all of the following: the sewer line's status as "PRIVATE", its location relative to the nearest parallel property line, and its authorization to encroach (i.e. the approved EMRA #).

46. Prior to the issuance of any Building Construction Permit, the Owner/Permittee or Subdivider shall construct, or assure construction (via permit and bond), all required public water and/or sewer mains and ancillary facilities.

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.

ATTACHMENT 5

- 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 October 3, 2018, and [Approved Resolution Number].

ATTACHMENT 5

Permit Type/PTS Approval No.: SDP No. 1880786

NDP No. 2196269

Date of Approval: October 3, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin
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.

**Spruce Canyon Landings, a California
Limited Liability Company**
Owner/Permittee

By _____
NAME
TITLE

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

HEARING OFFICER
RESOLUTION NUMBER R- _____
TENTATIVE MAP NO. 1880787
SPRUCE CANYON TM/SDP/NDP - PROJECT NO. 531900

WHEREAS, Spruce Canyon Landings, a California Limited Liability Company, Subdivider, and William Mack, Engineer, submitted an application to the City of San Diego for Tentative Map No. 1880787 to allow the subdivision of one parcel into three single-family residential lots and the development of three single-family dwelling units, and to waive the requirement to underground existing offsite overhead utilities. The project site is located 1037 W. Spruce Street in the RM-2-5 zone, within the Uptown Community Plan. The property is legally described as Lot 14 of Spruce Canyon Townhomes, according to Map Thereof No. 14413, filed in the Office the County Recorder of San Diego County, July 2, 2002; and

WHEREAS, the Map proposes the Subdivision of a 0.15-acre site into three (3) residential lots; and

WHEREAS, on August 10, 2018, 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 15332, In-Fill Development Projects; 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; and

WHEREAS, on October 3, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 1880787 including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1880787:

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

The 0.15-acre site is located in a developed, urban, residential neighborhood that is served by all existing utilities and improved rights-of-way and is surrounded on all sides by existing multi-family development. The proposed subdivision would subdivide one existing parcel into three residential parcels to be developed with a single-family unit on each parcel. The site is designated by the Uptown Community Plan for Residential-Medium development at 16-29 dwelling units per acre, or 2-4 units allowed onsite and the General Plan also designates the site for residential development.

The subdivision would assist with furthering the Uptown Community Plan Land Use goal to provide residential densities appropriate to each neighborhood as the three proposed units falls within the recommended site density range of 2-4 units. The Land Use goal for retention of residential neighborhood character is met through the provision of three residential units in an established residential neighborhood on a site surrounded on all sides by multi-family residential development.

The Uptown Community Plan Land Use policy to provide a diverse mix of housing types consistent with allowable densities is also met in that the subdivision would provide three detached, single-family units on separate lots in a neighborhood that consists primarily of attached, multi-family units. The project would assist with the General Plan Residential Design goal to provide infill housing and new construction this is sensitive to the character and quality of existing neighborhoods and the policy to provide innovative designs for a variety of housing types to meet the needs of the population.

Therefore, the subdivision of one single-family parcel into three single-family parcels for the construction of three new single-family units in an established residential neighborhood, and its design or improvements, are consistent with the policies, goals and objectives of the applicable land use plan.

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

The 0.15-acre site is located in a developed, urban, residential neighborhood that is served by all existing utilities and improved rights-of-way and is surrounded on all sides by existing multi-family development. The site is located in the RM-2-5 zone, which allows multiple dwelling unit development at a rate of one unit per 1,500 square feet of lot area, or a maximum of four units allowed onsite. The proposed subdivision would demolish an existing single-family unit, subdivide the site into three residential lots and construct a single-family unit on each lot.

The subdivision has been designed and conditioned to comply with all applicable Land Development Code (LDC) regulations including density, lot size, lot dimension, height, setbacks, floor area ratio, parking, exterior open space and landscaping, with the exception of setback deviations requested by the applicant, which are discussed below.

The project includes a request to deviate from the Land Development Code (LDC) setback requirements listed in San Diego Municipal Code Table 143-03C. The deviations are as follows:

1. On Parcel One allow a rear yard setback of six feet where 15 feet are required.
2. On Parcel Three allow a front yard setback of 8.5 feet where 15 feet are required.

These deviations are requested based on the SDMC-designated front and rear yards for the project site. For small lot subdivisions, the yards and setback are designated based on the configuration of the existing, original lot. Per the SDMC, the front yard of a corner lot is defined as the shorter of the two sides fronting a public street. The shortest frontage is an isolated 20-foot long section of Union Street right-of-way located along the southwesterly side of the original lot. Although all other portions of Union Street adjacent to the site have been vacated with the remainder of Parcel Three facing a private access easement, this side is considered the front yard per the SDMC. Therefore, the SDMC-defined rear yard is the northeasterly property line which abuts adjacent multi-family residential development. The setback deviations are requested to orient the front elevations of the proposed single-family dwelling units towards the W. Spruce and Union Street frontages in a manner consistent with and sensitive to the existing surrounding residential development.

With regard to the Parcel One rear yard deviation, this parcel provides a 15-foot setback from W. Spruce Street and a 15-foot setback between the opposing property line behind the structure, which functions as a rear yard. The side of Parcel One defined as a rear yard per the SDMC functions as a side yard based on the street orientation.

Based on the above, the requested deviations meet the purpose and intent of the setback regulations while taking into account the small lot subdivision regulations.

The site is served by existing overhead utility lines located on the opposite side of W. Spruce Street. SDMC Section 144.0240 allows the subdivider to apply for a waiver of the requirement to underground existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined that the requested waiver qualifies under the guidelines of SDMC Section 144.0242(c) in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Notwithstanding the requested waiver, the project is required to underground any new service run to any new or proposed structures within the subdivision per the Tentative Map conditions.

Therefore, 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.

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

The 0.15-acre site is located at 1037 W. Spruce Street, between Horton Avenue and Union Street, approximately 900 feet east of Interstate 5, in an urban, developed, residential neighborhood that is served by all existing utilities and improved rights-of-way. The site is surrounded on all sides by existing multi-family development and does not contain nor is adjacent to any Environmentally Sensitive Lands (ESL) as defined by the SDMC, Multi-Habitat Planning Area (MHPA) lands or watercourses.

The proposed subdivision would demolish an existing single-family unit, subdivide the site into three residential lots and construct a single-family unit on each lot. The Uptown Community Plan, General Plan and RM-2-5 zoning all designate the site for residential development and the density proposed conforms to these plans and regulations.

The project has been conditioned to provide additional public right-of-way dedication along Union Street and to construct new curb, gutter, sidewalk and curb ramps adjacent to the project site along W. Spruce Street and Union Street. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development Projects. 3. 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 0.15-acre site is located at 1037 W. Spruce Street, between Horton Avenue and Union Street, approximately 900 feet east of Interstate 5, in an urban, developed, residential neighborhood that is served by all existing utilities and improved rights-of-way.

The site is surrounded on all sides by existing multi-family development and does not contain nor is adjacent to any Environmentally Sensitive Lands (ESL) as defined by the SDMC, Multi-Habitat Planning Area (MHPA) lands or watercourses. 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 0.15-acre site is located in a developed, urban, residential neighborhood that is served by all existing utilities and improved rights-of-way. The site is surrounded on all sides by existing multi-family development and does not contain nor is adjacent to any Environmentally Sensitive Lands (ESL) as defined by the SDMC or Multi-Habitat Planning Area (MHPA) lands. The proposed subdivision would demolish an existing single-family unit, subdivide the site into three residential lots and construct a single-family unit on each lot.

The proposed subdivision has been designed to conform with the City of San Diego codes, policies and regulations which focus on the protection of the public's health, safety and welfare. The subdivision and related project permit include conditions of approval and exhibits to achieve compliance with the applicable SDMC regulations. The conditions of approval require the review and approval of all construction plans by professional staff to ensure they comply with all relevant structural, plumbing, mechanical, electrical, seismic, engineering and fire regulation requirements. Construction inspections, including final inspection and certificate of occupancy issuance are required to assure construction permits are implemented in accordance with the approved plans.

The project has been conditioned to provide additional public right-of-way dedication along Union Street and to construct new curb, gutter, sidewalk and curb ramps adjacent to the project site along W. Spruce Street and Union Street. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development Projects.

On September 17, 2017, the San Diego County Regional Airport Authority (SDCRAA) determined that the proposed project is conditionally consistent with the San Diego International Airport (SDIA) Land Use Compatibility Plan (ALUCP). As requested by the SDCRAA in their determination, permit conditions have been added requiring the recordation of an aviation easement for airspace for the property. 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 is an existing private access easement located along the southwest border of the project site which provides access to the adjacent multi-family residential development and will also provide access to Lot Three that will be maintained as shown on the Tentative Map exhibit. Therefore 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.

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

The 0.15-acre site is located in a developed, urban, residential neighborhood that is served by all existing utilities and improved rights-of-way. The proposed subdivision would demolish an existing single-family unit, subdivide the site into three residential lots and construct a single-family unit on each lot.

Each new residential unit will be exposed on two elevations which allows for passive heating through daylight openings and passive cooling through cross-ventilation. Appropriate setbacks are provided between the structures to provide for additional light and airflow. Each unit will have the opportunity through building material, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible or future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The 0.15-acre site is located in a developed, urban, residential neighborhood that is served by all existing utilities and improved rights-of-way. The proposed subdivision would demolish an existing single-family unit, subdivide the site into three residential lots and construct a single-family unit on each lot. All applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees, affordable housing fees and other impact fees, will be paid at building permit issuance in accordance with the City's Public Facilities Financing Plan and Impact Fee Schedule. The site is surrounded on all sides by existing multi-family development and does not contain nor is adjacent to any Environmentally Sensitive Lands (ESL) as defined by the SDMC, Multi-Habitat Planning Area (MHPA) lands or watercourses. Therefore, 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.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1880787, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to Spruce Canyon Landings, a California Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Paul Godwin
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007155

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1880787
SPRUCE CANYON TM/SDP/NDP - PROJECT NO. 531900
ADOPTED BY RESOLUTION NO. R-_____ ON OCTOBER 3, 2018

GENERAL

1. This Tentative Map will expire October 17, 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 Parcel Map, unless otherwise noted.
3. 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.
4. The Parcel Map shall conform to the provisions of Site Development Permit No. 1880786 and Neighborhood Development Permit No. 2196269.
5. 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.

AIRPORT

6. Prior to recordation of the Parcel Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

8. 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.
9. 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

10. "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].
11. "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."
12. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
 - c. 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 setting monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

INFORMATION:

- The approval of this Tentative Map by the 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. 24007155

NOTICE OF EXEMPTION

ATTACHMENT 8

(Check one or both)

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

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

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

Project Name/Number: Spruce Canyon SDP/TM/NDP/531900

SCH No.: N.A.

Project Location-Specific: 1037 West Spruce Street, San Diego, CA 92103

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

Description of nature and purpose of the Project: **SITE DEVELOPMENT PERMIT (SDP), TENTATIVE MAP (TM) and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP)** for the small lot subdivision of one existing lot into three lots for the development of three single-family residential units with attached garages. The project proposes demolition of an existing single-family residence. The 0.150-acre site is within the RM-2-5 zone, and the area is designated residential development at a density range of 16-29 (residential-medium) dwelling units per acre in the Uptown Community Plan. The project includes deviations to the setback, stepback, architectural projection, and the ground floor habitable area Land Development Code requirements.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Andrew Greer, Spruce Canyon Landings, LLC, 3559 4th Avenue, San Diego, CA 92103, (619) 202-7283

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal for the small lot subdivision for the development of three single-family residential units would be consistent with the existing land use designation, and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

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

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

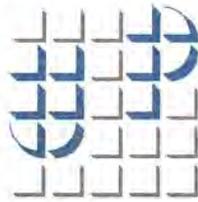
Rinckey H. Sebastian Senior Planner
Signature/Title

August 27, 2018
Date

Check One:

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

Date Received for Filing with County Clerk or OPR:



UPTOWN PLANNERS
MEMORANDUM OF MOTION
MOTION APPROVED ON NOVEMBER 7, 2017
BY THE BOARD OF UPTOWN PLANNERS

Motion Approved By Uptown Planners on November 7, 2017:

Uptown Planners recommended support for the following project at its November 7, 2017 meeting by a unanimous vote; the item was noticed on the agenda as follows:

1035 SPRUCE STREET TENTATIVE MAP/ SITE DEVELOPMENT PERMIT (“SPRUCE CANYON TM/SDP”) -- Process Three – Middletown – Application for a site development permit and tentative map for a small lot subdivision of one existing lot into three parcels for the development of three single-family residences at 1035 Spruce Street. The 0.150-acre site is in the MR-1500 zone.

Applicant’s representatives made a presentation at the meeting. After public comment and board discussion, the board voted unanimously to recommend approval of the project.

Voting YES 11 Voting NO 0 Abstain 1 (non-voting chair)

Respectfully Submitted

Leo Wilson

Leo Wilson
Chair, Uptown Planners



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Spruce Caynon Landing

Project Address:
 1037 W Spruce Street, San Diego, CA 92103

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
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 Street Address: _____
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 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

1037 W. SPRUCE STREET, SAN DIEGO, CA 92103
SITE DEVELOPMENT # 1880786 + TENTATIVE MAP # 1880787

OWNER/DEVELOPER:

SPRUCE CANYON LANDING, LLC
3559 4TH AVENUE
SAN DIEGO, CA 92103
619-292-7283

ENGINEER OF WORK:

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



DATE

DATE

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

EARTHWORK TABULATION:

AREA TO BE DISTURBED= 6,577 SQ.FT.
PERCENTAGE OF SITE AREA= 100%
MAX DEPTH OF EXCAVATION (CUT)= 4.5 FT.
MAX DEPTH OF EXCAVATION WITHIN THE BLDG (CUT)= 4.5 FT.
MAX DEPTH OF FILL= 4.3 FT.
MAX DEPTH OF FILL WITHIN THE BLDG= 4.3 FT.
NET EXPORT= 440 CY

STRUCTURE

STORIES: 3 (INCLUDING GARAGE PARKING)
TOTAL SQ. FOOTAGE: 8,733 SF

UNIT 1
SQ. FOOTAGE: 2,386 SF BEDROOMS: 3
UNIT 2
SQ. FOOTAGE: 2,386 SF BEDROOMS: 3
UNIT 3
SQ. FOOTAGE: 2,508 SF BEDROOMS: 3

GARAGE SQ. FOOTAGE: 476 + 476 + 501 = 1,453 SF
PORCH/COVERED DECK: 65 + 65 + 54 = 184 SF
F.A.R. FOOTPRINT = 8,917 SF
DATE OF CONSTRUCTION 2017

PARKING NOTES:

PARKING SPACES ARE LOCATED AT GROUND LEVEL OF BUILDING (RESIDENCES) WITH ACCESS FROM W. SPRUCE STREET, AND THROUGH AN ACCESS EASEMENT.

Table with columns: REQUIRED, PROVIDED. Rows: 3) 3 BEDROOM UNITS, TOTAL. Values: 6, 6.

SETBACKS:

FRONT YARD SETBACK: 15'
SIDE YARD SETBACK: 6' & 10' (STREETS)
REAR YARD SETBACK: 15'

TOPOGRAPHIC INFORMATION

TOPOGRAPHIC SURVEY FIELD WORK WAS MAY 11, 2016 BY TORGERSEN SURVEYING, INC.

PASCO LARET SUITER AND ASSOCIATES HAS NOT INDEPENDENTLY VERIFIED THE ACCURACY OF THE PROVIDED SURVEY AND DOES NOT TAKE RESPONSIBILITY FOR THE DATA PROVIDED THEREON.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 6, EPOCH 2011.00, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON MAY 11, 2016 AT POINTS 'A' & 'B' AS SHOWN HEREON. POINTS 'A' & 'B' WERE ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) '5005' AND 'P472' DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC). THE BEARING FROM POINT 'A' TO POINT 'B' IS N 53°58'49" E.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN DIEGO VERTICAL CONTROL.

DESCRIPTION: BRASS PLUG BENCHMARK IN THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF HORTON AVENUE & HAWK STREET.
ELEVATION: 196.007'
DATUM: MEAN SEA LEVEL (MSL)

MAPPING NOTE:

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

PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
pb 858.259.8212 | fx 858.259.8212 | plx@pascoengineering.com

CONSULTANTS:

CIVIL ENGINEER: PASCO LARET SUITER & ASSOCIATES
535 NORTH HWY 101, SUITE A
SOLANA BEACH, CA 92075
858-259-8212

ARCHITECT: SENKOFF ARCHITECTS
3655 EAST OCEAN BLVD, SUITE 2E
LONG BEACH, CA 90803
562-444-5438

SURVEYOR: TORGERSEN SURVEYING, INC.
1012 MAR VISTA DR.
VISTA, CA 92081
619-535-8674

- EXISTING & PROPOSED EASEMENTS:
1. THERE IS AN EXISTING PRIVATE ACCESS AND UTILITY EASEMENT PER DOC 2002-0708969, O.R. (100 S.F.)
2. THE PROJECT PROPOSES A PRIVATE UTILITY EASEMENT
3. APPURTENANT ACCESS EASEMENT (SEE PARCEL 2 OF LEGAL DESCRIPTION)

BUILDING DATA:
UNIT 1, 2 & 3, WEST SPRUCE ST.
SAN DIEGO, CA 92105
YEAR OF CONSTRUCTION (EX. STRUCTURE): NEW CONSTRUCTION

PROJECT DATA:
PROPOSED USE: 3 RESIDENTIAL UNITS (TOWNHOMES)
PROPOSED USE: 3 PRIVATE GARAGES
EXISTING USE: SINGLE FAMILY HOUSE
EXISTING AND PROPOSED ZONE: RM-2-5

ALLOWABLE DENSITY: 10U/500 SF
OVERLAY ZONES: AIRPORT IMPACT INFLUENCE AREA
APN: 451-613-36
SITE AREA: 0.15 AC. (6,577 SQ.FT.)
GRADING: 100 CY FILL, 540 CY CUT - 440 CY EXPORT

UTILITIES:
WATER & SEWER: CITY OF SAN DIEGO
GAS: GAS & ELECTRIC (OVERHEAD)
COX: CABLE AND PHONE (OVERHEAD)
AT&T: CABLE AND PHONE (OVERHEAD)

PROJECT ADDRESS: 1037 W. SPRUCE STREET
SAN DIEGO, CA 92109
OWNER: SPRUCE CANYON LANDING, INC.
3559 4TH AVENUE
SAN DIEGO, CA 92103

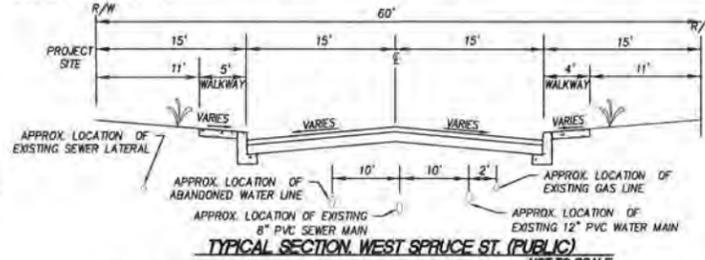
LAMBERT COORDINATES: 208-1715
NAD 83 COORDINATES: 1048-6275
LEGAL DESCRIPTION:
PARCEL 1
LOT 14 OF SPRUCE CANYON TOWNHOMES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14413, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 2, 2002.

PARCEL 2
AN EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THAT PORTION OF LOT 15 OF SPRUCE CANYON TOWNHOMES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14413, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 02, 2002, AS DESCRIBED IN DEEDS.

NUMBER OF EXISTING LOTS: 1
NUMBER OF PROPOSED LOTS: 3
THIS IS A 3 UNIT SMALL LOT SINGLE FAMILY SUBDIVISION MAP.

PROJECT NAME: SPRUCE CANYON TOWNHOMES
PTS #: 531900
I.O. #: 24007155

SCALE 1"=10'
DATE: 07/06/18



WATER + SEWER NOTES:

ALL PROPOSED WATER AND SEWER FACILITIES, BOTH PUBLIC AND PRIVATE, WHICH ARE TO BE LOCATED WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERE TO.

ALL PROPOSED PRIVATELY MAINTAINED WATER AND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT OR PRIVATE EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CURRENT CALIFORNIA PLUMBING CODE.

NO TREES OR SHRUBS WHOSE HEIGHT WILL 3' AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

LEGEND:

- SURVEY BOUNDARY
RIGHT-OF-WAY LINE
CENTER LINE
ADJOINING PROPERTY LINE
NEW LOT LINE
NEW CONTOUR LINE
NEW WATER SERVICE & METER
NEW SEWER LATERAL (SDS-105)
NEW SEWER MAIN (SDS-110)
NEW SEWER MANHOLE (SDS-107)
NEW 1ST FLOOR BUILDING FOOTPRINT
NEW CMU RETAINING WALL
NEW STRUCTURAL BUILDING WALL (PER ARCHITECTURAL PLANS)
NEW PCC PAVEMENT
NEW PAVEMENT (PER ARCHITECTURAL PLANS)
NEW PERMEABLE PAVEMENT (PER ARCHITECTURAL PLANS)
NEW PCC DRIVEWAY APRON
NEW PCC DRIVEWAY
NEW STREET TREE
TRENCH RESURFACING
NEW 3" PVC DRAIN INLET
NEW 3" PVC DRAIN PIPE
PERMANENT LID BMP AREA
EXISTING BUILDING/STRUCTURE
EXISTING PCC AREA
EXISTING WALL
EXISTING CONTOUR LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING GAS LINE



NOTES:

- THERE ARE NO TRANSIT STOPS NEAR THE PROJECT SITE.
THIS PROJECT WILL NOT RESULT IN ANY INCREASE IN STORM WATER RUN-OFF ONTO EXISTING PROPERTIES.
THERE ARE NO EXISTING OVERHEAD UTILITIES LOCATED ALONG THE SITE FRONTAGE.
ALL OVERHEAD UTILITY SERVICE LINES ARE TO BE INSTALLED UNDERGROUND.

PROJECT NARRATIVE:

THE EXISTING USE OF THIS SITE IS SINGLE FAMILY RESIDENTIAL. THE EXISTING CONDITION OF THE SITE CONSISTS OF A SINGLE FAMILY RESIDENTIAL HOUSE, WITH ACCESS TO A DETACHED GARAGE FACING W. SPRUCE STREET, WITH ADDITIONAL CONCRETE PATIO AREAS. THERE IS AN EXISTING ACCESS AND UTILITY EASEMENT ON THE SOUTH WEST CORNER OF THE LOT. THE EXISTING SINGLE FAMILY HOME IS PROPOSED TO BE DEMOLISHED AND REPLACE WITH THREE, STORY (3), SINGLE FAMILY HOMES EACH WITH PRIVATE ATTACHED TWO (2) CAR GARAGE, WITH PARCEL 1 AND 2, ACCESSING FROM W. SPRUCE STREET AND PARCEL 3 THROUGH UNION STREET AND AN EXISTING PRIVATE ALLEY. THE PROJECT PROPOSES IMPROVEMENTS OF EXISTING SIDEWALK, WATER AND SEWER CONNECTIONS FROM EXISTING SERVICES AND W. SPRUCE STREET MAIN LINE. THE PROJECT ALSO PROPOSES TWO (2) STREET TREES. THE PROJECT WILL FALL UNDER "STANDARD DEVELOPMENT PROJECT", PER STORMWATER REQUIREMENTS THE PROPOSED SMALL LOT SUBDIVISION WILL REQUIRE THE APPROVAL THROUGH THE CITY OF SAN DIEGO SITE DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP (SDP/TM), WITH DEVIATIONS AS ALLOWED PER SDMC 143.0363(d).

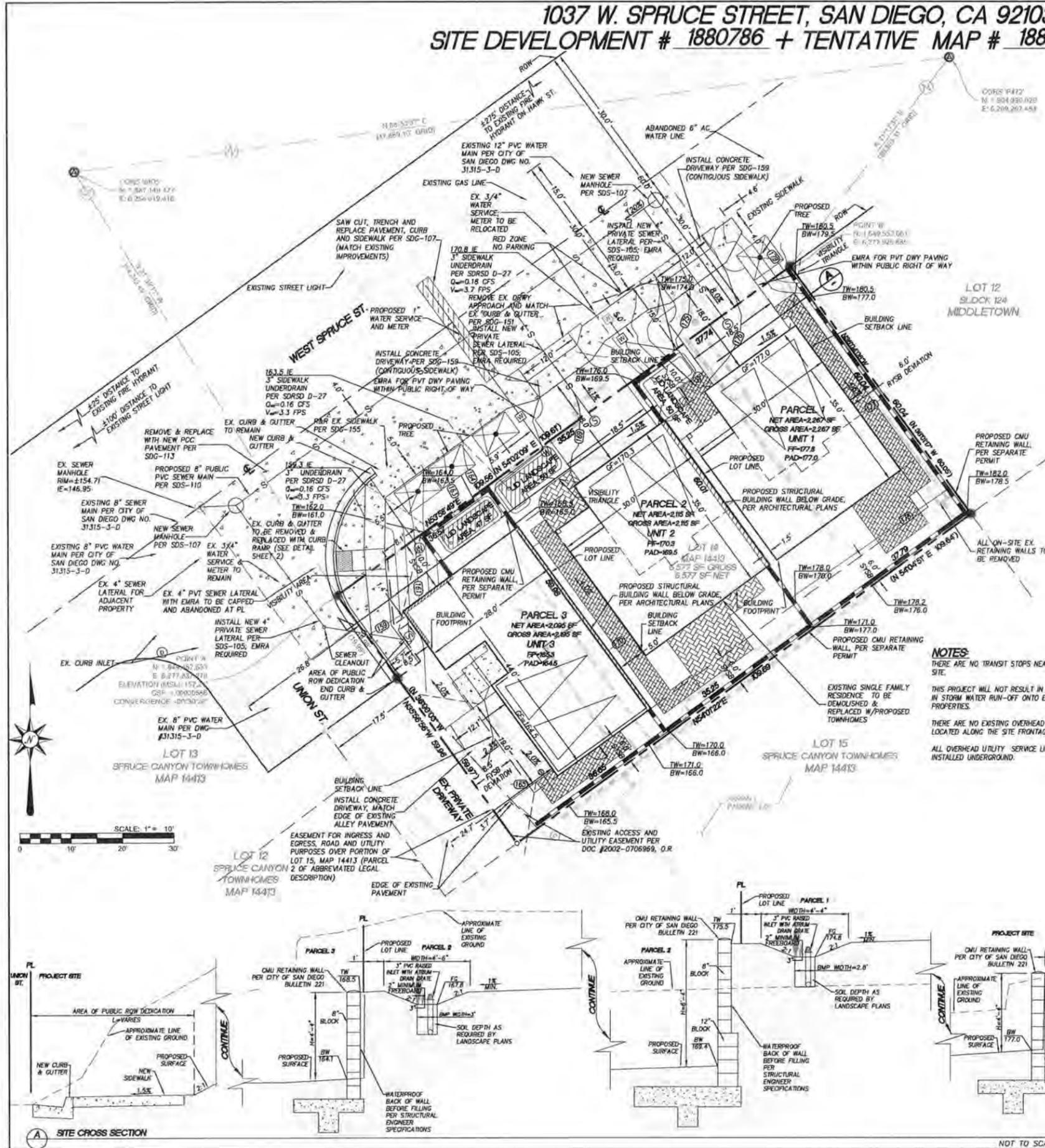
DEVIATIONS:

Table with columns: REQUIRED, PROPOSED. Rows: 1. FRONT YARD SETBACK (PARCEL 3), 2. REAR YARD SETBACK (PARCEL 1). Values: 15', 8.5' and 15', 6'.

DEVIATIONS:

Table with columns: REQUIRED, PROPOSED. Rows: 1. FRONT YARD SETBACK (PARCEL 3), 2. REAR YARD SETBACK (PARCEL 1). Values: 15', 8.5' and 15', 6'.

NOT TO SCALE



SITE CROSS SECTION

Project Name: 1037 W. Spruce Street

Source Control Requirement	Applied?
SC-1 Prevention of Illicit Discharges into the MS4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-2 Storm Drain Stenciling or Signage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

PDP SWQMP Template Date: January, 2016
PDP SWQMP Submittal Date: February 14, 2018

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Project Name: 1037 W. Spruce Street

Source Control Requirement	Applied?
On-site storm drain inlets	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Interior floor drains and elevator shaft sump pumps	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Interior parking garages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Need for future indoor & structural pest control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Landscape/Outdoor Pesticide Use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Pools, spas, ponds, decorative fountains, and other water features	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Food service	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Refuse areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Industrial processes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Outdoor storage of equipment or materials	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Vehicle/Equipment Repair and Maintenance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Fuel Dispensing Areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Loading Docks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Fire Sprinkler Test Water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Miscellaneous Drains or Wash Water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Plazas, sidewalks, and parking lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6A Large Trash Generating Facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6B Animal Facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6C Plant Nurseries and Garden Centers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6D Automotive-related Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

PDP SWQMP Template Date: January, 2016
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Project Name: 1037 W. Spruce Street

Site Design Requirement	Applied?
SD-1 Maintain Natural Drainage Pathways and Hydrologic Features	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
1-1 Are existing natural drainage pathways and hydrologic features mapped on the site map?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
1-2 Are street trees implemented? If yes, are they shown on the site map?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
1-3 Implemented street trees meet the design criteria in SD-1 Fact Sheet (e.g. soil volume, maximum credit, etc.)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
1-4 Is street tree credit volume calculated using Appendix B.2.2.1 and SD-1 Fact Sheet in Appendix E?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-2 Have natural areas, soils and vegetation been conserved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

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Project Name: 1037 W. Spruce Street

Site Design Requirement	Applied?
SD-3 Minimize Impervious Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-4 Minimize Soil Compaction	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5-1 Is the pervious area receiving runoff from impervious area identified on the site map?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5-2 Does the pervious area satisfy the design criteria in SD-5 Fact Sheet in Appendix E (e.g. maximum slope, minimum length, etc.)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5-3 Is impervious area dispersion credit volume calculated using Appendix B.2.1.1 and SD-5 Fact Sheet in Appendix E?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

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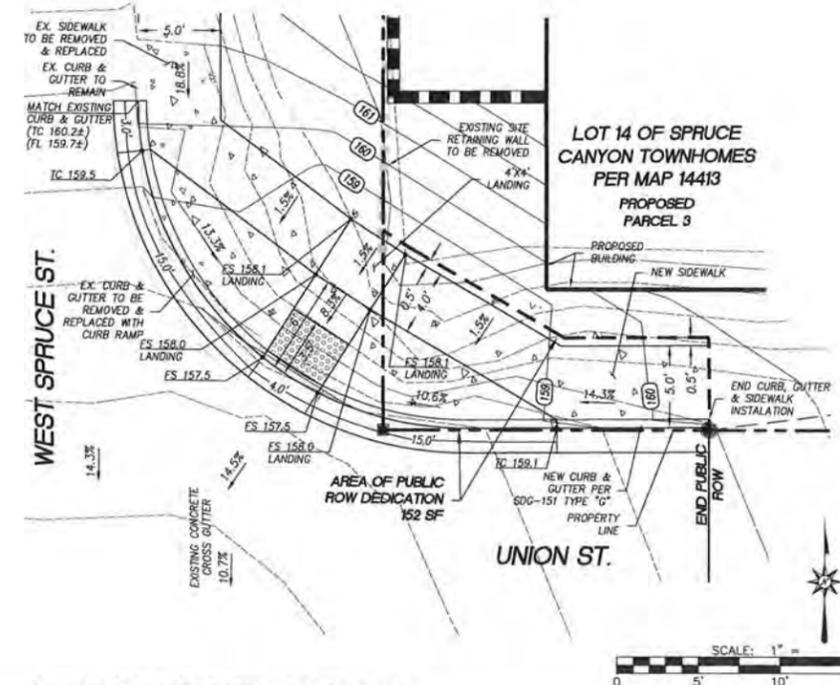


Project Name: 1037 W. Spruce Street

Site Design Requirement	Applied?
SD-6 Rainfall Collection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6a-1 Are green roofs implemented in accordance with design criteria in SD-6A Fact Sheet? If yes, are they shown on the site map?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6a-2 Is green roof credit volume calculated using Appendix B.2.1.2 and SD-6A Fact Sheet in Appendix E?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6b-1 Are permeable pavements implemented in accordance with design criteria in SD-6B Fact Sheet? If yes, are they shown on the site map?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6b-2 Is permeable pavement credit volume calculated using Appendix B.2.1.3 and SD-6B Fact Sheet in Appendix E?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-7 Landscaping with Native or Drought Tolerant Species	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-8 Harvesting and Using Precipitation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
8-1 Are rain barrels implemented in accordance with design criteria in SD-8 Fact Sheet? If yes, are they shown on the site map?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
8-2 Is rain barrel credit volume calculated using Appendix B.2.2.2 and SD-8 Fact Sheet in Appendix E?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

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PROJECT SQUARE FOOTAGES

UNIT 3 SQUARE FOOTAGE:

FIRST FLOOR	=	553.24 S.F.
SECOND FLOOR	=	1024.18 S.F.
THIRD FLOOR	=	930.16 S.F.
TOTAL	=	2507.60 S.F.
PORCH	=	54.23 S.F.
GARAGE	=	501.42 S.F.
F.A.R. FOOTPRINT	=	3043.27 S.F.
ROOF DECK	=	494.10 S.F.

UNIT 2 SQUARE FOOTAGE:

FIRST FLOOR	=	494.74 S.F.
SECOND FLOOR	=	1010.00 S.F.
THIRD FLOOR	=	879.50 S.F.
TOTAL	=	2384.24 S.F.
COVERED DECK AT THIRD FLOOR	=	25.00 S.F.
GARAGE	=	476.34 S.F.
F.A.R. FOOTPRINT	=	2887.60 S.F.
ROOF DECK	=	543.33 S.F.
PORCH (TWO SIDES, MORE THAN 40% OPEN)	=	40.00 S.F.

UNIT 1 SQUARE FOOTAGE:

FIRST FLOOR	=	494.74 S.F.
SECOND FLOOR	=	1010.00 S.F.
THIRD FLOOR	=	879.50 S.F.
TOTAL	=	2384.24 S.F.
COVERED DECK AT THIRD FLOOR	=	25.00 S.F.
GARAGE	=	476.34 S.F.
F.A.R. FOOTPRINT	=	2887.60 S.F.
ROOF DECK	=	543.33 S.F.
PORCH (TWO SIDES, MORE THAN 40% OPEN)	=	40.00 S.F.

PROJECT DATA

PROPOSED USE: (3) THREE-STORY, SINGLE FAMILY HOMES EACH WITH PRIVATE ATTACHED (2) CAR GARAGE.
 EXISTING USE: SINGLE FAMILY HOME TO BE DEMOLISHED.
 CONSTRUCTION TYPE: TYPE V-8
 OCCUPANCY: R-3 / U
 FIRE SPRINKLERS: ALL BUILDINGS SHALL BE FIRE SPRINKLERED.

PROJECT TEAM

OWNER: SPRUCE CANYON LANDINGS, LLC
 3559 4TH STREET
 SAN DIEGO, CALIFORNIA 92109
 ARCHITECT: SENNIKOFF ARCHITECTS, INC.
 5500 EAST 2ND STREET, SUITE 1A
 LONG BEACH, CALIFORNIA 90803
 CIVIL ENGINEER: PASCO LARUT SUTER & ASSOCIATES
 535 NORTH HIGHWAY 101, SUITE A
 SOLANA BEACH, CALIFORNIA 92703
 SURVEYOR: TORGENSEN SURVEYING, INC.
 1012 MAR VISTA DRIVE
 VISTA, CALIFORNIA 92081
 LANDSCAPE ARCHITECT: NERI LANDSCAPE ARCHITECTURE
 926 HOMBLEND STREET, SUITE 2
 SAN DIEGO, CALIFORNIA 92109

SITE DATA

ADDRESS: 1037 SPRUCE STREET
 SAN DIEGO, CALIFORNIA 92109
 LAMBERT COORDINATES: 206-1713
 LEGAL DESCRIPTION: LOT 14 OF SPRUCE CANYON TOWNHOMES BY THE CITY OF SAN DIEGO, BY THE COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF MAP NUMBER 144.13, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO ON JULY 07, 2002.
 EASEMENTS: THERE IS AN EXISTING ACCESS AND UTILITY EASEMENT. THIS PROJECT PROPOSES NO NEW EASEMENTS.
 LOT ZONING: RM-1500
 MAX. DENSITY: 1 DWELLING UNIT PER 1500 S.F.

SITE PLAN NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THIS POLICY P-00-6 (UPC 901.4.4).
- ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CSEL FOR ALL HABITABLE ROOMS.
- ALL EXISTING STRUCTURES AND RETAINING WALLS TO BE DEMOLISHED.
- THE SUBDIVIDER SHALL ENSURE THAT ALL ON-SITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUND WITH THE APPROPRIATE PERMITS.
- ALL PROPOSED PRIVATELY MAINTAINED WATER AND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT OR PRIVATE EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CURRENT CALIFORNIA PLUMBING CODE.
- NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

FAA NOTE

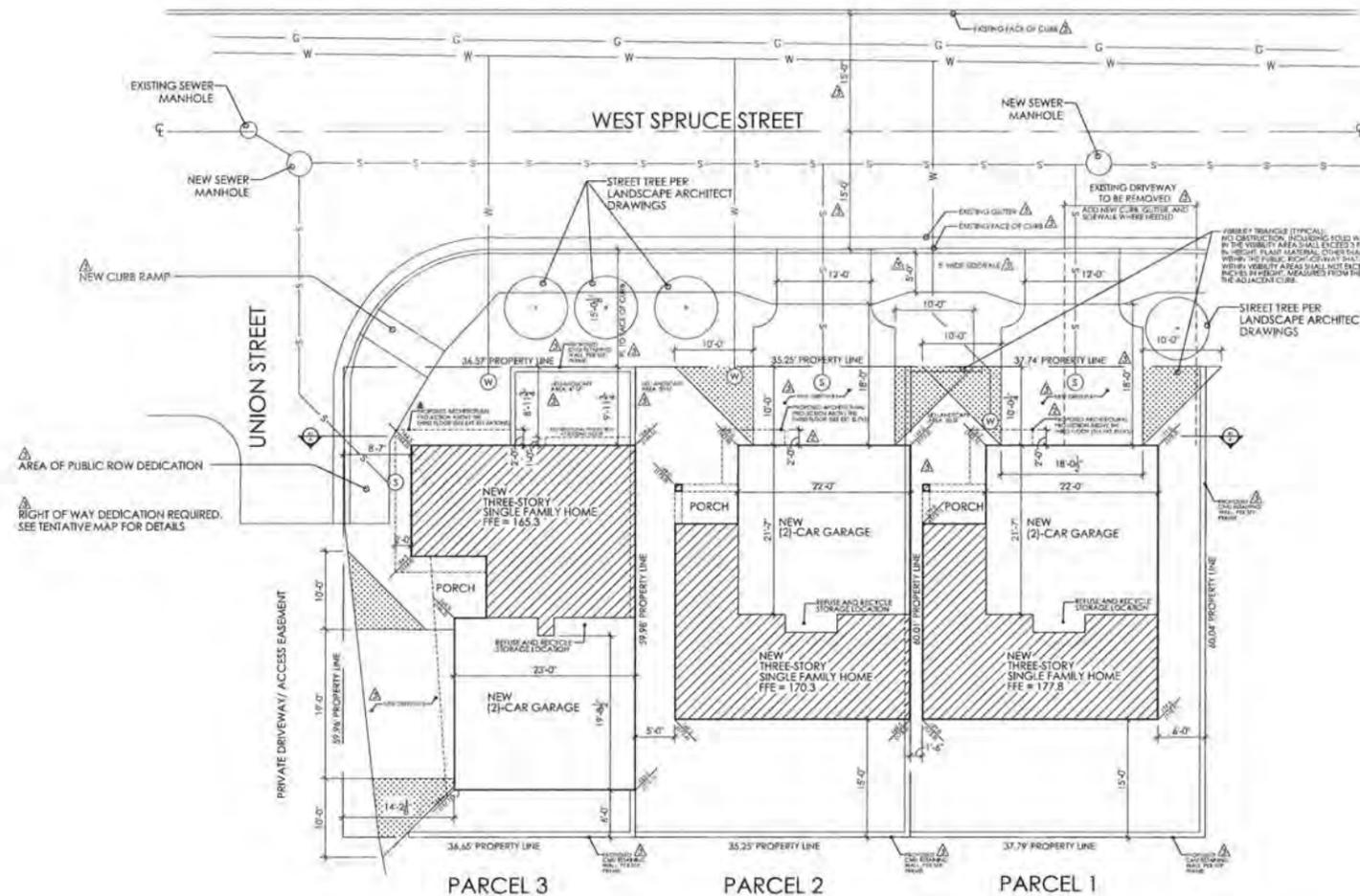
PER THE FAA, SENNIKOFF ARCHITECTS, INC. HEREBY CERTIFIES THAT THE STRUCTURE(S) OR MODIFICATIONS TO THE EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 F (c) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

PROPOSED DEVIATIONS

- NO. 12: PER TABLE 131-04G, AT THE SIDE SETBACK LINES, THE MAXIMUM HEIGHT OF THE BUILDING ENVELOPE ABOVE 30' IN HEIGHT IS ESTABLISHED BY A 40-DEGREE ANGLED BUILDING ENVELOPE PLANE SLOPING INWARD FROM THE SIDE SETBACK LINES TO THE MAXIMUM PERMITTED 42' STRUCTURE HEIGHT.
 PARCEL 1: DOES NOT COMPLY WITH THE 40-DEGREE SLOPING PLANE BY 2'-0" AT EACH SIDE, HOWEVER, THE OVERALL BUILDING HEIGHT IS 34'-0".
 PARCEL 2: DOES NOT COMPLY WITH THE 40-DEGREE SLOPING PLANE BY 7'-9" ON ONE SIDE, AND 2'-11" ON THE OTHER SIDE, HOWEVER, THE OVERALL BUILDING HEIGHT IS 36'-1".
 PARCEL 3: DOES NOT COMPLY WITH THE 40-DEGREE SLOPING PLANE BY 2'-9" ON ONE SIDE, AND 1'-9" ON THE OTHER SIDE, HOWEVER, THE OVERALL BUILDING HEIGHT IS 34'-9".
- NO. 19: ARCHITECTURE PROJECTIONS AND ENCROACHMENTS IN RESIDENTIAL ZONE.
 PARCEL 1: DOES NOT COMPLY: PROPOSING AN OPEN, METAL AWNING THAT EXTENDS INTO THE FRONT SETBACK BY 2'-0" THAT IS ABOVE THE SECOND FLOOR BILL HEIGHT (BEING ABOVE THE SECOND FLOOR BILL HEIGHT MAKES IT NON-COMPLIANT).
 PARCEL 2: DOES NOT COMPLY: PROPOSING AN OPEN, METAL AWNING THAT EXTENDS INTO THE FRONT SETBACK BY 2'-0" THAT IS ABOVE THE SECOND FLOOR BILL HEIGHT (BEING ABOVE THE SECOND FLOOR BILL HEIGHT MAKES IT NON-COMPLIANT).
 PARCEL 3: DOES NOT COMPLY: PROPOSING AN OPEN, METAL AWNING THAT EXTENDS INTO THE FRONT SETBACK BY 2'-0" THAT IS ABOVE THE SECOND FLOOR BILL HEIGHT (BEING ABOVE THE SECOND FLOOR BILL HEIGHT MAKES IT NON-COMPLIANT).
- NO. 21: GARAGES, CARPORTS, AND OTHER PARKING ENTRIES IN THE BUILDING FACADE SHALL BE SET BACK AT LEAST AN ADDITIONAL 3' FROM THE FACADE WALL ENCLOSING HABITABLE SPACE, AS SHOWN IN DIAGRAM 131-04I.
 PARCEL 1: DOES NOT COMPLY: GARAGE WALL IS FLUSH WITH THE SECOND FLOOR HABITABLE AREA WALL, AND PROJECTS BEYOND THE FIRST FLOOR HABITABLE AREA WALL.
 PARCEL 2: DOES NOT COMPLY: GARAGE WALL IS FLUSH WITH THE SECOND FLOOR HABITABLE AREA WALL, AND PROJECTS BEYOND THE FIRST FLOOR HABITABLE AREA WALL.
 PARCEL 3: COMPLIES: GARAGE WALL IS SET BACK 5'-6" FROM FIRST FLOOR HABITABLE AREA WALL.
- NO. 22: FOR LOTS WITH A WIDTH OF 50' OR LESS, AT LEAST 40% OF THE LENGTH OF THE BUILDING FACADE ON THE GROUND FLOOR MUST ENCLOSE HABITABLE AREA; FOR LOTS GREATER THAN 50' WIDTH, AT LEAST 50% OF THE BUILDING FACADE ON THE GROUND FLOOR MUST ENCLOSE HABITABLE AREA.
 PARCEL 1: DOES NOT COMPLY: MINIMUM FER CODE: 40% = 12.0' PROPOSED: 26.6% = 8.0'
 PARCEL 2: DOES NOT COMPLY: MINIMUM FER CODE: 40% = 12.0' PROPOSED: 26.6% = 8.0'
 PARCEL 3: COMPLIES: MINIMUM FER CODE: 50% = 22.0' PROPOSED: 50% = 22.0'

ADDITIONAL CITY NOTES

UTILITY UNDER GROUNDING WAIVER: IF A WAIVER IS REQUESTED FOR UNDER GROUNDING EXISTING UTILITIES PROVIDE A LETTER FROM THE ENGINEER/LAND SURVEYOR REQUESTING THE WAIVER PER MUNICIPAL CODE SECTION 144.0242 STATING HOW THE POLICY WILL BE MET.



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

PLEASE SEE SITE DEVELOPMENT PERMIT #1880786 & TENTATIVE MAP #1880787 SHEET 1 OF 2 FOR ALL REQUIRED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY

REFER TO LANDSCAPE DRAWINGS FOR SITE IMPROVEMENTS PLANS.



SHEET INDEX

A1	SITE PLAN
A2	CIVIL ENGINEER'S TENTATIVE MAP
A3	SPRUCE STREET SCENE
A4	PARCEL 1- FIRST AND SECOND FLOOR PLANS
A5	PARCEL 1- THIRD FLOOR AND ROOF PLANS
A6	PARCEL 1- EXTERIOR ELEVATIONS
A7	PARCEL 2- FIRST AND SECOND FLOOR PLANS
A8	PARCEL 2- THIRD FLOOR AND ROOF PLANS
A9	PARCEL 2- EXTERIOR ELEVATIONS
A10	PARCEL 3- FIRST AND SECOND FLOOR PLANS
A11	PARCEL 3- THIRD FLOOR AND ROOF PLANS
A12	PARCEL 3- EXTERIOR ELEVATIONS

562.344.5438

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

**SPRUCE STREET
 SINGLE FAMILY HOMES**

1033 WEST SPRUCE STREET
 SAN DIEGO, CALIFORNIA 92103

OWNER:
 SPRUCE CANYON LANDINGS, LLC
 3559 4TH AVENUE
 SAN DIEGO, CALIFORNIA 92103



SET REVISIONS

1	DATE	DESCRIPTION

SET ISSUE DATE: 19 JULY 2018
 PROJECT NUMBER: 16008

PLAN CHECK NUMBER: _____
 PURPOSE: CITY REVIEW

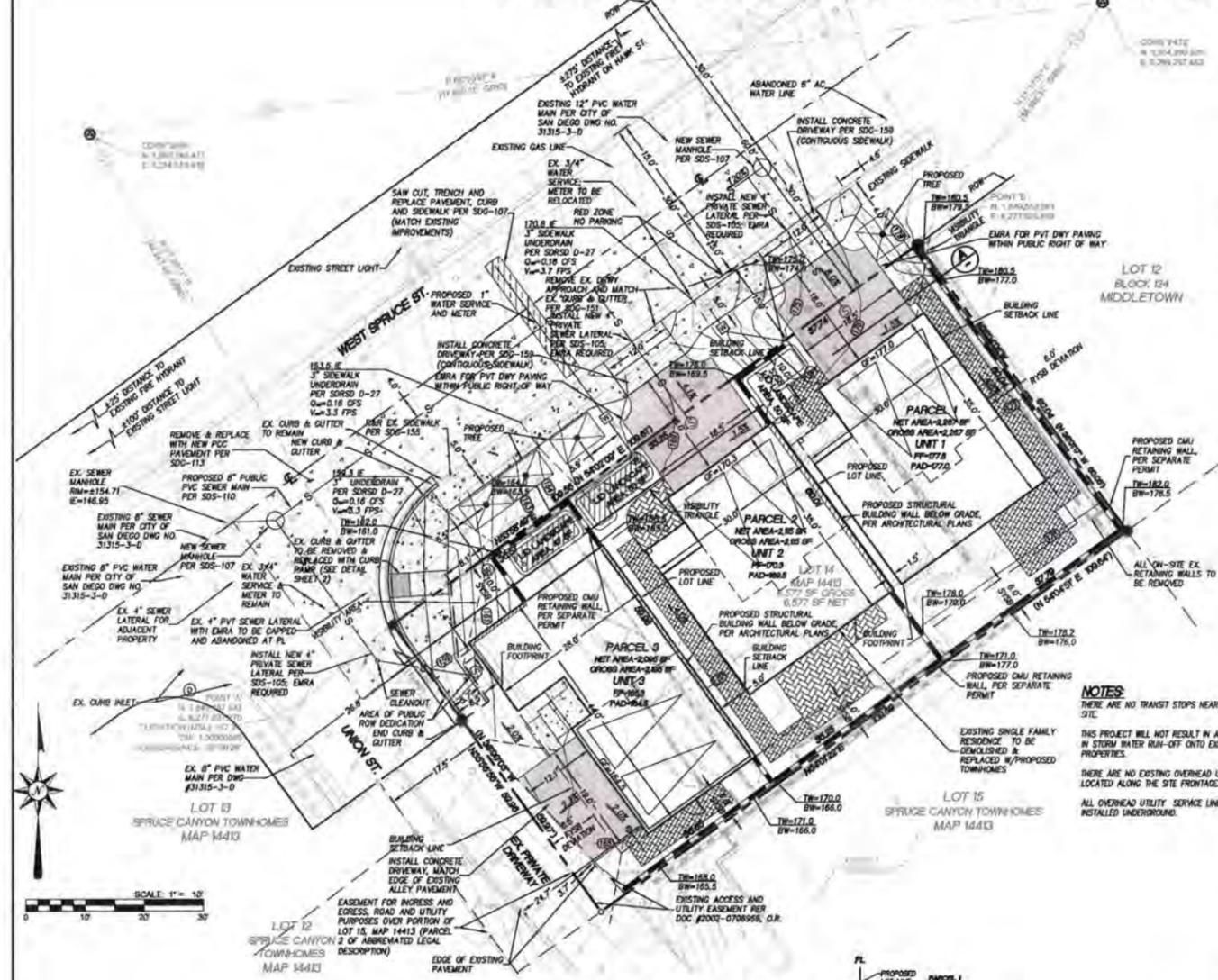
A1



1037 W. SPRUCE STREET, SAN DIEGO, CA 92103 SITE DEVELOPMENT # 1880786 + TENTATIVE MAP # 1880787

OWNER/DEVELOPER: SPRUCE CANYON LANDINGS, LLC 3530 4TH AVENUE SAN DIEGO, CA 92103 619-252-7253

ENGINEER OF WORK: PASCO LARET SUITER & ASSOCIATES 535 NORTH HIGHWAY 101, SUITE A SOLANA BEACH, CA 92075 949-259-8212



EARTHWORK TABULATION: AREA TO BE DISTURBED= 6,577 SQ.FT. PERCENTAGE OF SITE AREA= 3.0% MAX DEPTH OF EXCAVATION (CUT)= 4.5 FT. MAX DEPTH OF FILL= 4.3 FT. NET EXPORT= 440 CY

PARKING NOTES: PARKING GARAGES ARE LOCATED AT GROUND LEVEL OF BUILDING (RESIDENCES) WITH ACCESS FROM W. SPRUCE STREET, AND THROUGH AN ACCESS EASEMENT. TOTAL= 6 6

STRUCTURE: STORES: 3 (INCLUDING GARAGE PARKING) TOTAL SQ. FOOTAGE: 8,733 SF UNIT 1 SQ. FOOTAGE: 2,988 SF BEDROOMS: 4 UNIT 2 SQ. FOOTAGE: 2,988 SF BEDROOMS: 4 UNIT 3 SQ. FOOTAGE: 2,988 SF BEDROOMS: 4

SETBACKS: FRONT YARD SETBACK: 15' SIDE YARD SETBACK: 6' & 10' (STREETS) REAR YARD SETBACK: 15'

BASE OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 8, EPOCH 2011.00, AND IS DETERMINED BY R.P.S. MEASUREMENTS TAKEN ON MAY 11, 2016 AT POINTS 'A' & 'B' AS SHOWN HEREIN. POINTS 'A' & 'B' WERE ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) 3205' AND 7472' DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRS). THE BEARING FROM POINT 'A' TO POINT 'B' IS N 53°58'49" E.

BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN DIEGO VERTICAL CONTROL. DESCRIPTION: BRASS PLUG BENCHMARK IN THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF HORTON AVENUE & HARK STREET. ELEVATION: 196.007' DATUM: MEAN SEA LEVEL (MSL)

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

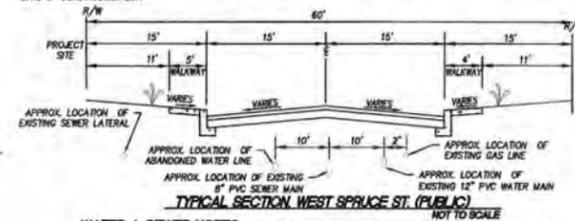
PASCO LARET SUITER & ASSOCIATES CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING 535 NORTH HIGHWAY 101, SUITE A, SOLANA BEACH, CA 92075 ph 949.259.8212 | fs 949.259.8112 | pl@pascolaret.com

CONSULTANTS: CIVIL ENGINEER: PASCO LARET SUITER & ASSOCIATES 535 NORTH HIGHWAY 101, SUITE A SOLANA BEACH, CA 92075 949-259-8212 ARCHITECT: SEANROFF ARCHITECTS 535 EAST OCEAN BLVD SUITE 2E LONG BEACH, CA 90801 562-544-5431 SURVEYOR: TORGERSEN SURVEYING, INC. 1012 MAR VISTA DR. COSTA MESA, CA 92626 949-332-8674

EXISTING & PROPOSED EASEMENTS: 1. THERE IS AN EXISTING PRIVATE ACCESS AND UTILITY EASEMENT PER DOC #2002-0708696, O.R. #100 54.1. 2. THE PROJECT PROPOSES A PRIVATE UTILITY EASEMENT. 3. APPROPRIATE ACCESS EASEMENT (SEE PARCEL 2 OF LEGAL DESCRIPTION).

ALLOWABLE DENSITY: 100/1,500 SF OVERLAY ZONES: AIRPORT IMPACT INFLUENCE AREA MAP# 431-411-30 SITE AREA: 0.15 AC. (6,577 SQ.FT.) GRADING: 100 CY FILL 540 CY CUT - 440 CY EXPORT

PROJECT ADDRESS: 1037 W. SPRUCE STREET SAN DIEGO, CA 92109 OWNER: SPRUCE CANYON LANDINGS, LLC 3530 4TH AVENUE SAN DIEGO, CA 92103

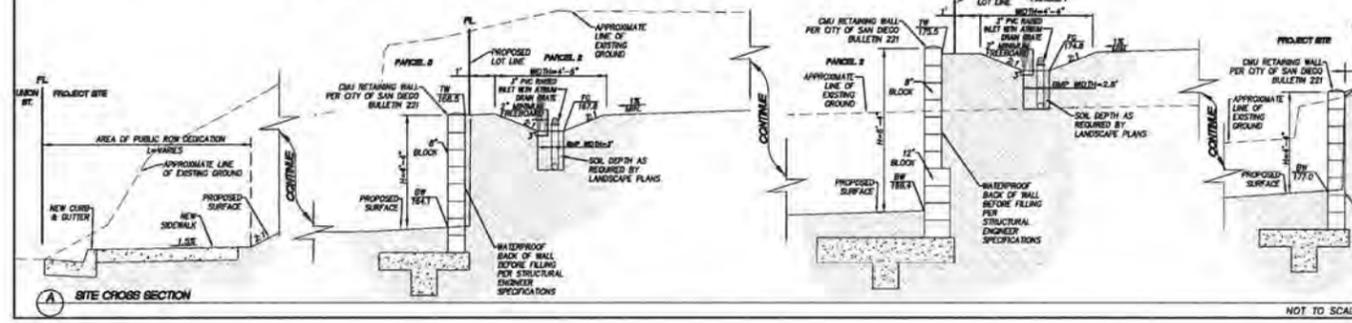


WATER + SEWER NOTES: ALL PROPOSED WATER AND SEWER FACILITIES, BOTH PUBLIC AND PRIVATE, WHICH ARE TO BE LOCATED WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.

LEGEND: SURVEY BOUNDARY, RIGHT-OF-WAY LINE, CENTER LINE, ADJOINING PROPERTY LINE, NEW LOT LINE, SEWER LINE, NEW CONTOUR LINE, NEW WATER SERVICE & METER, NEW SEWER LATERAL (300-110), NEW SEWER MAIN (300-110), NEW SEWER MANHOLE (300-107), NEW 1ST FLOOR BUILDING FOOTPRINT, NEW CMU RETAINING WALL, NEW STRUCTURAL BUILDING WALL (PER ARCHITECTURAL PLANS), NEW POC PAVEMENT, NEW PAVEMENT (PER ARCHITECTURAL PLANS), NEW PERMEABLE PAVEMENT (PER ARCHITECTURAL PLANS), NEW POC DRIVEWAY APPROX, NEW POC DRIVEWAY, NEW STREET TREE, TRENCH RESURFACING, NEW 3" PVC DRAIN INLET, NEW PVC DRAIN PIPE, PERMANENT LID BMP AREA, EXISTING POC AREA, EXISTING WALL, EXISTING CONTOUR LINE, EXISTING WATER LINE, EXISTING SEWER LINE, EXISTING GAS LINE.

PROJECT NARRATIVE: THE EXISTING USE OF THIS SITE IS SINGLE FAMILY RESIDENTIAL. THE EXISTING CONVENTION OF THE SITE CONSISTS OF A SINGLE FAMILY RESIDENTIAL HOUSE, WITH ACCESS TO A DETACHED GARAGE FACING W. SPRUCE STREET, WITH ADDITIONAL CONCRETE PATIO AREAS. THERE IS AN EXISTING ACCESS AND UTILITY EASEMENT ON THE SOUTH WEST CORNER OF THE LOT. THE EXISTING SINGLE FAMILY HOME IS PROPOSED TO BE DEMOLISHED AND REPLACE WITH THREE, STORY (3), SINGLE FAMILY HOMES EACH WITH PRIVATE ATTACHED TWO (2) CAR GARAGE, WITH PARCEL 1 AND 2, ACCESSING FROM W. SPRUCE STREET AND PARCEL 3 THROUGH UNION STREET AND AN EXISTING PRIVATE ALLEY. THE PROJECT PROPOSES IMPROVEMENTS OF EXISTING SIDEWALK, WATER AND SEWER CONNECTIONS FROM EXISTING SERVICES AND W. SPRUCE STREET MAIN LINE. THE PROJECT ALSO PROPOSES TWO (2) STREET TREES. THE PROJECT WILL FALL UNDER 'STANDARD DEVELOPMENT PROJECT', PER STORMWATER REQUIREMENTS THE PROPOSED SMALL LOT SUBDIVISION WILL REQUIRE THE APPROVAL THROUGH THE CITY OF SAN DIEGO SITE DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP (SDP/TM), WITH DEVIATIONS AS ALLOWED PER SDMG 143.0005(4).

DEVIATIONS: THIS PROJECT PROPOSES THE FOLLOWING DEVIATIONS: 1. FRONT YARD SETBACK 15' 8.5' (PARCEL 3) REQUIRED PROPOSED 15' 6" 2. REAR YARD SETBACK 15' 8.5' (PARCEL 1) REQUIRED PROPOSED 15' 6"



CIVIL ENGINEER'S TENTATIVE MAP

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NOTE:
REFER TO SHEETS A6, A9 AND A12 FOR
ADDITIONAL HEIGHT INFORMATION.

SPRUCE STREET SCENE- SECTION AA

NORTH ELEVATION- PARCEL 1
SCALE = 1/4" = 1'-0"

NORTH ELEVATION- PARCEL 2
SCALE = 1/4" = 1'-0"

NORTH ELEVATION- PARCEL 3
SCALE = 1/4" = 1'-0"

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

**SPRUCE STREET
SINGLE FAMILY HOMES**
1033 WEST SPRUCE STREET
SAN DIEGO, CALIFORNIA 92103

OWNER:
SPRUCE CANYON LANDINGS, LLC
3559 4TH AVENUE
SAN DIEGO, CALIFORNIA 92103

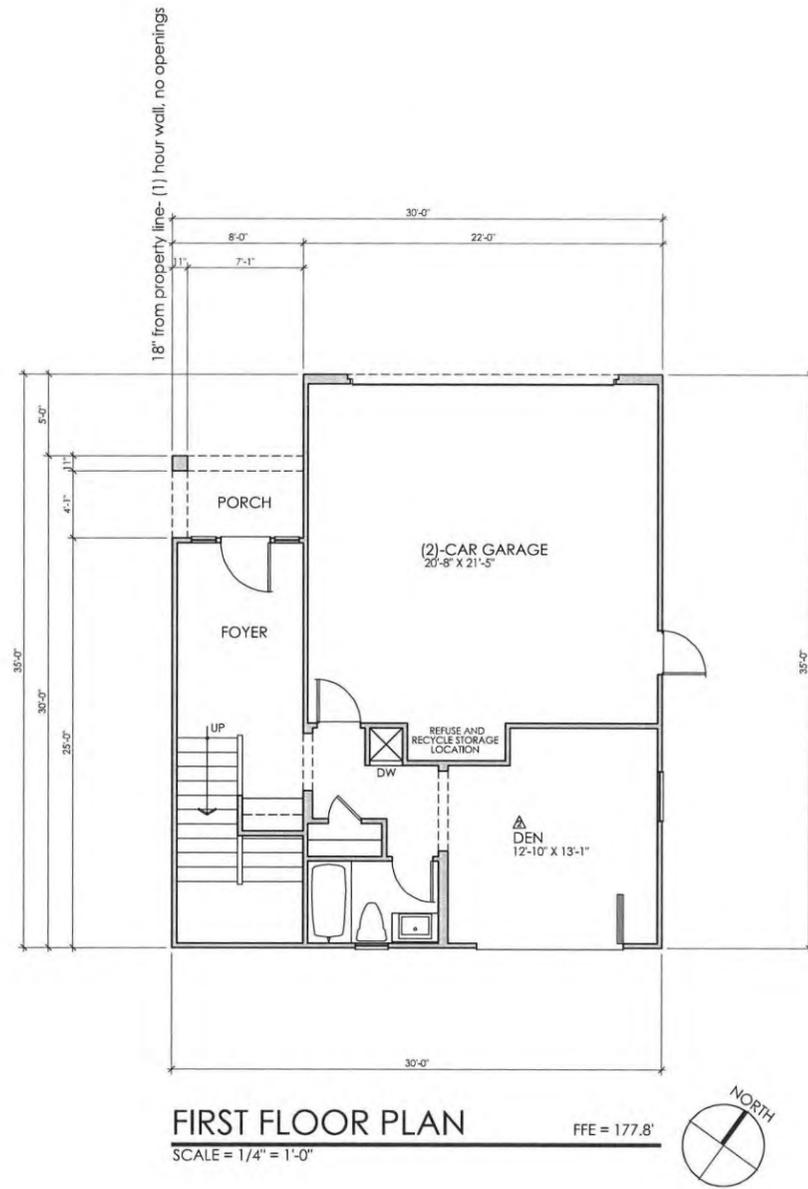
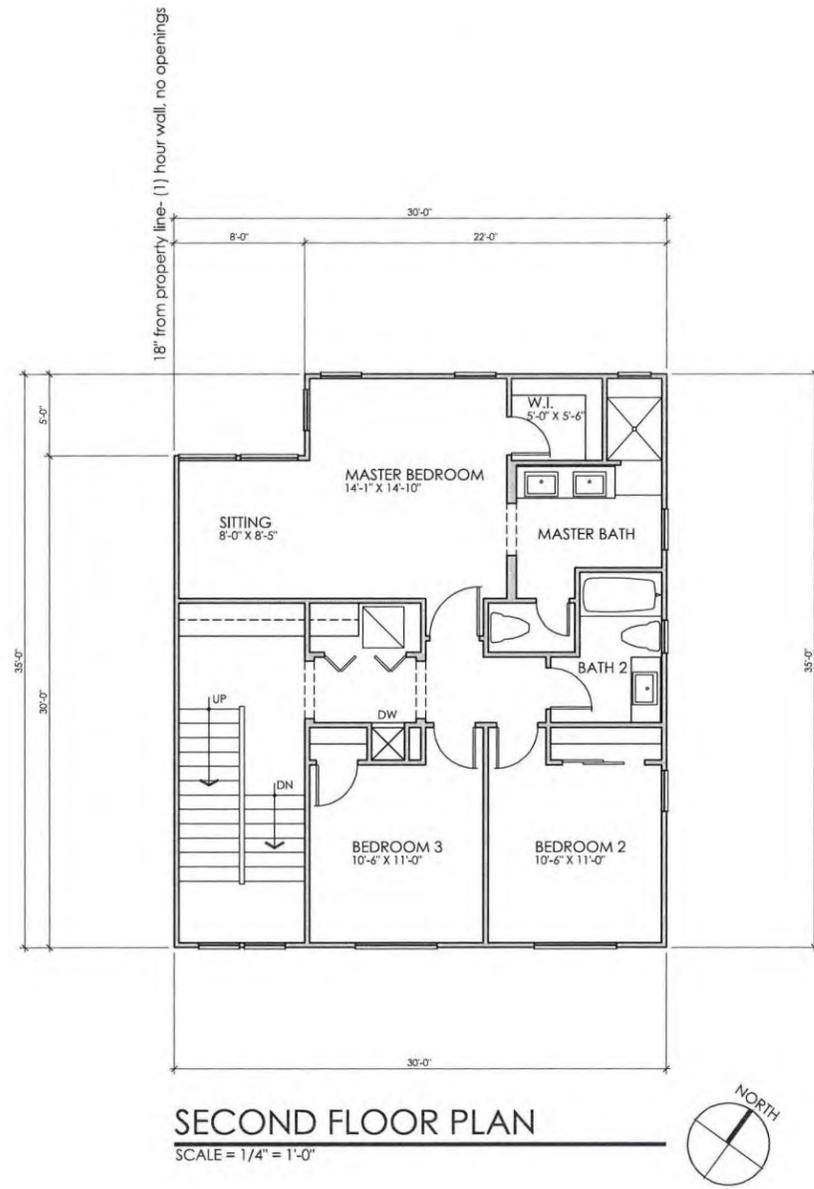


SET REVISIONS	PLAN CHECK NUMBER
<ul style="list-style-type: none"> 1. CITY COMMENTS 2. CITY COMMENTS 3. CITY COMMENTS 4. CITY COMMENTS 	

SET ISSUE DATE	PURPOSE
19 JULY 2018	CITY REVIEW

SHEET NUMBER	PROJECT NUMBER
A3	16008

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PARCEL 1

OWNER:
SPRUCE CANYON LANDINGS, LLC
3559 4TH AVENUE
SAN DIEGO, CALIFORNIA 92103

PROJECT NUMBER: 16008

SET ISSUE DATE: 19 JULY 2018

PLAN CHECK NUMBER:

PURPOSE: CITY REVIEW

SET REVISIONS:

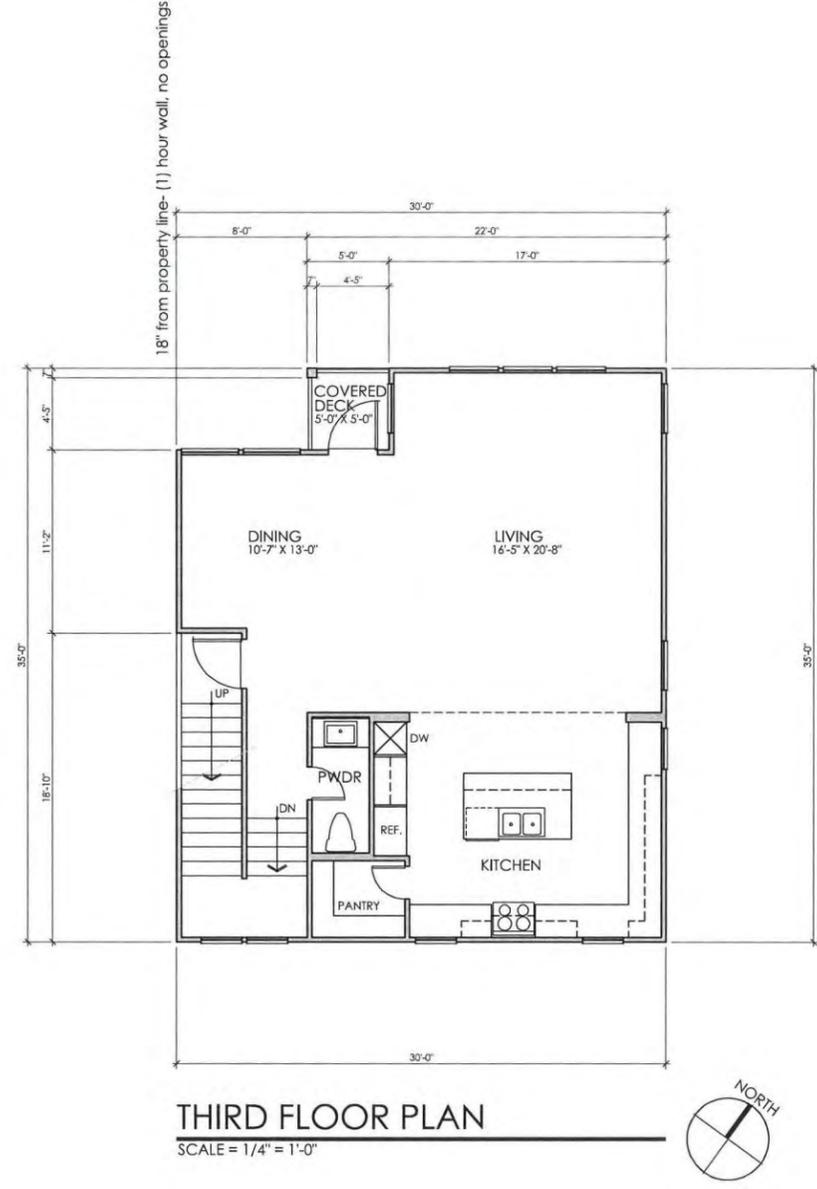
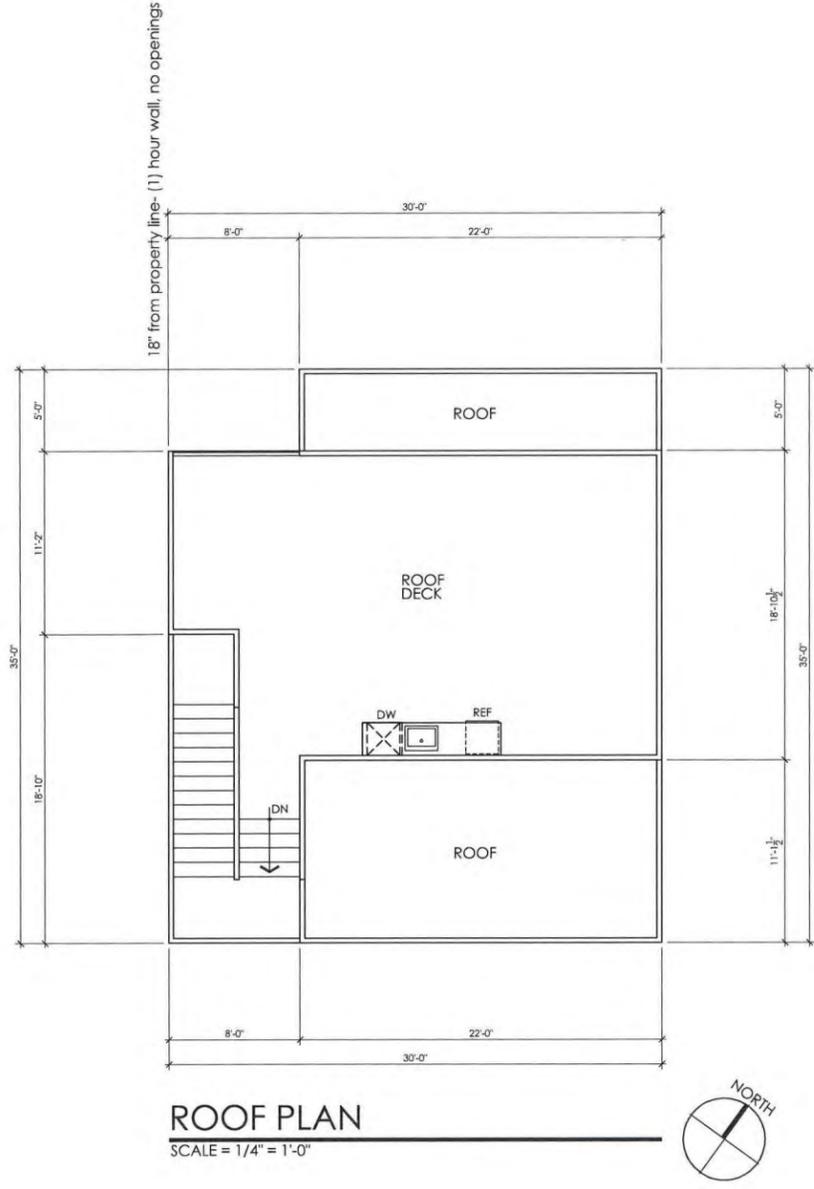
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1	19 JUL 2018	ISSUE FOR PERMITS
2	19 JUL 2018	REVISIONS TO PERMITS
3	19 JUL 2018	REVISIONS TO PERMITS
4	19 JUL 2018	REVISIONS TO PERMITS

PROFESSIONAL SEAL:
SENNICKOFF ARCHITECTS, INC.
ARCHITECT
STATE OF CALIFORNIA
EXPIRES 01/31/2019

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

Sennikoff
ARCHITECTS

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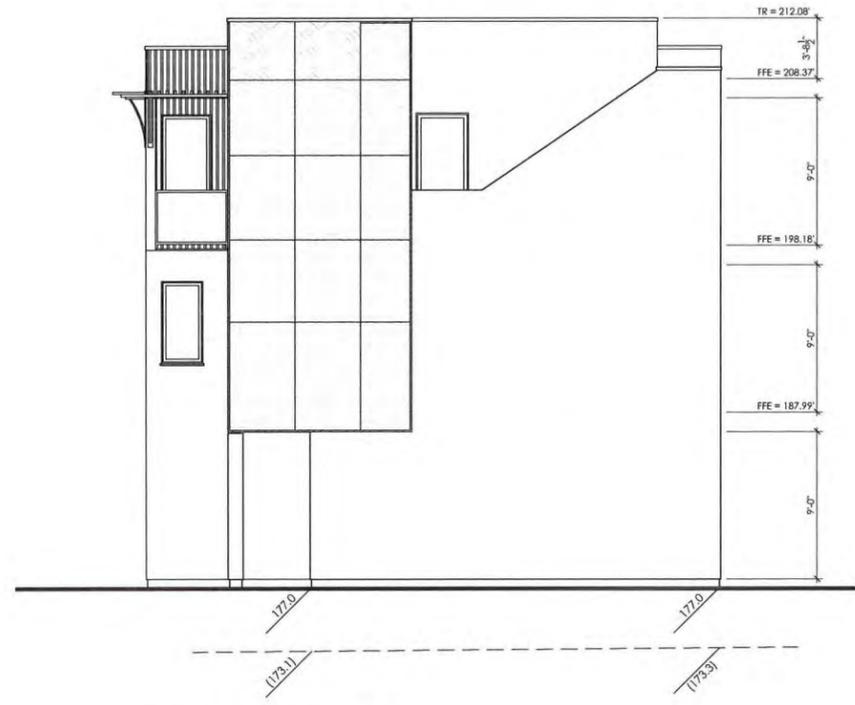


PARCEL 1

<p>SHEET NUMBER A5</p>	<p>SET ISSUE DATE 19 JULY 2018</p> <p>PROJECT NUMBER 16008</p>	<p>PLAN CHECK NUMBER</p> <p>PURPOSE CITY REVIEW</p>	<p>SET REVISIONS</p> <ul style="list-style-type: none"> ▲ CHANGES ▲ CHANGES ▲ CHANGES ▲ CHANGES ▲ CHANGES 	<p>OWNER: SPRUCE CANYON LANDINGS, LLC 3559 4TH AVENUE SAN DIEGO, CALIFORNIA 92103</p>	<p>SPRUCE STREET SINGLE FAMILY HOMES 1033 WEST SPRUCE STREET SAN DIEGO, CALIFORNIA 92103</p>	<p>562.344.5438 5500 East 2nd Street, Suite 1A Long Beach, California 90803</p>	<p>Sennikoff ARCHITECTS</p>
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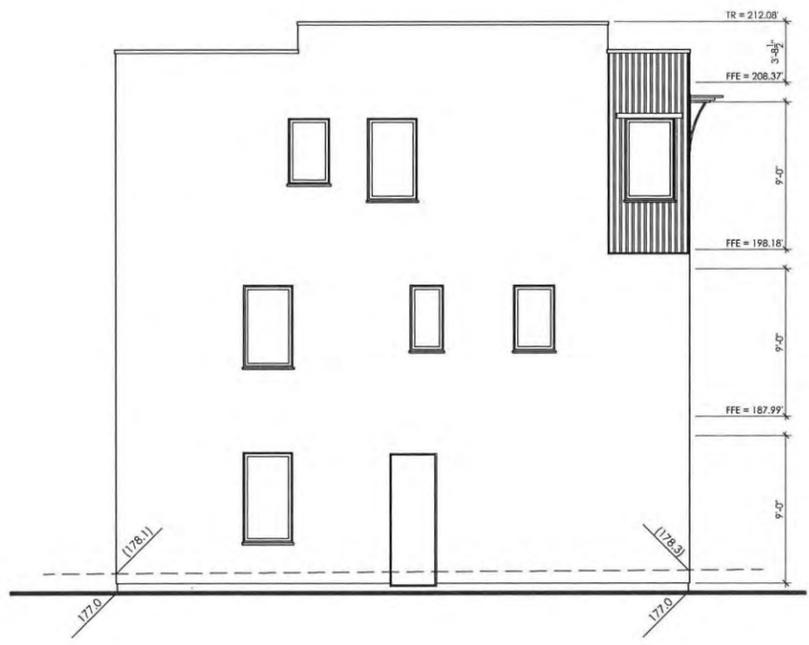
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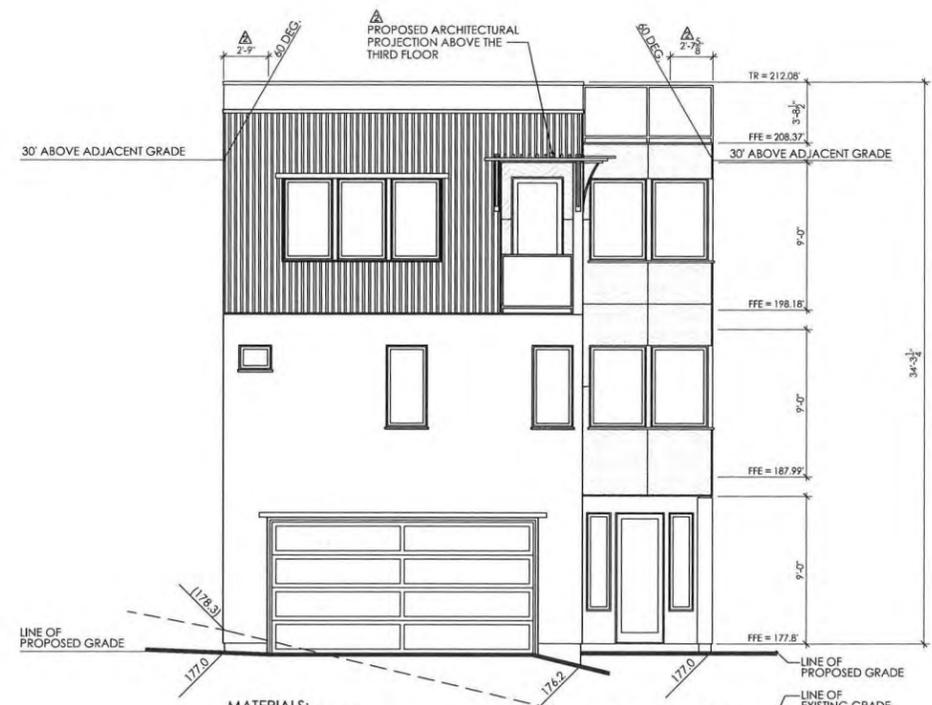
WEST ELEVATION
SCALE = 1/4" = 1'-0"



SOUTH ELEVATION
SCALE = 1/4" = 1'-0"



EAST ELEVATION
SCALE = 1/4" = 1'-0"



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

MATERIALS:
SMOOTH STUCCO
VERTICAL CORRUGATED METAL SIDING
MAHOGANY WOOD PANELS
GLASS GUARDRAILS

PARCEL 1

OWNER:
SPRUCE CANYON LANDINGS, LLC
3559 4TH AVENUE
SAN DIEGO, CALIFORNIA 92103

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

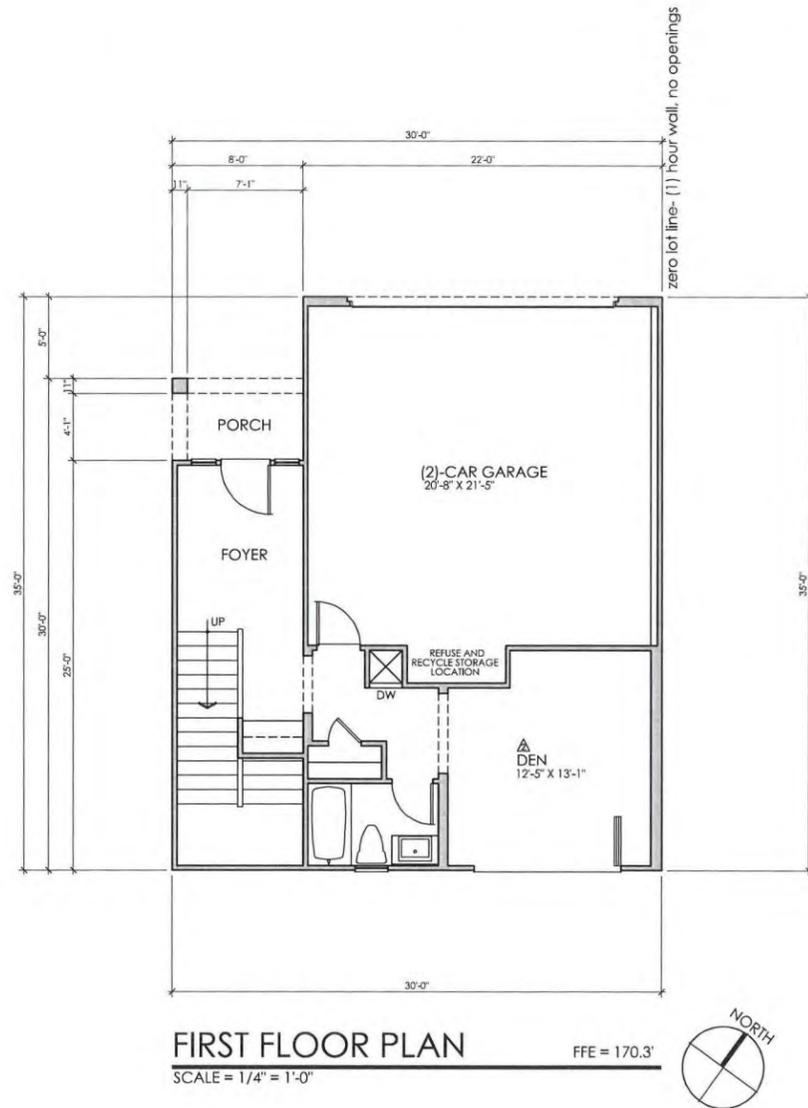
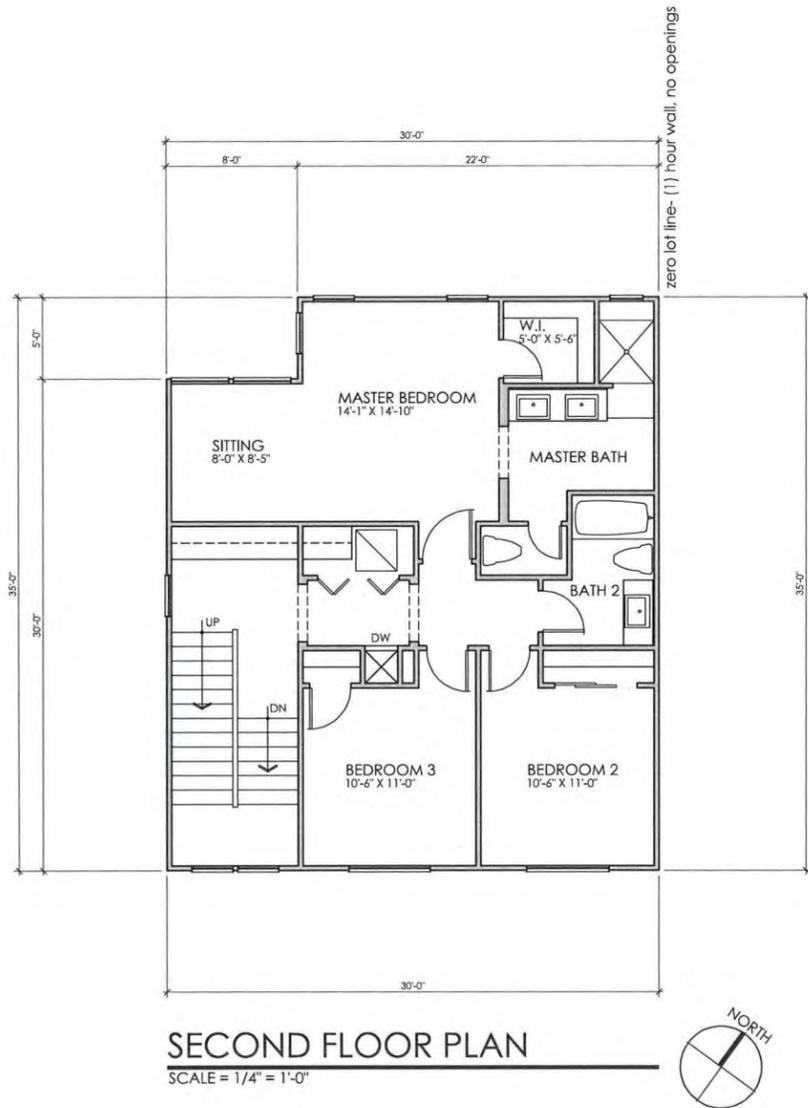
PROJECT NUMBER: 16008
SET ISSUE DATE: 19 JULY 2018
PLAN CHECK NUMBER:
PURPOSE: CITY REVIEW

REVISIONS:
 1. CITY COMMENTS
 2. CITY COMMENTS
 3. CITY COMMENTS
 4. CITY COMMENTS
 5. CITY COMMENTS

PROFESSIONAL SEAL:
 SENNIKOFF ARCHITECTS
 STATE OF CALIFORNIA
 ARCHITECT
 NO. 10000
 EXPIRES 01/31/2019

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PARCEL 2

SHEET NUMBER A7

SET ISSUE DATE 19 JULY 2018

PLAN CHECK NUMBER

PURPOSE CITY REVIEW

PROJECT NUMBER 16008

OWNER: SPRUCE CANYON LANDINGS, LLC
3559 4TH AVENUE
SAN DIEGO, CALIFORNIA 92103

OWNER: SPRUCE STREET SINGLE FAMILY HOMES
1033 WEST SPRUCE STREET
SAN DIEGO, CALIFORNIA 92103

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

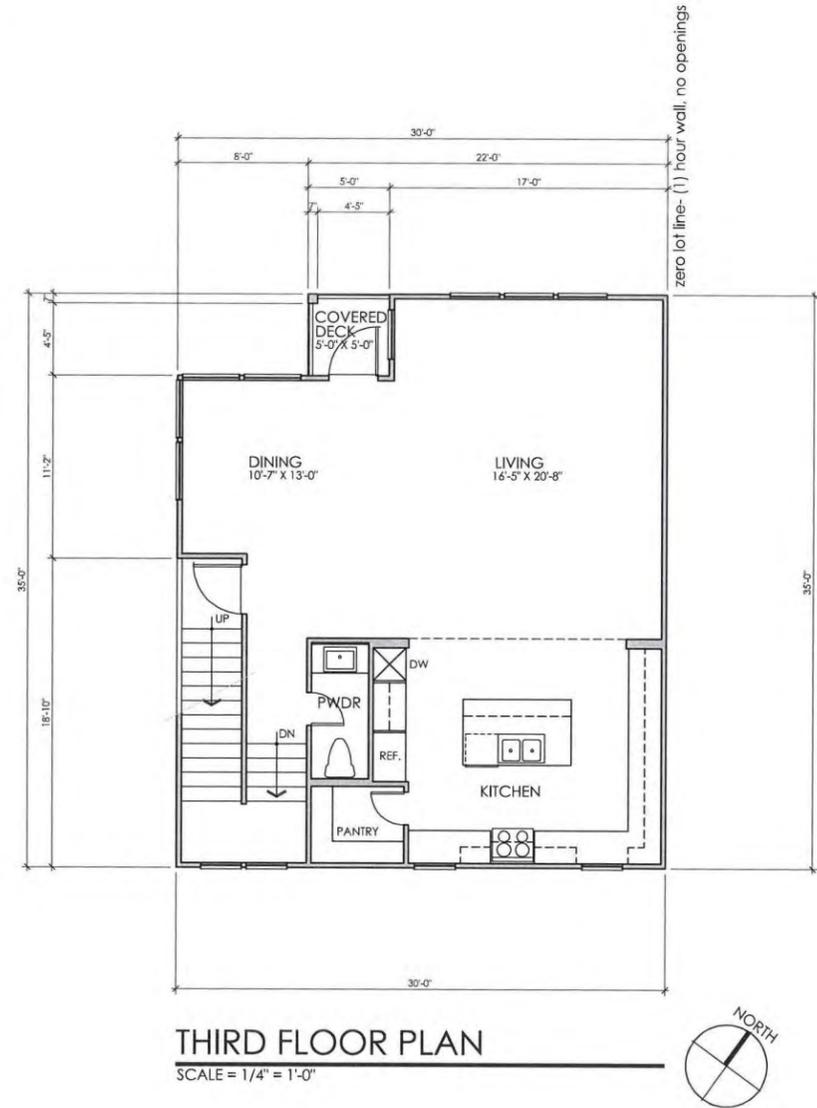
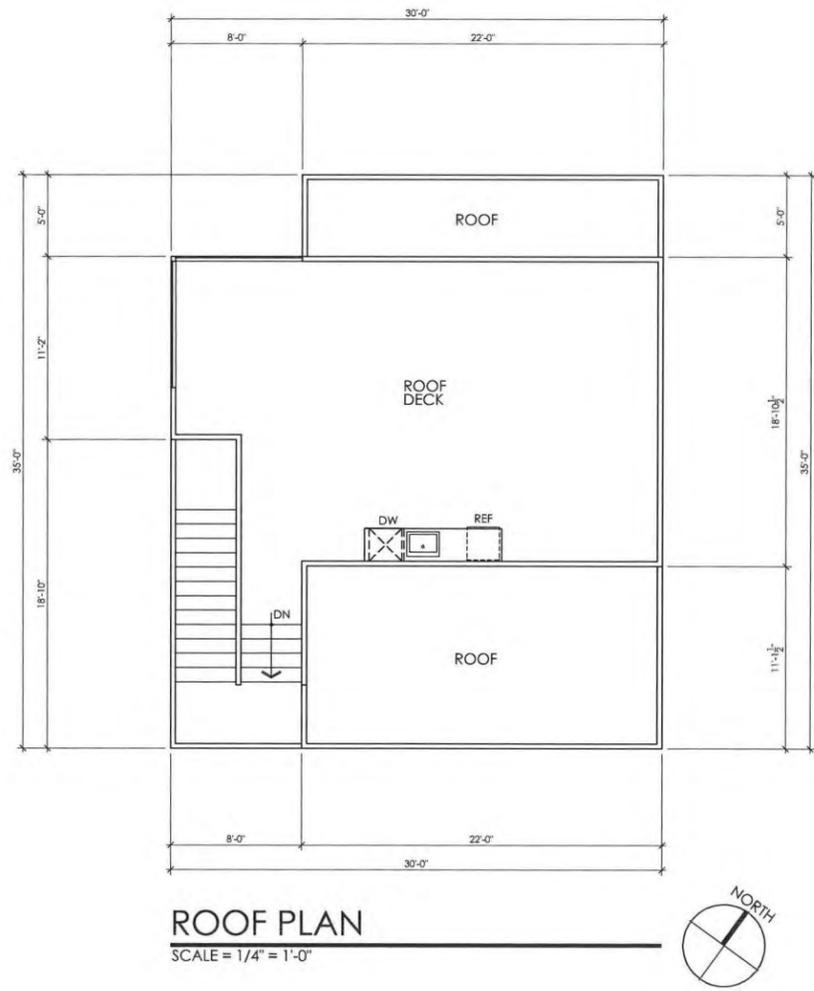
Sennikoff
ARCHITECTS

REGISTERED ARCHITECT
STATE OF CALIFORNIA
EXPIRES 01/31/2019

SET REVISIONS

1	ADD COMMENTS
2	ADD COMMENTS
3	ADD COMMENTS
4	ADD COMMENTS
5	ADD COMMENTS

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PARCEL 2

OWNER:
SPRUCE CANYON LANDINGS, LLC
3559 4TH AVENUE
SAN DIEGO, CALIFORNIA 92103

**SPRUCE STREET
SINGLE FAMILY HOMES**
1033 WEST SPRUCE STREET
SAN DIEGO, CALIFORNIA 92103

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

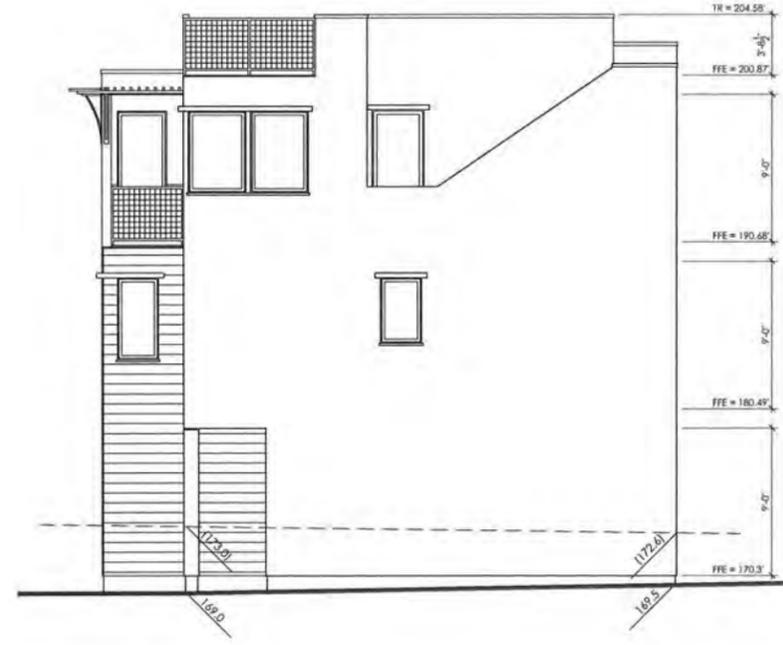
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SET REVISIONS

NO.	DESCRIPTION	DATE
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2	PLAN CHECK NUMBER	
3	PURPOSE	CITY REVIEW
4	PROJECT NUMBER	16008
5	EXPIRES	01/31/2019

A8

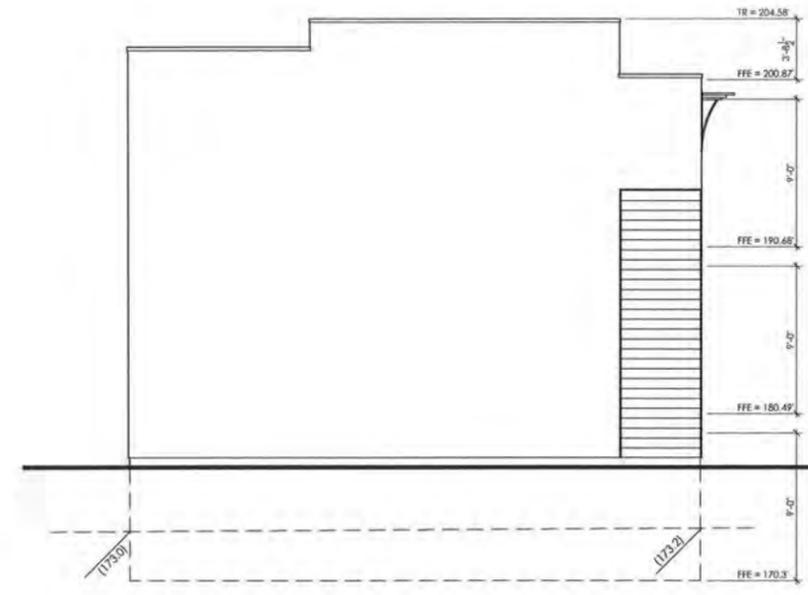
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WEST ELEVATION
SCALE = 1/4" = 1'-0"



SOUTH ELEVATION
SCALE = 1/4" = 1'-0"



EAST ELEVATION
SCALE = 1/4" = 1'-0"



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

MATERIALS:
SMOOTH STUCCO
HORIZONTAL WOOD PATTERN TILE
METAL GUARDRAILS

PARCEL 2

Sennikoff
ARCHITECTS

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

**SPRUCE STREET
SINGLE FAMILY HOMES**

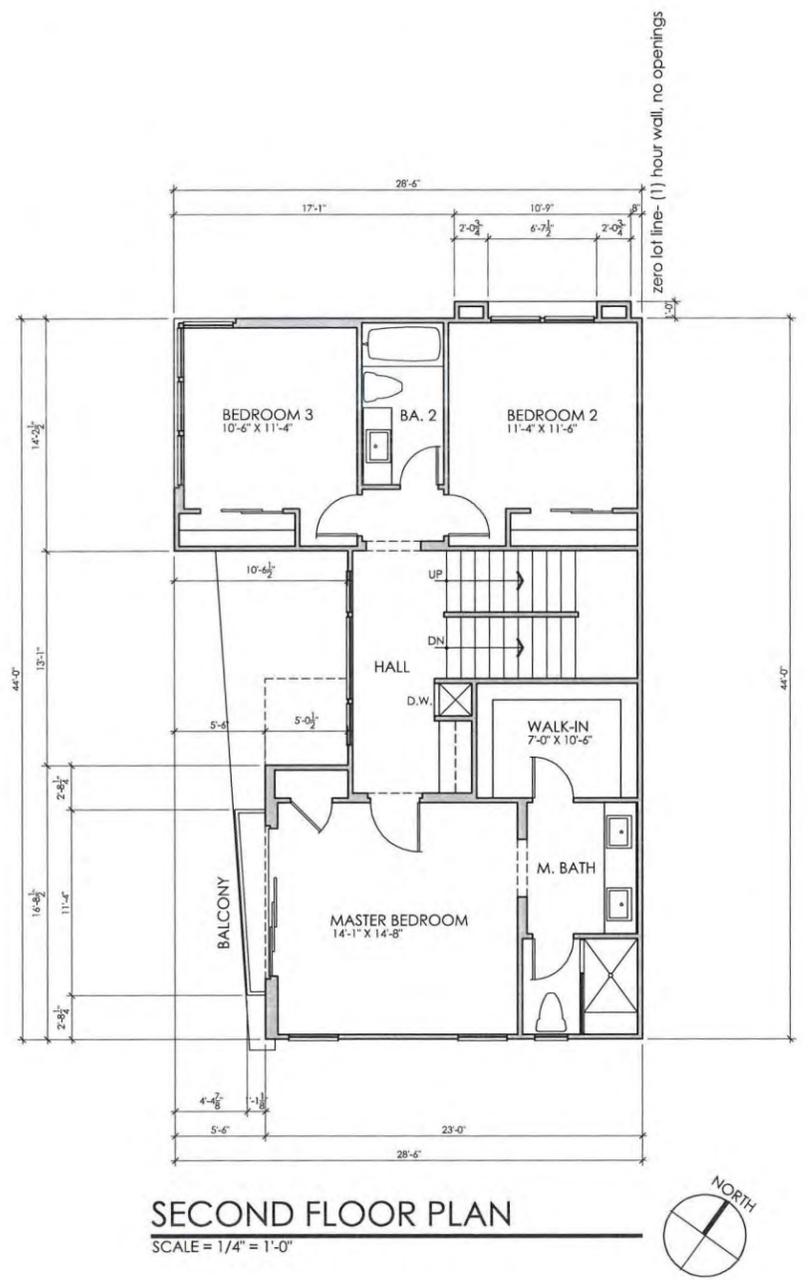
OWNER:
SPRUCE CANYON LANDINGS, LLC
3559 4TH AVENUE
SAN DIEGO, CALIFORNIA 92103

1033 WEST SPRUCE STREET
SAN DIEGO, CALIFORNIA 92103

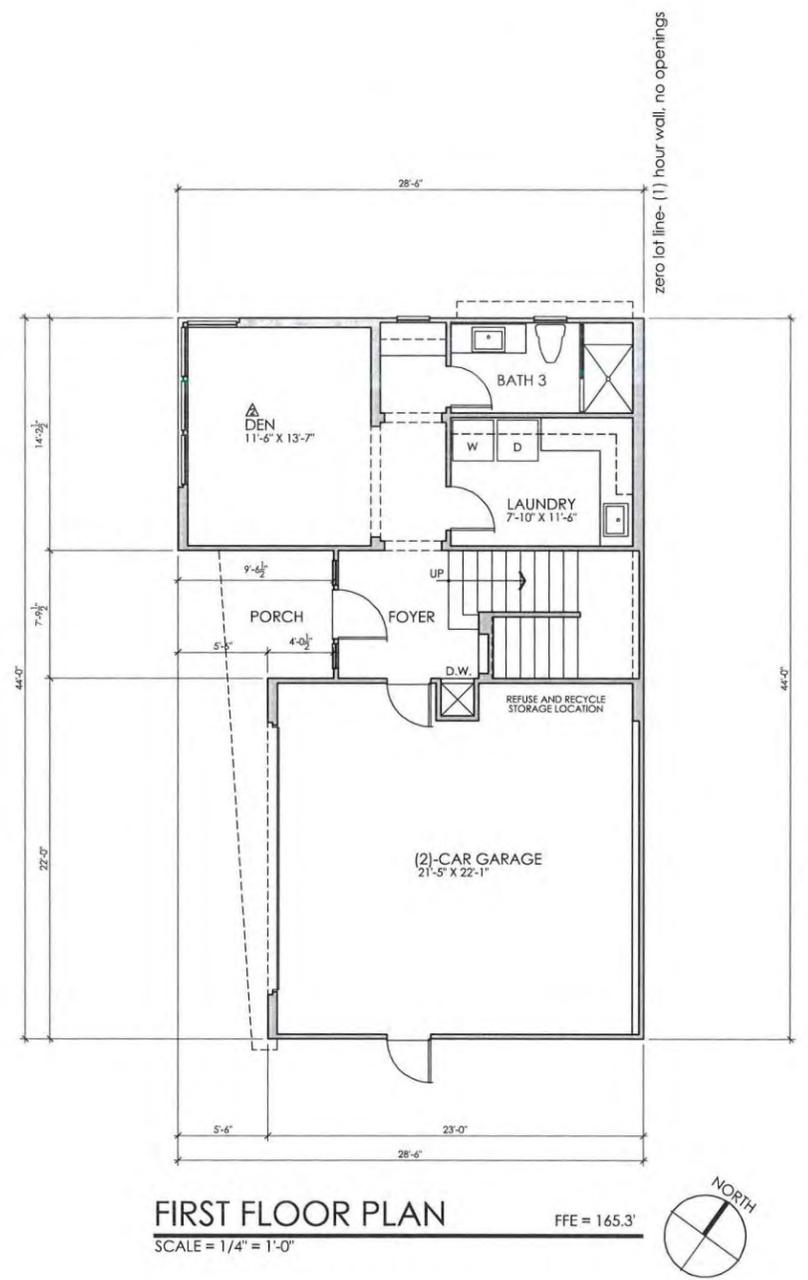
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A. COLLECT COMMENTS
B. COLLECT COMMENTS
C. COLLECT COMMENTS
D. COLLECT COMMENTS

SHEET NUMBER: A9
PLAN CHECK NUMBER: 16008
SET ISSUE DATE: 19 JULY 2018
PROJECT NUMBER: 16008
PURPOSE: CITY REVIEW
EXPIRES: 01/31/2019

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SECOND FLOOR PLAN
SCALE = 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE = 1/4" = 1'-0" FFE = 165.3'

PARCEL 3

OWNER: SPRUCE CANYON LANDINGS, LLC
3559 4TH AVENUE
SAN DIEGO, CALIFORNIA 92103

PROJECT NUMBER: 16008

SET ISSUE DATE: 19 JULY 2018

PLAN CHECK NUMBER: -

PURPOSE: CITY REVIEW

SEAL: [Professional Engineer Seal: Licensed Professional Engineer, State of California, No. 51710, Expires 01/31/2019]

SET REVISIONS:

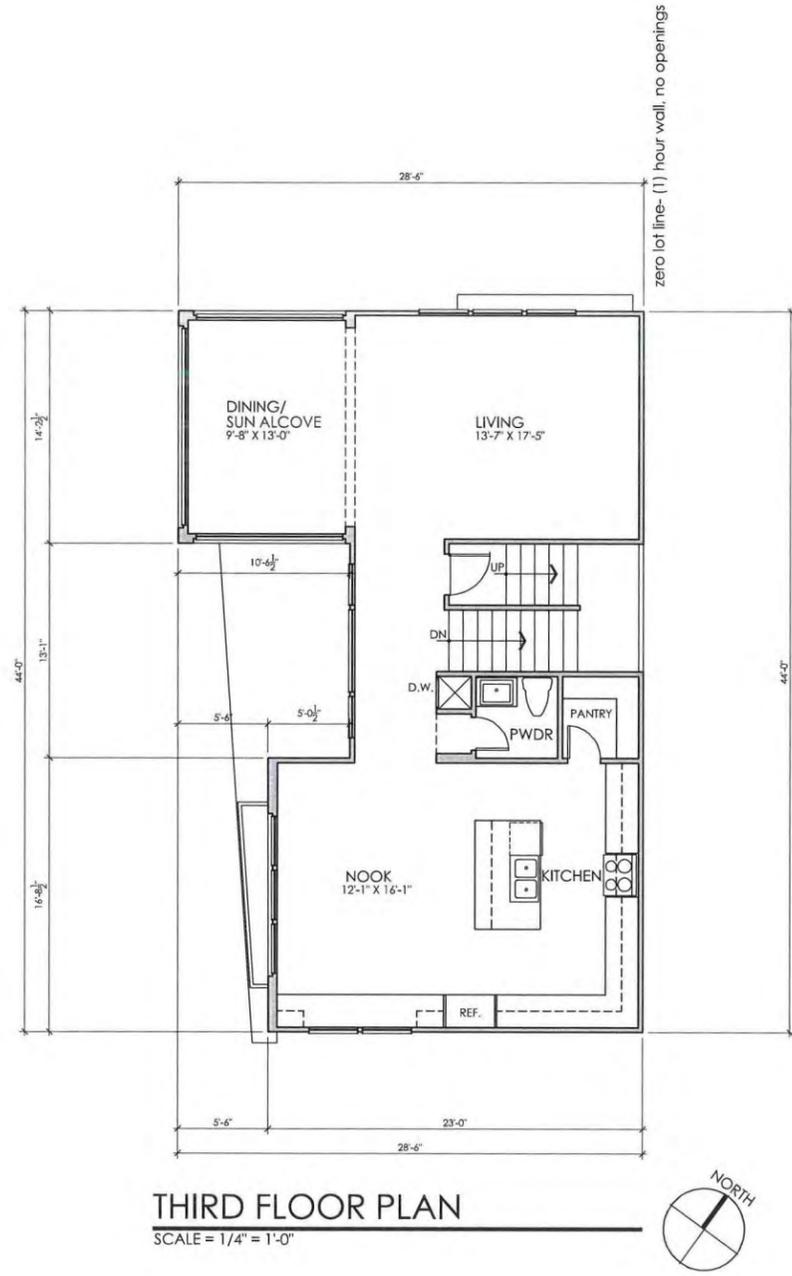
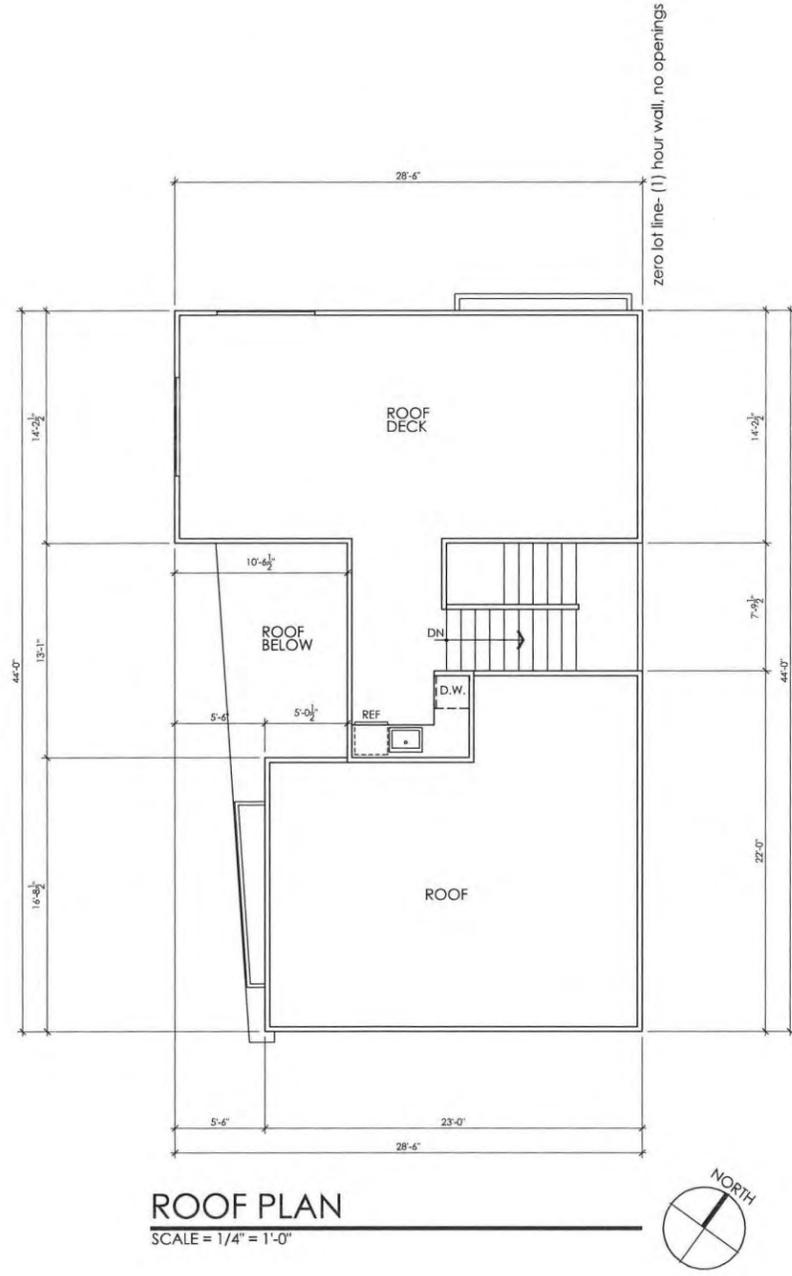
△	CITY COMMENTS
△	CITY ACTION COMMENTS
△	CITY CHECK COMMENTS
△	CITY ACTION COMMENTS

SHEET NUMBER: A10

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

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ARCHITECTS

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PARCEL 3

OWNER:
SPRUCE CANYON LANDINGS, LLC
3559 4TH AVENUE
SAN DIEGO, CALIFORNIA 92103

**SPRUCE STREET
SINGLE FAMILY HOMES**
1033 WEST SPRUCE STREET
SAN DIEGO, CALIFORNIA 92103

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

Sennikoff
ARCHITECTS

SET REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	19 JULY 2018
2	ISSUE FOR PERMITS	19 JULY 2018
3	ISSUE FOR PERMITS	19 JULY 2018
4	ISSUE FOR PERMITS	19 JULY 2018
5	ISSUE FOR PERMITS	19 JULY 2018

PLAN CHECK NUMBER _____

PURPOSE CITY REVIEW

PROJECT NUMBER 16008

EXPIRES 01/31/2019

SHEET NUMBER A11

GENERAL NOTES:

- THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
- GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
- LOCATE REFUSE BINS PER PLANS.
- ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
- PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF-WAY.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
- ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5)
- NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES

IRRIGATION NOTE:

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

DRAINAGE NOTES:

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

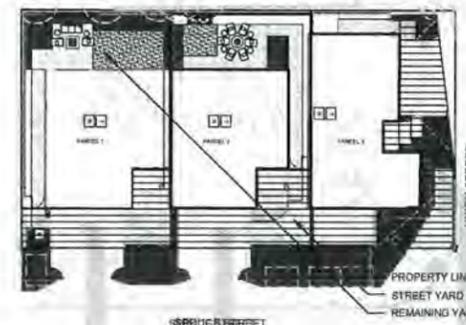
LANDSCAPE KEY NOTES:

- PROPERTY LINE - TYPICAL SYMBOL
- PROPOSED WALK IN RIGHT-OF-WAY
- VISIBILITY AREA AT DRIVEWAY. NO OBSTRUCTION IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT WITH THE EXCEPTION OF THE GUARDRAIL ON THE RETAINING WALL
- PARCEL 1 PRIVATE EXTERIOR USABLE OPEN SPACE, APPROXIMATELY 522 S.F. (SATISFIES 60 S.F. MINIMUM), 200SF OPEN SPACE PROVIDED IN REMAINING YARD
- PARCEL 2 PRIVATE EXTERIOR USABLE OPEN SPACE, APPROXIMATELY 522 S.F. (SATISFIES 60 S.F. MINIMUM), 200SF OPEN SPACE PROVIDED IN REMAINING YARD
- PARCEL 3 PRIVATE EXTERIOR USABLE OPEN SPACE, APPROXIMATELY 467 S.F. (SATISFIES 60 S.F. MINIMUM), 200SF OPEN SPACE PROVIDED IN REMAINING YARD
- FIRE PIT
- TRASH AND RECYCLING BINS
- RETAINING WALL WITH 42" HIGH SOLID FENCE GUARDRAIL
- RETAINING WALL WITH 6' SOLID FENCE AND ADDITIONAL 3' OPEN
- RETAINING WALL WITH 6' SOLID FENCE
- 6" SOLID WOOD FENCE WITH GATE
- LID VEGETATED SWALE, STORMWATER TREATMENT
- EXISTING PROPERTY LINE RETAINING WALL (OFF-SITE)
- NEW DRIVEWAY
- UTILITY BANK: WATER, IRRIGATION, GAS, TO BE SCREENED WITH FENCING (42" GUARDRAIL ON RETAINING WALL WHERE APPLICABLE)
- LANDSCAPE FEATURE WALL/ DECORATIVE WOODEN SCREEN
- LANDSCAPE FEATURE SUCH AS DECORATIVE FEATURE WALL WITH POTS
- ARTIFICIAL TURF
- EXISTING SEWER LATERAL ABANDONED IN PLACE
- TREE ROOT BARRIER

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE FOR THIS SMALL LOT SUBDIVISION RESPECTS THE MODERN STYLE OF THE ARCHITECTURE. MASS PLANTINGS HAVE BEEN ARRANGED WITH CLEAN GEOMETRY TO REFLECT THE ARCHITECTURE. THE PATIOS ON GRADE PROVIDE AN INTIMATE AREA FOR SMALL GATHERINGS. PLANTINGS IN THESE AREAS HAVE BEEN CHOSEN TO EVOKE CALM AND COMFORT. THE ROOF TOP PROVIDES A PLACE FOR LARGE GATHERINGS WHILE TAKING IN THE VIEWS. PLANTING IS PROVIDED AS A SCREEN BETWEEN THE UNITS AND SOME SHADE IS PRESENT IN THIS SUNNY CONDITION. WATER-CONSERVING, LOW-MAINTENANCE, NON-INVASIVE PLANTS THAT SLOW, SPREAD AND FILTER STORM WATER RUNOFF FROM PERVIOUS AND IMPERVIOUS SURFACES ARE PROPOSED. VERTICAL PLANTINGS ARE STRATEGICALLY PLACED TO PROVIDE PRIVACY FOR EACH RESIDENT WHILE KEEPING OPEN VIEWS TO SAN DIEGO BAY. NEW STREET TREES ARE PROPOSED TO GIVE SHADE TO PEDESTRIANS AND PRESERVE VEHICULAR SIGHT LINES. IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE, ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.

LANDSCAPE DIAGRAM



HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:

HARDSCAPE PAVING 'A' Impermeable paving such as: • Uncolored concrete with broom-swept finish SDSRD • Uncolored concrete with enhanced finish • Integral color concrete with enhanced finish	1,220 SF	HARDSCAPE PAVING 'E' Rooftop decking such as: • Concrete pavers over roof leveling system • Stone pavers over roof leveling system • Wooden tiles over roof leveling system	1,485 SF
HARDSCAPE PAVING 'B' Permeable paving such as: • Stone pavers with crushed gravel joints • Concrete pavers with pebble finish	195 SF	LANDSCAPE MATERIAL 'A' Permeable synthetic surfacing such as: • Artificial turf	250 SF
HARDSCAPE PAVING 'C' Permeable paving such as: • Concrete pavers over permeable sub-base • Stone paving over permeable sub-base	175 SF	LANDSCAPE MATERIAL 'B' Permeable planting mulch such as: • 3/8" Decorative crushed gravel • 1'-3" Cobble • Decomposed granite	1325 SF
HARDSCAPE PAVING 'D' Permeable paving such as: • Stone pavers with decomposed gravel joints • Concrete pavers with decomposed gravel joints	405 SF		

LANDSCAPE AREA CALCS

BASE ZONE RM-2-5 (MR-1500)
APPLICABLE CODE: SDMC §142.0403, 142.0404, 142.0413, 143.0303, 143.0305, 143.0310, 143.0365, 143.0375, AND 131.0464(d)

TOTAL LOT AREA: 6,577 SF

STREETYARD
TOTAL AREA: 1,932 SF
PLANTING AREA REQUIRED (50%): 966 SF
PLANTING AREA PROVIDED: 981 SF
EXCESS AREA PROVIDED: 15 SF
PLANT POINTS REQUIRED (5%): 97
PLANT POINTS PROVIDED: 203
EXCESS POINTS PROVIDED: 106
POINTS ACHIEVED WITH TREES: 80

REMAINING YARD
N/A PER TABLE 142.04C OF THE LANDSCAPE REGULATIONS

VEHICULAR USE AREA TOTAL
N/A FOR DRIVEWAY SERVICING SINGLE DWELLING

MINIMUM STREET TREE SEPARATION DISTANCE:

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

SMALL LOT SUBDIVISION REQ.

- EACH DWELLING UNIT SHALL HAVE A MINIMUM OF 200 SF OF EXTERIOR OPEN SPACE
- EACH DWELLING UNIT SHALL PROVIDE A MINIMUM OF 60 SF PRIVATE USABLE OPEN SPACE, MINIMUM DIMENSION 6'
- MUST PROVIDE REFUSE AND RECYCLING STORAGE AREA WITH SCREENING

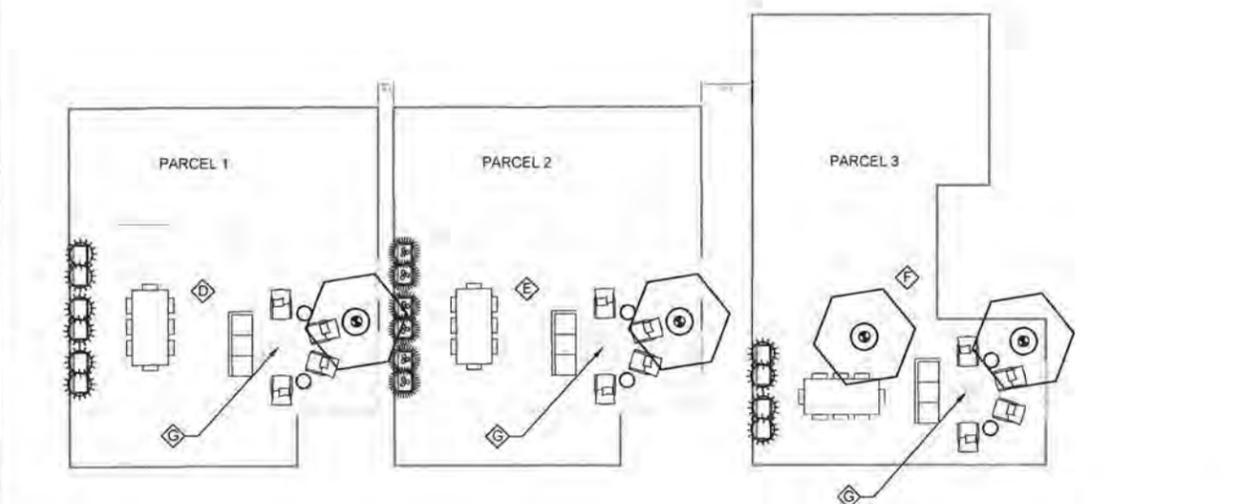
STREET TREE CALCS

(1) 24" BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE

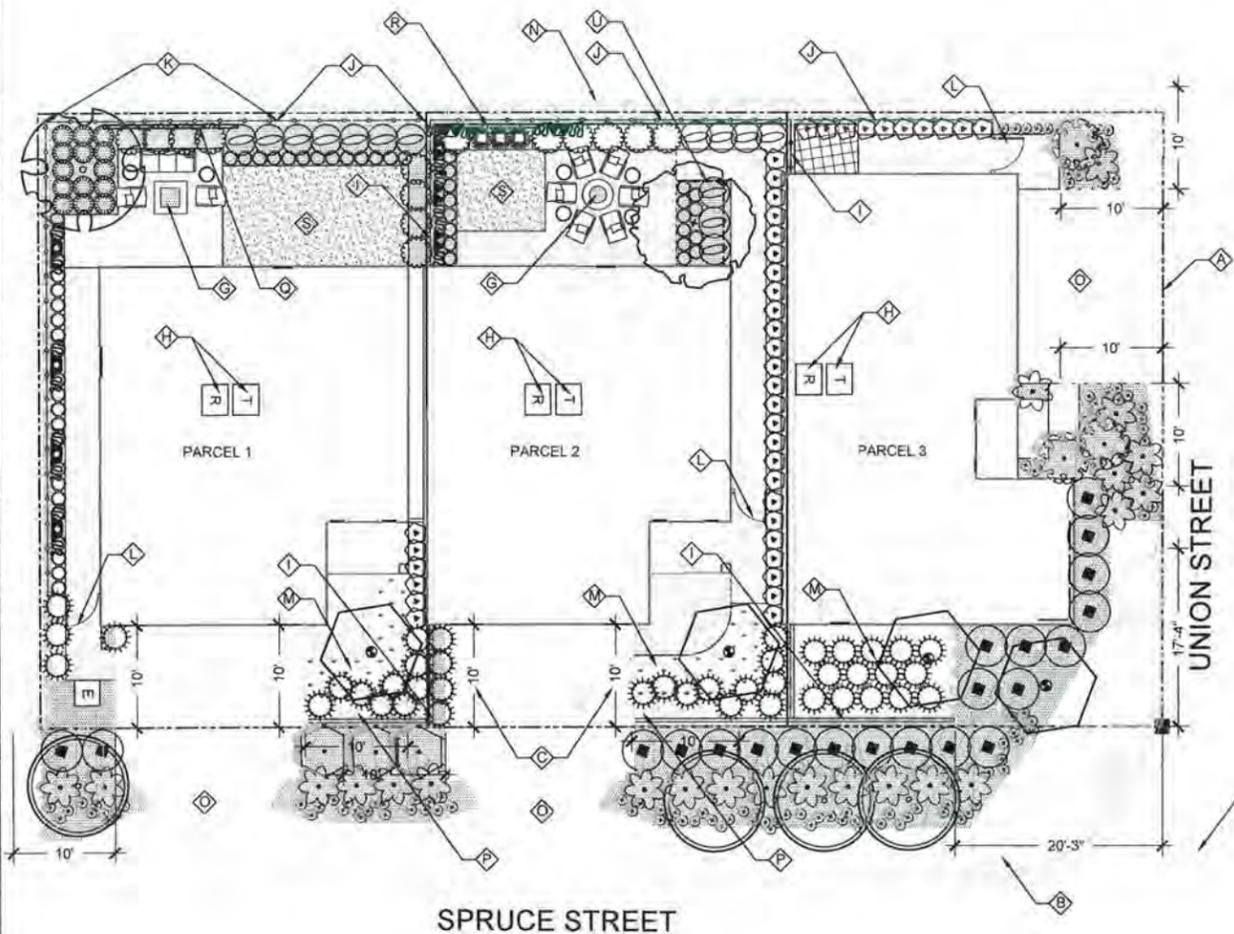
SPRUCE STREET
STREET FRONTAGE: 110'
STREET TREE REQUIRED: 4
PROVIDED: 4

UNION STREET
NO R.O.W. LANDSCAPE PROPOSED

* STREET TREES ARE WITHIN 10' OF DRIVEWAYS. PER AGREEMENT WITH THE CITY LANDSCAPE REVIEWER DUE TO THE CLASSIFICATION OF SPRUCE STREET A 5' CLEARANCE BETWEEN TREES AND THE EDGE OF DRIVEWAYS IS ACCEPTABLE.



ROOFTOP PLAN



GROUND FLOOR PLAN

Project No.:
Drawn: KOK
Checked: JPN
N LA
NERI LANDSCAPE ARCHITECTURE
1037 W. SPRUCE STREET
SAN DIEGO, CA 92109
TEL: 619.594.8800 - FAX: 619.594.8801



LANDSCAPE CONCEPT PLANS FOR
1037 W. SPRUCE STREET
SAN DIEGO, CA 92109

FOR APPROVAL
7 JULY 2016

CONCEPTUAL
HARDSCAPE PLAN

ALL RIGHTS RESERVED AND SHALL BE A PART OF THE DRAWING SET. THE DRAWING SET, THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE, AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NERI LANDSCAPE ARCHITECTURE.

WATER BUDGET CALCULATIONS:

TOTAL LANDSCAPE AREA (LA) = 2,142 SF
 SPECIAL LANDSCAPE AREA (SLA) = 0 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
 MAWA = (ETo)(0.62)((0.55 x LA) + (0.45 x SLA))
 (47)(0.62)((.55 x 2,142) + (0.5 x 0)) = 34,330 GAL/YR

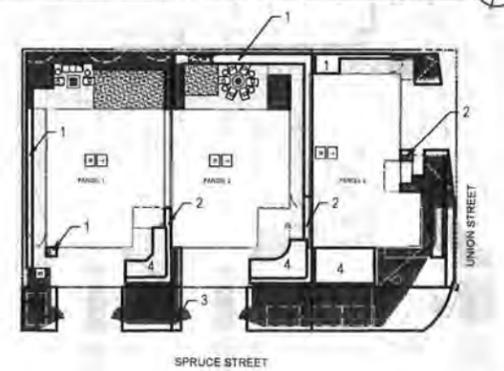
ETWU = (ETo)(0.62) ((PF x HA/AE) + (SLA))

ESTIMATED TOTAL WATER USE (ETWU): 32,749 GAL/YR

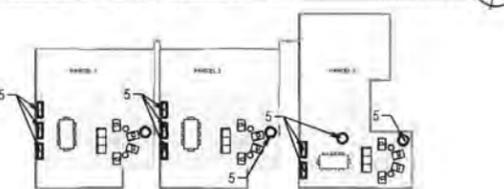
ESTIMATED TOTAL WATER USE

HYD. FACTOR	PLANT	HYD. AREA IN S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/AE)	ETAF X HA	RESULT IN GAL/ YR.
1	0.5	516	DRIP	.81	0.62	318.5	9,282
2	0.4	531	DRIP	.81	0.49	262.2	7,641
3	0.4	799	SPRAY	.75	0.53	426.1	12,418
4	0.3	248	SPRAY	.75	0.40	99.2	2,891
5	0.3	48	DRIP	.81	0.37	17.8	518
TOTAL							32,749

HYDROZONE DIAGRAM GROUND FLOOR NOT TO SCALE

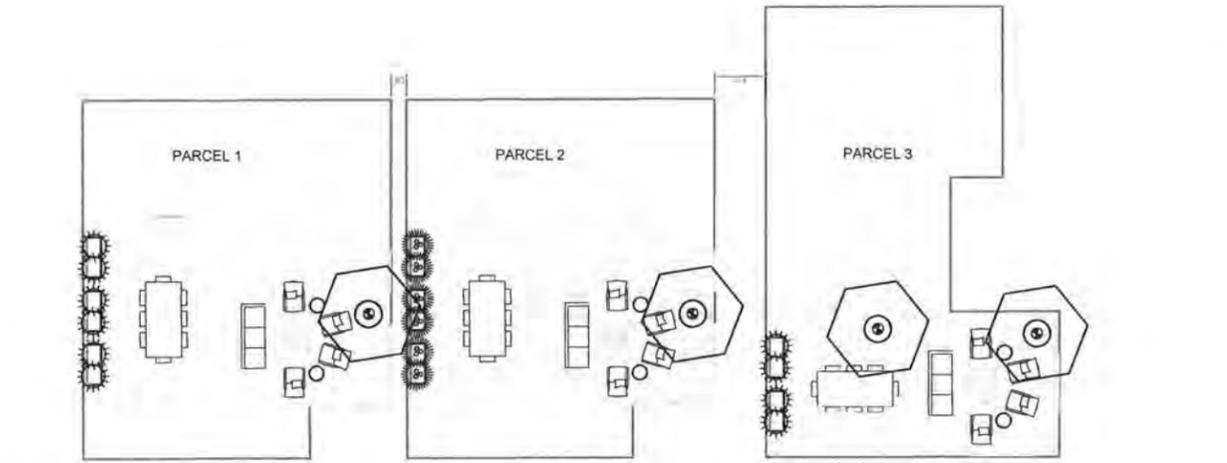


HYDROZONE DIAGRAM ROOF PLAN NOT TO SCALE

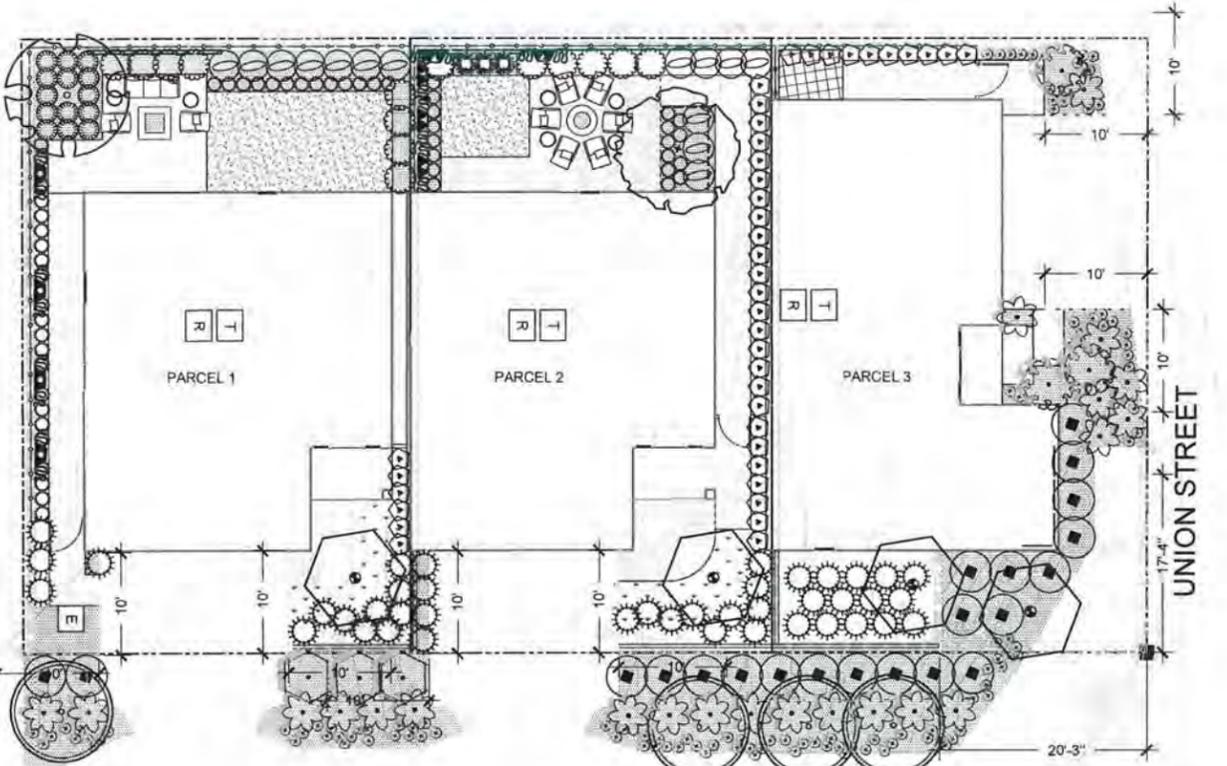


PLANTING LEGEND

- PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE**
 • Denotes Preferred Species
- STREET TREES**
 Medium scale tree - 25' tall x 15' -20' wide, such as: 4 / 100% / 24" BOX
 • *Acacia aneura* "Majiga Acacia"
 • *Chilopsis linearis* "Australian Willow"
 • *Laurus nobilis* "Sweet Bay"
 - DECIDUOUS SHADE TREES**
 Medium scale tree - 25' tall x 15' -20' wide, such as: 1 / 100% / 36" BOX
 • *Acer palmatum* "Bloodgood"
 • *Cercis canadensis* "Forest Pansy"
 • *Cornus florida* "Cherokee Princess"
 "Cherokee Princess Dogwood"
 - EVERGREEN ACCENT TREES**
 Small scale tree - 15' tall x 15' wide, such as: 8 / 100% / 24" BOX
 • *Eriobotrya deflexa* "Bronze Loquat"
 • *Laurus nobilis* "Sweet Bay"
 • *Magnolia grandiflora* "Little Gem"
 • *Osmarthus fragrans* "Sweet Olive"
 • *Rhaphiolepis* "Majestic Beauty"
 "Indian Hawthorne"
 - VERTICAL SHADE TREES**
 Medium/ Large scale tree - 30' tall x 15' wide, such as: 1 / 100% / 24" BOX
 • *Hymerosporum flavum* "Sweetshado"
 • *Metrosideros excelsus* "New Zealand Christmas Tree"
 • *Podocarpus henkeli* "Long-Leafed Yellow Wood"
 - LARGE EVERGREEN SCREENING HEDGE**
 Large scale shrub - 10' tall x 6' wide, such as: 3 / 100% / 5 GAL
 • *Myrica californica* "Pacific Wax Myrtle"
 • *Pittosporum tenuifolium* "Silver Sheen"
 • *Dodonaea viscosa* "Purplea"
 "Purple Hopseed Bush"
 - MEDIUM EVERGREEN SCREENING HEDGE**
 Medium scale shrub - 3'-10' tall x 3' wide, such as: 41 / 100% / 5 GAL
 • *Coprosma repens* "Marble Queen" (Shade)
 • *Westringia fruticosa* "Smokely" (sun)
 • *Pittosporum crassifolium* "Compactum"
 "Compact Karo"
 - ROOFTOP SCREENING HEDGE**
 Medium scale shrub - 3'-10' tall x 3' wide, such as: 57 / 100% / 5 GAL
 • *Bambusa multiplex* "Golden Goddess"
 • *Chondropetalum lectorum* "Cape Rush"
 • *Portulacaria afra* "Elephant's Food"
 - FLOWERING ACCENT SHRUBS - SHADE**
 Medium scale shrub - 5' tall x 5' wide, such as: 14 / 100% / 5 GAL
 • *Carmelia sasanqua* "Christmas Camelia"
 • *Carpentaria californica* "Bush Anemone"
 • *Gardenia thunbergia* "White Gardenia"
 - FLOWERING ACCENT SHRUBS - SUN**
 Medium scale shrub - 5' tall x 5' wide, such as: 5 / 100% / 5 GAL
 • *Caesalpinia pulcherrima* "NCN"
 • *Euphorbia rigida* "Silver Spurge"
 • *Leucospermum x 'Tango'* "Nodding Pincushion"
 - ACCENT SHRUBS**
 Small scale shrub - 2'-3' tall x 2'-3' wide, such as: 30 / 100% / 5 GAL
 • *Agave desmetiana* "Smooth Agave"
 • *Aloe x spinosissima* "Spider Aloe"
 • *Phormium tenax* "Bronze Baby"
 "Bronze Baby New Zealand Flax"
 - ACCENT PERENNIALS - SHADE**
 Small scale shrub - 2'-3' tall x 2'-3' wide, such as: 94 / 100% / 1 GAL
 • *Dianella caerulea* "Cassa Blue"
 • *Liriope muscari* "Majestic"
 • *Liriope muscari* "Variegata"
 "Majestic Liriope"
 "Variegated Lily Turf"
 - EVERGREEN MASSED SHRUBS (SHADE)**
 Low-growing groundcover - 1' tall x 4' wide, such as: 17 / 100% / 1 GAL
 • *Berberis aquifolium* "Compacta"
 • *Cyrtanum falcatum* "Compact Oregon Grape"
 • *Nephrolepis cordifolia* (container only)
 "Tuberous Sword Fern"
 "Sword Fern"
 - SUCCULENT GROUNDCOVER**
 Low-growing groundcover - 1' tall x 1' wide, such as: 136 / 100% / 1 GAL
 • *Crassula multicaeva* "Fairy Crassula"
 • *Echeveria* spp. "Hens and Chicks"
 • *Senecio mandraliscae* "Blue Chalk Sticks"
 - EVERGREEN MASSED PERENNIALS**
 Low-growing groundcover - 1' tall x 4' wide, such as: 30 SF / 100% / 1 GAL @ VAR. O.C.
 • *Campanula poscharskyana* "Bellflower" (12" O.C.)
 • *Trachelospermum jasminoides* "Chinese Star Jasmine" (18" O.C.)
 • *Vinca minor* "Periwinkle" (12" O.C.)
 - EVERGREEN/ DECIDUOUS CLIMBING VINE**
 Medium scale vine - 10' tall x spreading such as: 9 / 100% / 1 GAL
 • *Bignonia capreolata* "Evergreen Clematis"
 • *Clematis armandii* "Wonga Wonga Vine"
 • *Parthenocissus tricuspidata* "Robusta"
 "Cup of Gold Vine"
 - BIO-TREATMENT**
 Low-growing groundcover - 1' tall x 1' wide, such as: 161 SF / 100% / 1 GAL @ VAR. O.C.
 • *Carex pansa* "Sanddune Sedge" (18" O.C.)
 • *Carex praegracilis* "Western Meadow Sedge"
 • *Chondropetalum lectorum* "Small Cape Rush"
 • *Festuca californica* "California Festuca"
 • *Leymus* spp. "Rye Grass"



ROOFTOP PLAN SCALE 1/8" = 1'-0"



GROUND FLOOR PLAN SCALE 1/8" = 1'-0"

Project No: 1087
 Drawn: XXX
 Checked: JPH

N L A
NERI LANDSCAPE ARCHITECTURE
 SAN DIEGO, CA 92108
 TEL: 619.574.3322 FAX: 619.574.3323
 WWW.NERILANDSCAPE.COM



LANDSCAPE CONCEPT PLANS FOR
1037 W. SPRUCE STREET
 1037 W. SPRUCE STREET
 SAN DIEGO, CA 92109

FOR APPROVAL
 7 JULY 2018

CONCEPTUAL
 PLANTING PLAN

L2