



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 28, 2016 REPORT NO. PC-16-031

HEARING DATE: May 12, 2016

SUBJECT: MISSION BOULEVARD
Process Four Decision

PROJECT NO: 379964

OWNER/
APPLICANT: Diego Davis Associates and Lin Family Trust
Janay Kruger

SUMMARY

Issue: Should the Planning Commission approve Coastal Development Permit and Planned Development Permit for the construction of a commercial structure with deviations on the corner of Mission Boulevard and Hornblend Street within the Pacific Beach Community Planning area?

Staff Recommendations:

1. Approve Coastal Development Permit No. 1327798; and
2. Approve Planned Development Permit No. 1623467.

Community Planning Group Recommendation: On April 22, 2015, the Pacific Beach Community Planning Group voted 14-0-1 to approve the project with recommendations as further detailed in this report.

Environmental Review: The proposed activity is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 4, 2016, and the opportunity to appeal that determination ended March 18, 2016.

Fiscal Impact Statement: None with this action. Project costs are paid by the applicant through a deposit account.

Housing Impact Statement: None with this action.

BACKGROUND

The 0.28-acre site consists of four, 25-foot wide legal lots and is located at 732 and 748 Hornblend Street and 4450 and 4462 Mission Boulevard in the CV-1-2 Zone, the Coastal Overlay Zone (Appealable), the Coastal Height Limit Overlay Zone, the Beach Area Parking Impact and the Transit Area Overlay Zones within the Pacific Beach Community Plan area. The site also lies between the shoreline and the first public roadway. The site is bounded on the east by Mission Boulevard, on the south by Hornblend Street, on the north by an alley and the west by residential property. Multiple access points to the project site are currently provided from the improved alley, two driveways from Hornblend Street, and one driveway from Mission Boulevard. An existing bus stop fronts the site along Mission Boulevard.

The property has relatively level topography and is approximately 300 feet from the Pacific Ocean. The project site currently contains a vacant fast-food restaurant (constructed in 1968) with surface parking, one residential and one commercial structure (both constructed in 1945). Historical Resources staff has reviewed the structures and determined they are not individually designated resources and are not located within a designated historic district. The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The site was previously entitled with a Coastal Development Permit and Planned Development Permit to develop twelve residential units with 2,400 square-feet of commercial space but was never constructed. The proposed project will supersede the previously entitled permits.

DISCUSSION

Project Description:

The project proposes the demolition of the three existing structures and the construction of an approximately 6,000-square-foot, single-story commercial retail building. The building will feature exposed steel construction, concrete, and transparent glass with offsets to break up the building wall. There is not a street side yard setback requirement; therefore the structure abuts Mission Boulevard and a portion of Hornblend Street. A surface parking lot is set behind the building to the west. This enhances the pedestrian orientation of the project and shields the parking lot from Mission Boulevard. Improvements to the site include new curb, gutter, and sidewalk. The existing driveway from Mission Boulevard will be removed and a new driveway from Hornblend Street will allow one-way traffic through the surface parking lot towards the alley for more efficient circulation. The project requires 13 automobile parking spaces, two motorcycle and three bicycle parking spaces. The project is providing 18 automobile parking spaces, two motorcycle and six bicycle spaces.

The project requires a Coastal Development Permit (CDP) for development within the Appealable area of the Coastal Overlay Zone and because the site lies between the shoreline and the first public roadway. The project also requires a Planned Development Permit (PDP) to allow deviations from the development regulations. The permits shall be processed in accordance with Process Four, with the Planning Commission as the decision maker. The decision may be appealed to the City Council. Other than the requested two deviations detailed below, the project complies with all development regulations including floor area ratio, height, landscaping, and parking.

Deviations:

The first deviation is to allow access from Hornblend Street and the improved alley. Properties located in the Beach Area Parking Impact Overlay Zone are required to provide access to parking spaces from the alley only. Currently, vehicular access is from the alley, two driveways from Hornblend Street and a driveway off Mission Boulevard. The proposed project would close the existing driveways and construct a new one-way entrance driveway from Hornblend Street. The exit driveway would be located at the alley which connects to Mission Boulevard. This configuration would provide efficient vehicular circulation, limit traffic impacts to Mission Boulevard. It also will increase pedestrian safety by reducing the vehicular traffic at the intersection of the alley and Mission Boulevard as well as along Hornblend Street. This deviation will provide relief from the strict application of the development regulations in order to allow for more safe and efficient vehicular and pedestrian circulation.

The second deviation is to reduce the visibility triangle to zero at the corner of Mission Boulevard and Hornblend Street, where 15 feet is required by the San Diego Municipal Code. There is no street side yard setback requirement; therefore the structure abuts Mission Boulevard and a portion of Hornblend Street. Hornblend Street is a two-lane collector, has an 80-foot right-of-way and is a dead end street one block long. Any traffic heading east on Hornblend Street is already 40 feet south of the proposed building and able to see almost 200 feet north and south from the stop line. Adequate sight distance has been demonstrated and traffic heading south on Mission Boulevard (classified as a four-lane major street) will be turning right in a dedicated lane and no conflict exists.

Community Planning Group:

The Pacific Beach Community Planning Group voted to approve the project. The CPG was supportive of taking access off Hornblend Street and recommended six bicycle racks. The applicant has voluntarily agreed to provide three additional bicycle racks for a total of six (Attachment 7).

Community Plan Analysis:

The Pacific Beach Community Plan (PBCP) designates this site for Visitor Commercial use. The proposed retail/commercial use is consistent with this land use designation. The policy recommendations of the PBCP are to promote a mixture of commercial uses especially along Mission Boulevard. The plan also recommends that projects incorporate pedestrian and transit-oriented features into the project design. The proposed project implements the Transit-Orientated Development Standards as the project minimizes building setbacks, brings the building close to sidewalk, locates parking to the rear of the building and articulates the building façade. The PBCP recommends that new curb cuts not be permitted and existing curb cuts be removed where safe and efficient access is available from an abutting alley. Although with the deviation a new curb cut is proposed for the drive way, the proposed project removes two existing curb cuts and allows for safer and more efficient traffic circulation.

The PBCP recommends new commercial development incorporate landscaping treatments as identified in the streetscape recommendations of the plan with broad headed evergreen trees to be planted in the tree grates along Mission Boulevard and vertical accent trees such as palms at the corners. Due to conflicts with utilities, a tree at the corner of Hornblend Street and Mission Boulevard is not possible. The project proposes New England Christmas trees along the street frontages as well as low growing shrubs within the trees grates and the project complies with all other landscape regulations.

Conclusion:

City staff has reviewed the request for the development of a commercial structure with surface parking. Staff 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 Planning Commission approve Coastal Development Permit No. 1327798 and Planned Development Permit No. 1623467.

ALTERNATIVES:

1. Approve Coastal Development Permit No. 1327798 and Planned Development Permit No. 1623467, with modifications.
2. Deny Coastal Development Permit No. 1327798 and Planned Development Permit No. 1623467, 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

LOWE/RDM

Attachments:

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



Location Aerial Photo

MISSION BLVD
732 AND 748 HORNBLEND STREET AND 4450 AND 4462 MISSION BOULEVARD
PROJECT NO. 379964



PLANNING COMMISSION RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1327798
PLANNED DEVELOPMENT PERMIT NO. 1623467
MISSION BOULEVARD - PROJECT NO. 379964
PLANNING COMMISSION
DRAFT

WHEREAS, DIEGO DAVIS ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND JEFFERY H. LIN AND PAULIN Y. LIN, TRUSTEES OF THE LIN FAMILY TRUST JUNE 4, 2013, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish existing structures and construct a commercial structure with deviations (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1327798 and 1623467), on portions of a 0.28-acre site;

WHEREAS, the project site is located at 732 and 748 Hornblend Street and 4450 and 4462 Mission Boulevard in the CV-1-2 Zone, the Coastal Overlay Zone (Appealable), the First Public Roadway, the Coastal Height Limit Overlay Zone, the Beach Parking Impact and the Transit Area Overlay zones within the Pacific Beach Community Plan area;

WHEREAS, the project site is legally described as Lots 17-20, Block 226, Map No. 854;

WHEREAS, on May 12, 2016, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1327798 and Planned Development Permit No. 1623467 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 4, 2016, 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 Sections 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 May 12, 2016.

FINDINGS:

Coastal Development Permit - Section 126.0708

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

The 0.28-acre site consists of four, 25-foot wide legal lots and is located at 732 and 748 Hornblend Street and 4450 and 4462 Mission Boulevard in the CV-1-2 zone, the Coastal Overlay Zone (Appealable), the Coastal Height Limit Overlay Zone, the Parking Impact and the Transit Area Overlay

zones within the Pacific Beach Community Plan Area. The site is also between the shoreline and the first public roadway. The property is approximately 300 feet from the Pacific Ocean. The site is bounded on the east by Mission Boulevard, on the south by Hornblend Street, on the north by an alley and the west by residential property. The project site does not contain any existing physical access way used by the public, public views, and does not contain any access way identified in the Local Coastal Program land use plan. The project will be developed entirely within the private property.

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

The project site is completely built out and within a developed urban neighborhood that does not contain, nor is it adjacent to, any environmentally sensitive lands. Therefore, the proposed development will not adversely affect any 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.

The Pacific Beach Community Plan (PBCP) and Local Coastal Land Use Plan (LCP) has incorporated the coastal regulations that have been identified for the community, and has developed policies and recommendations in the various elements of the community plan to implement the LCP. The PBCP designates this site for visitor commercial use. The proposed retail/commercial use is consistent with this land use designation. The policy recommendations of the PBCP are to promote a mixture of commercial uses especially along Mission Boulevard. The plan also recommends that projects incorporate pedestrian and transit-oriented features into the project design. The proposed project implements the Transit-Orientated Development Standards as the project minimizes building setbacks, brings the building close to the sidewalk, locates parking to the rear of the building and articulates the building façade.

The Pacific Beach Community Plan recommends that new curb cuts shall not be permitted and existing curb cuts shall be removed where safe and efficient access is available from an abutting alley. Although with the deviation there is a new curb cut, the proposed project removes two existing curb cuts and allows for safer and more efficient circulation.

The community plan recommends new commercial development incorporate landscaping treatments as identified in the streetscape recommendations of the plan with broad headed evergreen trees to be planted in the tree grates along Mission Boulevard and vertical accent trees such as palms at the corners. The project proposes New England Christmas trees along the street frontages as well as low growing shrubs within the trees grates and the project complies with all other landscape regulations.

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

The 0.28-acre site consists of four, 25-foot wide legal lots and is located at 732 and 748 Hornblend Street and 4450 and 4462 Mission Boulevard in the CV-1-2 zone, the Coastal Overlay Zone (Appealable), the First Public Roadway, the Coastal Height Limit Overlay Zone, the Parking Impact and

the Transit Area Overlay zones within the Pacific Beach Community Plan Area. The site is bounded on the east by Mission Boulevard, on the south by Hornblend Street, on the north by an improved alley and the west by residential property. The property is approximately 300 feet from the Pacific Ocean. The project site does not contain any existing public access way or any public recreation areas identified in the Local Coastal Program land use plan. The proposed project will be developed entirely within the private property. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Planned Development Permit - Section 126.0604

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

The Pacific Beach Community Plan (PBCP) and Local Coastal Land Use Plan (LCP) has incorporated the coastal regulations that have been identified for the community, and has developed policies and recommendations in the various elements of the community plan to implement the LCP. The PBCP designates this site for visitor commercial use. The proposed retail/commercial use is consistent with this land use designation. The policy recommendations of the PBCP are to promote a mixture of commercial uses especially along Mission Boulevard. The plan also recommends that projects incorporate pedestrian and transit-oriented features into the project design. The proposed project implements the Transit-Orientated Development Standards as the project minimizes building setbacks, brings the building close to the sidewalk, locates parking to the rear of the building and articulates the building façade.

The Pacific Beach Community Plan recommends that new curb cuts shall not be permitted and existing curb cuts shall be removed where safe and efficient access is available from an abutting alley. Although with the deviation there is a new curb cut, the proposed project removes two existing curb cuts and allows for safer and more efficient circulation.

The community plan recommends new commercial development incorporate landscaping treatments as identified in the streetscape recommendations of the plan with broad headed evergreen trees to be planted in the tree grates along Mission Boulevard and vertical accent trees such as palms at the corners. Due to conflicts with utilities, a tree at the corner is not possible. The project proposes New England Christmas trees along the street frontages as well as low growing shrubs within the trees grates and the project complies with all other landscape regulations. Therefore, the proposed project complies with the Pacific Beach Community Plan and Local Coastal Land Use Plan.

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

All Uniform Building, Fire, Plumbing, Electrical and Mechanical Codes governing the construction and continued operation of the development apply to this project to prevent adverse effects to those persons or properties in the vicinity of the project. The project has been designed with adequate storm water controls during construction and operation to comply with the City of San Diego storm water regulations. This will result in better on-site and downstream water quality and therefore protects and preserves the public health and safety.

The first deviation is to allow access from Hornblend Street and the improved alley. Properties located in the Beach Area Parking Impact Overlay Zone are required to provide access to parking spaces from the alley only. Currently, there is vehicular access from the alley, two driveways from

Hornblend Street and a driveway off Mission Boulevard. The proposed project would close the existing driveways and construct a new one-way entrance driveway from Hornblend Street. The exit driveway would be located at the alley which connects to Mission Boulevard. This configuration would provide efficient vehicular circulation, limit traffic impacts to Mission Boulevard. It also will increase pedestrian safety by reducing the vehicular traffic at the intersection of the alley and Mission Boulevard, as well as along Hornblend Street. This deviation will provide relief from the strict application of the development regulations in order to allow for more safe and efficient vehicular and pedestrian circulation.

The second deviation is to reduce the visibility triangle to zero at the corner of Mission Boulevard and Hornblend Street, where 15 feet is required by the San Diego Municipal Code. There is no street side yard setback requirement; therefore the structure abuts Mission Boulevard and a portion of Hornblend Street. Hornblend Street is a two-lane collector, has an 80-foot right-of-way and is a dead end street one block long. Any traffic heading east on Hornblend Street is already 40 feet south of the proposed building and able to see almost 200 feet north and south from the stop line. Adequate sight distance has been demonstrated and traffic heading south on Mission Boulevard (classified as a four-lane major street) will be turning right in a dedicated lane and no conflict exists.

Other than the requested deviations, which may be approved through this discretionary process, the project complies with all development regulations including floor area ratio, height, landscaping, and parking and no conflicts exists in relation to the public health and safety. The permits for the project contains specific conditions addressing project compliance with the City's codes, policies, regulations and other regional, State and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that 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 zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

In order to create a more desirable project, two deviations are necessary. The first deviation is to allow access from Hornblend Street and the improved alley. Properties located in the Beach Area Parking Impact Overlay Zone are required to provide access to parking spaces from the alley only. Currently, the site is accessed from the alley, two driveways from Hornblend Street and a driveway off Mission Boulevard. The proposed project would close the existing driveways and construct a new one-way entrance driveway from Hornblend Street. The exit driveway would be located at the alley which connects to Mission Boulevard. This configuration would provide efficient vehicular circulation, limit traffic impacts to Mission Boulevard and increase pedestrian safety by reducing the vehicular traffic at the intersection of the alley and Mission Boulevard as well as along Hornblend Street. This deviation will provide relief from the strict application of the development regulations in order to allow for more efficient vehicular and pedestrian circulation.

The second deviation is to reduce the visibility triangle to zero at the corner of Mission Boulevard and Hornblend Street, where 15 feet is required by the San Diego Municipal Code. There is no street side yard setback requirement; therefore the structure abuts Mission Boulevard and a portion of Hornblend Street. Hornblend Street is a two-lane collector, has an 80-foot right-of-way and is a dead

end street one block long. Any traffic heading east on Hornblend Street is already 40 feet south of the proposed building and able to see almost 200 feet north and south from the stop line. Adequate sight distance has been demonstrated and traffic heading south on Mission Boulevard (classified as a four-lane major street) will be turning right in a dedicated lane and no conflict exists.

Other than the requested deviations, which are allowed through this discretionary process, the project complies with all development regulations including floor area ratio, height, setbacks landscaping and parking.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1327798 and Planned Development Permit No. 1623467 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1327798 and 1623467, a copy of which is attached hereto and made a part hereof.

Renee Mezo
Development Project Manager
Development Services

Adopted on: May 12, 2016

SAP or WBS Number: 24005057

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION
 501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005057

COASTAL DEVELOPMENT PERMIT NO. 1327798
 PLANNED DEVELOPMENT PERMIT NO. 1623467
MISSION BOULEVARD - PROJECT NO. 379964
PLANNING COMMISSION
DRAFT

This Coastal Development Permit No. 1327798 and Planned Development Permit No. 1623467 are granted by the Planning Commission of the City of San Diego to Diego Davis Associates, LLC, a California Limited Liability Company, and Jeffery H. Lin and Paulin Y. Lin, Trustees of the Lin Family trust dated June 4, 2013, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0602(b)(1) and 126.0702. The 0.28-acre site is located at 732 and 748 Hornblend Street and 4450 and 4462 Mission Boulevard in the CV-1-2 Zone, the Coastal Overlay Zone (Appealable), the First Public Roadway, the Coastal Height Limit Overlay Zone, the Beach Parking Impact and the Transit Area Overlay Zones within the Pacific Beach Community Plan Area. The project site is legally described as Lots 17-20, Block 226, Map No. 854.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish existing structures and construct a commercial building as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 12, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolition of three, one-story buildings;
- b. Construction of an approximately 6,000-square-foot commercial building;
- c. Deviations:
 1. Access allowed from Hornblend Street and the improved alley where SDMC Section 142.0560(j)(7) requires all access off the improved alley only;

2. Zero-foot visibility triangle area at the corner of Mission Boulevard and Hornblend Street, where 15 feet is required.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;
- f. 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 May 26, 2019.
2. This permit shall supersede Coastal Development Permit No. 468135, Planned Development Permit No. 482837 and Extension of Time No. 931355.
3. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. 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.
6. 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.

7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).
9. 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.
10. 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.
11. 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.

12. 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.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged cross gutter, on Mission Boulevard, crossing Hornblend Street, with City Standard cross gutter, per standard drawing (SDG)-157.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramp with City standard curb ramp with a truncated dome at the northwest corner of Mission Boulevard and Hornblend Street, per SDG-132.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of non-utilized driveways adjacent to the site on Mission Boulevard and Hornblend Street with current City Standard curb, gutter and sidewalk, per SDG-151 and SDG-155.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

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

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

LANDSCAPE REQUIREMENTS:

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

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-square-foot area around each tree which is unencumbered by

utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

22. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan 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.'

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

24. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

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

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

PLANNING/DESIGN REQUIREMENTS:

27. A minimum of 13 automobile spaces (18 provided including 1 van accessible space), two motorcycle spaces, and two bicycle spaces (six provided) are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

28. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
29. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.
30. 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

31. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a one-way in 14-foot (ft) wide City standard driveway, on Hornblend Street, satisfactory to the City Engineer.
32. The applicant shall provide and maintain a 10 ft x 10 ft visibility triangle area along the property line on both sides of the driveway on Hornblend Street. No obstacles higher than 36" shall be located within this area (e.g. walls, landscaping, shrubs,etc).
33. The applicant shall provide and maintain a 10 ft x 10 ft visibility triangle area along the property line on both sides of the driveway on the alley. No obstacles higher than 36 inches shall be located within this area (e.g. walls, landscaping, shrubs,etc).
34. Not more than 49 percent of the floor area of eating and drinking establishment shall be operated on this site at any time unless it satisfies the minimum parking requirements of 4.3 spaces per 1000 square feet (with transit reduction).

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

35. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention devices (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD's are typically located 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.
36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
37. Prior to the issuance of any building permits, the Owner/Permittee shall construct all water and sewer facilities required by the Public Utilities Department necessary to serve this development and assure them by permit and bond.

38. Prior to the issuance of any building permits, the Owner/Permittee shall grant a minimum seven-foot by five-foot wide easement for the proposed domestic and irrigation meter, in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

40. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

41. Utilization of existing sewer laterals is at the sole risk and responsibility of the developer to ensure the laterals are functional and connected to a public sewer facility. Prior to connecting to any existing sewer lateral, the lateral shall be inspected using a closed-circuit television (CCTV) by a California Licensed Plumbing Contractor to verify the lateral is in good working condition and free of all debris.

42. All on-site water and sewer facilities shall be private.

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

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 May 12, 2016 and Resolution No.

_____.

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
 OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

PROJECT No.: 379964

PROJECT TITLE: Mission Boulevard CDP

PROJECT LOCATION-SPECIFIC: The site is located at 732 Hornblend Street and 4462-4466 Mission Boulevard, San Diego, CA 92109 within the Pacific Beach Community Plan area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) to demolish four one storey buildings and to construct a 6,200 square-foot retail building which is located in the CV-1-2 Zone of the Pacific Beach Community Planning area and the Coastal Overlay Zone area. The proposed project is consistent with the development regulations of the CV-1-2 Zone and the Coastal Overlay Zone, including setbacks, building height, coverage and FAR; however, a deviation would be required for visibility and access. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the facility.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Jeff Lin, 275 Orange Avenue, Coronado CA 92118. (619) 437-1666

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- CATEGORICAL EXEMPTION: 15301 (Existing Facilities) and 15303 (New Construction)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that this project meets the criteria set forth in CEQA State Guidelines, Section 15301, which allows for the demolition of up to six structures, where this project would demolish four. The project also meets the criteria set forth in CEQA State Guidelines, Section 15303, which allows for the construction of new facilities as long as they don't exceed 10,000 square-feet and this project would construct a 6,200 square foot structure. In addition, since the project is located on a previously developed site lacking sensitive resources the project does not trigger any of the exceptions to categorical exemptions listed in CEQA State Guidelines, Section 15300.2.


LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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

3/4/2016
DATE

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



PROJECT DESCRIPTION

THE PROPOSED NEW CONSTRUCTION PROJECT, CURRENTLY REFERRED TO AS 'MISSION BLVD COMMERCIAL DEVELOPMENT', WILL PROVIDE MIXED-USE ACCOMMODATIONS TO LOCALS AND TRAVELERS TO THE PACIFIC BEACH AREA IN SAN DIEGO, CALIFORNIA. THE SITE IS A 12,397 SF HALF-BLOCK PARCEL LOCATED AT THE NORTH-WEST CORNER OF MISSION BLVD & HORNBLEND STREET. CURRENTLY THERE EXISTS FOUR (3) ONE STOREY BUILDINGS ON-SITE THAT ARE PLANNED FOR DEMOLITION. TO THE WEST OF THE PROJECT SITE THERE OCCURS THREE (3) 2-3 STORY RESIDENTIAL BUILDINGS. NORTH OF THE SITE, EXISTS ONE (1) 1-STORY RESTAURANT 'FAT FISH CANTINA GRILL'. ACROSS MISSION BLVD TO THE EAST A (1) ONE 2-STORY SPORTS BAR EXISTS 'MILLER'S FIELD'. ADJACENT TO THE WEST OF THE SITE BLOCK, ACROSS ALLEY-WAY, EXISTS (1) ONE 5-STORY BEACHFRONT HOTEL. AND TO THE SOUTH OF THE SITE, ACROSS HORNBLEND STREET, EXISTS (1) ONE 2-STORY BUILDING 'RE/MAX COASTAL PROPERTIES'.

THE PROJECT PROGRAM IS FLEXIBLE WITHIN THE PROPOSED SHELL CONSTRUCTION. MULTIPLE PARTITIONS ARE PROPOSED WITHIN THE PROPOSED SHELL CONSTRUCTION. ON-SITE PARKING IS PROVIDED, PER 13 REQUIRED @ 2.1 SPACES REQUIRED FOR EACH 1,000 SF OF BUILT CONSTRUCTION WITH THE PROPOSED BUILDING EQUAL TO 6,075 SF. BONUS PARKING IS PROVIDED IN THE DESIGN WITH AN ADDITIONAL 5 SPACES BEING PLANNED FOR. THE PARKING IS LOCATED ON THE WESTERN HALF OF THE PROPERTY TO ALLOW AS MUCH STREET FRONTAGE FOR THE BUILDING FAÇADE ALONG BOTH MISSION BLVD AND HORNBLEND STREET. BUILDING VISIBILITY ON THESE ARTERIAL STREETS IS IDEAL TO THE DESIGN AS THESE FAÇADES SERVE AS PRIME SIGNAGE LOCATION FOR BUILDING'S VENDORS. PARKING IS CIRCULATED THROUGH A ONE-WAY AISLE THAT IS ENTERED FROM HORNBLEND STREET AND EXITED THROUGH THE ALLEY DIRECTLY NORTH OF THE BLOCK IN WHICH THE PROPERTY EXISTS.

PROPOSED FAÇADES ARE EXPOSED STEEL CONSTRUCTION AND EXPRESS THE FUNCTION OF THE STRUCTURE; FORM FOLLOWING FUNCTION. DOUBLE HEIGHT AREAS WITHIN THE BUILDING ENABLE ROOM TO EXPOSE THE UTILITARIAN COMPONENTS OF THE BUILDING, FOR EXAMPLE MECHANICAL DUCTS AND WATER LINES, WHICH IN TURN SERVE TO THE BUILDING'S INDUSTRIAL AESTHETIC. THE EAST AND SOUTH FAÇADES ARE DESIGNED PRIMARILY AS TRANSPARENT GLASS FOR NATURAL LIGHT EXPOSURE TO REDUCE ELECTRIC COSTS FOR WHAT WOULD BE ARTIFICIAL LIGHTING. ALSO, THESE FAÇADES ARE GLASS BECAUSE THE TRANSPARENCY ALLOW ON-COMERS TO VIEW THE VENDORS PRODUCT AND ATMOSPHERE INSIDE. PORTIONS OF THIS GLAZING WILL BE OPERABLE WINDOWS TO ASSIST IN CROSS VENTILATION AND REDUCE ENERGY CONSUMPTION. THE WEST AND NORTH FAÇADES ARE DESIGNED IN STARK CONTRAST TO THE AFORMENTIONED. THESE SOLID FAÇADES HELP SAFELY BLOCK THE INTERIOR ENVIRONMENT OF THE BUILDING FROM THE TRANSIENT AREAS OF THE PARKING LOT ON THE WEST AND NORTH STREET ALLEY. A PORTION OF THE EAST FAÇADE IS SOLID, OTHERWISE GLASS, TO PROTECT FROM THE NOISE AND TRAFFIC OF THE EXISTING BUS STOP AREA ON MISSION BLVD. DRAINAGE FOR THE BUILDING IS CONCENTRATED TO THE PLANTING AREAS OF THE PARKING LOT. AN OVERHANG IS PROVIDED ABOVE THE TWO PREDOMINANTLY GLAZED FAÇADES TO PROVIDE SHADE AT PEAK DAYLIGHT HOURS.

THE PROPOSED BUILDING IS A (1) SINGLE STORY STEEL STRUCTURE OF TYPE VB CONSTRUCTION. THE PROPOSED F.A.R. IS 0.5 WITH AN ALLOWABLE OF 2.0. THE PROPOSED SQUARE FOOTAGE IS 6,075 SF WITH AN ALLOWABLE OF 24,784 SF. THE PROPOSED BUILDING HEIGHT VARIES WITH MAXIMUM OF 29'-9" ABOVE THE HIGH POINT OF GRADE WITH AN ALLOWABLE BUILDING HEIGHT OF 30' PER PROP. D AND 45' PER CV-1-2 ZONE. THE BUILDING REACHES ITS INTENDED MAXIMUM HEIGHT ALONG PRIMARY FAÇADES NOT FACING THE TWO MAJOR STREET PATHS. A TRANSFORMER FOR THE BUILDING IS DESIGNATED AT THE NORTH-WEST CORNER OF THE LOT IN AN AREA ADJACENT TO THE ALLEY. TRASH IS LOCATED AT THE NORTH EDGE OF THE LOT ADJACENT TO THE ALLEY FOR CONVENIENCE IN SERVICING.

PROJECT TEAM	
OWNER:	VECTOR RE, LLC 275 ORANGE AVENUE CORONADO, CA 92118 TEL: 619.437.1666 FAX: 619.437.4782 CONTACT: JEFFREY LIN, MANAGING MEMBER EMAIL: jefflin@yahoo.com
ARCHITECT:	JOSEPH WONG DESIGN ASSOCIATES 2359 FOURTH AVENUE SAN DIEGO, CALIFORNIA 92101-1606 TEL.: 619.233.6777 FAX: 619.237.0541 CONTACT: BRIAN HANSEN EMAIL: bhansen@jwdainc.com
CIVIL ENGINEER: / SURVEY:	CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVE SUITE J SAN DIEGO, CA 92126 TEL: 858.271.9901 CONTACT: ANTHONY K. CHRISTENSEN EMAIL: CEandS@aol.com
LANDSCAPE: ARCHITECT	HOWARD ASSOCIATES 2442 SECOND AVENUE SAN DIEGO, CA 92108 TEL: 619.718.9660 CONTACT: JOHN HOWARD EMAIL: john@howardassoc.com

PROJECT DATA	
DISCRETIONARY PERMITS:	COASTAL DEVELOPMENT PERMIT #1327798 PLANNED DEVELOPMENT PERMIT #1623467
DEVIATIONS:	1. ACCESS ALLOWED FROM HORNBLEND STREET AND THE IMPROVED ALLEY WHERE SDMC REQUIRES ALL ACCESS OFF OF THE IMPROVED ALLEY ONLY. 2. 0-FOOT VISIBILITY TRIANGLE AREA AT THE CORNER OF MISSION BLVD. AND HORNBLEND STREET, WHERE 15 FEET IS REQUIRED.
SCOPE OF WORK:	DEMOLISH EXISTING THREE (3) ONE-STORY BUILDINGS ON SITE. NEW CONSTRUCTION 6075 SF SHELL COMMERCIAL BUILDING SINGLE-STORY, 18 PARKING SPOTS
SITE ADDRESS:	732 HORNBLEND STREET & 4462-4466 MISSION BOULEVARD SAN DIEGO, CA 92109
ASSESSORS PARCEL NUMBERS:	423-021-05 & 423-021-06
LEGAL DESCRIPTION:	PARCEL 1: LOTS 17 AND 18 IN THE BLOCK 226 OF PACIFIC BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 854, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY, SEPTEMBER 28, 1898. PARCEL2: LOTS 19 AND 20 IN THE BLOCK OF 226 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 28, 1898.
LOT ZONING:	CV-1-2
OVERLAYS:	COASTAL HEIGHT LIMIT COASTAL - CITY (APPEALABLE AREA) PARKING IMPACT - BEACH IMPACT TRANSIT AREA
GOVERNING CODES:	2013, CBC, CEC, CFC, CMC, CPC, 2001 EES, CCR TITLE 19
CONSTRUCTION DATE OF EXISTING BUILDINGS:	APN# 423-021-05 = 1968 APN# 423-021-06 = 1920 (PER BLDG. RECORD) EFFECTIVE DATE PER ASSESSOR = 1945
OCCUPANCY:	B2 (SHELL)
EXISTING LOT USE:	MIXED-USE (RESIDENTIAL & COMMERCIAL)
PROPOSED LOT USE:	COMMERCIAL
EXISTING SOIL CONDITION:	PREVIOUSLY GRADED & DISTURBED

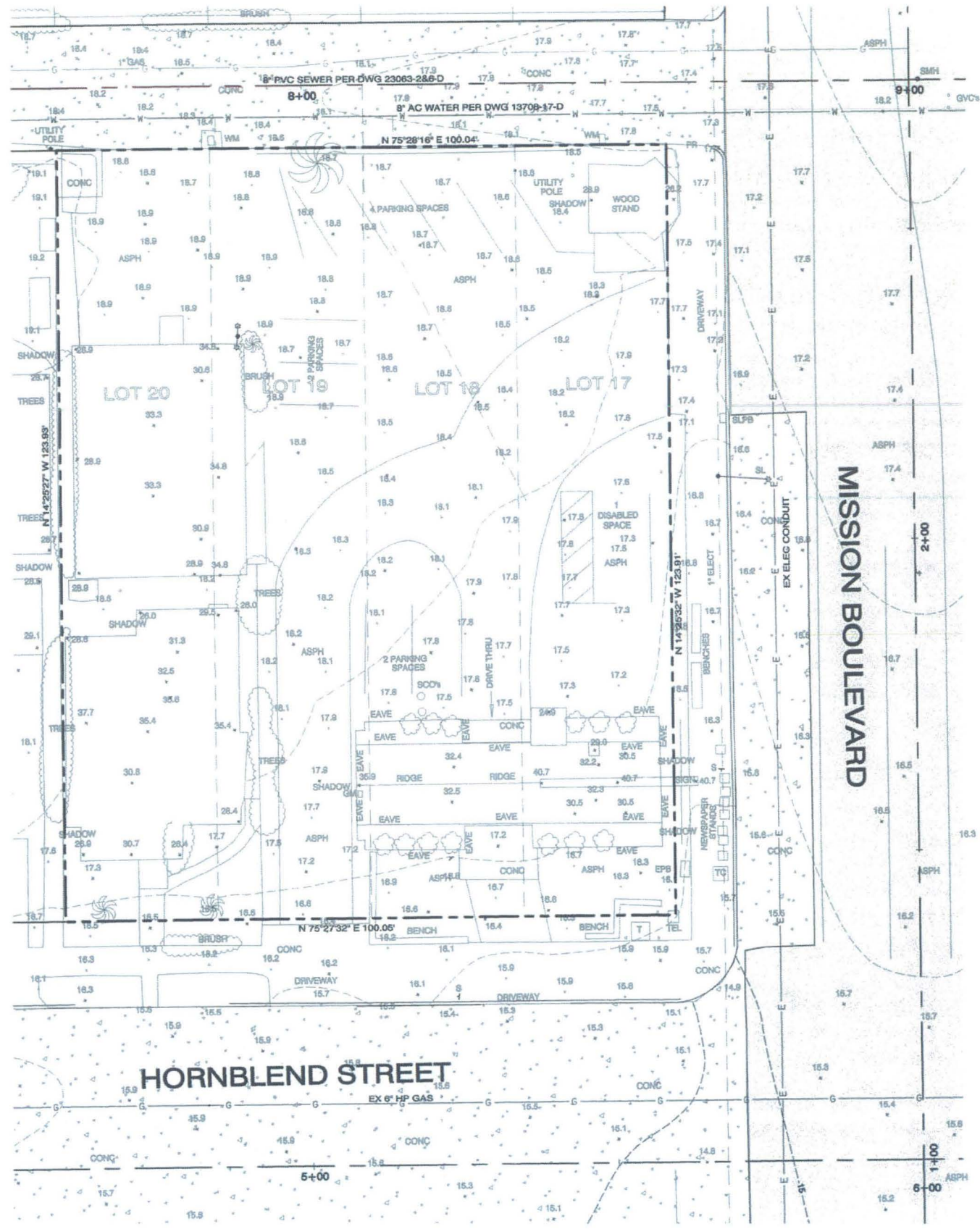
BUILDING DATA	
CONSTRUCTION TYPE:	VB
NUMBER OF STORIES:	1
LOT SIZE:	= 12,397 S.F.
ALLOWABLE F.A.R.:	= 2.0
ALLOWABLE SQUARE FOOTAGE:	= 24,784 S.F.
PROPOSED F.A.R.:	= 0.49
PROPOSED SQUARE FOOTAGE:	= 6,075 S.F.
ALLOWABLE BUILDING HEIGHT:	= 30'-0" PER PROP. 'D', 45'-0" PER CV-1-2 ZONE
PROPOSED BUILDING HEIGHT:	= VARIES, 29'-9" MAX. ABOVE HIGH POINT OF GRADE

PARKING NARRATIVE		
S.D.M.C. Table 142-05E specifies the parking ratio for retail sales, commercial services, and mixed use development in CV.1.2 zone as 2.1 spaces per 1,000 S.F. S.D.M.C. Table 142.05F establishes the required ratio of parking spaces to building floor area in commercial zones, and plan district shown, for eating & drinking establishments that are the primary use of the premises by limiting the allowable restaurant area to less than 50% of the floor area of the project our parking ratio will be governed by Table 142.05E. In addition, footnote 1 for Table 142.05F states "The minimum parking ratios apply to eating & drinking establishments that do not have a common parking area with other uses, therefore Table 142.05F does not apply.		
	REQUIRED	PROVIDED
PARKING SPACES Retail Sales, Commercial Services, & Mixed-Use Development Per S.D.M.C. Table 142-05E of San Diego Municipal Code Per Zone CV-1-2: 2.1 spaces required for each 1,000 S.F.	13	18
MOTORCYCLE SPACES Per S.D.M.C. Table 142-0530(g)	2	2
BICYCLE SPACES Per S.D.M.C. 142-0530(e) 0.1 per 1,000 S.F. of building floor area OR 0.05 of the required auto parking space minimum	2 Short-Term 1 Long-Term	4 Short -Term 2 Long -Term



SHEET INDEX	
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04	C-3 PRELIMINARY GRADING PLAN
05	SITE PLAN
06	FIRE ACCESS PLAN
07	PHOTO SURVEY (1)
08	PHOTO SURVEY (2)
09	FLOOR PLAN & ROOF PLAN
10	ELEVATIONS (EAST & WEST)
11	ELEVATIONS (NORTH & SOUTH)
12	SECTIONS
13	L-01 LANDSCAPE PLAN
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	REVISIONS																							
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PROJECT NAME:	MISSION BLVD COMMERCIAL DEVELOPMENT																							
PROJECT ADDRESS:	732 HORNBLEND STREET & 4462 MISSION BLVD, SAN DIEGO, CA 92109																							
DATE:	01-13-2016																							
SHEET TITLE:	PROJECT DATA / SHEET INDEX																							
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ABBREVIATIONS

- ASPH ASPHALT
- CONC CONCRETE
- EL ELEVATION
- EPB ELECTRIC PULL BOX
- GM GAS METER
- GVC GATE VALVE COVER
- PR PEDESTRIAN RAMP
- S SIGN
- SCO SEWER CLEAN OUT
- SL STREET LIGHT
- SLPB STREET LIGHT PULL BOX
- T TRANSFORMER
- TC TRASH CAN
- TS TELEPHONE STAND
- TYP TYPICAL
- WM WATER METER
- WV WATER VAULT

LEGAL DESCRIPTION

PARCEL 1:
 LOTS 17 AND 18, IN BLOCK 226 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 28, 1896.

PARCEL 2:
 LOTS 19 AND 20, IN BLOCK 226 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 28, 1896.

NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. SEE TITLE REPORT.
2. 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.
3. THE ADDRESSES FOR THE SUBJECT PROPERTY ARE 4462 MISSION BOULEVARD, 722-26 AND 732 HORNBLEND STREET, SAN DIEGO, CA 92109.
4. THE ASSESSOR PARCEL NUMBERS FOR THE SUBJECT PROPERTY ARE 423-021-05 AND 06.
5. THE TOTAL AREA OF THE SUBJECT PARCELS IS 0.427 ACRES.
6. THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY ACCORDING TO FLOOD PANEL NO. 0602951592F, DATED 06-19-97 IS ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

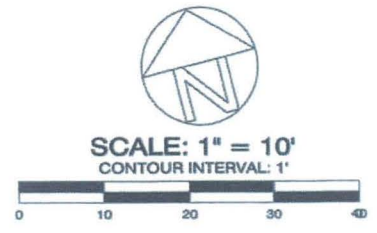
TITLE NOTES

TITLE INFORMATION FOR THIS SURVEY IS FROM LAWYERS TITLE INSURANCE CORPORATION POLICY OF TITLE INSURANCE NO. 01010618, DATED DECEMBER 19, 2006. NO EASEMENTS ARE DISCLOSED IN THE POLICY OF TITLE INSURANCE.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHEAST CORNER OF MISSION BOULEVARD AND FELSPAR STREET. ELEVATION 25.23' MEAN SEA LEVEL (N.G.V.D. 1929).

Charles W. Christensen
 CHARLES W. CHRISTENSEN, R.C.E. 8195 Date 08-03-06



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7688 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126
 PHONE (858)271-9901 FAX (858)271-8912

Project Address:
 732 HORNBLEND STREET
 4462 MISSION BOULEVARD
 SAN DIEGO, CA 92109

- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2: 2-02-07 ADDED FEATURES
- Revision 1: 1-29-07 ADDED SPOT ELEV

Project Name:
 MISSION BOULEVARD
 COMMERCIAL DEVELOPMENT

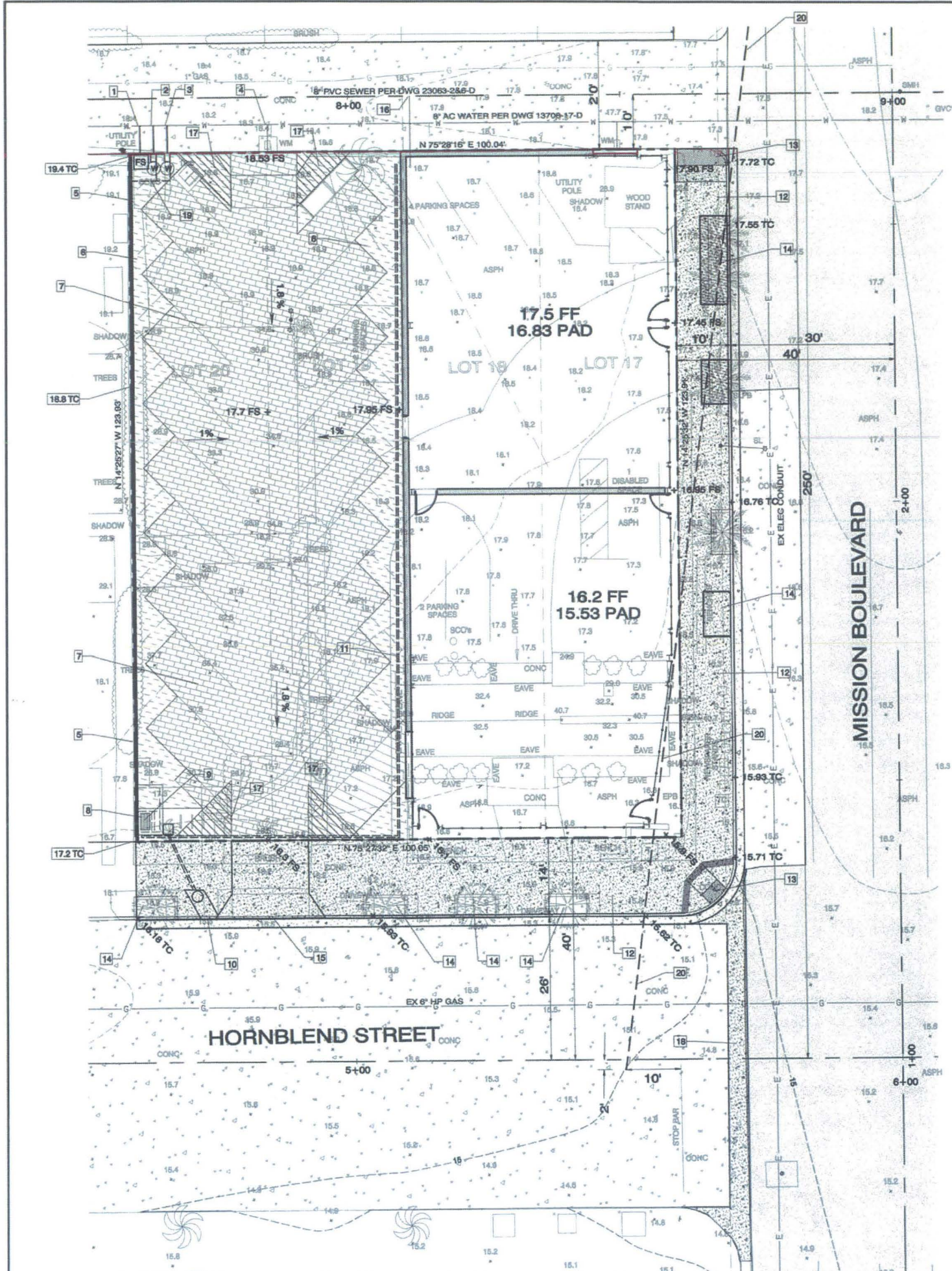
Original Date: AUGUST 3, 2006

Sheet Title:

Sheet of Sheets

TOPOGRAPHIC SURVEY

DEP#



CONSTRUCTION NOTES

- 1 PROPOSED 4" FIRE SERVICE
- 2 PROPOSED 2" WATER SERVICE
- 3 PROPOSED 1" LANDSCAPE IRRIGATION SERVICE
- 4 KILL EXISTING WATER SERVICE
- 5 PROPOSED 6" CURB
- 6 ONSITE LANDSCAPING (SEE LANDSCAPE PLAN)
- 7 PERMEABLE PAVING WITH UNDERDRAIN TO CATCH BASIN
- 8 MODULAR WETLAND SYSTEM BIORETENTION UNIT (L-4-B) TO TREAT RUNOFF FROM ROOF
- 9 CATCH BASIN WITH PUMP TO CONVEY SITE RUNOFF TO CURB OUTLET
- 10 CURB OUTLET
Q100 = 0.75 CFS
V100 = 2.05 FPS
- 11 PVC DRAIN TO CONVEY ROOF RUNOFF TO MWS UNIT
- 12 PROPOSED SIDEWALK TO BE REPLACED
- 13 REPLACE EX PED RAMP PER SDG-132
- 14 STREET TREE PLANTER (SEE LANDSCAPE PLAN)
- 15 CIL PROPOSED 14' DRIVEWAY
- 16 EXISTING SEWER LATERAL TO BE RETAINED
- 17 VISIBILITY TRIANGLE - NOTHING GREATER THAN 36" IN HEIGHT ALLOWED IN THIS AREA
- 18 REPLACE DAMAGED CROSS GUTTER PER SDG-157
- 19 7' X 5' EASEMENT FOR WATER SERVICES TO BE GRANTED TO THE CITY OF SAN DIEGO
- 20 LINE OF SITE LINE FROM 10' BEHIND THE STOP BAR AND 2' SOUTHERLY OF THE CENTERLINE OF HORNBLEND TO A POINT THAT IS 250' FROM THE CIL INTERSECTION OF HORNBLEND AND MISSION TO A POINT 2' WESTERLY OF THE LINE SEPARATING THE SOUTHBOUND LANES OF MISSION

LEGEND

PROPOSED IMPROVEMENTS		SYMBOL	
IMPROVEMENT	STANDARD DWGS.		(W)
PROPOSED WATER SERVICE			
PROPOSED 12" DRIVEWAY			
PROPOSED 6" TYPE G-2 CURB & GUTTER			
PROPOSED SIDEWALK			
PRIVATE CURB OUTLET			
PROPOSED 4" FIRE SERVICE			
EXISTING IMPROVEMENTS		SYMBOL	
ITEM			
PROPERTY LINE			
EXISTING CONTOUR			
EXISTING SEWER LINE			
EXISTING WATER LINE			
EX SPOT ELEVATION			
EX FIRE HYDRANT			

LEGAL DESCRIPTION:

LOTS 17, 18, 19 AND 20, IN BLOCK 228 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 28, 1898.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHEAST CORNER OF MISSION BOULEVARD AND FELSPAR STREET. ELEVATION 25.29' MEAN SEA LEVEL. (N.G.V.D. 1929).


NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE AERIAL/GROUND SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, PERFORMED IN AUGUST 2006, JANUARY AND FEBRUARY 2007. SITE IS MATERIALLY UNCHANGED.
2. THE USE OF PROPERTY IS COMMERCIAL.
3. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER 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.
6. NO EASEMENTS EXIST ONSITE.
7. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE CURB OUTLET WITHIN THE PUBLIC RIGHTS OF WAY.
8. ALL SITE ROOF RUNOFF WILL BE DIRECTED TO MWS FILTRATION UNITS FOR TREATMENT BEFORE LEAVING SITE AT CURB OUTLET. PERMEABLE PAVERS AND LANDSCAPING WILL TREAT RUNOFF FROM REMAINING AREAS.
9. FOR LANDSCAPE AND HARDSCAPE IN RIGHT OF WAY, SEE LANDSCAPE PLAN.
10. UTILIZATION OF EXISTING SEWER LATERALS IS AT THE SOLE RISK AND RESPONSIBILITY OF THE DEVELOPER TO ENSURE THE LATERALS ARE FUNCTIONAL AND CONNECTED TO A PUBLIC SEWER FACILITY PRIOR TO CONNECTING TO ANY EXISTING SEWER LATERAL. THE LATERAL SHALL BE INSPECTED USING A CLOSED-CIRCUIT TELEVISION (CCTV) BY A LICENSED PLUMBING CONTRACTOR TO VERIFY THE LATERAL IS IN GOOD WORKING CONDITION AND FREE OF ALL DEBRIS.
11. ALL ONSITE WATER AND SEWER FACILITIES SHALL BE PRIVATE.
12. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.

GRADING DATA

AREA OF SITE - 12,398 S.F. (0.285 AC)
 AREA OF SITE TO BE GRADED - 12,398 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 ESL REGS. (LDC SEC. 143.0110): 0%
 AMOUNT OF CUT - 130 C.Y.
 AMOUNT OF FILL - 20 C.Y.
 AMOUNT OF EXPORT - 110 C.Y.
 MAXIMUM HEIGHT OF FILL SLOPE - NONE
 MAXIMUM HEIGHT OF CUT SLOPE - NONE
 MAXIMUM HEIGHT OF VERTICAL CUT <1 FEET (NOT INCLUDING SLAB OR BASE)

RETAINING WALLS:
 NONE


 MARCH 10, 2016
 Date
 ANTHONY K. CHRISTENSEN, RCE 54021

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 117
 SAN DIEGO, CA 92126
 PHONE (858)271-9901 FAX (858)271-8912

Project Address:
 732 HORNBLEND STREET
 462 MISSION BOULEVARD
 SAN DIEGO, CA 92109

Project Name:
 MISSION BOULEVARD
 COMMERCIAL DEVELOPMENT

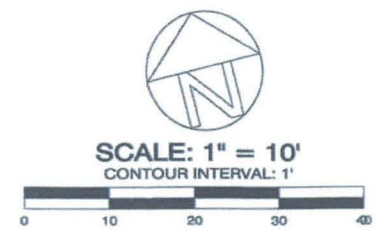
Sheet Title:

- Revision 5: 02-04-16 REVISE PARKING AREA
- Revision 4: 01-14-16 REVISE BLDG / ADD SIGHT LINE
- Revision 3: 03-16-15 ADDRESS CITY COMMENTS
- Revision 2: 01-30-15 REVISE DESIGN ADDRESS COMMENTS
- Revision 1: 07-23-14 REVISE FF ELEVATIONS

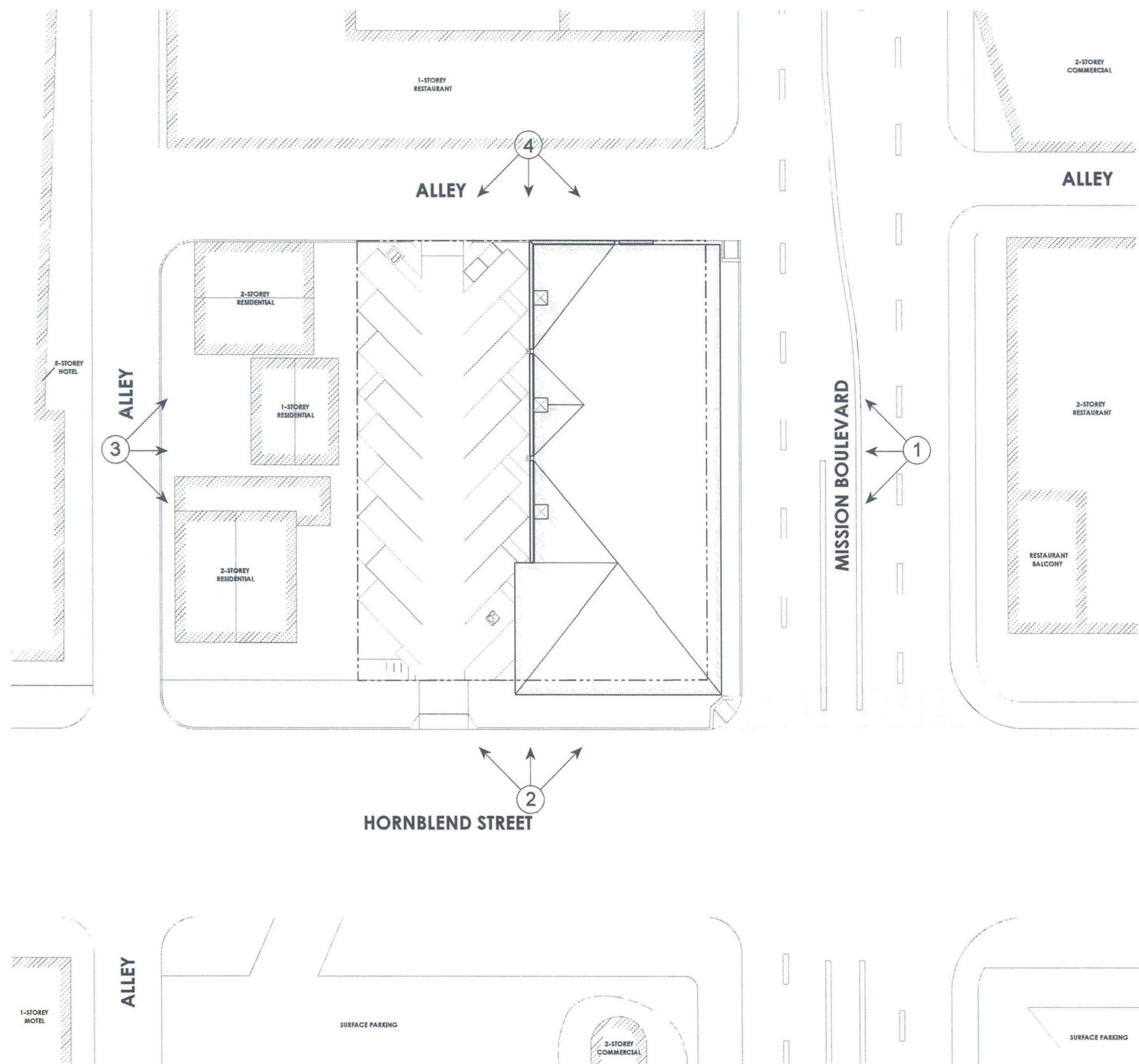
Original Date: JULY 22, 2014

Sheet of Sheets

DEP#



PRELIMINARY GRADING PLAN



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②



③



④

SITE PLAN

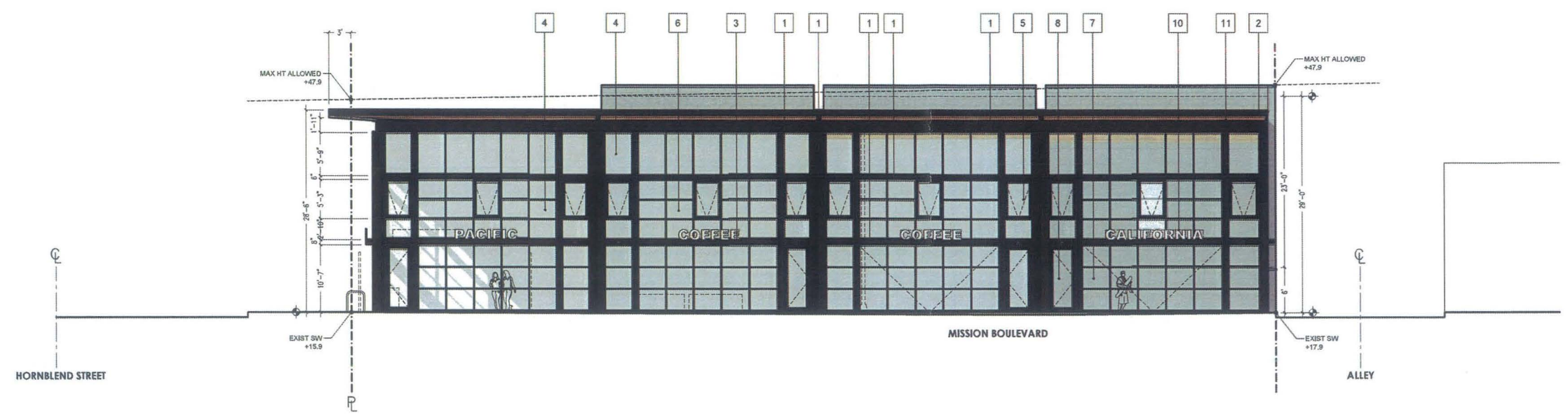
SCALE: 1/16" = 1'-0"



<p align="center">JWDA ARCHITECTURE/PLANNING/INTERIOR DESIGN Joseph Wong Design Associates 2356 Fourth Ave. San Diego, CA 92101-1606 Phone (619) 233-6777 Fax (619) 237-0541</p>		REVISIONS	
		NO.	DESCRIPTION
<p>PROJECT NAME: MISSION BLVD COMMERCIAL DEVELOPMENT</p> <p>PROJECT ADDRESS: 732 HORNBLEND STREET & 4462 MISSION BLVD, SAN DIEGO, CA 92109</p> <p>SHEET TITLE: PHOTO SURVEY (1)</p>		1	-
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		DATE:	03-26-2015
		SHEET:	07

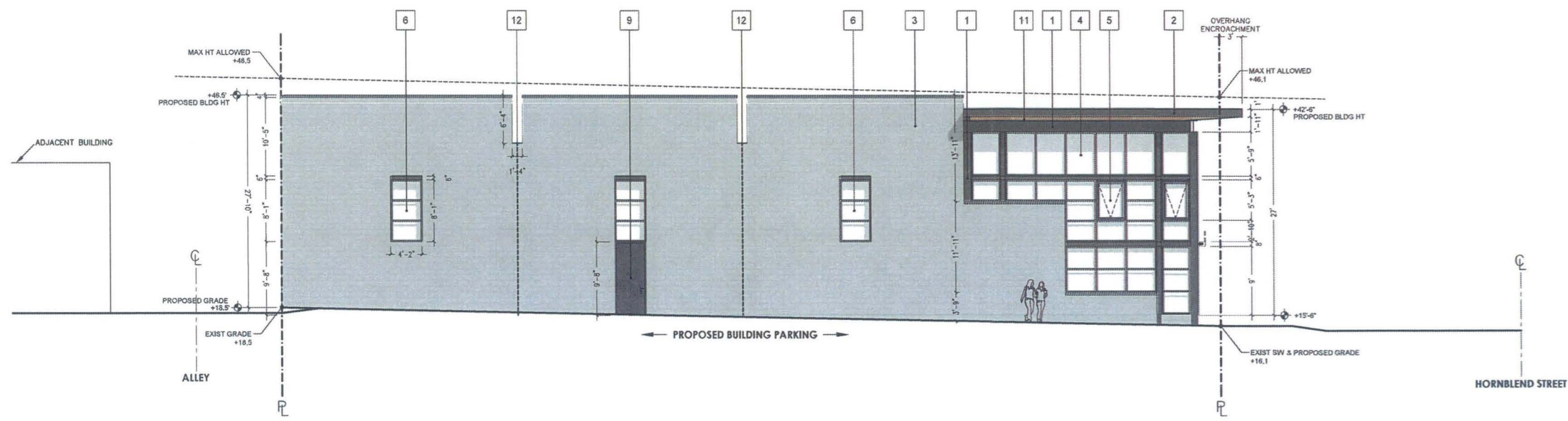
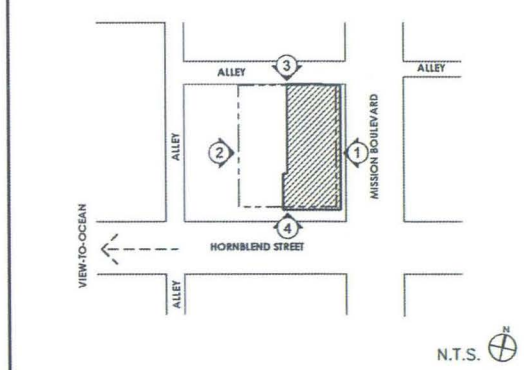
ELEVATION NOTES

- 1 PAINTED STEEL FRAMING
- 2 PAINTED STEEL FASCIA
- 3 PRECISION CMU
- 4 STOREFRONT WINDOW SYSTEM
- 5 OPERABLE WINDOW
- 6 RECESSED WINDOW WITH STEEL LINTEL
- 7 OPERABLE WALL SYSTEM
- 8 ENTRY DOOR
- 9 SERVICE DOOR
- 10 SIGNAGE WITH STEEL SUPPORT SYSTEM
- 11 SOFFIT
- 12 LEADER BOX AND DOWNSPOUT



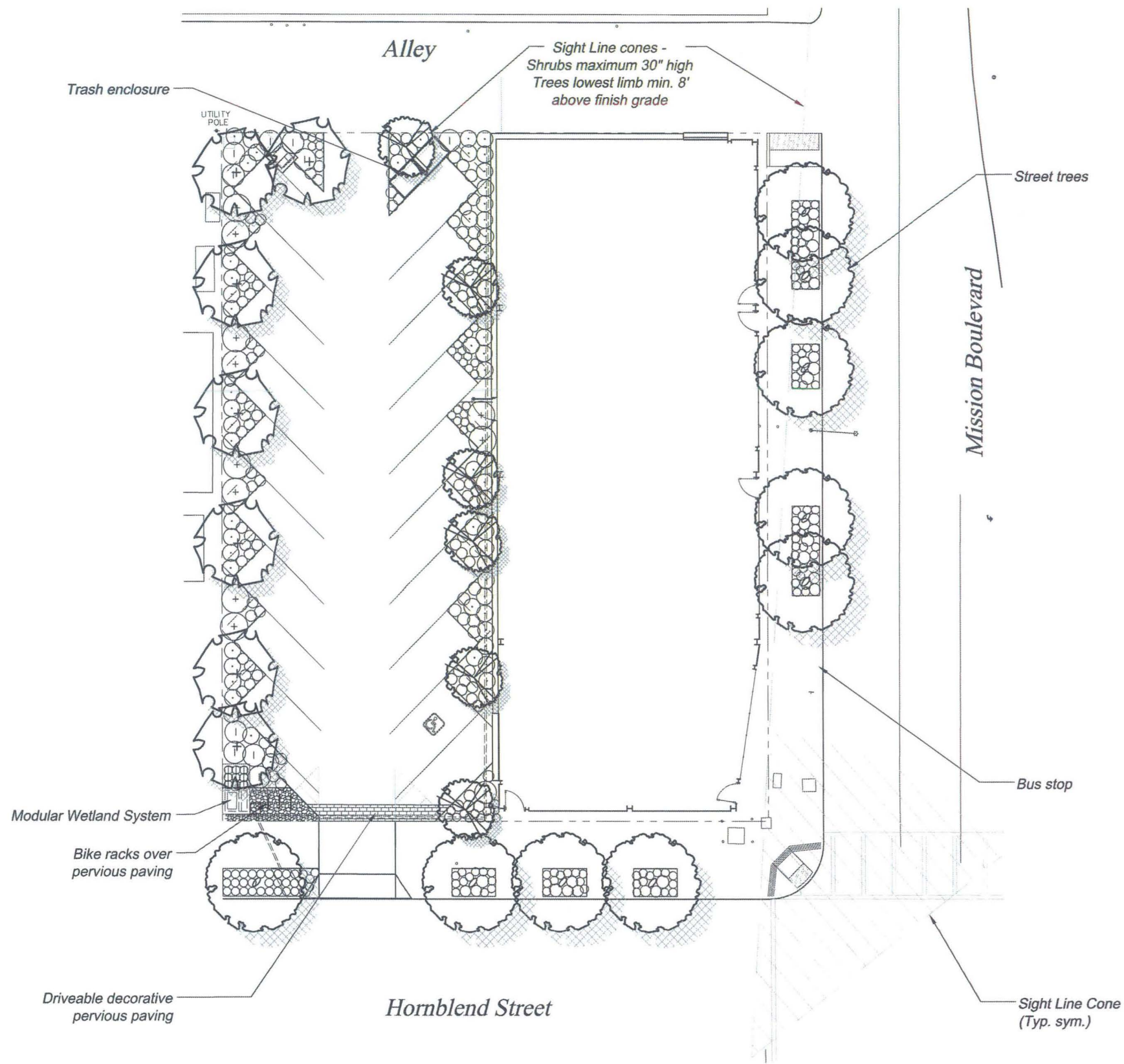
ELEVATION - EAST
SCALE: 1/8" = 1'-0" 1

KEY PLAN



ELEVATION - WEST
SCALE: 1/8" = 1'-0" 2

JWDA ARCHITECTURE/PLANNING/INTERIOR DESIGN <small>Joseph Wong Design Associates 2369 Fourth Ave. San Diego, CA 92105-1606 Phone (619) 233-6777 Fax (619) 237-0641</small>		REVISIONS
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PROJECT NAME: MISSION BLVD COMMERCIAL DEVELOPMENT		DATE: 01-13-2016
PROJECT ADDRESS: 732 HORNBLEND STREET & 4462 MISSION BLVD, SAN DIEGO, CA 92109		SHEET: 10
SHEET TITLE: ELEVATIONS EAST & WEST		



Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MUGOLS
TREES:				
MISSION BOULEVARD STREET TREE - BROAD-HEADED CANOPY TREE				
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	24" BOX	L
HORNBLEND STREET TREE - BROAD-HEADED CANOPY TREE				
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	24" BOX	L
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	36" BOX	L
PARKING LOT TREE AT OUTER EDGE				
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	L
MASSING SHRUBS:				
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	L
	PHORMIUM T. 'EVENING GLOW'	NEW ZEALAND FLAX	5 GAL.	L
	PITTOSPORUM T. 'VARIEGATA'	VARIGATED TOBIRA	5 GAL.	L
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	L
	NESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	L
LOW GROWING SHRUBS AND PERENIALS:				
	AEONIUM 'SUNBURST'	N.C.N.	1 GAL.	L
	ALOE FLIGATILIS	FAN ALOE	1 GAL.	L
	ANIGOZANTHOS 'KANGA ORANGE'	KANGAROO PAMS	1 GAL.	L
	CALANDRINIA GRANDIFLORA	ROCK PURSLANE	1 GAL.	L
	CRASSULA ARBORESCENS	SILVER DOLLAR PLANT	1 GAL.	L
	ECHEVERIA 'AFTERSLOW'	HENS AND CHICKS	1 GAL.	L
	KALANCHOE LUCIAE	PADDLE PLANT	1 GAL.	L
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL.	L
	SENECIO T. MANDRALISCAE	BLUE CHALK FINGERS	1 GAL.	L
STORM WATER DETENTION AREA SHRUB:				
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	L

Landscape Concept Statement:

The landscape design has been developed to accentuate the architecture of the building and to tie into the existing community. The building design is structurally quite strong, with bold lines and the use of rectilinear shapes to make a bold community statement. The landscape has been designed to support this theme - a plant palette of primarily blue, grey and purple has been selected to enhance the site and the architecture. Plants have been selected as well for their drought tolerant nature and their ability to handle the close proximity to the beach.

Standard Landscape Notes:

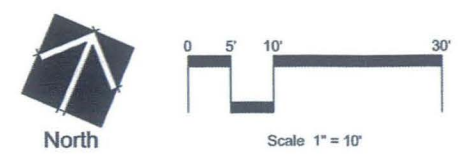
- All landscape and irrigation shall conform to the standards of the county-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standards, and all other landscape related City and regional standards.
- The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material and within the given planting areas. The design will take into consideration the type of exposure the system will have. The irrigation system will be designed with respect to water conservation. Irrigation heads shall be chosen for maximum coverage with low-gallonsage and precipitation qualities. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance.
- Maintenance: All landscape shown on this plan shall be maintained by the Business owner. The landscape areas shall be kept free of litter and debris, and all plant material shall be maintained in a healthy growing condition. Discussed or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

Minimum Street Tree Separation Distance

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SEWER LINES	10'
ABOVEGROUND UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'

ria 2681
HOWARD ASSOCIATES
 landscape architecture
 2442 second avenue
 san diego ca 92101 619 718 9660

<p>JWDA ARCHITECTURE/PLANNING/INTERIOR DESIGN Joseph Wong Design Associates 2366 Fourth Ave. San Diego, CA 92101-1608 Phone (619) 233-6777 Fax (619) 237-0641</p>	REVISIONS
	NO. DESCRIPTION
	1 -
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	6 -
	7 -
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	9 -
PROJECT NAME:	MISSION BLVD COMMERCIAL DEVELOPMENT
PROJECT ADDRESS:	732 HORNBLEND STREET & 4462 MISSION BLVD, SAN DIEGO, CA 92109
SHEET TITLE:	LANDSCAPE DEVELOPMENT PLAN
DATE:	01-13-2016
SHEET:	L-01





Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library

4275 Cass Street, San Diego, CA 92109

Wednesday, April 22, 2015: 6:30-8:30 pm

AGENDA

Item 1 - 6:30 **Call to Order, Seating New Members, Quorum**

Item 2 **Current Agenda - Modifications and Approval approved 10 – 0**

Item 3 **March 25, 2015 Minutes - Modifications and Approval**

- add: alley north of Strand Way (south of Reed Ave). Item 9 (3)

Item 4 – 6:40 **PBPG Vacancies (Action Item)**

Presenter: Imelda McClendon

New members: Harry Couch, Marcia Nordstrom, Jim Morrison

Vacancies: 79.04 and 80.02/83.10; Paula Ferraco (10-1) and Elizabeth Knowles (11-0) elected after meeting requirements & giving a short speech. Vacancy announced - Imelda leaving for Grad School. We still have 2 vacancies in commercial - need documented meeting attendance and 25 signatures.

Item 5 – 6:55 **Chair's Report & Election of PBPG Officers (Action Item)**

Presenter: Brian J. Curry

- Update of roster. Reminder: 3 consecutive absences or 4 cumulative over the year and you are out. Please show up on time.
- STVR - next city council meeting is May 29, 2015.
- Crime - PB is one of 3 communities with increased crime. Ranked #2 in violent crime. Crime map shows it is all on Garnet and Mission Blvd. Very disturbing. Asking Business District to do something about it. Want to feel comfortable walking in PB after 10:30 p.m. Will talk to Council member Zapf about it (who was unaware as of 2 weeks ago). Good news - our forward planning. Creative solutions welcome. Relates to land use plan.
- Nomination of new officers for current year:
 - Chris Olson nominated Brian Curry for Chair, Eve Anderson 2nd. 14-0
 - Pat Dobson nominated Henish Pulickal as Vice Chair, Scott Chipman 2nd. 14-0
 - Scott Chipman nominated Pat Dobson as Secretary, Henish Pulickal 2nd. 14-0
 - Brian Curry nominated Chris Olson as Chair of Development Subcommittee. (Will do for another year, but wants someone else to attend the meetings for eventual transfer.)
 - Brian appoints Henish to Code Compliance; Michael Beltran to Traffic and Parking.
 - Michael Beltran & Paula Ferraco will serve on the Parking & Management committee.
 - Vacancy in Elections position. Debbie volunteers.
 - Special Events committee: keep the same co-chairs (Debbie & Eve). 14-0

Item 6 – 7:05 **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)

Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.

- Jeff Powers from "Protect San Diego Neighborhoods." 4 planning groups' requests were completely ignored. Wants to get planning groups on board.
- Tom Coat: thanks to everyone for all the board's efforts. The speed has been reduced on Foothill Blvd. Short-term rentals are being addressed.
- Joe Wilding: Prow in Encinitas - up to \$1,000 fine.
- Don Gross: La Playa & Jewel - huge project - good to see; sidewalk cafes, etc. We need a copy of their form to know what to do.
- Cathy Jolly: PB Town Council President - supports PBPG on short-term rentals; May 2nd is clean-up day - need volunteers the morning of.
- Sara Berns: from Discover PB - May 14 is the coastal PB restaurant walk with 25 restaurants.

Item 7 – 7:20 Development Subcommittee (Information & Action Items)

Presenter: Chris Olson

1. Mission Blvd. CDP #379965 (4450-4462 Mission Boulevard)

CDP (Process 3) to demo existing older improvements and constructed 6,200 sf single story retail building on 12,398 sf lot zoned CV-1-2.

Subcommittee recommends motion to approve per plans w/deviations and additional bicycle racks.

Commercial development - parking qualification. Restaurants need more parking. Requesting a deviation to have 18 rather than 20 parking spots.

- Parking circulation: circulate FROM Hornblend ONTO the alley
- 6 Discover PB parking spots
- 6 onsite bike racks

14-0-1 Paula abstains - not knowledgeable enough.

2. Parsley Residence CDP #408934 (3410 Crown Point Drive)

CDP (Process 2) to demo existing older improvements and construct 4,747 sf residence on 5,400 sf lot zoned RS-1-7.

Subcommittee recommends motion to approve with provision that proposed is in compliance with allowable FAR. (2 - 1 - 0)

This is a 2 level house with subterranean parking for 4; drought tolerant landscaping; basement area - 802 sq. ft. Nice views to south downtown; 3 bedrooms; stair access to upper level; large great room & kitchen. Proposing to roof deck area - 26 feet high (at Ingraham & Crown Point). Stormwater to be directed to sideyards and area of planters; large garden in back. Below grade will be dug up (conforms to code) - 1600 sq. ft. Family will retire to this house.

1st Chris, 2nd Scott. 12-2-1 opposed: Harry & Jim - footprint too big. Abstain - Paula.

3. Revision of EcoDistrict Project Elements (Information Item)

Met with planning department & development services. Supportive of Eco District plan. Draft of elements we would like to see in projects; will need approval.

4. Planning Grants Update (Information Item)

Pacific Beach Greenways, Parks and Transit Plan

- 10 big projects are coming.

PB Mobility Study Grant for \$400,000 - we did not get it.

SANDAG \$400K grant - for development along the ocean from PB Drive to Grand Avenue - now will go to Diamond - hope to get the award.

5. De Anza Special Study Area (Information Item)

Look at everything going on around that area. Support Lori Z's request for \$300,000 (the Mayor said it will be \$400,000+ a full-time staff member). Want people's input on Campland, DeAnza, youth fields, golf course, wetlands, trolley coming through, pedestrian paths.

Item 8 – 7:45 City Councilmember Zapf (Information Item)

Lori: There were 2 times the expected number of people at the public meeting re Vacation Rentals. Time constraint because of losing quorum, so the same meeting is to be continued. Speakers may not speak again, but those who were unable to will be able to speak. The coastal commissioner who represents both PB & Mission Beach seems pro rentals and more access - called "visitor accommodations." Displacement is a problem + the safety issue for neighborhoods. The legal team of city attorneys want to see what the Mayor's staff comes up with - they say we CAN regulate, but they are also noncommittal (problem of 2 interpretations). There is a possibility of doing a separate planned district for PB (La Jolla already has one).
Scott: proliferation in last 2 years with a supposed concept of nonconforming pre-existing use. Over-saturation, noise issues, code compliance officers needed - NO grandfathering & zoning are key.

\$400,000 from Mayor - what is the process for getting the money and getting started?

Eve: the culture of the department is poor.

Chris: this is our responsibility as a planning group and the city council's, too. We need to look at the area *regionally*.

Henish: concerns - Fanuel Park; transit technology

8:40 - **Jim:** makes a motion to extend the meeting for 30 minutes maximum. Joe seconds. 14-0

Item 9 – 8:40 Code Compliance Subcommittee (Action Items)

Presenter: Henish Pulickal

1. PROW Update.

Subcommittee recommends motion to approve PBPG letter, co-signed by Discover PB, to Michael Richmond, Director of Code Compliance.

Letter sent by Henish to Robert Vachii with the list of non-compliant businesses.

1st - Henish, 2nd Jim. 13-0-2 (Paula & Elizabeth abstain.)

2. Illegal Sidewalk (1760 La Playa)

Subcommittee recommends motion to remove current illegal sidewalk and install standard width sidewalk. New construction put in a very narrow sidewalk. Motion made to remove what is currently there and replace it with a standard size sidewalk for the entire block because it is a NEW development.

Scott: motion to table until the whole block is considered.

Vote to table so that the entire block can be fixed. 14-1-0

3. Ownership Clarification (Sand area west of Oliver Ave and south of Lahaina's)

Subcommittee recommends motion requesting City to clarify ownership.

1st - Henish, 2nd Michael. Passed 15-0

Item 10 – Traffic & Parking (Action Item)

Presenter: Michael Beltran

1. Storm Drain Blockage (PB Drive & Noyes)

Subcommittee recommends motion to identify and notify responsible party to remove shrubbery to clear blockage.

There is a water source so the plants/shrubbery will keep growing. It NEEDS to be removed.

Determine who is responsible. Michael: 1st, Jim 2nd. 14-0

Item 11 Other Subcommittees and Reports (Time Permitting)

Communications Subcommittee: Baylor Triplett

Special Events: Debbie Conca

Item 12 – 8:58 Adjournment

Next Meeting: Wednesday, May 27, 2015, 6:30-8:30 pm (General Meeting)



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Mission Blvd Commercial Development 379964

Project Address:
 732 Hornblend Street & 4462-4466 Mission Blvd 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:

Project No. (For City Use Only)

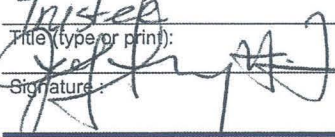
379964

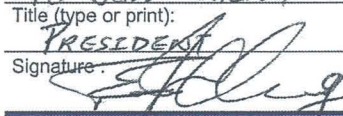
Part II - To be completed when property is held by a corporation or partnership

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):
The Lin Family Trust
 Owner Tenant/Lessee
 Street Address:
275 Orange Ave Coronado, CA 92118
 City/State/Zip:
619437-1666 (619)437-4782
 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):
JEFFREY LIN
 Title (type or print):
Trustee
 Signature:  Date: 6/4/14

Corporate/Partnership Name (type or print):
Diego Davis Associates LLC
 Owner Tenant/Lessee
 Street Address:
P.O. Box 8393
 City/State/Zip:
RANCHO SANTA FE, CA 92067
 Phone No: _____ Fax No: _____
858-832-8696
 Name of Corporate Officer/Partner (type or print):
JO-TEN CHENG
 Title (type or print):
PRESIDENT
 Signature:  Date: 6/4/14

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: _____