



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 10, 2018 REPORT NO. HO-18-093
HEARING DATE: October 17, 2018
SUBJECT: CASA HERMOSA - PROCESS THREE DECISION
PROJECT NUMBER: [560520](#)
OWNER/APPLICANT: Pick Family Rentals

SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing two-story apartment building and construction of a three-story, three-dwelling-unit residential building at 3422-3424 Bayside Walk within the Mission Beach Planned District of the Mission Beach Precise Plan and Local Coastal Program?

Staff Recommendation: Approve Coastal Development Permit No. 1973708 and Tentative Map Waiver No. 1973709.

Community Planning Group Recommendation: On May 15, 2018, the Mission Beach Precise Planning Board voted 8-1-1 to recommend approval of the proposed project with the condition that no parking be allowed in the setback along Lido Court.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 1, 2018 and the opportunity to appeal that determination ended August 15, 2018.

BACKGROUND

The 0.11-acre project site is located at 3422-3424 Bayside Walk, within the MBPD-R-S zone of the Mission Beach Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area overlay zones within the Mission Beach Precise Plan and Local Coastal Program.

The project site is currently developed with a multi-unit apartment building, on the relatively flat lot, with frontage along Bayside Walk at the east and alley access from the rear (west) of the property. The site is located approximately 490 feet east of the Pacific Ocean and has frontage to Mission Bay at the east. The project is located within a fully developed residential neighborhood and is between the nearest public roadway and the shoreline of a body of water located with the Coastal Overlay Zone. Specifically, the project is located between Bayside Lane and Mission Bay.

DISCUSSION

The project proposes the demolition of an two-story, multi-dwelling unit building and the construction a new, three-story, three-unit residential condominium totaling 6,559 square feet, including a 6-car garage and 510 square feet of deck area. New hardscape and landscape is also proposed. The project complies with all development regulations, including lot size, setbacks, parking, and height on a site developed with all public utilities in place to serve the residence. The project is not requesting, nor does it require, any deviations or variances from the applicable regulations.

The applicant is requesting a Process 3 Coastal Development Permit for development within the Coastal Overlay Zone (Appealable area) pursuant to SDMC Section 126.0702 and a Tentative Map Waiver per SDMC Section 125.0410. The Map Waiver would allow for the creation of three residential condominium units on one existing parcel, and allow for the waiver of the requirement to underground existing, off-site overhead utilities. The subdivision qualifies for the Waiver of Requirements to Underground Existing Offsite Utilities in that the conversion involves a short span of overhead facility (less than a full block in length) and the conversion would not represent a logical extension to an underground facility.

The Mission Beach Precise Plan land use designation for the site is Residential (36 dwelling units per acre), and the existing and proposed three dwelling units on the 0.11-acre site is within the allowable density and consistent with the land use designation.

CONCLUSION:

City 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 the Land Development Code. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1973709 and Coastal Development Permit No. 1973708, with modifications.
2. Deny Tentative Map Waiver No. 1973709 and Coastal Development Permit No. 1973708 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Martha Blake, Development Project Manager

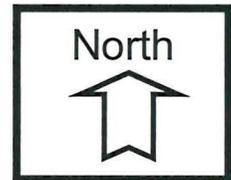
Attachments:

1. Aerial Photographs
2. Project Location Map
3. Community Plan Land Use Map
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. Map Waiver Exhibit and Development Plans



Aerial Photo

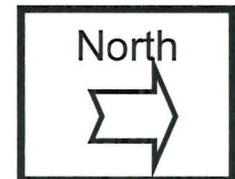
Casa Hermosa/3422 - 3424 Bayside Walk
PROJECT NO. 560520

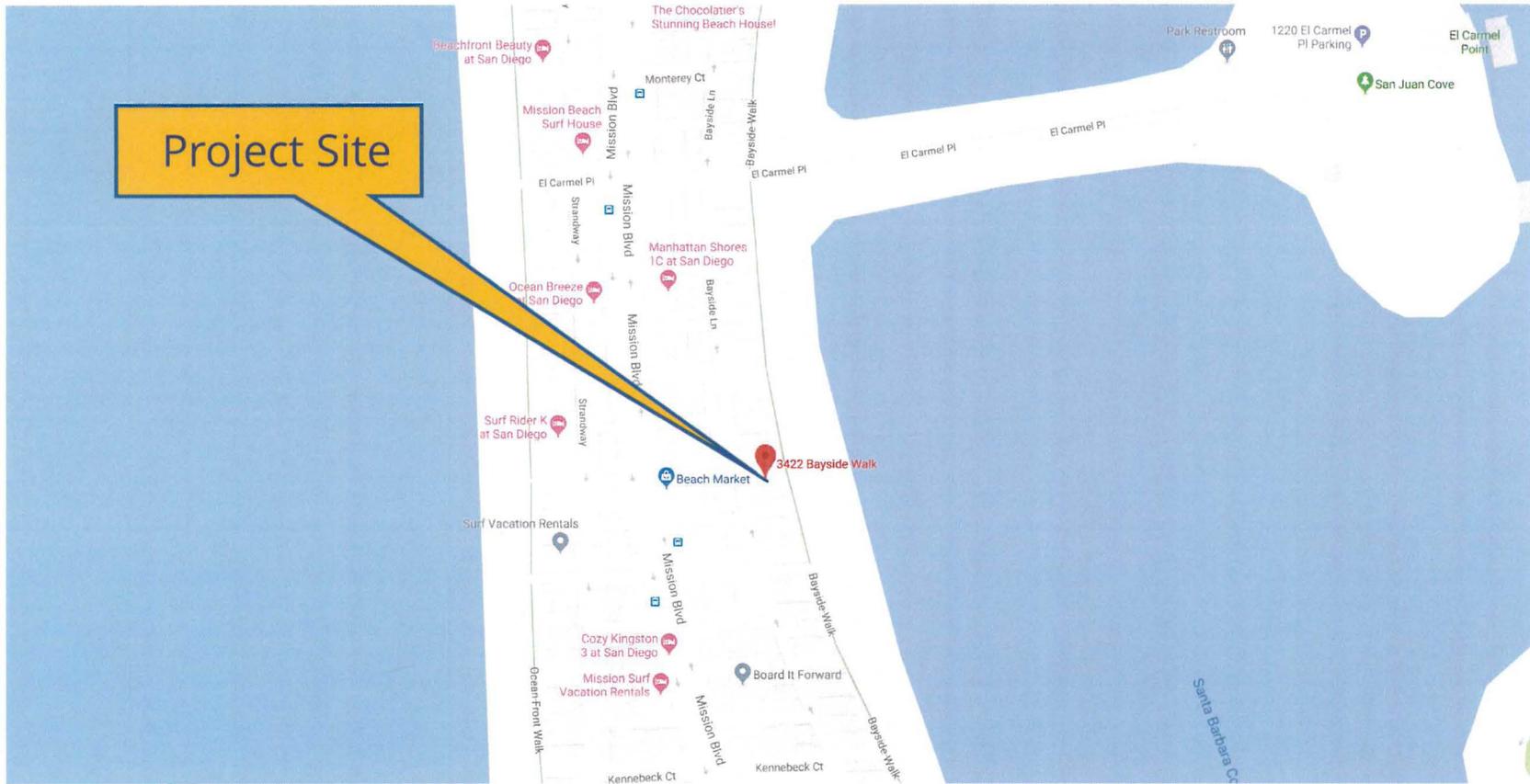




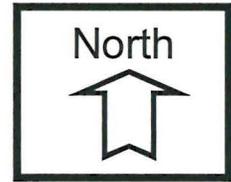
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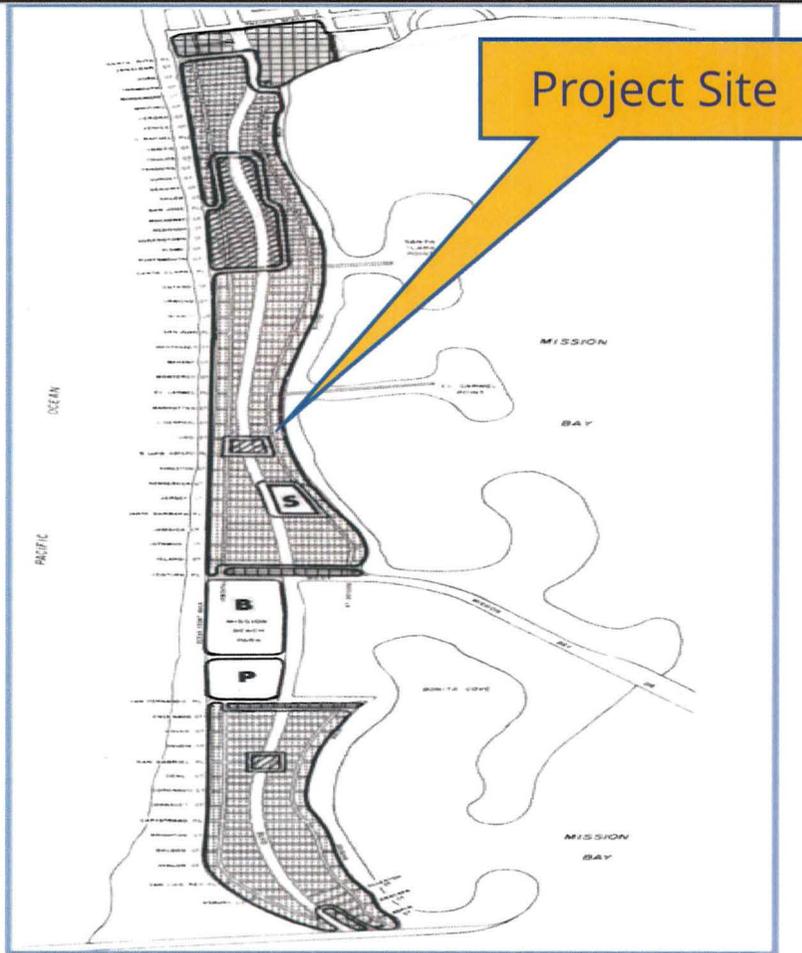
Casa Hermosa/3422 - 3424 Bayside Walk
PROJECT NO. 560520





Project Location Map
Casa Hermosa/3422 - 3424 Bayside Walk
PROJECT NO. 560520





Legend

-  residential (36 units per acre)
-  neighborhood commercial
-  commercial recreation
- public facilities**
-  parking
-  belmont amusement park
-  school

Mission Beach Land Use Plan
Mission Beach Precise Plan



Community Plan Land Use Map
 Casa Hermosa/3422 - 3424 Bayside Walk
 PROJECT NO. 56052

HEARING OFFICER
RESOLUTION NO. [REDACTED]
COASTAL DEVELOPMENT PERMIT NO. 1973708
CASA HERMOSA PROJECT NO. 560520

WHEREAS, Pick Rentals, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing two-story residential building and construct a new, three-story, three-dwelling-unit building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1973708), on a 0.11-acres site;

WHEREAS, the project site is located at 3422-3424 Bayside Walk within the Mission Beach Planned District Residential-Southern (MBPD-R-S), Coastal Overlay (Appealable Area), Beach Impact Area of the Parking Impact Overlay, Residential Tandem Parking Overlay, and Transit Overlay zone(s) of the Mission Beach Community Plan area;

WHEREAS, the project site is legally described as Lot "A" in Block 129 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof no. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914;

WHEREAS, on August 1, 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 15302, Replacement or Reconstruction and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 17, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1973708 pursuant to the Land Development Code of the City of San Diego;

Findings for Coastal Development Permits [SDMC Section 126.0702]:

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

The 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unity building totally 6,559 square feet.

The new units will not encroach upon any existing physical accessway that is legally used by the public or proposed public access way identified in a local coastal program land use plan. The proposed development will enhance and protect public views by keeping all development within the 30-foot coastal height limit. The proposed residence meets the applicable development regulations required by the Land Development Code.

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

The 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unity building totally 6,559 square feet.

The subject site does not contain nor is it adjacent to any environmentally sensitive lands. Furthermore, both the subject and adjacent sites are all previously developed with single family residential homes.

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

The 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unity building totally 6,559 square feet.

The proposed residence will not encroach upon, negatively alter or reduce the existing physical access corridor or public view corridor and is contained within the legal lot area. The project is consistent with the goal of the continuation of the existing medium-density character of Mission Beach of low profile and random mix of housing types and styles, and is consistent with the height limits and parking requirements. The project is in conformity with the certified Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unity building totaling 6,559 square feet. The project site is located between the first public road and the sea or coastline. However, the proposed development of the project will be fully within the private property and will not negatively impact or encroach on these stated resources. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1973708 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1973708, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: October 17, 2018

IO#: 24007366

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: 24007366

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1973708
CASA HERMOSA PROJECT NO. 560520
HEARING OFFICER

This Coastal Development Permit 1973708 and Map Waiver 1973709 is granted by the Hearing Officer of the City of San Diego to Pick Rentals, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.11-acre site is located at 3422-3424 Bayside Walk in the Mission Beach Planned District Residential-Southern (MBPD-R-S), Coastal Overlay (Appealable Area), Beach Impact Area of the Parking Impact Overlay, Residential Tandem Parking Overlay, and Transit Overlay zone(s) of the Mission Beach Community Plan area. The project site is legally described as: Lot "A" in Block 129 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof no. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and/or Permittee to demolish an existing two-story residential building and construct a new, three-story, three-dwelling-unit building, for a total of 6,559 square feet, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 17, 2018, on file in the Development Services Department.

The project shall include:

- a. A three-story, three-unit residential building, totaling 6,559 square feet; three, two-car garages for each unit totaling 1,194 square feet; and 510 square feet of decks; with
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 31, 2021.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

12. 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:

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export 175 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.
15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscaping and irrigation in the Lido Court public right-of-way.
17. The Owner/Permittee shall construct a curb ramp at the intersection of Lido Court and Bayside Lane, with current City Standard curb ramp Standard Drawing SDG-130 with truncated domes.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove and replace the existing AC pavement in the Bayside Lane alley with full width concrete paving, satisfactory to the City Engineer.
19. Prior to the issuance of any construction documents, the Owner/Permittee shall remove the existing concrete block wall in the Lido Court public right-of-way.
20. 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:

21. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit 'A,' the Mission Beach Planned District Ordinance, the Mission Beach Community Plan, and the Land Development Manual - Landscape Standards.
22. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
23. 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.

24. The Owner/Permittee shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in §132.0403(e) of the Land Development Code, Coastal Overlay Zone Regulations. Landscaping materials shall not encroach or overhang into the Courts and Places right-of-way below a height of 8-ft. above the finish surface or finish grade, as measured at the trunk [§1513.0402(a)(2)].

PLANNING/DESIGN REQUIREMENTS:

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

26. 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.

27. 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.

28. Prior to the issuance of any construction permits, the Owner/Permittee shall record a 5-foot wide View Corridor Easement along the entire length of the southern property line running east to west, and a 10-Foot wide View Corridor Easement along the entire length of the northern property line as shown on Exhibit "A", in accordance with SDMC Section 132.0403

TRANSPORTATION REQUIREMENTS

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

30. The applicant shall provide and maintain a 15 feet by 15 feet visibility triangle area at the southeast corner of Bayside Lane and Lido Court per LDSC Section 113.0273. No obstruction higher than 36 inches shall be located within this area.

31. The applicant shall provide and maintain a 10 feet by 10 feet visibility triangle area at the southwest corner of Bayside Walk and Lido Court per LDC Section 113.0273. No obstruction higher than 36 inches shall be located within this area.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

32. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
33. The Owner/Permittee shall apply for and obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
34. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and within five feet of any water facilities.
35. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
36. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

GEOLOGY REQUIREMENTS:

37. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
38. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

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 17, 2018 and [Approved Resolution Number].

DRAFT

Permit Type/PTS Approval No.: Coastal Development Permit 1973708
Date of Approval: October 17, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

Pick Rentals, LLC
Owner/Permittee

By _____
Daniel Pick
Managing Member

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

RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. 1973709 FOR CASA HERMOSA
PROJECT NO. 560520

WHEREAS, Pick Rentals, LLC, Subdivider, and Mark A. Brencick, Engineer, submitted an application with the City of San Diego for Map Waiver No. 1973709, to waive the requirement for a Tentative Map and Parcel Map to demolish an existing two-story residential building and construct a new, three-story, three-dwelling-unit building, for a total of 6,559 square feet, and to waive the requirement to underground existing offsite overhead utilities. The project site is located 3422-3424 Bayside Walk within the Mission Beach Planned District Residential-Southern (MBPD-R-S), Coastal Overlay (Appealable Area), Beach Impact Area of the Parking Impact Overlay, Residential Tandem Parking Overlay, and Transit Overlay zone(s) of the Mission Beach Community Plan area. The property is legally described as Lot "A" in Block 129 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof no. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914; and

WHEREAS, the Map proposes the subdivision of a 0.11-acre site into three condominium units; and

WHEREAS, on August 1, 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 Guidelines Section 15302 (Replacement or Reconstruction); 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 Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(B); as the conversion would involve a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on October 17, 2018, the Hearing Officer of the City of San Diego considered Map Waiver No. 1973709, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122 (map waiver), 125.0440 (tentative map), and 144.0240 (underground) of the San Diego Municipal Code 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 Map Waiver No. 1973709:

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

The 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unit building totaling 6,559 square feet.

The Mission Beach Precise Plan designates the site for small scale and low profile residential development, maximum density of 36 dwelling units per net acre (one dwelling unit per 1210

square feet of lot area), and this proposed project is consistent with the Mission Beach Precise Plan's density range.

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 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unit building totaling 6,559 square feet.

The project does not propose any deviations from the regulations. The proposed development will meet the land use regulations of the City of San Diego General Plan's Implementation Program including compliance with the San Diego Municipal Code development regulations governing height, setbacks, parking, landscape, and floor area ratio. Therefore, the proposed development is in conformity with the adopted Mission Beach Precise Plan and complies with the regulations of the Land Development Code. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

Therefore, the proposed subdivision complies with the Mission Beach Planned District (MBPD) R-S zone and development regulations of the Land Development Code.

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

The 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unit building totaling 6,559 square feet.

The Mission Beach Precise Plan designates the site for small scale and low profile residential development, maximum density of 36 dwelling units per net acre (one dwelling unit per 1210 square feet of lot area), and this proposed project is consistent with the Mission Beach Precise Plan's density range. The development surrounding the project site consists of similar development, with a mix of residential housing types on similar sized lots. Therefore, the site is physically suitable for the type of 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 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unit building totaling 6,559 square feet.

The project is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife or sensitive plant species on or adjacent to the site. The project is required to submit a Water Pollution Control Plan (WPCP) in accordance with the City's Storm Water Standards to ensure compliance with storm water runoff regulations during and after construction. Therefore, the project will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

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

The 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unit building totaling 6,559 square feet.

No land modifications are proposed with this Map Waiver and the project has been reviewed and determined to be in compliance with the San Diego Municipal Code and Subdivision Map Act. The project includes conditions of approval requiring adequate parking, public improvements, and paying applicable taxes and/or fees in order to achieve compliance with the regulations of the San Diego Municipal Code. This project was deemed exempt from CEQA under CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction). Therefore, the design of the subdivision or the type of improvements 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.

The 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unit building totaling 6,559 square feet.

There are no public easements located within the project boundaries. Therefore, the project will not conflict with any public easements 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 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unit building totaling 6,559 square feet.

The proposed subdivision and construction of the residential development is designed to provide multiple architectural offsets and additionally provides multiple decks per unit, thus providing for 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 0.11-acre project site, located at 3422-3424 Bayside Walk, contains one existing two-story, multi-unit, residential building. The project includes the demolition of the existing building and construction of a new three-story, three-dwelling-unit building totaling 6,559 square feet.

The subject subdivision is within the allowed residential density for the area, and would replace eight, one-bedroom units with a three-unit, two- and three-bedroom units, meeting a need for larger-sized units and adding to the variety of housing types available in the community. Currently, there are commercial services, public transportation, and retail sales within a few blocks from the development, which can offer assistance to the new owners and support to the businesses. The project is in an area that is built out, and would not impact any environmental resources, and is fully served by all necessary public services. Therefore, 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 above Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 1973709: including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Pick Rentals, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 24007366

ATTACHMENT 7

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1973709
CASA HERMOSA PROJECT NO. 560520
ADOPTED BY RESOLUTION NO. _____ ON OCTOBER 17, 2018

GENERAL

1. This Tentative Map Waiver 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 the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Certificate of Compliance shall conform to the provisions of Coastal Development Permit 1973708.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the 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 bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

7. Prior to recordation of the Certificate of Compliance, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary housing fee pursuant to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).
8. Prior to the recordation of the Certificate of Compliance , the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code § 143.0810 *et seq.*),

ATTACHMENT 7

to the satisfaction of the Development Services Department and the San Diego Housing Commission.

ENGINEERING

9. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
10. 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.
11. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver 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

12. Upon approval of the Tentative Map Waiver (TMW), a Certificate of Compliance shall be recorded with the County Recorder prior to the expiration date of the TMW.
13. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit an evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

14. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.
15. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver (TMW) Resolution of Approval must be satisfied.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances,

ATTACHMENT 7

regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 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 Map Waiver 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 Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver 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. 24007366

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name: CASA HERMOSA MW CDP

Project No. / SCH No.: 560620 / NA

Project Location-Specific: 3422-3423 BAYSIDE WALK, San Diego CA, 92109

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

Description of nature and purpose of the Project: COASTAL DEVELOPMENT PERMIT (CDP) and MAP WAIVER (MW) for the demolition of an existing 4,382-square-foot two-story 8-unit apartment building and the construction of a new 4,257-square-foot three-story building with three units. Each newly constructed unit would have its own private two car garage. The 0.11 acre site is addressed at 3422-3424 Bayside Walk in the MBPD-R-SC (Mission Beach Planned District). The proposed project site is also within the Coastal Overlay Zone, First Public Roadway, Parking Impact, Residential Tandem Parking, and Transit Area Overlay, Council District 2. All construction will occur within the demolished building footprint. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities to serve the residence.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Daniel Pick, Pick Family Partnership LP, 3449 Ocean Front Walk #203, San Diego, CA 92109, 619-677-2575

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: Section 15302, Replacement or Reconstruction
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). The exemption is appropriate because Section 15302 allows for replacement or reconstruction of existing facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The proposed project is replacing an existing residential structure with a new residential structure of substantially the same size. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

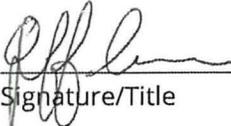
Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

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

 / SENIOR PLANNER
 Signature/Title

10/8/2018
 Date

- Check One:
- (X) Signed By Lead Agency
 - () Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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

Community Planning Committee Distribution Form Part 1

Project Name: Casa Hermosa - MW/CDP		Project Number: 560520	Distribution Date: 02/28/2018	
Project Scope/Location: MISSION BEACH - (Process 3) Coastal Development Permit, Site Development Permit and Map Waiver to demolish existing building and construct a new three story, three unit building for a total of 6,559 square feet of construction located at 3422-3424 Bayside Walk. The 0.11 acre site is in the MBPD-R-S in the Coastal (Appealable) overlay zone within the Mission Beach Community Plan area. Council District 2.				
Applicant Name: <i>Edward Sutton</i> Pollock, Robert.		Applicant Phone Number: <i>619-743-8406</i> (858) 779-1225		
Project Manager: Martha Blake	Phone Number: (619) 446-5375	Fax Number: (619) 446-5245	E-mail Address: MBlake@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): <i>Approved. No outstanding issues. Please see condition of approval.</i>				
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.				

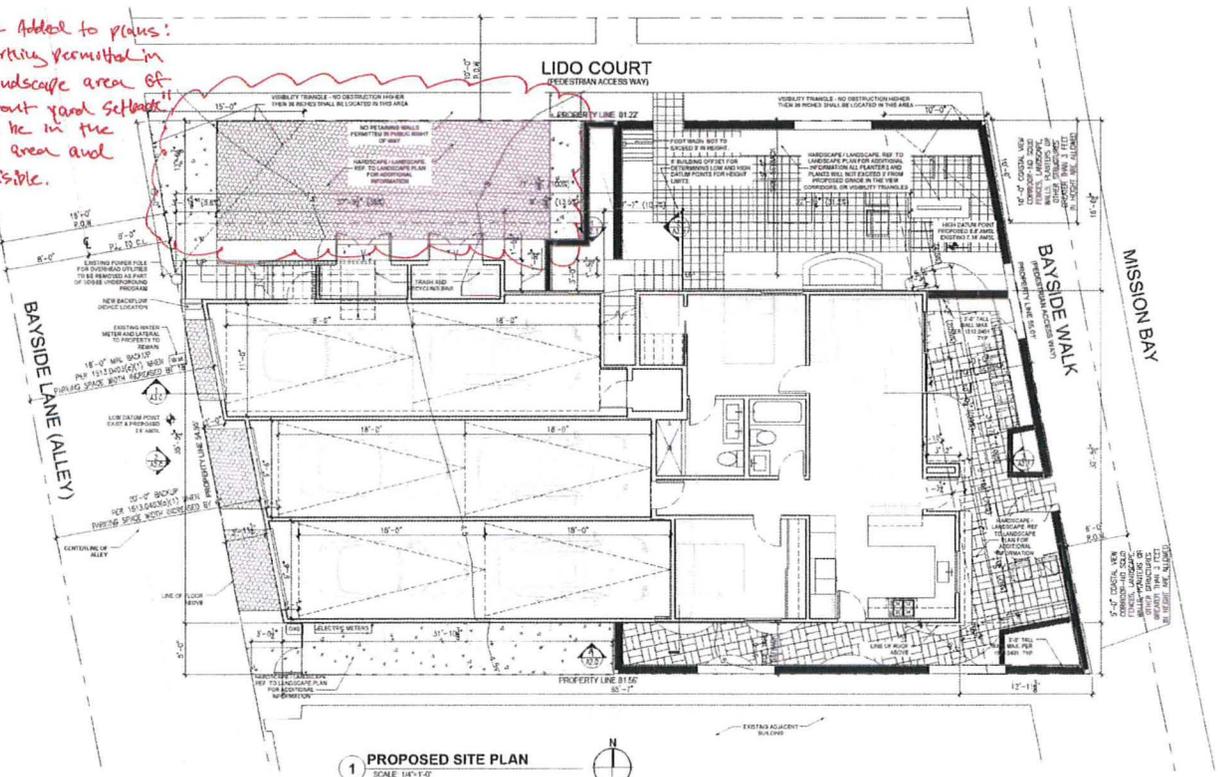


City of San Diego /
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Casa Hermosa - MW/CDP	Project Number: 560520	Distribution Date: 02/28/2018	
Project Scope/Location: MISSION BEACH - (Process 3) Coastal Development Permit, Site Development Permit and Map Waiver to demolish existing building and construct a new three story, three unit building for a total of 6,559 square feet of construction located at 3422-3424 Bayside Walk. The 0.11 acre site is in the MBPD-R-S in the Coastal (Appealable) overlay zone within the Mission Beach Community Plan area. Council District 2.			
Applicant Name: Pollock, Robert <i>Edward Sutton</i>		Applicant Phone Number: <i>619-743-8406</i> (858) 779-1225	
Project Manager: Martha Blake	Phone Number: (619) 446-5375	Fax Number: (619) 446-5245	
E-mail Address: MBlake@sandiego.gov			
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	<i>8</i>	<i>1</i>	<i>1</i>
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	
CONDITIONS: <i>Add note to plans. No parking permitted in the landscaped area of the front set-back. Note to be added to all pages of the shown area. See clouded area on page A 1.0</i>			
NAME: <i>Brandon Soule</i>		TITLE: <i>Planning Board Member / Plan Reviewer</i>	
SIGNATURE: <i>[Signature]</i>		DATE: <i>5-18-18</i>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

* Note Added to plans:
 "No parking permitted in the landscape area of the front yard setbacks. Note to be in the clouded area and clear visible."



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

SITE PLAN NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GROUND REGULATIONS) OF THE SCMG INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A BUILDING PAD CERTIFICATION SIGNED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR (CERTIFYING THE PAD ELEVATION BASED ON USGS DATUM IS CONSISTENT AND SATISFACTORY TO THE CITY ENGINEER.
- REFER TO THE PLANS ON SHEETS A1.1 - A1.4 FOR ADDITIONAL INFORMATION.
- REFER TO TITLE SHEET FOR ADDITIONAL INFORMATION, SUCH AS AREAS, SETBACKS, ZONING AND MORE PROJECT INFORMATION.
- THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, FIRE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 3'-0" ABOVE THE GRADE (SCMG 132.0555(a)).
- ALL VEGETATION AND GROUND COVER TO BE MAINTAINED AT 36" OR LESS. ALL FRONT YARD WALLS TO BE NO GREATER THAN 36" IN HEIGHT.
- THERE ARE NO EXISTING EASEMENTS OR PROPOSED EASEMENTS.

NOTES
 LAWRENCE ARCHITECTURE
 EDWARD SUTTON, B.A.
 4000 BAYVIEW DR
 SAN DIEGO, CA 92121
 TEL: 619-594-7800
 FAX: 619-594-7801
 WWW.LAWRENCEARCHITECTURE.COM

CASA HERMOSA
 CONDOS
 1422-1424 BAYSIDE WALK, SAN DIEGO, CA 92109

A1.0
 PREPARED
 7/27/20
 1422-1424

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

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: CASA HERMOSA CONDOMINIUMS **Project No. For City Use Only:** 560520
Project Address: 3422 BAYSIDE WALK, SAN DIEGO, CA, 92109

Specify Form of Ownership/Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: PICK RETALS LLC Owner Tenant/Lessee Successor Agency
 Street Address: 3449 OCEAN FRONT WALK #203
 City: SAN DIEGO State: CA Zip: 92109
 Phone No.: 619-677-2575 Fax No.: _____ Email: PICKSORETALS@GMAIL.COM
 Signature: David Kim, MANAGING MEMBER Date: 9/27/2018
 Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Addendum to the Ownership Disclosure Statement, Form DS-318

To the City of San Diego Development Services:

The following parties are the members of Pick Rentals, LLC, who has applied for the Casa Hermosa Condominium Project, located at 3422 Bayside Walk:

- The Daniel L. Pick Trust dated April 17, 2015, as to a 45.1% share
- The Pick Family Trust dated September 15, 1982, Bypass Trust, as to a 23% share
- The Pick Family Trust dated September 15, 1982, Marital Trust, as to a 22% share.

The following parties are tenants in common with Pick Rentals LLC, and are financially interested in the project.:

1. The Pick Family Trust dated September 15, 1982, Marital Trust, as to a 7.45% share;
2. The Pick Family Trust dated September 15, 1982, Survivors Trust, as to a 2.45% share.

The contact information for the trustee of these trusts is

Daniel L, Pick
3449 Ocean Front Walk #203
San Diego, CA 92109
(619) 677-2575
picksdrentals@gmail.com

CASA HERMOSA CONDOMINIUMS

CDP & MAP WAIVER - 3RD SUBMITTAL

DEVELOPMENT SUMMARY

PROJECT ADDRESS:
3422 - 3424 BAYSIDE WALK
SAN DIEGO, CA 92109

ASSESSORS PARCEL NUMBER (APN):
423-626-13-00

LEGAL DESCRIPTION:
LOT "A" IN BLOCK 129 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

LOT USE:
EXISTING: MULTIFAMILY RESIDENCE (8 UNITS)
PROPOSED: MULTIFAMILY RESIDENCE (3 UNITS)
LOT SIZE: 4,456 S.F. (0.11 ACRES)

YEAR OF ORIGINAL CONSTRUCTION (EXISTING):
1948

BASE ZONE:
MBPD-R-S (MISSION BEACH PLANNED DISTRICT)

OVERLAY ZONES:
COASTAL (CITY), FIRST-PUBLIC ROADWAY, PARKING IMPACT, RESIDENTIAL TANDEM PARKING, TRANSIT AREA

TYPE OF CONSTRUCTION:
TYPE VB- SPRINKLERED (NFPA 13R) *DEFERRED SUBMITTAL

OCCUPANCY GROUP:
R-2, U

REQUIRED SETBACKS (PER SDMC § 1513.0304):
FRONT: 10' (BAYSIDE WALK)
REAR: 0' (BAYSIDE LN-ALLEY)
SIDE: 15' (LIDO CT)
INTERIOR SIDE: 5'

GEOLOGICAL HAZARD CATEGORY:
ZONE 31

EXISTING SOILS CONDITIONS:
PREVIOUSLY DISTURBED

PARKING CALCULATIONS:
EXISTING: 0 SPACES PER UNIT
PROPOSED: 2 SPACES PER UNIT PER § 1513.0403(B)(1)(A))
Multi-family residential units:
Unit 1: 2-bdr unit x 2 spaces/unit = 2 spaces
Unit 2: 2-bdr unit x 2 spaces/unit = 2 spaces
Unit 3: 3-bdr unit x 2 spaces/unit = 2 spaces
Total = 2 + 2 + 2 = 6 spaces

FLOOR AREA RATIO (F.A.R.):
ALLOWED: 1.1 (1.1 X 4,456 SQ.FT. = 4,901 SQ.FT.)
PROPOSED: 0.96 (4,257 SQ. FT. / 4,456 SQ.FT.)

LOT COVERAGE:
ALLOWED: 65%
PROPOSED: 52% (2,310 SQ.FT. / 4,456 SQ.FT.)

NUMBER OF STORIES:
EXISTING: 2
PROPOSED: 3

BUILDING HEIGHT:
ALLOWED: 30'-0"
PROPOSED: 29'-11 1/2"

SCOPE OF WORK

THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING 4,382 SQ. FT. 2-STORY, 8 UNIT APARTMENT BUILDING, AND THE CONSTRUCTION OF A NEW 4,257 SQ. FT. 3-STORY BUILDING WITH 3 UNITS, EACH WITH ITS OWN PRIVATE TWO CAR GARAGE TOTALING 1,194 SQ. FT. AND 6 CARS ALL WITHIN THE DEMOLISHED BUILDINGS FOOTPRINT

THIS PROJECT IS REQUESTING THE FOLLOWING PERMITS:
• COASTAL DEVELOPMENT PERMIT (PROCESS 3)
• TENTATIVE MAP WAIVER

PROJECT AREA INFORMATION

BUILDING AREAS:	PROPOSED
LEVEL 1:	
UNIT 1 (HABITABLE)	912 S.F.
CIRCULATION (ENCLOSED COMMUNAL STAIRS)	59 S.F.
TOTAL FLOOR AREA	971 S.F.
GARAGE (NOT INCLUDED IN F.A.R.)	1,194 S.F.
LEVEL 2:	
UNIT 2 (HABITABLE)	1,350 S.F.
UNIT 3 (HABITABLE)	486 S.F.
CIRCULATION (ENCLOSED COMMUNAL STAIRS)	178 S.F.
TOTAL FLOOR AREA	2,014 S.F.
DECKS (NOT INCLUDED IN F.A.R.)	247 S.F.
LEVEL 3:	
UNIT 3 (HABITABLE)	1,251 S.F.
CIRCULATION (ENCLOSED COMMUNAL STAIRS,)	21 S.F.
TOTAL FLOOR AREA	1,272 S.F.
DECKS (NOT INCLUDED IN F.A.R.)	510 S.F.
TOTAL FLOOR AREA (INCLUDED IN F.A.R.):	4,257 S.F.
TOTAL GFA (INCLUDED GARAGES & DECKS):	6,208 S.F.
UNIT AREAS (BREAKDOWN PER UNIT)	
UNIT 1	912 S.F.
UNIT 2	1,350 S.F.
UNIT 3	1,737 S.F.

DRAWING INDEX

DWG#	DRAWING TITLE
COASTAL DEVELOPMENT PERMIT SHEET LIST	
TITLE SHEETS	
T1	TITLE SHEET
CIVIL	
C-0	EXISTING SURVEY
C-1	MAP WAIVER PLAN
ARCHITECTURAL	
A0.0	EXISTING/ DEMOLITION SITE PLAN
A0.1	FLOOR AREA DIAGRAMS
A1.0	SITE PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A1.3	PROPOSED THIRD FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A4.1	PROPOSED EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A5.1	BUILDING SECTIONS
LANDSCAPE	
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE LEGEND
L-3.0	PLANTING NOTES & DETAILS
L-4.0	PLANTING SPECIFICATIONS
L-5.0	LANDSCAPE CALCULATIONS
L-6.0	IRRIGATION PLAN, CALCS & NOTES

OWNER AND CONSULTANTS

OWNER / APPLICANT
PICK TRUST
3449 OCEAN FRONT WALK #203
SAN DIEGO, CA 92109
TEL: (619) 677-2575
EMAIL: PICKSDRENTALS@GMAIL.COM
CONTACT: DANIEL PICK, TRUSTEE

ARCHITECT
EDWARD LAWRENCE SUTTON
LAWRENCE ARCHITECTURE
4633 REVILLO DR.
SAN DIEGO, CALIFORNIA 92115
PH: (619) 743-8406
EMAIL: lawrencearch@cox.net

CIVIL ENGINEER
LANDMARK CONSULTING, INC
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PH: (858) 587-8070
CONTACT: MARK BRENCICK

LANDSCAPE ARCHITECT
LINEAR LANDSCAPE ARCHITECTURE
3571 INGRAM ST.
SAN DIEGO, CA 92109
PH: (858) 203-6628
CONTACT: JOE DODD

SOILS ENGINEER
GEOTECHNICAL EXPLORATION, INC
7420 TRADE STREET
SAN DIEGO, CA 92121
PH: (858) 549-7222
CONTACT: DONALD VOUGHN

SURVEYOR
SPEAR AND ASSOCIATES, INC.
475 PRODUCTION ST.
SAN MARCOS, CA 92078
PH: (760) 736-2040
CONTACT: RAMON SPEAR

PLAN ANALYSIS

TYPE OF CONSTRUCTION
TYPE VB

APPLICABLE CODES
ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA GREEN BUILDING CODE

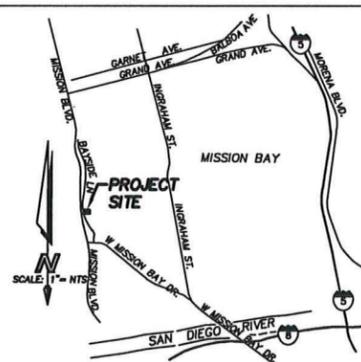
THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 2015 IBC, 2015 UPC, 2015 UMC, 2014 NEC, 2014 IFC AND IEBC

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS)

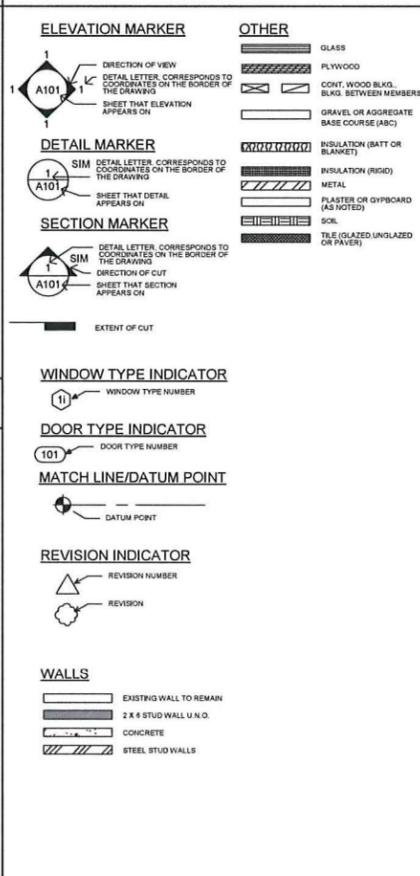
ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

VICINITY MAP



SYMBOLS AND LEGEND



STORM WATER QUALITY NOTES AND CONSTRUCTION BMPs

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT & MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMPs WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
- ALL STOCKPILES OF SOIL &/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN 7 CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- THE CONTRACTOR SHALL RESTORE ALL EROSION ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

GENERAL NOTES

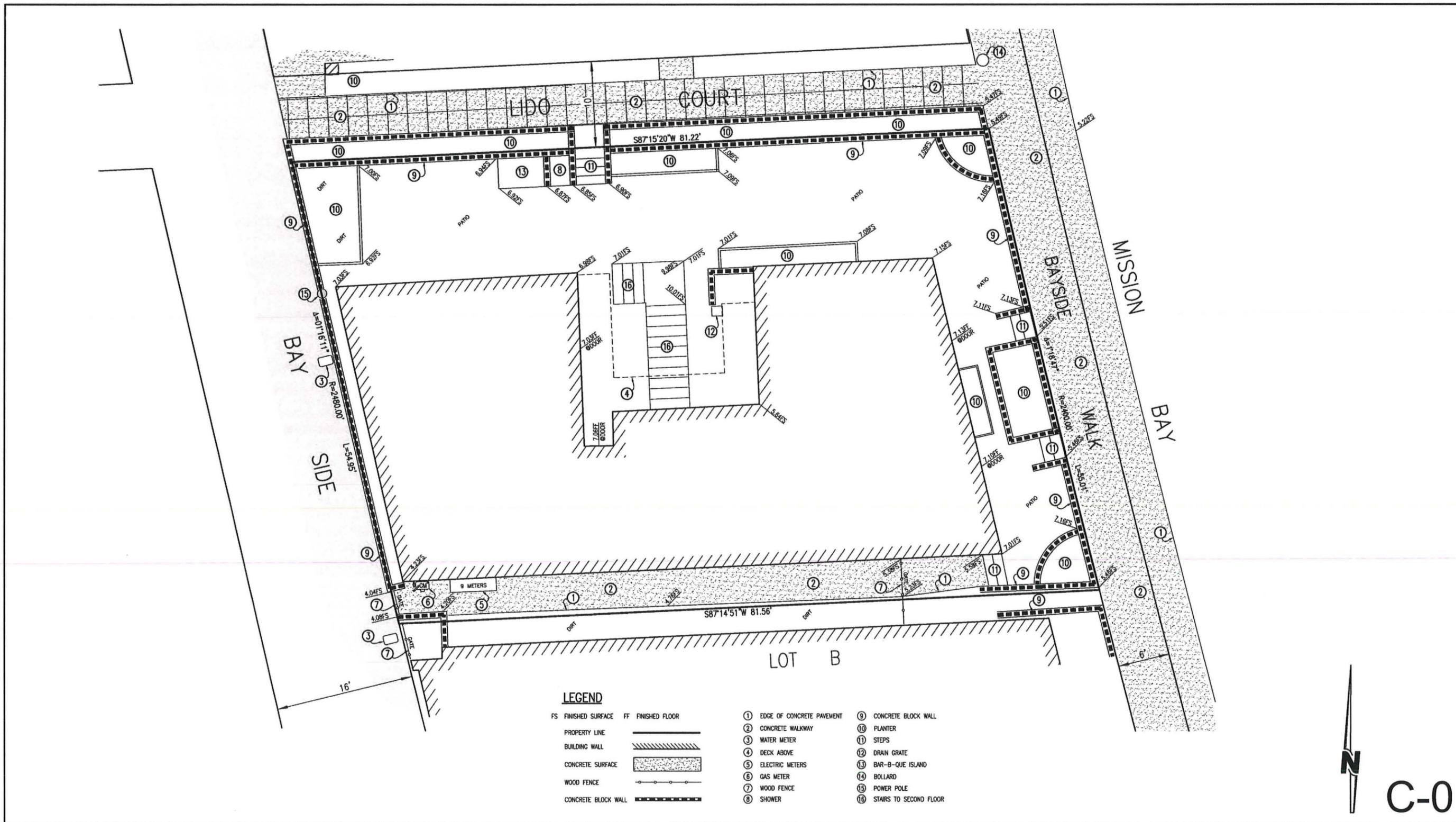
- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.
- THESE PLANS SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE AND ALL APPLICABLE COUNTY OF SAN DIEGO CODES AND ORDINANCES.
- THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.
- PROVIDE 42"-HIGH GUARDRAIL FOR PORCHES, BALCONIES, DECKS, AND OPEN SIDES OF LANDINGS. MAXIMUM CLEAR OPENING BETWEEN ANY MEMBERS OF THE GUARDRAIL SHALL BE LESS THAN 4".
- ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE PRIVATE.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- 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 CH.4 OF THE CITY'S STORM WATER STANDARDS.
- ADEQUATE NOISE ATTENUATION CNEL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45dB CNEL FOR ALL HABITABLE ROOMS.

NOTES:

LAWRENCE ARCHITECTURE
EDWARD LAWRENCE SUTTON, R.A.
4535 REVILLO DR.
SAN DIEGO, CA 92115
TEL: 619-743-8406
EMAIL: lawrencearch@cox.net

DATE	BY	DESCRIPTION
04/20/18	EDWARD SUTTON	CDP SUBMITTAL

**CASA HERMOSA
CONDOS**
3422-3424 BAYSIDE WALK, SAN DIEGO, CA 92109



MAP PREPARED BY:
SPEAR & ASSOCIATES, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 475 PRODUCTION STREET, SAN MARCOS, CA 92078
 PHONE (760) 736-2040 FAX (760) 736-4866
 WWW.SPEARINC.NET

LEGAL DESCRIPTION
 LOT A, BLOCK 129, OF MISSION BEACH ALTERED MAP NO. 1809
 APN: 423-628-13

BENCHMARK
 CITY OF SAN DIEGO BM #13097, MONUMENT ON ELY
 4-FOOT LINE MISSION BOULEVARD AND LIVERPOOL COURT.
 ELEVATION: 6.595
 DATUM: MSL

SURVEYOR'S CERTIFICATION
 I, RAMON J. SPEAR, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY
 CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED DURING
 MAY 2016.
 RAMON J. SPEAR, L.S. 6404
 MAY 9, 2016
 DATE



SHEET 1 OF 1
 JOB NO. 16-159
 DWG. NO. C-1174

GRAPHIC SCALE: 1"=5'

 SCALE: 1" = 5'
TOPOGRAPHIC SURVEY FOR:
3422-3424 BAYSIDE WALK
SAN DIEGO, CA 92109

TENTATIVE MAP WAIVER EXHIBIT 3422-3424 BAYSIDE WALK

TM WAIVER NO. 1973709

CDP NO. 1973708

MAP WAIVERS

1. REQUEST TO WAIVE TENTATIVE MAP AND PARCEL MAP

LEGEND

ITEM	SYMBOL
PROJECT BOUNDARY	(Symbol)
EXISTING CONTOUR LINE	(Symbol)
PROPOSED CONTOUR LINE	(Symbol)
EX WOOD FENCING	(Symbol)
EX CONCRETE BLOCK WALL	(Symbol)
EX CONCRETE SURFACE	(Symbol)
EX DRAINAGE FLOW PATTERN	(Symbol)
EX BUILDING WALL	(Symbol)
PERIMETER WALL	(Symbol)
PLANTER WALL	(Symbol)
COURTYARD (NORTH) PAVERS	(Symbol)
COURTYARD (SOUTH) PAVERS	(Symbol)
PATIO PAVERS	(Symbol)
PROPOSED CONC. SURFACE	(Symbol)
LANDSCAPING PER ARCH.	(Symbol)
PROPOSED BUILDING WALL	(Symbol)
VISIBILITY TRIANGLE	(Symbol)
ROOF DRAIN	(Symbol)
DECK DRAIN	(Symbol)
EX SURVEY MONUMENT	(Symbol)

BASIS OF BEARINGS

THE NORTHERLY LINE OF LOT A, IN BLOCK 129 OF MISSION BEACH ALTERED MAP, IN CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP NO. 1809, I.E. N 87°12' E

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF SAN DIEGO BM #13097, MONUMENT ON ELY 4-FOOT LINE MISSION BOULEVARD AND LIVERPOOL COURT
ELEVATION: 6.595
DATUM: MEAN SEA LEVEL

OWNER

PICK FAMILY PARTNERSHIP, LP
A CALIFORNIA LIMITED PARTNERSHIP
3449 OCEAN FRONT WALK STE. 203
SAN DIEGO, CA 92109
TEL: (858)-459-6738

OWNER	DATE	APPLICANT	DATE

NOTES

- NO EXISTING FIRE HYDRANTS
- NO EXISTING TRANSIT STOPS

EASEMENTS

EXISTING: NONE
PROPOSED: NONE

ABBREVIATIONS

(5.10)	EX ELEVATION
BBQ	BARBECUE
€	CENTERLINE
CCS	CALIFORNIA COORDINATE SYSTEM
CONC	CONCRETE
E'LY	EASTERLY
EX	EXISTING
ESMT	EASEMENT
FF	FINISHED FLOOR
FG	FINISH GRADE
FS	FINISHED SURFACE
LAT	LATERAL
PCC	PORTLAND CEMENT CONCRETE
PROP	PROPOSED
R/W	RIGHT OF WAY
SWR	SEWER
TYP	TYPICAL
WTR	WATER

PROJECT SUMMARY

REQUEST TO WAIVE TENTATIVE MAP AND PARCEL MAP

PROJECT DESCRIPTION

REMOVAL OF EXISTING 2-STORY BUILDING WITHIN PROPERTY BOUNDARY AND CONSTRUCTION OF A NEW 3 STORY STRUCTURE WITH 3 CONDO UNITS, PATIO, AND A 6 VEHICLE GARAGE.

LEGAL DESCRIPTION

LOT "A" IN BLOCK 129 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1851, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

GENERAL NOTES

DATE OF SURVEY	.... MAY 9, 2016
SOURCE OF TOPOGRAPHY	.... SPEAR & ASSOCIATES, INC.
ASSESSOR'S PARCEL NO.	.... 423-626-13
TOTAL SUBDIVISION AREA	.... 0.10 AC. NET & GROSS (4,456 SF)
TOTAL NO. OF EXIST. LOTS	.... 1
TOTAL NO. OF PROP. LOTS	.... 1 (WITH THREE CONDO UNITS)
EXISTING EASEMENTS	.... 0
PROPOSED EASEMENTS	.... 0
NAD 27 COORDINATE	.... 222-1691
CCS 83 COORDINATE	.... 1862-6251
EXISTING USE	.... RESIDENTIAL-8 UNITS MULTI-FAMILY
PROPOSED USE	.... RESIDENTIAL-3 UNITS MULTI-FAMILY
BUILDING HEIGHT	.... 30'
NUMBER OF STORIES	.... 3
YEAR CONSTRUCTED	.... 1948

ZONING

EXISTING & PROP. ZONE	.... MBPD-R-S
COMMUNITY PLAN	.... MISSION BEACH

OVERLAY ZONES:

- COASTAL (CITY)
- FIRST-PUBLIC ROADWAY
- PARKING IMPACT
- RESIDENTIAL TANDEM PARKING
- TRANSIT AREA

PUBLIC UTILITIES

STORM DRAIN	.... CITY OF SAN DIEGO
WATER	.... CITY OF SAN DIEGO
SEWER	.... CITY OF SAN DIEGO
FIRE & POLICE	.... CITY OF SAN DIEGO
GAS (UNDERGROUND)	.... SDG&E
ELECTRICITY (OVERHEAD)	.... SDG&E
CABLE TV (OVERHEAD)	.... COX CABLE
TELEPHONE (OVERHEAD)	.... AT&T
SCHOOL DISTRICTS	.... SAN DIEGO UNIFIED

NOTE: ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND

ENGINEER'S STATEMENT

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

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

MARK A. BRENCICK, RCE 48153 _____ DATE _____

LANDMARK CONSULTING
9555 GENESEE AVE., STE. 200
SAN DIEGO, CA 92121
(858) 587-8070
FAX (858) 587-8750



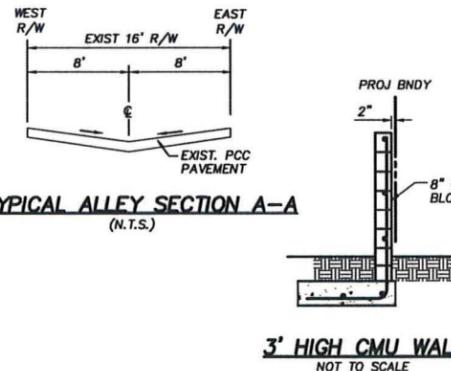
PREPARED BY

NAME:	LANDMARK CONSULTING MARK A. BRENCICK	REVISION 5:	_____
ADDRESS:	9555 GENESEE AVE., STE. 200 SAN DIEGO, CA 92121	REVISION 4:	_____
PHONE NO.	(858) 587-8070	REVISION 3:	_____
FAX NO.	(858) 587-8750	REVISION 2:	_____
PROJECT ADDRESS:	3422-3424 BAYSIDE WALK SAN DIEGO, CA 92109	REVISION 1:	2/23/2018
PROJECT NAME:	3422-3424 BAYSIDE WALK	ORIGINAL DATE:	5/12/2017
SHEET TITLE:	TENTATIVE MAP/ GRADING PLAN	SHEET 2 OF 20	_____
		DEP #	_____

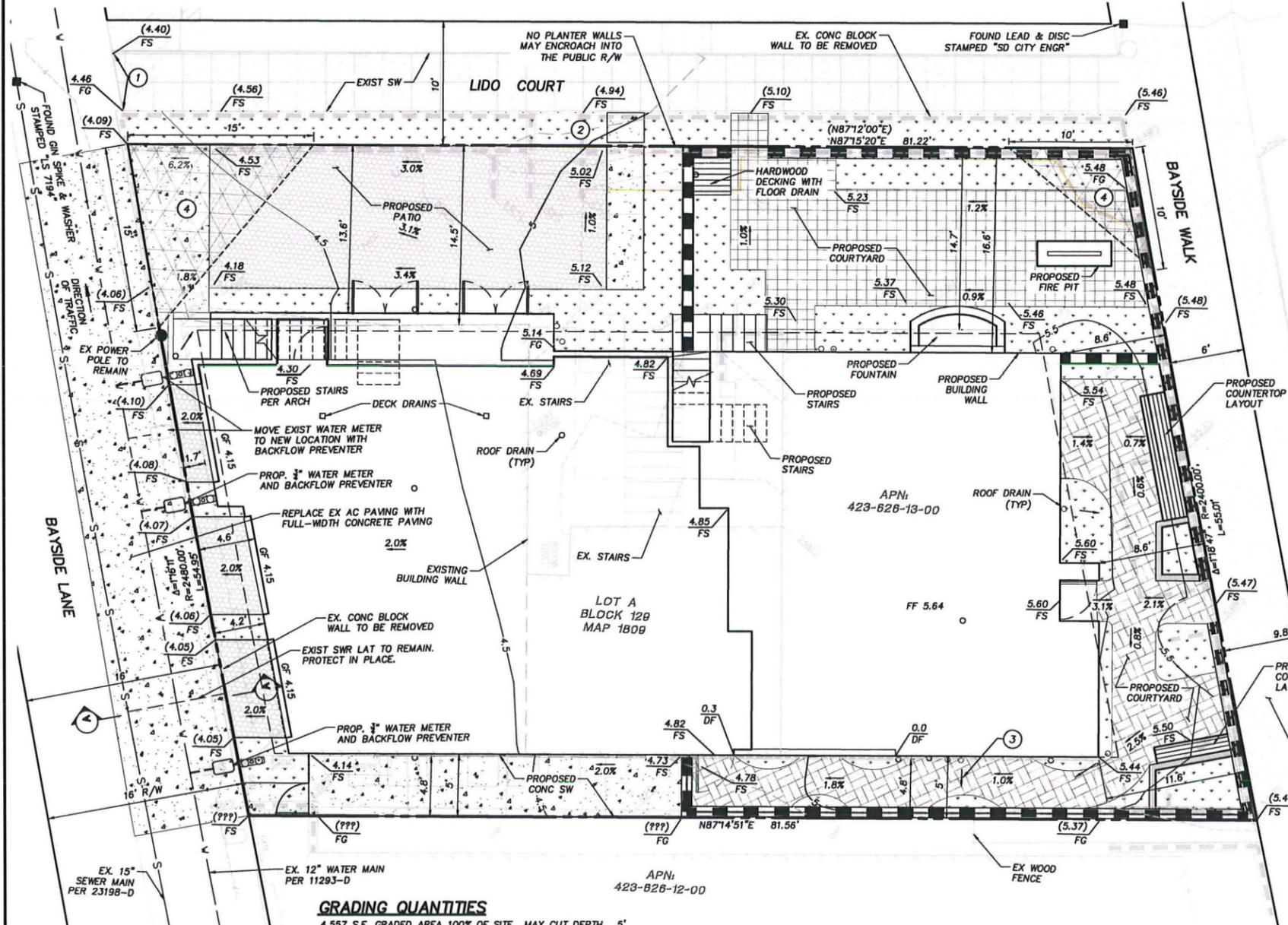
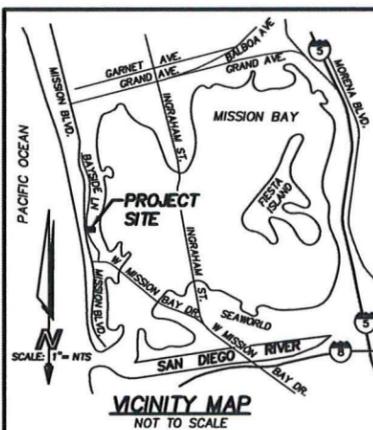
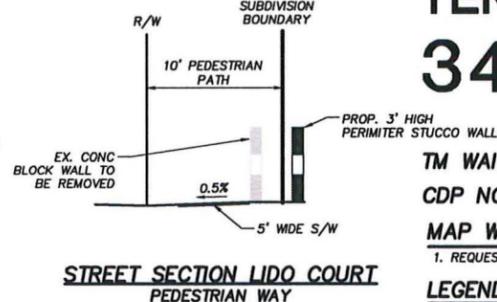
TPM/GRADING NOTES:

- APPLICANT SHALL CONSTRUCT A CURB RAMP AT LIDO COURT AND BAYSIDE LANE, WITH CURRENT CITY STANDARD CURB RAMP PER STANDARD DRAWING SDG-130 AND SDG-132 WITH DETECTABLE/TACTILE WARNING TILE
- LANDSCAPING AND IRRIGATION IN PUBLIC RIGHT-OF-WAY TO BE APPROVED BY CITY ENGINEER THROUGH AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT.
- ROOF DRAINS AND DECK DRAINS ARE TO DISCHARGE INTO NEARBY LANDSCAPE AREAS (TYP)
- VISIBILITY AREA, NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB

TYPICAL ALLEY SECTION A-A (N.T.S.)



STREET SECTION LIDO COURT PEDESTRIAN WAY



GRADING QUANTITIES

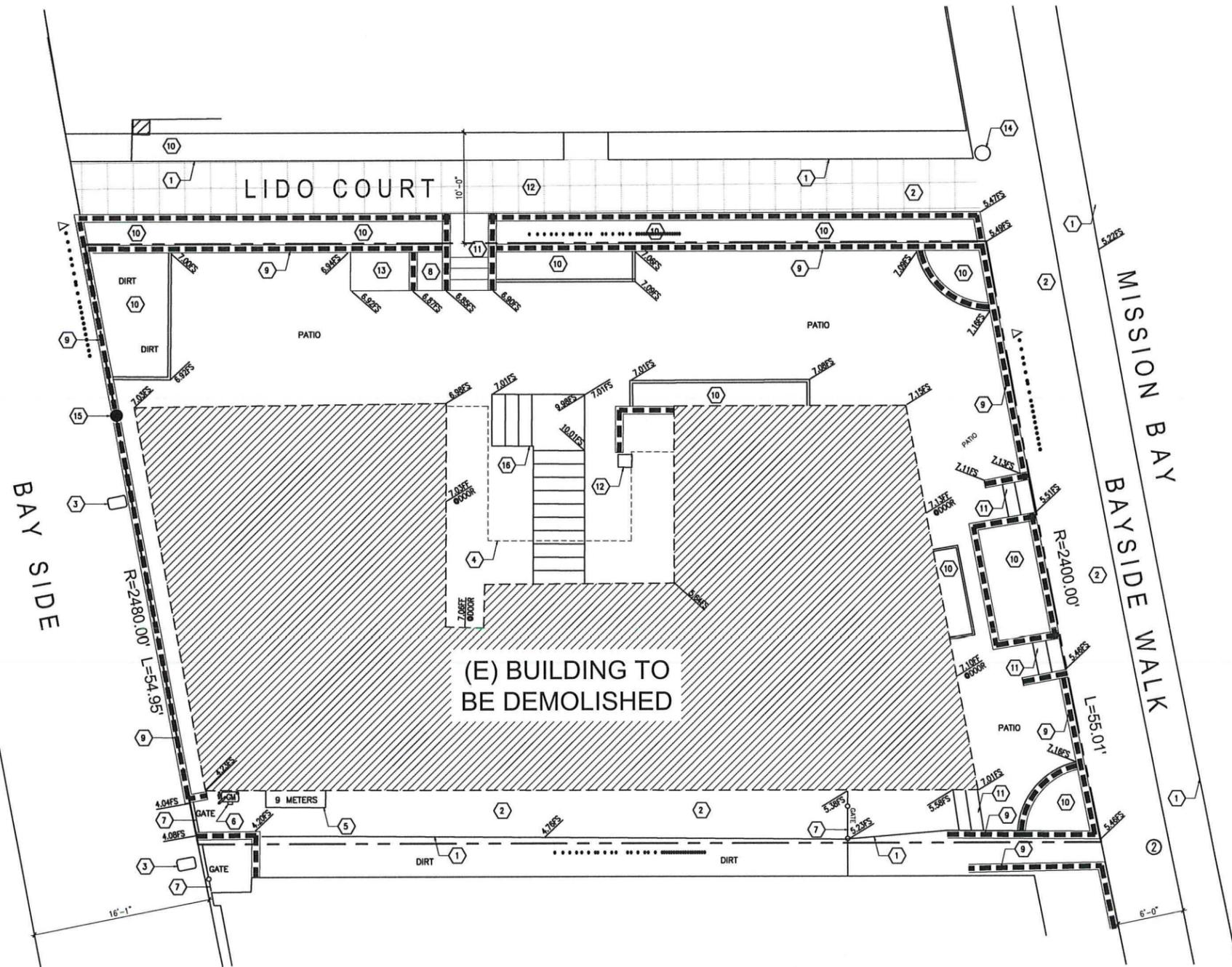
4,557 S.F. GRADED AREA 100% OF SITE	MAX CUT DEPTH	5'	
CUT	180 CY	MAX CUT SLOPE	0
FILL	5 CY	MAX FILL DEPTH	0.1'
IMPORT/EXPORT	175 CY	MAX FILL SLOPE	0
		MAX HT	1'

THE PROPOSED GRADING FOR THIS PROJECT WILL RESULT IN A BALANCED SITE. THE ANALYSIS IS PRELIMINARY ONLY AND DOES NOT INCLUDE REMEDIAL DIRT QUANTITIES.

NOTE: ALL EXISTING SURFACE IMPROVEMENTS ON SITE (I.E. BLDG, WALLS, ETC) WILL BE REMOVED.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 3.

AREAS TABLE	
IMPERVIOUS	2,945 SF
PERVIOUS	1,612 SF
DISTURBED	4,557 SF
& IMPERV.	64.63 %



1 EXISTING / DEMO SITE PLAN
SCALE: 3/16"=1'-0"



DEMOLITION PLAN LEGEND

- FS FINISHED SURFACE
- FF FINISHED FLOOR
- PROPERTY LINE
- EXISTING BUILDING
- ▭ CONCRETE SURFACE
- WOOD FENCE
- ▬ CONCRETE BLOCK WALL

DEMOLITION PLAN KEYNOTES

- ① EDGE OF CONCRETE PAVEMENT
- ② CONCRETE WALKWAY
- ③ WATER METER TO REMAIN
- ④ DECK ABOVE, TO BE DEMOLISHED ALONG WITH (E) BUILDING
- ⑤ ELECTRIC METERS TO REMAIN AT THIS LOCATION
- ⑥ GAS METERS TO REMAIN AT THIS LOCATION
- ⑦ WOOD FENCE TO BE REMOVED
- ⑧ SHOWER TO BE REMOVED
- ⑨ CONCRETE BLOCK WALL TO BE REMOVED
- ⑩ PLANTER TO BE REMOVED
- ⑪ STEPS TO BE REMOVED
- ⑫ DRAIN GRATE TO BE REMOVED
- ⑬ BAR-B-QUE ISLAND TO BE REMOVED
- ⑭ BOLLARD
- ⑮ POWER POLE
- ⑯ STAIRS TO BE REMOVED

NOTES:

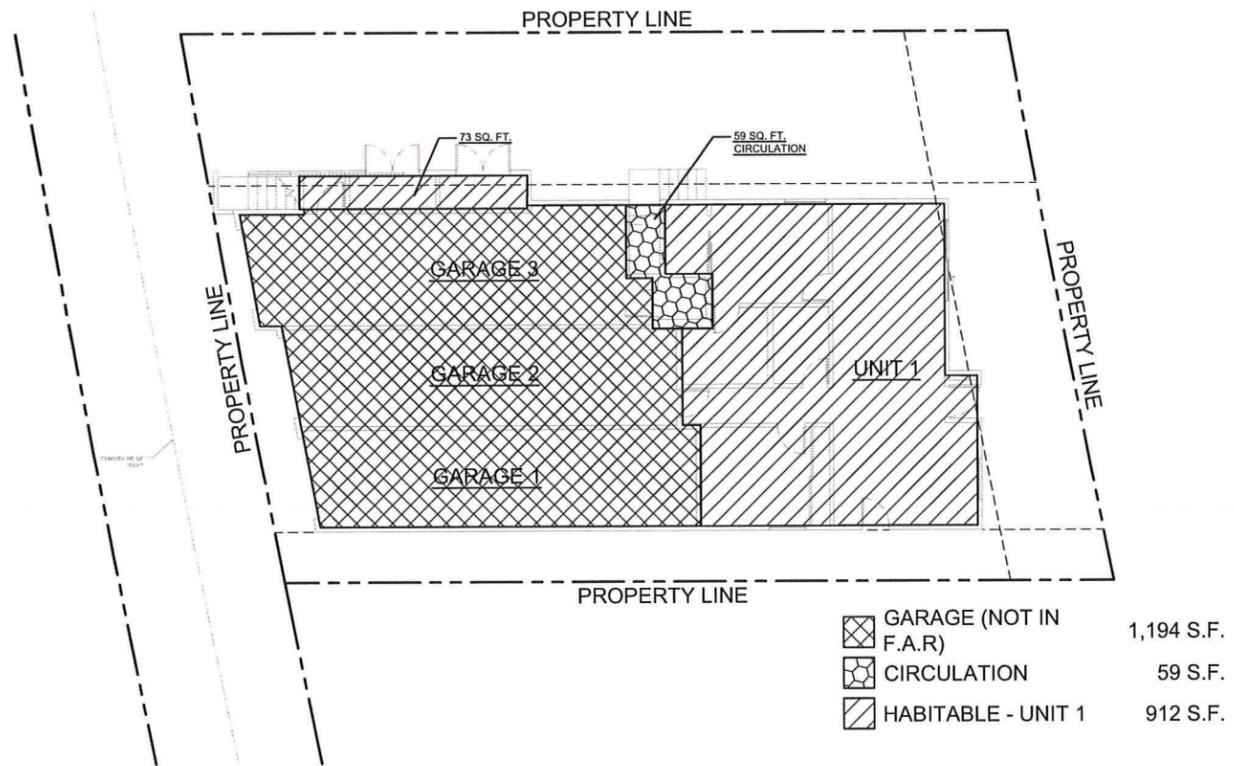
LAWRENCE ARCHITECTURE
EDWARD SUTTON, R.A.
4573 REVILLO DR.
SAN DIEGO, CA 92115
TEL: 619-749-8400
EMAIL: lawrence@larc.net

NO.	DATE	DESCRIPTION
1	04/20/18	ISSUED FOR PERMITS
2	04/20/18	ISSUED FOR PERMITS
3	04/20/18	ISSUED FOR PERMITS
4	04/20/18	ISSUED FOR PERMITS
5	04/20/18	ISSUED FOR PERMITS
6	04/20/18	ISSUED FOR PERMITS
7	04/20/18	ISSUED FOR PERMITS
8	04/20/18	ISSUED FOR PERMITS
9	04/20/18	ISSUED FOR PERMITS
10	04/20/18	ISSUED FOR PERMITS
11	04/20/18	ISSUED FOR PERMITS
12	04/20/18	ISSUED FOR PERMITS
13	04/20/18	ISSUED FOR PERMITS
14	04/20/18	ISSUED FOR PERMITS
15	04/20/18	ISSUED FOR PERMITS
16	04/20/18	ISSUED FOR PERMITS

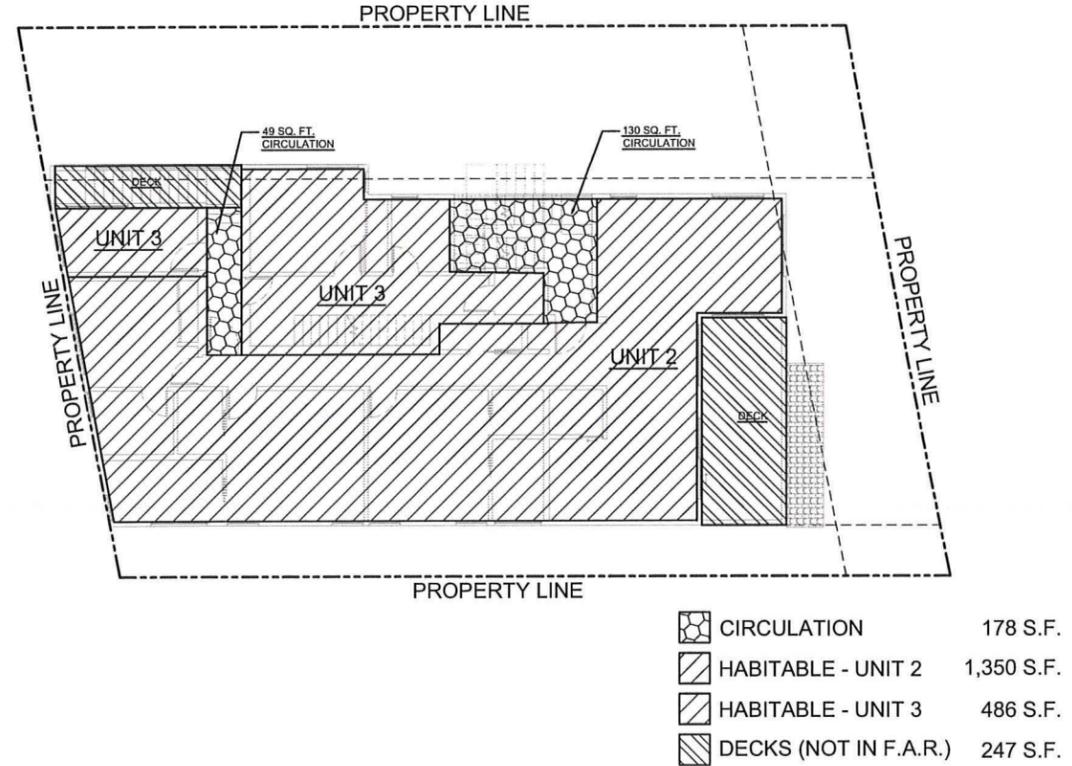
**CASA HERMOSA
CONDOS**
3422-3424 BAYSIDE WALK, SAN DIEGO, CA 92109

Copyright Lawrence Architecture 2018

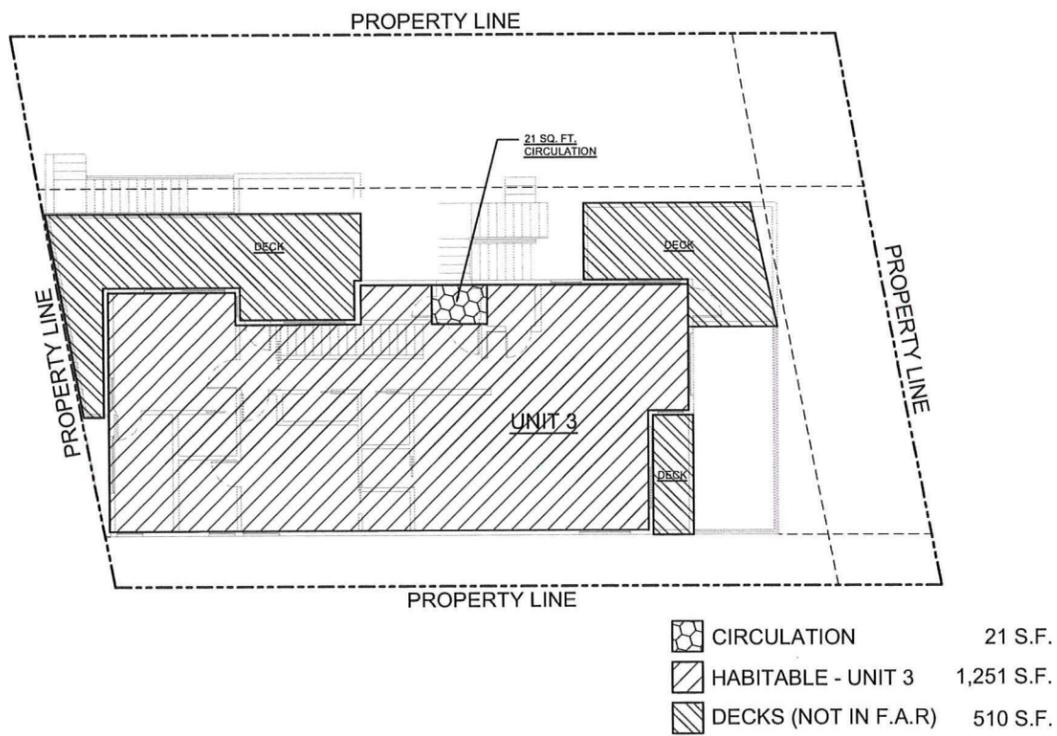
A0.0
EXISTING/
DEMOLITION
SITE PLAN
5 OF 20
04/20/18



1 FIRST FLOOR AREA PLAN
SCALE: 1/8"=1'-0"



2 SECOND FLOOR AREA PLAN
SCALE: 1/8"=1'-0"



3 THIRD FLOOR AREA PLAN
SCALE: 1/8"=1'-0"

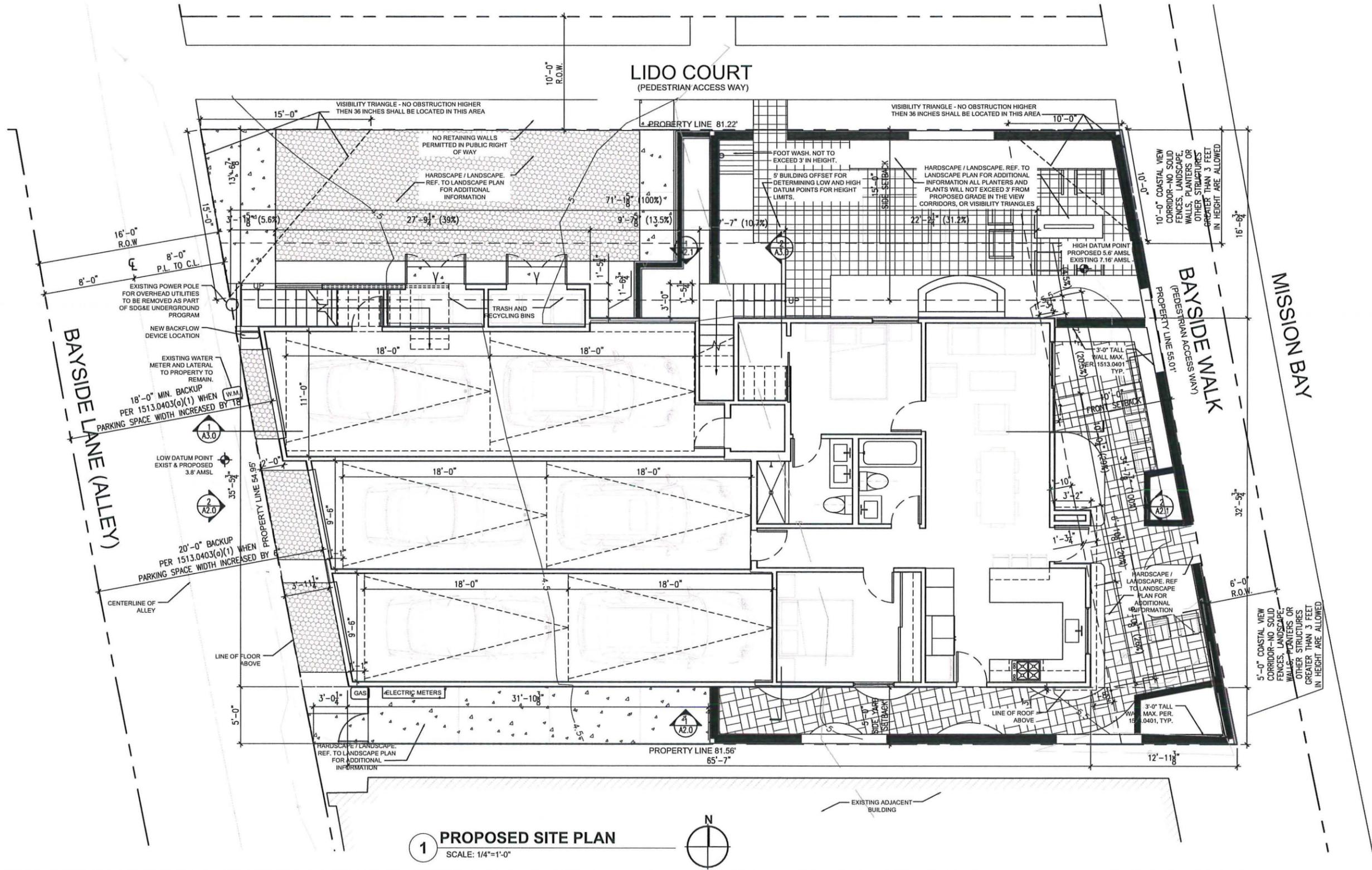
BUILDING AREAS:	PROPOSED
LEVEL 1:	
UNIT 1 (HABITABLE)	912 S.F.
CIRCULATION (ENCLOSED COMMUNAL STAIRS)	59 S.F.
TOTAL FLOOR AREA	971 S.F.
GARAGE (NOT INCLUDED IN F.A.R.)	1,194 S.F.
LEVEL 2:	
UNIT 2 (HABITABLE)	1,350 S.F.
UNIT 3 (HABITABLE)	486 S.F.
CIRCULATION (ENCLOSED COMMUNAL STAIRS)	178 S.F.
TOTAL FLOOR AREA	2,014 S.F.
DECKS (NOT INCLUDED IN F.A.R.)	247 S.F.
LEVEL 3:	
UNIT 3 (HABITABLE)	1,251 S.F.
CIRCULATION (ENCLOSED COMMUNAL STAIRS,)	21 S.F.
TOTAL FLOOR AREA	1,272 S.F.
DECKS (NOT INCLUDED IN F.A.R.)	510 S.F.
TOTAL FLOOR AREA (INCLUDED IN F.A.R.):	4,257 S.F.
TOTAL GFA (INCLUDED GARAGES & DECKS):	6,208 S.F.
UNIT AREAS (BREAKDOWN PER UNIT)	
UNIT 1	912 S.F.
UNIT 2	1,350 S.F.
UNIT 3	1,737 S.F.

NOTES:

LAWRENCE ARCHITECTURE
EDWARD SUTTON, R.A.
4523 REVILLO DR.
SAN DIEGO, CA 92215
TEL. 651-743-8406
EMAIL: LAWRENCE@LAWRENCEARCH.COM

DATE	DESCRIPTION
04/21/18	PRELIMINARY
04/21/18	REVISED
04/21/18	REVISED
04/21/18	REVISED

CASA HERMOSA
CONDOS
3422-3424 BAYSIDE WALK, SAN DIEGO, CA 92109



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



SITE PLAN NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SDMC INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR HE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A BUILDING PAD CERTIFICATION SIGNED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR CERTIFYING THE PAD ELEVATION BASED ON USGS DATUM IS CONSISTENT AND SATISFACTORY TO THE CITY ENGINEER.
- REFER TO THE PLANS ON SHEETS A1.1 - A1.4 FOR ADDITIONAL INFORMATION
- REFER TO TITLE SHEET FOR ADDITIONAL INFORMATION, SUCH AS AREAS, SETBACKS, ZONING AND MORE PROJECT INFORMATION.
- THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC 132.0505(a))
- ALL VEGETATION AND GROUND-COVER TO BE MAINTAINED AT 36" OR LESS. ALL FRONT YARD WALLS TO BE NO GREATER THAN 36" IN HEIGHT.
- THERE ARE NO EXISTING EASEMENTS OR PROPOSED EASEMENTS

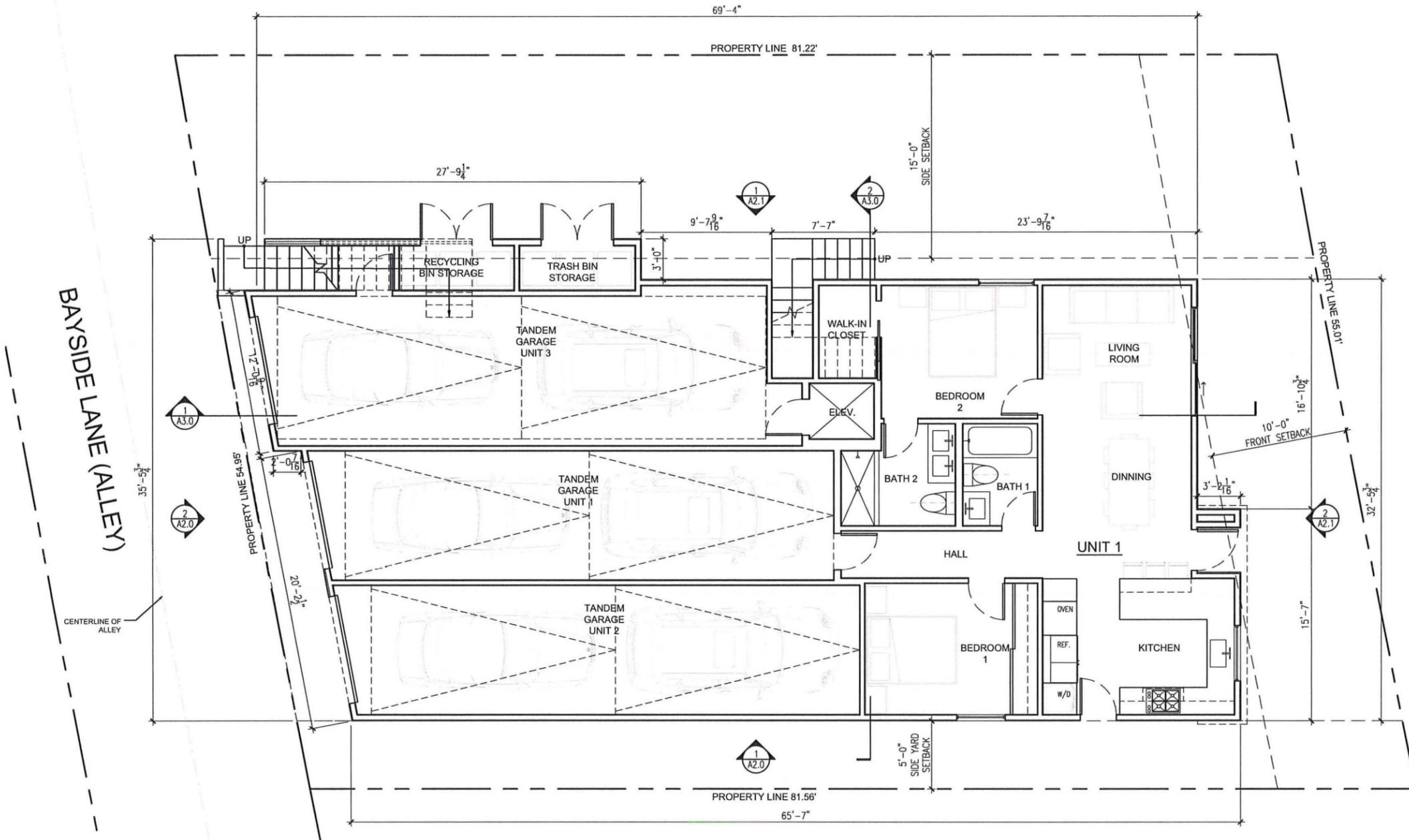
NOTES:

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TEL: 619-743-8406
EMAIL: LawrArch@aol.com

DATE	REVISION	DESCRIPTION

CASA HERMOSA
CONDOS
3422-3424 BAYSIDE WALK, SAN DIEGO, CA 92109

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PROPOSED
SITEPLAN
7 OF 20
04/20/18



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN 1/4" = 1'-0" **1**



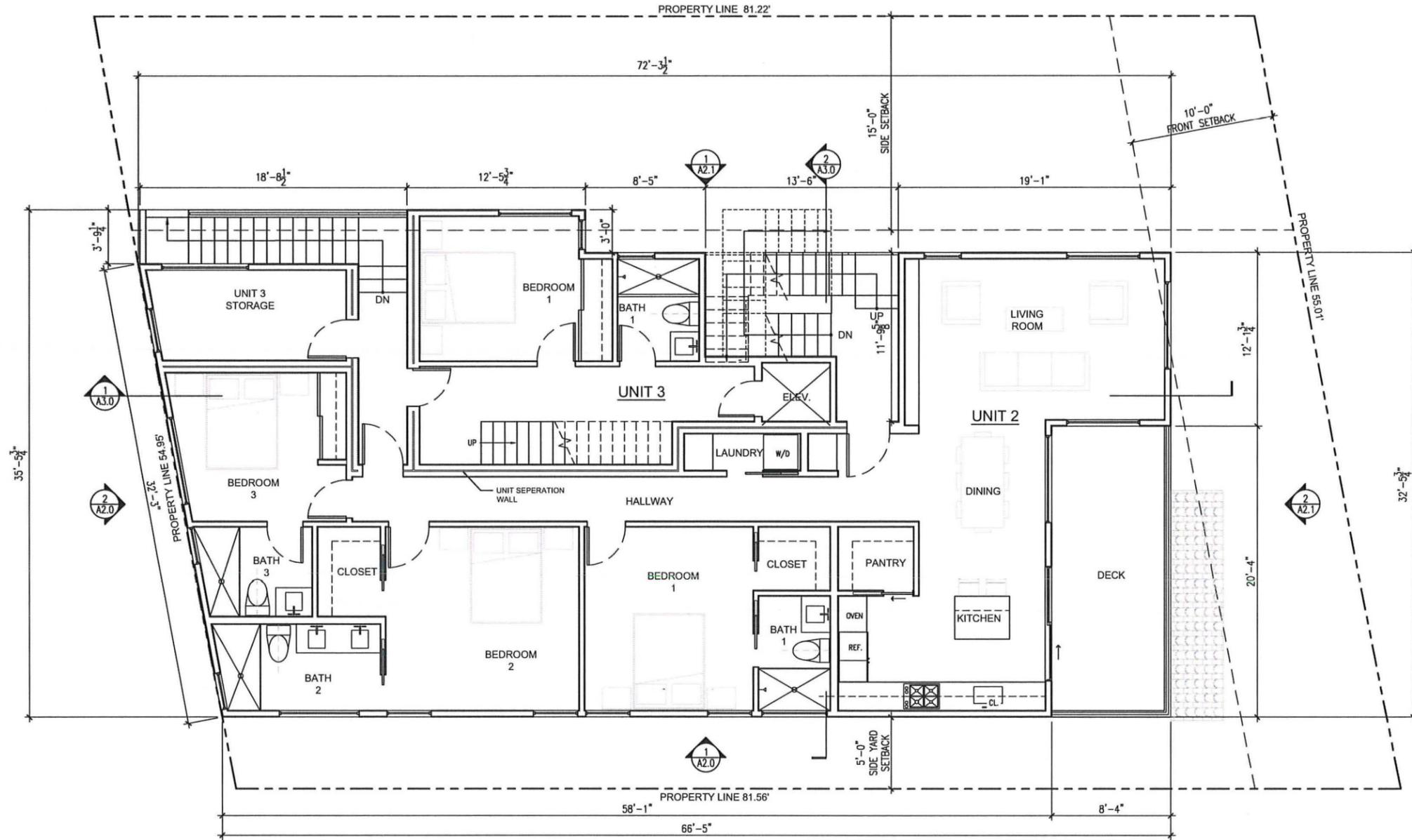
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DATE	ISSUE

DESCRIPTION

**CASA HERMOSA
 CONDOS**
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1 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"
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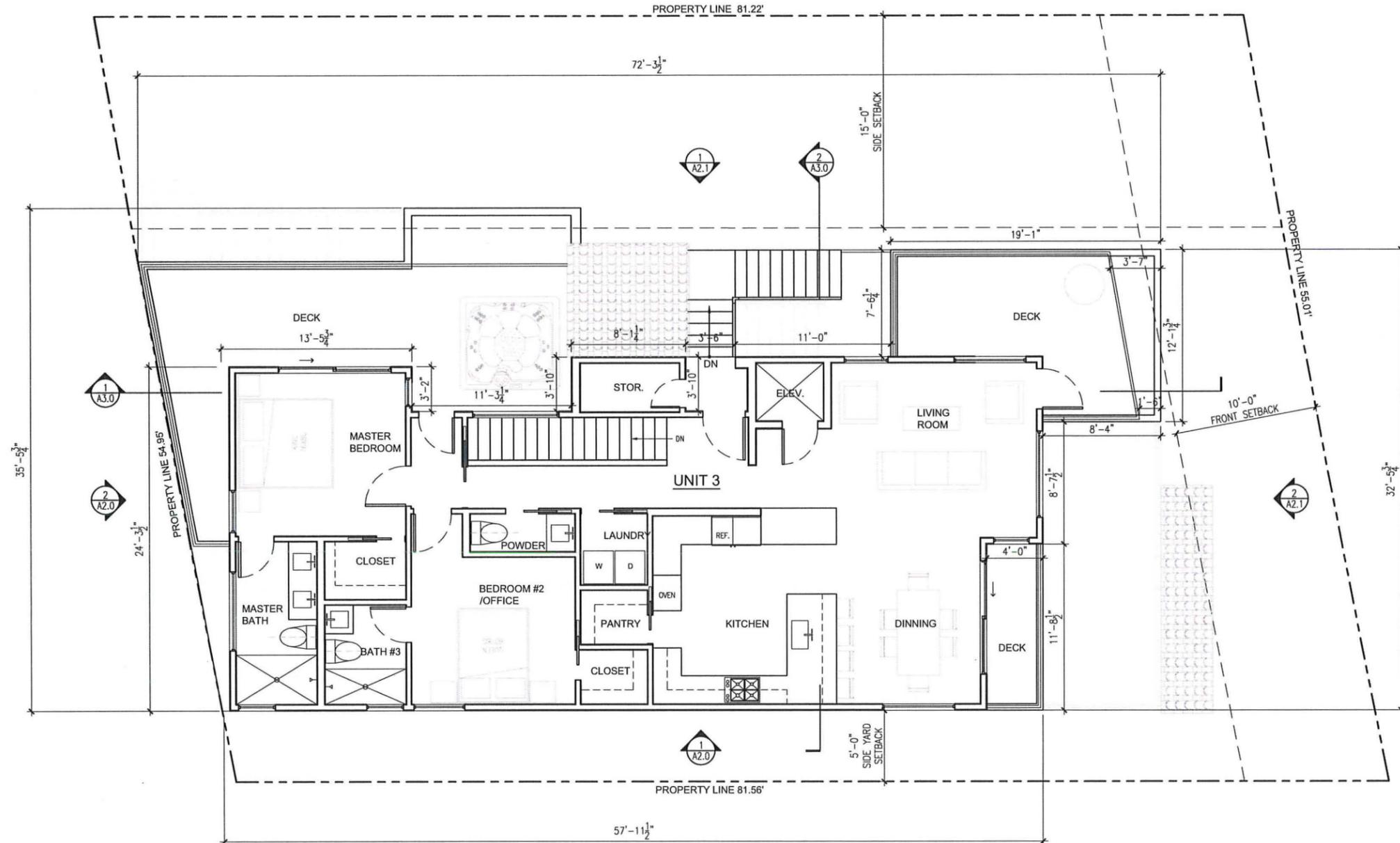
LAWRENCE ARCHITECTURE
 EDWARD SUTTON, R.A.
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 SAN DIEGO, CA 92115
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A1.2
 PROPOSED
 SECOND
 FLOOR PLAN
 9 OF 20
 04/21/18



1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



NOTES:

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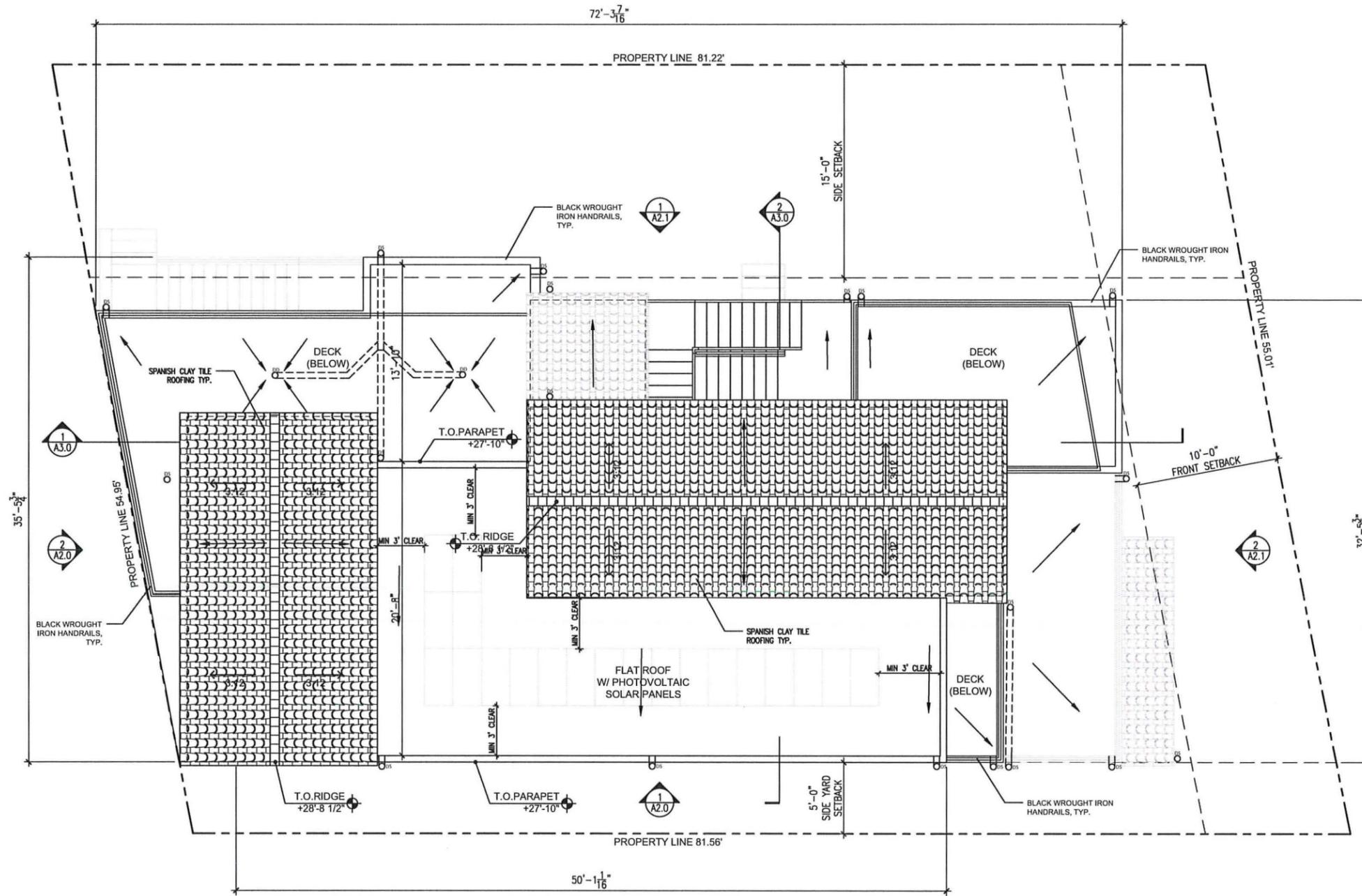
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A1.3
PROPOSED THIRD
FLOOR PLAN

10 OF 20
04/20/18



ROOF PLAN 1/4" = 1'-0" ①

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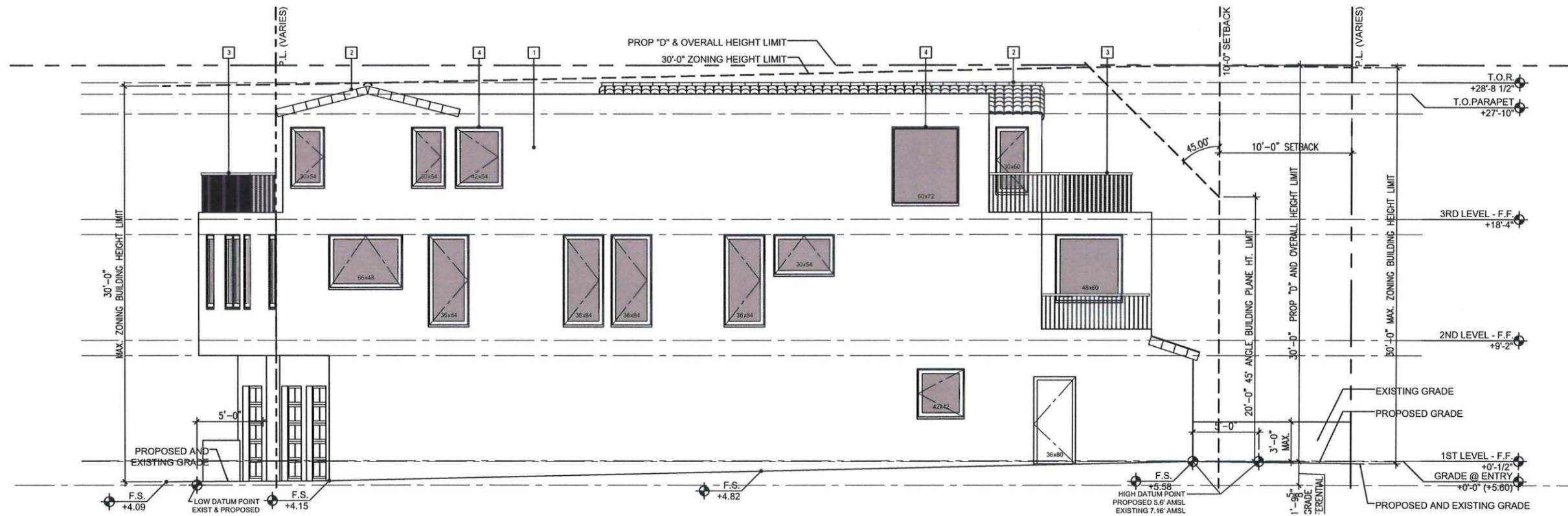
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REVISION	DATE

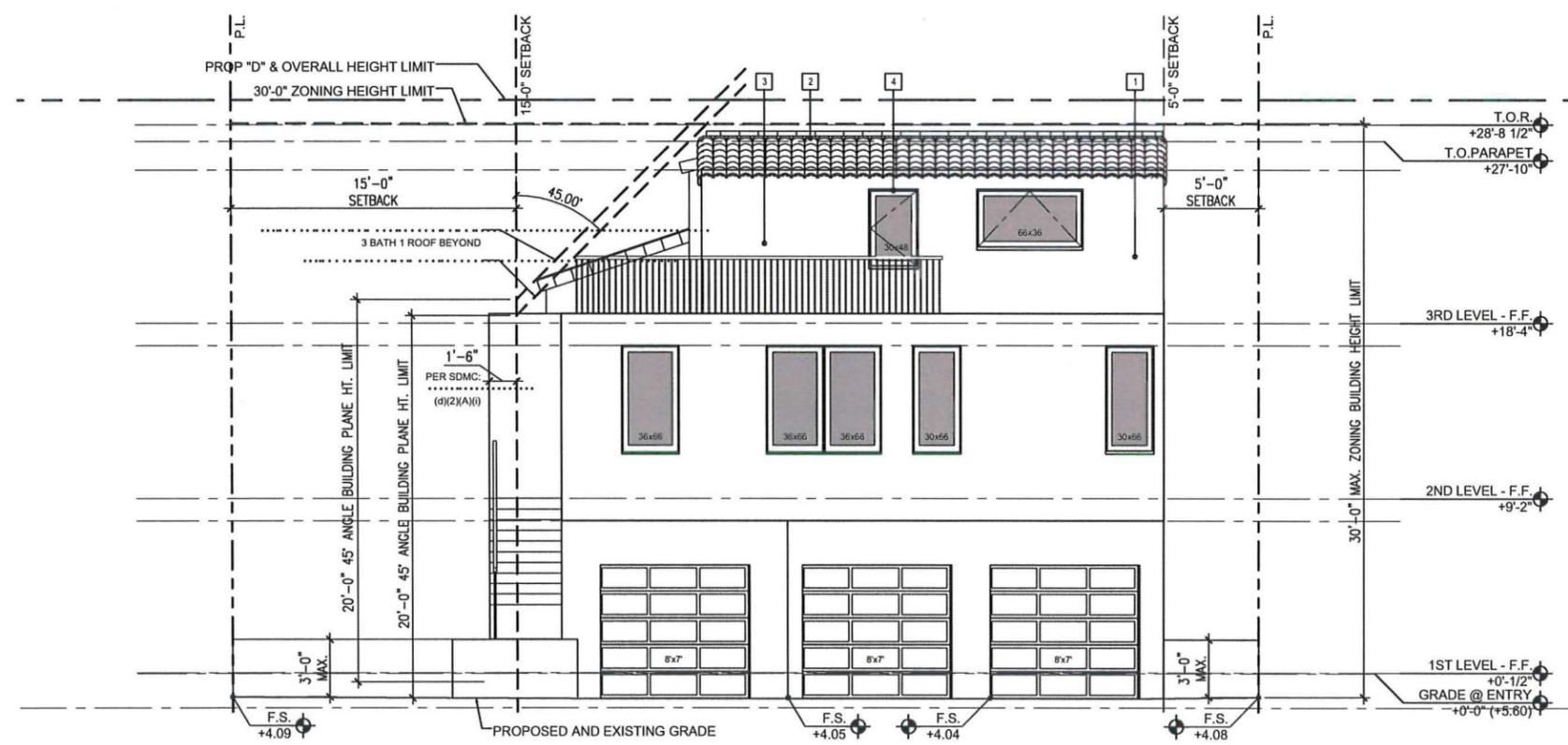
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A1.4
 PROPOSED
 ROOF PLAN



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



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

GENERAL NOTES

- PROP "D" NOTE:**
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION, SHALL NOT EXCEED 30'-0" ABOVE THE GRADE.
- GARAGE AND HABITABLE SPACE ABOVE SHALL BE PROTECTED BY RESIDENTIAL FIRE SPRINKLER SYSTEM CONNECTED AND INSTALLED IN ACCORDANCE WITH A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH NFPA 13R
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5" FOR OTHER DOORS.

KEYNOTES LEGEND

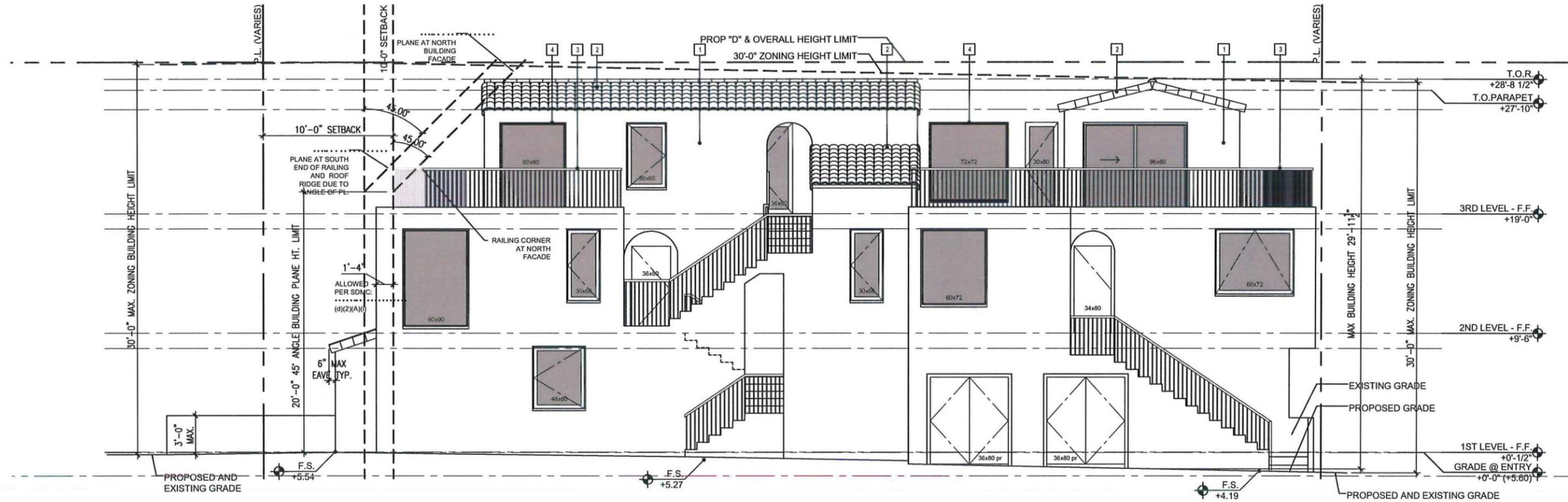
- SANTA BARBARA FINISH STUCCO IN WHITE (FINAL COLOR TBD)
- SPANISH CLAY TILE ROOF
- ALL HANDRAILS TO BE BLACK WROUGHT IRON (FINAL COLOR TBD)
- ALUM. WDW SYSTEM AND DOOR SYSTEM.

NOTES:

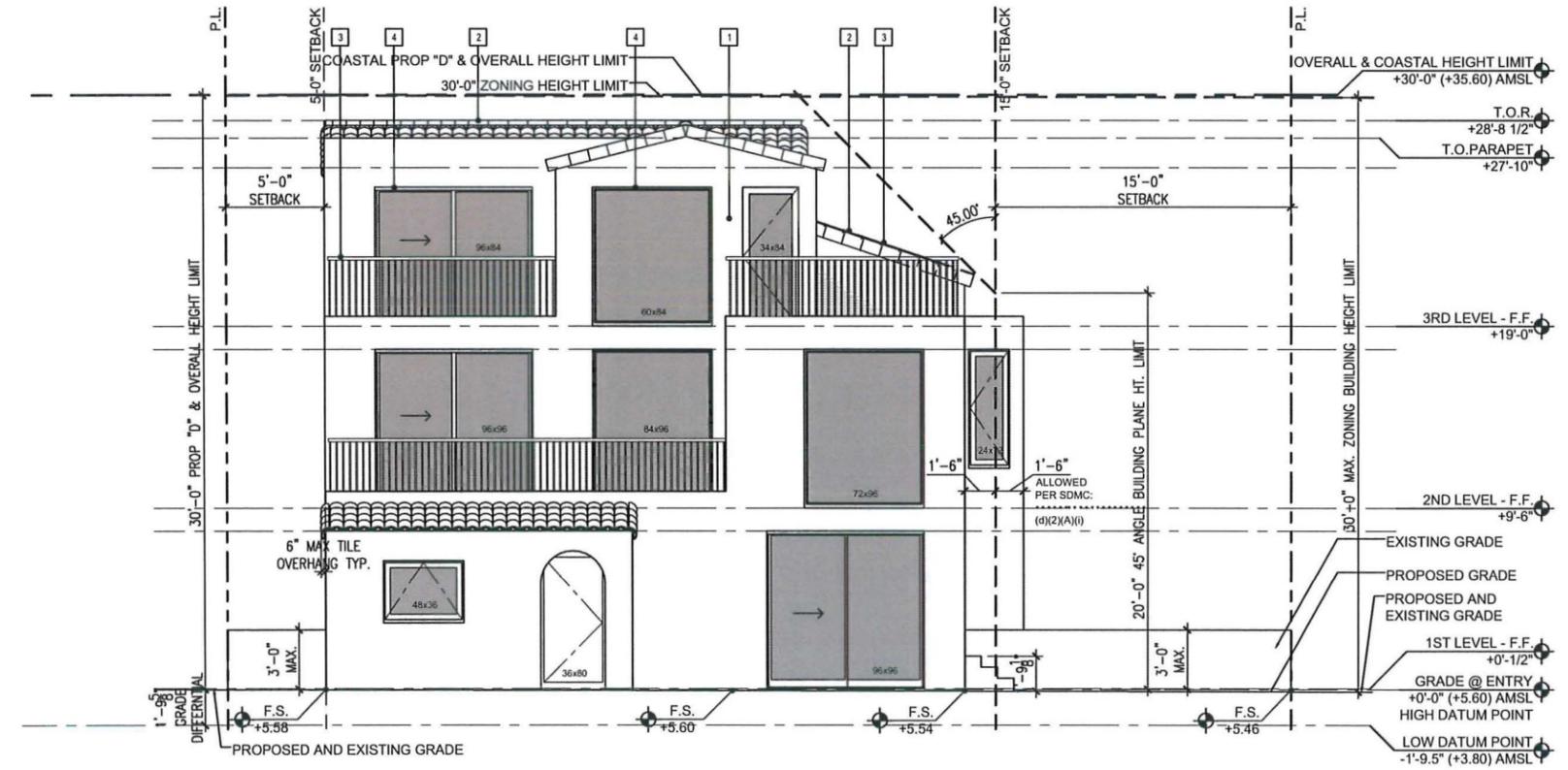
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DATE	BY	DESCRIPTION

CASA HERMOSA
CONDOS
3422-3424 BAYSIDE WALK, SAN DIEGO, CA 92109



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



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

GENERAL NOTES

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KEYNOTES LEGEND

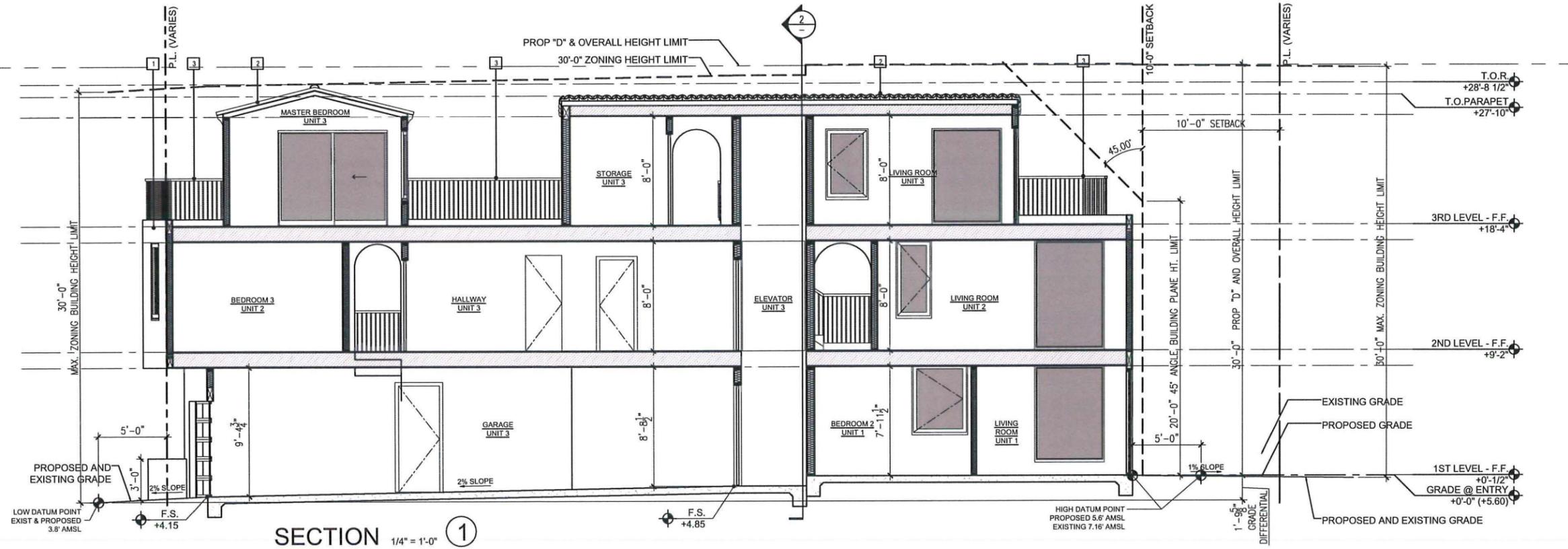
- 1 SANTA BARBARA FINISH STUCCO IN WHITE (FINAL COLOR TBD)
- 2 SPANISH CLAY TILE ROOF
- 3 ALL HANDRAILS TO BE BLACK WROUGHT IRON (FINAL COLOR TBD)
- 4 ALUM. WDW SYSTEM AND DOOR SYSTEM.

NOTES:

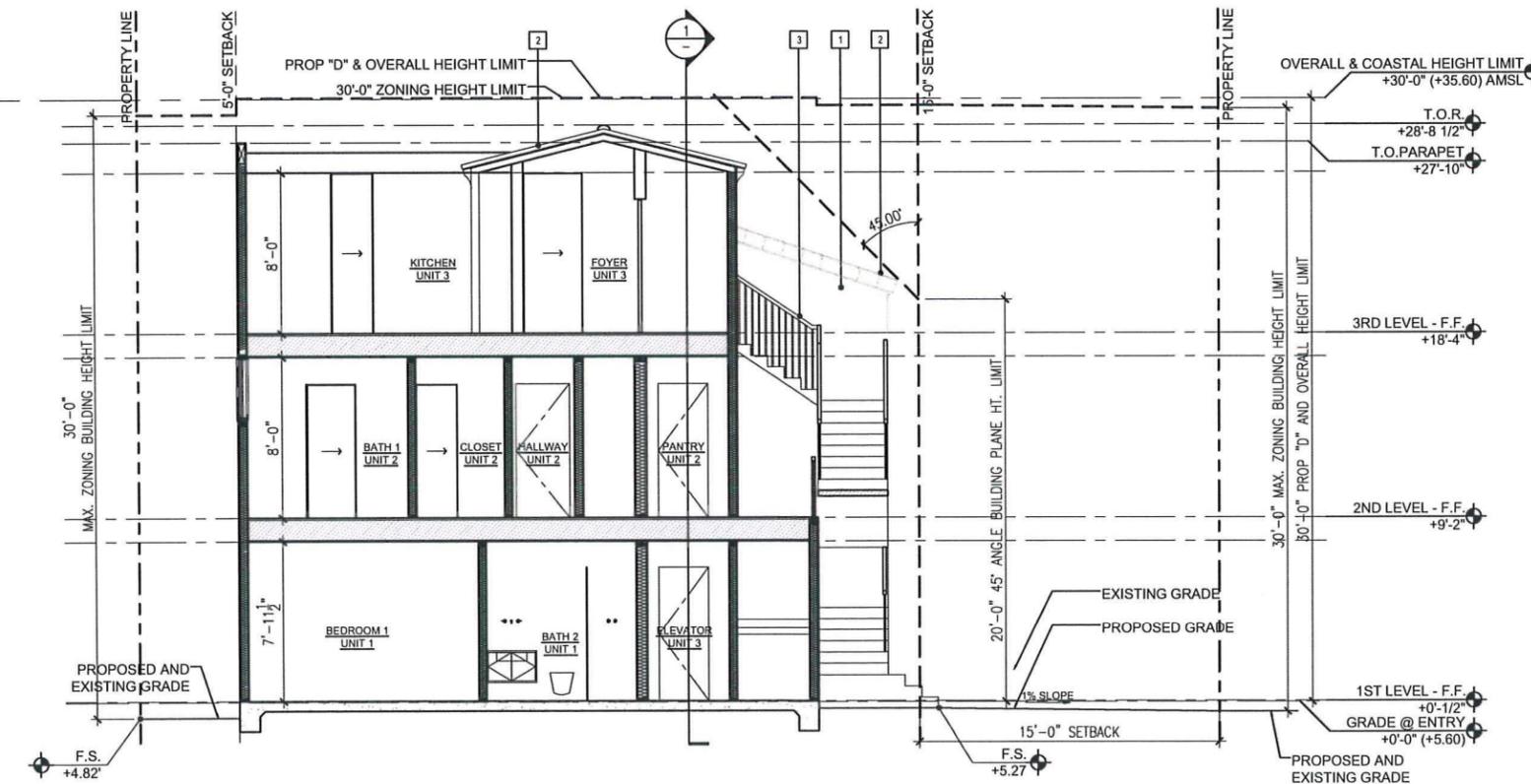
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DATE	DESCRIPTION

CASA HERMOSA
CONDOS
3422-3424 BAYSIDE WALK, SAN DIEGO, CA 92109



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



SECTION 2 1/4" = 1'-0"

GENERAL NOTES

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KEYNOTES LEGEND

- 1 SANTA BARBARA FINISH STUCCO IN WHITE (FINAL COLOR TBD)
- 2 SPANISH CLAY TILE ROOF
- 3 ALL HANDRAILS TO BE BLACK WROUGHT IRON (FINAL COLOR TBD)
- 4 ALUM. WDW SYSTEM AND DOOR SYSTEM.

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DATE	DESCRIPTION	BY	DATE

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PROPOSED SECTIONS
13 OF 20
04/20/18



BAYSIDE WALK CONDOS
3422 BAYSIDE WALK
SAN DIEGO, CA 92109

LANDSCAPE PLAN

PREPARED FOR

DANIEL PICK/PICK TRUST
3422 BAYSIDE WALK
SAN DIEGO, CA 92109

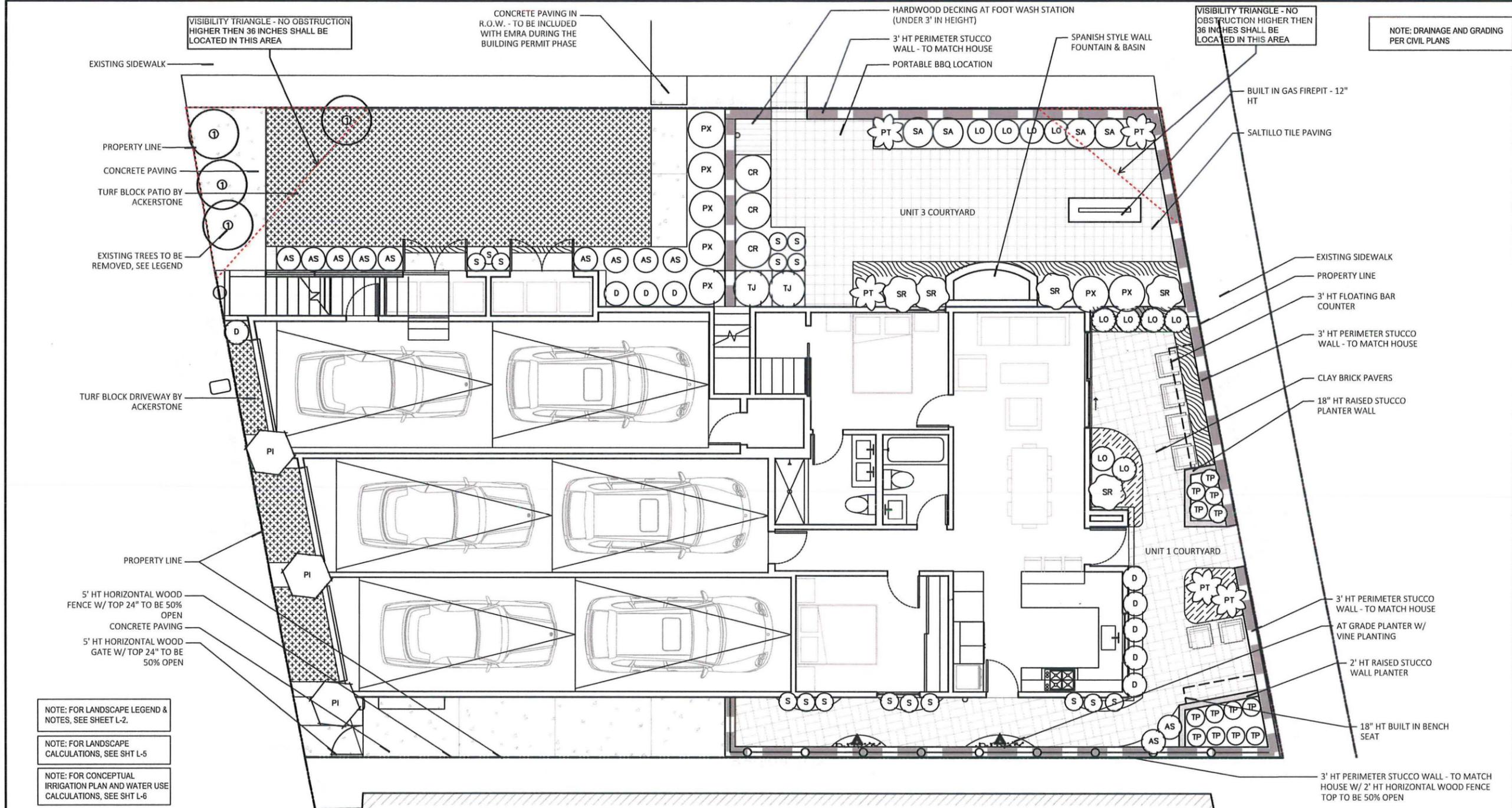
PREPARED BY

LINEAR LANDSCAPE ARCHITECTURE

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CDP SUBMITTAL 01:
JUNE 12, 2017
CDP SUBMITTAL 02:
FEB 27, 2018
CDP SUBMITTAL 02:
APR 20, 2018

L-1.0



NOTE: FOR LANDSCAPE LEGEND & NOTES, SEE SHEET L-2.

NOTE: FOR LANDSCAPE CALCULATIONS, SEE SHT L-5

NOTE: FOR CONCEPTUAL IRRIGATION PLAN AND WATER USE CALCULATIONS, SEE SHT L-6

MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PICK TRUST (OWNER). LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY PICK TRUST (OWNER). THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT

NOTE

IF ANY REQUIRED LANDSCAPE 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.

LANDSCAPE DESIGN STATEMENT:

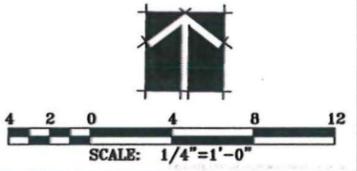
THIS MULTIFAMILY UNIT WILL BE IMMERSSED IN A LANDSCAPE THAT RESPECTS THE INTIMATE CHARACTER OF THIS MISSION BAY NEIGHBORHOOD. DROUGHT TOLERANT, CALIFORNIA ADAPTABLE PLANTS WILL BE EMPLOYED TO FRAME THE EXISTING HOUSE AND GIVE IT MORE CURB APPEAL, WHILE PRESERVING VIEWS AND CREATING PRIVACY. PRIVATE YARDS WILL BE DEFINED WITH LOWS WALLS, MEDITERRANEAN STYLE PLANT MATERIAL. THE RESULTING LANDSCAPING WILL BEAUTIFY THE PROPERTY, PRESERVE VIEWS, AND CONFORM TO THE CITY OF SAN DIEGO GENERAL PLAN.

GENERAL NOTES

- BEFORE START OF ANY EXCAVATION OR TRENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT OF WAY UTILITIES AT 1-800-422-4133 AND PROPERTY OWNER FOR ON SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.
- CONTRACTOR AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPT. FOR THIS PROJECT.
- CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES, ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.
- IN ADDITION, THE CONTRACTOR SHALL TAKE NOTE OF ANY UNUSUAL SITE CONDITIONS EFFECTING COST OR CONSTRUCTION FEASIBILITY AND WILL NOTIFY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- OWNER TO ENSURE THAT ALL TREES SHALL NOT ENCR OACH OR OVERHANG INTO THE COURTS AND PLACES RIGHTS-OF-WAY AND VIEW CORRIDORS. MATURE TREES SHALL BE MAINTAINED SO THAT BRANCHES DO NOT ENCR OACH BELOW A HEIGHT OF 8 FEET ABOVE THE FINISH SURFACE OR FINISHED GRADE, AS MEASURED AT THE TRUNK.
- CONTRACTOR TO INSPECT SITE PRIOR TO START OF CONSTRUCTION AND VERIFY ALL SPECIAL CONDITIONS WHICH MIGHT INVOLVE ADDED COST, I.E. SITE PREP, DEMOLITION, HAULING COST, ETC. PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.
- CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK.. IF THESE CONDITIONS EFFECT DESIGN LAYOUT, PLEASE CALL LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION AT (812) 350-2997
- ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS AND FINISH ELEVATIONS IN THE FIELD. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER.
- THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.
- MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

MIN. TREE SEP. DISTANCE:

UNDERGROUND UTILITY LINES:	5 FT.
ABV. GND. UTILITY STRUCT.:	10 FT.
DRIVEWAYS (ENTRIES):	10 FT.
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS):	25 FT.
SEWER LINE:	10 FT.



FILE NAME: C:\USERS\JOE DODD\DROPBOX\LEMS - PICK\1610 BAYSIDE WALK\PICK - PSHTZ.DWG



PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	MATURE SIZE (WXH)	WUCOLS	FORM/FUNCTION
	11	Asparagus meyeri / Foxtall Fern	1 GAL	2'x2'	MEDIUM	Vase Shaped/Accent
	3	Calandrinia grandiflora / Rock Purslane	1 GAL	3' x 1.5'	LOW	Spreading/Flowering Evergreen Shrub
	9	Dianella tasmanica 'Variegata' / Flax Lily	5 GAL	1-2' X 1-2'	LOW	Vase shaped/flowering perennial
	10	Lavandula stoechas 'Otto Quast' / Spanish Lavender	5 GAL	2'x2'	LOW	Ball shaped/Flowering Evergreen
	2	Mandevilla x amabilis 'Alice du Pont' / Alice du Pont Mandevilla Trellised	15 GAL	15'	MEDIUM	Trellised Vine/Flowering Vine
	7	Philodendron x 'Xanadu' / Philodendron	5 GAL	2' x 3'	MEDIUM	Evergreen shrub/Foundation shrub
	5	Phormium tenax 'Yellow Wave' / New Zealand Flax	5 GAL	3'x3'	MEDIUM	Vase Shaped/Accent
	3	Podocarpus x 'Icee Blue' / Icee Blue Podocarpus	15 GAL	3'X8'	MEDIUM	Dense Shrub/Vertical evergreen screening
	4	Salvia x 'Amistad' / Amistad Sage	5 GAL	2'x2'	LOW	Mounding/Evergreen Perennial
	16	Sansevieria trifasciata 'Black Gold' / Black Gold Sansevieria	5 GAL	2' x 3'	MEDIUM	Upright/Vertical Foundation Shrub
	5	Strelitzia reginae / Bird Of Paradise	5 GAL	3'x3'	MEDIUM	Ball shaped/Flowering Evergreen
	2	Trachelospermum jasminoides 'Star' / Star Jasmine	1 GAL	5' x 18"	LOW	Spreading/Flowering Evergreen Shrub
	13	Tradescantia pallida 'Purple Heart' / Purple Queen Spiderwort	1 GAL	2 X 1	MEDIUM	Spreading/Evergreen groundcover w/ color

EXISTING PLANT LEGEND

BOTANICAL NAME	COMMON NAME	CALIFER	CONDITION
MELALUCA 95P	FLAXLEAF PAPERBARK	15"	TO BE REMOVED



①

NOTE:
 • ALL EXISTING SHRUBS AND GROUNDCOVERS TO BE REMOVED

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS	SPACING
	62 sf	Dymondia margaretae / Dymondia	FLATS	LOW	8" o.c.
	34 sf	Senecio serpens / Blue Chalksticks	1 GAL	LOW	18" o.c.
	453 sf	Turf Marathon II / Marathon II	Seed	HIGH	

BAYSIDE WALK CONDOS

3422 BAYSIDE WALK
 SAN DIEGO, CA 92109

LANDSCAPE LEGEND

PREPARED FOR

DANIEL PICK/PICK TRUST
 3422 BAYSIDE WALK
 SAN DIEGO, CA 92109

PREPARED BY

LINEAR LANDSCAPE ARCHITECTURE

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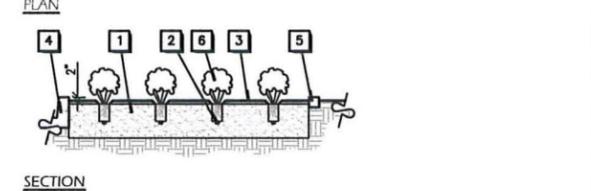
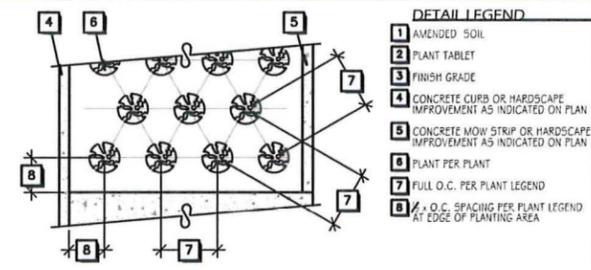
CDP SUBMITTAL 01:
 JUNE 12, 2017
 CDP SUBMITTAL 02:
 FEB 27, 2018
 CDP SUBMITTAL 02:
 APR 20, 2018

L-2.0

PLANTING NOTES

1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
 B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
 C. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
2. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS):
 A. 3 CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS
 B. 100 POUNDS AGRICULTURAL GYPSUM
 C. 15 POUNDS IRON SULPHATE
 D. 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER
6. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS:
 A. ROOTED CUTTING/4" POT - (1) 5 GRAM
 B. 1 GAL. CONTAINER - (1) 21 GRAM
 C. 5 GAL. CONTAINER - (3) 21 GRAM
 D. 15 GAL. CONTAINER - (5) 21 GRAM
 E. BOX TREE - (1) 21 GRAM PER 3" BOX SIZE
7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
8. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
9. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
10. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
11. STAKE ALL TREES PER DETAIL.
12. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE.
13. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (24") INCHES OF SPRINKLER HEADS.
15. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUND COVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.
18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
20. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS, MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
21. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE MINIMUM TREE SEPARATION DISTANCE. SEE NOTE ON PLANTING SHEET
22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL AND NOTE ON PLANTING PLAN.
23. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
24. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

21. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).
22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL.
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25. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
 A. DAILY WATERING OF ALL PLANT MATERIAL.
 B. WEEKLY MOWING OF ALL TURF AREAS.
 C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.
 D. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
 E. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
 F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
 G. FILLING AND RECOMPACTION OF ERODED AREAS.
 H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
 I. AT 120 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, ORGANIC FERTILIZER SHALL BE APPLIED TO PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
 J. AT 60 DAYS ORGANIC FERTILIZER SHALL BE APPLIED TO TURF AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
26. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.
27. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
28. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
29. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING. IF NOT ALREADY INDICATED ON THE PLAN, ALLOW EIGHT 5-GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING.



A GROUND COVER PLANTING NOT TO SCALE

B TREE AND SHRUB PLANTING NOT TO SCALE

LINEAR
 LANDSCAPE ARCHITECTURE
 IRRIGATION DESIGN + CONSULTING

3571 INGRAHAM STREET
 SAN DIEGO, CA 92109
 WWW.LINEARLANDARCH.COM



BAYSIDE WALK CONDOS
 3422 BAYSIDE WALK
 SAN DIEGO, CA 92109

PLANTING NOTES & DETAILS

PREPARED FOR

DANIEL PICK/PICK TRUST
 3422 BAYSIDE WALK
 SAN DIEGO, CA 92109

PREPARED BY

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BAYSIDE WALK CONDOS

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PLANTING SPECIFICATIONS

PLANTING SPECIFICATIONS

SECTION 02900 - LANDSCAPING
PART 1 - GENERAL
1.1 RELATED DOCUMENTS

SECTION:
1.2 SUMMARY

- A. This section includes the following:
1. Trees.
2. Shrubs.
3. Plants.
4. Soil amendments.
5. Fertilizers and mulches.
6. Stakes.
7. Landscape edgings.

1.3 SUBMITTALS

A. General: Submit each item in this Article according to the Conditions of the Contract.

- B. Product certificates signed by manufacturers certifying that their products comply with specified requirements.
1. Manufacturer's certified analysis for standard products.
2. Analysis for other materials by a recognized laboratory, made according to methods established by the Association of Official Analytical Chemists, where applicable.
3. Label data substantiating that plants, trees, shrubs, and planting materials comply with specified requirements.

- C. Material test reports from qualified independent testing agency indicating and interpreting test results relative to compliance of the following materials with requirements indicated.
1. Analysis of existing surface soil.
2. Analysis of imported topsoil.

D. Planting schedule indicating anticipated dates and locations for each type of planting.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Engage an experienced installer who has completed landscaping work similar in material, design, and extent to that indicated for this Project and with a record of successful landscape establishment.

B. Provide quality, size, genus, species, and variety of trees and shrubs indicated, complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."

C. Preinstallation Conference: Conduct conference at Project site notifying City of San Diego Landscape Architect, allow 48 hours notice.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Packaged Materials: Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivering and while stored at site.

B. Trees and Shrubs: Do not prune trees and shrubs before delivery, except as approved by Landscape Architect. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind tie trees or shrubs in such a manner as to destroy natural shape. Provide protective covering during delivery. Do not drop trees and shrubs during delivery.

C. Deliver trees, shrubs, ground covers, and plants after preparations for planting have been completed and install immediately. If planting is delayed after delivery, set planting materials in shade, protect from weather and mechanical damage, and keep roots moist.
1. Do not remove container-grown stock from containers before time of planting.
2. Water root systems of trees and shrubs stored on site with a fine-mist spray. Water as often as necessary to maintain root systems in a moist condition.

1.6 PROJECT CONDITIONS

A. Utilities: Determine location of above grade and underground utilities and perform work in a manner which will avoid damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.

B. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.

1.7. COORDINATION AND SCHEDULING

A. Coordinate installation of planting materials during normal planting seasons for each type of plant material required.

1.8 WARRANTY

A. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.

B. Special Warranty: Warrant the following living planting materials for a period of one year for trees and 90 days for shrubs, groundcover and plants, after date of Substantial Completion, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, abnormal weather conditions unusual for warranty period, or incidents that are beyond Contractor's control.

C. Remove and replace dead planting materials immediately unless required to plant in the succeeding planting season.

D. Replace planting materials that are more than 25 percent dead at in an unhealthy condition at end of warranty period.

1.9 TREE AND SHRUB MAINTENANCE

A. MAINTAIN TREES AND SHRUBS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. RESTORE OR REPLACE DAMAGED TREE WRAPPINGS. MAINTAIN TREES AND SHRUBS FOR THE FOLLOWING PERIOD:

1. MAINTENANCE PERIOD: 3 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.

PART 2 - PRODUCTS

2.1 TREE AND SHRUB MATERIAL

A. GENERAL: FURNISH NURSERY-GROWN TREES AND SHRUBS CONFORMING TO ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY-BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

B. GRADE: PROVIDE TREES AND SHRUBS OF SIZES AND GRADES CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

C. LABEL AT LEAST 1 TREE AND 1 SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

2.2 SHADE AND FLOWERING TREES

A. SHADE TREES: SINGLE-STEM TREES WITH STRAIGHT TRUNK, WELL-BALANCED CROWN, AND INTACT LEADER, OF SIZE INDICATED, CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES REQUIRED.
1. BRANCHING HEIGHT: 1/2 OF TREE HEIGHT.

B. Small Trees: Small upright or spreading type, branched or pruned naturally according to species and type, and with relationship of caliper, height, and branching recommended by ANSI Z60.1, and stem form as follows:
1. Form: Multistem, clump, with 2 or more main stems.

C. Container-grown trees will meet ANSI Z60.1 limitations for container stock.

2.3 BROADLEAF EVERGREENS

A. Form and Size: Normal-quality, well-balanced, broadleaf evergreens, of type, height, spread, and shape required, conforming to ANSI Z60.1.

2.4 PLANTS

A. Provide plants established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.

2.5 SOIL AMENDMENTS

A. Lime: ASTM C 602, Class T, agricultural limestone containing a minimum 80 percent calcium carbonate equivalent, with a minimum 99 percent passing a No. 8 (2.36 mm) sieve and a minimum 75 percent passing a No. 60 (250 micrometer) sieve.
1. Provide lime in the form of dolomitic limestone.

B. Aluminum Sulfate: Commercial grade, unadulterated.

C. Sand: Clean, washed, natural or manufactured sand, free of toxic materials.

D. Perlite: Horticultural perlite, soil amendment grade.

E. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed moss peat (other than sphagnum), peat humus, or reed-sedge peat.

F. Peat Humus: For acid-tolerant trees and shrubs, provide moss peat, with a pH range of 3.2 to 4.5, coarse fibrous texture, medium-divided sphagnum moss peat or reed-sedge peat.

G. Sawdust or Ground-Bark Humus: Decomposed, nitrogen-treated, of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
1. When site treated, mix with at least 0.15 lb (2.4 kg) of ammonium nitrate or 0.25 lb (4 kg) of ammonium sulfate per cu. ft. (cu. m) of loose sawdust or ground bark.

H. Manure: Well-rotted, unleached stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials, free of toxic substances, stones, sticks, soil, weed seed, and material harmful to plant growth.

I. Herbicides: EPA registered and approved, of type recommended by manufacturer.

J. Water: As provided by local water purveyor.

2.6 FERTILIZER

A. Bonemeal: Commercial, raw, finely ground, minimum of 4 percent nitrogen and 20 percent phosphoric acid.

B. Superphosphate: Commercial, phosphate mixture, soluble, minimum of 20 percent available phosphoric acid.

C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources or urea-form, phosphorus, and potassium in the following composition:

1. Composition: 1 lb per 1000 sq. ft. (0.5 kg per 100 sq. m) of actual nitrogen, 4 percent phosphorus, and 2 percent potassium, by weight.
2. Composition: Nitrogen, phosphorus, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

D. Slow-Release Fertilizer: Granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

1. Composition: 5 percent nitrogen, 10 percent phosphorus, and 5 percent potassium, by weight.
2. Composition: 20 percent nitrogen, 10 percent phosphorus, and 10 percent potassium, by weight.
3. Composition: Nitrogen, phosphorus, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.
4. "Agriform" (or equal) planting tablets shall be tightly compressed, long-lasting and slow-release. Weights of 5, 10, and 21 grams listed in the guaranteed analysis. Install size and quantity of tablets per size of plant material as specified by manufacturer on container.

2.7 MULCHES

A. ORGANIC MULCH: ORGANIC MULCH, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:
1. TYPE: GROUND OR SHREDDED BARK.

B. PEAT MULCH: PROVIDE PEAT MOSS IN NATURAL, SHREDDED, OR GRANULATED FORM, OF FINE TEXTURE, WITH A PH RANGE OF 4 TO 6 AND A WATER ABSORBING CAPACITY OF 1100 TO 2000 PERCENT.

C. FIBER MULCH: BIODEGRADABLE DYED-WOOD CELLULOSE-FIBER MULCH, NONTOXIC, FREE OF PLANT GROWTH- OR GERMINATION-INHIBITORS, WITH MAXIMUM MOISTURE CONTENT OF 15 PERCENT AND A PH RANGE OF 4.5 TO 6.5.

D. INSTALL 3" DEPTH OF MULCH IN ALL NON-TURF PLANTING AREAS LESS STEEP THAN 3:1.

E. INSTALL 3" DEPTH OF SMALL BARK NUGGETS 1" MINUS ON ALL PLANTERS ON PODIUM. PRECISION SOILS AND FOREST PRODUCTS, INC. 909/880-0015.

F. INSTALL 3" DEPTH OF WALK ON BARK AT ALL ON-GRADE AREAS. ORGANIC SOLUTIONS, 800/600-5568.

2.8 STAKES

A. UPRIGHT STAKES: ROUGH-SAWN, SOUND, NEW HARDWOOD, REDWOOD, OR PRESSURE-PRESERVATIVE-TREATED SOFTWOOD, FREE OF KNOTS, HOLES, CROSS GRAIN, AND OTHER DEFECTS, 2 INCHES DIAMETER BY LENGTH INDICATED, POINTED AT ONE END.

B. HOSE CHAFING GUARD: REINFORCED RUBBER OR PLASTIC HOSE AT LEAST 1/2 INCH (13 MM) IN DIAMETER, BLACK, CUT TO LENGTHS REQUIRED TO PROTECT TREE TRUNKS DAMAGE.

2.9 LIGHTWEIGHT SOIL MIX (PLANTERS)

A. FORMULA PER CUBIC YARD OF MIX:

Table with 2 columns: Amount and Ingredients. Amounts include 0.6 cubic yards forest residuals, 0.3 cubic yards washed concrete sand, 0.1 cubic yards screened sandy loam topsoil, 2/3 Pounds potassium nitrate, 1 pound urea, 2 pounds triple super phosphate, 3 pounds dolomite lime, 2 pounds nitroform, 1 pound iron sulfate.

Available through:
Lbr corp - soil prep - tamara scurlock
(310) 639-4524

B. Prior to soil installation, contractor shall Provide a letter of certification that light Weight soil meets above specs and does not Exceed a saturated weight of 80 lbs per cubic Foot.

C. Due to decomposition of organics, in lightweight Soil, maintenance contractor will be required To add lightweight soil as required to maintain Soil level as shown on detail.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive landscaping for compliance with requirements and for conditions affecting performance of work of this Section. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, AND SECURE ARCHITECT'S ACCEPTANCE BEFORE THE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.

3.3 PLANTING SOIL PREPARATION

A. MIX SOIL AMENDMENTS AND FERTILIZERS WITH SITE SOIL AT RATES INDICATED. DELAY MIXING FERTILIZER IF PLANTING DOES NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS. AMENDMENTS WILL BE MODIFIED FROM THOSE NOTED BASED ON SOILS REPORTS PERFORMED BY CONTRACTOR MIN. (3).

B. FOR TREE PIT OR TRENCH BACKFILL, MIX PLANTING SOIL BEFORE BACKFILLING AND STOCKPILE AT SITE.

C. FOR PLANTING BEDS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING.

PLANT BACKFILL SHALL BE PER SOIL TEST PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE CITY). THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:

- A. ORGANIC MATTER CONTENT
B. N, P, K
C. PH
D. EC
E. SOIL TEXTURE (SILT, SLAY, SAND)
F. RECOMMENDATIONS FOR AMENDMENTS, LEACHING AND MAINTENANCE FERTILIZATIONS.

THE RESULTS AND RECOMMENDATIONS OF THE SOIL TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF CARLSBAD. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS. PRODUCTS SPECIFIED BY PRODUCT NAME BY THE SOIL LAB IN THE RECOMMENDATIONS MAY BE SUBSTITUTED WITH "OR EQUAL" PRODUCTS APPROVED BY THE CITY OF CARLSBAD.

3.4 GROUND COVER AND PLANTING BED PREPARATION

A. LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF 6 INCHES (150 MM). REMOVE STONES LARGER THAN 1-1/2 INCHES (38 MM) IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEEOUS MATERIALS.

B. SPREAD PLANTING SOIL MIXTURE TO DEPTH REQUIRED TO MEET THICKNESS, GRADES, AND ELEVATIONS SHOWN AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. PLACE SOIL MIXTURE IN TWO (2) LIFTS AND INSURE PROPER COMPACTION OF PLANTING BEDS.

C. EACH PLANT SHALL RECEIVE ONE (1) 5 GRAM "AGRIFORM" (OR EQUAL) PLANT TABLET.

3.5 EXCAVATION FOR TREES AND SHRUBS

A. PITS AND TRENCHES: EXCAVATE WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO ASSIST DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
1. CONTAINER-GROWN TREES AND SHRUBS: EXCAVATE TO TWICE CONTAINER WIDTH, AND TO DEPTH OF ROOTBALL IN CONTAINER.
2. EXCAVATION AND PLANTING OF TREES SHALL BE COMPLETED PRIOR TO INSTALLATION OF DRAIN LINE.

B. OBSTRUCTIONS: NOTIFY ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
1. HARDPAN LAYER: DRILL 6-INCH- (150 MM-) DIAMETER HOLES INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10 FEET (3 M), WHICHEVER IS LESS, AND BACKFILL WITH FREE-DRAINING MATERIAL.

C. DRAINAGE: NOTIFY ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.

D. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE OUT, BEFORE PLACING SETTING LAYER AND POSITIONING TREES AND SHRUBS.

3.6 PLANTING TREES AND SHRUBS

A. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL LEVEL TO ADJACENT FINISH GRADES AS INDICATED.

1. CAREFULLY REMOVE CONTAINERS SO AS NOT TO DAMAGE ROOT BALLS.
2. PLACE BACKFILL AROUND BALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF BACKFILL.

B. DISH AND TAMP TOP OF BACKFILL TO FORM A 3-INCH- (75-MM-) HIGH MOUND AROUND THE RIM OF THE PIT. DO NOT COVER TOP OF ROOT BALL WITH BACKFILL.

3.7 TREE AND SHRUB PRUNING

A. PRUNE, THIN, AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE DIRECTED BY ARCHITECT, DO NOT CUT TREE LEADERS. REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER. SHRUB SIZES INDICATED ARE SIZE AFTER PRUNING.

3.8 TREE AND SHRUB STAKING

A. UPRIGHT STAKING AND TYING: STAKE TREES OF 1.5 GALLON AND LARGER. USE A MINIMUM OF 2 STAKES OF LENGTH REQUIRED TO PENETRATE AT LEAST 24 INCHES BELOW BOTTOM OF BACKFILLED EXCAVATION AND TO EXTEND AT LEAST 72 INCHES ABOVE GRADE. SET VERTICAL STAKES AND SPACE TO AVOID PENETRATING BALLS OR ROOT MASSES. SUPPORT TREES WITH 2 STANDS OF THE WIRE ENCASED IN HOSE SECTIONS AT CONTACT POINTS WITH TREE TRUNKS. STAKING AND TYING OF TREE IS NOT INTENDED TO IMMOBILIZE TREE. INSTALL TO ALLOW SLACK IN TIES, AVOIDING RIGID RESTRAINT OF TREE.

3.9 PLANTING PLANTS

A. SPACE PLANTS AS INDICATED.

B. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS, AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.

3.10 MULCHING

A. MULCH BACKFILLED SURFACES OF PITS, TRENCHES, PLANTED AREAS, AND OTHER AREAS INDICATED. 3" LAYER SHALL BE INSTALLED IN SHRUB AREA WITH GRADE LESS THAN 3:1. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL.

3.11 CLEANUP AND PROTECTION

A. DURING LANDSCAPING, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

B. PROTECT LANDSCAPING FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

3.12 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF THE OWNER'S PROPERTY.

END OF SECTION 02900

PREPARED FOR

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BAYSIDE WALK CONDOS

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LANDSCAPE AREA DIAGRAM

PREPARED FOR

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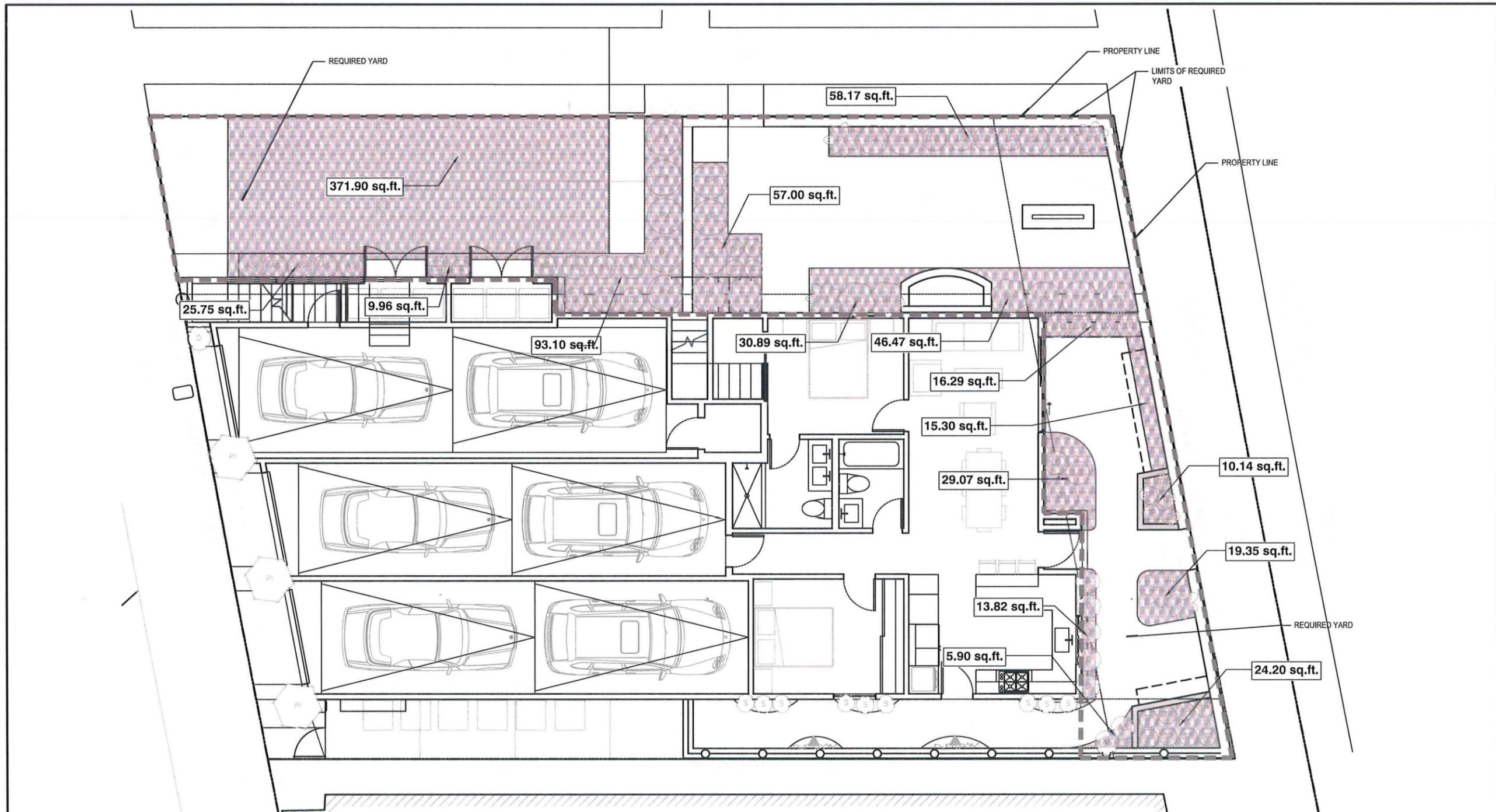
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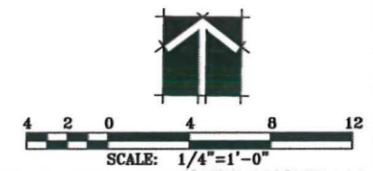
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LANDSCAPE CALCULATIONS
 FOR MULTIPLE DWELLING UNIT DEVELOPMENT IN REQUIRED YARDS:

--- REQUIRED YARD
 ■ PLANTING AREA REQUIRED WITHIN REQUIRED YARD:
 TOTAL AREA: 1645 SF X 50% = 822.5 SF
 PLANTING AREA PROVIDED: 327.31 SF
 EXCESS AREA PROVIDED: 485.19 SF





BAYSIDE WALK CONDOS

3422 BAYSIDE WALK
SAN DIEGO, CA 92109

IRRIGATION PLAN, CALCS & NOTES

PREPARED FOR

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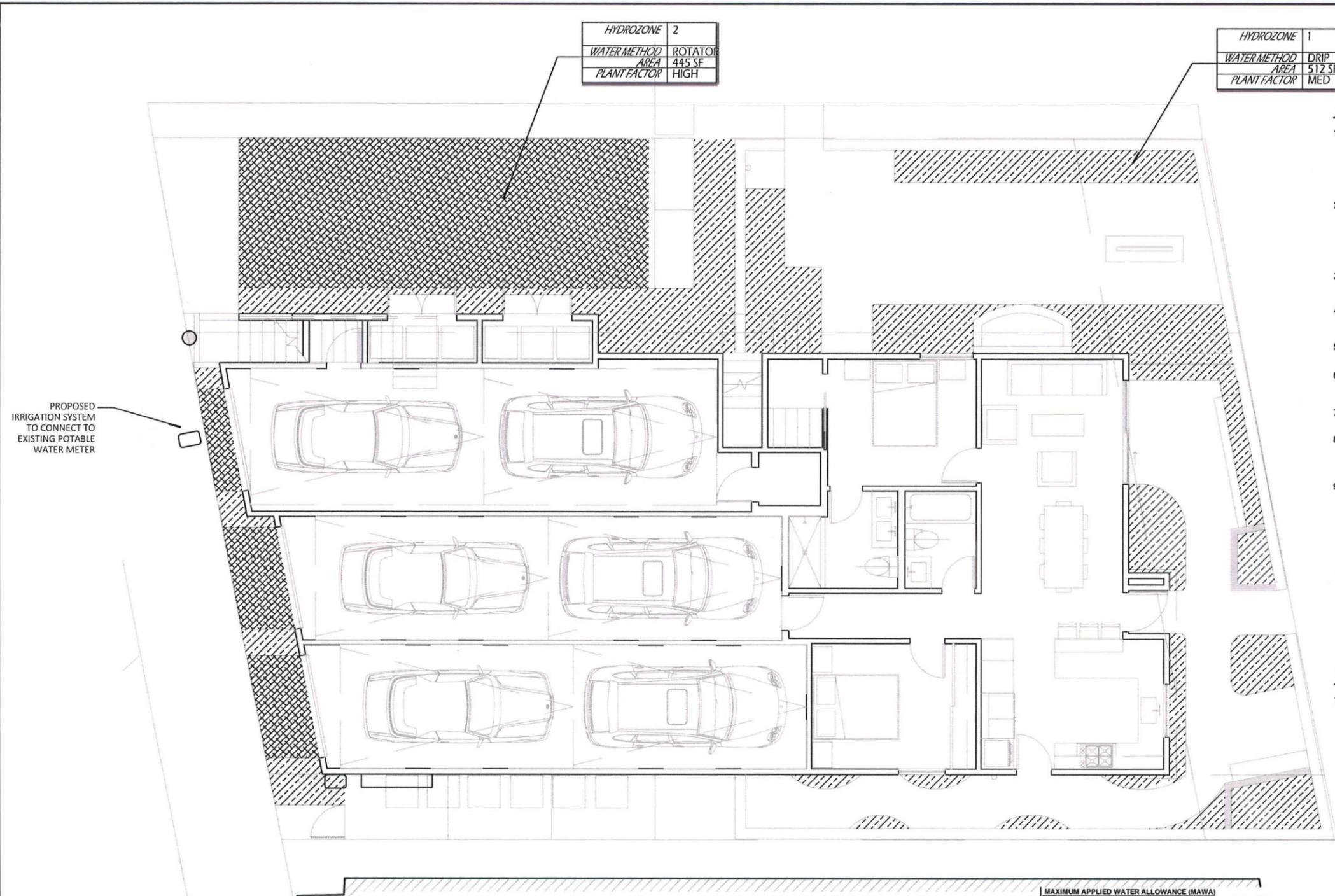
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GENERAL IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. CONTRACTOR TO PROVIDE SUBSURFACE DRIP AND/OR LOW FLOW SPRAY IRRIGATION TO ALL PLANTING AREAS.
6. ALL TREES TO HAVE (2) DEEP ROOT BUBBLERS AND INSTALLED ON A SEPARATE ZONE FROM SHRUBS/GROUNDCOVER
7. A DEDICATED DRIP IRRIGATION ZONE TO BE PROVIDED FOR THE EDIBLE GARDEN BEDS AND FOR POTS.
8. CONTRACTOR TO CONNECT ALL VALVES TO A SMART CONTROLLER, AND INSTALL A WEATHER SENSOR. CONTROLLER LOCATION TO BE DETERMINED BY THE CONTRACTOR
9. IRRIGATION SYSTEM TO BE MAINTAINED BY THE HOMEOWNER

IRRIGATION REQUIREMENTS

1. AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED



HYDROZONE	2
WATER METHOD	ROTATOR
AREA	445 SF
PLANT FACTOR	HIGH

HYDROZONE	1
WATER METHOD	DRIP
AREA	512 SF
PLANT FACTOR	MED

IRRIGATION_SCHEDULE

SYMBOL	DESCRIPTION
	OVERHEAD SPRAY WITH ROTATOR NOZZLE IRZ
	SUBGRADE INLINE DRIP LINE IRZ

Hydro zone #	Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)	
REGULAR LANDSCAPE AREAS									
1	MEDIUM WATER	0.50	DRIP	0.90	0.45	512	230.40	5857	
2	HIGH WATER	0.80	ROTATOR	0.70	0.56	445	249.20	6335	
TOTAL							957	479.60	0
SPECIAL LANDSCAPE AREAS									
TOTAL							1.00	0	0
ETWU TOTAL									12191
MAXIMUM WATER ALLOWANCE (MAWA)									13380
IRRIGATION EFFICIENCY (IE) AVERAGE									73.1

ET _o =	41 in/yr	RESIDENTIAL	0.55
LA =	957 sq ft	NON RESIDENTIAL	0.45
SLA =	0 sq ft		
ETAF =	0.55		
$MAWA = (ET_o)(0.62)(ETAF \times LA) + (1 - ETAF) \times SLA$ $MAWA = (41)(0.62)(0.55 \times 957) + (1 - 0.55) \times 0$ MAXIMUM APPLIED WATER ALLOWANCE = 13379.8 gal. per year			

	TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF	SITEWIDE ETAF
REGULAR LANDSCAPE AREAS	479.60	957	0.50	
ALL LANDSCAPE AREAS	479.60	957	n/a	0.50

ETAF
Residential: 0.55 or better
Non-residential: 0.45 or better

