



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 11, 2014 **REPORT NO.** PC-14-081

ATTENTION: Planning Commission, Agenda of December 18, 2014

SUBJECT: VILLA GRANDE TRIPLEXES - PROJECT NO. 379426 - PROCESS FOUR

OWNER: Villa Grande, LLC, Annie So (Attachment 12)

APPLICANT: Sasha Varone, Golba Architecture Inc.

SUMMARY

Issue: Should the Planning Commission approve the development of twelve (12) residential dwelling units and 997 square feet of commercial space, located on a developed 0.43 acre site at 1634, 1644 and 1652 Grand Avenue, within the Pacific Beach Community Plan area?

Staff Recommendations:

1. **APPROVE** Coastal Development Permit No. 1336967, Site Development Permit No. 1336970 and Vesting Tentative Map No. 1336968.

Community Planning Group Recommendation: The Pacific Beach Community Planning Group voted 13-1-3 to recommend approval of the proposed project, with no conditions, at their meeting on October 22, 2014 (Attachment 11). The vote against and abstentions were related to parking provided for the proposed development.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 20, 2014, the Notice of Right to Appeal (NORA) was prepared and the opportunity to appeal the determination ended November 3, 2014 (Attachment 9).

Fiscal Impact Statement: None with this action; the costs of processing this project have been paid by the applicant through a deposit account.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposed development is located at 1634, 1644 and 1652 Grand Avenue. The land use designations for the project premise are community commercial and multifamily residential uses, both which allow up to 29 dwelling units per acre. The total acreage for the site is 0.43 acres which would allow a total of 12 new residential dwelling units on site. The site is currently developed with two (2) residential dwelling units. Therefore, the proposed development would provide a net gain of ten (10) new residential dwelling units.

BACKGROUND

The Villa Grande Triplexes project premise is located at 1634, 1644 and 1652 Grand Avenue, north of and adjacent to Grand Avenue, south of Hornblend Street, east of Ingraham Street and west Jewell Street within the Pacific Beach Community Plan area (Attachment 1). The project premise currently contains one (1) commercial structure and two (2) residential dwelling units.

The project is designated for community commercial and multifamily residential uses, both which allow up to 29 dwelling units per acre (du/ac), within the Pacific Beach Community Plan. The project premise is zoned RM-2-5 and CC-4-2, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area (Attachments 2 and 3).

A historic review of the existing site was conducted by staff during the review of the project. Staff determined that the structures located at 1634, 1644 and 1652 Grand Avenue are not individually designated resources. The property is not located within a Historical District. The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board (HRB) Criteria.

DISCUSSION

Project Description:

The project proposes to demolish the existing structures and associated improvements on the site and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The project premise is located within an urban developed area of Pacific Beach, north of and adjacent to Grand Avenue, south of Hornblend Street, east of Ingraham Street and west Jewell Street. The project premise is within a transitional area of Pacific Beach with both commercial and residential uses identified within the community plan. The project premise is split zoned, with commercial zoning on the western portion (CC-4-2) and residential zoning on the eastern portion (RM-2-5).

The proposed project will demolish the existing site improvements and construct four (4) triplex buildings, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. Building One will provide three (3) residential units and two

(2) commercial units within the approximately 7,465 square foot building. Two of the residential units are proposed to be two bedroom, 3.5 bathrooms and one residential unit will be two bedroom, three bathrooms. The two commercial units are proposed to be 535 square feet and 442 square feet. Building Two will provide three (3) two bedroom, three bathroom residential units within the 6,124 square foot building. Building Three will provide three (3) two bedroom, three bathroom residential units within the 6,328 square foot building. Building Four will provide three (3) two bedroom, three bathroom residential units within the 5,975 square foot building. Each residential unit will have an attached two-car garage that will be accessed from the existing alley to the rear of the project premise. The two commercial units will have two parking spaces, one standard sized parking space and one (1) van accessible parking space.

The four proposed triplex buildings will be three stories in height, but will not exceed the Coastal Height Limit of 30 feet. The proposed exterior of the buildings will have green, tan, brown and white colored stucco, limestone tiles, gray galvanized metal panels, gray metal, brown colored plank siding and glass windows, and sliding glass doors to exterior patio areas. Additionally, each building will install photovoltaic panels consistent with the City's sustainable policies.

Various discretionary actions are required to implement the proposed project:

- Coastal Development Permit

A Coastal Development Permit is required for the proposed demolition and construction for the project premise located within the Coastal Overlay Zone (Attachment 5 and 6).

- Site Development Permit

A Site Development Permit is required due to the proposed deviations to the San Diego Municipal Code (SDMC) for a Sustainable Buildings project. The deviations are for side yard setbacks, residential use on the ground floor and residential parking in the front half of the lots (Attachment 5).

Side yard setbacks: The first deviation request is for the required side yard setbacks. The project proposes a side yard setback of 5 feet along the eastern and western portions of the site. The eastern portion of the site is zoned RM-2-5 which requires a minimum setback of five (5) feet or 10 percent of the premises width, whichever is greater. The project's lot width is 125 feet, so the minimum side yard required along the eastern portion of the site would be 12.5 feet. The western portion of the site is zoned CC-4-2, adjacent to low density residential zone, which requires a minimum 10 foot setback. The minimum side yard required along the western portion of the site would be 10 feet. This requested deviation creates a proposed development consistent with the neighborhood uses to the west and east of the project site. Additionally, the proposed development is designed to complement the existing neighborhood scale while providing additional housing within the Pacific Beach community. Through this deviation, the project is able provide additional internal setbacks within the central entry plaza and public space of the project. This deviation allows for separation between the proposed triplex buildings that meet the purpose and intent of the side setback requirement.

Residential use on ground floor and residential parking in front half of the lots zoned CC-4-2: The second deviation request is to allow residential use on the ground floor and residential parking in the front half of the lots zoned CC-4-2, where the code does not allow the use or parking in the front half of the lot. The ground floor restriction of residential uses is intended to allow for an adequate amount of commercial uses at the street level. The proposed development is located within a transitional area with commercial uses to the west and residential uses to the east. The proposed development provides for a smaller, less intense commercial use along Grand Avenue. The proposed deviation will allow this proposed infill project located directly on a well serviced transit corridor to provide usable and sensible mixed-use commercial spaces on the ground floor along Grand Avenue. These smaller commercial spaces provide a transition from the more intense commercial uses to the west and the residential uses to the east.

- Vesting Tentative Map

A Vesting Tentative Map is required to create the proposed twelve (12) residential condominium units and two (2) commercial condominium units, for a total project of fourteen (14) condominium units (Attachments 7 and 8).

Community Plan Analysis:

The proposed development is replacing two (2) residential dwelling units and one commercial structure with 14 new condominium units on the 0.43 acre site. Of the fourteen (14) units proposed, twelve (12) will be residential dwelling units and two (2) will be commercial units. The proposed development is located on several parcels that are designated for community commercial and multifamily residential uses, both which allow up to 29 dwelling units per acre (du/ac). The total density allowed for the combined parcels would be 29 du/acre or 12.43 units total. The proposal for 12 new residential condominium units is consistent with the Pacific Beach Community Plan. The Pacific Beach Community Plan recommends to promote a variety of housing types and styles, create safe and pleasant linkages between residential and commercial use areas, and maintain street tree patterns. The facades, bulk and scale of the proposed buildings are consistent with the Pacific Beach Community Plan. The street tree selection is consistent with the Community Street Tree Plan for District 11. The proposed development is also requesting deviations from the Land Development Code. These requested deviations are necessary to allow for the efficient development of this infill site through the accumulation of the parcels and also to allow the development of separate buildings on the project premise. Strict adherence to the municipal code would allow one building on the site that would not provide adequate transition from the commercial uses to west and residential uses to the east.

Conclusion:

Staff has determined the proposed Villa Grande Triplexes project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Coastal Development Permit, Site Development Permit and Vesting Tentative Map.

ALTERNATIVES

1. **Approve** Coastal Development Permit No. 1336967, Site Development Permit No. 1336970 and Vesting Tentative Map No. 1336968, **with modifications.**
2. **Deny** Coastal Development Permit No. 1336967, Site Development Permit No. 1336970 and Vesting Tentative Map No. 1336968, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Laura C. Black, AICP, Project Manager
Development Services Department

WESTLAKE/LCB

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Environmental Exemption
10. Project Plans, Including Vesting Tentative Map
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Notice of Public Hearing – dated December 4, 2014

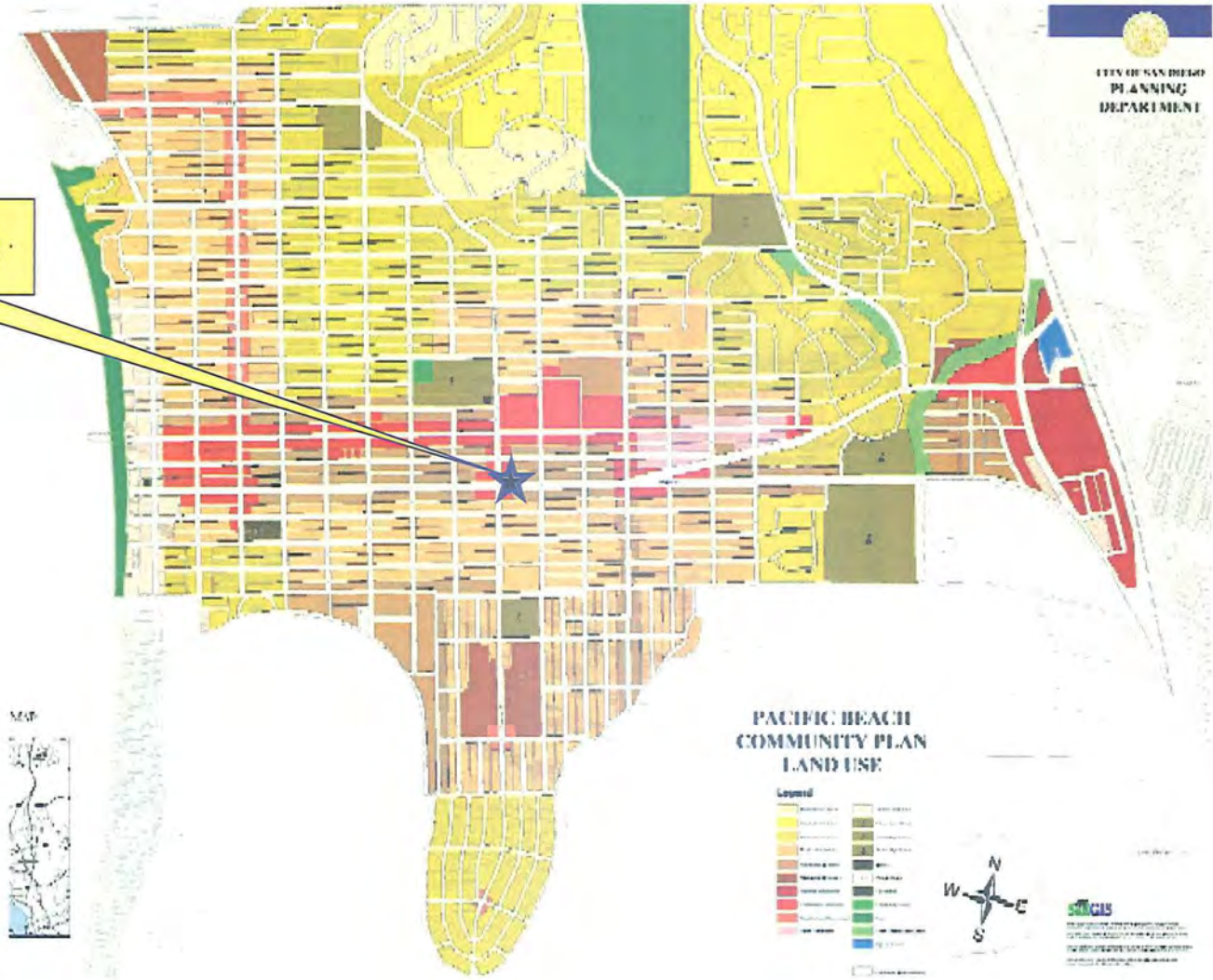


Aerial Photo

VILLA GRANDE TRIPLEXES – 1634-1652 Grand Avenue
PROJECT NO. 379426



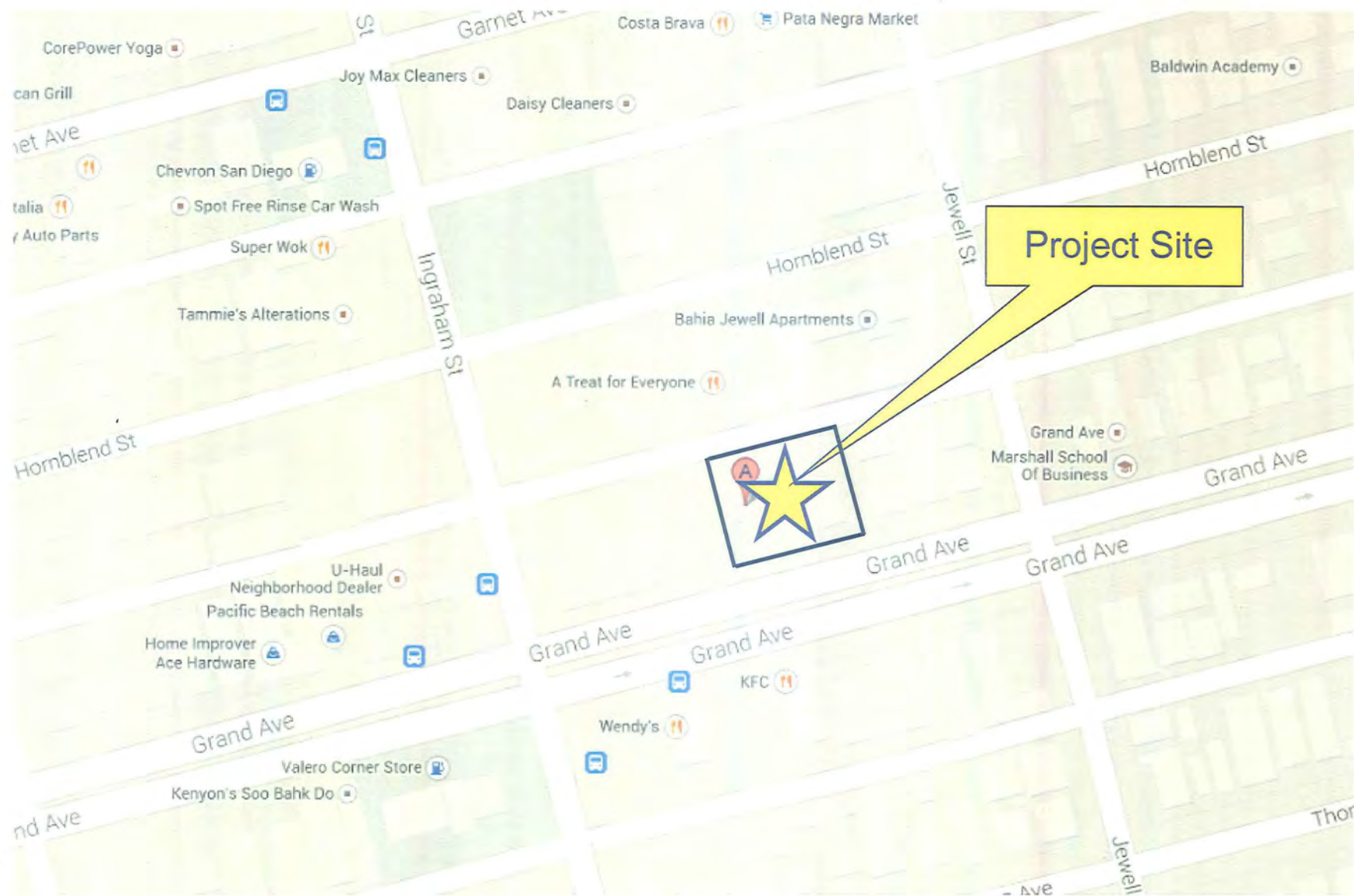
Project Site



Land Use Map

VILLA GRANDE TRIPLEXES – 1634-1652 Grand Avenue
PROJECT NO. 379426





Project Location Map

VILLA GRANDE TRIPLEXES – 1634-1652 Grand Avenue
PROJECT NO. 379426



PROJECT DATA SHEET

PROJECT NAME:	Villa Grande Triplexes	
PROJECT DESCRIPTION:	Demolition of existing structures and construction of 12 residential dwelling units and 997 square feet of commercial space located at 1634, 1644 and 1652 Grand Avenue.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit, Site Development Permit and Vesting Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial and Residential	
<u>ZONING INFORMATION:</u> ZONE: RM-2-5 (Residential-Multiple Unit Zone that allows for multiple dwelling units development at varying densities) and CC-4-2 (Commercial-community serving commercial services providing a range of development patterns) HEIGHT LIMIT: 40-foot maximum / 60-foot maximum LOT SIZE: 0.43 acre site FRONT SETBACK: 15 foot minimum / 20 foot standard / 100 foot max SIDE SETBACK: 5 foot minimum or 10 percent of the premise width, whichever is greater / 10 foot minimum REAR SETBACK: 15 foot minimum / 10 foot minimum PARKING: 26 parking spaces required / 26 parking spaces provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RM -2-5	Multi-family residential
SOUTH:	Commercial and Residential ; CC-4-2 and RM-2-5	KFC, Wendy's and Multi-family residential
EAST:	Residential; RM -2-5	Single and Multi-family residential
WEST:	Commercial; CC-4-2	US Bank Building
DEVIATIONS OR VARIANCES REQUESTED:	The one deviation request is for the required side yard setbacks. The project proposes a five (5) foot side yard setback, where 12.5 feet is required. Second deviation is to allow residential use on the ground floor and residential parking in the front half of the lots zoned CC-4-2, where the code does not allow the use or parking in the front half of the lot.	
COMMUNITY PLANNING	On October 22, 2014, the Pacific Beach Community	

GROUP RECOMMENDATION:	Planning Group voted 13-1-3 to recommend approval of the project with no conditions.
----------------------------------	--

PLANNING COMMISSION RESOLUTION NO. XXXX-PC

COASTAL DEVELOPMENT PERMIT NO. 1336967

SITE DEVELOPMENT PERMIT NO. 1336970

VILLA GRANDE TRIPLEXES - PROJECT NO. 379426

WHEREAS, Villa Grande LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing structures and associated improvements and construct four (4) new triplex buildings, consisting of twelve (12) residential dwelling units and two (2) commercial units, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1336967 and 1336970) on portions of a 0.43 acre site project;

WHEREAS, the project site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area;

WHEREAS, the project site is legally described as Lot 27 through 32 in Block 236 of Pacific Beach, County of San Diego, State of California, According to Maps 697 and 854;

WHEREAS, on December 18, 2014, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1336967 and Site Development Permit No. 1336970 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 20, 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 (Infill Development Projects); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated December 18, 2014.

FINDINGS:

Coastal Development Permit - Section 126.0708

A. Findings for all Coastal Development Permits

- 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 proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area.

The proposed project is located at 1634, 1644 and 1652 Grand Avenue, approximately 1.5 miles from the Pacific Ocean, within an urbanized and fully developed commercial and residential neighborhood in the Pacific Beach Community Plan and the Local Coastal Program. The site is not located on the ocean and does not include any existing physical access way or proposed access way to the coast. The project site is not located within any identified view corridor, public vantage point or physical access route in the Pacific Beach Community Plan. Furthermore, no see-through or public views to the ocean exist through the site and the proposed development is providing consistent setbacks with the existing developed areas adjacent to the project premise. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; 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.

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

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The project premise is within a developed urban setting and is surrounded by commercial and residential development. The surrounding land uses include residential to the north, east and south and commercial to the south and west. The project premise has been previously developed and there are no sensitive habitats on the site, nor is it adjacent to the City of San Diego's Multi-Habitat Planning Area. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at

1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area.

The proposed development has been designed with bulk and scale that is in harmony with the adjacent structures in the area while embracing the transitional zoning from commercial uses to the west to residential uses to the east. The project is consistent with the community goals and is in conformity with the certified Local Coastal Program Land Use Plan. The Community goals are to promote a variety of housing types and styles, create safe and pleasant linkages between residential and commercial use areas, and maintain street tree patterns. In addition, the project complies with all applicable regulations of the Land Development Code. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified implementation Program.

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

The project premise is not between the first public road and the shoreline. The project premise is located approximately 1.5 miles from the Pacific Ocean. The proposed development would provide the required number of onsite parking spaces and would not impact public beach parking along Grand Avenue. The proposed development conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act as well as being located at the convergence of one of the most traveled transit corridors in Pacific Beach.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area.

The proposed development is located on several parcels that are designated for community commercial and multifamily residential uses, both which allow up to 29 dwelling units per acre (du/ac). The total density allowed for the combined parcels would be 29 du/acre or 12.43 units total. The proposal for 12 new residential condominium units is consistent with the

Pacific Beach Community Plan. The Pacific Beach Community Plan recommends to promote a variety of housing types and styles, create safe and pleasant linkages between residential and commercial use areas, and maintain street tree patterns. The facades, bulk and scale of the proposed buildings are consistent with the Pacific Beach Community Plan. The street tree selection is consistent with the Community Street Tree Plan for District 11. Therefore, the proposed development is consistent with the General Plan and the Pacific Beach Community Plan.

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

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The proposed development is compatible with the surrounding uses and would not be detrimental to the public health, safety and welfare of the surrounding community. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed development. Therefore, the proposed project does 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.

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area.

The proposed development is located on several parcels that are designated for community commercial and multifamily residential uses, both which allow up to 29 dwelling units per acre (du/ac). The total density allowed for the combined parcels would be 29 du/acre or 12.43 units total. The proposal for 12 new residential condominium units is consistent with the Pacific Beach Community Plan. The Pacific Beach Community Plan recommends to promote a variety of housing types and styles, create safe and pleasant linkages between residential and commercial use areas, and maintain street tree patterns. The facades, bulk and scale of the proposed buildings are consistent with the Pacific Beach Community Plan. The street tree selection is consistent with the Community Street Tree Plan for District 11. The proposed development is also requesting two (2) deviations from the Land Development Code. These requested deviations are necessary to allow for the efficient development of this infill site through the accumulation of the parcels.

The first deviation is being requested for the required side yard setbacks. The project proposes a side yard setback of 5 feet along the eastern and western portions of the site. The eastern portion of the site is zoned RM-2-5 which requires a minimum setback of five (5) feet or 10 percent of the premises width, whichever is greater. The project's lot width is 125 feet, so the minimum side yard required along the eastern portion of the site would be 12.5 feet. The western portion of the site is zoned CC-4-2, adjacent to low density residential zone, which requires a minimum 10 foot setback. The minimum side yard required along the western portion of the site would be 10 feet. This requested deviation creates a proposed development consistent with the neighborhood uses to the west and east of the project site. Additionally, the proposed development is designed to complement the existing neighborhood scale while providing additional housing within the Pacific Beach community. Through this deviation, the project is able to provide additional internal setbacks within the central entry plaza and public space of the project. This deviation allows for separation between the proposed triplex buildings that meet the purpose and intent of the side setback requirement.

The second deviation is being requested to allow residential use on the ground floor and residential parking in the front half of the lots zoned CC-4-2, where the code does not allow the use or parking in the front half of the lot. The ground floor restriction of residential uses is intended to allow for an adequate amount of commercial uses at the street level. The proposed development is located within a transitional area from commercial uses to the west and residential uses to the east. The proposed development provides for a smaller, less intense commercial use along Grand Avenue. The proposed deviation will allow this proposed infill project located directly on a well serviced transit corridor to provide usable and sensible mixed-use commercial spaces on the ground floor along Grand Avenue. These smaller commercial spaces provide a transition from the more intense commercial uses to the west and the residential uses to the east. The requested deviations provides for a proposed development resulting in a more vibrant, efficient infill project providing housing and useable mixed use spaces in a sustainable, transit friendly manner that is appropriate for this transitional location.

The proposed development conforms to the overall policies and regulations of the City of San Diego, including deviations from the Municipal Code, and represents a desirable project for the site and the Pacific Beach Community.

M. Supplemental Findings--Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants;

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings,

totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The proposed development will provide an additional ten (10) residential units above the current two (2) residential units on the project premise. The applicant has elected to pay the in-lieu fee to comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations to meet the project's affordable housing requirement rather than provide the dwelling units on the project premise.

The proposed development qualifies for the Sustainable Buildings Expedite Program by generating at least 50 percent of its power from a solar photovoltaic system and providing additional energy efficiency. The proposed development is targeting Leadership in Energy and Environmental Design (LEED) Platinum rating by a sensitive design that utilizes extremely energy efficient means and methods of construction as well as a design that utilizes and embraces the local climate through passive solar design features and design elements. The design is based on the use of the local temperate climate and cooling breezes from the nearby ocean to use both passive cooling and heating seasonally to limit the use of mechanical heating, ventilating, and air conditioning (HVAC) as much as possible.

The project premise is located within a block of six (6) major transit stops in Pacific Beach and is designed on a site listed with a walk rating score in excess of 90 points. The proposed development provides all required onsite parking and will close an existing wide commercial curb cut, providing additional street frontage parking along the project premise. Further, the landscape design will incorporate native and pest resistant plants, permeable pavers, rain sensor shut-off devices, and a high efficiency irrigation system with state of the art low precipitation rate sprinkler equipment. In each proposed two-car garage, an electrical outlet on a separate circuit will provide for electric car charging capabilities.

Therefore, the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies.

2. The development will not be inconsistent with the purpose of the underlying zone;

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area.

The proposed development is located on several parcels that are designated for community commercial and multifamily residential uses, both which allow up to 29 dwelling units per acre (du/ac). The total density allowed for the combined parcels would be 29 du/acre or 12.43 units total. The proposal for 12 new residential condominium units is consistent with the Pacific Beach Community Plan. The Pacific Beach Community Plan recommends to promote a variety of housing types and styles, create safe and pleasant linkages between residential and commercial use areas, and maintain street tree patterns. The facades, bulk and scale of the proposed buildings are consistent with the Pacific Beach Community Plan. The street tree selection is consistent with the Community Street Tree Plan for District 11. The proposed development is also requesting two (2) deviations from the Land Development Code. These requested deviations are necessary to allow for the efficient development of this infill site through the accumulation of the parcels.

The first deviation is being requested for the required side yard setbacks. The project proposes a side yard setback of 5 feet along the eastern and western portions of the site. The eastern portion of the site is zoned RM-2-5 which requires a minimum setback of five (5) feet or 10 percent of the premises width, whichever is greater. The project's lot width is 125 feet, so the minimum side yard required along the eastern portion of the site would be 12.5 feet. The western portion of the site is zoned CC-4-2, adjacent to low density residential zone, which requires a minimum 10 foot setback. The minimum side yard required along the western portion of the site would be 10 feet. This requested deviation creates a proposed development consistent with the neighborhood uses to the west and east of the project site. Additionally, the proposed development is designed to complement the existing neighborhood scale while providing additional housing within the Pacific Beach community. Through this deviation, the project is able to provide additional internal setbacks within the central entry plaza and public space of the project. This deviation allows for separation between the proposed triplex buildings that meet the purpose and intent of the side setback requirement.

The second deviation is being requested to allow residential use on the ground floor and residential parking in the front half of the lots zoned CC-4-2, where the code does not allow the use or parking in the front half of the lot. The ground floor restriction of residential uses is intended to allow for an adequate amount of commercial uses at the street level. The proposed development is located within a transitional area from commercial uses to the west and residential uses to the east. The proposed development provides for a smaller, less intense commercial use along Grand Avenue. The proposed deviation will allow this proposed infill project located directly on a well serviced transit corridor to provide usable and sensible mixed-use commercial spaces on the ground floor along Grand Avenue. These smaller commercial spaces provide a transition from the more intense commercial uses to the west and the residential uses to the east. The requested deviations provides for a proposed development resulting in a more vibrant, efficient infill project providing housing and useable mixed use spaces in a sustainable, transit friendly manner that is appropriate for this transitional location. Therefore, the proposed development will not be inconsistent with the purpose of the underlying zone.

3. Any proposed deviations are appropriate for this location and will result in a more desirable project then would be achieved if designed in strict conformance with the development regulations of the applicable zone

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings,

totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area.

The proposed development is located on several parcels that are designated for community commercial and multifamily residential uses, both which allow up to 29 dwelling units per acre (du/ac). The total density allowed for the combined parcels would be 29 du/acre or 12.43 units total. The proposal for 12 new residential condominium units is consistent with the Pacific Beach Community Plan. The Pacific Beach Community Plan recommends to promote a variety of housing types and styles, create safe and pleasant linkages between residential and commercial use areas, and maintain street tree patterns. The facades, bulk and scale of the proposed buildings are consistent with the Pacific Beach Community Plan. The street tree selection is consistent with the Community Street Tree Plan for District 11. The proposed development is also requesting two (2) deviations from the Land Development Code. These requested deviations are necessary to allow for the efficient development of this infill site through the accumulation of the parcels.

The first deviation is being requested for the required side yard setbacks. The project proposes a side yard setback of 5 feet along the eastern and western portions of the site. The eastern portion of the site is zoned RM-2-5 which requires a minimum setback of five (5) feet or 10 percent of the premises width, whichever is greater. The project's lot width is 125 feet, so the minimum side yard required along the eastern portion of the site would be 12.5 feet. The western portion of the site is zoned CC-4-2, adjacent to low density residential zone, which requires a minimum 10 foot setback. The minimum side yard required along the western portion of the site would be 10 feet. This requested deviation creates a proposed development consistent with the neighborhood uses to the west and east of the project site. Additionally, the proposed development is designed to complement the existing neighborhood scale while providing additional housing within the Pacific Beach community. Through this deviation, the project is able provide additional internal setbacks within the central entry plaza and public space of the project. This deviation allows for separation between the proposed triplex buildings that meet the purpose and intent of the side setback requirement.

The second deviation is being requested to allow residential use on the ground floor and residential parking in the front half of the lots zoned CC-4-2, where the code does not allow the use or parking in the front half of the lot. The ground floor restriction of residential uses is intended to allow for an adequate amount of commercial uses at the street level. The proposed development is located within a transitional area from commercial uses to the west and residential uses to the east. The proposed development provides for a smaller, less intense commercial use along Grand Avenue. The proposed deviation will allow this proposed infill project located directly on a well serviced transit corridor to provide usable and sensible mixed-use commercial spaces on the ground floor along Grand Avenue. These smaller commercial spaces provide a transition from the more intense commercial uses to the west and the residential uses to the east. The requested deviations provides for a proposed development resulting in a more vibrant, efficient infill project providing housing and useable mixed use spaces in a sustainable, transit friendly manner that is appropriate for this transitional location.

Therefore, the two (2) proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable RM-2-5 and CC-4-2

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1336967 and Site Development Permit No. 1336970 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Coastal Development Permit No. 1336967 and Site Development Permit No. 1336970, a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: December 18, 2014

Job Order No. 24004879

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: 24004879

COASTAL DEVELOPMENT PERMIT NO. 1336967
SITE DEVELOPMENT PERMIT NO. 1336970
VILLA GRANDE TRIPLEXES - PROJECT NO. 379426
PLANNING COMMISSION

This Coastal Development Permit No. 1336967 and Site Development Permit No. 1336970 is granted by the Planning Commission of the City of San Diego to Villa Grande LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0504. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The project site is legally described as: Lot 27 through 32 in Block 236 of Pacific Beach, County of San Diego, State of California, According to Maps 697 and 854.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing structures and associated improvements and construct four (4) new triplex buildings, consisting of twelve (12) residential dwelling units and two (2) commercial units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 18, 2014, on file in the Development Services Department.

The project shall include:

- a. Demolition of one existing commercial structure and two single dwelling units, along with all associated hardscape with the existing structures;
- b. Construction of four (4) new triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units;

- c. Deviation for residential use on the ground floor and residential parking on the ground floor in the front half of the lot;
- d. Deviation for 5-foot west and east side setbacks;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- h. 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 December 18, 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 sign and return 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 REQUIREMENT:

11. 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:

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway, on Grand Avenue, with City standard curb, gutter and sidewalk, 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 any portion of damaged curb and gutter with new City standard curb and gutter, along the project frontage on Grand Avenue, 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 any damaged portion of the sidewalk with the same scoring pattern City standard sidewalk, along the project frontage on Grand Avenue, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the curb outlet locate within Grand Avenue right-of-way, satisfactory to the City Engineer.

16. 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.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

19. 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.

20. Prior to the issuance of any foundation inspection, the Owner/Permittee shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor,

certifying the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

21. 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 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

22. Prior to issuance of any construction permits for structures (including shell), 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 Office of the Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)(5).

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

24. 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.

25. 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 in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

27. 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.

28. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

29. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

30. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

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

TRANSPORTATION REQUIREMENTS:

32. Owner/Permittee shall maintain a minimum 26 off -street automobile parking spaces (26 required) including 1 van accessible (1 required), 2 motorcycle (2 required), 6 bicycle parking spaces (2 required), shall be permanently maintained on the property within the approximate location 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.

33. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway, on Grand Avenue, with City standard height curb, gutter and sidewalk, satisfactory to the City Engineer.

34. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of any damaged curb and gutter with new City standard height curb and gutter, along the project's frontage on Grand Avenue, satisfactory to the City Engineer.

35. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of any damaged sidewalk with the same scoring pattern City standard sidewalk, along the project's frontage on Grand Avenue, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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), 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 public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

39. 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.

40. 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.

41. 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.

42. 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.

43. All public water and sewer facilities are to be in accordance with the approved Water and Sewer Studies.

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 December 18, 2014, and Resolution No. XXX-PC

Coastal Development Permit No. 1336967
Site Development Permit No. 1336970
Date of Approval: December 18, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
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.

Villa Grande LLC.
Owner/Permittee

By _____
Annie So
Managing Member

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

PLANNING COMMISSION
RESOLUTION NUMBER XXXX-PC

VESTING TENTATIVE MAP NO. 1336968
VILLA GRANDE TRIPLEXES - PROJECT NO. 379426

WHEREAS, Villa Grande LLC, Subdivider, and Christensen Engineering and Surveying, Engineer, submitted an application to the City of San Diego for a vesting tentative map for the construction of four (4) new triplex buildings, consisting of twelve (12) residential condominium units and two (2) commercial condominium units, known as the Villa Grande Triplexes project, and to waive the requirement to underground existing offsite overhead utilities. The 0.43 acre project site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The property is legally described as Lot 27 through 32 in Block 236 of Pacific Beach, County of San Diego, State of California, According to Maps 697 and 854; and

WHEREAS, the Map proposes the Subdivision of a 0.43 acre site into one lot for 12 units residential and 2 units commercial condominium development; and

WHEREAS, on October 20, 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 (Infill Development Projects); and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is fourteen (14) - 12 residential condominium units and 2 commercial condominium units; and

WHEREAS, on December 18, 2014, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1336968, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1336968:

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).**

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2

Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The project requests to waive the requirement to underground existing offsite overhead utilities. This request is consistent with SDMC Section 144.0242 and is supported by staff due to the fact that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The proposed development is located on several parcels that are designated for community commercial and multifamily residential uses, both which allow up to 29 dwelling units per acre (du/ac). The total density allowed for the combined parcels would be 29 du/acre or 12.47 units total. The proposal for 12 new residential condominium units is consistent with the Pacific Beach Community Plan. The Pacific Beach Community Plan recommends to promote a variety of housing types and styles, create safe and pleasant linkages between residential and commercial use areas, and maintain street tree patterns. The facades, bulk and scale of the proposed buildings are consistent with the Pacific Beach Community Plan. The street tree selection is consistent with the Community Street Tree Plan for District 11. Therefore, the proposed development is consistent with the General Plan and the Pacific Beach Community Plan.

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

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The project requests to waive the requirement to underground existing offsite overhead utilities. This request is consistent with SDMC Section 144.0242 and is supported by staff due to the fact that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The proposed development is located on several parcels that are designated for community commercial and multifamily residential uses, both which allow up to 29 dwelling units per acre (du/ac). The total density allowed for the combined parcels would be 29 du/acre or 12.43 units total. The proposal for 12 new residential condominium units is consistent with the Pacific Beach Community Plan. The Pacific Beach Community Plan recommends to promote a variety of housing types and styles, create safe and pleasant linkages between residential and commercial use areas, and maintain street tree patterns. The facades, bulk and scale of the proposed buildings are consistent with the Pacific Beach Community Plan. The street tree selection is consistent with the Community Street Tree Plan for District 11. The proposed development is also requesting two (2) deviations from the Land Development Code. These requested

deviations are necessary to allow for the efficient development of this infill site through the accumulation of the three adjacent parcels.

The first deviation is being requested for the required side yard setbacks. The project proposes a side yard setback of 5 feet along the eastern and western portions of the site. The eastern portion of the site is zoned RM-2-5 which requires a minimum setback of five (5) feet or 10 percent of the premises width, whichever is greater. The project's lot width is 125 feet, so the minimum side yard required along the eastern portion of the site would be 12.5 feet. The western portion of the site is zoned CC-4-2, adjacent to low density residential zone, which requires a minimum 10 foot setback. The minimum side yard required along the western portion of the site would be 10 feet. This requested deviation creates a proposed development consistent with the neighborhood uses to the west and east of the project site. Additionally, the proposed development is designed to complement the existing neighborhood scale while providing additional housing within the Pacific Beach community. Through this deviation, the project is able to provide additional internal setbacks within the central entry plaza and public space of the project. This deviation allows for separation between the proposed triplex buildings that meet the purpose and intent of the side setback requirement.

The second deviation is being requested to allow residential use on the ground floor and residential parking in the front half of the lots zoned CC-4-2, where the code does not allow the use or parking in the front half of the lot. The ground floor restriction of residential uses is intended to allow for an adequate amount of commercial uses at the street level. The proposed development is located within a transitional area from commercial uses to the west and residential uses to the east. The proposed development provides for a smaller, less intense commercial use along Grand Avenue. The proposed deviation will allow this proposed infill project located directly on a well serviced transit corridor to provide usable and sensible mixed-use commercial spaces on the ground floor along Grand Avenue. These smaller commercial spaces provide a transition from the more intense commercial uses to the west and the residential uses to the east. The requested deviations provides for a proposed development resulting in a more vibrant, efficient infill project providing housing and useable mixed use spaces in a sustainable, transit friendly manner that is appropriate for this transitional location.

The proposed development conforms to the overall policies and regulations of the City of San Diego, including deviations from the municipal code, and represents a desirable project for the site and the Pacific Beach Community.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act § 66474(c) and 66474(d)).

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones,

Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The project requests to waive the requirement to underground existing offsite overhead utilities. This request is consistent with SDMC Section 144.0242 and is supported by staff due to the fact that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The proposed development is consistent with the recommended residential land use of the Pacific Beach Community Plan and would comply with the applicable development regulations of the RM-2-5 and CC-4-2 zones. Several technical reports have been submitted and evaluated regarding the suitability of the site for the proposed development including a geotechnical study, a drainage report, and a water quality technical report. These reports, prepared by licensed professionals in these technical fields, conclude that the site is physically suitable for the type and density of development proposed.

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 (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The project requests to waive the requirement to underground existing offsite overhead utilities. This request is consistent with SDMC Section 144.0242 and is supported by staff due to the fact that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The site is currently developed with residential and commercial uses. The project premise is surrounded by commercial and residential development. The surrounding land uses include residential to the north, east and south and commercial to the south and west. The project will subdivide a fully developed site into twelve (12) residential and two (2) commercial condominium units. The proposed development has been determined to be exempt from CEQA pursuant to Sections 15332 (Infill Development). Therefore, the design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The project requests to waive the requirement to underground existing offsite overhead utilities. This request is consistent with SDMC Section 144.0242 and is supported by staff due to the fact that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. The proposed development is compatible with the surrounding uses and would not be detrimental to the public health, safety and welfare of the surrounding community. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed development. Therefore, the proposed project does 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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The project requests to waive the requirement to underground existing offsite overhead utilities. This request is consistent with SDMC Section 144.0242 and is supported by staff due to the fact that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. The project premise contains no public easements for access or use of the property. Therefore, the design of the subdivision will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site

is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The project requests to waive the requirement to underground existing offsite overhead utilities. This request is consistent with SDMC Section 144.0242 and is supported by staff due to the fact that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The project premise is surrounded by commercial and residential development. The surrounding land uses include residential to the north, east and south and commercial to the south and west. The proposed subdivision of a 0.43 acre parcel into twelve (12) residential condominium units and two (2) commercial condominium units will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities. Additionally, each proposed building will install features consistent with the City's Sustainable Policies. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed development will demolish one existing commercial structure and two single dwelling units, along with all associated hardscape and construct four (4) triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The project requests to waive the requirement to underground existing offsite overhead utilities. This request is consistent with SDMC Section 144.0242 and is supported by staff due to the fact that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The project premise is surrounded by commercial and residential development. The surrounding land uses include residential to the north, east and south and commercial to the south and west. The existing services within this urban area are adequate to support the proposed development. The proposed subdivision of a 0.43 acre parcel into twelve (12) residential condominium units and two (2) commercial condominium units will provide an additional ten (10) residential units above the current two (2) residential units

on the project premise. The subdivision of this parcel into condominium units is consistent with the Pacific Beach Community Plan. There are no Environmentally Sensitive Lands present on the site and proposed development has taken into account the best use of the land to minimize grading. The Planning Commission has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region.

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 Planning Commission, Vesting Tentative Map No. 1336968, including the request to waive the requirement to underground existing offsite overhead utilities, is hereby granted to Villa Grande LLC, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By

Laura C. Black, AICP
Development Project Manager
Development Services Department

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24004879

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1336968, VILLA GRANDE
TRIPLEXES - PROJECT NO. 379426

ADOPTED BY RESOLUTION NO. XXXX-PC ON DECEMBER 18, 2014

GENERAL

1. This Vesting Tentative Map will expire December 18, 2017.
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 Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Coastal Development Permit No. 1336967 and Site Development Permit No. 1336970.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Prior to recordation of the Final Map, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary affordable housing fee pursuant to the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 142.1301 et seq.).

ENGINEERING

7. The subdivider shall install a new City standard street light adjacent to the project site on Grand Avenue.
8. The Subdivider shall ensure that all existing and proposed onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
11. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
12. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said

system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

GEOLOGY

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

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this

Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24004879



THE CITY OF SAN DIEGO

Date of Notice: October 20, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24004879

PROJECT NAME/NUMBER: VILLA GRANDE TRIPLEXES / 379426**COMMUNITY PLAN AREA:** Pacific Beach**COUNCIL DISTRICT:** 2**LOCATION:** 1634, 1644, and 1652 Grand Avenue, San Diego, CA

PROJECT DESCRIPTION: A COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, and TENTATIVE PARCEL MAP is being requested for the demolition of a commercial structure, two single-dwelling units and accessory structures, and subsequent construction of four triplex structures (with an approximate combined square-footage of 25,892 square feet) containing 12 multi-dwelling units and two commercial units. In addition, the project would provide approximately 1,934 square feet of second and third floor decks. The project would also construct various associated site improvements (e.g. hardscape and landscaping). The developed 0.43-acre (18,728-square-foot project site is located at 1634, 1644, and 1652 Grand Avenue. The land use designation for the 1634 Grande Avenue is Community Commercial; whereas the land use designation for 1644 and 1652 Grand Avenue is Residential (up to 29 dwelling unit per acre). The project site is located within *RM-2-5* and *CC-4-2* zones, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (*Coastal Impact Area*) within the Pacific Beach Community Plan and Local Coastal Program Area. (LEGAL: Map No. Lot 27 through 32, Block 236 of Pacific Beach, Map Nos. 697 and 854). Applicant: Annie So, Villa Grande LLC.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (Infill Development Projects).**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area that can be adequately served by all required utilities and public services. The development occurs within the City of San Diego jurisdiction and the project site is less

than five acres (0.43-acre) and is surrounded by urban uses; the project would not result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality; and lastly, the project can be adequately be served by all required utilities and public services.

Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Laura Black
MAILING ADDRESS: 1222 First Avenue, MS-501, San Diego CA 92101
PHONE NUMBER: (619) 236-6327

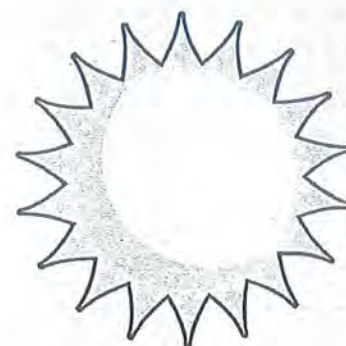
On October 20, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager 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 (November 3, 2014) from the date of the posting of this Notice. 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.

VILLA GRANDE TRIPLEXES

1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109



A SUSTAINABLE PROJECT

RESUBMITTED FOR
COASTAL DEVELOPMENT PERMIT
& SITE DEVELOPMENT PERMIT
& TENTATIVE MAP

NOVEMBER 6, 2014

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (619) 750-3471
contact: Sasha Varone

Project Addresses:
1634 - 1652 Grand Avenue
San Diego, CA 92109

Project Name:
Villa Grande Triplexes

Sheet Title: COVER
SHEET

Revision 7: -
Revision 6: -
Revision 5: 11-06-14
Revision 4: 10-27-14
Revision 3: 10-17-14
Revision 2: 09-05-14
Revision 1: 08-05-14

Original Date: 07-09-14

Sheet 1 of 22

VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109



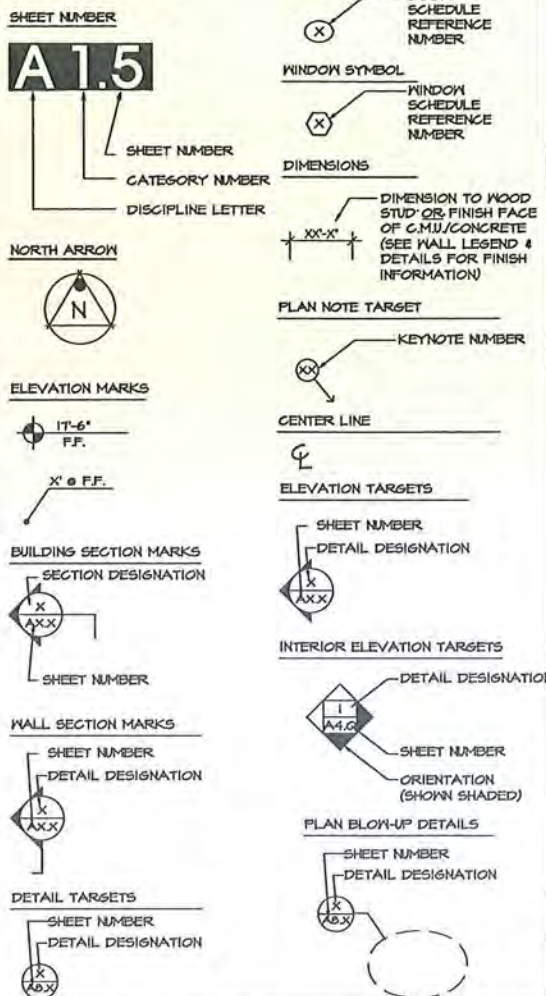
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (619) 750-3471

DATE: 11-06-14

ABBREVIATIONS

ACOUS.	ACCOUSTICAL	MATL.	MATERIAL
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
A.F.F.	AT FINISHED FLOOR	MECH.	MECHANICAL
AGG.	AGGREGATE	MEMB.	MEMBRANE
ALUM.	ALUMINUM	MEZZ.	MEZZANINE
ALT.	ALTERNATE	MFR.	MANUFACTURER
A.P.	ACCESS PANEL	MIN.	MINIMUM
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
ARCH.	ARCHITECTURAL	M.O.	MASONRY OPENING
ASPH.	ASPHALT	MOV.	MOVABLE
ASST.	ASSISTANT	MTD.	MOUNTED
AUTO.	AUTOMATIC	MTL.	METAL
		MLL.	MILLION
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	N.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO.	NUMBER
BUJ.	BUILT UP ROOFING	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
CAB.	CABINET	OA.	OVERALL
CIRC.	CIRCULATION	OC.	ON CENTER
CL.	CLEAR	OD.	OUTSIDE DIAMETER
CLF.	CLEAR	OF.D.	OVERFLOW DRAIN
CLS.	CLOSET	OFF.	OFFICE
C.M.U.	CONCRETE MASONRY UNIT	OH.	OVERHEAD
COL.	COLUMN	OPNS.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONF.	CONFERENCE		
CONL.	CONNECTION	PAV.	PAVING
CONSTR.	CONSTRUCTION	P.C.	PRE-CAST
CONT.	CONTINUOUS	PL.	PLATE
CONTR.	CONTRACTOR	PLAM.	PLASTER LAMINATE
COORD.	COORDINATE	PLAS.	PLASTER
CORR.	CORRIDOR	PLBS.	PLUMBING
CPT.	CARPET	PLVD.	PLYWOOD
C.J.	CONTROL JOINT	PNT.	PAINT
C.T.	CERAMIC TILE	PNL.	PANEL
CTR.	CENTER	POL.	POLISHED
C.H.	COLD WATER	PROP.	PROPERTY
		P.S.F.	POUNDS PER SQUARE FOOT
DBL.	DOUBLE	P.S.I.	POUNDS PER SQUARE INCH
DEMO.	DEMOLITION	PTD.	PAINTED
DEPT.	DEPARTMENT	PTN.	PARTITION
DIA.	DIAMETER	PT.	POINT
DIAG.	DIAGONAL	QTY.	QUANTITY
DIFF.	DIFFUSER	R.	RUBBER
DIM.	DIMENSION	RECEP.	RECEPTION
DIV.	DIVISION	REINF.	REINFORCING
DN.	DOWN	RO.H.	RIGHT OF WAY
D.P.	DOWNPROOFING	RAD.	RADIUS
DR.	DETAIL	R.B.	RUBBER BASE
DTL.	DETAIL	R.C.P.	REFLECTED CEILING PLAN
		R.D.	ROOF DRAIN
E.	EAST	REC.	RECESSED
EA.	EACH	REF.	REFERENCE
EL.	ELEVATION	REFR.	REFRIGERATOR
ELAS.	ELASTOMERIC	REINF.	REINFORCED
ELEC.	ELECTRICAL	REQD.	REQUIRED
ELEV.	ELEVATOR	RES.	RESIDENTIAL
EMER.	EMERGENCY	REV.	REVISION
ENCL.	ENCLOSURE	RFG.	ROOFING
ENGR.	ENGINEER	RM.	ROOM
ENT.	ENTRANCE	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT		
E. PNL.	ELECTRICAL PANEL	S.	SOUTH
EG.	EQUAL	SAN.	SANITARY
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SECT.	SECTION
EXH.	EXHAUST	SECUR.	SECURITY
EXST.	EXISTING	S.F.	SQUARE FOOT
EXP.	EXPANSION	SHR.	SHOWER
EXT.	EXTERIOR	SHT.	SHEET
		SIM.	SIMILAR
F.D.	FLOOR DRAIN	SL.	SLOPE
FDN.	FOUNDATION	SP.	STANDPIPE
F.E.	FIRE EXTINGUISHER	SPEC.	SPECIFICATION
F.F.	FINISH FLOOR	SKFR.	SPEAKER
F.H.C.	FIRE HOSE CABINET	SQ.	SQUARE
FIN.	FINISH	S.S.T.	STAINLESS STEEL
FL.	FLOOR	STA.	STATION
FLEX.	FLEXIBLE	STD.	STANDARD
FLUOR.	FLUORESCENT	STL.	STEEL
FT.	FOOT	STOR.	STORAGE
FRN.	FURNITURE	STRUC.	STRUCTURAL
FURN.	FURNISH	SUSP.	SUSPENDED
FUT.	FUTURE	SYN.	SYMMETRICAL
GA.	GAUGE	T.	TREAD
GALV.	GALVANIZED	T.O.	TOP OF
GEN.	GENERAL	T.B.	TOP AND BOTTOM
GL.	GLASS	T.G.	TONGUE AND GROOVE
GND.	GROUND	TEL.	TELEPHONE
GR.	GRADE	TEMP.	TEMPERED
GYP. BD.	GYP. BOARD	TER.	TERRAZZO
		THK.	THICK
H.C.	HARD CORE	TLT.	TOILET
HDND.	HARDWARE	TOPO.	TOPOGRAPHY
H.M.	HOLLOW METAL	T.V.	TELEVISION
HORIZ.	HORIZONTAL	TYP.	TYPICAL
HR.	HOOR		
HT.	HEIGHT	UNEXG.	UNEXCAVATED
HTG.	HEATING	UNF.	UNFINISHED
H.V.A.C.	HEATING, VENTILATION	UNL.	UNLESS OTHERWISE NOTED
H.W.	HOT WATER	UTL.	UTILITY
IN.	INCHES	VAC.	VACUUM
INCAND.	INCANDESCENT	V.C.T.	VINYL COMPOSITION TILE
INCL.	INCLUDED	VENT.	VENTILATION
INSUL.	INSULATED	VERT.	VERTICAL
INT.	INTERIOR	VEST.	VESTIBULE
INTERM.	INTER-MEDIATE	V.I.F.	VERIFY IN FIELD
		VOL.	VOLUME
JAN.	JANITOR	V.T.	VINYL TILE
JT.	JOINT		
KIT.	KITCHEN	W.	WEST
		W.C.	WATER CLOSET
LAM.	LAMINATE	W.D.	WOOD
LAWN.	LAUNDRY	W.F.	WIDE FLANGE
LAV.	LAVATORY	W.H.	WATER HEATER
LB(S)	POUNDS	WIN.	WINDOW
L.F.	LINEAR FOOT	WM.	WIRE MESH
LT.	LIGHT	WTFG.	WATERPROOFING
		WT.	WATER
MACH.	MACHINE	WUF.	WELDED WIRE MESH
MAINT.	MAINTENANCE		
MAS.	MASONRY	YD.	YARD

SYMBOLS



GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED PROJECT RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN AN EFFORT TO REACH THESE GOALS, THE PROJECT WILL EMPLOY THE FOLLOWING:

- SOLAR PHOTOVOLTAIC SYSTEM FOR GENERATING POWER ON SITE (UNDER SEPARATE PERMIT)
- HIGH EFFICIENCY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- "ENERGY STAR" APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL NEW WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS, AND OTHER FINISHES WHERE FEASIBLE
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING AND VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEET RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT
- ELECTRICAL OUTLET ON SEPARATE CIRCUIT IN EACH GARAGE FOR ELECTRIC CAR USAGE

VICINITY MAP



PROJECT TEAM

OWNER: VILLA GRANDE LLC
C/O ANNIE SO, AGENT
1421 VIA CAPRI
LA JOLLA, CA 92037
P: 858-214-5415

ARCHITECT: GOLBA ARCHITECTURE
CONTACT: SASHA VARONE
1440 GARNET AVENUE
SUITE 100
SAN DIEGO, CA 92104
P: 619-231-9105
F: 858-214-5411

SURVEYOR & CIVIL ENG.: CHRISTENSEN ENGINEERING & SURVEYING
CONTACT: TONY CHRISTENSEN
1888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92126
P: 858-211-4101
F: 858-211-8412

LANDSCAPE ARCHITECT: SJA, INC.
CONTACT: MARK LLOYD
1951 SITIO COCO
CARLSBAD, CA 92009
P: 760-244-5850

PROJECT DATA

PRELIMINARY REVIEW: PLANNING: PTS #344941
HISTORIC (1644 GRAND): PTS #354335
HISTORIC (1652 GRAND): PTS #354334

ASSESSORS PARCEL NOS.: 424-012-14
424-012-15
424-012-16

SCOPE OF WORK: DEMOLISH EXISTING TWO (2) SINGLE-FAMILY STRUCTURES, ONE (1) COMMERCIAL STRUCTURE & HARDSCAPE. CONSTRUCT FOUR (4) NEW TRIPLEX STRUCTURES CONTAINING A TOTAL OF TWELVE (12) RESIDENTIAL UNITS AND (2) COMMERCIAL UNITS. INSTALL HARDSCAPE AND LANDSCAPE. PROCESS TENTATIVE MAP, COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, AND DEVIATIONS.

SITE ADDRESS: 1634, 1644 & 1652 GRAND AVENUE
SAN DIEGO, CA 92104

EXISTG. HOUSE ADDRESSES: 1644 & 1652 GRAND AVENUE
SAN DIEGO, CA 92104

LEGAL DESCRIPTION: LOT 27 THROUGH 32 IN BLOCK 236 OF PACIFIC BEACH, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS 641 AND 854 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1842 AND SEPTEMBER 28, 1843 RESPECTIVELY.

LOT ZONING: RM-2-5 & CC-4-2

OVERLAY ZONES: COASTAL HEIGHT LIMITATION, COASTAL, PACIFIC BEACH COMMUNITY PLAN, PARKING IMPACT

DATE OF CONSTRUCTION FOR EXSTG. HOUSES: 1644 GRAND AVE. = 1927
1652 GRAND AVE. = 1927
(NOTE: PRELIMINARY HISTORIC REVIEW COMPLETED. SEE PTS #35 ABOVE)

GOVERNING CODES: 2013 CBC, CEC, CFC, CMC, CPG, 2001 EES, CCR TITLE 14, ASSOCIATED AMENDMENTS IN THE SAN DIEGO MUNICIPAL CODE, 2013 CALIFORNIA BUILDING REGULATIONS, 2013 CALGREEN

OCCUPANCY: R-2 & B

EXISTING LOT USE: RESIDENTIAL & COMMERCIAL

PROPOSED LOT USE: RESIDENTIAL & COMMERCIAL

SEISMIC SAFETY STUDY: ZONE 52

EXISTING SOIL CONDITION: PREVIOUSLY GRADED AND DISTURBED

DEVELOPMENT DATA

CONSTRUCTION TYPE: VB - SPRINKLERED (NFPA 13R)
NUMBER OF STORIES: = 3

LOT SIZE: = 10,728 S.F. (0.43 ACRES)

ALLOWABLE F.A.R.: = 2.0 FOR CC-4-2 ZONE
= 1.95 FOR RM-2-5 ZONE

ALLOWABLE SQUARE FOOTAGE: = 2.0 X 5,364 S.F. LOT AREA = 11,728 S.F. (CC-4-2 ZONE)
= 1.95 X 12,864 S.F. LOT AREA = 12,664 S.F. (RM-2-5 ZONE)
= 24,094 S.F. TOTAL ALLOWED

PROPOSED F.A.R.: = 1.95

PROPOSED TOTAL SQUARE FOOTAGE: = 25,842 S.F.
(SEE SQUARE FOOTAGE ANALYSIS CHART BELOW)

ALLOWABLE DENSITY: = 1 UNIT PER 1500 S.F. OF LOT AREA FOR BOTH RM-2-5 & CC-4-2
= 10,728 LOT AREA / 1500 = 12.48 = 12 UNITS ALLOWED

PROPOSED DENSITY: = 12 UNITS

ALLOWABLE BUILDINGS HEIGHT: = 30'-0" (PER PROP. 'D')
PROPOSED BUILDINGS HEIGHT: = 24'-1" MAX. (SEE SHEET A0.1 FOR ADDITIONAL INFO)

NOTE: CC-4-2 BASE ZONE MAX. HEIGHT = 60'-0"
RM-2-5 BASE ZONE MAX. HEIGHT = 40'-0"

SQUARE FOOTAGE ANALYSIS

NOTE: ALL NUMBERS GIVEN ARE IN SQUARE FEET

	BUILDING #1					BUILDING #2			BUILDING #3			BUILDING #4			
	UNIT 1-A	UNIT 1-B	UNIT 1-C	COMMON A	COMMON B	UNIT 2-A	UNIT 2-B	UNIT 2-C	UNIT 3-A	UNIT 3-B	UNIT 3-C	UNIT 4-A	UNIT 4-B	UNIT 4-C	
1ST FLOOR	56	147	304	535	442	304	261	304	199	299	264	264	299	199	
2ND FLOOR	857	855	644	0	0	665	120	644	753	747	658	658	648	653	
3RD FLOOR	840	826	652	0	0	655	644	651	766	725	658	658	648	684	
TOTAL LIVING	1,753	1,828	1,605	535	442	1,624	1,830	1,604	1,718	1,771	1,980	1,980	1,955	1,941	20,811
GARAGE	441	439	422	0	0	422	417	422	421	417	421	421	417	421	5,081
TOTAL BUILDING	BLDG. #1 = 7,465 G.S.F.					BLDG. #2 = 6,124 G.S.F.			BLDG. #3 = 6,328 G.S.F.			BLDG. #4 = 5,475 G.S.F.			25,842
DECKS (2ND & 3RD)	310	308	150	0	0	135	64	150	158	150	120	120	128	136	1,194

PARKING ANALYSIS

	UNIT 1-A	UNIT 1-B	UNIT 1-C	COMMON A	COMMON B	UNIT 2-A	UNIT 2-B	UNIT 2-C	UNIT 3-A	UNIT 3-B	UNIT 3-C	UNIT 4-A	UNIT 4-B	UNIT 4-C	
BEDROOMS	2	2	2	535 S.F.	442 S.F.	2	2	2	2	2	2	2	2	2	TOTAL
PARKING SPACES	2	2	2	1.5	1.1	2	2	2	2	2	2	2	2	2	26

NOTE: ALL RESIDENTIAL PARKING SPACES ARE WITHIN PRIVATE GARAGES ATTACHED TO EACH UNIT. COMMERCIAL PARKING SPACES ARE EXTERIOR ON-GRADE, ON SITE.

NOTE: THE PROJECT IS NOT IN THE "BEACH IMPACT" PARKING OVERLAY ZONE AND THUS CONFORMS TO THE "BASIC" PARKING RATIOS IN SDMC TABLE 142-05C.

	TOTAL		TOTAL
MOTORCYCLE SPACES	2	BICYCLE SPACES	6

NOTE: ALL RESIDENTIAL PARKING SPACES ARE WITHIN PRIVATE GARAGES ATTACHED TO EACH UNIT. COMMERCIAL PARKING SPACES ARE EXTERIOR ON-GRADE, ON SITE.
NOTE: THE PROJECT IS NOT IN THE "BEACH IMPACT" PARKING OVERLAY ZONE AND THUS CONFORMS TO THE "BASIC" PARKING RATIOS IN SDMG TABLE 142-05C.

SHEET INDEX

TLO COVER SHEET
T1J PROJECT DATA & LEGEND

CIVIL

C1 TOPOGRAPHIC MAP
C2 DEVELOPMENT SUMMARY
C3 PRELIMINARY GRADING PLAN
C4 DETAILS

ARCHITECTURAL

A0 DEMOLITION SITE PLAN
A0.0 PROPOSED SITE PLAN
A0.1 HEIGHT DIAGRAM
A0.2 ACCESS DIAGRAM
A1.0 FLOOR PLANS - BUILDING #1
A1.1 FLOOR PLANS - BUILDING #2
A1.2 FLOOR PLANS - BUILDING #3
A1.3 FLOOR PLANS - BUILDING #4
A2.0 EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
A3.0 SITE SECTIONS

LANDSCAPE

L1 LANDSCAPE PLAN
L2 LANDSCAPE DETAILS

DEVIATIONS

THE PROJECT REQUESTS TWO DEVIATIONS THROUGH A SITE DEVELOPMENT PERMIT.

- DEVIATION TO ALLOW RESIDENTIAL USE ON THE GROUND FLOOR AND RESIDENTIAL PARKING IN THE FRONT HALF OF THE LOT IN A COMMERCIAL ZONE (CC-4-2) IN THE COASTAL ZONE.
- DEVIATION TO PROVIDE A 5'-0" SIDE YARD SETBACK ON THE EAST SIDE (PER THE REQUIREMENTS FOR A SINGLE LOT IN THE RM-2-5 ZONE) AND TO PROVIDE A 5'-0" SIDE YARD SETBACK ON THE WEST SIDE (PER THE REQUIREMENTS FOR A SINGLE LOT IN THE CC-4-2 ZONE), AS OPPOSED TO 10% THE COMBINED PREMISES ON THE EAST & WEST SIDE YARDS.

NOTE: FAR & GROSS S.F. & DWELLING UNITS TO BE DISTRIBUTED ACROSS ENTIRE SITE PER SD.P. & SD.M.G. SECTION 1B.0222(2).

Prepared By:
Golba Architecture
1440 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9105
fax: (858) 750-3471
contact: Sasha Varone

Revision 1: -
Revision 6: -
Revision 5: 11-06-14
Revision 4: 10-27-14
Revision 3: 10-17-14
Revision 2: 09-05-14
Revision 1: 08-05-14

Project Addresses:
1634 - 1652 Grand Avenue
San Diego, CA 92104

Original Date: 07-04-14

Project Name:
Villa Grande Triplexes

Sheet 2 OF 22

Sheet Title: LEGEND & NOTES

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109



San Diego
T 1.1

TOPOGRAPHIC MAP

ATTACHMENT 10

SCALE: 1" = 10'
CONTOUR INTERVAL: 1'



LEGAL DESCRIPTION

LOT 27 THROUGH 32 IN BLOCK 238 OF PACIFIC BEACH, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS 687 AND 654 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1892 AND SEPTEMBER 26, 1893 RESPECTIVELY.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED AT THE NORTHWESTERLY CORNER OF GRAND AVENUE AND INGRAM STREET. ELEVATION = 62.58' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

- EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. SEE TITLE REPORT.
- THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
- THE ADDRESS FOR THE SUBJECT PROPERTY IS 1634-52 GRAND AVENUE, SAN DIEGO, CA 92109.
- THE ASSESSOR PARCEL NUMBERS FOR THE SUBJECT PROPERTY ARE 424-012-14, 15 & 16.
- THE AREA OF THE SUBJECT PROPERTY IS 0.43 ACRES.

ABBREVIATIONS

ASPH ASPHALT
CONC CONCRETE
EL ELEVATION
FL FLOW LINE
TC TOP OF CURB
TYP TYPICAL



PATRICK F. CHRISTENSEN, P.L.S. 7208 Date 11-21-13

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7688 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (658)271-9901 FAX (658)271-8912

Project Address:
1634-52 GRAND AVENUE
SAN DIEGO, CA 92109

Project Name:
VILLA GRANDE

Sheet Title:

TOPOGRAPHIC MAP

Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 11-23-13 CHANGED SCALE

Original Date: NOVEMBER 21, 2013

Sheet 1 of 1

DEP#

CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7688 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (658)271-9901 FAX: (658)271-8912

C-1

JN 2013-60

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

MIXED USE CONDOMINIUM PROJECT, COMPRISED OF 12 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS WITH SITE IMPROVEMENTS. THE EXISTING IMPROVEMENTS ARE TO BE REMOVED.

LEGAL DESCRIPTION:

LOT 27 THROUGH 32 IN BLOCK 238 OF PACIFIC BEACH, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS 697 AND 854 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1892 AND SEPTEMBER 28, 1893 RESPECTIVELY.

ASSESSOR'S PARCEL NUMBERS: 424-012-14, 15 & 16.

OWNER:

VILLA GRANDE, LLC
7421 VIA CAPRI
LA JOLLA, CA 92037

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:

CONSTRUCTION CLASSIFICATION:
TYPE V(B) - SPRINKLERED (NFPA 13R)

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2
BUSINESS GROUP B

ZONING:

CC-4.2 - FRONT, 10' REAR YARD,
10' SIDE YARD

RM-2.5 ZONE: 15'(MIN) /20'(STD) FRONT, 15' REAR YARD,
5' SIDE YARD

SEE SHEETS T-1.1 AND A-0.0 FOR VARIANCE REQUESTS

OVERLAY ZONES:

COASTAL NON-APPEALABLE ZONE
COASTAL HEIGHT LIMITATION
GEOLOGICAL HAZARD ZONE CATEGORY 52

AREA:

SITE AREA: 0.430 ACRES (18,728 SQUARE FEET)

GROSS FLOOR AREA 25,539 SQUARE FEET

USES:

CURRENT USE:
RESIDENTIAL/COMMERCIAL
PROPOSED USE:
MIXED USE MULTIPLE UNIT RESIDENTIAL - CONDOMINIUM
AND COMMERCIAL

RESIDENTIAL UNIT TABULATION

12 - 2 BED CONDOS.....2 X 12 = 24 SPACES

24 REQUIRED - 24 PROVIDED
2 MOTORCYCLE SPACES (0.1 SPACE/UNIT)
6 BICYCLE SPACES(0.5 SPACES/UNIT)

COMMERCIAL

COMMERCIAL 977 SF X 2.5/1000SF = 3 SPACES

3 REQUIRED - 2 PROVIDED + 1 HANDICAP PROVIDED

TOTAL OFF-STREET COVERED PARKING SPACE REQUIREMENTS:

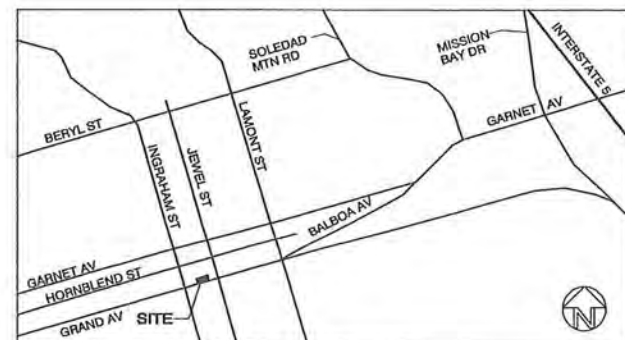
RESIDENTIAL - MUNICIPAL CODE SECTION 142.0525 TABLE 142-05C - BASIC AREA
COMMERCIAL - MUNICIPAL CODE SECTION 142.0530 TABLE 142-05E - OUTSIDE TRANSIT AREA

TITLE NOTES:

PRELIMINARY TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NHSC-4520110 (rh).
DATED JUNE, 2014.

ITEMS EXIST IN SCHEDULE B OF THE PRELIMINARY TITLE REPORT THAT CAN NOT BE PLOTTED
SEE TITLE REPORT.

NO ONSITE EASEMENTS EXIST



VICINITY MAP
NOT TO SCALE

CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-9901 FAX: (858) 271-8912

ANTHONY K. CHRISTENSEN, RCE 54021
LS 7508

SEPTEMBER 03, 2014
Date



TENTATIVE MAP NO. 1336968 COASTAL DEVELOPMENT PERMIT

BASIS OF BEARINGS

THE SOUTH LINE OF BLOCK 236, PACIFIC BEACH, AS SHOWN ON MAP NO. 10574,
I.E. NORTH 76°00'28" EAST.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED AT THE NORTH-WESTERLY CORNER OF
GRAND AVENUE AND INGRAM STREET, ELEVATION = 62.562 MEAN SEA LEVEL (N.G.V.D.
1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTGRAMMETRIC SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING IN NOVEMBER 2013.
2. THE USE OF PROPOSED LOT IS FOR 12 RESIDENTIAL AND 2 COMMERCIAL CONDOMINIUM UNITS.
3. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. THE EXISTING NUMBER OF LOTS ARE SIX. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS ONE.
5. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER RIPS POLICY P-00-6 (JFC 901.4.4)
6. THE DEVELOPMENT PROPOSES TO PROVIDE 24 ENCLOSED PARKING SPACES, 2 GUEST SPACES AND ONE HANDICAP SPACE. 36 PARKING SPACES REQUIRED. (SEE SITE PLAN)
7. NAD27 COORDINATES = 230-1695. NAD83 COORDINATES = 1870-6255.
8. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 et. seq. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL UNITS IS 12 RESIDENTIAL AND 2 COMMERCIAL.
9. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
10. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
11. A FINAL MAP FILED AT THE COUNTY RECORDERS OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP SHALL BE REQUIRED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.
12. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE CURB OUTLET WITHIN GRAND AVENUE RIGHT OF WAY.
13. WAIVER OR UNDERGROUNDING REQUESTED FOR OVERHEAD ELECTRICAL IN ALLEY..
14. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A PARCEL MAP PROCEDURE OF SURVEY.
15. SEE ARCHITECTURAL PLAN FOR VARIANCE AND DEVIATION REQUESTS.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE
TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH
I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSID-
ERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASE-
MENTS, OR RAILROAD RIGHTS-OF-WAY.

ANNIE SO, MANAGING MEMBER
VILLA GRANDE, LLC

DATE

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:

1634-1652 GRAND AVENUE
SAN DIEGO, CA

Project Name:

VILLA GRANDE TRIPLEXES

Sheet Title:

TENTATIVE MAP

Revision 6:

Revision 4:

Revision 3:

Revision 2:

Revision 1: 09-03-14 ADDRESS CITY COMMENTS

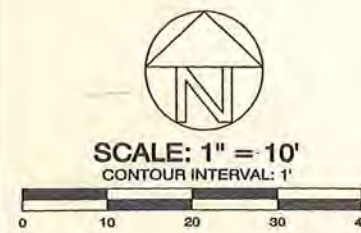
Original Date: JUNE 10, 2014

Sheet

DEP#

TENTATIVE MAP NO. 1336968

COASTAL DEVELOPMENT PERMIT



LEGEND	
PROPERTY LINE	---
EXISTING CONTOUR	---
EXISTING ELECTRICAL LINE	—E—E—
EXISTING GAS LINE	—G—G—
EXISTING SEWER LINE	—S—S—
EXISTING TELEPHONE LINE	—T—T—
EXISTING WATER LINE	—W—W—
EXISTING CATV LINE	—C—C—
FIRE HYDRANT	⊙
MANHOLE	⊙
PROPOSED 6" PVC SEWER LATERAL	⊙ S
PROPOSED WATER SERVICE	⊙ W
PROPOSED FIRE SERVICE	⊙ FS

CONSTRUCTION NOTES

- EXISTING DRIVEWAY TO BE CLOSED
- PROPOSED 2" WATER SERVICE
- EXISTING WATER SERVICE TO BE KILLED
- PROPOSED MODULAR WETLAND SYSTEM STORM WATER UNIT (MWS-4-23 (Custom))
- PROPOSED CATCH BASIN WITH PUMP
- PROPOSED CURB OUTLET (Q100= 1.08 CFS, V100= 3.4 FPS)
- PROPOSED CATCH BASIN (TYPICAL)
- PROPOSED AREA DRAIN (TYPICAL)
- PROPOSED 4" FIRE SERVICE
- PROPOSED 6" PVC SEWER LATERAL
- EXISTING SEWER LATERAL TO BE ABANDONED AT P/L
- PLANTER (TYPICAL)
- SITE WALL (TYPICAL)
- VISIBILITY TRIANGLE NOTHING GREATER THAN 36" IN HEIGHT ALLOWED IN THIS AREA
- UTILITY POLE TO BE RELOCATED
- ANY DAMAGED CURB, GUTTER AND SIDEWALK TO BE REPLACED (SIDEWALK WITH THE SAME SCORING PATTERN)
- PROPOSED MID-BLOCK STREET LIGHT PER CITY STANDARD

GRADING DATA

AREA OF SITE - 18,728 S.F. (0.430 AC)
 AREA OF SITE TO BE GRADED - 18,728 SF
 PERCENT OF SITE TO BE GRADED - 100%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 0 SF, PERCENT OF TOTAL SITE - 0%
 AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO EBL REGS. (LDC SEC. 143.0110): 0%
 AMOUNT OF CUT - 460 C.Y.
 AMOUNT OF FILL - 100 C.Y.
 AMOUNT OF EXPORT - 360 C.Y.
 MAXIMUM HEIGHT OF FILL SLOPE - NONE
 MAXIMUM HEIGHT OF CUT SLOPE - NONE
 MAXIMUM HEIGHT OF VERTICAL CUT 3 FEET
 EARTHWORK IS APPROXIMATE AND CALCULATED TO FINISH SURFACES

RETAINING WALL:

SITE/RETAINING WALL LENGTH - 250'
 MAXIMUM SITE WALL HEIGHT - 5'
 MAXIMUM RETAINED HEIGHT - 3'

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 PHONE (658)271-6901 FAX (658)271-8912

Project Address:
 1634-1652 GRAND AVENUE
 SAN DIEGO, CA

Project Name:
 VILLA GRANDE TRIPLEXES

Sheet Title:

TENTATIVE MAP

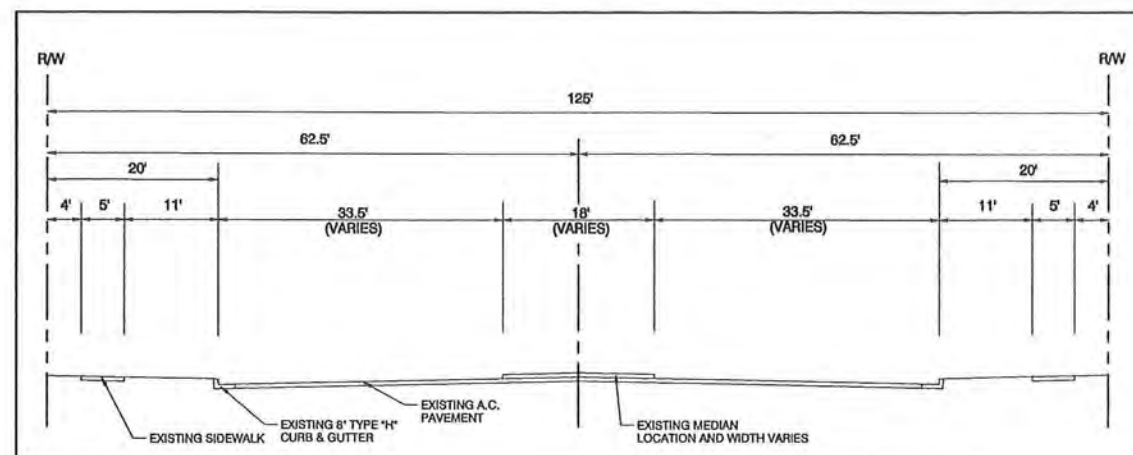
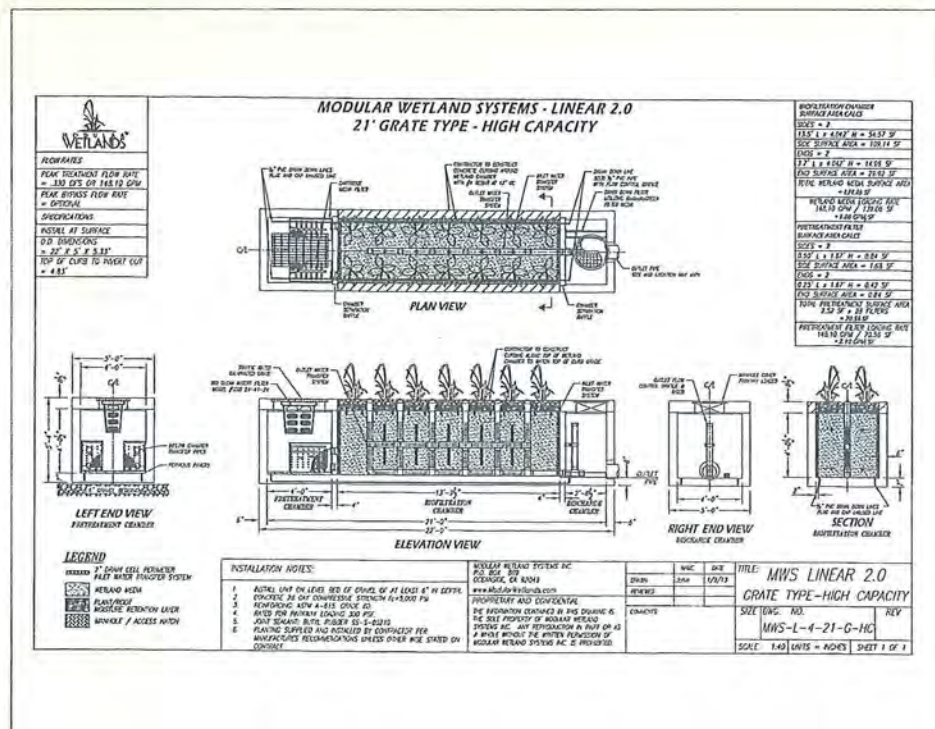
Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1: 09-03-14 ADDRESS CITY COMMENTS

Original Date: JUNE 10, 2014

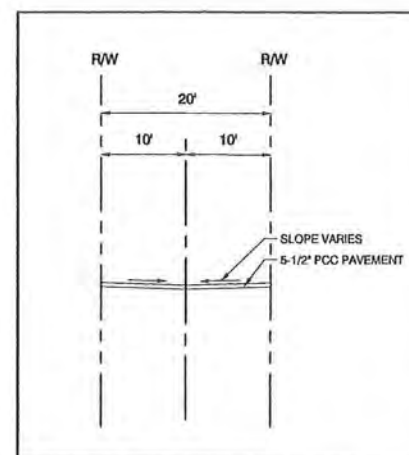
Sheet

DEP#





**TYPICAL SECTION
GRAND AVENUE**
NOT TO SCALE



**TYPICAL SECTION
ALLEY**
NOT TO SCALE

CE & S **CHRISTENSEN ENGINEERING & SURVEYING**
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (658) 271-9901 FAX: (658) 271-8912

ANTONY K. CHRISTENSEN, RCE 54021
LS 7508

SEPT 03, 2014
Date



CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (650)271-9901 FAX (650)271-6912

Project Address:
1634-1652 GRAND AVENUE
SAN DIEGO, CA

Project Name: **VILLA GRANDE TRIPLEXES**

Sheet Title:

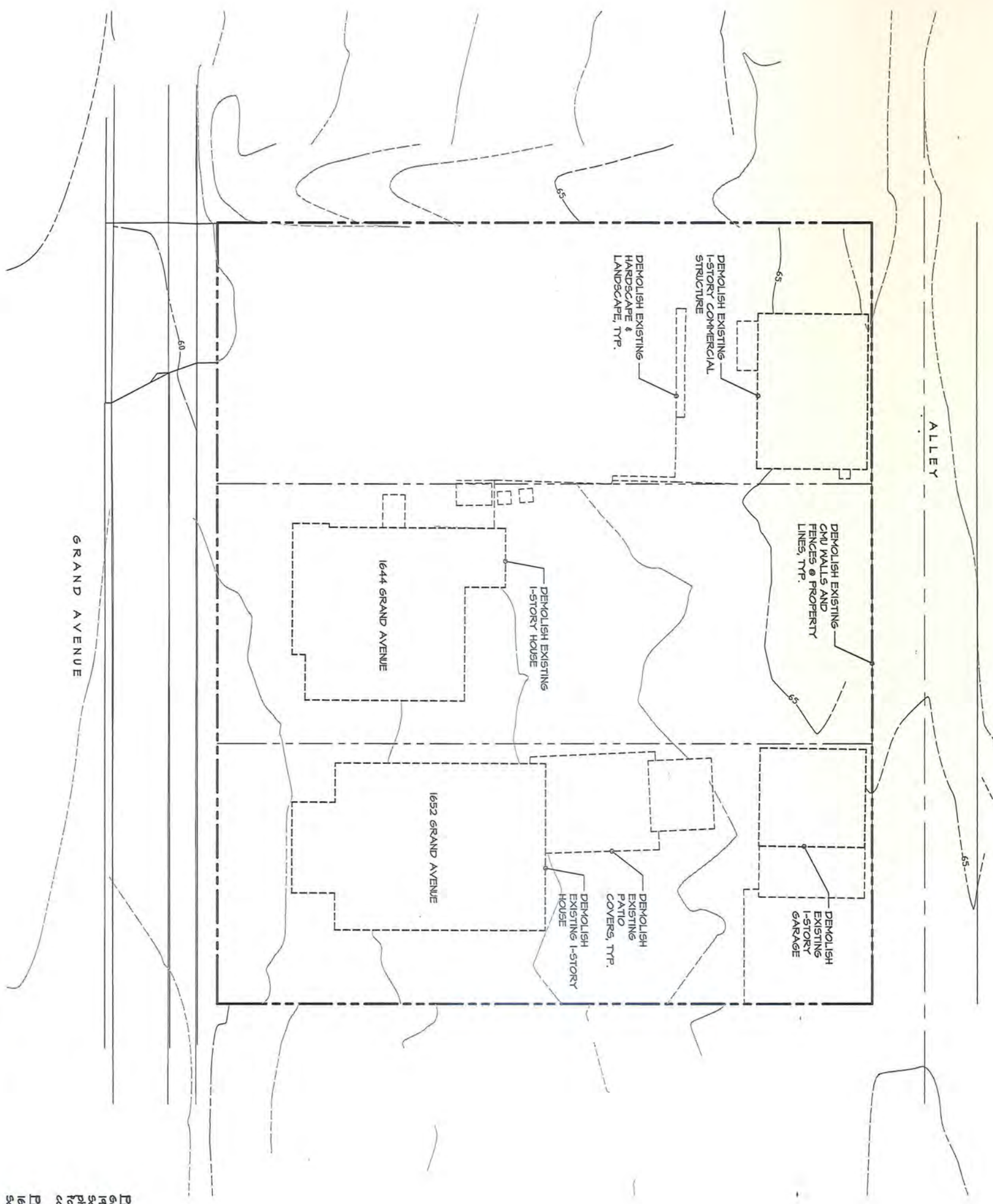
TENTATIVE MAP DETAILS

Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 09-03-14 ADDRESS CITY COMMENTS

Original Date: JUNE 10, 2014

Sheet

DEP4



DEMO PLAN
SCALE: 1" = 10'-0"



Prepared By:
Golba Architecture
1940 Gamet Ave., Suite 100
San Diego, CA 92104
Phone: (619) 231-9905
Fax: (858) 750-3471
Contact: Sasha Verone

Project Address:
1634 - 1652 Grand Avenue
San Diego, CA 92104

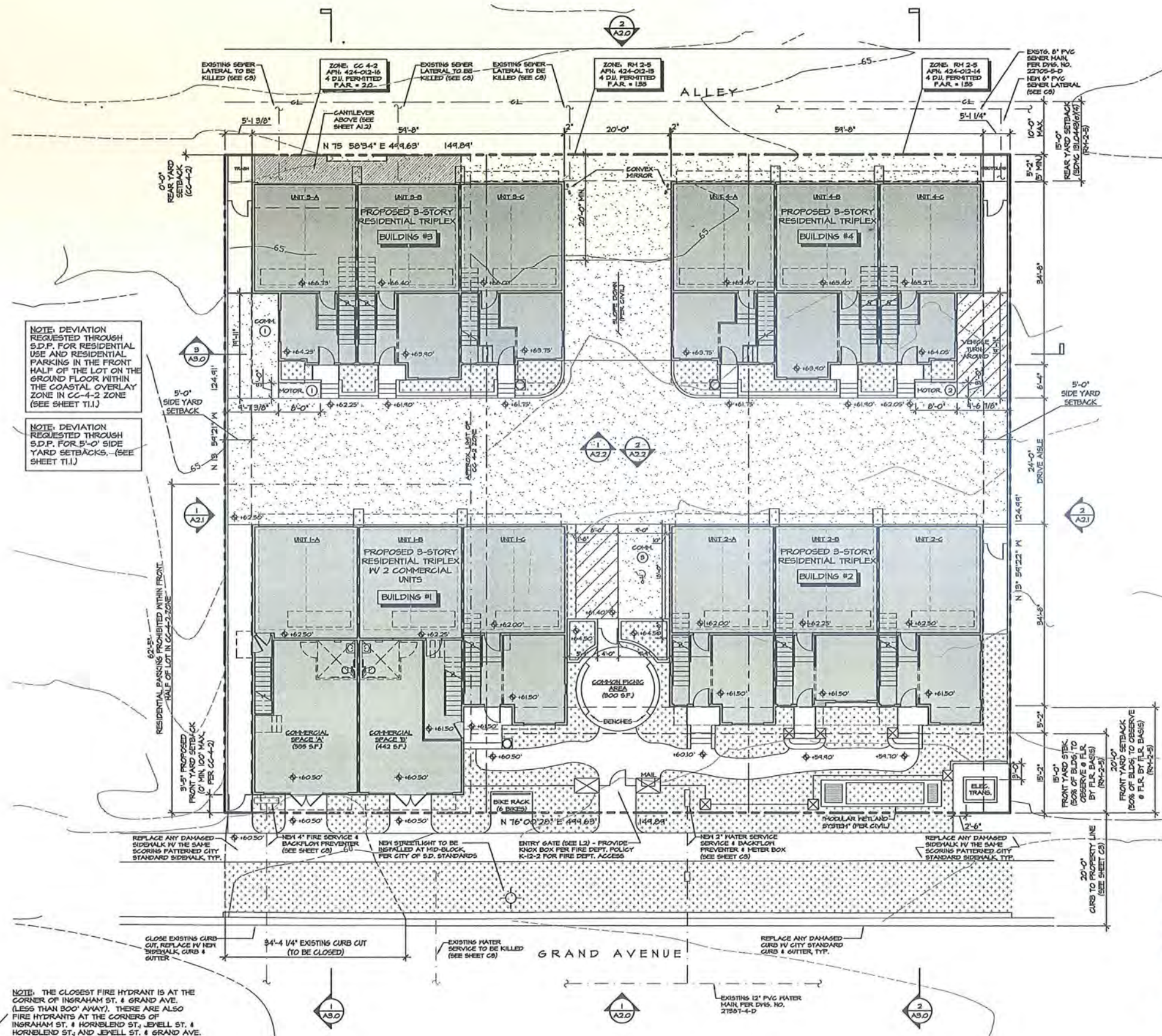
Project Name:
Villa Grande Triplexes

Sheet Title:
DEMO PLAN

Revision 7:
Revision 6: -
Revision 5: 11-06-14
Revision 4: 10-27-14
Revision 3: 10-17-14
Revision 2: 09-05-14
Revision 1: 08-05-14

Original Date: 07-09-14

Sheet 7 of 22



SITE LEGEND:

- PROPOSED BUILDING FOOTPRINT (SEE ENLARGED BUILDING FLOOR PLANS)
- VEHICULAR PAVING: INTERLOCKING CONCRETE PAVERS IN CONCRETE BANDS (SEE LANDSCAPE DWGS.)
- LANDSCAPED AREA (SEE LANDSCAPE DWGS.)
- PEDESTRIAN PAVING: STAMPED CONCRETE, INTERLOCKING PAVERS, OR SIM. (SEE LANDSCAPE DWGS.)
- PROPERTY LINE
- SETBACK LINE

- SITE NOTES:**
- SEE SHEET A01 FOR BUILDING HEIGHT INFORMATION.
 - THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
 - PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (MFG 901.4.4)
 - METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - THERE ARE NO EXISTING EASEMENTS ON SITE.

- FIRE NOTES:**
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-08-01.
 - POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDINGS.
 - CFR 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

NOTE: THE CLOSEST FIRE HYDRANT IS AT THE CORNER OF INGRAHAM ST. & GRAND AVE. (LESS THAN 300' AWAY). THERE ARE ALSO FIRE HYDRANTS AT THE CORNERS OF INGRAHAM ST. & HORNBLAND ST., JEWELL ST. & HORNBLAND ST., AND JEWELL ST. & GRAND AVE. (ALL LESS THAN 300' AWAY)

SITE PLAN
SCALE: 1" = 10'-0"

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (619) 231-9905
contact: Sasha Varone

Project Addresses:
1634 - 1652 Grand Avenue
San Diego, CA 92109

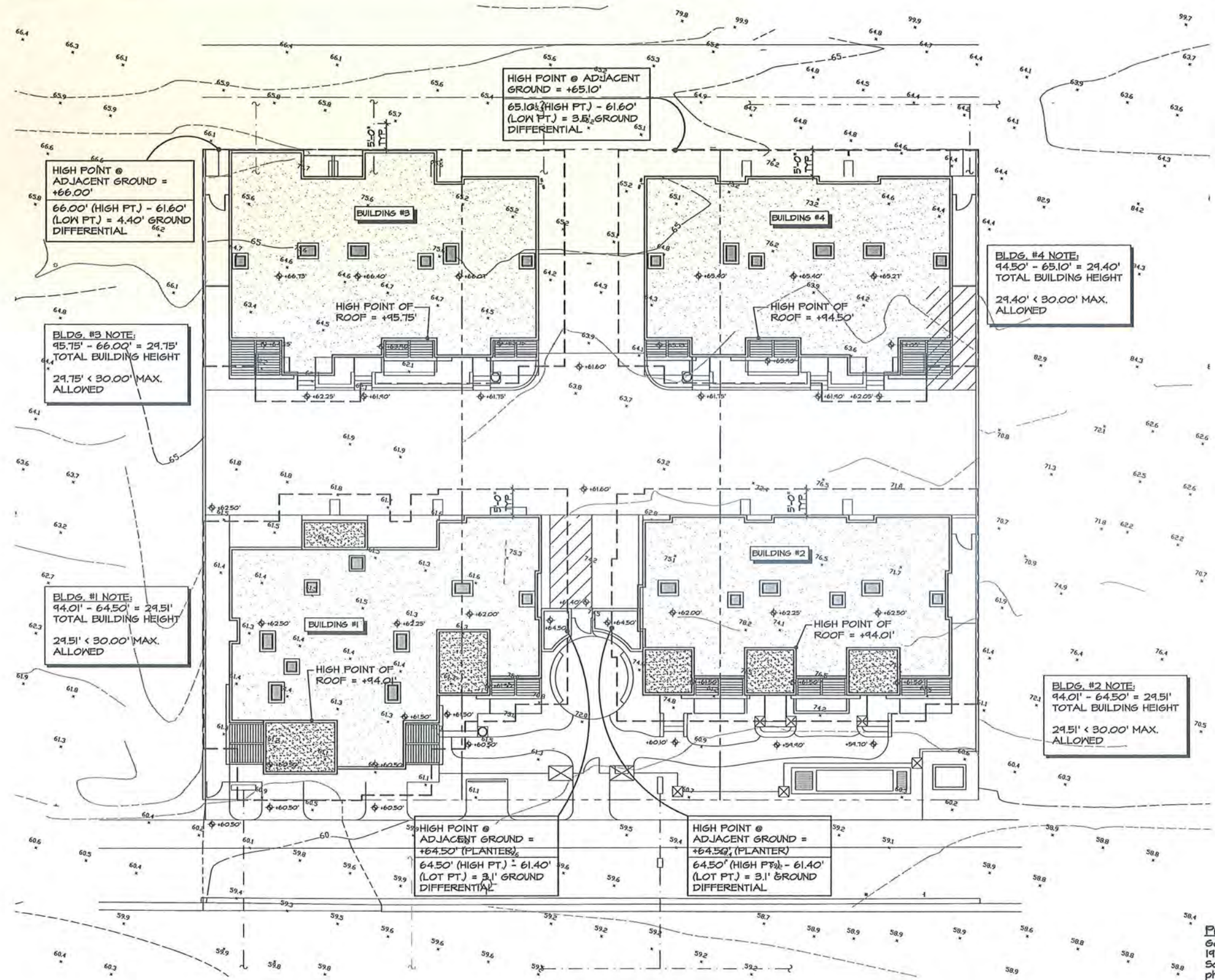
Project Name:
Villa Grande Triplexes

Revision 1: -
Revision 6: -
Revision 5: 11-06-14
Revision 4: 10-27-14
Revision 3: 10-17-14
Revision 2: 09-05-14
Revision 1: 08-05-14

Original Date: 07-09-14

Sheet 8 OF 22

Sheet Title: PROPOSED SITE PLAN



HIGH POINT @ ADJACENT GROUND = +66.00'
66.00' (HIGH PT.) - 61.60' (LOW PT.) = 4.40' GROUND DIFFERENTIAL

BLDG. #3 NOTE:
95.75' - 66.00' = 29.75'
TOTAL BUILDING HEIGHT
29.75' < 30.00' MAX. ALLOWED

BLDG. #1 NOTE:
94.01' - 64.50' = 29.51'
TOTAL BUILDING HEIGHT
29.51' < 30.00' MAX. ALLOWED

HIGH POINT @ ADJACENT GROUND = +65.10'
65.10' (HIGH PT.) - 61.60' (LOW PT.) = 3.50' GROUND DIFFERENTIAL

BLDG. #4 NOTE:
94.50' - 65.10' = 29.40'
TOTAL BUILDING HEIGHT
29.40' < 30.00' MAX. ALLOWED

BLDG. #2 NOTE:
94.01' - 64.50' = 29.51'
TOTAL BUILDING HEIGHT
29.51' < 30.00' MAX. ALLOWED

HIGH POINT @ ADJACENT GROUND = +64.50' (PLANTER)
64.50' (HIGH PT.) - 61.40' (LOW PT.) = 3.1' GROUND DIFFERENTIAL

HIGH POINT @ ADJACENT GROUND = +64.50' (PLANTER)
64.50' (HIGH PT.) - 61.40' (LOW PT.) = 3.1' GROUND DIFFERENTIAL

HEIGHT DIAGRAM
SCALE: 1" = 10'-0"



Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (858) 750-3471
contact: Sasha Varona

Revision 1: -
Revision 6: -
Revision 5: 11-06-14
Revision 4: 10-27-14
Revision 3: 10-17-14
Revision 2: 09-05-14
Revision 1: 08-05-14

Project Addresses:
1634 - 1652 Grand Avenue
San Diego, CA 92104

Original Date: 07-09-14

Project Name:
Villa Grande Triplexes

Sheet 9 Of 22

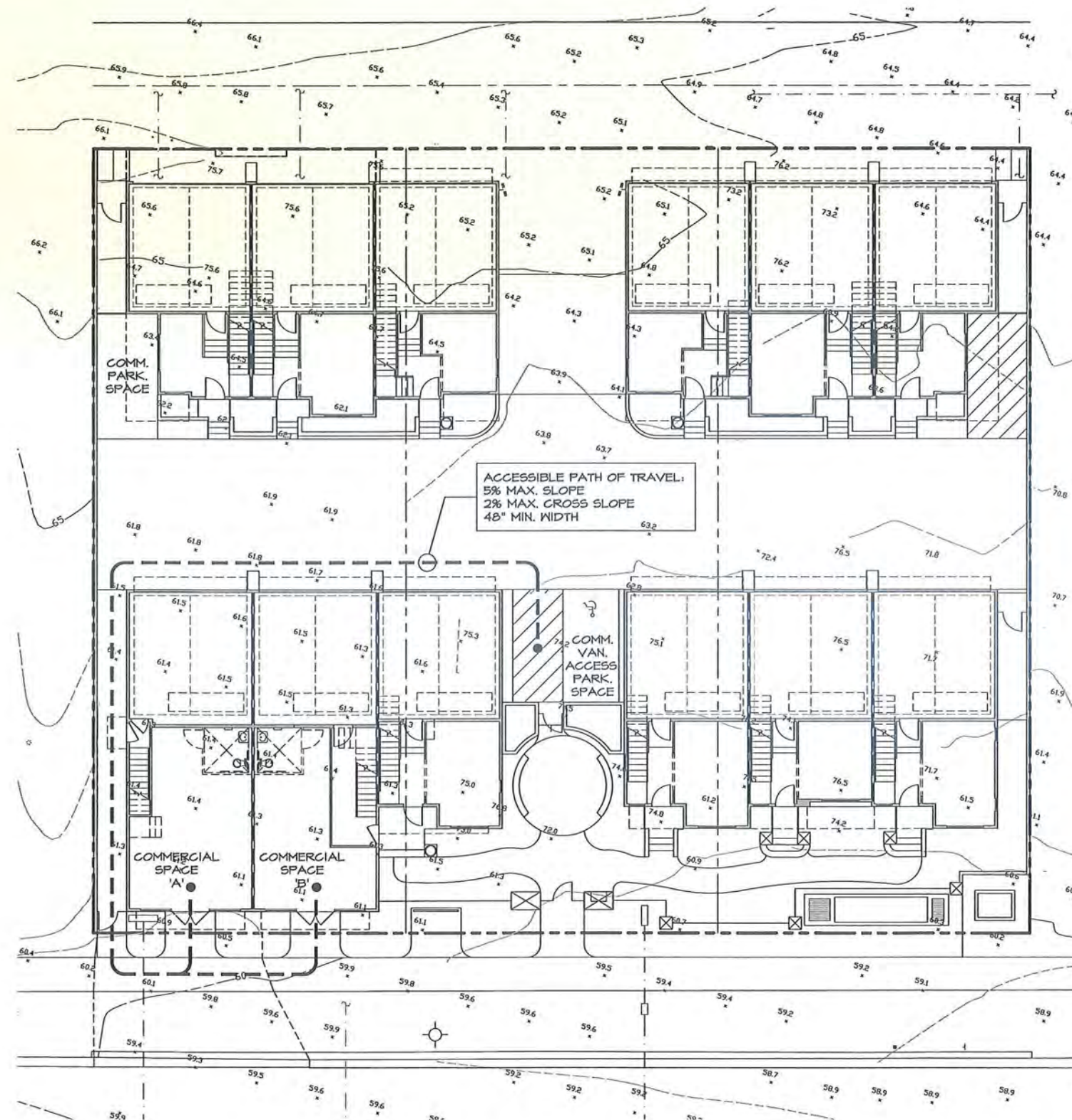
Sheet Title: HEIGHT
DIAGRAM

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109



0.1
A 0.1



ACCESS DIAGRAM

SCALE: 1" = 10'-0"



Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (858) 750-3471
contact: Sasha Varone

Revision 7: -
Revision 6: -
Revision 5: 11-06-14
Revision 4: 10-27-14
Revision 3: 10-17-14
Revision 2: 09-05-14
Revision 1: 08-05-14

Project Address:
1634 - 1652 Grand Avenue
San Diego, CA 92109

Original Date: 07-09-14

Project Name:
Villa Grande Triplexes

Sheet 10 OF 22

Sheet Title: **ACCESS
DIAGRAM**

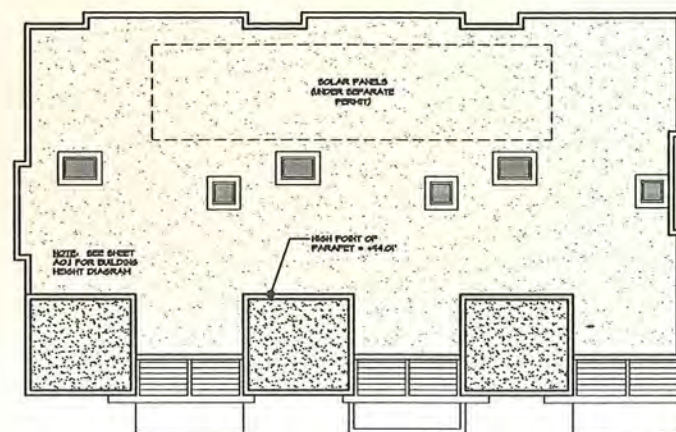
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109



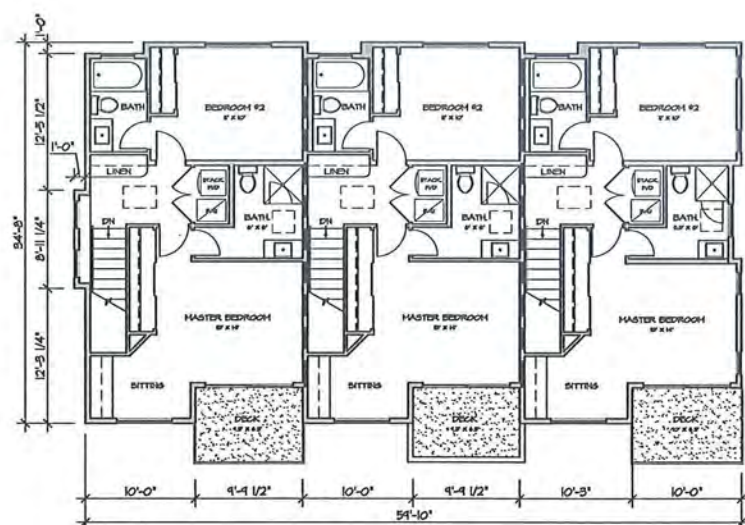
Golba
INC.

A 0.2



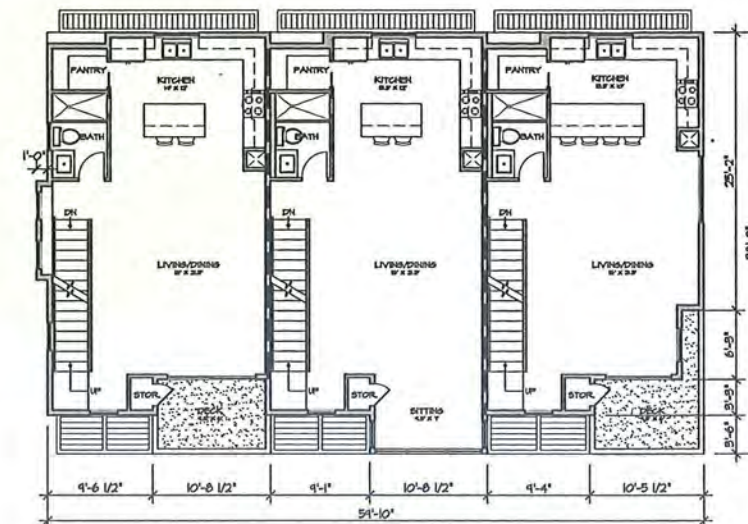
ROOF PLAN

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



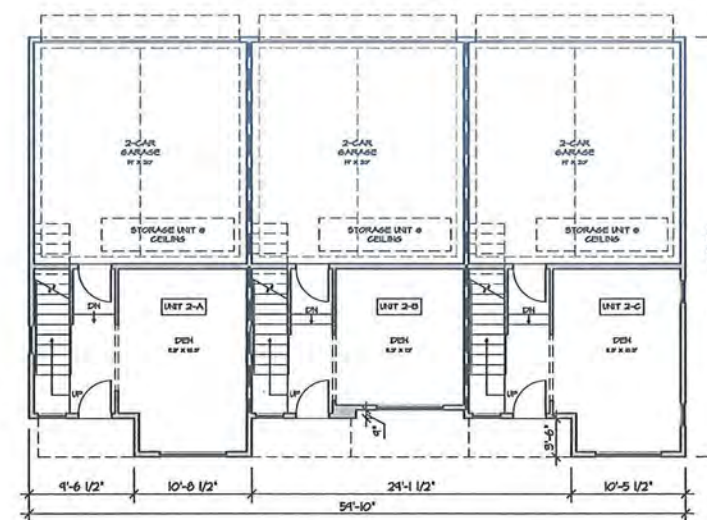
3RD FLOOR PLAN

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



2ND FLOOR PLAN

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



1ST FLOOR PLAN

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



Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (619) 750-3471
contact: Sasha Varone

Revision 7: -
Revision 6: -
Revision 5: 11-06-14
Revision 4: 10-27-14
Revision 3: 10-17-14
Revision 2: 09-03-14
Revision 1: 08-03-14

Project Addresses:
1634 - 1652 Grand Avenue
San Diego, CA 92104

Original Date: 07-09-14

Project Name:
Villa Grande Triplexes

Sheet 12 OF 22

Sheet Title: FLOOR PLANS
BUILDING 2

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (619) 750-3471

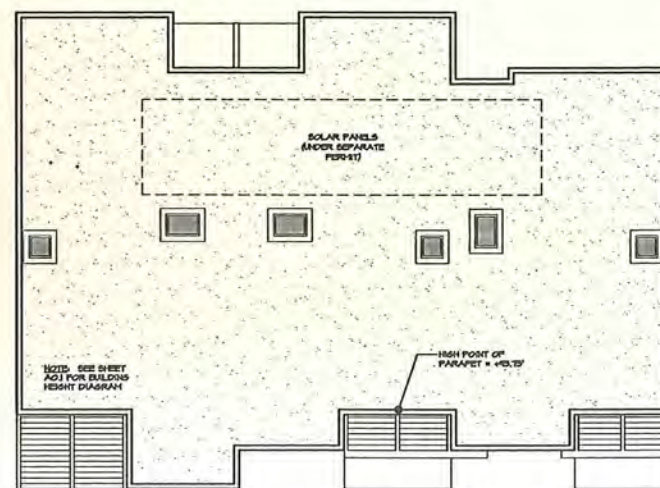
VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109



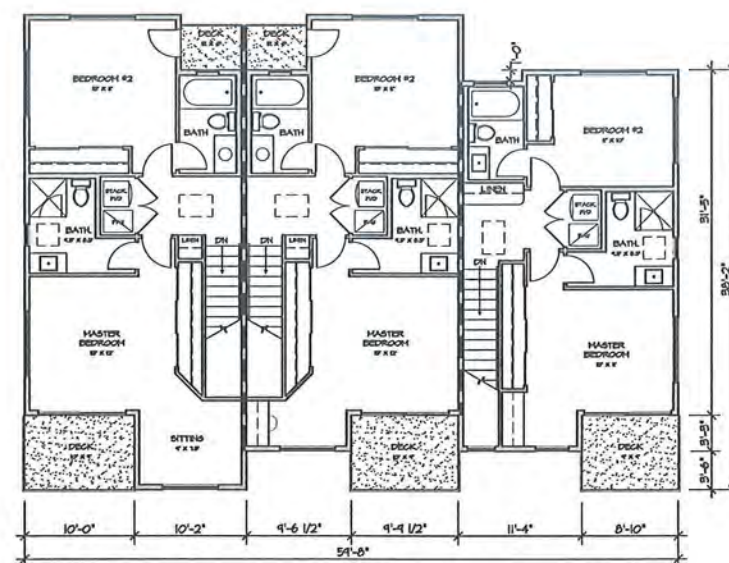
San Diego

A 1.1

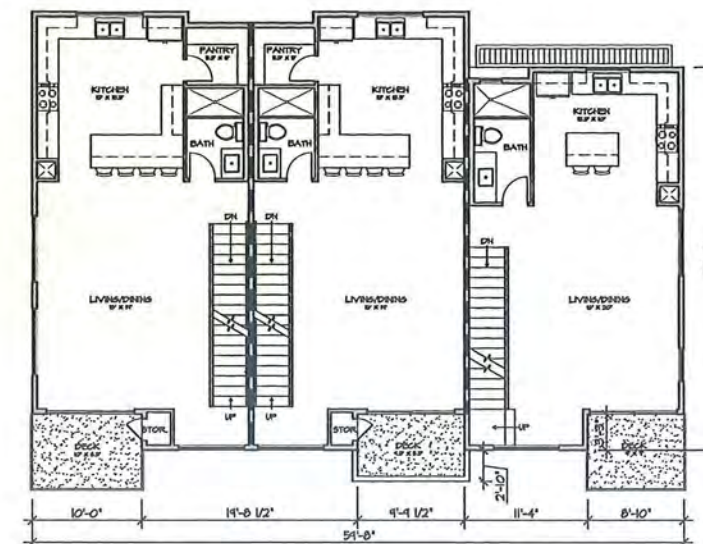
DATE: 11-06-14



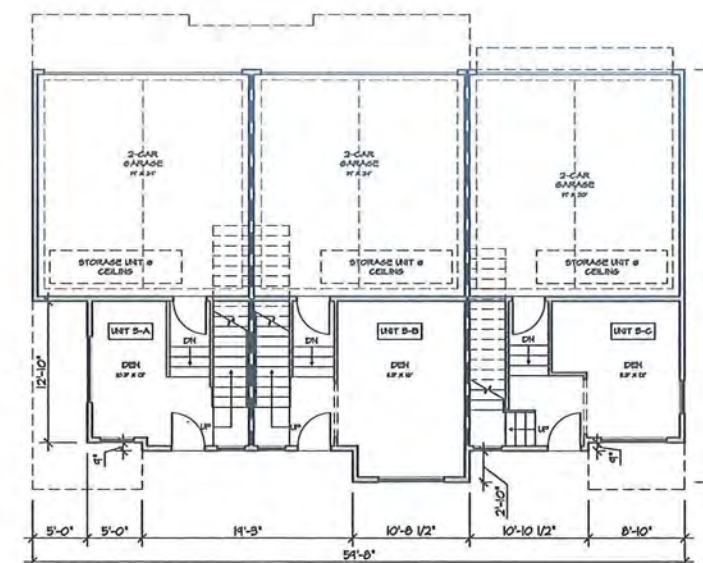
ROOF PLAN
SCALE: 1/8"=1'-0"



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



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



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



Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (619) 231-9905
contact: Sasha Varone

Revision 1: -
Revision 2: -
Revision 3: 11-06-14
Revision 4: 10-27-14
Revision 5: 10-17-14
Revision 6: 09-05-14
Revision 7: 08-05-14

Project Addresses:
1634 - 1652 Grand Avenue
San Diego, CA 92104

Original Date: 07-09-14

Project Name:
Villa Grande Triplexes

Sheet: 13 OF 22

Sheet Title: FLOOR PLANS
BUILDING 3

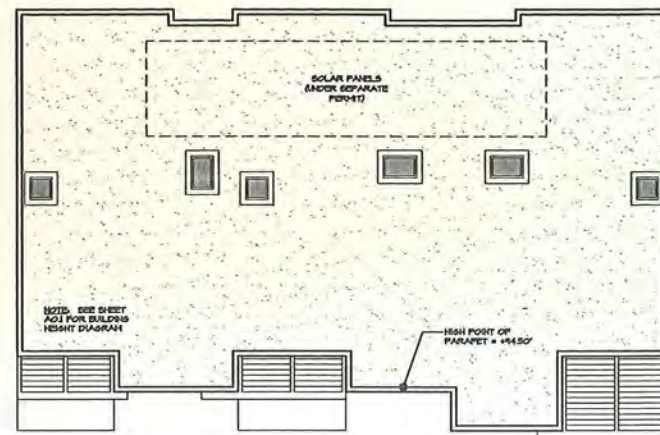
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (619) 231-9905

VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109

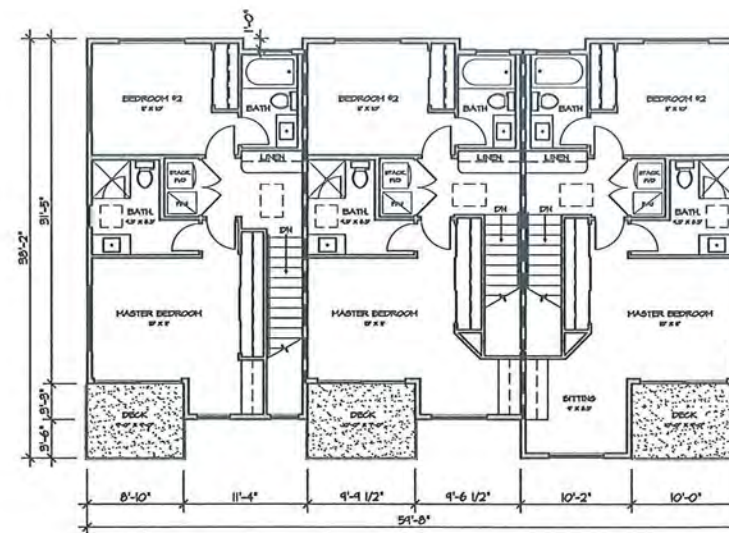


A 1.2

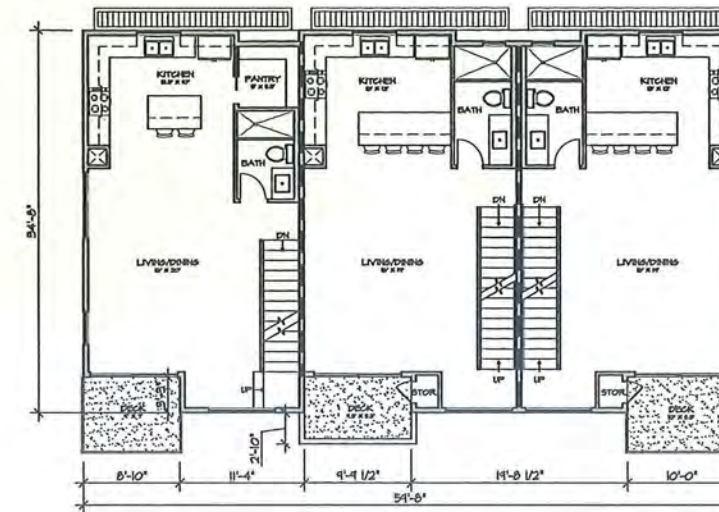
DATE: 11-06-14



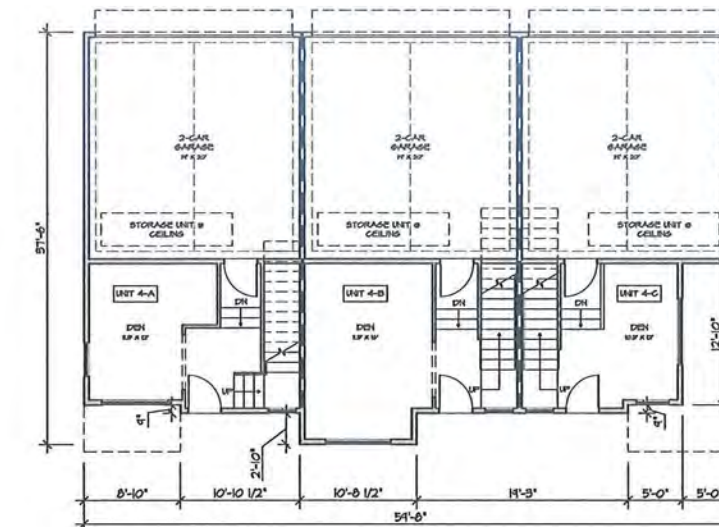
ROOF PLAN
SCALE: 1/8"=1'-0"



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



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



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



Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (619) 231-9905
contact: Sasha Varone

Revision 1: -
Revision 2: -
Revision 3: 11-06-14
Revision 4: 10-27-14
Revision 5: 10-17-14
Revision 6: 09-05-14
Revision 7: 08-05-14

Project Addresses:
1634 - 1652 Grand Avenue
San Diego, CA 92104

Original Date: 07-09-14

Project Name:
Villa Grande Triplexes

Sheet 14 of 22

Sheet Title: FLOOR PLANS
BUILDING 4

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (619) 231-9905

VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109



A 1.3



**SOUTH SITE ELEVATION
(BUILDINGS #1 & #2)**

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



**NORTH SITE ELEVATION
(BUILDINGS #3 & #4)**

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

MATERIAL LEGEND

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (619) 750-3471
contact: Sasha Varone

Revision 7: -
Revision 6: -
Revision 5: 11-06-14
Revision 4: 10-27-14
Revision 3: 10-17-14
Revision 2: 09-05-14
Revision 1: 08-05-14

Project Address:
1634 - 1652 Grand Avenue
San Diego, CA 92104

Original Date: 07-09-14

Project Name:
Villa Grande Triplexes

Sheet 15 Of 22

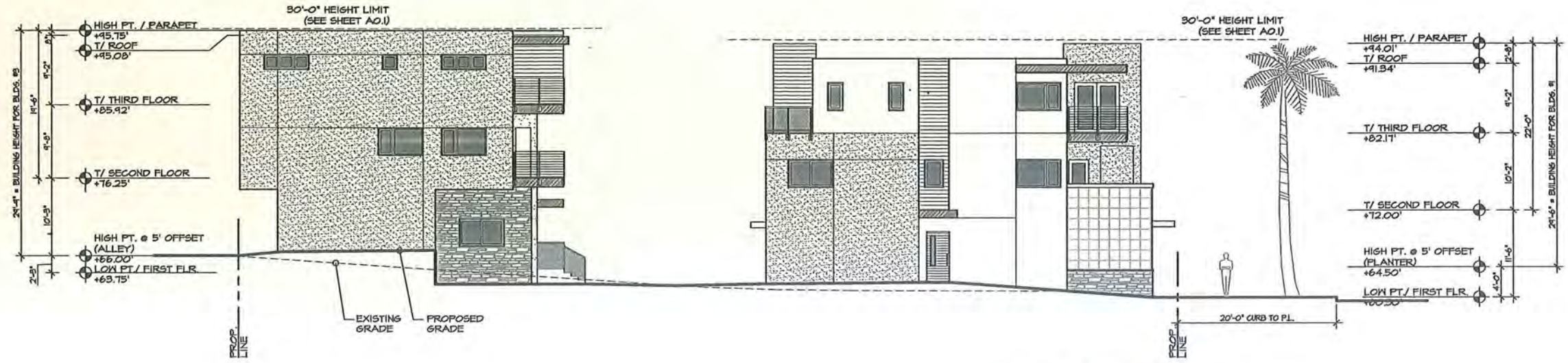
Sheet Title: EXTERIOR
ELEVATIONS

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (619) 750-3471

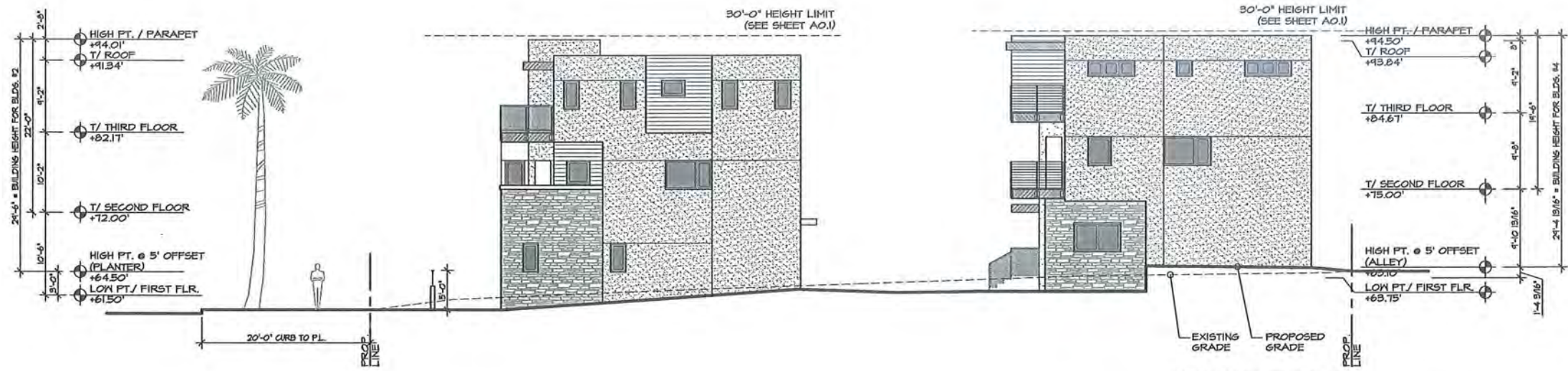
VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109



San Diego
A 2.0



WEST SITE ELEVATION
(BUILDINGS #1 & #3)
SCALE: 1/8"=1'-0"



EAST SITE ELEVATION
(BUILDINGS #2 & #4)
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (858) 750-3471
contact: Sasha Varone

Revision 7: -
Revision 6: -
Revision 5: 11-06-14
Revision 4: 10-27-14
Revision 3: 10-17-14
Revision 2: 09-05-14
Revision 1: 08-05-14

Project Addresses:
1634 - 1652 Grand Avenue
San Diego, CA 92104

Original Date: 07-09-14

Project Name:
Villa Grande Triplexes

Sheet 16 OF 22

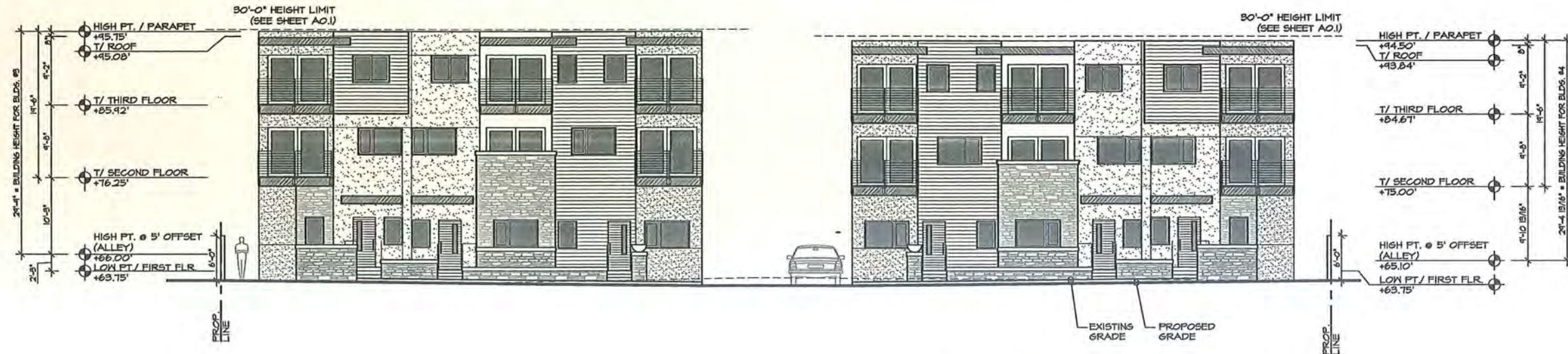
Sheet Title: **EXTERIOR ELEVATIONS**

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109

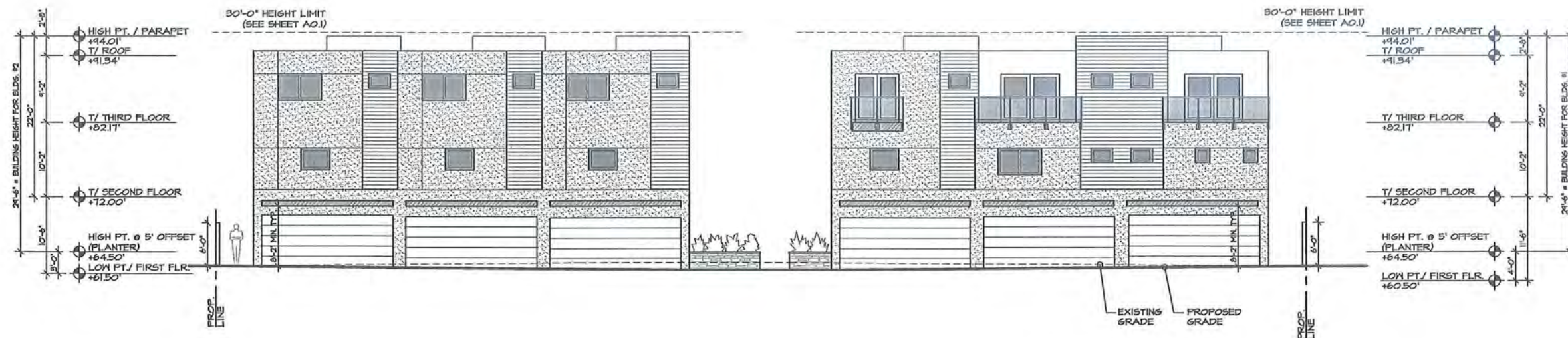


San Diego
A 2.1



NORTH COURTYARD ELEVATION
(BUILDINGS #3 & #4)

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



SOUTH COURTYARD ELEVATION
(BUILDINGS #1 & #2)

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

MATERIAL LEGEND

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (858) 750-3471
contact: Sasha Varone

Revision 1: -
Revision 6: -
Revision 5: 11-06-14
Revision 4: 10-27-14
Revision 3: 10-17-14
Revision 2: 09-05-14
Revision 1: 08-05-14

Project Addresses:
1634 - 1652 Grand Avenue
San Diego, CA 92109

Original Date: 07-09-14

Project Name:
Villa Grande Triplexes

Sheet 17 Of 22

Sheet Title: EXTERIOR ELEVATIONS

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

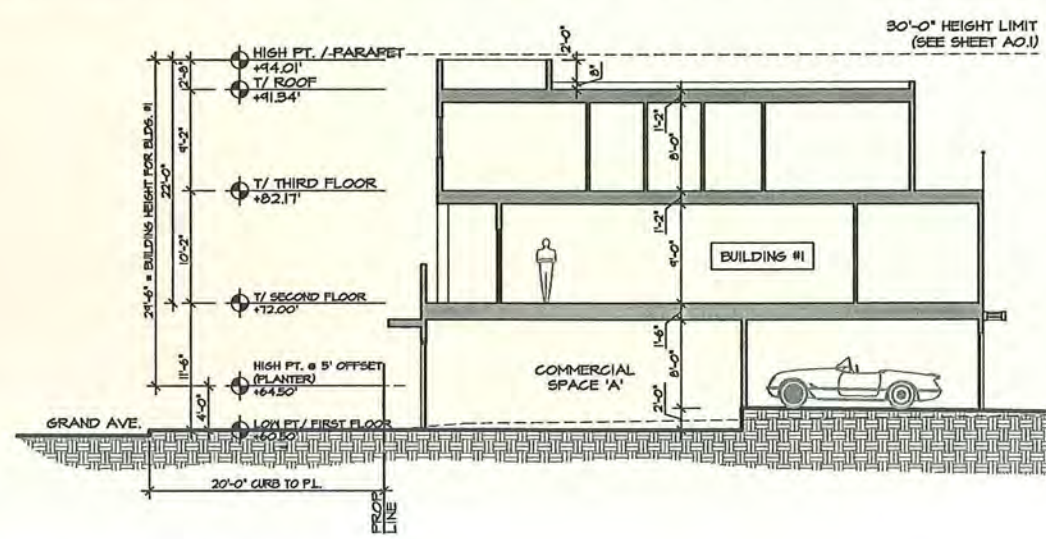
VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109



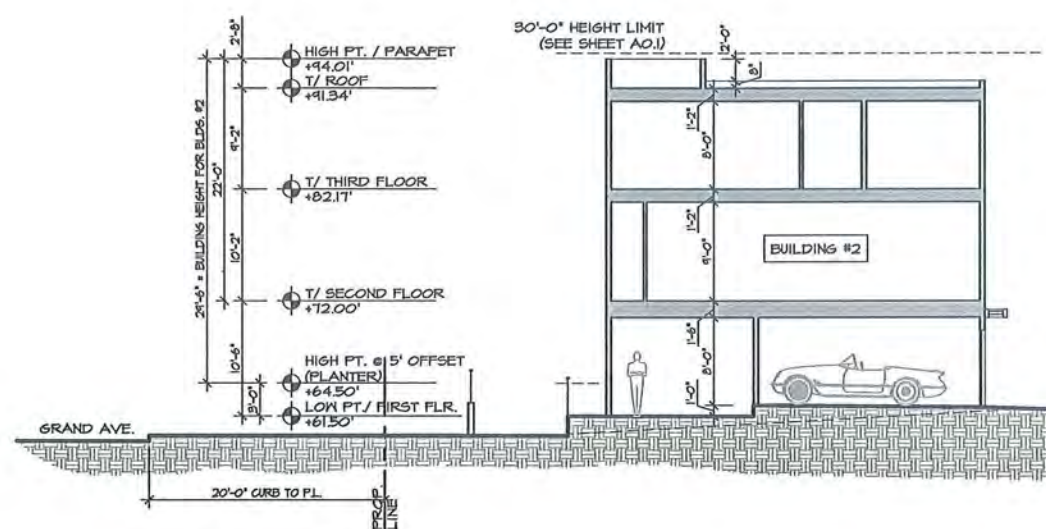
San Diego

A 2.2

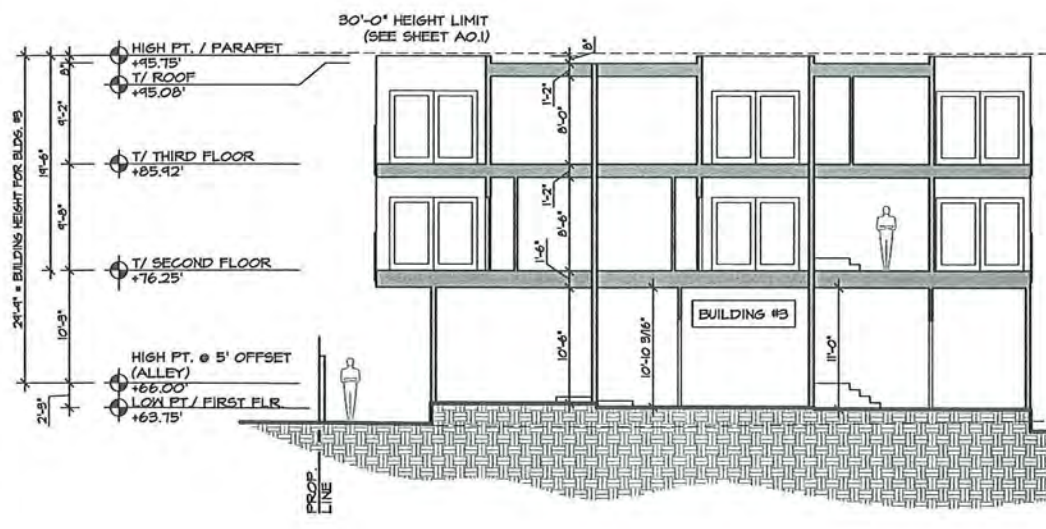
DATE: 11-06-14



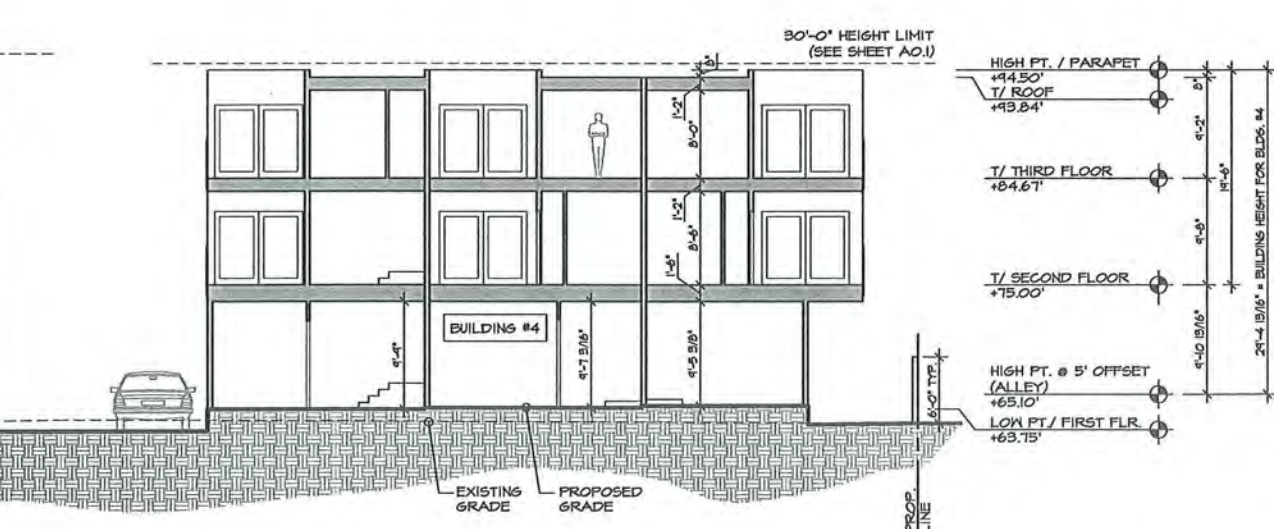
NORTH-SOUTH SITE SECTION - BUILDINGS #1 & #3
SCALE: 1/8"=1'-0"



NORTH-SOUTH SITE SECTION - BUILDINGS #2 & #4
SCALE: 1/8"=1'-0"



EAST-WEST SITE SECTION - BUILDINGS #3 & #4
SCALE: 1/8"=1'-0"



Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (619) 750-3471
contact: Sasha Varone

Project Addresses:
1634 - 1652 Grand Avenue
San Diego, CA 92104

Project Name:
Villa Grande Triplexes

Revision 1: -
Revision 2: -
Revision 3: 11-06-14
Revision 4: 10-27-14
Revision 5: 09-05-14
Revision 6: 08-05-14

Original Date: 07-09-14

Sheet 18 of 22

Sheet Title: SITE & BLDG. SECTIONS

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (619) 750-3471

VILLA GRANDE TRIPLEXES
1634 - 1652 GRAND AVENUE
SAN DIEGO, CA 92109



San Diego
A 3.0

PLANT LEGEND (SUCH AS LIST)

HOME OWNER ASSOCIATION (HOA) MAINTAINED

BOTANICAL NAME	COMMON NAME	HT/SPREAD	FORM/FUNCTION
TREES (30% - 15 GALLON, 50% - 24" BOX, 20% - 36" BOX) 1 TREE/1,000 SF			
ARBUS UNEDO 'MARINA'	STRAWBERRY TREE	20/20'	SMALL CANOPY/ACCENT TREE
DRACENA DRACO	DRAGON TREE	20/20'	SMALL CANOPY/ACCENT TREE
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	20/20'	SMALL CANOPY/ACCENT TREE
LAGERSTROEMIA INDICA	CRABE MYRTLE	18/20'	SMALL CANOPY/ACCENT TREE
METROSIDEROS EXCELSA	NEW ZEALAND XMAS TREE	20/15'	SMALL CANOPY/ACCENT TREE
PRUNUS CAROLINIANA	CAROLINA CHERRY	15/15'	SMALL CANOPY/BACKGROUND TREE
STREET TREE (100% 24" BOX/10' BTH MIN) ON GRAND AVENUE			
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	80/7'	VERTICAL PALM
SHRUBS (25% - 5 GALLON 4" O.C., 75% - 1 GALLON 3" O.C.) 40 SHRUBS/1,000 SF			
AGAVE SP.	AGAVE	VARIES	CLUMPING/ACCENT
ALOE SP.	ALOE	VARIES	CLUMPING/ACCENT
CAREX SP.	SEDGE	18/18"	VERTICAL/ACCENT
CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH	4/4'	MASSING/FOUNDATION
CISTUS 'SUNSET'	ROCKROSE	2/2'	MASSING/BACKGROUND
CISTUS SALVIFOLIUS	ROCKROSE	2/2'	MASSING/BACKGROUND
DIETES BICOLOR	FORTNIGHT LILY	2/2'	VERTICAL/ACCENT
EYONUMUS MICROPHYLLA	EYONUMUS	18/18"	FORMAL/HEDGEROW
HEMEROCALLIS	DAYLILY	2/2'	CLUMPING/FLowering
HETEROMELES ARBUTIFOLIA	TOYON	8/10'	MASSING/FOUNDATION
LAVENDULA SP.	LAVENDER	3/3'	MASSING/FLowering
LAVATERA SP.	TREE MALLOW	6/8'	MASSING/ACCENT
LIROPE MUSCARI	LILY TURF	18/12"	CLUMPING/FOUNDATION
MUEHLBERGIA RIGENS	DEER GRASS	3/4'	CLUMPING/FOUNDATION
MUEHLBERGIA CAPILLARIS 'REGAL MIST'	DEER GRASS	3/4'	CLUMPING/FOUNDATION
PENNISETUM SP.	MOCK ORANGE	4/4'	MASSING/FOUNDATION
PITTOSPORIUM SP.	ROSES	3/3'	MASSING/FLowering
ROSA SP.	COAST ROSEMARY	4/4'	MASSING/FOUNDATION
WISTRINGIA			
GROUND COVER (FLATS)			
ROSARINUS OFF. PROSTRATUS	TRAILING ROSEMARY	12/4'	MASSING/FOREGROUND
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	12/4'	MASSING/FOREGROUND
VINES (15 GALLON)			
DISTICTUS BUCCINATORIA	BLOOD RED TRUMPET VINE	20/VARIES	SCREENING VINE
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	20/VARIES	SCREENING VINE
LAWN (100% - SOD)			
CYNODON TRANSVALENSIS	HYBRID BREMUDA	--	GRASS
CYNODON DACTYLON			
"WETLAND" BASINS (100% - FLATS)			
CAREX PRAEGRICILLIS	SEDGE		
FESTUCA RUBRA	CREeping RED FESCUE		
JUNCUS ACUTUS	SPINY RUSH		
LEYMUS CONDENSATUS	WILD RYE		

WATER USE LEGEND

HYDROZONE 1 - HOA MAINTAINED

WATER USE CALCULATIONS

MAWA* = (Eto) (.062) [(0.7 x LA) + (0.3 x SLA)]	MAWA* = 39,236
ETWU* = (Eto) (.062) [(PF x HA / IE) + (SLA)]	ETWU* = 35,032

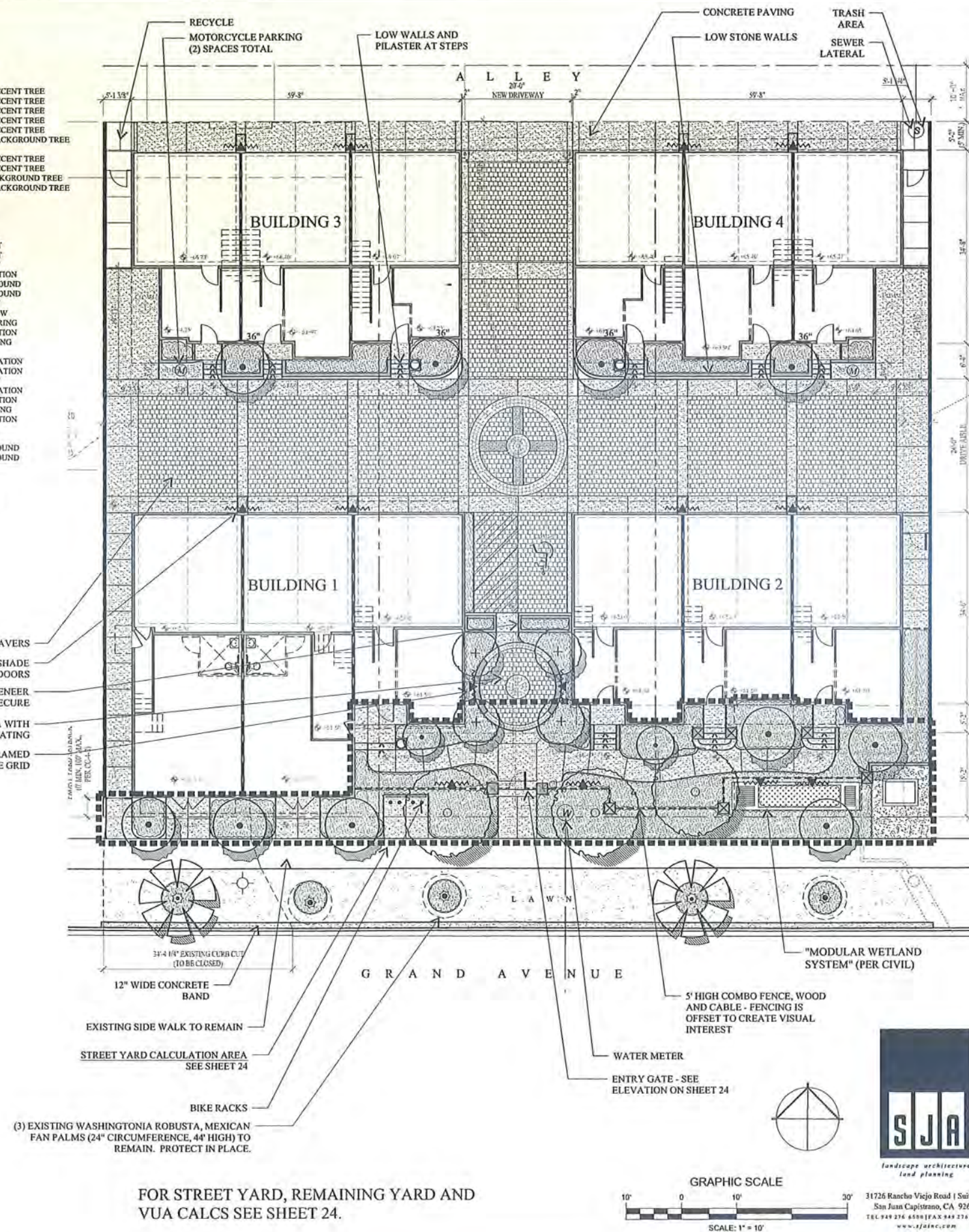
* GALLONS PER YEAR

Eto	41
CONV.	0.62
ET ADJ.	0.7
LA	2,205
SLA	0
SPEC. LANDSCAPE ADJ.	0.3

x.7=	1,544 LA
x.3=	0 SLA
	1,544 TOTAL LA + SLA
x29.14=	39,236 MAWA

ESTIMATED TOTAL WATER USE (ETWU)

STEP	HYDROZONE	1	2	3	4	5	6	SLA
ETO	1				41			
CONVERSION	2				0.62			
STEP 1 X STEP 2	3				25.42			
PLANT FACTOR (PF)	4	0.5	0.5	0.3	0.3	0.3	0.3	
AREA OF HYDROZONE (HA)	5	2,205						
STEP 4 X STEP 5	6	1,103						
IRRIGATION EFFICIENCY (IE)	7	0.8	0.8	0.8	0.7	0.8	0.8	
STEP 6 DIV STEP 7	8	1,378						
TOTAL ALL STEP 8 + SLA SF IN STEP 5	9							1,378.13
STEP 3 X STEP 9 = ETWU	10							35,031.94



DESIGN CRITERIA

1. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD INTEREST TO THE SITE.
2. ARCHITECTURAL ELEMENTS ON THE SITE WILL BE RELATED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC SOIL CONDITIONS.
4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
5. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
6. THE IRRIGATION SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS.
7. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
8. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.

DESIGN OBJECTIVES

1. THE LANDSCAPE PLANS WILL CONFORM TO THE FOLLOWING: LAND DEVELOPMENT ORDINANCE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), SAN DIEGO REGIONAL STANDARD DRAWINGS, LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS, CITY OF SAN DIEGO LAND DEVELOPMENT CODE CHAPTER 14, DIVISION 4 - LANDSCAPE REGULATIONS.
2. THE INTEGRITY OF THE DEVELOPMENT WILL BE INSURED THROUGH THE IMPLEMENTATION OF A TOTAL LANDSCAPE DESIGN CONCEPT WHICH INCLUDES THE FOLLOWING LANDSCAPE ELEMENTS:
 - 2.1. LANDSCAPING SHALL BE DROUGHT TOLERANT AND NATIVE OR NON-INVASIVE PLANT SPECIES TO ENHANCE ARCHITECTURAL DESIGN ELEMENTS THROUGH CAREFUL USE OF FLOWER AND LEAF COLOR AND TEXTURE, PLANT FORMS, LANDSCAPE LIGHTING AND SITE FURNISHINGS WHICH RELATE TO THE ARCHITECTURAL DESIGN THEME.
 - 2.2. IN RECOGNITION OF THE MOVEMENT TYPES AND PATTERNS BY WITH PEOPLE WILL EXPERIENCE AND RELATE TO THE LANDSCAPE (PEDESTRIAN, BICYCLE AND VEHICULAR), LANDSCAPING WILL PROVIDE A SEQUENCE OF EVENTS AND EXPERIENCES WHICH RELATE TO AND RECOGNIZE THE INHERENT QUALITIES OF THE SITE AND ITS INTENDED USE.
 - 2.3. SINCE A PREDOMINANCE OF THE SITE CONSISTS OF MULTIPLE-DWELLING UNIT TYPE DEVELOPMENT, LANDSCAPE AREA AND POINT REQUIREMENTS FOR MULTIPLE-DWELLING UNIT DEVELOPMENT HAVE BEEN APPLIED TO THE ENTIRE SITE.

IRRIGATION AND MAINTENANCE NOTES

1. LANDSCAPE AREAS IDENTIFIED ON THE LEGEND AS BEING SERVED BY PERMANENT IRRIGATION, WILL UTILIZE STATE-OF-THE-ART AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEM WITH LOW PRECIPITATION RATE SPRINKLER HEADS. DRIP TUBING SHALL BE USED IN ALL PLANTING AREAS ADJACENT TO WALKS, DRIVES AND ACTIVITY AREAS

LONG TERM MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA. LANDSCAPE AS SHOWN WITHIN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOA. ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

NOTES

1. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411. AVAILABLE FROM SOUTHLAND SOD FARMS (805) 488-3585
2. A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403 (b)(5).
3. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0403(b)(10).
4. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT WRAP AROUND THE ROOT BALL.

NOTE: MINIMUM TREE SEPARATION

IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 ABOVE-GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 FIRE HYDRANT (10' MIN.)

Prepared By:

Name: SJA INC.
 Address: 31726 RANCHO VIEJO ROAD, SUITE 201
 SAN JUAN CAPISTRANO, CA 92675
 Phone #: 949-276-6500
 Project Address:
 1636, 1644 and 1652 Grand Avenue
 San Diego, Ca 92109

Project Name:

VILLA GRANDE TRIPLEXES
 1634-1652 GRAND AVENUE
 SAN DIEGO, CALIF. 92109

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	10-17-14
Revision 1:	9-5-14

Original Date: 7-28-14

Sheet Title:

LANDSCAPE CONCEPT PLAN

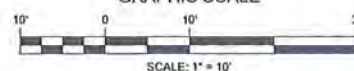
Sheet 23 of 24

DEP#

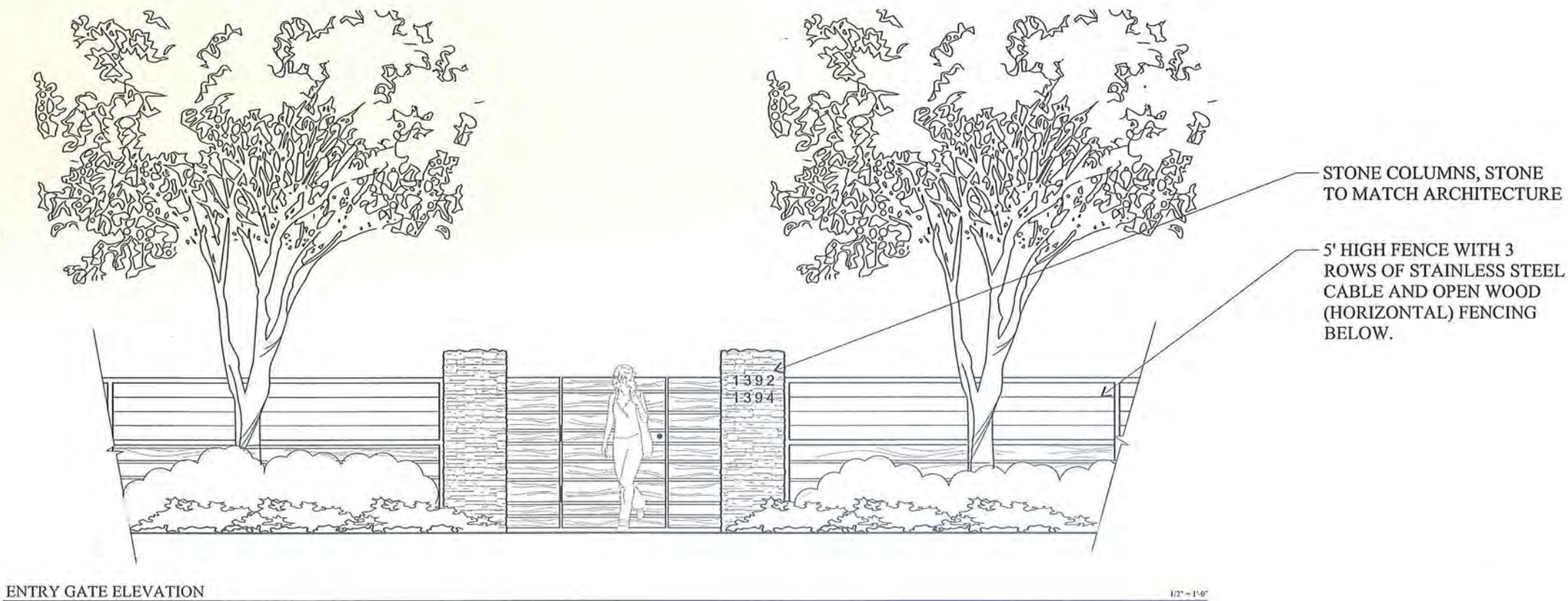


31726 Rancho Viejo Road | Suite 201
 San Juan Capistrano, CA 92675
 TEL 949 276 6500 | FAX 949 276 6505
 www.sja-inc.com

GRAPHIC SCALE



FOR STREET YARD, REMAINING YARD AND
 VUA CALCS SEE SHEET 24.



STREET YARD (142.0404)							
PLANTING AREA REQUIRED				PLANTING AREA		EXCESS AREA	
TOTAL AREA	2711	SF x	50%	1355.5	SF	207.5	SF
PLANTING POINTS REQUIRED				PLANTING POINTS		EXCESS POINTS	
TOTAL AREA	2711	SF x	5%	135.55	PTS	240	PTS
REMAINING YARD (142.0405 (d)(4))							
PLANTING POINTS REQUIRED				PLANTING POINTS		EXCESS POINTS	
BUILDINGS	4	EA x	60.00	240	PTS	240	PTS
						0	PTS

VEHICULAR USE AREA CALCULATION
SHADE TRELLIS STRUCTURES AND VINES PROVIDED AT ALL GARAGE ENTRIES IN LIEU OF PLANTING AREA AND POINT REQUIREMENTS. ALL EXPOSED PARKING STALLS TO BE LOCATED WITHIN 30 FEET OF A CANOPY TREE, TYPICAL.



31726 Rancho Viejo Road | Suite 201
San Juan Capistrano, CA 92675
TEL 949 276 6500 | FAX 949 276 6105
www.sja-inc.com

Prepared By:
Name: SJA INC.
Address: 31726 RANCHO VIEJO ROAD, SUITE 201
SAN JUAN CAPISTRANO, CA 92675
Phone #: 949-276-6500
Project Address:
1636, 1644 and 1652 Grand Avenue
San Diego, Ca 92109

Project Name:
VILLA GRANDE TRIPLEXES
1634-1652 GRAND AVENUE
SAN DIEGO, CALIF. 92029

Sheet Title:

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: 10-17-14
Revision 1: 9-5-14

Original Date: 7-28-14

Sheet 24 of 24

DEP#



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

Community Planning Committee Distribution Form Part 2

Project Name: Villa Grande Triplexes		Project Number: 379426	Distribution Date:
Project Scope/Location: PACIFIC BEACH *SUSTAINABLE EXPEDITE PROGRAM* Coastal Development Permit, Site Development Permit and Tentative Map (Process 4) to demolish existing structures; construct 12 residential & 2 commercial condominium units totaling 25,539 sf at 1634 - 1652 Grand Ave. The 0.43 acre lot is located in the RM-2-5 and CC-4-2 zones of the Pacific Beach Community Plan Area and the Coastal Non-Appealable Overlay Zone. Council District 2.			
Applicant Name: Sasha Varone, Golba Architecture		Applicant Phone Number: 619.231.9905	
Project Manager: Laura C. Black, AICP	Phone Number: (619) 236-6327	Fax Number: (619) 321-3200	E-mail Address: lblack@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 13	Members No 1	Members Abstain 3
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Brian J. Curry		TITLE: Chair	
SIGNATURE: [Signature]		DATE: 10-23-14	
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.			

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday October 9, 2014 12:15PM
PB Library Community Room**

Minutes – Note: These are subcommittee recommendations and shall not be sent to the City of San Diego as a PBPG recommendation

PBPG Members Present: Curtis Patterson, Don Gross, Brian Curry, Henish Pulickal, Karen Sumek (12:35)

1. Project Name – 967 Hornblend

- a. **Presenter** – Rob Balentine
- b. **City Project Number** – 353730, Project Manager: William Zounes, wzounes@sanidiego.gov
- c. **Description** – 967-969 Hornblend Street. Construct a 2,560 square foot second story with two balconies and remodel the first floor office building on a 6,228 square foot site.
 - i. Parking requirements exceeded.
 - ii. FAR = 2.0 (allowed) , 1.1 (requested).
 - iii. 26' Max. height.
 - iv. Request to identify where trash enclosure is.
- d. **Motion (Action Item)** – Approve the project. Passed 2-0-1. Abstention because trash location not shown.

2. Project Name – Villa Grande Triplexes CDP

- a. **Presenter** – Tim Golba / Sasha Varone
- b. **City Project Number** – 379426, Project Manager: Laura Black, lblack@sanidiego.gov
- c. **Description** – 1634-1652 Grand Avenue. Mandatory Initial Review (MIR) for the Villa Grande Triplexes project.
 - i. 12 units proposed (19 allowed per zoning).
 - ii. Request that bike racks match those of Discover PB.
 - iii. Side yard variance requested.
 - iv. Project designed to LEED Platinum standards.
 - v. Photovoltaics provided on roof.
 - vi. Member of audience concerned about increased density in PB and water usage.
- d. **Motion (Action Item)** – Approve or the project. Passed 3-0-1. Abstention because of landscaping rules.

3. Project Name – Reed Ave Homes CDP

- a. **Presenter** – Tim Golba / Sasha Varone
- b. **City Project Number** – 383512, Project Manager: Jeff Peterson, japeterson@sanidiego.gov
- c. **Description** – 1452-1454 Reed Avenue. Demolition of a single family residence and construction of two residential dwelling units.
 - i. Request to look into offset of front yards.
 - ii. Designed to LEED Silver standards.

- iii. Photovoltaics provided on roof.
 - iv. Filled curb cut.
 - v. Member of audience concerned about increased density in PB and water usage.
- d. **Motion (Action Item)** – Approve the project. Passed 4-0.
- 4. **Project Name** – Oliver/Fanuel CDP/TPM
 - a. **Presenter** – Tim Golba / Sasha Varone
 - b. **City Project Number** – 369870, Project Manager: Jeff Peterson, japeterson@sanidiego.gov
 - c. **Description** – 1304-1312 Oliver Avenue and 4213-4215 Fanuel Street. Demolition of seven residential units and construction of four residential units.
 - i. Request to look into offset of front yards.
 - ii. Designed to LEED Silver standards.
 - iii. Photovoltaics provided on roof.
 - iv. One new curb cut.
 - v. Subcommittee requested use of 100% drought tolerant plants and to change from grass to groundcover.
 - d. **Motion (Action Item)** – Approve the project. Passed 4-0.
- 5. **AIA Committee on the Environment (COTE)**
 - a. Requested applicants to self-judge themselves based on rubric.
- 6. **Design Examples**
 - a. Request that all members of the PBPG develop one design template.
- 7. **Non Agenda Public Comment – Information Items Only**
 - a. Four members of the community came to the meeting to express concern over development in PB.
 - i. Water usage was a concern.
 - ii. Privacy was a concern.
 - iii. It was pointed out several times by the public comments that PB is not the same as it used to be.
 - iv. The subcommittee requested particular solutions or preferences moving forward.
- 8. **Adjournment**



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Villa Grande Triplexes

Project No. For City Use Only

379426

Project Address:

1634 - 52 Grande Avenue, San Diego, CA 92109

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Villa Grande Triplexes	Project No. (For City Use Only) 379426
---	--

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): Villa Grande LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2683 Costebelle Drive City/State/Zip: La Jolla, CA 92037 Phone No: (858) 453-4575 Fax No: _____ Name of Corporate Officer/Partner (type or print): Kwan L. So & Minlam H. So Title (type or print): Managing Member Signature: _____ Date: 11/6/2014 Corporate/Partnership Name (type or print): Villa Grande LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 60 Mount Davis Rd, 20/F City/State/Zip: Hong Kong, CHINA Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): John So Title (type or print): Member Signature: _____ Date: Nov 6, 2014	Corporate/Partnership Name (type or print): Villa Grande LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 1421 Via Capri City/State/Zip: La Jolla, CA 92037 Phone No: (858) 454-1303 Fax No: _____ Name of Corporate Officer/Partner (type or print): Annie So Title (type or print): Managing Member Signature: _____ Date: 11/6/15 Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____ Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature: _____ Date: _____
---	---



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 4, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	December 18, 2014
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	Coastal Development Permit, Site Development Permit, Vesting Tentative Map – Exempt - PROCESS FOUR
PROJECT NUMBER:	379426
PROJECT NAME:	<u>VILLA GRANDE TRIPLEXES</u>
APPLICANT:	Sasha Varone, Golba Architecture Inc.
COMMUNITY PLAN AREA:	Pacific Beach
COUNCIL DISTRICT:	District Two
CITY PROJECT MANAGER:	Laura C. Black, AICP, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 236-6327 / lblack@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for the demolition of one existing commercial structure and two single dwelling units, along with all associated hardscape with the existing structures and the construction of four (4) new triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and two (2) commercial units, for a project total of fourteen (14) units. The 0.43 acre site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. This application was filed on September 9, 2014.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning

Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on October 20, 2014, and the opportunity to appeal that determination ended November 3, 2014.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004879