



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 12, 2015 **REPORT NO.** PC-15-123

ATTENTION: Planning Commission, Agenda of November 19, 2015

SUBJECT: MONARCH AT BARNARD TENTATIVE MAP OF PARCEL 1
PROJECT NO. 419664, PROCESS FOUR

**OWNER/
APPLICANT:** Monarch at Point Loma Owner, LLC/ Janay Kruger

SUMMARY

Issues: Should the Planning Commission approve a Tentative Map to create 176 residential condominium units (under construction) on a site located 2930 Barnard Street in the Peninsula Community Plan?

Staff Recommendation: APPROVE Tentative Map No. 1476240.

Community Planning Group Recommendation: On October 15, 2015, the Peninsula Community Planning Group voted 6-0-1, to recommend approval of the project with no conditions. At the time of printing of this report, the Planning Group's minutes were not available.

Environmental Review: The project was determined to be exempt (Attachment 5) pursuant to California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) guidelines section 15315, which addresses minor land divisions. The environmental exemption determination for this project was made on October 2, 2015 and the opportunity to appeal that determination ended October 16, 2015. This project is not pending an appeal of the environmental determination.

Fiscal Impact Statement: None, all fees are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The proposal would add 176 for sale multi-family dwelling units (including 15 affordable units) to the City's housing supply and would implement the General Plan City of Villages policy to locate new growth into

pedestrian-friendly mixed-use activity centers linked to regional transit. The proposed development is adjacent to neighborhood commercial and local transit on West Point Loma Boulevard.

BACKGROUND

The 9.02-acre site is located at 2930 Barnard Street (Attachment 1) in the RM-1-1 zone, the Coastal Height Limitation Overlay Zone, the Federal Aviation Authority (FAA) Part 77 Noticing Area (Lindbergh Field and North Island NAS), the Airport Influence Area (San Diego International Airport), the Airport Approach Overlay Zone, and the Airport Environs Overlay Zone (AEOZ) within the Peninsula Community Plan (Attachment 2). The project is not within the Coastal Overlay zone and is surrounded by multi-family dwelling units.

The site was once Barnard Elementary School and owned by the San Diego Unified School District. In 2013, the site was sold in order to raise money for the district to offset their deficit. The Peninsula Community Plan designates this area as school use but the underlying zone is multi-family residential. School sites per the community plan typically retain the residential zoning to assure that if the schools were no longer needed they would be redeveloped with a residential land use compatible with the surrounding residential neighborhoods. The community plan also encourages multi-family housing in areas proximate to transit lines, commercial centers and community services. Infilling and densification in higher-density areas would generally be consistent with existing zoning. Further, given their location relative to transportation routes and shopping facilities, higher-density developments in these areas would increase service convenience and reduce automobile use. The site is just south of West Point Loma Boulevard with Sports Arena Boulevard to the east. These are main transportation corridors and contain shopping facilities and transportation routes which promote the goals of the community plan as stated above.

Currently the site is under construction with 176 multi-family residential units consisting of 13 detached, three-story buildings, with garages, a club house, pool house, a mail box building and five trash enclosures with a mix of one, two and three bedroom units. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations and did not require a discretionary action. The building permits were approved in June 2014, via Project No. 330776. At that time the applicant committed to 15 affordable units, or 11 percent of the base zone which allowed them a 35 percent density bonus and is in compliance with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all FAA and AEOZ regulations. The project proposes to convert the units to condominiums for home ownership opportunities and does not affect the previously approved building permits.

DISCUSSION

Project Description:

The project requires a Tentative Map per San Diego Municipal Code (SDMC) Section 125.0120 to create 176 residential units (under construction) into condominiums. The project as proposed requires a Process Four, Planning Commission decision with appeal rights to the City Council. According to SDMC Section 125.0440, Findings for Tentative Map, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

The project is also requesting a waiver of the requirement to underground existing overhead utility facilities. The waiver qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c), Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities, because 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. All onsite utilities are required to be undergrounded per the approved construction permits.

The project requires 282 parking spaces and 317 parking spaces are provided. The proposed subdivision is consistent with the development regulations of the underlying zone and complies with setbacks, floor area ratio, and landscaping: no deviations are requested with this action.

Conclusion:

Staff has reviewed the request for a Tentative Map and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and believes the required findings can be approved. Therefore, staff recommends the Hearing Officer approve Tentative Map No. 1476240.


ALTERNATIVES

1. **Approve Tentative Map No. 1476240 with modifications.**
2. **Deny Tentative Map No. 1476240 if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Renee Mezo
Development Project Manager
Development Services Department

Attachments:

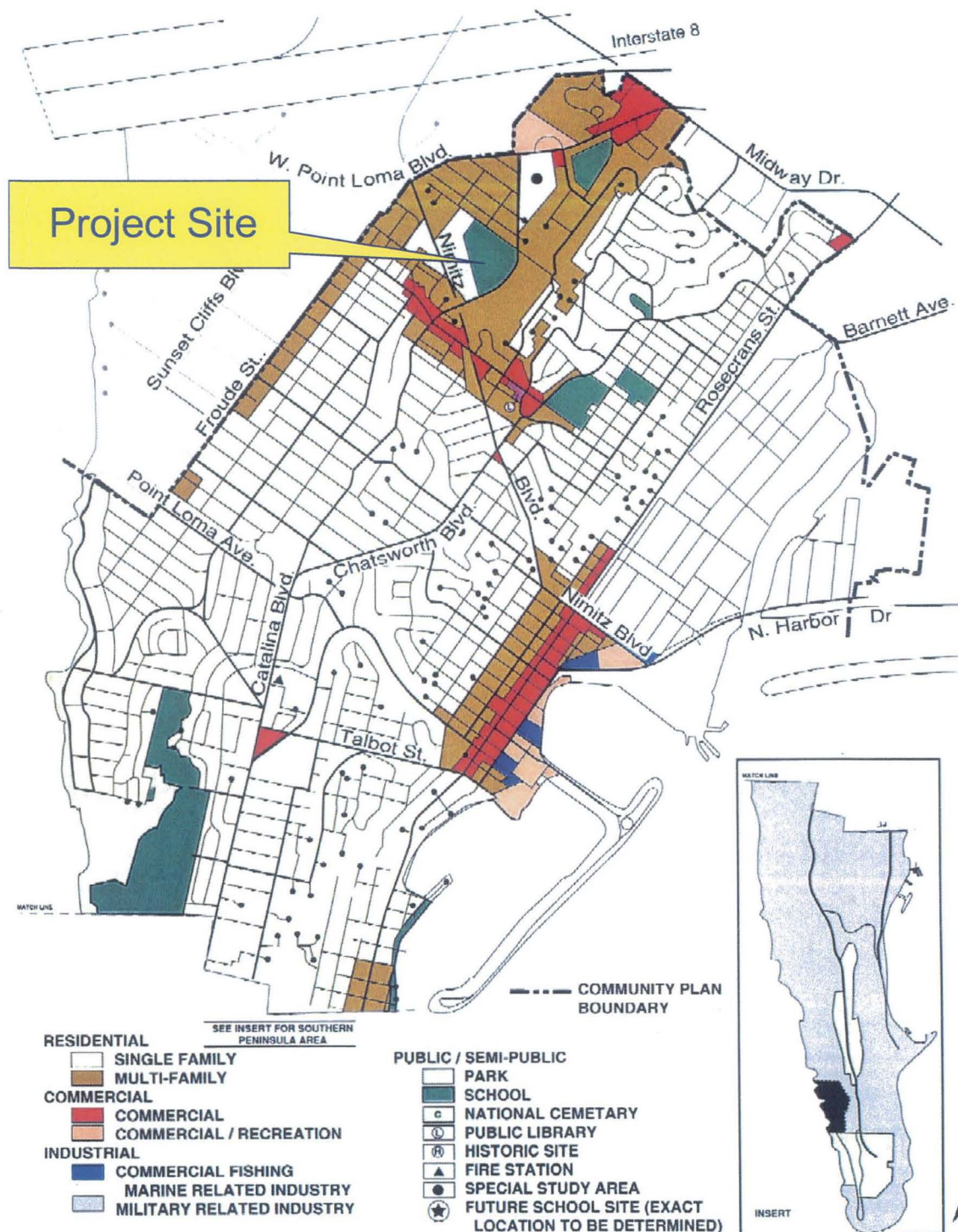
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Resolution with Findings
4. Draft Map Conditions
5. Environmental Exemption
6. Map Exhibit-Tentative Map
7. Ownership Disclosure
8. Site Photos



Project Location Map

MONARCH AT BARNARD TM PARCEL 1 – 2930 BARNARD STREET
PROJECT NO. 419664





Land Use Map

MONARCH AT BARNARD TM PARCEL 1- 2930 BARNARD STREET
PROJECT NO. 419664

North



**PLANNING COMMISSION RESOLUTION NUMBER R-XXXX
TENTATIVE MAP NO. 1476240
MONARCH AT BARNARD PARCEL 1 - PROJECT NO. 419664**

DRAFT

WHEREAS, Monarch at Point Loma Owner, LLC, a California Limited Liability Company/Subdivider, and Nasland Engineering/Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1476240 to create 176 residential condominium units (under construction) and to waive the requirement to underground existing offsite overhead utilities. The 9.02-acre site is located at 2930 Barnard Street in the RM-1-1 zone, the Coastal Height Limitation Overlay Zone, the Federal Aviation Authority Part 77 Noticing Area (Lindbergh Field and North Island NAS), the Airport Influence Area (San Diego International Airport), the Airport Approach Overlay Zone, and the Airport Environs Overlay Zone within the Peninsula Community Plan. The property is legally described as all that portion of Lot 211 of the Pueblo Lands, According to Map made by James Pascoe in May 1970 and shown on Map Loma Alto No. 2, being Map No. 1082 and being a portion of Blocks 13-16, 18 together with that portion, if any, of Tract "D"; and

WHEREAS, the Map proposes the Subdivision of a 9.02-acre site to create 176 residential condominium units (under construction); and

WHEREAS, on October 2, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15315, Minor Land Divisions; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 176; and

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

WHEREAS, on November 19, 2015, the Planning Commission of the City of San Diego considered Tentative Map No. 1476240 including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 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 Tentative Map No. 1476240:

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

The site was once Barnard Elementary School and owned by the San Diego Unified School District. In 2013, the site was sold in order to raise money for the district to offset their deficit. The Peninsula Community Plan designates this area as school use but the

underlying zone is multi-family residential. School sites per the community plan typically retain the residential zoning to assure that if the schools were no longer needed they would be redeveloped with a residential land use compatible with the surrounding residential neighborhoods. The community plan also encourages multi-family housing in areas proximate to transit lines, commercial centers and community services. Infilling and densification in higher-density areas would generally be consistent with existing zoning. Further, given their location relative to transportation routes and shopping facilities, higher-density developments in these areas would increase service convenience and reduce automobile use. The site is just south of West Point Loma Boulevard with Sports Arena Boulevard to the east. These are main transportation corridors and contain shopping facilities and transportation routes which promote the goals of the community plan as stated above.

The proposal would add 176 multi-family dwelling units to the City's housing supply and would implement the General Plan City of Villages policy to locate new growth into pedestrian-friendly mixed-use activity centers linked to regional transit.

Currently the site is under construction with 176 multi-family residential units consisting of 13 detached, three-story buildings, with garages, a club house, pool house, a mail box building and five trash enclosures with a mix of one, two and three bedroom units. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations and did not require a discretionary action. The building permits were approved in June of 2014 via Project No. 330776. At that time the project committed to 15 affordable units, or 11 percent of the base zone which allowed them a 35 percent density bonus and is in compliance with the City's Affordable Housing Regulations. During the ministerial review the project was determined to be in compliance with all FAA and AEOZ regulations. The project proposes to convert the units to condominiums for home ownership opportunities and does not affect the previously approved building permits.

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 subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and complies with setbacks, floor area ratio, landscaping, parking and all other applicable regulations, and no deviations are requested with this action.

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

The project requires a Tentative Map to create 176 residential units (under construction) into condominiums on a 9.02-acre site located in a developed urban neighborhood. The site is flat and the structures are being constructed in compliance with all geologic, engineering and Federal Aviation Authority requirements including applicable building code requirements. Utility services would be provided through existing utility infrastructure in the surrounding area.

The structures under construction were previously approved under a ministerial permit and found to be in conformance with the Land Development Code with regards to density. Through that process, a density bonus was allowed under the City's Affordable Housing Regulations and the project committed to 15 affordable units, or 11 percent of the base zone which allowed them a 35 percent density bonus.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project requires a Tentative Map to create 176 residential condominium units (under construction). The 9.02-acre site is located at 2930 Barnard Street within the Peninsula Community Plan. The site is within an existing, developed, in-fill area and does not contain nor is adjacent to any fish or wildlife habitats, environmentally sensitive lands or Multiple Habitat Planning Area lands. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project has been reviewed and is in compliance with the Municipal Code and the Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and paying applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. Currently the site is under construction with 176 multi-family residential units consisting of 13 detached, three-story buildings, with garages, a club house, pool house, a mail box building and five trash enclosures with a mix of one, two and three bedroom units. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations and did not require a discretionary action. The building permits were approved in June of 2014 via Project No. 330776. The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property. There are no existing easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore, no conflicts exist.

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

The project requires a Tentative Map to create 176 residential condominium units (under construction). The design of the subdivision has taken into account the best use of the land to minimize grading. The units are being constructed and the underlying zone provided opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project requires a Tentative Map to create 176 residential condominium units (under construction). Other than the subdivision to allow condominium ownership, no other changes are requested, and the project does not include additional development of the property. Currently the site is under construction with 176 multi-family residential units consisting of 13 detached, three-story buildings, with garages, a club house, pool house, a mail box building and five trash enclosures with a mix of one, two and three bedroom units. The development is being constructed by right in accordance with the San Diego Municipal Code's base zone regulations and did not require a discretionary action. The building permits were approved in June of 2014 via Project No. 330776. The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code. At that time the project committed to 15 affordable units, or 11 percent of the base zone which allowed them a 35 percent density bonus and compliance with the City's Affordable Housing Regulations. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. The proposal would add 176 multi-family dwelling units to the City's housing supply and would implement the General Plan City of Villages policy to locate new growth into pedestrian-friendly mixed-use activity centers linked to regional transit. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision will not adversely impact the housing needs of the Peninsula Community Plan area.

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, Tentative Map No. 1476240, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Monarch at Point Loma Owner,

LLC, a California Limited Liability Company subject to the attached conditions which are made a part of this resolution by this reference.

By

Renee Mezo
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005791

**PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1476240
MONARCH AT BARNARD PARCEL 1 - PROJECT NO. 419664
ADOPTED BY RESOLUTION NO. R-XXX ON NOVEMBER 19, 2015
DRAFT**

GENERAL

1. This Tentative Map will expire on December 4, 2018.
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 Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

5. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
6. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has

Project No. 419664
TM No. 1476240

taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

7. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

8. "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].
9. "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."
10. The Tentative 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.

PUBLIC UTILITIES

11. The Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
12. Prior to the recording of the Final Map, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and 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 Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24005791

Project No. 419664
TM No. 1476240

NOTICE OF EXEMPTION

(Check one or both)

TO: X Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2422

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

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

Project No.: 419664

Project Title: Monarch at Barnard TM Parcel 1

Project Location-Specific: 2930 Barnard Street, San Diego, CA 92110

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

Description of nature and purpose of the Project: TENTATIVE MAP for the creation of 176 residential condominium units (under construction, previously approved with a Building Permit) at 2930 Barnard St. The 9.02 acre site is in the RM-1-1 zone within the Peninsula Community Plan Area, the Coastal Height Limitation Overlay Zone, the FAA Part 77 Noticing Area (San Diego International Airport and North Island NAS), the Airport Influence Area (San Diego International Airport), the Airport Approach Overlay Zone, and the 65-75 dB CNEL Noise Contour (San Diego International Airport).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jerald A. Alford
 Monarch at Point Loma, LLC
 7727 Herschel Avenue
 La Jolla, CA 92037
 (858) 551-4390

Exempt Status: (CHECK ONE)

- () Ministerial (Sec. 21080(b)(1); 15268);
 () Declared Emergency (Sec. 21080(b)(3); 15269(a));
 () Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 (X) Categorical Exemption: Class 15, Section 15315, Minor Land Divisions.
 () Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Guidelines Section 15315 that allow division of property in urbanized areas into four or fewer parcels. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply.

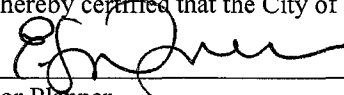
Lead Agency Contact Person: Travis Cleveland

Telephone: (619) 446-5407

If filed by applicant:

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

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


 Senior Planner


 Date

Check One:

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

Date Received for Filing with County Clerk or OPR:

GENERAL NOTES:

- TOTAL AMOUNT OF SITE TO BE GRADED: 8.87 AC.
- PERCENT OF TOTAL SITE GRADED 100%
- AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 0.0 AC.
- PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 0.0 AC.
- AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.0 AC.
- PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%
- AMOUNT OF CUT: 14,240 CUBIC YARDS.
- AMOUNT OF FILL: 12,760 CUBIC YARDS.
- MAXIMUM HEIGHT OF FILL SLOPE(S): 5.3 FEET 2:1 SLOPE RATIO.
- MAXIMUM HEIGHT OF CUT SLOPE(S): 11.1 FEET 2:1 SLOPE RATIO.
- AMOUNT OF EXPORT SOIL: 1,480 CUBIC YARDS.
- RETAINING/CRIB WALLS:
HOW MANY: 5
MAXIMUM LENGTH: 587.34' FEET
MAXIMUM HEIGHT: 8.57' FEET
- EXISTING ZONING: RM-1-1
GROSS AREA: 9.02 ACRES
NET AREA: 8.87 ACRES
- TOTAL NUMBER OF EXISTING LOTS: 1
- TOTAL NUMBER OF PROPOSED LOTS: 1
- LAURET COORDINATES: 214-1699
- NAD 83 COORDINATES: 1854-6259
- SERVICES AND UTILITIES:
SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
WATER, SEWER, FIRE, AND POLICE: CITY OF SAN DIEGO
TELEPHONE: PACIFIC BELL
GAS AND ELECTRIC: S.D.G.A.E.
- ALL ON SITE SEWER AND WATER FACILITIES ARE TO BE PRIVATELY MAINTAINED.
- PROPOSED UTILITIES WILL BE UNDERGROUND. NO EXISTING OVERHEAD UTILITIES.
- ALL SITE DRAINAGE WILL BE CONVEYED THROUGH THE BIO-RETENTION BASIN AND DISCHARGED INTO PUBLIC THE PUBLIC STORM DRAIN. PER DWG# 37587-D
- THE SOURCE OF TOPOGRAPHIC INFORMATION IS A TOPOGRAPHIC/ALTA SURVEY COMPLETED BY NASLAND ENGINEERING ON FEBRUARY 13, 2013.
- EXISTING USE: CURRENTLY UNDER CONSTRUCTION. PROPOSED USED MULTI-FAMILY RESIDENTIAL

NOTE:

THE EARTHWORK QUANTITIES SHOWN ARE CALCULATED TO SUBGRADE AND BACK OF WALL. THEY DO NOT INCLUDE TRENCHING, OVER EXCAVATION OR REMEDIAL GRADING. THERE HAS BEEN NO ALLOWANCE FOR SHRINKAGE OR SWELLING OR SUBSIDENCE. THE CALCULATIONS DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY EXIST ON-SITE AND ARE FOR REFERENCE AND FEE PURPOSE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES.

REFERENCES:

- REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION, BARNARD APARTMENTS, 2830 BARNARD STREET, SAN DIEGO, CA, PREPARED BY CHRISTIAN WHEELER ENGINEERING, DATED JANUARY 25, 2013 (CWE PROJECT NO. 2120528.03)
- GRADING / IMPROVEMENT PLANS DWG NO. 37587-D
- WATER QUALITY TREATMENT CONTROL, PER APPROVED WATER QUALITY TECHNICAL REPORT.

ASSESSORS PARCEL NUMBERS

449-720-02

LEGAL DESCRIPTION

PORTION OF LOT 211 OF THE PUEBLO LANDS OF SAN DIEGO, MISC. MAP 36, MORE PARTICULARLY DESCRIBED TO THE RIGHT.

APPLICANT:

MONARCH AT POINT LOMA OWNER, LLC.
7727 HERSCHEL AVE
LA JOLLA, CA 92037
PH: 858-858-551-4390

BUILDING FILE NUMBER

PLAN CHECK FILE NO. 330776
PUBLIC IMPROVEMENT PLANS DRAWING# 37587-D,
PROJECT# 330182, I.O.# 24005823.

THE SITE IS CURRENTLY UNDER CONSTRUCTION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD83 CALIFORNIA COORDINATE SYSTEM, ZONE 8, EPOCH 1991.35 GRID BEARING TO NEAREST STATIONS 1901 AND 237 ACCORDING TO RECORD OF SURVEY 14492, I.E. N80°27'36"W

CONVERGENCE ANGLE AT STATION 237 IS -0°31'59.29"

THE COMBINED SCALE FACTOR AT STATION 237 IS 1.0000097
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

BASIS OF ELEVATIONS

CITY OF SAN DIEGO BENCHMARK BRASS PLUG IN TOP OF CURB LOCATED AT THE SOUTHWEST CORNER OF WEST POINT LOMA BOULEVARD AND CHAPMAN STREET ELEVATION = 7.311' M.S.L.

TOTAL PARKING SUMMARY:

Required Car Parking:
1 BEDROOM 1.25 X 60 UNITS = 75 SPACES
2 BEDROOM 1.75 X 100 UNITS = 175 SPACES
3 BEDROOM 2.00 X 16 UNITS = 32 SPACES

Total Required: 282 Spaces

Provided Car Parking:
ATTACHED GARAGES = 116 SPACES
DETACHED GARAGES = 66 SPACES
TOTAL GARAGE SPACES = 182 SPACES
OPEN PARKING SPACES = 135 SPACES

Total Parking Provided: 317 Spaces

Req'd. Motorcycle Parking:
176 UNITS X 0.1 SPACES = 17.6 SPACES

Provided Motorcycle Parking: 20 SPACES

Bicycle Parking: BICYCLE PARKING NOT REQUIRED PER SDMG TABLE 142.05C, FOOTNOTE #5

EXISTING PERMIT NUMBERS

BLDG NO.	TYPE	NO. UNITS	PERMIT NO.	ADDRESS
CLUBHOUSE			1155880, 1155861, 1155863	2930-A BARNARD ST.
POOL HOUSE			1155872, 1155873, 1155874	
BLDG 2	TYPE II	10 UNITS	1155746, 1155747, 1155748	2930-A BARNARD ST.
BLDG 3	TYPE IV	6 UNITS	1155742, 1155743, 1155744	2930-B BARNARD ST.
BLDG 4	TYPE I-R	10 UNITS	1155704, 1155706, 1155707	2930-D BARNARD ST.
BLDG 5	TYPE I	10 UNITS	1155722, 1155723, 1155724	2930-E BARNARD ST.
BLDG 6	TYPE II	10 UNITS	1155782, 1155783, 1155784	2930-F BARNARD ST.
BLDG 7	TYPE I-R	10 UNITS	1155726, 1155727, 1155728	2930-G BARNARD ST.
BLDG 8	TYPE I	10 UNITS	1155730, 1155731, 1155732	2930-H BARNARD ST.
BLDG 9	TYPE I	10 UNITS	1155734, 1155735, 1155736	2930-I BARNARD ST.
BLDG 10	TYPE I-R	10 UNITS	1155738, 1155739, 1155740	2930-J BARNARD ST.
BLDG 11	TYPE II	10 UNITS	1155750, 1155751, 1155752	2930-K BARNARD ST.
BLDG 12	TYPE I	10 UNITS	1155754, 1155755, 1155756	2930-L BARNARD ST.
BLDG 13	TYPE I-R	10 UNITS	1155758, 1155759, 1155760	2930-M BARNARD ST.
BLDG 14	TYPE II-R	10 UNITS	1155762, 1155763, 1155764	2930-N BARNARD ST.
BLDG 15	TYPE II-R	10 UNITS	1155766, 1155767, 1155768	2930-O BARNARD ST.
BLDG 16	TYPE I	10 UNITS	1155770, 1155771, 1155772	2930-P BARNARD ST.
BLDG 17	TYPE II	10 UNITS	1155774, 1155775, 1155776	2930-Q BARNARD ST.
BLDG 18	TYPE I-R	10 UNITS	1155778, 1155779, 1155780	2930-R BARNARD ST.
BLDG 19	TYPE I	10 UNITS	1155786, 1155787, 1155788	2930-S BARNARD ST.
BLDG 01	TYPE A2(1VAN)	4 UNITS	1155838, 1155839	
BLDG 02	TYPE B	6 UNITS	1155832, 1155833	
BLDG 03	TYPE D	2 UNITS	1155842, 1155843	
BLDG 04	TYPE A2(1VAN)	4 UNITS	1155840, 1155841	
BLDG 05	TYPE A2(1VAN)	4 UNITS	1155828, 1155829	
BLDG 06	TYPE A1	4 UNITS	1155830, 1155831	
BLDG 07	TYPE A1	4 UNITS	1155807, 1155808	
BLDG 08	TYPE A1	4 UNITS	1155822, 1155823	
BLDG 09	TYPE A1	4 UNITS	1155824, 1155825	
BLDG 10	TYPE B	6 UNITS	1155834, 1155835	
BLDG 11	TYPE B	6 UNITS	1155836, 1155837	
BLDG 12	TYPE A	14 UNITS	1244183, 1244184	
BLDG 13	TYPE A	14 UNITS	1155826, 1155827	

PROJECT SUMMARY:

THIS SUBDIVISION IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4126 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 176.

TYPE OF DEVELOPMENT:	MULTI-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	V-A
OCCUPANCY:	R-2 / U
LOT COVERAGE REQ'D:	MIN: N/A MAX: N/A
LOT COVERAGE PROPOSED:	Area (Sq. Feet) Coverage %
LOT AREA:	8.02 Acres 100.0%
BUILDING (INCL. DETACHED GARAGES):	112,565 SF 28.6%
BUILDING (NOT INCL. DETACHED GARAGES):	97,165 SF 24.7%
DRIVEWAYS + OPEN PARKING:	120,355 SF 30.6%
LANDSCAPING:	150,991 SF 40.7%

FLOOR AREA RATIO:	BUILDING HEIGHT:
ALLOWED: 0.75	PROPOSED: 0.75
MAX: 0.75	MAX: 30'

ALLOW. GROSS FLR. AREA:	LOT SIZE (382,911 SF) X MAX. F.A.R. (0.75) = 294,683 SF
PROPOSED GROSS FLOOR AREA:	296,661 SF - 4,968 SF = 291,705 SF
SUBTRACT DETACHED PARKING STRUCTURES PER SDMG SECTION 113.02(4)(C)(5)(B):	
GARAGES NOS. G1 (TYPE A2), G2 (TYPE B) & G3 (TYPE D) =	(190) X 1,204' X 2,842' = 4,956 SF
DENSITY:	176 DU / 8.02 Acres = 19.5 DU / Acres

OPEN SPACE DATA:	
PRIVATE OPEN SPACE REQUIRED:	60 SF / DU 60 SF X 176 UNITS = 10,560 SF
COMMON OPEN SPACE REQUIRED:	25 SF / DU 25 SF X 176 UNITS = 4,400 SF
TOTAL OPEN SPACE REQUIRED:	14,960 SF

PRIVATE OPEN SPACE PROVIDED:	
RESIDENTIAL DECKS/BALCONIES:	
UNIT A (12 X 68') + (24 X 68') + (24 X 71')	= 4,176 SF
UNIT B (24 X 124') + (40 X 112') + (40 X 118')	= 11,760 SF
UNIT C (6 X 56') + (4 X 71')	= 880 SF
UNIT D (2 X 75')	= 420 SF
TOTAL PRIVATE OPEN SPACE:	= 17,036 SF
COMMON OPEN SPACE PROVIDED:	COMMON OPEN SPACE = 37,519 SF
TOTAL OPEN SPACE PROVIDED:	54,555 SF 54,555 SF / 176 DU = 310 SF/DU

SETBACKS	
ORDINANCE REQUIRED	PROPOSED SETBACKS
Front Min.: 15' Standard: 20'	Front Min.: 15' Standard: 20'
Side Min.: 5' Standard: 8'	Side Min.: 5' Standard: 8'
Side Street Min.: 10'	Side Street Min.: 10'
Rear: 15'	Rear: 15'

RESIDENTIAL UNIT MIX:	
UNIT A1 824 - 829 Sq. Ft. 1 BEDROOM 1 BATH	= 60 UNITS
UNIT B1 1,227 - 1,247 Sq. Ft. 2 BEDROOM 2 BATH	= 100 UNITS
UNIT C1 1,326 - 1,343 Sq. Ft. 3 BEDROOM 2 BATH	= 5 UNITS
UNIT D1 1,323 - 1,334 Sq. Ft. 3 BEDROOM 2 BATH	= 5 UNITS
UNIT D2 1,375 - 1,376 Sq. Ft. 3 BEDROOM 3-1/2 BATH	= 5 UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS	= 176 UNITS

BUILDING MIX & SQUARE FOOTAGE	
Bldg. No. of Type of Sprinkler Square No. of Total	
Type Stories Const. System Footage Bldgs. SF	
BLDG. I - THREE V-A 13-R 12,225 SF 6 73,350 SF	
BLDG. II - THREE V-A 13-R/13 17,025 SF 10 170,050 SF	
BLDG. III - THREE V-A 13-R 17,638 SF 1 17,638 SF	
BLDG. IV - THREE V-A 13-R 13,934 SF 1 13,934 SF	
CLUB HSE. ONE V-A N/A 5,991 SF 1 5,991 SF	
POOL HSE. ONE V-A N/A 566 SF 1 566 SF	
GARAGE A1 ONE V-B/V-A N/A 895 SF 6 5,370 SF	
GARAGE A2 ONE V-B/V-A N/A 890 SF 2 2,970 SF	
GARAGE B ONE V-B/V-A N/A 1,324 SF 3 3,972 SF	
GARAGE D ONE V-B/V-A N/A 2,642 SF 1 2,642 SF	
MAILBOX ONE V-B N/A 48 SF 1 48 SF	
TOTALS	34 296,661 SF

TRASH & RECYCLING ENCLOSURES	
NO. OF ENCLOSURES: 5 TOTALS:	
AREA: 180 SF AREA: (180 SF X 5) = 900 SF	
TRASH BINS: 1 TRASH BINS: (1 BIN X 5) = 5	
RECYCLING BINS: 1 RECYCLING BINS: (1 BIN X 5) = 5	

SITE NOTES:

- BLDG. CONSTRUCTION NOISE MITIGATION, PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 132.0306, INDOOR NOISE LEVELS THAT ARE ATTRIBUTABLE TO AIRPORT OPERATION SHALL NOT EXCEED 45 DB.
- BLDG. OCCUPANTS/PROPERTY OWNERS, PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 132.0301, PROPERTY OWNERS & RESIDENTS SHALL RECEIVE INFORMATION REGARDING THE NOISE IMPACTS & SAFETY HAZARDS ASSOCIATED W/THE UNDERLYING PROPERTY'S PROXIMITY TO AIRCRAFT OPERATIONS.
- AIRPORT APPROACH OVERLAY ZONE, THIS SITE PLAN COMPLIES W/THE STANDARDS OF THE RUN-UP PROTECTIONS ZONES & AIRPORT APPROACH OVERLAY ZONE AS DESCRIBED BY THE AIRPORT LAND USE COMPATIBILITY PLAN.
- AVIATION EASEMENT, THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY SHALL BE GRANTED AN AVIATION EASEMENT PERMITTING THE UNNUMBERED & UNRESTRICTED FLIGHT OF AIRCRAFT TO OR FROM SAN DIEGO INTERNATIONAL AIRPORT.
- BLDG. HEIGHTS SHALL COMPLY WITH PROP. D REQUIREMENTS, THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNAE OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.
- ALL PUBLIC IMPROVEMENTS OF THIS PROJECT IS BY A SEPARATE PERMIT. SEE PTS # 330182.
- FOR STORM WATER REQUIREMENTS SEE PTS # 330182 AND WQTR PREPARED BY NASLAND ENGINEERING, RCE # 65976, DATED 04/23/2014.

BUILDING ADDRESS NOTE:

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-8(UFC 901.4.4)

FRANCHISE UTILITY NOTE:

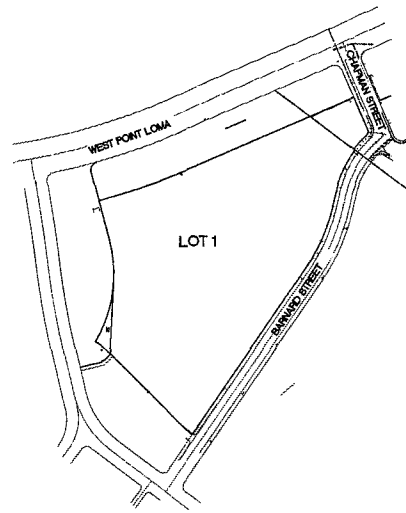
SDG&E - UNDERGROUND
TELEPHONE - UNDERGROUND
CABLE - UNDERGROUND

TENTATIVE MAP # 1476240

MONARCH AT BARNARD

LOT 1

CITY OF SAN DIEGO, CALIFORNIA

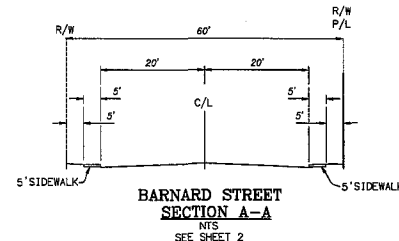


KEY MAP

NO SCALE

SHEET INDEX

DESCRIPTION	SHEET
COVER SHEET	1
TENTATIVE MAP	2



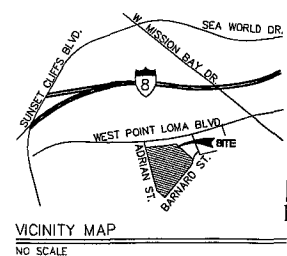
MAPPING NOTE:

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

TENTATIVE MAP REQUEST

THIS PROJECT REQUESTS A TENTATIVE MAP FOR ENTITLEMENTS FOR CONDOMINIUM PURPOSES

EXP 6-30-2016 10-08-2015
CORY SCHRADK R.C.E. 65976 DATE
NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111
(858) 292-7770



VICINITY MAP

NO SCALE

LEGEND

EXISTING IMPROVEMENTS

ITEM	SYMBOL
RIGHT-OF-WAY	---
SUBDIVISION BOUNDARY	---
EXISTING MANHOLE	○
EXISTING SEWER	—S—
EXISTING SEWER LATERAL	—S—
EXISTING WATER	—W—
EXISTING COMMUNICATIONS	—COM—
EXISTING WATER METER	—E—
EXISTING ELECTRIC	—T—
EXISTING TELEPHONE	—T—
EXISTING FIRE HYDRANT	—F—
EXISTING TELEPHONE POLE	—P—
EXISTING CURB	—C—
EXISTING CURB AND GUTTER	—C+G—
EXISTING DRIVEWAY	—D—
EXISTING STREET LIGHT	—L—
EXISTING CURB RAMP	—CR—
EXISTING SURVEY MONUMENT AS NOTED	—M—
().....RECORD DATA PER RECORD OF SURVEY 12097	
(OD).....RECORD DATA PER DEED BK3273 PG285	
(OD2).....RECORD DATA PER DEED BK4418 PG121	

PROPOSED IMPROVEMENTS:

ITEM	STD. DWG. OR DETAIL	SYMBOL
PROPOSED STORM DRAIN	SDW-105, SDW-118	—SDW—
PROPOSED 2" PVC IRRIGATION	SDW-135, SDW-148, SDW-150, WS-03, RW-102	—SDW—
PROPOSED 8" FIRE SERVICE	SDW-105, SDW-118	—FSW—
PROPOSED 2" WATER SERVICE	SDW-115, SDW-148	—SDW—
PROPOSED 8" SEWER MAIN	SDS-101, SDS-108, SDS-101(A)	—SDS—
PROPOSED SEWER MANHOLE		—SMH—
STORM DRAIN INLET (PRIVATE)		—SDI—
BIORETENTION BASIN		—BB—
RETAINING WALL		—RW—
STREET TREE PLANTING AREA		—STP—
CURB RAMP	SDG-134 (TYPE C1)	—CR—
DRIVEWAY	SDG-159	—D—
TRENCH RESURFACING	SDG-107	—TR—
CURB AND GUTTER	SDG-151	—C+G—

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT PORTION OF LOT 211 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MADE BY JAMES PASCOE IN MAY, 1870 AND SHOWN ON THE MAP OF LOMA ALTA NO. 2, BEING MAP NO. 1082 FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY AUGUST 28, 1907 (AND NOW VACATED) BEING A PORTION OF BLOCKS 13, 14, 15, 16 AND 18 TOGETHER WITH THAT PORTION, IF ANY, OF TRACT "D" (ALSO KNOWN AS LOT "D"), AND THE ALLEYS AND STREETS IN AND ADJOINING SAID BLOCKS AS VACATED AND CLOSED TO PUBLIC USE MAY 23, 1927 BY RESOLUTION NO. 41746 OF THE COMMON COUNCIL OF SAID CITY OF SAN DIEGO, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID PUEBLO LOT 211 WITH THE SOUTHEASTERLY LINE OF WEST POINT LOMA BOULEVARD AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHEASTERLY LINE OF SAID PUEBLO LOT 211 SOUTH 53° 55' EAST FOR A DISTANCE OF 126.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING ALONG A LINE THAT IS PARALLEL WITH AND DISTANCE 110 FEET SOUTHEASTERLY AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF SAID WEST POINT LOMA BOULEVARD SOUTH 66° 04' WEST FOR A DISTANCE OF 584.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2080 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 30' 15" FOR A DISTANCE OF 305.76 FEET TO THE EASTERN LINE OF THE STREET KNOWN AS ADRIAN STREET AS THE SAME IS SHOWN ON UNITED STATES PUBLIC HOUSING ADMINISTRATION FRONTIER HOUSING UNIT PROJECT CAL.472 DRAWING E-1533 SHEET 3; THENCE ALONG THE EASTERLY LINE OF SAID STREET SO DESCRIBED SOUTH 15° 10' EAST FOR A DISTANCE OF 122.36 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 388.06 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 06' FOR A DISTANCE OF 305.46 FEET; THENCE RADIAL TO SAID CURVE SOUTH 60° 04' EAST FOR A DISTANCE OF 15 FEET; THENCE SOUTH 45° 06' 20" EAST FOR A DISTANCE OF 388.04 FEET TO THE NORTHWESTERLY LINE OF THE STREET KNOWN AS BARNARD STREET AS THE SAME IS SHOWN ON UNITED STATES PUBLIC HOUSING ADMINISTRATION DRAWING HEREINAFORE REFERRED TO, THENCE ALONG THE NORTHWESTERLY LINE OF SAID BARNARD STREET NORTH 34° 04' EAST FOR A DISTANCE OF 596.58 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 529.50 FEET; THENCE ALONG SAID CURVE THROUGH TO THE CENTRAL ANGLE OF 21° 55' 20" FOR A DISTANCE OF 202.58 FEET; THENCE TO SAID CURVE NORTH 12° 08' 40" EAST FOR A DISTANCE OF 35.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 318.64 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 30' 40" FOR A DISTANCE OF A DISTANCE OF 136.31 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID PUEBLO LOT 211; THENCE ALONG SAID LINE NORTH 53° 55' WEST 176.19 FEET TO THE TRUE POINT OF BEGINNING.

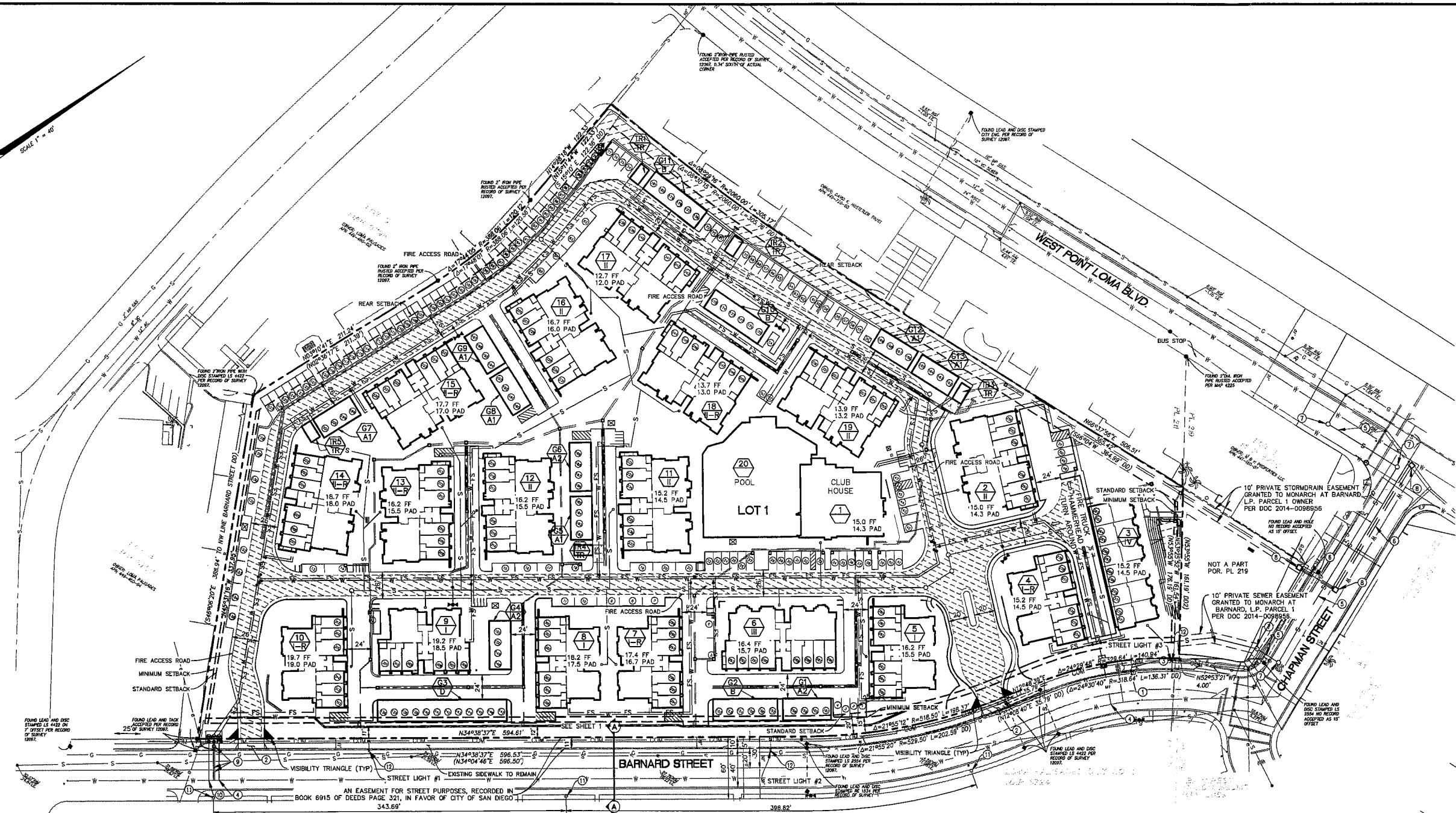
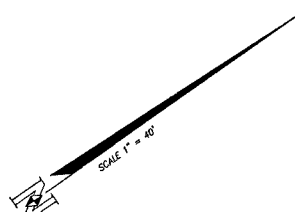
EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED LAND LYING WITHIN LOT 8 OF LOMA PALISADES UNIT NO. 8, MAP NO. 378 AS FILED IN THE OFFICE OF THE COUNTY RECORDER FOR SAN DIEGO COUNTY, CALIFORNIA.



Civil Engineering
Surveying
Land Planning
T (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com

PREPARED BY:

NAME: NASLAND



CONSTRUCTION NOTES:

- 1 6" CURB AND GUTTER PER DWG# 37587-D
- 2 REMOVE EXISTING SIDEWALK AND CONSTRUCT PROPOSED 25' DRIVEWAY PER DWG# 37587-D
- 3 REMOVE EXISTING DRIVEWAY AND CONSTRUCT PROPOSED SIDEWALK PER DWG# 37587-D
- 4 FIRE SERVICE LATERAL TRENCH AND RESURFACE PER DWG# 37587-D
- 5 8" PVC PUBLIC SEWER LINE TRENCH AND RESURFACE PER DWG# 37587-D
- 6 24" RCP PUBLIC STORM DRAIN LINE PER DWG# 37587-D
- 7 PUBLIC SEWER MANHOLE PER DWG# 37587-D
- 8 TYPE A-4 CLEANOUT PER DWG# 37587-D
- 9 MANFOLD 2" WATER SERVICES AND METER BOX PER DWG# 37587-D
- 10 IRRIGATION LATERAL PER DWG# 37587-D
- 11 EXISTING STREET LIGHT TO REMAIN IN PLACE.
- 12 EXISTING STREET LIGHT TO REMAIN IN PLACE. UPGRADE PER STREET LIGHT SCHEDULE THIS SHEET.

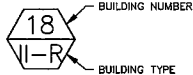
NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURITY OR TREES ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER/WATER MAINS OR SEWER LATERALS/WATER SERVICES/FIRE HYDRANTS. NO TREES OR ANY KIND OF LANDSCAPING SHALL BE INSTALLED WITHIN WATER/SEWER EASEMENT.

NOTE:

SEE GRADING AND IMPROVEMENT PLANS FOR BARNARD APARTMENTS SHEETS 37587-D APPROVED BY CITY OF SAN DIEGO 5/16/14 FOR PUBLIC IMPROVEMENTS.

NOTE:

PRIVATE ON-SITE UTILITIES PER BUILDING FILE NO 330776



STREET LIGHT SCHEDULE

STREET LIGHT NUMBER	STREET NAME	LOCATION REFERENCE*	CORNER/STREET SIDE	TYPE OF WORK /WATTAGE**	POLE TYPE
1	BARNARD ST	E/O BOB ST 346.0'	NORTH	(U) LED 78 WATT	SDE-101
2	BARNARD ST	E/O BOB ST 738.0'	NORTH	(U) LED 78 WATT	SDE-101
3	BARNARD ST	W/O CHAPMAN ST 96.0'	NORTH	(U) LED 78 WATT	SDE-101

*LOCATION REFERENCE FOR MID-BLOCK STREET LIGHTS: APPROXIMATE DISTANCE FROM CENTERLINE OF NEAREST CROSS STREET.
**TYPE OF WORK: NEW (N), UPGRADE (U), AND RELOCATE (R).

EASEMENT NOTES:

THE FOLLOWING EASEMENTS HAVE NO SPECIFIC LOCATION SET FORTH IN THE DEED AND ARE THEREFORE NOT PLOTTED HEREON:

- A) AN EASEMENT OVER SAID LAND FOR SEWER PIPES AND INCIDENTAL PURPOSES, AS SET FORTH IN A DECLARATION OF TAKING RENDERED SEPTEMBER 14, 1945, IN THE DISTRICT COURT OF THE UNITED STATES, SOUTHERN DIVISION OF CALIFORNIA, CASE NO. 566, ENTITLED UNITED STATES OF AMERICA VS. WESTERN INVESTMENT COMPANY OF SAN DIEGO, A CERTIFIED COPY OF SAID DECREE WAS RECORDED SEPTEMBER 25, 1945, IN BOOK 1849, PAGE 165 OF OFFICIAL RECORDS.
- NOTE: BY AN INSTRUMENT EXECUTED JULY 15, 1947, AND RECORDED AUGUST 12, 1947, IN BOOK 2469, PAGE 250 OF OFFICIAL RECORDS, THE UNITED STATES OF AMERICA CONVEYED SAID CASE TO THE CITY OF SAN DIEGO.
- B) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF AVIGATION EASEMENT" RECORDED OCTOBER 30, 1980 AS INSTRUMENT NO. 80-363914 OF OFFICIAL RECORDS.
- C) AN EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, PIPELINES AND APPURTENANCES FOR ANY AND ALL PURPOSES, COMMUNICATION FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JANUARY 08, 2015 AS INSTRUMENT NO. 20150009298 OF OFFICIAL RECORDS.

IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION



Civil Engineering
Surveying
Land Planning
T (619) 252-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com

PREPARED BY:

NAME: NASLAND ENGINEERING

ADDRESS: 4740 RUFFNER STREET
SAN DIEGO, CA 92111

PROJECT ADDRESS:
2930 BARNARD STREET
SAN DIEGO, CA 92110

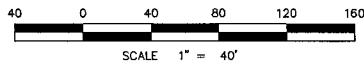
PROJECT NAME:
MONARCH AT BARNARD
LOT 1

SHEET TITLE:

TENTATIVE
MAP No. 1476240
PTS No. 48664
LO NUMBER 24005791

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:	10/08/2015
REVISION 1:	08/03/2015
LAMBERT COORDINATES:	214-1899
NAD83 COORDINATES:	1854-8259
ORIGINAL DATE:	04/13/2015
SHEET	2 OF 2
DEP #	

N.E. JOB No. 112-153.5





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

Monarch at Barnard Tentative Map - Parcel 1

Project No. For City Use Only

419664

Project Address:

2930 Barnard Street, San Diego, CA 92110

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:	Project No. (For City Use Only)
----------------	---------------------------------

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? DE 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):
Monarch at Point Loma Owner, LLC

☐ Owner ☐ Tenant/Lessee

Street Address:
7727 Herschel Avenue

City/State/Zip:
LA JOLLA, CA 92037

Phone No: (858) 551-4390 Fax No: (858) 551-4388

Name of Corporate Officer/Partner (type or print):
Rodney F. Stone

Title (type or print):
Member/Manager

Signature: Rodney F Stone Date: 4/10/15

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Ownership Disclosure

Monarch at Barnard Tentative Map, Parcel 1

Project No. 419664

Monarch at Point Loma Owner, LLC

Rodney F. Stone

Ryan Stone

William P. (Pat) Kruer

George T. (Tim) Kruer

