



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 25, 2014 REPORT NO. PC-14-062

ATTENTION: Planning Commission, Agenda of October 9, 2014

SUBJECT: WEST DUNLOP APARTMENTS,  
PROJECT NO. 335454, PROCESS 2 APPEAL

OWNER: Michael Contreras, Dunlop 7 LLC

APPLICANT: Ysabel Mercedes

### SUMMARY

**Issue:** Should the Planning Commission approve or deny an appeal of the Development Services Department's approval of a Neighborhood Development Permit to demolish two duplexes on two lots, and to construct a 27,219 square foot, 3-story, 14-unit (2 affordable and 2 accessible) residential apartment building with tandem parking spaces to count as two parking spaces located at 2262 and 2272 West Dunlop Street within the Linda Vista Community Plan Area?

**Staff Recommendation:** DENY the appeal and APPROVE Neighborhood Development Permit No. 1323747.

**Community Planning Group Recommendation:** On February 24, 2014, the Linda Vista Planning Group voted 11-0-0 to recommend denial of the project.

**Environmental Review:** This activity is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 18, 2014 and the opportunity to appeal that determination ended July 2, 2014.

**Fiscal Impact Statement:** All review and processing costs are covered by the applicant through a deposit account.

**Code Enforcement Impact:** None with this project.

**Housing Impact Statement:** The proposal for a Neighborhood Development Permit would allow the demolition of two duplexes and construction of a 14-unit residential apartment building located at 2262 and 2272 West Dunlop in the RM-3-9 zone, within the Linda Vista Community Planning Area. The proposal would result in a net addition of ten apartment units in the Linda Vista plan area. Two of the units would be affordable units.

## **BACKGROUND**

The project site is designated for residential development within the Linda Vista Community Plan and is within the RM-3-9 Zone. The project is not located within the Residential Tandem Parking Overlay Zone and is proposing the use of tandem parking. The subject property has a land use designation of High Density (43-75 du/ac).

Linda Vista is described as having sixteen distinct residential neighborhoods. The subject site is located in the Central Linda Vista Neighborhood 4D. Section 4D has a wide variety of housing types, ranging from single family homes and duplexes to large apartment buildings. The site currently contains four (4) dwelling units.

The project is proposing 14 apartments (2 affordable and 2 accessible), equating to 34 du/ac or four (3.6) units under the community plan's density range. The land use designations near the project site are Medium High Density (34-40 du/ac), and across West Dunlop Street from the project site at the Medium Density (15-30 du/ac). During project review, staff inadvertently reviewed the project at the Medium High Density range and approved the project. To comply with the minimum density range, the project would need to propose 18 (17.6) units. The project initially proposed 16 units, but due to an inability to meet setback and common open space regulations, the project was scaled back during project review to 14 units.

To date, projects proposing developments under a site's density range have been evaluated on a case-by-case basis. Staff has evaluated this project and, given the adjacent density proximities, site constraints, and inclusion of affordable housing units, supports the proposed 14-unit project.

For the proposed 14 units, 30 parking spaces are required and 30 spaces are proposed. However, the project proposes to meet the parking requirements through the use of tandem parking. Because the project site is not located within the Tandem Parking Overlay Zone, the project requires a Neighborhood Development Permit (NDP) to allow the use of tandem parking.

## **DISCUSSION**

Staff has reviewed the proposal and determined that the development complies with all development regulations, but would be slightly below the density range. As discussed above, staff feels the site specific constraints, project location, and provision of on-site affordable housing, support a development at a lower density, and that this density would not adversely



affect the Linda Vista Community Plan.

A Notice of Decision to approve the project was issued on July 3, 2014. On July 17, 2014, the staff decision to approve the project was appealed by the Linda Vista Planning Group (Attachment 1) based on issues related to parking, safety and alley access.

### **Appeal Issues**

Each appeal issue and a staff response follow.

#### **Issue 1:**

The appeal indicates that the streets are narrow in the project area and there is heavy on-street parking by existing residents. The appeal asserts that narrow streets create safety impediments for emergency vehicles, particularly at night when most residents are home and utilizing street parking. The appeal states the street parking is utilized because there is a shortage of off-street parking on private property for the number of rental units in the area.

#### **Staff Response:**

The number of available on-street parking spaces on West Dunlop Street, and in the area in general, is static. West Dunlop Street is designated as a local residential street in the Linda Vista Community Plan and is 32 feet wide. On-street parking is allowed and not restricted in this area. The appeal implies that if more off-street parking were provided in the area, and, therefore, not all on-street parking spaces were used, safer conditions would result. The appeal also assumes that if standard, non-tandem parking spaces were provided for this development, safer conditions would result. The appeal does not provide any evidence to support these conclusions. The use of all available on-street parking in this area would not create unsafe conditions. In addition, approving developments that meet parking requirements on-site, with or without tandem parking, does not prohibit some or all of that development's residents from parking some or all of their vehicles on-street instead of on their private property. Therefore, staff does not believe allowing tandem parking in this location will create safety impediments for emergency vehicles or the general public.

#### **Issue 2:**

The appeal indicates that tandem parking is either used partially for storage, or residents eventually vie for parking on the public street out of random convenience, or issues related to access. Landlords cannot require tenants to only use tandem parking or otherwise prohibit them from legally parking on a public street. In this project, two single story duplexes are proposed to be replaced by one 14-unit apartment complex that would be comprised of 2- and 3-bedroom units. The applicant relies on tandem garages and spaces to meet the parking requirements.

### **Staff Response:**

The project must provide the required number of parking spaces pursuant to the Land Development Code. The number of spaces required for this 14-unit (2 affordable and 2 accessible) project is 30 and the applicant is providing 30 spaces. The project as proposed would comply with all applicable regulations in the Land Development code and does not require any deviations. The project is proposing the use of 13 tandem parking spaces to each count as two parking spaces. Four of the spaces are not tandem. The project is not located in a Tandem Parking Overlay Zone, however tandem parking is allowed with the approval of a Neighborhood Development Permit.

Not allowing the tandem parking spaces would require the project to provide underground structured parking. Subterranean parking creates significant feasibility constraints for this project. Two driveways would be removed with this tandem parking proposal. This would add 2-3 on-street spaces and help reduce pressure for on-street parking in the immediate area. In addition, due to the significant increase in project cost associated with subterranean parking, requiring the parking to be constructed underground would likely eliminate the provision of the two affordable units in this project. In addition, the sloping topography of the site would require the ingress and egress for subterranean parking to be on West Dunlop Street. As a result, the two driveways on West Dunlop would remain. Also, with the underground parking access located on West Dunlop, the two proposed accessible units could not be located on the front side of the building and at ground level. Putting the accessible units at the front of the building is desirable as the front doors would be near the sidewalk and would avoid travel aisles. As the two driveways on West Dunlop would remain, and the two affordable and two accessible units would be eliminated with underground parking, staff supports the use of tandem parking at this location.

### **Issue 3:**

The appeal indicates that access to the property is proposed from the alley and that this is another reason for the Linda Vista Planning Group to recommend denial.

### **Staff Response:**

The appeal does not elaborate on the concern the Linda Vista Planning Group has with alley access. Alley access to the project's parking would move that ingress and egress away from West Dunlop Street and would eliminate two driveways, increasing the number of on-street parking spaces.

### **CONCLUSION**

Staff has reviewed the appeal and determined that there are no unsafe conditions that would result from the use of tandem parking. The project is providing the 30 required parking spaces for this development. The Land Development Code provides for a Neighborhood Development Permit process to allow the use of tandem parking for a project that is not in the Tandem Parking



Overlay Zone. The applicant has processed the project through that permit review process and staff has determined that the project would not adversely affect the Linda Vista Community Plan. Meeting the parking requirement with 13 tandem parking spaces would allow the project to include two affordable units and two accessible units. As such, staff recommends denial of the appeal and approval of the project.

### **ALTERNATIVES**

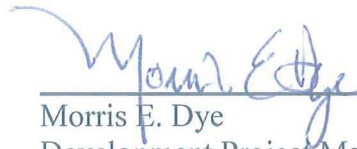
1. **Deny** the appeal and approve Neighborhood Development Permit No. 1323747, **with modifications.**
2. **Approve** the appeal and **deny** Neighborhood Development Permit No. 1323747.

Respectfully submitted,



---

Mike Westlake  
Assistant Deputy Director  
Development Services Department



---

Morris E. Dye  
Development Project Manager  
Development Services Department

### **Attachments:**

1. Appeal by LVPG
2. Aerial Map
3. Community Land Use Map
4. Location Map
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Decision
8. Notice of Exemption
9. Notice of Right to Appeal Environmental Determination
10. LVPG Minutes
11. Project Plans



City of San Diego  
Development Services  
1222 First Ave. 3rd Floor  
San Diego, CA 92101

THE CITY OF SAN DIEGO

# Development Permit/ Environmental Determination Appeal Application

FORM  
DS-3031

OCTOBER 2012

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

## 1. Type of Appeal:

- ☒ Process Two Decision - Appeal to Planning Commission  
☐ Process Three Decision - Appeal to Planning Commission  
☐ Process Four Decision - Appeal to City Council  
☐ Environmental Determination - Appeal to City Council  
☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one ☐ Applicant ☒ Officially recognized Planning Committee ☐ "Interested Person" (Per M.C. Sec. 113.0103)

Name: Linda Vista Planning Group E-mail Address:  
Address: P.O. Box 710174 City: San Diego State: CA Zip Code: 92111 Telephone: (858) 278-3134

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Ysabel Mercedes -West Dunlop Apartments

4. Project Information  
Permit/Environmental Determination & Permit/Document No.: 335454 Date of Decision/Determination: 7/3/2014 City Project Manager: Morris Dye

Decision (describe the permit/approval decision):  
A Process 2 Neighborhood Development Permit/Exempt

## 5. Grounds for Appeal (Please check all that apply)

- ☐ Factual Error  
☐ Conflict with other matters  
☒ Findings Not Supported  
☐ New Information  
☐ City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

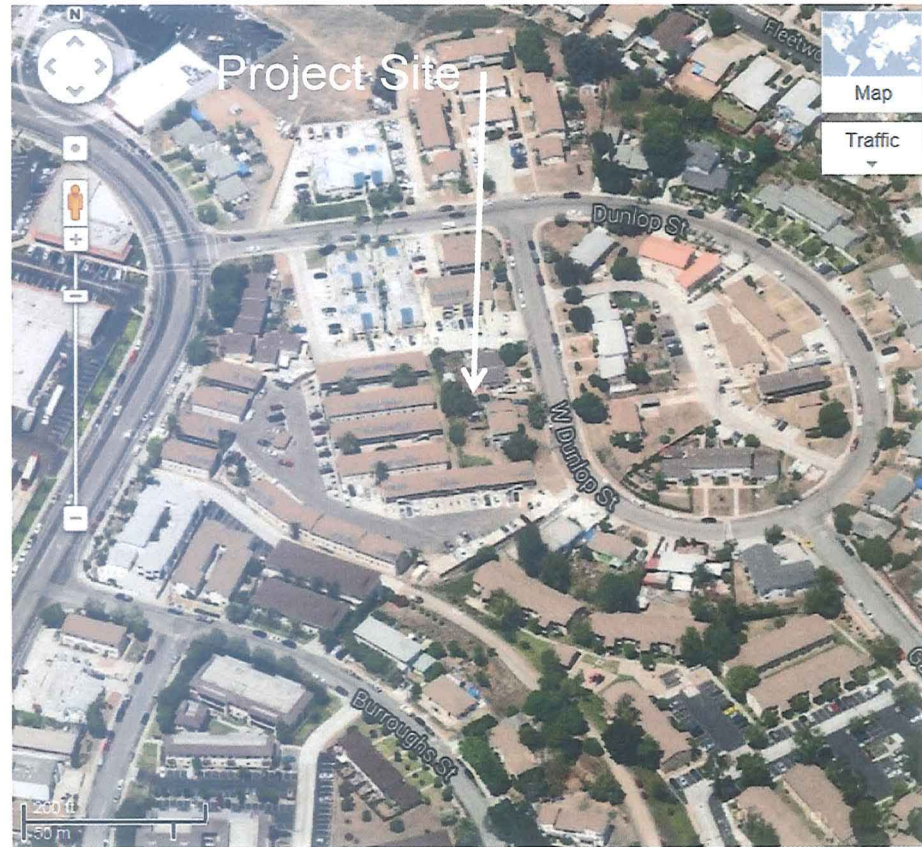
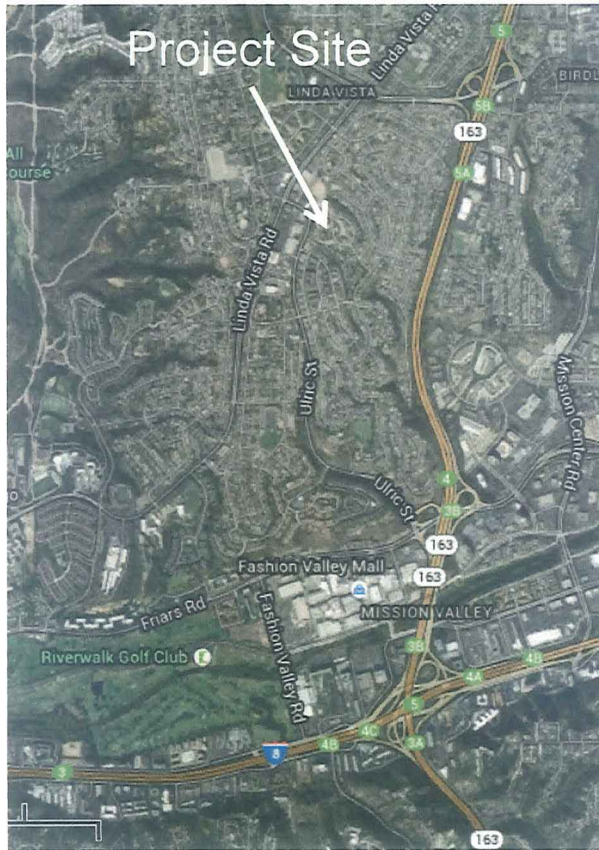
The Linda Vista Planning Group opposes tandem parking, especially outside the tandem parking overlay zone. In the opinion of the planning group tandem parking does not work and such uses or exceptions should not be encouraged, especially in the older parts of the Linda Vista community where the streets are too narrow and there is heavy on-street parking by existing residents. The narrow streets create a safety impediment for emergency vehicles particularly at night when most residents are home and utilizing street parking because there is a shortage of off-street parking on private property for the number of rental units in the area. Based on past input from community members and observations by planning group board members, tandem parking is either used partially for storage or residents eventually vie for parking on the public street out of random convenience or issues related to access. Landlords cannot require tenants to only use tandem parking or otherwise prohibit them from legally parking on a public street if they elect to do so. In this project two single story duplexes are proposed to be replaced by one 14-unit apartment complex of 2 and 3-bedroom units. The applicant relies on tandem garages and spaces to meet the parking requirements. Also access to the property is proposed from an alley. For these reasons the LVPG recommends denial of Approval granted by Development Service Staff for a Process 2 Neighborhood Development Permit #335454

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Margarta A. Castro Date: July 17, 2014

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

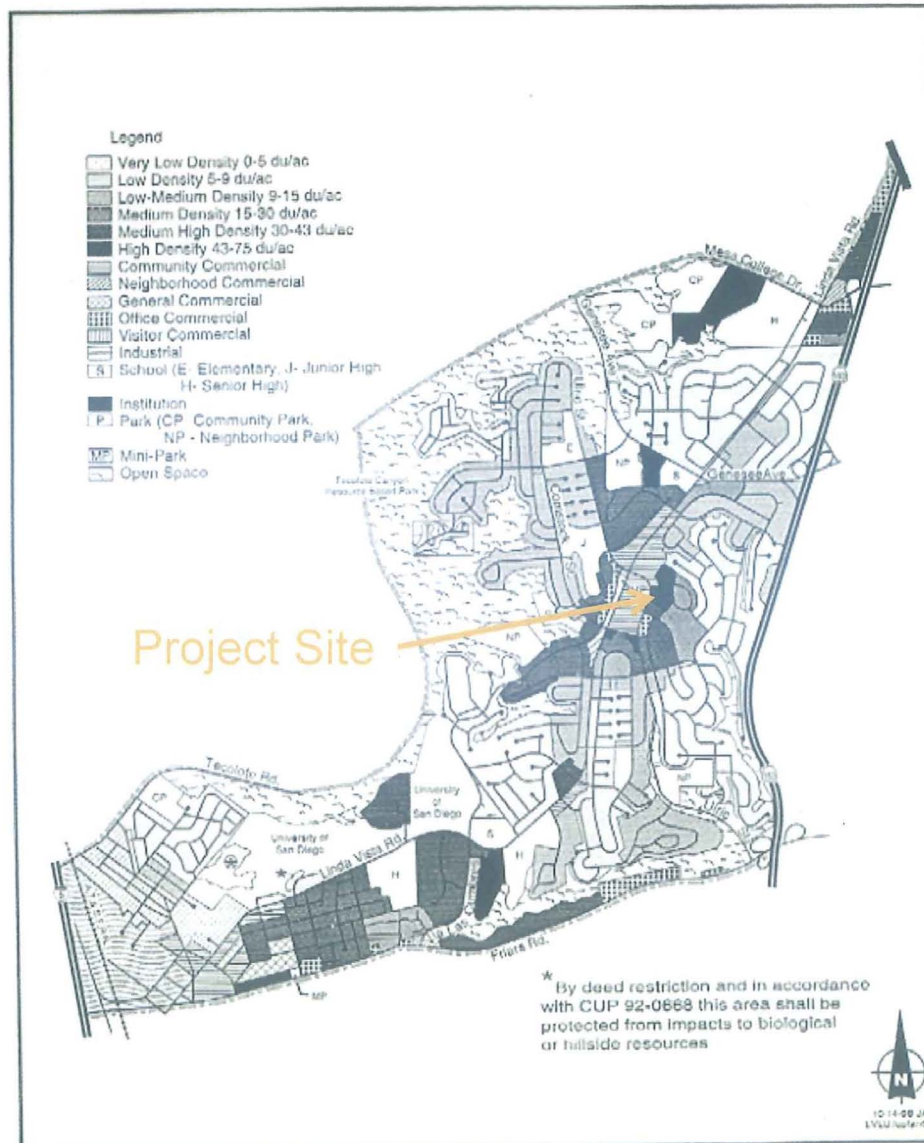




## Location Aerial Photo

West Dunlop Apartments – 2262 & 2272 West Dunlop Street  
**PROJECT NO. 335454**





**Land Use Map**  
**Linda Vista Community Planning Area**  
 CITY OF SAN DIEGO • COMMUNITY AND ECONOMIC DEVELOPMENT

Figure  
**1**  
 10-14-98 JAA  
 1:4-97 JAA

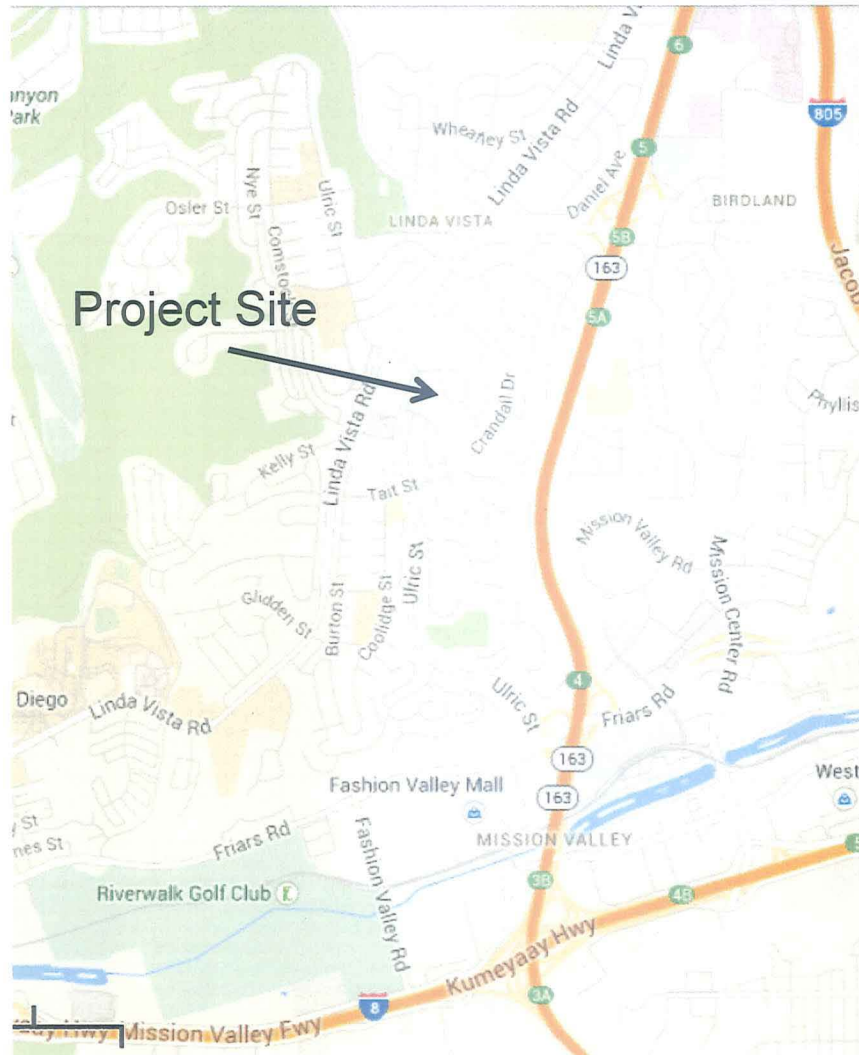


## Land Use Map

**West Dunlop Apartments – 2262 & 2272 West Dunlop Street**  
**PROJECT NO. 335454**







## Project Location Map

West Dunlop Apts – 2262 & 2272 West Dunlop Street  
PROJECT NO. 335454



PLANNING COMMISSION  
RESOLUTION NO.  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1323747  
**WEST DUNLOP APARTMENTS PROJECT NO. 335454**

WHEREAS, Dunlop 7 LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish two duplexes on two lots, construct a 27,219 square foot, 3-story, 14 residential (2 affordable and 2 accessible) apartment building with 13 tandem parking spaces to count as two parking spaces each (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1323747), on portions of a 0.41-acre lot.

WHEREAS, the project site is located at 2262 and 2272 West Dunlop Street, in the RM-3-9 zone and within the Linda Vista Community Plan.

WHEREAS, the project site is legally described as Lot 4 in Block 55 of Linda Vista, Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3256, filed in the Office of the County Recorder.  
r of San Diego County, June 24, 1955.

WHEREAS, on July 3, 2014, Development Services Department approved Neighborhood Development Permit No. 1323747, and on July 17, 2014, that decision was appealed by the Linda Vista Planning Group.

WHEREAS, on October 9, 2014, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. 1323437 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 18, 2014 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission of the City of San Diego adopts the following written Findings, dated October 9, 2014.

FINDINGS:

**Neighborhood Development Permit - Section 126.0404**

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



The project site has a Land Use Designation of high residential density of 43-75 dwelling units per acre (du/ac). The area is described in the Linda Vista Community Plan as having sixteen distinct residential neighborhoods and the subject site is located in the Central Linda Vista Neighborhood 4D. Section 4D has a wide variety of housing types, ranging from single family homes and duplexes up to large apartment buildings. The project is proposing 14 units or four (3.6) units below the High Density range called for in the community plan. The land use designations near the project site are Medium High Density at (34-40 du/ac) and across the street at Medium Density (15-30 du/ac). To comply with the minimum density range, the project would need to propose 18 (17.6) units. Due to an inability to meet setback and common space regulations, and also due to lot size and the site's alley configuration, it is not feasible to provide the parking required for 18 units on the surface of this site. Subterranean parking would likely be required and this cost would eliminate the affordable units and the two existing driveways would remain, reducing available on-street parking. Given the close proximity of adjacent density range areas, that the proposal is within four units of the High Density range, and the project would include two (2) affordable units and two (2) accessible units, the proposed development will not adversely affect the applicable land use plan.

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

As a condition of the permit, the project must replace the existing sidewalk at the project site, replace the rolled curb with City standard curb and gutter, and submit a Water Pollution Control Plan prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. Further, the project does not create any new conditions that are detrimental to the public health, safety, and welfare.

Not allowing the tandem parking spaces would require the provision of underground structured parking. Subterranean parking creates significant feasibility constraints for this project. Two driveways would be removed with this tandem parking proposal. This would add 2-3 on-street parking spaces, reducing pressure for on-street parking in the immediate area. In addition, due to the significant increase in project cost associated with subterranean parking, requiring the parking to be constructed underground would eliminate the ability to provide two affordable units in this project. The sloping topography of the site would require the ingress and egress for subterranean parking to be on West Dunlop Street. As a result, the two existing driveways on West Dunlop would remain. Also, with the underground parking access on West Dunlop, the two accessible units proposed for the first floor could not be located on the front side of the building and at ground level. Putting the accessible units at the front of the building is desirable as the front doors for these units would be near the sidewalk and would avoid travel aisles. As the two driveways on West Dunlop would remain, and the affordable and accessible units would be eliminated with underground parking, the use of tandem parking is appropriate at this location.

As the project will include site improvements that improve site safety for the public, not create new unsafe conditions, and the provision of tandem parking is appropriate at this location, the proposed development will not be detrimental to the public health, safety and welfare.

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

The project as proposed would comply with all applicable regulations in the Land Development code and does not require any deviations. The project is proposing the use of 13 tandem parking spaces to each count as two parking spaces. The project is not located in a Tandem Parking Overlay Zone, but would be allowed to include tandem parking as a project feature with the approval of this Neighborhood Development Permit. As the project would comply with all applicable regulations of the Land Development Code and the provision of tandem parking is appropriate at this location, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission of the City of San Diego, the appeal by the Linda Vista Planning Board is hereby denied and the staff decision to approve the project is upheld, and that Neighborhood Development Permit No. 1323437 is hereby GRANTED by the Planning Commission of the City of San Diego to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Neighborhood Development Permit No. 1323437 a copy of which is attached hereto and made a part hereof.

---

Morris E. Dye  
Development Project Manager  
Development Services

Adopted on: October 9, 2014  
Job Order No. 24004016



**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**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004016

**NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1323747**  
**WEST DUNLOP APARTMENTS PROJECT NO. 335454**  
**PLANNING COMMISSION**

This Neighborhood Development Permit No. 1323747 is granted by the Planning Commission of the City of San Diego to Dunlop 7 LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0402. The 0.41-acre site is located at 2262 and 2272 West Dunlop Street in in the RM-3-9 zone within the Linda Vista Community Plan Area.

The project site is legally described as: Lot 4 in Block 55 of Linda Vista, Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3256, filed in the Office of the County Recorder of San Diego County, June 24, 1955.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two duplexes on two lots, construct a 27,219 square-foot, 3-story, 14-unit (2 affordable and 2 accessible) residential apartment building with 13 tandem parking spaces to count as two parking spaces each as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 9, 2014, on file in the Development Services Department.

The project shall include:

- a. Construct a 27,219 square-foot, 3-story, 14-unit residential apartment building.
- b. Thirteen (13) tandem parking spaces to count as two parking spaces each.
- c. Landscaping (planting, irrigation and landscape related improvements);
- 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 October 23, 2017.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.



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

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

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

#### **AFFORDABLE HOUSING REQUIREMENTS:**

11. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide two (2) affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

#### **ENGINEERING REQUIREMENTS:**

12. A Prior to the issuance of any building permit, the Owner/Permittee shall dedicate an additional one foot right-of-way, adjacent to the project site on West Dunlop Street, to provide a minimum of 10 feet curb to property distance, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing rolled curb with City standard curb and gutter, along the project frontage on West Dunlop Street, per Standard Drawing SDG-151, satisfactory to the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing sidewalk with the same scoring pattern City standard sidewalk, along the project frontage on West Dunlop Street, satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramp with City standard curb ramp with truncated domes, located on the south side of the alley entrance on West Dunlop Street, per Standard Drawing SDG-136, satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the private curb outlet and sidewalk underdrains locate within the City's right-of-way, satisfactory to the City Engineer.
17. 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.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
19. 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 Appendix E of the City's Storm Water Standards.
20. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.
21. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

22. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.



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

24. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 square-foot area around each tree that is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

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

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

#### **PLANNING/DESIGN REQUIREMENTS:**

27. Owner/Permittee shall maintain a minimum of 30 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.

28. 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.

29. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

30. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

31. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

32. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

33. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

35. Prior to the issuance of any building permits, the Owner/Permittee shall design and replace the existing 8-inch water main with a 12-inch water main in Garston Street, between Flushing Drive and Dunlop Street in accordance with the established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

36. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPDs), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities 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. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

37. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

38. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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



40. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on October 9, 2014 and [Approved Resolution Number].

Permit Type/PTS Approval No.:  
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
NAME  
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.

**[NAME OF COMPANY]**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

**[NAME OF COMPANY]**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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





THE CITY OF SAN DIEGO

Date of Notice: July 3, 2014

# NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24004016

---

**APPROVAL TYPE(S):** Neighborhood Development Permit/Exempt  
**PROJECT NAME/NUMBER:** West Dunlop Apartments/Project No. 335454  
**APPLICANT:** Ysabel Mercedes

**COMMUNITY PLAN AREA:** Linda Vista  
**COUNCIL DISTRICT:** 7

**CITY PROJECT MANAGER:** Morris E. Dye, Development Project Manager  
**MAILING ADDRESS:** 1222 First Avenue, MS 501 San Diego, CA 92101-4153  
**PHONE NUMBER/E-MAIL:** (619) 446-5201, [mdye@sanidiego.gov](mailto:mdye@sanidiego.gov)

---

On July 3, 2014, the Development Services Staff **APPROVED** an application for a Process 2 Neighborhood Development Permit to demolish two duplexes on two lots, construct a 27,219 square foot, 3-story, 14 residential apartment building with tandem parking spaces to count as two parking spaces. The site is on a 0.41-acre lot located at 2262 & 2272 West Dunlop in the RM-3-9 zone, AIA (Montgomery Field) within the Linda Vista Community Plan.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than twelve (12) business days of the decision date. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. Please do not e-mail your appeal as it will not be accepted. A decision by the Planning Commission would be final.

This information will be made available in alternative formats for persons with disabilities upon request.

cc: Drew Corley, Chair, Linda Vista Planning Group  
Revised 4-3-14 WJZ

## NOTICE OF EXEMPTION

(Check one or both)

TO:   X   RECORDER/COUNTY CLERK  
 P.O. BOX 1750, MS A-33  
 1600 PACIFIC HWY, ROOM 260  
 SAN DIEGO, CA 92101-2422

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 TITLE/ No.: **WEST DUNLOP APARTMENTS / 335454**

PROJECT LOCATION-SPECIFIC: 2262-2272 West Dunlop Street, San Diego, California, 92111

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: NEIGHBORHOOD DEVELOPMENT PERMIT to demolish two duplexes and construct a 24,250-square-foot, three-story, fourteen unit, multiple-dwelling residential building. In addition, the project would provide 386 square feet of common open space for the use of a playground and picnic area. The project would also construct various associated site improvements (e.g. hardscape and landscaping). The project site is located at 2262-2272 West Dunlop Street. The land use designation for the project site is Multi Family Residential per the community plan. Furthermore, the project site located within the RM-3-9 zone, the Federal Aviation Administration Part 77 (SDIA-Lindbergh Field), and the Linda Vista Community Plan. (LEGAL DESCRIPTION: Lots 4 & 5 in Block 55 of Linda Vista, Unit No. 4, Map No. 3256).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Michael Contreras, Dunlop-7-LLC, 2249 Ulric Street, San Diego, California, 92111, (858) 349-0442

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: 15332 (In-Fill Development Projects)
- ☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15332 which allows for construction of in-fill development where the project meets the following conditions; the project is consistent with the general plan; the project is located within the city limits on a project site no more than five acres surrounded by urban uses; the project site has no value as habitat; approval of the project would not result in any significant effects relation to traffic, noise, air quality, or water quality; the project site can be served by all required utilities and public services. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Scott Cooper

TELEPHONE: 619.446.5378

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.

 Sr. Planner  
SIGNATURE/TITLE

JUNE 18, 2014

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: June 18, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004016

**PROJECT NAME/NUMBER:** West Dunlop Apartments / 335454

**COMMUNITY PLAN AREA:** Linda Vista

**COUNCIL DISTRICT:** 7

**LOCATION:** 2262-2272 West Dunlop Street, San Diego, California, 92111

**PROJECT DESCRIPTION:** NEIGHBORHOOD DEVELOPMENT PERMIT to demolish two duplexes and construct a 24,250-square-foot, three-story, fourteen unit, multiple-dwelling residential building. In addition, the project would provide 386 square feet of common open space for the use of a playground and picnic area. The project would also construct various associated site improvements (e.g. hardscape and landscaping). The project site is located at 2262-2272 West Dunlop Street. The land use designation for the project site is Multi Family Residential per the community plan. Furthermore, the project site located within the RM-3-9 zone, the Federal Aviation Administration Part 77 (SDIA-Lindbergh Field), and the Linda Vista Community Plan. (LEGAL DESCRIPTION: Lots 4 & 5 in Block 55 of Linda Vista, Unit No. 4, Map No. 3256).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Staff Decision

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15303 (New Construction).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15332 which allows for construction of in-fill development where the project meets the following conditions; the project is consistent with the general plan; the project is located within the city limits on a project site no more than five acres surrounded by urban uses; the project site has no value as habitat; approval of the project would not result in any significant effects relation to traffic, noise, air quality, or water



quality; the project site can be served by all required utilities and public services. Furthermore, the exceptions listed in 15300.2 would not apply.

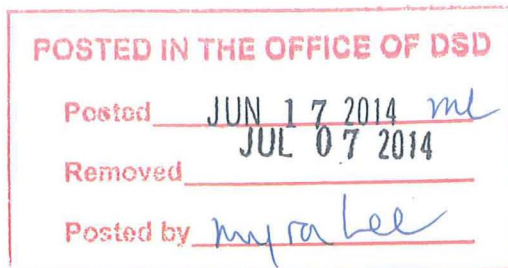
**DEVELOPMENT PROJECT MANAGER:** Morris Dye  
**MAILING ADDRESS:** 1222 First Avenue, MS501, San Diego, CA 92101  
**PHONE NUMBER:** 619.446.5201

---

On June 18, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (July 2, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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





## LINDA VISTA PLANNING GROUP

Post Office Box 710174, San Diego, CA 92171

[www.LindaVista.org/lvpg](http://www.LindaVista.org/lvpg)



### Minutes of the February 24, 2014 Meeting

Meeting opened at 5:34 pm by Tom Cleary, Vice-Chair. The Pledge of Allegiance was led by Kim Weber. Roll call of members by Cleary.

Members present: Drew Corley (arrived at 6:19), Tom Cleary, Lauree Camarato (arrived 5:49), Tisha Rocha, Margarita Castro, Gail Cole, Sandy Duncan, Kathleen Morgan (arrived at 5:42), John Pinzini, Keith Warner, Kimberly Weber, Dixie Wilson.

Members absent: Jo-Ann Carini, Ralph Perez, Dorothy Perez, Jeff Perwin, Ron Tomcek, Vicki Van Dyk and 3 vacancies.

12 members present, plus visitors. Total in attendance: +25

---

Motion by Dixie Wilson to adopt the February 24, 2014 agenda, seconded by Margarita Castro. Agenda approved with a vote of 9-0-1.

Motion by Wilson to approve meeting minutes of January 27, 2014. Motion seconded by Keith Warner. Minutes approved with a vote of 9-0-1.

#### Reports by Government Representatives:

- Congress: Congresswoman Susan Davis' representative, Jonathan Hardy highlighted several articles in *The Davis Dispatch*.
  - 1) \$226 Million funding for project to create new lanes at San Ysidro Port of Entry.
  - 2) Extension of Unemployment Insurance (UI)
- City: Mayor-Elect Kevin Faulconer's representative, Ian Clampett reported on:
  - 1) Kevin Faulconer's swearing in ceremony to be held on March 3, 2014 at the Jacobs Center
  - 2) The open council seat will be temporarily filled by appointment until November election.
- City: Councilman Scott Sherman's representative, Lx Fangonilo was in attendance.

#### Announcements & Public Comment on Non-Agenda Items:

- Larry Wilske: Candidate for Congress, running against incumbent Susan Davis.
- Doug Beckham: KHS Field dedication (Wellington near gym) on Thursday, February 27 at 10:00 am.
- Doug Beckham: Linda Vista Town Council – March 20 at 6:30 pm. Pam Lester, President of Mesa College will be the guest speaker.
- Jeff Davis, Linda Vista Librarian: Meeting, February 26 at 5:30 pm at Civic Innovation Lab, regarding the conversion of the area for a mini-park.
- Demi Brown, Empower Charter School: Salsa Dance Workshop, March 22 at 7:00 pm
- Linda Vista citizen expressed concern over increased density issue with parking at multiple unit sites.

#### Chairman's Report:

- Tom Cleary, Vice-Chair: Sports calendars. Padres vs Cleveland Indians at USD March 28 & 29.

#### Information Items:

Review of election procedures by Wilson. Members eligible for re-election and/or election: Castro, Pinzini, Warner, Weber, Riquelme. Election of Officers will be in April.



**Action Items:**

**1) AT&T Tecolote Park LTE (Project# 325656):** Debra DePratti Gardner presentation a proposal to construct 45' faux monopine and equipment enclosure. Project includes drainage improvement in the area surrounding the new site and landscaping, plus additional storage space will be constructed for the Park use. Motion by Castro to accept the project, second by Wilson. Vote: 11-0. Motion carried.

**2) Manning Canyon Sewer Line Abandon (PTS #320730):** Ali Mohammadian from City Public Works spoke on project near intersection of Comstock & Langston and in Tecolote Canyon will replace and install new sewer lines. \$6 million cost. Motion by Wilson to approve, second by Castro. Vote: 11-0. Motion carried.

**3) The Vine Daycare (Project 348277):** Oscar Marin presented on pending application for a (Process 2) Neighborhood Use Permit for a child care center with 100 children and 9 staff. The project is in an existing building located at 2130 Ulric Street that is zoned RM-3-7. Public questions regarding issues with the homeless. Motion by Wilson to recommend approval, second by Warner. Vote: 11-0. Motion carried.

**4) Proposed parking changes along Via Las Cumbres:** Tisha Rocha presented a letter from the Friars Village HOA and residents to implement new parking regulations to eliminate large commercial trucks and oversized vehicles along the west side of Via Las Cumbres between Linda Vista Road and Friars Road. Motion by Tisha Rocha to approve the letter with the packet of petition signature from the HOA to be submitted to the City Traffic Engineering department, second by Dixie Wilson, motion carried 11-0-1.

**5) Review of proposed changes to Council Policy 600-24:** Request of the Community Planners Committee to review and comment on possible changes to rules that govern planning groups. **TABLED.**

**6) Proposed limits to the hours of Ed Cramer Park:** Letter from the Friars Village HOA and residents to support limiting the hours of Ed Cramer Park, a public park not yet open but being constructed by Carmel Partners as part of their development permit with the City of San Diego, to 6AM-10 PM and enforced by the police department. Motion by Margarita Castro to accept the request for no use of the park from 10 pm to 6 am, second by Keith Warner. Vote: 11-0. Motion carried.

**7) West Dunlop Apartments (NDP #335454):** This is a Process 2 permit process that will be heard by city staff without a public hearing on a 16-unit apartment building with tandem parking that will replace an existing duplex at 2262-2272 West Dunlop Street in the RM-3-9 zone. The property is outside the tandem parking overlay zone but proposes to include tandem parking. Zoning & Land Use committee (Castro) recommended "denial" of the proposed waiver application for tandem parking. Motion by Warner to "deny" the waiver application for tandem parking, second by Wilson. Vote: 11-0. Motion carried.

**Committee Reports & Updates:**

- Bylaws & Elections: March elections, presented by Dixie Wilson under Information Items.
- Landscape Maintenance Assessment District: Meeting for MAD in March.
- Zoning & Land Use: Castro – a few are projects are coming in. Suggestion to have binders with copies of the bylaws and Brown Act for each Board member. Will determine the cost.

**Representative Committees:**

- Kearny Mesa Recreation Council: Dixie Wilson – Meeting March 26, 2014 with new Director.
- Mission Bay Park: John Pinzini to be appointed at the next LVPG meeting on March 24, 2014

**Treasurer Report:** \$13.35 was collected at this meeting. Balance is now \$483.98

**Future Issues:** Review of proposed change to Council Policy 600-24.

Next Meeting to be held on March 24, 2014 at 5:30 pm at the Linda Vista branch library.

Meeting adjourned at 7:06 pm

Respectfully submitted,

Lauree Camarato,  
Secretary



2262-2272 WEST DUNLOP STREET APARTMENTS

SCOPE OF WORK

THIS IS THE APPLICATION FOR THE PROCESS TWO NEIGHBORHOOD DEVELOPMENT PERMIT FOR MULTIPLE UNITS RESIDENTIAL DEVELOPMENT (14 UNITS IN TOTAL) IN THE RM-3-9 ZONE. THIS REQUEST IS FOR WEST DUNLOP APARTMENTS PROJECT TO BE ALLOWED FOR USE OF TANDEM GARAGES IN ORDER TO COMPLY WITH THE PARKING REQUIREMENTS FOR THE RM-3-9 ZONE. THIS PROJECT CONSISTS IN THE DEMOLITION OF TWO DETERIORATED DUPLEX (FOUR UNITS) AND THE CONSTRUCTION OF A NEW BUILDING WHICH WILL PROVIDE 14 UNITS "ALL FOR RENT", 10% OF THEM WILL BE AFFORDABLE TO SATISFY INCLUSIONARY REQUIREMENTS AND TWO OF THEM WILL BE ACCESSIBLE.

DEVELOPMENT SUMMARY

- Project Address: 2262-2272 West Dunlop St. San Diego, CA 92111
- Legal Description: Lots 4 and 5 in Block 55 of Linda Vista, Unit No. 4, in the City of San Diego, State of California, according to Map thereof No. 3256, filed in the office of the County Recorder of San Diego County, June 24, 1955.
- APNS: 432-060-09 & 432-060-10
- Owner: Dunlop-7- LLC
- Owner Address: 2249 Ulric Street San Diego, CA 92111
- Existing Use: Duplex/Year Built 1941
- Proposed Use: Multiple Units (14 Units)
- Zoning Designation: RM-3-9 zone of the Linda Vista Community Plan neighborhood.
- Existing Occupancy: R-2
- Proposed Occupancy: R-2/S-2
- Existing Type of construction: Type V-A
- Proposed Type of construction: Type V- A wood-frame construction.
- Building Code Year Used: CBC 2010
- Number of stories: Existing 1 story (Duplex) - Proposed 3 stories
- Existing Buildings Height: 14' Aprox.
- Proposed Building Height: 46'10" Aprox.
- Gross site area: 0.4144 Acres / 18,051.26 S.F.
- Existing Floor Area: 2,496 S.F. Approx.
- Proposed Floor area : 24,250 S.F. Approx.
- Max. Permitted Floor Area ratio: 2.70
- Proposed Floor area ratio: 1.34
- Conditions of Soil: Compact fill
- Geo Hazard Categories: 52
- Landscape area Footage: 2,630 Landscape S.F.

PROJECT TEAM

- Designer/Project Manager: Ekim Builders Inc. Ysabel Mercedes (858) 220-1585
- Structural Engineer: T & R Engineers and Associates Roberto Domingo (858) 268-4179
- Civil Engineer: Ekim Builders Inc. Michael Contreras (858) 349-0442
- Surveyor: J & B Engineers, Surveyors Jun Soto (858) 513 -1741
- Landscape Architect: Earth Sculpture Design Todd Cure (760) 941-7800
- Soil Engineer: Lantech Soil Engineering Michael Contreras (858) 349-0442

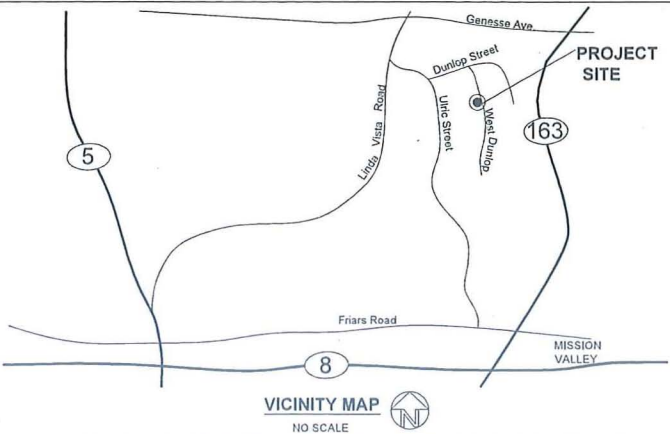
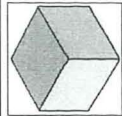


TABLE OF CONTENTS

DESCRIPTION	SHEET
TITLE SHEET	T - 1
SITE PLAN	A - 1
DISABLED ACCESSIBILITY PLAN	A - 2
SITE SECTION	A - 3
FIRST FLOOR PLAN	A - 4
SECOND FLOOR PLAN	A - 5
THIRD FLOOR PLAN	A - 6
UNITS FLOOR PLAN	A - 7
UNITS FLOOR PLAN	A - 8
ELEVATIONS	A - 9
ELEVATIONS	A - 10
ROOF PLAN	A - 11
GRADING PLAN	1 - D
GRADING PLAN	2 - D
GRADING PLAN	3 - D
GRADING PLAN	4 - D
GRADING PLAN	5 - D
GRADING PLAN	6 - D
LANDSCAPE PLANTING PLAN	L-1
LANDSCAPE IRRIGATION PLAN	L- 2
IRRIGATION DETAILS PLAN	L- 3
LANDSCAPE SPECIFICATIONS PLANTING DETAILS	L- 4
CITY OF SAN DIEGO PUBLIC UTILITIES WATER & WASTEWATER MAP	



EKIM BUILDERS, INC.

2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-598-6611  
858-625-1824  
FAX: 619-872-9200

2262-2272 W. DUNLOP ST. APART.

OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

REVISION
12/18/13
3/24/14
5/21/14

TITLE SHEET

DATE : 08/01/2013  
SCALE : NO SCALE  
DRAWN BY: YSABEL MERCEDES  
JOB : # 2  
T - 1  
SHEET 1 OF 23



**SAN DIEGO, CA 92111**  
**TEL: 858-349-0442**  
**858-625-1824**  
**FAX: 619-872-9200**

2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

△	REVISION
1	12/18/13
2	3/24/14

DATE : 08/01/2013

SCALE: 1" = 10'

DRAWN BY:  
YSABEL MERCEDES

JOB : # 2

**A - 1**

SHEET 2 OF 23



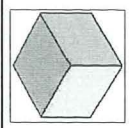
UNITS SUMMARY	
PROPOSED	UNITS
TOTAL 2 BEDROOM UNITS	8
TOTAL 3 BEDROOM UNITS	6
TOTAL UNITS PROPOSED	14

PLAN	AREA	# BEDROOMS	# UNITS	REQUIRED AUTOMOBILE SPACES PER UNIT	TOTAL REQUIRED AUTOMOBILE SPACES	REQUIRED MOTORCYCLE SPACES PER UNIT	TOTAL REQUIRED MOTORCYCLE SPACES	REQUIRED BICYCLE SPACES PER UNIT	TOTAL REQUIRED BICYCLE SPACES (SEE NOTE 1)
A	1,150 S.F.	3	1	2.25	2.25	0.1	0.1	0.6	0.6
B	1,350 S.F.	3	1	2.25	2.25	0.1	0.1	0.6	0.6
C	1,150 S.F.	3	2	2.25	4.50	0.1	0.2	0.6	1.2
D	1230 S.F.	3	2	2.25	4.50	0.1	0.2	0.6	1.2
E	925 S.F.	2	2	2.00	4.00	0.1	0.2	0.5	1.0
F	1,002 S.F.	2	2	2.00	4.00	0.1	0.2	0.5	1.0
G	1,005 S.F.	2	2	2.00	4.00	0.1	0.2	0.5	1.0
H	840 S.F.	2	2	2.00	4.00	0.1	0.2	0.5	1.0

REQUIRED 7.6  
PROPOSED 8

**NOTE 1**  
BICYCLE REQUIRED  
AREA TO BE HOUSED  
WITHIN GARAGE UNITS.





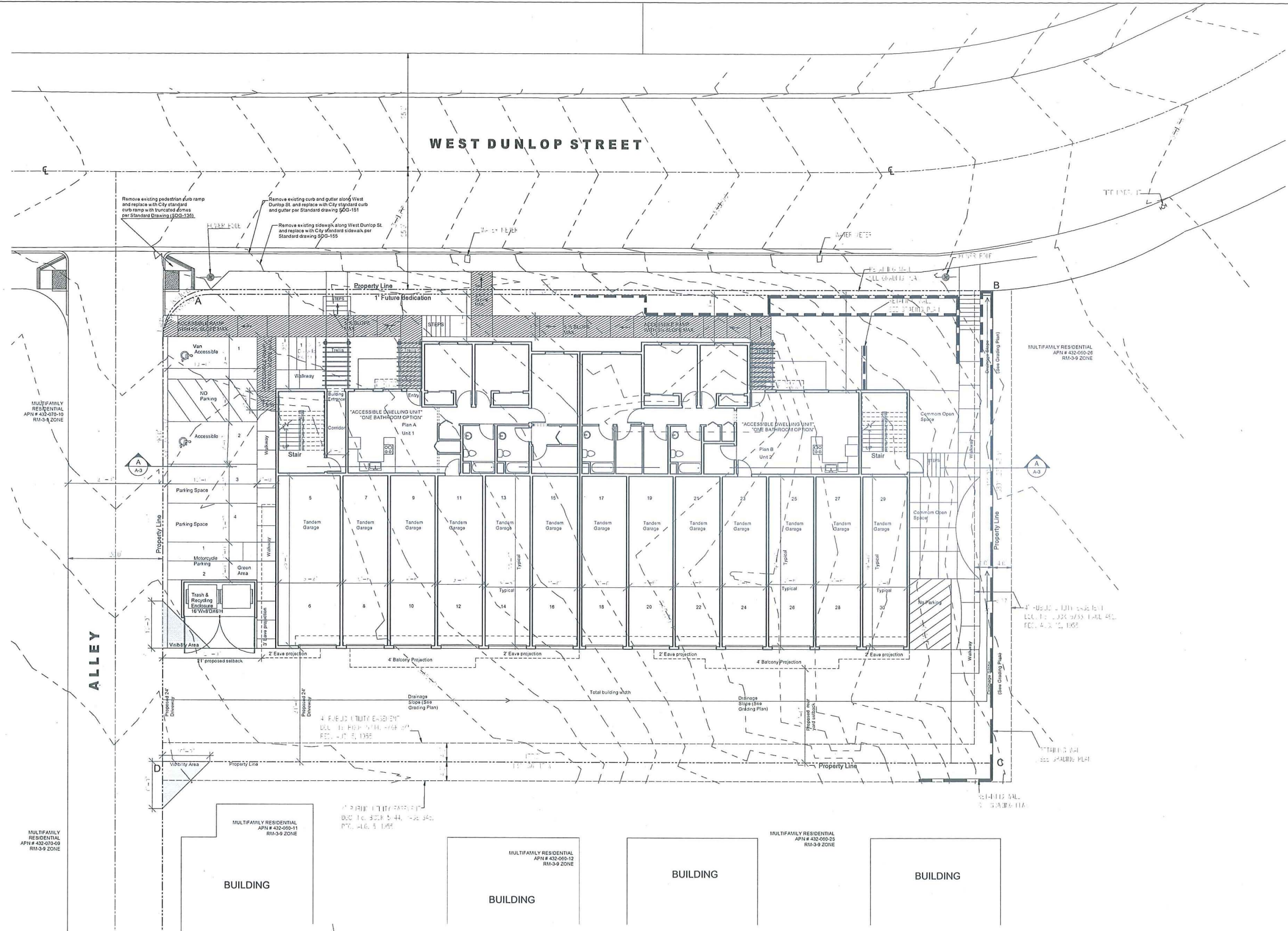
**EKM BUILDERS, INC.**  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442  
858-625-1824  
FAX: 619-872-9200

**2262-2272 W DUNLOP ST. APART.**  
OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

REVISION
12/18/13
3/24/14

**DISABLED ACCESSIBILITY PLAN**

DATE: 08/01/2013  
SCALE: 1" = 10'  
DRAWN BY:  
YSABEL MERCEDES  
JOB: # 2  
**A - 2**  
SHEET 3 OF 23

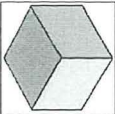


**DISABLED ACCESSIBILITY PLAN**

- LEGEND**
- Site Sections
  - Property Line
  - Building Outline
  - Easement
  - Accessible Route







EKIM BUILDERS, INC.  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442  
FAX: 619-872-9200

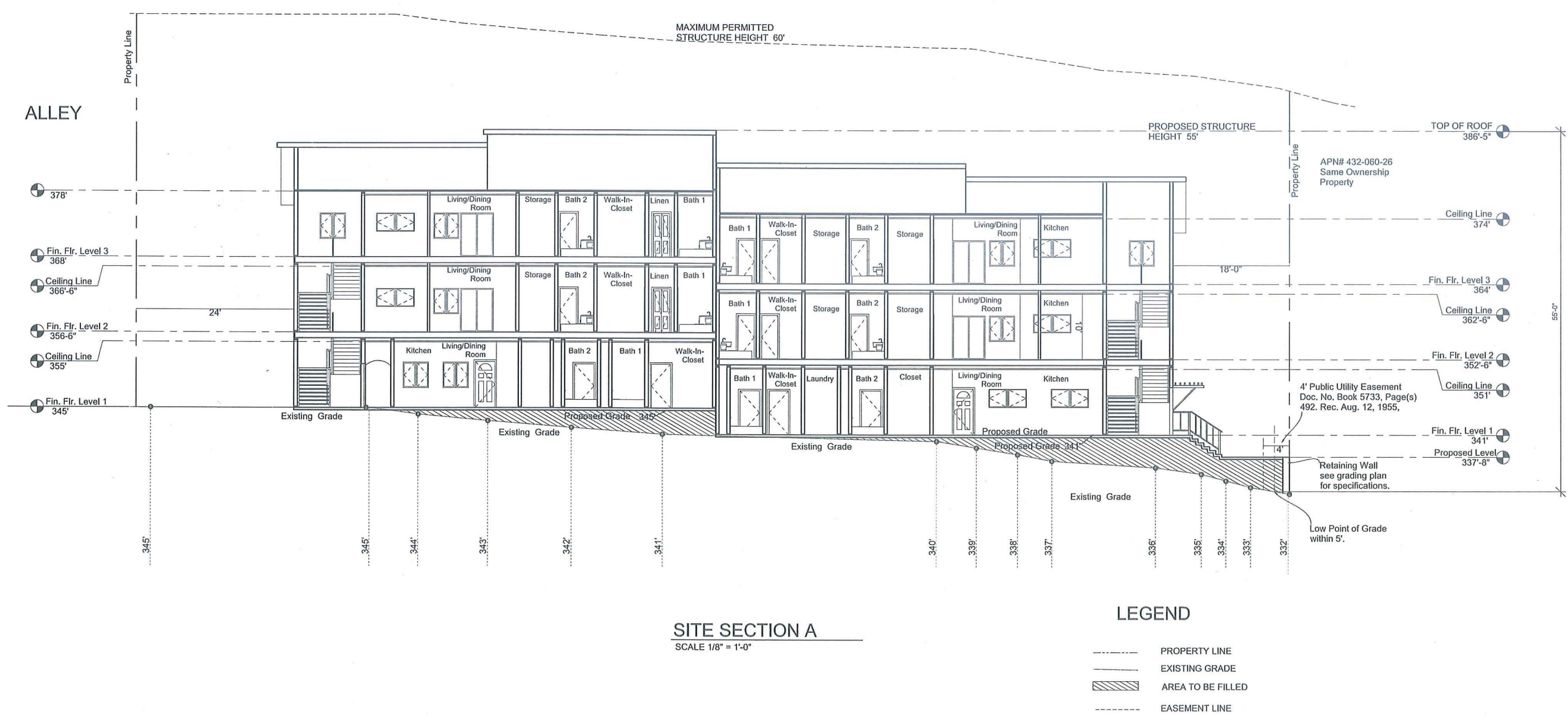
2262-2272 W DUNLOP ST. APART.

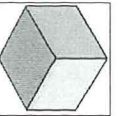
OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

REVISION	
12/18/13	
3/24/14	

SITE SECTION A

DATE : 08/01/2013  
SCALE: 1/8" = 1'-0"  
DRAWN BY:  
YSABEL MERCEDES  
JOB : # 2  
**A - 3**  
SHEET 4 OF 23





EKIM BUILDERS, INC.

2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442  
858-625-1824  
FAX: 619-872-9200

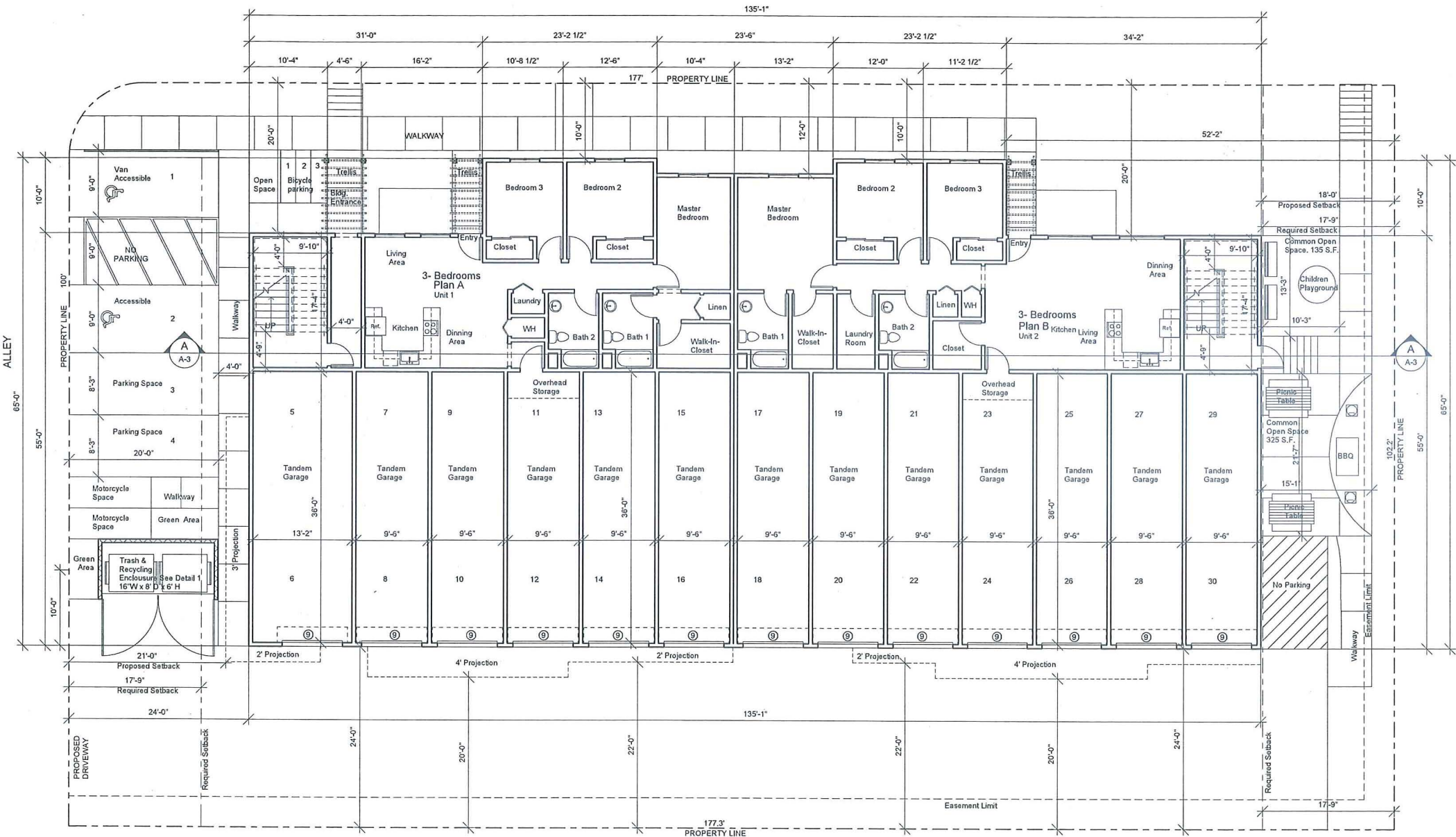
2262-2272 W DUNLOP ST. APART.

OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

△	REVISION
△	12/18/13
△	3/24/14

FIRST FLOOR PLAN

DATE:  
08/01/2013  
SCALE: 1/8" = 1'-0"  
DRAWN BY:  
YSABEL MERCEDES  
JOB: # 2  
**A-4**  
SHEET 5 OF 23



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



BUILDING  
PERSONAL STORAGE AREA

FIRST FLOOR	UNIT	TOTAL CUBIC FEET
	1	440 C.F.
SECOND FLOOR	2	453 C.F.
	UNIT	TOTAL CUBIC FEET
	3	410 C.F.
	4	290 C.F.
	5	370 C.F.
	6	380 C.F.
THIRD FLOOR	7	380 C.F.
	8	380 C.F.
	UNIT	TOTAL CUBIC FEET
	9	410 C.F.
	10	290 C.F.
	11	370 C.F.
	12	380 C.F.
	13	380 C.F.
	14	380 C.F.

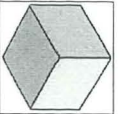
ALL UNITS COMPLY WITH THE REQUIREMENT OF A FULLY ENCLOSED, PERSONAL STORAGE AREA OUTSIDE THE UNIT OF AT LEAST 240 CUBIC FEET WITH MINIMUM 7-FOOT HORIZONTAL DIMENSION.

BUILDING  
USABLE, PRIVATE, EXTERIOR OPEN SPACE

SECOND FLOOR	UNIT	TOTAL SQUARE FEET
	3	60 S.F.
	4	60 S.F.
	5	80 S.F.
	6	80 S.F.
	7	85 S.F.
THIRD FLOOR	8	86 S.F.
	UNIT	TOTAL SQUARE FEET
	9	60 S.F.
	10	60 S.F.
	11	80 S.F.
	12	80 S.F.
	13	85 S.F.
	14	86 S.F.

86% OF THE UNITS COMPLY WITH THE REQUIREMENT OF AT LEAST 60 SQUARE FEET OF USABLE, PRIVATE, EXTERIOR OPEN SPACE ABUTTING THE UNIT WITH A MINIMUM DIMENSION OF 6 FEET. TOTAL USABLE, PRIVATE, EXTERIOR OPEN SPACE 902 S.F.





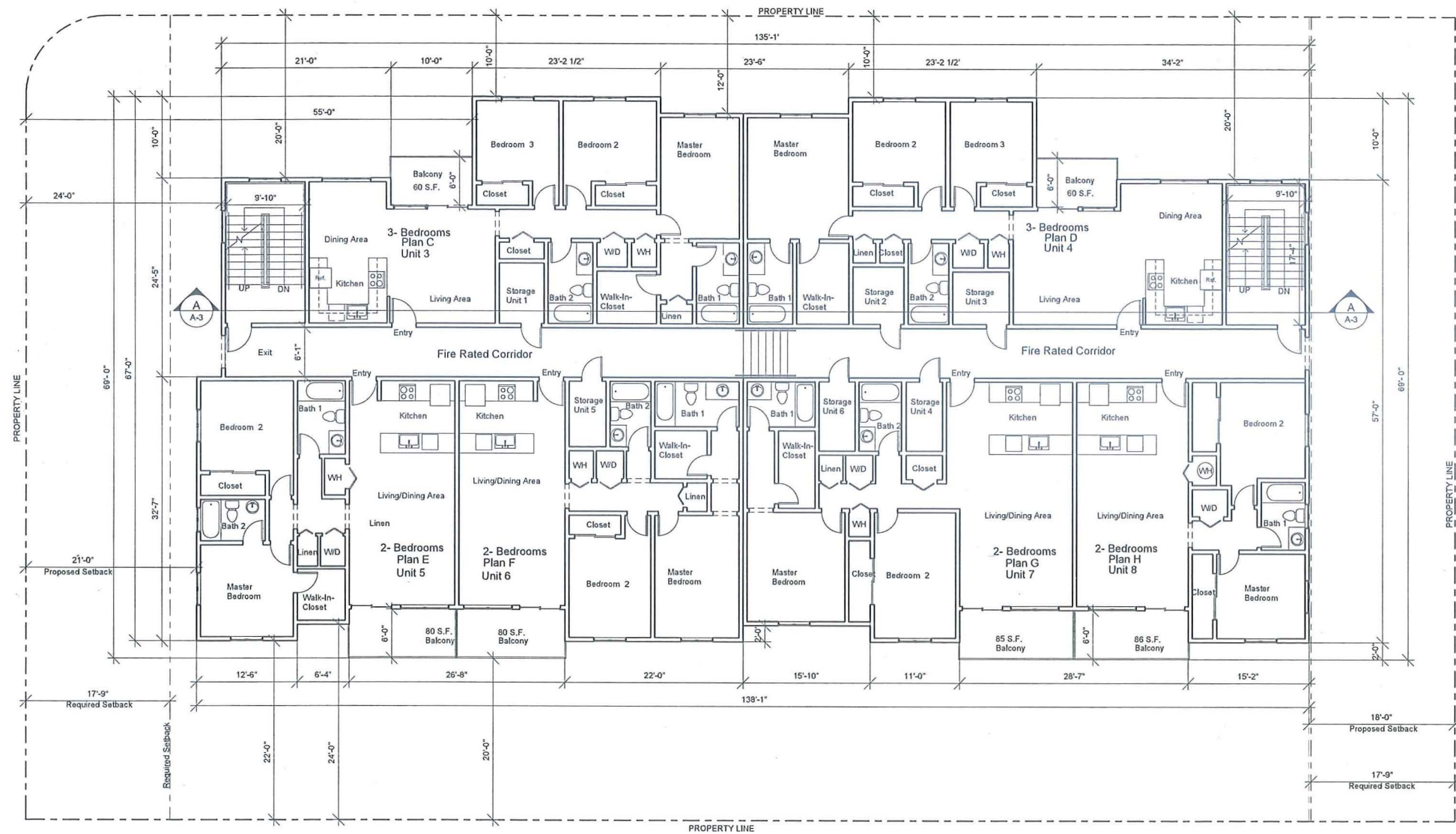
EKIM BUILDERS, INC.  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL: 858-349-0442  
858-625-1824  
FAX: 619-872-9200

2262-2272 W DUNLOP ST. APART.  
OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL: 858-349-0442

△	REVISION
△	12/18/13
△	3/24/14

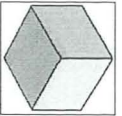
SECOND FLOOR PLAN

DATE : 08/01/2013  
SCALE : 1/8" = 1'-0"  
DRAWN BY:  
YSABEL MERCEDES  
JOB : # 2  
**A-5**  
SHEET 6 OF 23



FOR UNITS DIMENSIONS AND  
DETAILS SEE SHEETS A-7 & A-8

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



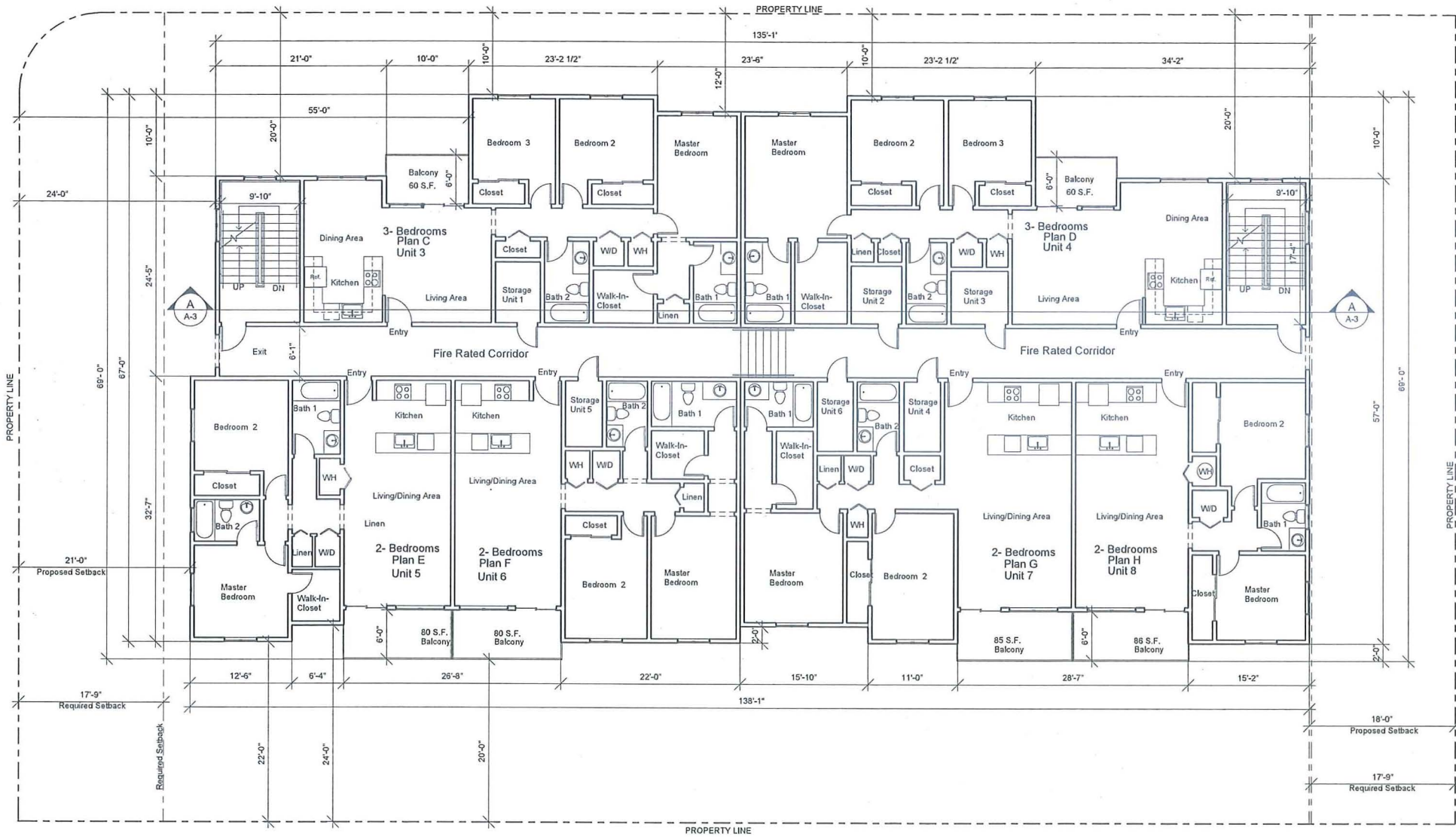
EKIM BUILDERS, INC.  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442  
858-625-1824  
FAX: 619-872-9200

2262-2272 W DUNLOP ST. APART.  
OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

REVISION
12/18/13
3/24/14

THIRD FLOOR PLAN

DATE : 08/01/2013  
SCALE : 1/8" = 1'-0"  
DRAWN BY:  
YSABEL MERCEDES  
JOB : # 2  
**A-6**  
SHEET 7 OF 23

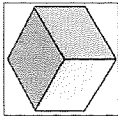


FOR UNITS DIMENSIONS AND  
DETAILS SEE SHEETS A-7 & A-8

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





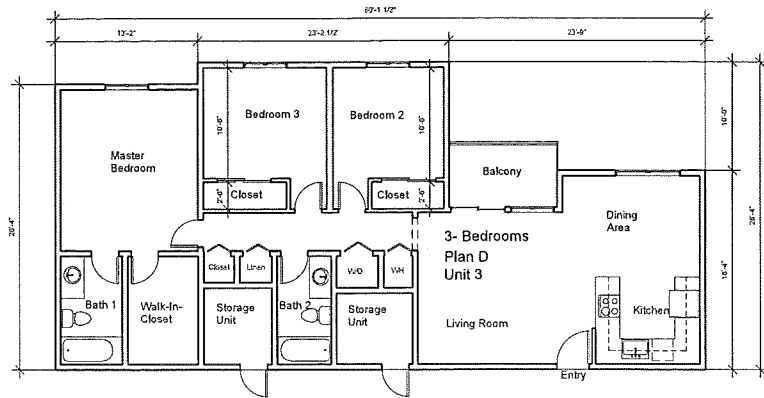


EKM BUILDERS, INC.  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442  
858-625-1824  
FAX: 619-872-9200

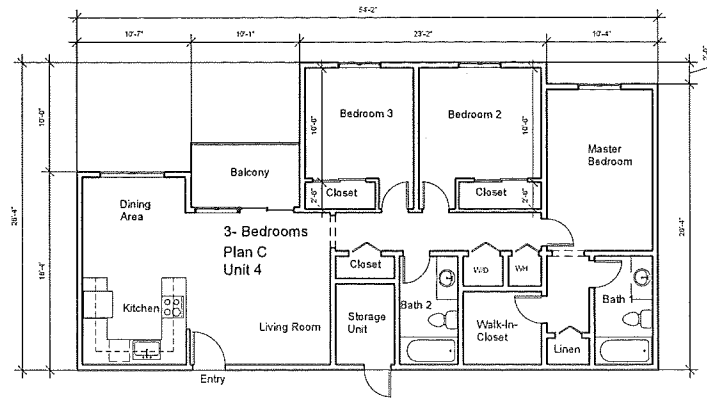
2262-2272 W DUNLOP ST. APART.  
OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

UNITS A, B, C & D  
FLOOR PLANS

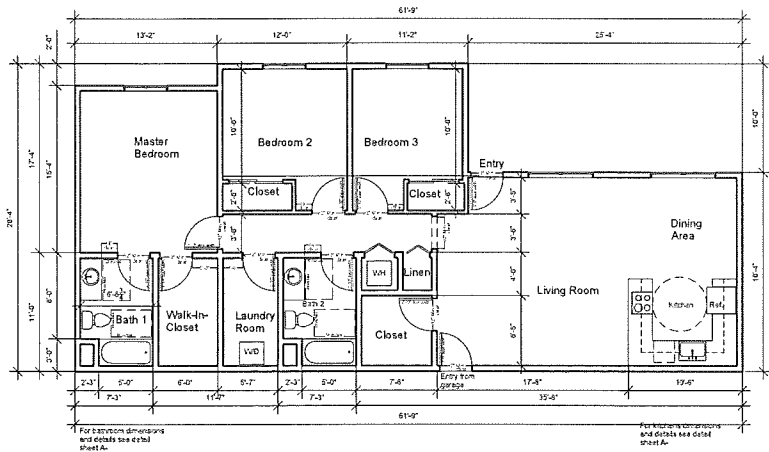
DATE : 08/01/2013  
SCALE : 1/8" = 1'-0"  
DRAWN BY:  
YSABEL MERCEDES  
JOB : # 2  
A - 7  
SHEET 8 OF 23



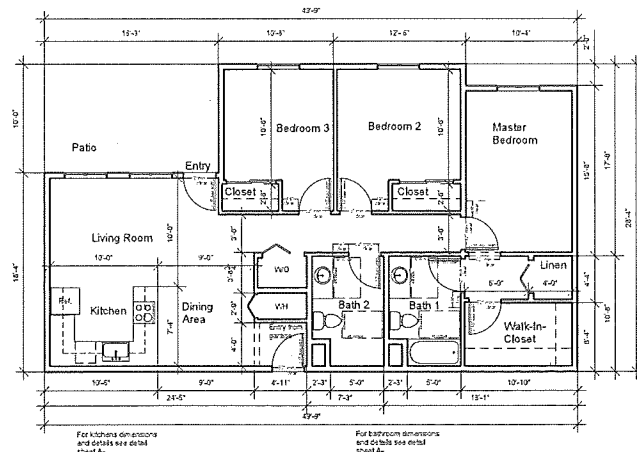
Plan D  
SCALE: 1/8" = 1'-0"  
AREA 1,230 S.F.



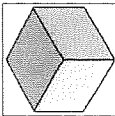
Plan C  
SCALE: 1/8" = 1'-0"  
AREA 1,150 S.F.



Plan B (Accessible Unit)  
SCALE: 1/8" = 1'-0"  
AREA 1,380 S.F.



Plan A (Accessible Unit)  
SCALE: 1/8" = 1'-0"  
AREA 1,150 S.F.



EKIM BUILDERS, INC.

2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442  
858-625-1824  
FAX: 619-872-9200

2262-2272 W DUNLOP ST. APART.

OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

UNITS E, F, G & H  
FLOOR PLANS

DATE : 08/01/2013

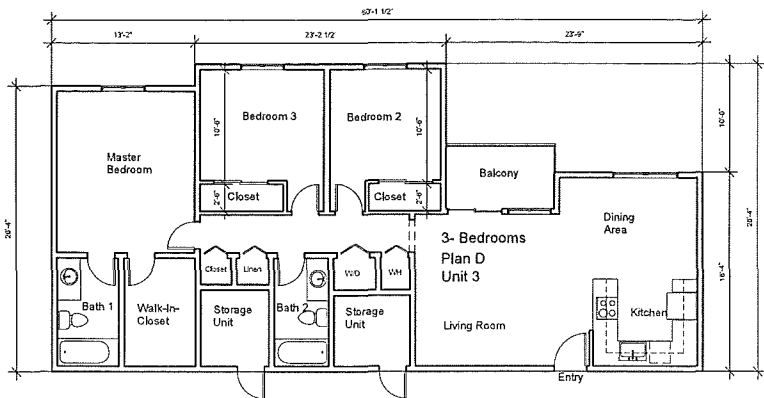
SCALE : 1/8" = 1'-0"

DRAWN BY:  
YSABEL MERCEDES

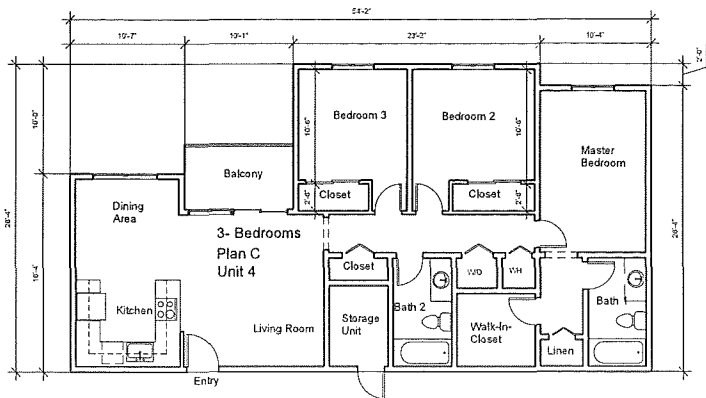
JOB : # 2

A - 8

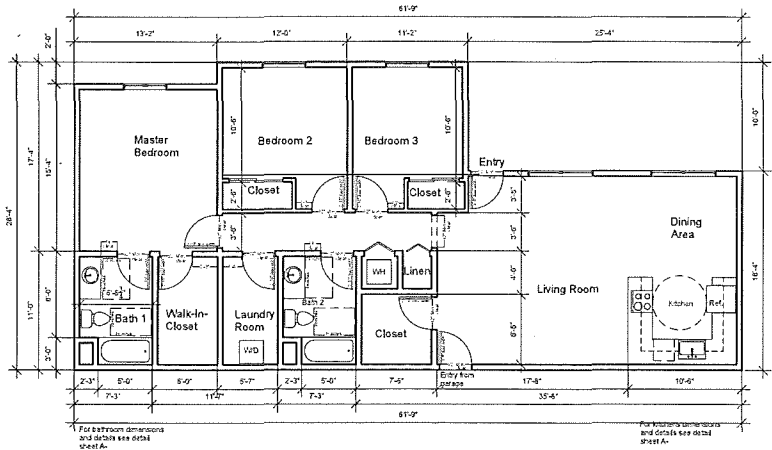
SHEET 9 OF 23



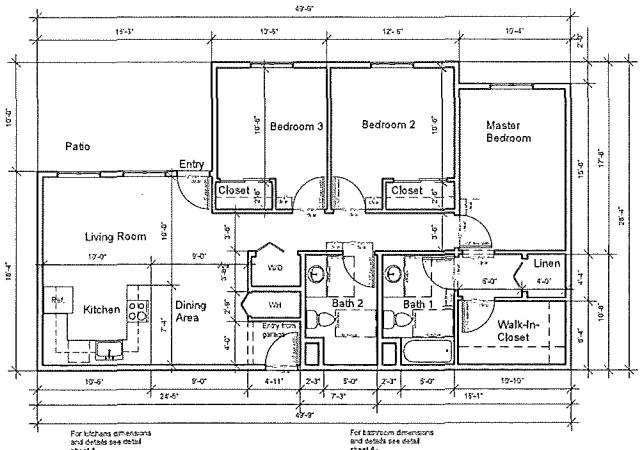
Plan D  
SCALE: 1/8" = 1'-0"  
AREA 1,230 S.F.



Plan C  
SCALE: 1/8" = 1'-0"  
AREA 1,150 S.F.

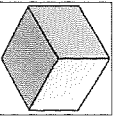


Plan B (Accessible Unit)  
SCALE: 1/8" = 1'-0"  
AREA 1,380 S.F.



Plan A (Accessible Unit)  
SCALE: 1/8" = 1'-0"  
AREA 1,150 S.F.



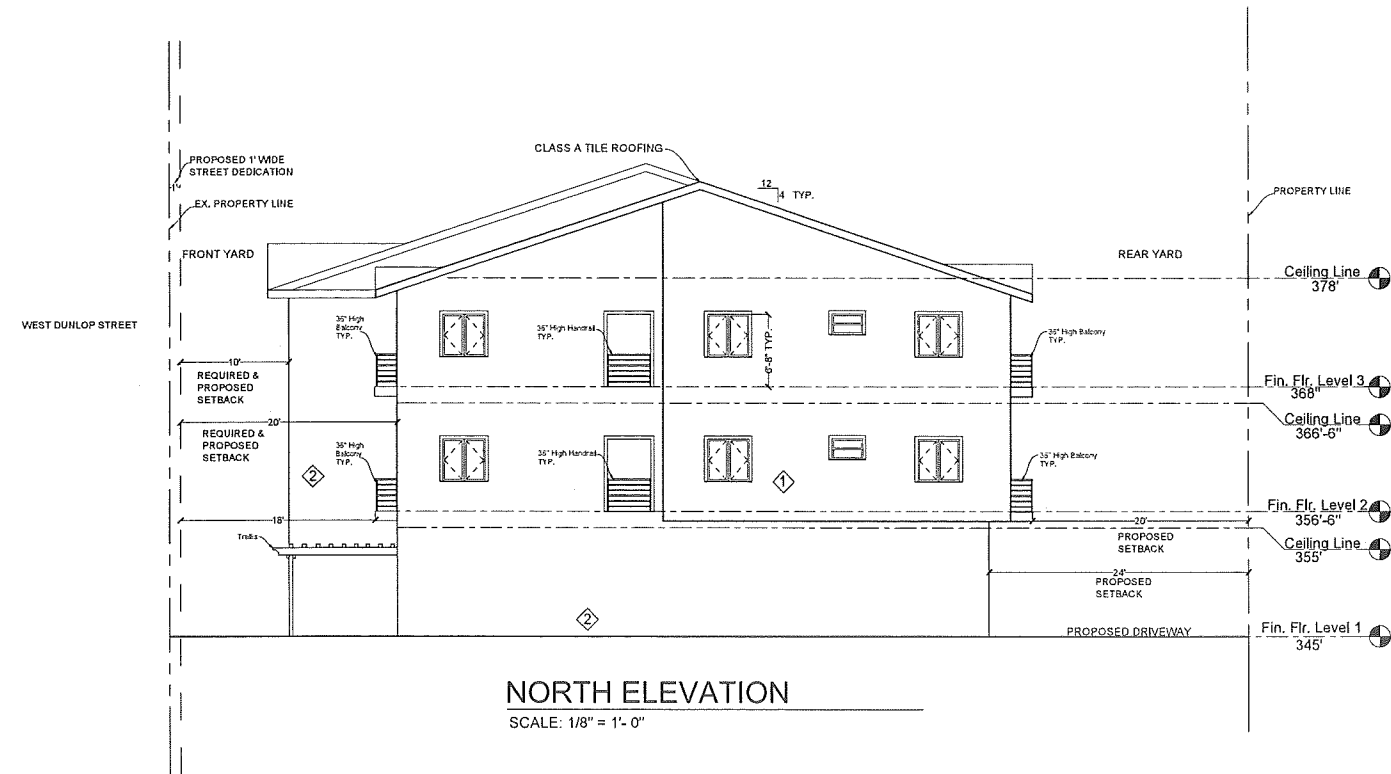


EKM BUILDERS, INC.  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442  
858-625-1824  
FAX: 619-472-9200

2262-2272 W DUNLOP ST. APART.  
OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

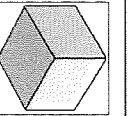
EAST & NORTH  
ELEVATIONS

DATE: 08/01/2013  
SCALE: 1/8" = 1'-0"  
DRAWN BY:  
YSABEL MERCEDES  
JOB: # 2  
A - 9  
SHEET 10 OF 23



SYMBOL	COLOR
①	1
②	2
③	3





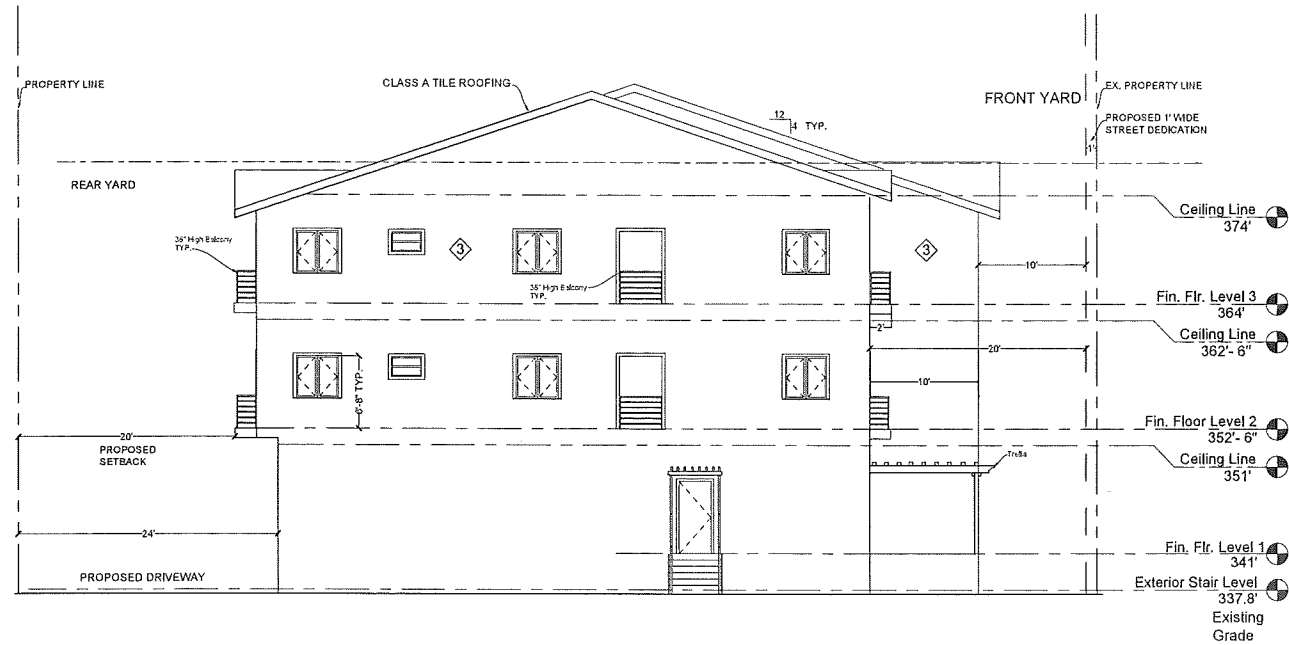
EKM BUILDERS, INC.  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442  
858-625-1824  
FAX: 619-872-9200

2262-2272 W DUNLOP ST. APART.  
OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

REVISION
12/18/13
3/24/14

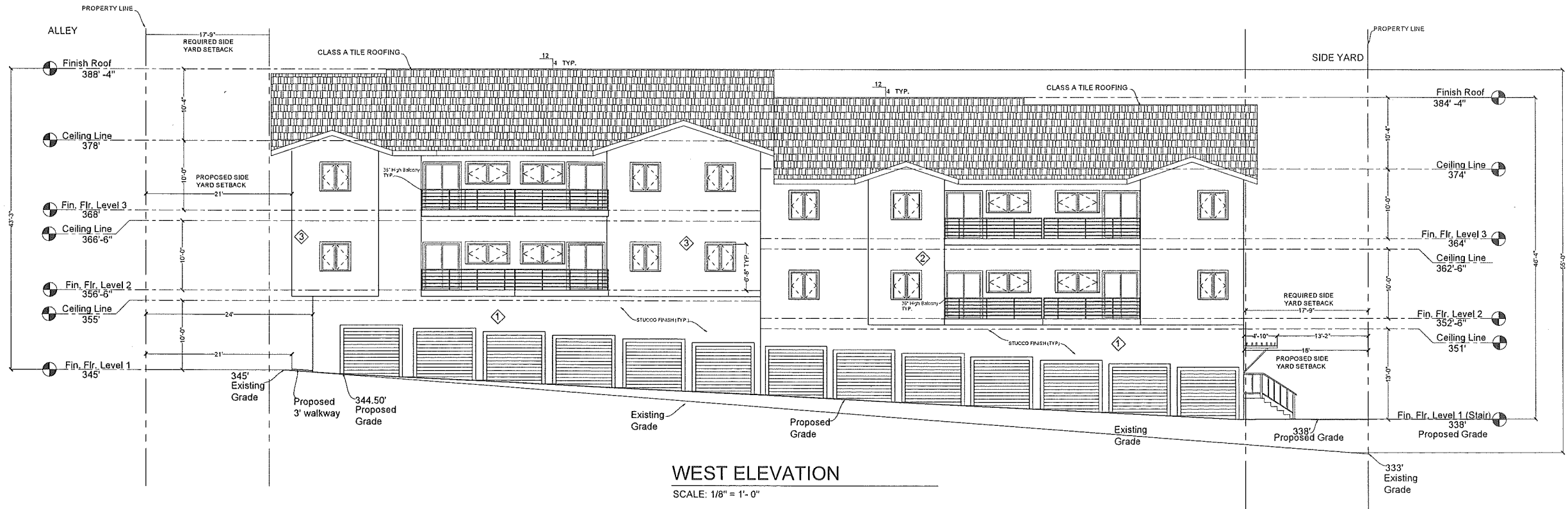
WEST & SOUTH  
ELEVATIONS

DATE: 08/01/2013  
SCALE: 1/8" = 1'-0"  
DRAWN BY:  
YSABEL MERCEDES  
JOB: # 2  
**A - 10**  
SHEET 11 OF 23



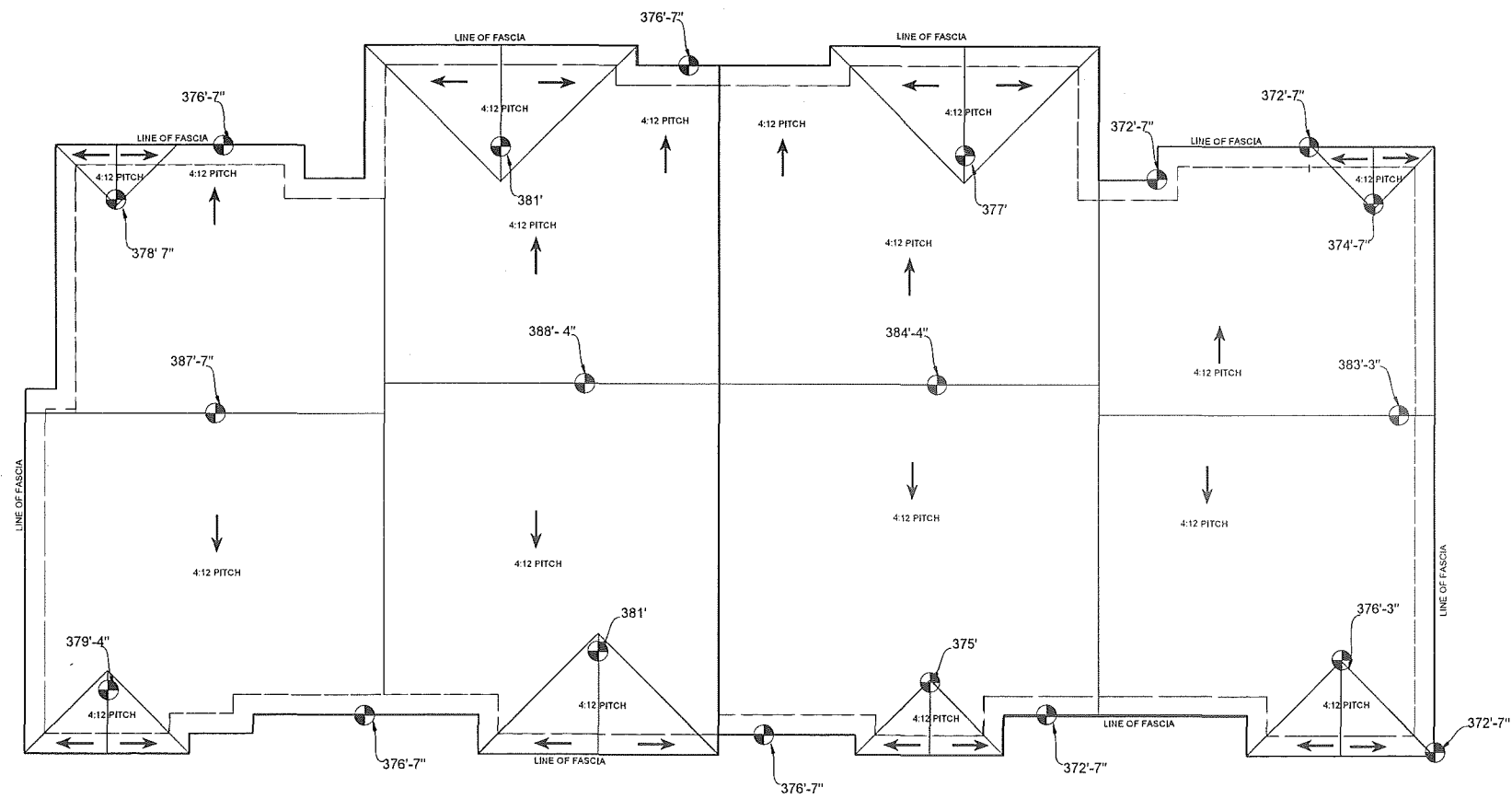
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

SYMBOL	COLOR
①	1
②	2
③	3



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

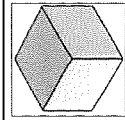




ROOF PLAN  
SCALE 1/8" = 1'-0"

LEGEND  
PITCH →

- ROOF PLAN GENERAL NOTES
1. THERE IS NO MECHANICAL EQUIPMENT ON THE ROOF.
  2. DASH LINE INDICATES LINE OF WALL BELOW.



EKIM BUILDERS, INC.  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442  
858-625-1824  
FAX: 619-872-9200

2262-2272 W DUNLOP ST. APART.  
OWNER: DUNLOP-7 LLC  
2249 ULRIC ST.  
SAN DIEGO, CA 92111  
TEL. 858-349-0442

△	REVISION
△	12/18/13
△	3/24/14

ROOF PLAN

DATE : 08/01/2013  
SCALE : 1/8" = 1'-0"  
DRAWN BY:  
YSABEL MERCEDES  
JOB : # 2  
A - 11  
SHEET 12 OF 23



