THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 12, 2017 REPORT NO. PC-17-010

HEARING DATE: January 19, 2017

SUBJECT: 3503 – 3517 INDIANA STREET, Process Five Decision

PROJECT NUMBER: 388089

OWNER/APPLICANT: Idea Enterprise, LP, a California Limited Liability Company

SUMMARY:

Issue: Should the Planning Commission recommend to City Council approval of an application for the demolition of two existing single-family residential units and the construction of seven new multi-family detached residential condominium units on a 0.517-acre site located at 3503-3517 Indiana Street within the Greater North Park Community Plan area?

Staff Recommendations:

1. Recommend to City Council to APPROVE Tentative Map No. 1457891 and Site Development Permit No. 1361903.

Community Planning Group Recommendation: On November 17, 2015, the North Park Planning Committee voted 13-0-0 to recommend approval of the project with no additional conditions (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15332 (In-Fill Development Projects) on May 31, 2016. An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on October 18, 2016, Resolution R-310729. The scope of the subject hearing only includes the project, and not the environmental determination.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The project proposes residential development on the 0.52-acre site and the Greater North Park Community Plan designates the project site for Medium-

High Residential 30-45 dwelling units per acre. Based on the proposed project site area, 16 to 23 dwelling units would be allowed. However, due to the existing site development constraints with a heavily vegetated urban canyon and environmentally sensitive steep hillsides on the premises, a lower density of seven units at this site represents a more sensitive approach to this unique area.

The project would continue to implement the existing land use designations and would create seven multi-family dwelling units where two currently exist within the Greater North Park community. This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations (Chapter 14, Article 2, Division 13 of the San Diego Municipal Code).

BACKGROUND

The project site is located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The Greater North Park Community Plan designates the 0.52-acre project site Medium-High Residential 30-45 dwelling units per acre. Additionally, the project site is located within the Airport Influence Area (SDIA Review Area 2), the Federal Aviation Administration Part 77 Noticing Area (SDIA Lindbergh Field), the Transit Area, and Fire Brush Management Overlay Zones and contains Environmentally Sensitive Lands (ESL) in the form of Steep Hillsides on the property.

The site consists of two rectangular parcels with an existing single-family dwelling unit on each property fronting Indiana Street. The site is bounded by Crestwood Place to the east, and Myrtle Avenue to the south, both unimproved public right-of-way streets. The unimproved portion of Myrtle Avenue, a 60 feet by 158 feet public right-of-way street, is located along the Project's southerly property line and the unimproved portion of Crestwood Place, a 20 feet by 163 feet public right-of-way alley, is located along the Project's easterly property line. Both public rights-of-way intersect at 90 degrees at the Project's southeasterly property corner and no further public right-of-way exists beyond the intersection to the east or south. The unimproved public rights-of-way do not provide any vehicle access to the abutting developed properties along the rear of Indiana Street, Upas Street, and Georgia Street.

The topography of the site along Indiana Street falls towards the east with the greatest elevation change of approximately 47 feet from the back of property's front sidewalk on Indiana Street to the flow line of the canyon area at the southeasterly corner of the property. The site is not located within a floodplain or floodway area and is not located within or adjacent to the City's Multiple Habitat Planning Area. The surrounding properties are developed with single-family and multi-family dwelling (duplexes) units zoned MCCPD-MR-1000 and the community plan designates those sites as Medium Residential 30-45 dwelling units per acre.

DISCUSSION

Community Plan and Zone Updates:

On October 25, 2016 (date of final passage), the City Council adopted an updated Greater North Park Community Plan pursuant to Resolution R-310758, and a rezone of the properties within the community planning area to citywide zones pursuant to Ordinance O-20753 N.S. However, the project application was deemed complete on November 12, 2014, and the project is utilizing the Greater North Park Community Plan and the MCCPD regulations that were in effect at the time of the submittal.

Project Description:

The Project proposes to demolish the two existing single-family residential units and construct seven new multi-family detached residential condominium units consisting of six, three bedroom, two-story dwelling units and basement with a gross floor area of approximately 2,510 square feet each and one, one bedroom, two-story dwelling unit and basement with a gross floor area of approximately 1,816 square feet. The multi-family detached residential condominium units are located above an urban canyon's western hillside with a 35-41% down slope gradient, east to southeast. The entire 0.52-acre site is considered Steep Hillsides and the existing development encompasses approximately 22% of the site. The construction of the new multi-family detached units will encompass 42% of the site.

Although the proposed development exceeds the 25% threshold for encroachment into Steep Hillsides, the Project does not conflict with any other development regulations for the site and is consistent with the Steep Hillside Guidelines standards for multiple dwelling unit development. Each structure is set back from Indiana Street to allow for vehicular entry and is designed upon stilts to elevate the detached structures above the natural land-form. The design minimizes any disturbance to the natural ground plane below through the use of isolated pier footings within the natural landscape. In addition, the Permit prepared for the Project provides protection to the ESL Steep Hillsides that are outside of the allowable development area on the premises, requiring that they remain in a natural state and be used only for those passive activities allowed as a condition of permit approval. The passive activities allowed on the undeveloped remainder of the premises and any other conditions of the Permit shall be incorporated into a covenant of easement that shall be recorded against title to the property.

A Brush Management Plan has been included with the Project. The Brush Management Program consists of a modified Zone One ranging from 36 feet to 40 feet in width along the approximately 159 feet length of the southern property line. Alternative compliance measures have been incorporated that include: one-hour fire rated building walls, decks, and flammable materials along the south elevation facing façades and all openings shall be dual glazed, dual tempered, and 10 feet perpendicular return along adjacent wall faces.

Development of the project requires a Site Development Permit (SDP) for development with deviations to the base zone regulations within the MCCPD and development on ESL Steep Hillsides

with a request for Steep Hillsides Development Area Regulations Alternative Compliance pursuant to SDMC Section 143.0151. The development also requires a Tentative Map (TM) for the subdivision and creation of seven multi-family detached condominium dwelling units, the public right-of-way vacation of the abutting unimproved portions of Myrtle Avenue and Crestwood Place (alley) that will not be utilized for public street purposes, and a request to waive the overhead utility undergrounding requirements. In accordance with SDMC Section 112.0103 governing the Consolidation of Processing, the applications have been consolidated for processing at the highest level of authority for this proposed development.

Project-Related Issues:

Climate Action Plan (CAP) Consistency- A CAP Consistency Checklist was prepared by the applicant and the project was determined to be in conformance with the CAP. CAP Implementation Strategies include a combination of roofing materials with solar reflection and thermal emittance and "green" building techniques. The project has been designed to have an energy budget that shows a 15-percent energy improvement to the Title 24, Part 6 Energy Budget. This energy demand reduction will be provided through a combination of on-site renewable energy generation (photovoltaic) and energy performance design elements. The project will conserve water by using use low-flow fixtures/appliances and will accommodate future installation of electric vehicle supply equipment in the unit garages to provide an electric vehicle charging station.

Undergrounding Utility Waiver- The neighborhood currently contains power poles and overhead utility lines within the unimproved public right-of-way of Crestwood Place, along the rear and eastern property line of the project site. The proposed subdivision utilities will be undergrounded and the waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan designates the site within Block 3R2, estimated for construction in June 2052. SDMC Section 144.0240(b)(5) allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff supports that the waiver of the requirement to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c) as follows: 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.

Deviations- An applicant may request deviations from the applicable development regulations pursuant to a Site Development Permit provided that findings can be made and the deviation results in a more desirable project. The applicant requests eight deviations. The following are the requested deviations with justifications:

1. The Project has detached dwelling units that are separated by a minimum of 3 feet where detached dwellings are required to maintain a minimum distance of 6 feet between dwellings located on the same property.

The Project functions as a multi-family dwelling, which may share walls, in that it houses several residences within a unified parcel. It also functions in several manners similar to the City's small

lot residential development regulations in which detached dwellings on separated parcels are permitted to not have setbacks between the subdivided lots, so long as the primary parcel complies with setbacks.

2. The Project has a side setback of 2 feet from the north property line at the second story (entry balcony) where a side setback of 6 feet is required at the second story, and a side setback of 6 feet from the north property line at the third story where a side setback of 9 feet is required at the third story.

3. The project has a side setback of 2 feet from the south property line at the second story (entry balcony) where a side setback of 6 feet is required at the second story, and a side setback of 6 feet from the south property line at the third story where a side setback of 9 feet is required at the third story.

Both of the above deviations relate to the Project utilizing a building structure intended to be harmonious to the neighborhood's predominately existing single-family unit structures. In addition, the density and scale of the proposed development strikes a balance between the permissible Medium-High Residential development and the existing dense vegetation of the canyon south-east of the site. By providing small, private walk-up stairways to the proposed units, the Project balances the mood of single-family residences surrounding it, with reduced setbacks to allow for the development of wider residential structures with the average width of 21'-6" for each unit, including stair entries.

4. The project has a maximum structure height of 53 feet and the building is not above enclosed parking where the maximum structure height allowed where the building is not above enclosed parking is 40 feet.
    - Dwelling #1= 53 feet;
    - Dwelling #2 = 50 feet;
    - Dwelling #3 = 48 feet;
    - Dwelling #4 = 47.5 feet;
    - Dwelling #5 = 47 feet;
    - Dwelling #6 = 49.5 feet; and
    - Dwelling #7 = 45 feet

5. The project has a maximum Overall Structure Height of 62.5 feet where the maximum Overall Structure Height allowed is 60 feet.
    - Dwelling #1 has an Overall Structure Height of 62.5 feet above the lowest point within 5 feet of the structure;
    - Dwelling #3 has an Overall Structure Height of 62 feet above the lowest point within 5 feet of the structure; and
    - Dwelling #4 has an Overall Structure Height of 61 feet above the lowest point within 5 feet of the structure.

Both of the above height deviations are directly related to the existing topography on the site. The Project site's topography is comprised of nearly 80% of steep hillside slopes with grades

ranging from 253.5 feet to 300.2 feet. This 47 foot change in topography has created the development design for the units to establish the building massing by vertically stacking three floor levels (two above street level and one below basement) with minimal setback from the street and elevated on stilts to the rear on each unit. The development layout of separated, low-lying buildings, benefits the surrounding neighborhood by minimizing the impact to the natural topography of the site and maximizing on-site open spaces as well as maintaining several significant trees on the site. Due to these constraints, the proposed design provides a uniquely different product of seven detached dwellings, elevated above the terrain and cushioned within the existing vegetation of the urban canyon.

6. The project provides only 4 of the 5 architectural features as required by SDMC Sec. 1512.0304. Not all the windows facing the street will have awnings where this feature requires all windows facing the street to have awnings.

The Project's design impact is maximized when architectural features work together. The Project's Unit 6, the development's only one-bedroom unit, is designed to read as a separate object, and though the materials and style remain "contemporary," the Project and Unit 6's abutting units are improved by the removal of the transom window and associated awning.

7. The project does not provide the minimum transparency on the first story of the facade facing the street as required by SDMC Sec. 1512.0312(b)(3) & (4).

Three of the seven residential units' garage doors fronting Indiana Street are fully glazed. The remainders are of a varied character to improve the neighborhood, through the removal of repetition. The glazed and unglazed windows will read similarly, but to require transparency on the entirety of these residences would create a monotonous dwelling type when repeated seven times. The physical separations between each detached structure also acts a layer of transparency to the development as a whole, further allowing pubic glimpse views through the green-scape canyon beyond and therefore, increasing the transparency of the development as a whole.

8. The project provides a 4-foot solid wall at the front property line (perpendicular to it) where a maximum 3-foot high solid wall is allowed at the front property line.

Due to the steep terrain of the hillside and for the health, safety, and welfare of the unit's residents and public, a wall set at unit entry guardrail height has been added at the front of the property line along Units 1, 3, 4, and 7. By using natural materials such as the designated stone, the visual impact of the walls will be diminished when surrounded by other natural materials and landscape.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, the surrounding development and environmentally sensitive lands regulations. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing parcels for the creation of seven residential units, while meeting the purpose and intent of the development regulations.

Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC.

Public Rights-of-Way Vacations- The project proposes to vacate two unimproved public right-of-way streets. Consistent with SDMC Section 125.0910(a), a public right-of-way may be vacated by filing a tentative map and a parcel map or final map pursuant to the Subdivision Map Act Sections 66434(g), 66445(j), 66499.20 1/4 or 66499.20 1/2, and in accordance with the provisions of this article.

The unimproved portion of Myrtle Avenue, a 60 feet by 158 feet public right-of-way street, is located along the Project's southerly property line and the unimproved portion of Crestwood Place, a 20 feet by 163 feet public right-of-way alley, is located along the Project's easterly property line. Both public rights-of-way intersect at 90 degrees at the Project's southeasterly property corner and no further public right-of-way exists beyond the intersection to the east or south. The unimproved public rights-of-way do not provide any vehicle access to the abutting developed properties along the rear of Indiana Street, Upas Street, and Georgia Street. The existing public utilities within the vacated rights-of-way shall be reserved as public easements and continue to serve the surrounding community. Due to the Steep Hillside topography of these portions of Myrtle Avenue and Crestwood Place and lack of residential development access, the existing rights-of-way do not provide any logical future connection within the North Park community.

Community Plan and General Plan Analysis:

The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52 acreage located at 3503-3517 Indiana Street in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The Greater North Park Community Plan designates the 0.52-acre project site Medium-High Residential 30-45 dwelling units per acre. Based on the proposed project site area, 16 to 23 dwelling units would be allowed. According to General Plan Policy LU-C.4., new development is required to meet the density minimums of the applicable plan designation in order to ensure efficient use of remaining land available for residential development. However, due to the existing site development constraints with a heavily vegetated urban canyon and environmentally sensitive steep hillsides on the premises, a lower density of seven units at this site represents a more sensitive approach to this unique area and Policy LU-C.4 can be supported for the proposed density related to canyon and hillside preservation in the community.

The proposed Project will meet several policies of the Urban Design Element of the Greater North Park Community Plan by incorporating horizontal and vertical offsets, surface articulation, and other architectural features such as balconies, varying window arrangements, textures, and building materials to break up the perceived bulk and scale of the structure. In order to address guidelines for enhancing the public streetscape and pedestrian environment, street tree plantings associated with the Project will consist of jacarandas and evergreen theme trees for a combined total of ten along Indiana Street where there are currently only three street trees along the western side of the site. Although the Project is not located within community plan designated open space, the proposed Project respects the existing topography of the site by utilizing a combined bench and stilt

building construction, minimizing grading and clustering development in order to preserve the steeper portions of the site to the south as open space.

The proposed Project will include several project features that will meet recommendations found in the Conservation Elements of the community plan and the General Plan related to sustainable development and compliance with the Climate Action Plan. The Project will meet the recommendation of employing sustainable or green building techniques that will achieve greater energy efficiency and employ self-generation of energy using renewable technology by incorporating a rooftop photo-voltaic system which is intended to provide a minimum 15% improvement in performance standard when compared to Title 24; provide green/cool roof materials with a minimum 3-year aged solar reflection and thermal emittance or high solar reflection index; low-flow fixtures/appliances will be provided; and Electric Vehicle Charging Station (EVCS will be provided in the enclosed private garage of each detached dwelling unit.

Several deviations are requested as part of the development proposal related to overall building height, yard setbacks, architectural features, and retaining wall height at the front property line. The North Park Community Plan does not provide specific recommendations regarding these particular development requirements. However, despite these deviations and as proposed, the Project will be consistent with the policies of the North Park Community Plan, as well as with applicable Conservation Element policies contained in the General Plan.

Conclusion:

With the approval of the requested deviations, as allowed through the Site Development Permit process, the proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Greater North Park Community Plan, MCCPD regulations, the SDMC, and the General Plan.

ALTERNATIVES

1. Recommend to City Council to APPROVE Tentative Map No. 1457891 and Site Development Permit No. 1361903, with modifications.

2. Recommend to City Council to DENY Tentative Map No. 1457891 and Site Development Permit No. 1361903, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Elyse W. Lowe
Deputy Director
Development Services Department

Tim Daly
Development Project Manager
Development Services Department

LOWE/TPD

Attachments:

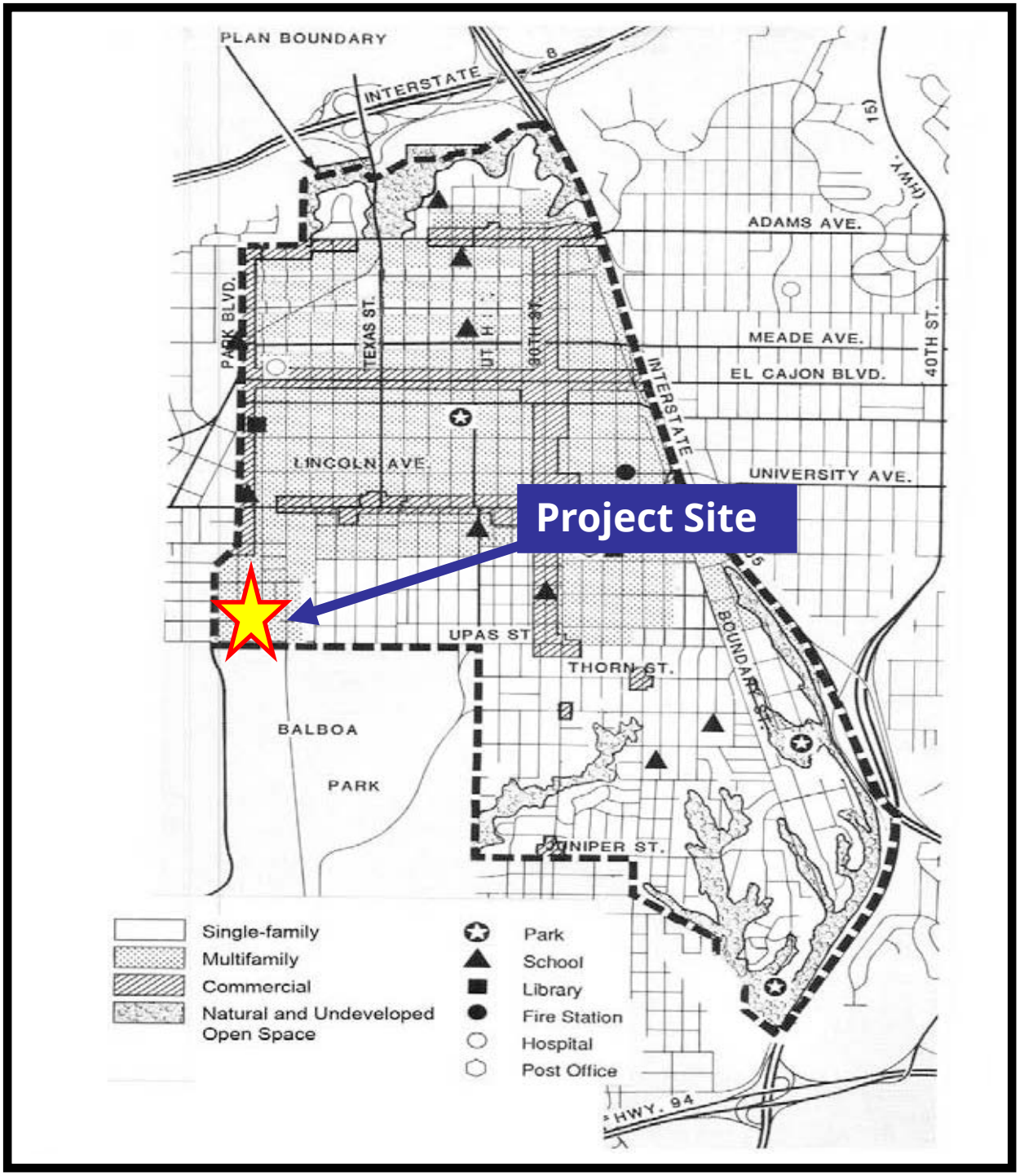
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Map Exhibit-Tentative/Vesting Tentative Map /Map Waiver
12. Project Plans

Internal Order No. 24005099

Aerial Photo

3503 – 3517 Indiana Street, Project No. 388089
3503 – 3517 Indiana Street, San Diego CA

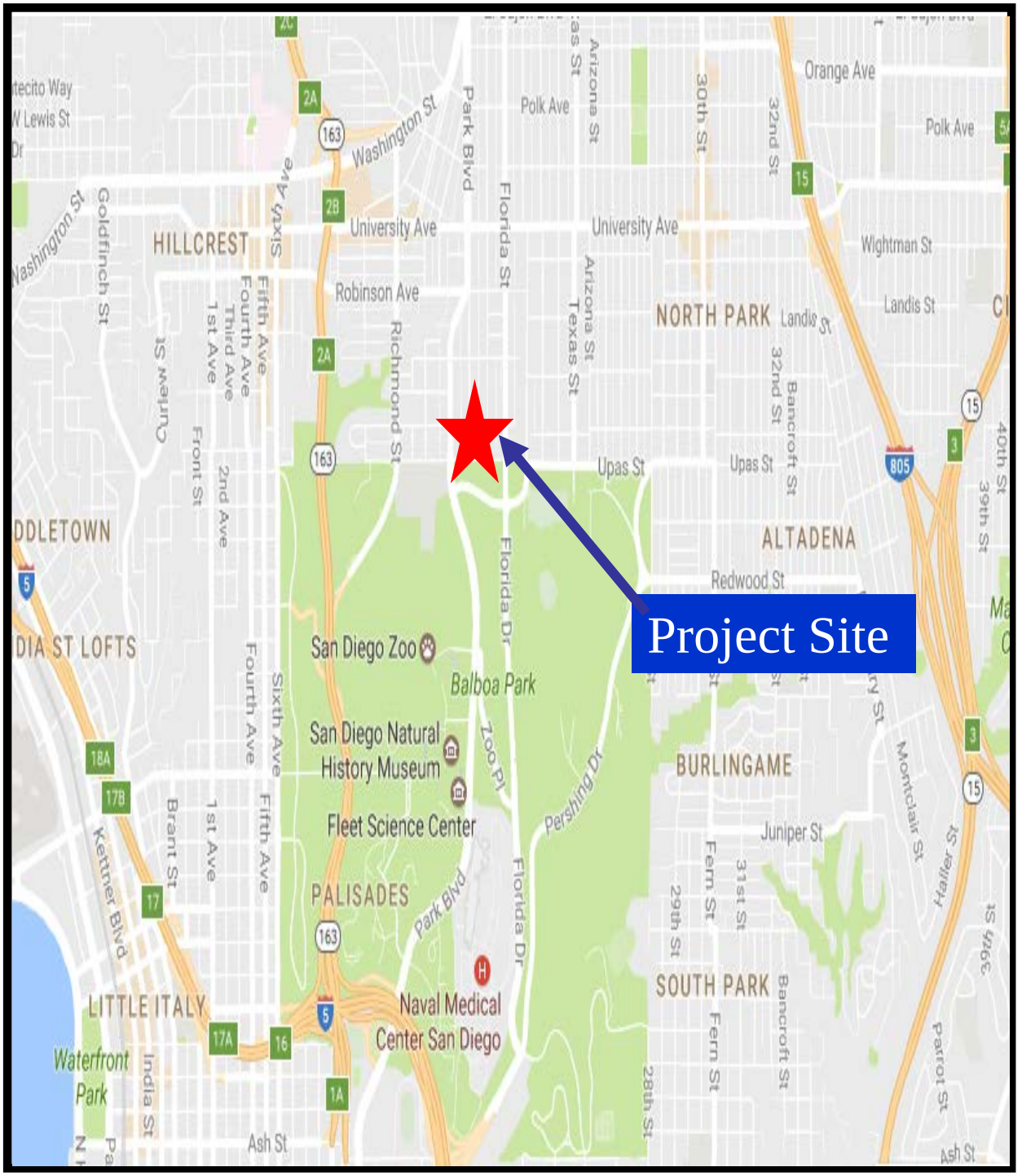
North



Greater North Park Community Plan Map

3503 – 3517 Indiana Street, Project No. 388089
3503 – 3517 Indiana Street, San Diego CA

North



Project Location

3503 – 3517 Indiana Street, Project No. 388089
3503 – 3517 Indiana Street, San Diego CA

North

Attachment 4

PROJECT DATA SHEET

PROJECT NAME:	3503 – 3517 Indiana Street
PROJECT DESCRIPTION:	Demolish two existing single-family residential units and construct seven new two-story multi-family detached residential condominium units.
COMMUNITY PLAN AREA:	Greater North Park
DISCRETIONARY ACTIONS:	Tentative Map an Site Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Medium-High Residential, 30-45 DU/AC

ZONING INFORMATION:

ZONES: Mid-City Communities Planned District MR-1000, Airport Influence Area SDIA Area 2, FAA Part 77, Transit Area, and Fire Brush Mgmt Overlay Zones.

HEIGHT LIMIT: 40 feet max.; 45-53 feet provided

LOT SIZE: Min. 6,000 s.f.; 22,562 s.f. existing

FLOOR AREA RATIO: 0.75 max.; 0.75 provided

FRONT SETBACK: 10 feet required; 21 feet provided

SIDE SETBACK: 6 feet required; 6 feet provided

REAR SETBACK: Min. 15 feet required; 58 feet proposed

PARKING: 14 off-street parking spaces required; 14 parking spaces provided.

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Multi-family Residential; MR-1000	Multi-family Residential
SOUTH:	Multi-family Residential; MR-1000	Multi-family Residential
EAST:	Multi-family Residential; MR-1000	Single-family Residential
WEST:	Multi-family Residential; MR-1000	Multi-family Residential; MR-1000

DEVIATIONS REQUESTED:	Deviate from the dwelling unit separation, side setbacks on 2nd and 3rd story, structure height, overall structure height, quantity of MCCPD architectural features, transparency on 1ts floor façade facing street, and wall height in the front property.
COMMUNITY PLANNING GROUP RECOMMENDATION:	Nov. 17, 2015, the North Park Planning Committee voted 13-0-0 to recommend approval with no conditions.

ATTACHMENT 5

CITY COUNCIL RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1361903
3503 – 3517 INDIANA STREET - PROJECT NO. 388089

WHEREAS, Idea Enterprise, LP, a California Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit to demolish two existing single-family residential units and construct seven new multi-family detached residential units consisting of six, three bedroom, two-story dwelling units with a gross floor area of approximately 2,510 square feet each and one, one bedroom, two-story dwelling unit with a gross floor area of approximately 1,816 square feet and known as the 3503 – 3517 Indiana Street project, located at 3503 – 3517 Indiana Street, and legally described as Lots 22 through 27 in Block 251 of University Heights, in the City of San Diego, County of San Diego, State of California, according to the amended Map thereof made by G.A. D'Hemecourt in Book 8 E.T. Seq. of Lis Pendens, in the Office of the County Recorder of San Diego County, in the Greater North Park Community Plan area, in the MR-1000 Zone of the Mid-City Communities Planned District Ordinance (MCCPDO), the Airport Influence Area, the FAA Notification Area, the Transit Area, and the Fire Brush Management Overlay Zones; and

WHEREAS, on January 19, 2017, the Planning Commission of the City of San Diego considered Site Development Permit [SDP] Permit No. 1361903, and pursuant to Resolution No. XXXX-PC voted to recommend City Council approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

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WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1361903:

A. SITE DEVELOPMENT PERMIT [SDMC 126.0504].

1. Findings for all Site Development Permits:

a. The proposed development will not adversely affect the applicable land use plan. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The Greater North Park Community Plan designates the 0.52-acre project site Medium-High Residential 30-45 dwelling units per acre. Based on the proposed project site area, 16 to 23 dwelling units would be allowed. According to General Plan Policy LU-C.4., new development is required to meet the density minimums of the applicable plan designation in order to ensure efficient use of remaining land available for residential development. However, due to the existing site development constraints with a heavily vegetated urban canyon and environmentally sensitive steep hillsides on the premises, a lower density of seven units at this site represents a more sensitive approach to this unique area and Policy LU-C.4 can be supported for the proposed density related to canyon and hillside preservation in the community.

The proposed Project will meet several policies of the Urban Design Element of the Greater North Park Community Plan by incorporating horizontal and vertical offsets, surface articulation, and other architectural features such as balconies, varying window arrangements, textures, and building materials to break up the perceived bulk and scale of the structure. In order to address guidelines for enhancing the public streetscape and pedestrian environment, street tree plantings associated with the Project will consist of jacarandas and evergreen theme trees for a combined total of ten along Indiana Street where there are currently only three street trees along the western side of the site. Although the Project is not located within community plan designated open space, the proposed Project utilizes the existing topography of the site by utilizing a combined bench and stilt building construction, minimizing grading and clustering development in order to preserve the steeper portions of the site to the south as open space.

The proposed Project will include several project features that will meet recommendations found in the Conservation Elements of the community plan and

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the General Plan related to sustainable development and compliance with the Climate Action Plan. The Project will meet the recommendation of employing sustainable or green building techniques that will achieve greater energy efficiency and employ self-generation of energy using renewable technology by incorporating a rooftop photo-voltaic system which is intended to provide a minimum 15% improvement in performance standard when compared to Title 24; provide green/cool roof materials with a minimum 3-year aged solar reflection and thermal emittance or high solar reflection index; low-flow fixtures/appliances will be provided; and Electric Vehicle Charging Station (EVCS will be provided in the enclosed private garage of each detached dwelling unit.

Several deviations are requested as part of the development proposal related to overall building height, yard setbacks, architectural features, and retaining wall height at the front property line. The North Park Community Plan does not provide specific recommendations regarding these particular development requirements. However, despite these deviations and as proposed, the Project will be consistent with the policies of the North Park Community Plan, as well as with applicable Conservation Element policies contained in the General Plan, and therefore will not adversely impact the applicable land use plans.

b. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed Project has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare. The Project is consistent with the Greater North Park Community Plan, the City's environmental regulations, landscaping and brush management requirements, the fire protection policies, water and sewer study recommendations, and the City's affordable housing policies and regulations. The Project is also located in Fire Buffer Zone (300'). The proposed project proposes alternative compliance for Brush Management by eliminating Zone 1 and incorporating the seven detached dwellings, decks, and other flammable building materials with resistivity levels that comply with protective fire ratings and regulations. In addition, prior to construction on the Project site, construction permit drawings will be reviewed to achieve conformance with all applicable construction codes to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety and welfare.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing the 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. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by the City to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all

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regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. While the Project complies with the majority of the development regulations of the applicable zone there are requested deviations relative to overall building height, yard setbacks, architectural features, and retaining wall height at the front property line. More specifically, the Project requires the approval of eight deviations from the development regulations of the MR-1000 Zone of the Mid-Cities Community Planned District. These deviations are as follows:

- The Project has detached dwelling units that are separated by a minimum of 3 feet where detached dwellings are required to maintain a minimum distance of 6 feet between dwellings located on the same property.

  The Project functions as a multi-family dwelling, which may share walls, in that it houses several residences within a unified parcel. It also functions in several manners similar to the City's small lot residential development regulations in which detached dwellings on separated parcels are permitted to not have setbacks between the subdivided lots, so long as the primary parcel complies with setbacks.

- The Project has a side setback of 2 feet from the north property line at the second story (entry balcony) where a side setback of 6 feet is required at the second story and a side setback of 6 feet from the north property line at the third story where a side setback of 9 feet is required at the third story.

- The project has a side setback of 2 feet from the south property line at the second story (entry balcony) where a side setback of 6 feet is required at the second story and a side setback of 6 feet from the south property line at the third story where a side setback of 9 feet is required at the third story.

  Both of the above deviations relate to the Project utilizing building structure intended to be harmonious to the neighborhood's predominately existing single-family unit structures. In addition, the density and scale of the proposed development strikes a balance between the permissible Medium-High Residential development and the existing dense vegetation of the canyon south-east of the site. By providing small, private walk up stairways to the proposed units, the Project balances the mood of single-family residences surrounding it, with reduced setbacks to allow for the development of wider residential structures with the average width of 21'-6" for each unit, including stair entries.

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- The project has a maximum structure height of 53 feet and the building is not above enclosed parking where the maximum structure height allowed where the building is not above enclosed parking is 40 feet.
  - Dwelling #1= 53 feet;
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  - Dwelling #6 = 49.5 feet; and
  - Dwelling #7 = 45 feet

- The project has a maximum Overall Structure Height of 62.5 feet where the maximum Overall Structure Height allowed is 60 feet.
  - Dwelling #1 has an Overall Structure Height of 62.5 feet above the lowest point within 5 feet of the structure;
  - Dwelling #3 has an Overall Structure Height of 62 feet above the lowest point within 5 feet of the structure; and
  - Dwelling #4 has an Overall Structure Height of 61 feet above the lowest point within 5 feet of the structure.

  Both of the height deviations are directly related to the existing topography on the site. The Project site's topography is comprised of nearly 80% of steep hillside slopes with grades ranging from 253.5 feet to 300.2 feet. This 47 foot change in topography has created the development design for the units to establish the building massing by vertically stacking three floor levels (two above street level and one below basement) with minimal setback from the street and elevated on stilts to the rear on each unit. The development layout of separated, low-lying buildings, benefits the surrounding neighborhood by minimizing the impact to the natural topography of the site and maximizing on-site open spaces as well as maintaining several significant trees on the site. Due to these constraints, the proposed design provides a uniquely different product of seven detached dwellings, elevated above the terrain and cushioned within the existing vegetation of the existing urban canyon.

- The project provides only 4 of the 5 architectural features as required by SDMC Sec. 1512.0304. Not all the windows facing the street will have awnings where this feature requires <u>all</u> windows facing the street to have awnings.

  The Project's design impact is maximized when architectural features work together. The Project's Unit 6, the development's only one-bedroom unit, is designed to read as a separate object, and though the materials and style remain "contemporary," the Project and Unit 6's abutting units are improved by the removal of the transom window and associated awning.

- The project does not provide the minimum transparency on the first story of the facade facing the street as required by SDMC Sec. 1512.0312(b)(3) & (4).

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Three of the seven residential unit's garage doors fronting Indiana Street are fully glazed. The remainders are of a varied character to improve the neighborhood, through the removal of repetition. The glazed and unglazed windows will read similarly, but to require transparency on the entirety of these residences would create a monotonous dwelling type when repeated seven times. The physical separations between each detached structure also acts a layer of transparency to the development as a whole, further allowing pubic glimpse views through the green-scape canyon beyond and therefore, increasing the transparency of the development as a whole.

- The project provides a 4-foot solid wall at the front property line (perpendicular to it) where a maximum 3-foot high solid wall is allowed at the front property line.

  Due to the steep terrain of the hillside and for the health, safety, and welfare of the unit's residents and public, a wall set at unit entry guardrail height has been added at the front of the property line along Units 1, 3, 4, and 7. By using natural materials such as the designated stone, the visual impact of the walls will be diminished when surrounded by other natural materials and landscape.

The above deviations are consistent with the purpose and intent of the Mid-City Community Planned District and Site Development Permit regulations and will allow a project design that is consistent with the existing developed character of the community than a project which might be required to strictly adhere to zoning regulations of the zone. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. <u>Supplemental Findings – Environmentally Sensitive Lands</u>

a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The proposed design minimizes impacts to the environmentally sensitive lands, specifically steep hillside slope, through the planning of several smaller scaled detached dwelling units sited across the eastern frontage of the property in-lieu of a singular large structure. Each structure is setback from the street to allow for vehicular entry, and is designed upon stilts to elevate the detached structures above the natural land-form. The design therefore minimizes any disturbance to the natural ground plane below through the use of isolated pier footings within the natural landscape. Flow-through planters are also incorporated into the project to reduce urban storm water run-off into the environmentally sensitive lands.

Furthermore, the Permit provides protection to the ESL Steep Hillsides that are outside of the allowable development area on the premises, requiring that they remain in a natural state and be used only for those passive activities allowed as a condition of permit approval. The passive activities allowed on the undeveloped remainder of the premises and any other conditions of the Permit shall be incorporated into a covenant of easement that shall be recorded against title to the property. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street. The conclusions of all the technical reports submitted by the applicant's consultants find the site is physically suitable for the type and density of the proposed development. The conceptual grading design will avoid impacts to the steepest areas of the site and develop those areas previously disturbed by construction activities. The grading design will minimize the alteration of natural lands forms. The landscape erosion control required for grading the site will protect the slopes from erosion. The geotechnical consultant will have input in the final grading design and construction to assure undue risks from geologic conditions will not exist. The risk from fire hazards will be reduced by the implementation of a brush management program and the requirements of the California Building Code Section 7A, Materials and Construction Methods for Exterior Wildfire Exposure. All drainage will be directed to storm drains in a proper manner according to standards for civil engineering. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street. The proposed design minimizes impacts to the environmentally sensitive lands, specifically steep hillside slope, through the planning of several smaller scaled detached dwelling units sited across the eastern frontage of the property in-lieu of a singular large structure. Each structure is setback from the street to allow for vehicular entry, and is designed upon stilts to elevate the detached structures above the natural land-form.

The Permit prepared for the Project provides protection to the ESL Steep Hillsides that are outside of the allowable development area on the premises, requiring that they remain in a natural state and be used only for those passive activities allowed as a condition of permit approval. The passive activities allowed on the undeveloped remainder of the premises and any other conditions of the Permit shall be incorporated into a covenant of easement that shall be recorded against title to the

property. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street. The project site is located within the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan (City 1997 a and b). The entire parcel is designated as a "Development Area" in the MSCP Subarea Plan and is not within or adjacent to the City's designated Multi-Habitat Planning Area (MHPA) preserve. There are no known occurrences of sensitive plant or animal species occurring on the site. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The project site is located approximately seven miles inland of the Pacific Ocean, four miles from San Diego Bay, and not located within the coastal overlay zone. Thus, the proposed project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street. 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 Exemption Section 15332, In-Fill Development Projects. The Project will be consistent with the existing land use designation (Medium-High Residential), and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project has no value as habitat for endangered, rare, or threatened species. The project would not result in any significant effects related to air quality, noise, traffic, or water quality. The site can be adequately serviced by all required utilities and public services.

Although no mitigation measures are required for the Project, the Permit prepared for the Project provides protection to the ESL Steep Hillsides that are outside of the allowable development area on the premises, requiring that they remain in a natural state and be used only for those passive activities allowed as a condition of permit approval. The passive activities allowed on the undeveloped remainder of the premises and any other conditions of the Permit shall be incorporated into a covenant of easement that shall be recorded against title to the property. Therefore, the nature and extent of protecting environmentally sensitive lands required as a

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condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

3. <u>Supplemental Findings--Steep Hillsides Development Area Regulations Alternative Compliance</u>

a. The proposed development is in conformance with the Steep Hillside Guidelines. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The site is currently developed with two single-family residential units above an urban canyon's steep hillside with a 35-41% down slope gradient, east to southeast. The entire site (100%) is considered steep hillsides and the existing development encompasses 22% of the site. The Project proposes to demolish the existing units and construct the new multi-family detached units which will encompass 42% of the site.

Although the development exceeds the 25% threshold for encroachment into steep hillsides, the Project does not conflict with any other development regulations for the site. Consistent with the Steep Hillsides Guidelines standards for multiple dwelling unit development, the proposed Project's design will respect existing natural landforms, minimize impacts to steep hillsides, the graded development pad areas will blend with the existing topography, the site improvements are designed and located to minimize impacts to the steep hillside, the design and placement of the structures will respect the steep hillside character, the adjacent public view corridors from public streets shall be provided and maintained, and the natural drainage patterns will be respected to the extent feasible. In addition, the Permit prepared for the Project provides protection to the ESL Steep Hillsides that are outside of the allowable development area on the premises, requiring that they remain in a natural state and be used only for those passive activities allowed as a condition of permit approval. The passive activities allowed on the undeveloped remainder of the premises and any other conditions of the Permit shall be incorporated into a covenant of easement that shall be recorded against title to the property. Therefore, the proposed development is in conformance with the Steep Hillside Guidelines.

b. The proposed development conforms to the applicable land use plan. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The Greater North Park Community Plan designates the 0.52-acre project site Medium-High Residential 30-45 dwelling units per acre. Based on the proposed project site area, 16 to 23 dwelling units would be allowed. According to General Plan Policy LU-C.4., new development is required to meet the density minimums of the applicable plan designation in order to ensure efficient use of remaining land available for residential development. However, due to the existing site development constraints with a heavily vegetated urban canyon and environmentally sensitive

steep hillsides on the premises, a lower density of seven units at this site represents a more sensitive approach to this unique area and Policy LU-C.4 can be supported for the proposed density related to canyon and hillside preservation in the community.

Several deviations are requested as part of the development proposal related to overall building height, yard setbacks, architectural features, and retaining wall height at the front property line. The North Park Community Plan does not provide specific recommendations regarding these particular development requirements. However, despite these deviations and as proposed, the Project will be consistent with the policies of the North Park Community Plan, as well as with applicable Conservation Element policies contained in the General Plan and therefore, the proposed development conforms to the applicable land use plan.

c. Strict application of the steep hillside development area regulations would result in conflicts with other City regulations, policies, or plans. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The Greater North Park Community Plan designates the 0.52-acre project site Medium-High Residential 30-45 dwelling units per acre. The site is currently developed with two single-family residential units above an urban canyon's steep hillside with a 35-41% down slope gradient, east to southeast. The entire site (100%) is considered steep hillsides and the existing development encompasses 22% of the site. The Project proposes to demolish the existing units and construct the new multi-family detached units which will encompass 42% of the site.

Based on the proposed project site area, 16 to 23 dwelling units would be allowed. However, due to the existing site development constraints with a heavily vegetated urban canyon and environmentally sensitive steep hillsides on the premises, a lower density of seven units at this site represents a more sensitive approach to this unique area and appropriate for the proposed density related to canyon and hillside preservation in the community. Further limiting the amount of the development area for the site would increase failure of achieving the goals and objectives of the Greater North Park Community Plan's designation of Medium-High Residential density for the site. In addition, development limitations would not be consistent with the purpose and intent of the Mid-City Residential (MR) zones, multi-family residential zones which are designed to provide for development compatible with the pattern of the existing neighborhoods. Therefore, strict application of the steep hillside development area regulations would result in conflicts with other City regulations, policies, or plans.

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B. MID-CITY COMMUNITIES DEVELOPMENT PERMIT [SDMC 1512.0204]

Findings for all for Mid-City Communities Development Permit

1. Conformance with Community Plan and Design Manuals. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The Greater North Park Community Plan designates the 0.52-acre project site Medium-High Residential 30-45 dwelling units per acre. Based on the proposed project site area, 16 to 23 dwelling units would be allowed. According to General Plan Policy LU-C.4., new development is required to meet the density minimums of the applicable plan designation in order to ensure efficient use of remaining land available for residential development. However, due to the existing site development constraints with a heavily vegetated urban canyon and environmentally sensitive steep hillsides on the premises, a lower density of seven units at this site represents a more sensitive approach to this unique area and Policy LU-C.4 can be supported for the proposed density related to canyon and hillside preservation in the community.

The proposed Project will meet several policies of the Urban Design Element of the Greater North Park Community Plan by incorporating horizontal and vertical offsets, surface articulation, and other architectural features such as balconies, varying window arrangements, textures, and building materials to break up the perceived bulk and scale of the structure. In order to address guidelines for enhancing the public streetscape and pedestrian environment, street tree plantings associated with the Project will consist of jacarandas and evergreen theme trees for a combined total of ten along Indiana Street where there are currently only three street trees along the western side of the site. Although the Project is not located within community plan designated open space, the proposed Project utilizes the existing topography of the site by utilizing a combined bench and stilt building construction, minimizing grading and clustering development in order to preserve the steeper portions of the site to the south as open space.

The proposed Project will include several project features that will meet recommendations found in the Conservation Elements of the community plan and the General Plan related to sustainable development and compliance with the Climate Action Plan. The Project will meet the recommendation of employing sustainable or green building techniques that will achieve greater energy efficiency and employ self-generation of energy using renewable technology by incorporating a rooftop photo-voltaic system which is intended to provide a minimum 15% improvement in performance standard when compared to Title 24; provide green/cool roof materials with a minimum 3-year aged solar reflection and thermal emittance or high solar reflection index; low-flow fixtures/appliances will be provided; and Electric Vehicle Charging Station (EVCS will be provided in the enclosed private garage of each detached dwelling unit.

Several deviations are requested as part of the development proposal related to overall building height, yard setbacks, architectural features, and retaining wall height at the front property line. The North Park Community Plan does not provide specific recommendations regarding these particular development requirements. However, despite these deviations and as proposed, the Project will be consistent with the policies of the North Park Community Plan, the Mid-City Communities Planned District, as well as with applicable Conservation Element policies contained in the General Plan. Therefore, the proposed use and design of the Project will meet the purpose and intent of the Mid-City Communities Planned District and would not adversely impact the applicable land use plans or any of the other plans listed above.

2. Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable. The Project is an infill development in an established neighborhood which is planned for and developed with multi-family and single-family uses. The single-family uses are typically older homes developed prior to the current land use designation of Medium-High Residential by the Greater North Park Community Plan. The new buildings will be sympathetic to the scale, form and texture of surrounding development and the new buildings will not reach exceptional height and bulk in comparison to existing structures, large surfaces will be articulated and textured to reduce their apparent size and reflect the pattern of existing development. As such, the Project will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved to the greatest extent possible.

3. No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity. The proposed Project has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare. The Project is consistent with the Greater North Park Community Plan, the City's environmental regulations, landscaping and brush management requirements, the fire protection policies, water and sewer study

recommendations, and the City's affordable housing policies and regulations. The Project is also located in Fire Buffer Zone (300'). The proposed project proposes alternative compliance for Brush Management by eliminating Zone 1 and incorporating the seven detached dwellings, decks, and other flammable building materials with resistivity levels that comply with protective fire ratings and regulations. In addition, prior to construction on the Project site, construction permit drawings will be reviewed to achieve conformance with all applicable construction codes to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety and welfare.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing the 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. Conditions of the Site Development Permit approval require compliance with several operational constraints and development controls, the review of all construction plans by the City to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the proposed development and use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

4. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities. The proposed Project is located at 3503-3517 Indiana Street which is less than 600 feet north of Balboa Park. According to SDMC Section 1512.0203(b)(l)(B), if a site is within 600 feet of a public park the requirement of useable recreational open space area per dwelling unit is met. Therefore, the proposed Project meets the required finding for adequate public facilities.

5. Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site. The Project proposes the development of seven multi-family detached dwelling units on two parcel lots with a combined 0.52-acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue. Approximately 45 feet from the Project's southwest property corner, a City street light is located on a power pole located at the southwest corner intersection of Indiana Street and Myrtle Avenue. In addition, the Project proposes providing exterior landscape and building lighting to illuminate the driveway, building entrances, and building identification signage.

Therefore, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site.

6. The proposed use will comply with the relevant regulations in the San Diego Municipal Code. While the Project complies with the majority of the development regulations of the applicable zone there are requested deviations relative to overall building height, yard setbacks, architectural features, and retaining wall height at the front property line. More specifically, the Project requires the approval of eight deviations from the development regulations of the MR-1000 Zone of the Mid-Cities Community Planned District. These deviations are as follows:

- The Project has detached dwelling units that are separated by a minimum of 3 feet where detached dwellings are required to maintain a minimum distance of 6 feet between dwellings located on the same property.

  The Project functions as a multi-family dwelling, which may share walls, in that it houses several residences within a unified parcel. It also functions in several manners similar to the City's small lot residential development regulations in which detached dwellings on separated parcels are permitted to not have setbacks between the subdivided lots, so long as the primary parcel complies with setbacks.

- The Project has a side setback of 2 feet from the north property line at the second story (entry balcony) where a side setback of 6 feet is required at the second story and a side setback of 6 feet from the north property line at the third story where a side setback of 9 feet is required at the third story.

- The project has a side setback of 2 feet from the south property line at the second story (entry balcony) where a side setback of 6 feet is required at the second story and a side setback of 6 feet from the south property line at the third story where a side setback of 9 feet is required at the third story.

  Both of the above deviations relate to the Project utilizing a building structure intended to be harmonious to the neighborhood's predominately existing single-family unit structures. In addition, the density and scale of the proposed development strikes a balance between the permissible Medium-High Residential development and the existing dense vegetation of the canyon south-east of the site. By providing small, private walk up stairways to the proposed units, the Project balances the mood of single-family residences surrounding it, with reduced setbacks to allow for the development of wider residential structures with the average width of 21'-6" for each unit, including stair entries.

- The project has a maximum structure height of 53 feet and the building is not above enclosed parking where the maximum structure height allowed where the building is not above enclosed parking is 40 feet.
  - Dwelling #1= 53 feet;

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- Dwelling #2 = 50 feet;
- Dwelling #3 = 48 feet;
- Dwelling #4 = 47.5 feet;
- Dwelling #5 = 47 feet;
- Dwelling #6 = 49.5 feet; and
- Dwelling #7 = 45 feet

- The project has a maximum Overall Structure Height of 62.5 feet where the maximum Overall Structure Height allowed is 60 feet.
  - Dwelling #1 has an Overall Structure Height of 62.5 feet above the lowest point within 5 feet of the structure;
  - Dwelling #3 has an Overall Structure Height of 62 feet above the lowest point within 5 feet of the structure; and
  - Dwelling #4 has an Overall Structure Height of 61 feet above the lowest point within 5 feet of the structure.

  Both of the height deviations are directly related to the existing topography on the site. The Project site's topography is comprised of nearly 80% of steep hillside slopes with grades ranging from 253.5 feet to 300.2 feet. This 47 foot change in topography has created the development design for the units to establish the building massing by vertically stacking three floor levels (two above street level and one below basement) with minimal setback from the street and elevated on stilts to the rear on each unit. The development layout of separated, low-lying buildings, benefits the surrounding neighborhood by minimizing the impact to the natural topography of the site and maximizing on-site open spaces as well as maintaining several significant trees on the site. Due to these constraints, the proposed design provides a uniquely different product of seven detached dwellings, elevated above the terrain and cushioned within the existing vegetation of the existing urban canyon.

- The project provides only 4 of the 5 architectural features as required by SDMC Sec. 1512.0304. Not all the windows facing the street will have awnings where this feature requires <u>all</u> windows facing the street to have awnings.

  The Project's design impact is maximized when architectural features work together. The Project's Unit 6, the development's only one-bedroom unit, is designed to read as a separate object, and though the materials and style remain "contemporary," the Project and Unit 6's abutting units are improved by the removal of the transom window and associated awning.

- The project does not provide the minimum transparency on the first story of the facade facing the street as required by SDMC Sec. 1512.0312(b)(3) & (4).

  Three of the seven residential unit's garage doors fronting Indiana Street are fully glazed. The remainders are of a varied character to improve the neighborhood, through the removal of repetition. The glazed and unglazed windows will read similarly, but to require transparency on the entirety of these residences would create a monotonous dwelling type when repeated

seven times. The physical separations between each detached structure also acts a layer of transparency to the development as a whole, further allowing pubic glimpse views through the green-scape canyon beyond and therefore, increasing the transparency of the development as a whole.

- The project provides a 4-foot solid wall at the front property line (perpendicular to it) where a maximum 3-foot high solid wall is allowed at the front property line.

  Due to the steep terrain of the hillside and for the health, safety, and welfare of the unit's residents and public, a wall set at unit entry guardrail height has been added at the front of the property line along Units 1, 3, 4, and 7. By using natural materials such as the designated stone, the visual impact of the walls will be diminished when surrounded by other natural materials and landscape.

The above deviations are consistent with the purpose and intent of the Mid-City Community Planned District and Site Development Permit regulations and will allow a project design that is consistent with the existing developed character of the community than a project which might be required to strictly adhere to zoning regulations of the zone. Therefore, the proposed development and use will comply with the relevant regulations in the San Diego Municipal Code.

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

BE IT FURTHER RESOLVED, that Site Development Permit No. 1361903 is granted to Idea Enterprise, LP, a California Limited Partnership, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MARA W. ELLIOTT, City Attorney

By
[Attorney]
Deputy City Attorney
[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-R-[Reso Code]

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005099

SITE DEVELOPMENT PERMIT NO. 1361903
3503 – 3517 INDIANA STREET PROJECT NO. 388089
CITY COUNCIL

This Site Development Permit No. 1361903 is granted by the City Council of the City of San Diego to Idea Enterprise, LP, a California Limited Partnership, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 0.52 -acre site is located at 3503 – 3517 Indiana Street in the MR-1000 Zone of the Mid-City Communities Planned District Ordinance (MCCPDO), the Airport Influence Area, the FAA Notification Area, the Transit Area, and the Fire Brush Management Overlay Zones of the Greater North Park Community Plan area. The project site is legally described as Lots 22 through 27 in Block 251 of University Heights, in the City of San Diego, County of San Diego, State of California, according to the amended Map thereof made by G.A. D'Hemecourt in Book 8 E.T. Seq. of Lis Pendens, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct seven multi-family detached residential units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March XX, 2017, on file in the Development Services Department.
The project shall include:

a. Demolish two (2) existing single-family residential units and construct seven (7) new multi-family detached residential units consisting of six (6), three bedroom, two-story dwelling units and basement with a gross floor area of approximately 2,510 square feet each and one (1), one bedroom, two-story dwelling unit and basement with a gross floor area of approximately 1,816 square feet;

b. Allowed deviations meeting the purpose and intent of the MCCPDO as follows:

    1. The project has detached dwelling units that are separated by a minimum of 3 feet where detached dwellings are required to maintain a minimum distance of 6 feet between dwellings located on the same property.

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2. The project has a side setback of 2 feet from the north property line at the second story (entry balcony) where a side setback of 6 feet is required at the second story and a side setback of 6 feet from the north property line at the third story where a side setback of 9 feet is required at the third story.

3. The project has a side setback of 2 feet from the south property line at the second story (entry balcony) where a side setback of 6 feet is required at the second story and a side setback of 6 feet from the south property line at the third story where a side setback of 9 feet is required at the third story.

4. The project has a maximum structure height of 53 feet where the building is not above enclosed parking where the maximum structure height allowed where the building is not above enclosed parking is 40 feet.
    - Dwelling #1= 53 feet;
    - Dwelling #2 = 50 feet;
    - Dwelling #3 = 48 feet;
    - Dwelling #4 = 47.5 feet;
    - Dwelling #5 = 47 feet;
    - Dwelling #6 = 49.5 feet; and
    - Dwelling #7 = 45 feet

5. The project has a maximum Overall Structure Height of 62.5 feet where the maximum Overall Structure Height allowed is 60 feet.
    - Dwelling #1 has an Overall Structure Height of 62.5 feet above the lowest point within 5 feet of the structure;
    - Dwelling #3 has an Overall Structure Height of 62 feet above the lowest point within 5 feet of the structure; and
    - Dwelling #4 has an Overall Structure Height of 61 feet where above the lowest point within 5 feet of the structure.

6. The project provides only 4 of the 5 architectural features required by SDMC 1512.0304 (Not all the windows facing the street will have awnings where this feature requires ALL windows facing the street to have awnings).

7. The project does not provide the minimum transparency on the first story of the facade facing the street required by SDMC 1512.0312(b)(3) & (4).

8. The project shows a 4-foot solid wall at the front property line (perpendicular to it) where a maximum 3-foot high solid wall is allowed at the front property line.

c. Landscaping (planting, irrigation and landscape related improvements);

d. Off-street parking; and

e. 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

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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 XXXXXX, 2020.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant

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Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

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costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

AFFORDABLE HOUSING REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

13. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveways, on Indiana Street, with City standard curb and gutter, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with full-height City standard curb and gutter, along the entire project on Indiana Street, per Standard Drawing SDG-151, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall assure by permit and bond the installation of two 20-foot wide City standard driveways, on Indiana Street, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with the City standard curb ramp with truncated domes, located at the northeast corner of Indiana Street and Myrtle Avenue, per Standard Drawing SDG-132, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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19. 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.

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

21. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

22. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

23. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any construction permits for structures or grading, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

25. Construction plans shall take into account a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under SDMC 142.0403(b)5.

26. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.

28. Any required planting that dies within three years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

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29. Required shrubs or trees that die three years or more after installation shall be replaced with 15-gallon size or 60-inch box size/15 foot BTH material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material.

30. Construction documents for the revegetation and hydroseeding of all disturbed land shall be in accordance with the Landscape Standards. 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.

31. 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.

32. An approved Water Budget shall be provided on the Landscape Construction plans and shall be in conformance with water conservation requirements of the SDMC 142.0413 for landscaped areas over 1,000 square feet.

33. Prior to issuance of construction permits for grading, the Owner/Permittee or Subsequent Owner/Permittee shall ensure that all proposed landscaping shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC Invasive Plant Inventory and the prohibited plant species list found in Table 1 of the Landscape Standards shall not be permitted.

34. If revegetation is required prior to issuance of any construction permits for grading, the Owner/Permittee or subsequent Owner/Permittee shall submit complete landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual 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.

BRUSH MANAGEMENT REQUIREMENTS:

35. Prior to issuance of any construction permits for grading, Landscape Construction Documents required for the construction permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

36. Prior to issuance of any construction permits, a complete set of Brush Management Construction Documents shall be submitted for approval to the Development Services Department and the Fire Marshal. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Uniform Fire Code, M.C. 55.0101; the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412 (Ordinance 19413).

37. The Brush Management Program shall incorporate Alternative Compliance measures in lieu of standard brush management zones. Any openings along the southeast face of the structure extending from the south east corner for the length of the unit, plus a perpendicular return along

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the south face of the structure, shall be upgraded to Dual-Glazed, Dual-Tempered panes in addition to standard CBA 7A requirements.

38. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and Development Services Department approval.

39. The Owner/Permittee shall conduct and submit to the City an Irrigation Audit consistent with SDMC 142.0413(f) and Section 2.7 of the Landscape Standards of the Land Development Manual prior to occupancy and use. All irrigation audits shall be conducted by a California registered landscape architect, a licensed landscape contractor, or other professional licensed by the State to perform this work.

PLANNING/DESIGN REQUIREMENTS:

40. Owner/Permittee shall maintain a minimum of 13 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

41. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

42. Environmentally sensitive lands (Steep Hillsides) that are outside of the allowable development area on the premises shall be left in a natural state and used only for those passive activities allowed as a condition of permit approval. The passive activities allowed on the undeveloped remainder of the premises and any other conditions of the permit shall be incorporated into a covenant of easement that shall be recorded against title to the property, in accordance with procedures set forth in SDMC Section 143.0152.

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

44. 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.

45. The Owner/Permittee shall comply with The Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements." The Climate Action Plan strategies as identified as Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

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TRANSPORTATION REQUIREMENTS

46. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond installation of additional pavement on Myrtle Avenue east of Indiana Street to allow maintenance of the existing on-street parking spaces with adequate depth of 18 feet per space, and relocation of the existing barricade and signage to the east as shown on Exhibit "A," satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

47. All water and sewer facilities to be constructed within the public ROW or other public easement (including water services and sewer laterals) must be designed and constructed in accordance with criteria established in the most current version of all applicable City of San Diego Water and Sewer Facility Design Guidelines, regulations, standards, and practices pertaining thereto.

48. All proposed private water and/or sewer facilities must be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

49. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a permit to install above ground private back flow prevention as required to protect all water service lines (domestic, fire, and irrigation) in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPD's are typically located on private property, in-line with the water service, and immediately adjacent to the right-of-way. The Public Utilities Department will not permit BFPDs to be located below grade or within the structure.

50. Prior to the issuance of any occupancy permit, any pre-existing public sewer lateral being retained and reused by the development associated with this permit must be inspected by a California Licensed Plumbing Contractor using closed-circuit television (CCTV) to certify, in a manner satisfactory to the City Engineer and Public Utilities Director, that the lateral is in good condition, free of all debris, and properly connected to the City's public sewer collection system.

51. Before any construction permit can be issued under this development permit, the Owner/Permittee shall provide evidence of a City approved County recorded Encroachment Maintenance and Removal Agreement (EMRA) for any pre-existing or proposed encroachment within any public ROW or public easement contiguous to the property under review.

52. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten (10) feet of any sewer facilities or within five (5) feet of any water facilities.

53. Prior to issuance of any construction permit for building, any proposed "PRIVATE" sewer lines within a public ROW or public easement must be located and labeled on a City Construction Record Drawing (D or B-sheet) so as to clearly convey all of the following: the sewer line's identity as "PRIVATE", its location relative to the nearest property line, its authorization to encroach (i.e. the approved EMRA #), and its point of connection to the public sewer collection system.

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54. Prior to issuance of any construction permit for building, the Owner/Permittee is required to ensure (to the satisfaction of the Public Utilities Director) that all water services to the site (excepting single family domestic service lines, and single family domestic/fire combined service lines where the residential fire sprinkler system utilizes passive purge design) will pass through a private above ground back flow prevention device (BFPD).

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 City Council of the City of San Diego on March XX, 2017 and Resolution XX.

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Permit Type/PTS Approval No.: SDP 1361903
Date of Approval: March XX, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Tim Daly
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Idea Enterprise, LP, a California Limited Partnership
Owner/Permittee

By _____
NAME:
TITLE:

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

CITY COUNCIL RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1457891, 3503 – 3517 INDIANA STREET
PROJECT NO. 388089.

WHEREAS, Idea Enterprise, LP, a California Limited Partnership, Subdivider, and Walsh Engineering and Surveying, Inc., engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1457891) and public right-of-way vacation for the construction of seven new multi-family detached residential condominium units and the vacation of portions of Myrtle Avenue, between Indiana Street and the alley of Crestwood Place, and portions of the alley of Crestwood Place, between Cypress Avenue and Myrtle Avenue, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3503 and 3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The property is legally described as Lots 22 through 27 in Block 251 of University Heights, in the City of San Diego, County of San Diego, State of California, according to the amended Map thereof made by G.A. D'Hemecourt in Book 8 E.T. Seq. of Lis Pendens, in the Office of the County Recorder of San Diego County; and

WHEREAS, the Map proposes the Subdivision of a 0.52-acre site into one lot for 7 units residential development; and

WHEREAS, on May 31, 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 Section 15332, In-Fill Development Projects; and the Environmental Determination was appealed to City Council, which heard and denied the appeal on October 18, 2016 pursuant to Resolution No. R-310729; and

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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 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 7; 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) based on 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 January 19, 2017, the Planning Commission of the City of San Diego considered Tentative Map No. 1457891 and Public Right-of-Way Vacation, and pursuant to Resolution No. XXXX-PC, the Planning Commission voted to recommend City Council approval of the map; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Tentative Map No. 1457891, and Public Right-of-Way Vacation, including the waiver of the requirement to underground existing offsite overhead utilities and pursuant to San Diego Municipal Code section(s) 125.0440, 144.0240, 125.0430, 125.0941, 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 City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1457891:

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

The Project proposes the development of seven multi-family detached condominium dwelling units on two parcel lots with a combined 0.52 acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The Greater North Park Community Plan designates the 0.52 acre project site Medium-High Residential 30-45 dwelling units per acre. Based on the proposed project site area, 16 to 23 dwelling units would be allowed. According to General Plan Policy LU-C.4., new development is required to meet the density minimums of the applicable plan designation in order to ensure efficient use of remaining land available for residential development. However, due to the existing site development constraints with a heavily vegetated urban canyon and environmentally sensitive steep hillsides on the premises, a lower density of seven units at this site represents a more sensitive approach to this unique area and Policy LU-C.4 can be supported for the proposed density related to canyon and hillside preservation in the community.

The proposed Project will meet several policies of the Urban Design Element of the Greater North Park Community Plan by incorporating horizontal and vertical offsets, surface articulation, and other architectural features such as balconies, varying window arrangements, textures, and building materials to break up the perceived bulk and scale of the structure. In order to address guidelines for enhancing the public streetscape and pedestrian environment, street tree plantings associated with the Project will consist of jacarandas and evergreen theme trees for a combined total of ten along Indiana Street where there are currently only three street trees along the western side of the site. Although the Project is not located within community plan designated open space, the proposed Project utilizes the existing topography of the site by utilizing a combined bench and stilt building construction, minimizing grading and clustering development in order to preserve the steeper portions of the site to the south as open space.

The proposed Project will include several project features that will meet recommendations found in the Conservation Elements of the community plan and the General Plan related to sustainable development and compliance with the Climate Action Plan. The Project will meet the recommendation of employing sustainable or green building techniques that will achieve greater energy efficiency and employ self-generation of energy using renewable technology by incorporating a rooftop photo-voltaic system which is intended to provide a minimum 15% improvement in performance standard when compared to Title 24; provide green/cool roof materials with a

minimum 3-year aged solar reflection and thermal emittance or high solar reflection index; low-flow fixtures/appliances will be provided; and Electric Vehicle Charging Station (EVCS will be provided in the enclosed private garage of each detached dwelling unit.

Several deviations are requested as part of the development proposal related to overall building height, yard setbacks, architectural features, and retaining wall height at the front property line. The North Park Community Plan does not provide specific recommendations regarding these particular development requirements. However, despite these deviations and as proposed, the Project will be consistent with the policies of the North Park Community Plan, as well as with applicable Conservation Element policies contained in the General Plan, and therefore the proposed subdivision and its design and improvements will be consistent with the policies, goals, and objectives of the applicable land use plan.

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

While the Project complies with the majority of the development regulations of the applicable zone there are requested deviations relative to overall building height, yard setbacks, architectural features, and retaining wall height at the front property line. More specifically, the Project requires the approval of eight deviations from the development regulations of the MR-1000 Zone of the Mid-Cities Community Planned District. These deviations are as follows:

- The Project has detached dwelling units that are separated by a minimum of 3 feet where detached dwellings are required to maintain a minimum distance of 6 feet between dwellings located on the same property.

The Project functions as a multi-family dwelling, which may share walls, in that it houses several residences within a unified parcel. It also functions in several manners similar to the City's small lot residential development regulations in which detached dwellings on separated parcels are permitted to not have setbacks between the subdivided lots, so long as the primary parcel complies with setbacks.

- The Project has a side setback of 2 feet from the north property line at the second story (entry balcony) where a side setback of 6 feet is required at the second story and a side setback of 6 feet from the north property line at the third story where a side setback of 9 feet is required at the third story; and

- The project has a side setback of 2 feet from the south property line at the second story (entry balcony) where a side setback of 6 feet is required at the second story and a side setback of 6 feet from the south property line at the third story where a side setback of 9 feet is required at the third story.

Both the above deviations, the Project utilizes a building structure intended to be harmonious to the neighborhood's predominately existing single-family unit structures. In addition, the density and scale of the proposed development strikes a balance between the permissible Medium-High Residential development and the existing dense vegetation of the canyon south-east

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of the site. By providing small, private walk up stairways to the proposed units, the Project balances the mood of single-family residences surrounding it, with reduced setbacks to allow for the development of wider residential structures with the average width of 21'-6" for each unit, including stair entries.

- The project has a maximum structure height of 53 feet and the building is not above enclosed parking where the maximum structure height allowed where the building is not above enclosed parking is 40 feet.
  - Dwelling #1= 53 feet;
  - Dwelling #2 = 50 feet;
  - Dwelling #3 = 48 feet;
  - Dwelling #4 = 47.5 feet;
  - Dwelling #5 = 47 feet;
  - Dwelling #6 = 49.5 feet; and
  - Dwelling #7 = 45 feet

- The project has a maximum Overall Structure Height of 62.5 feet where the maximum Overall Structure Height allowed is 60 feet.
  - Dwelling #1 has an Overall Structure Height of 62.5 feet above the lowest point within 5 feet of the structure;
  - Dwelling #3 has an Overall Structure Height of 62 feet above the lowest point within 5 feet of the structure; and
  - Dwelling #4 has an Overall Structure Height of 61 feet where above the lowest point within 5 feet of the structure.

Both of the height deviations are directly related to the existing topography on the site. The Project site's topography is comprised of nearly 80% of steep hillside slopes with grades ranging from 253.5 feet to 300.2 feet. This change in topography has created the development design for the units to establish the building massing by vertically stacking three floor levels (two above street level and one below basement) with minimal setback from the street and elevated on stilts to the rear on each unit. The development layout of separated, low-lying buildings, benefits the surrounding neighborhood by minimizing the impact to the natural topography of the site and maximizing on-site open spaces as well as maintaining several significant trees on the site. Due to these constraints, the proposed design provides a uniquely different product of seven detached dwellings, elevated above the terrain and cushioned within the existing vegetation of the existing urban canyon.

- The project provides only 4 of the 5 architectural features as required by SDMC Sec. 1512.0304. Not all the windows facing the street will have awnings where this feature requires all windows facing the street to have awnings.

The Project's design impact is maximized when architectural features work together. The Project's Unit 6, the development's only one-bedroom unit, is designed to read as a separate object, and though the materials and style remain "contemporary," the Project and Unit 6's abutting units are improved by the removal of the transom window and associated awning.

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- The project does not provide the minimum transparency on the first story of the facade facing the street as required by SDMC Sec. 1512.0312(b)(3) & (4).

Three of the seven residential unit's garage doors fronting Indiana Street are fully glazed. The remainders are of a varied character to improve the neighborhood, through the removal of repetition. The glazed and unglazed windows will read similarly, but to require transparency on the entirety of these residences would create a monotonous dwelling type when repeated seven times. The physical separations between each detached structure also acts a layer of transparency to the development as a whole, further allowing pubic glimpse views through the green-scape canyon beyond and therefore, increasing the transparency of the development as a whole.

- The project provides a 4-foot solid wall at the front property line (perpendicular to it) where a maximum 3-foot high solid wall is allowed at the front property line.

Due to the steep terrain of the hillside and for the health, safety, and welfare of the unit's residents and public, a wall set at unit entry guardrail height has been added at the front of the property line along Units 1, 3, 4, and 7. By using natural materials such as the designated stone, the visual impact of the walls will be diminished when surrounded by other natural materials and landscape.

The above deviations are consistent with the purpose and intent of the Mid-City Community Planned District and Site Development Permit regulations and will allow a project design that is consistent with the existing developed character of the community than a project which might be required to strictly adhere to zoning regulations of the zone. Therefore, 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.

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

The Project proposes the development of seven multi-family detached condominium dwelling units on two parcel lots with a combined 0.52 acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The Greater North Park Community Plan designates the 0.52 acre project site Medium-High Residential 30-45 dwelling units per acre. Based on the proposed project site area, 16 to 23 dwelling units would be allowed.

The project site slopes from Indiana Street, eastward into a small, highly vegetated canyon, sloping some 35 – 47 feet across the site. The steep hillside terrain makes it challenging to achieve the minimum dwelling unit density permissible under the Greater North Park Community Plan without extensive steep hillside grading and clearance of the existing vegetation. The Project with the proposed lower density of seven detached dwellings units and hillside stilt structure construction is a suitable balance of providing an urban infill on environmentally sensitive steep hillsides and the retention and regeneration of the highly vegetated canyon. Therefore, the site is physically suitable for the type and density of development.

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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 proposes the development of seven multi-family detached condominium dwelling units on two parcel lots with a combined 0.52 acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The proposed design minimizes impacts to the environmentally sensitive lands, specifically steep hillside slope, through the planning of several smaller scaled detached dwelling units sited across the eastern frontage of the property in-lieu of a singular large structure. Each structure is setback from the street to allow for vehicular entry, and is designed upon stilts to elevate the detached structures above the natural land-form. The design therefore minimizes any disturbance to the natural ground plane below through the use of isolated pier footings within the natural landscape. Flow-through planters are also incorporated into the project to avoid urban storm water run-off into the environmentally sensitive lands.

Furthermore, the Permit provides a condition to protect the environmentally sensitive lands (Steep Hillsides) that are outside of the allowable development area on the premises to remain in a natural state and used only for those passive activities allowed as a condition of permit approval. The passive activities allowed on the undeveloped remainder of the premises and any other conditions of the Permit shall be incorporated into a covenant of easement that shall be recorded against title to the property. Therefore, the design of the subdivision and 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 improvement will not be detrimental to the public health, safety, and welfare.

The proposed Project has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare. The Project is consistent with the Greater North Park Community Plan, the City's environmental regulations, landscaping and brush management requirements, the fire protection policies, water and sewer study recommendations, and the City's affordable housing policies and regulations. The Project is also located in Fire Buffer Zone (300’). The proposed project proposes alternative compliance for Brush Management by eliminating Zone 1 and incorporating the seven detached dwellings, decks, and other flammable building materials with resistivity levels that comply with protective fire ratings and regulations. In addition, prior to construction on the Project site, construction permit drawings will be reviewed to achieve conformance with all applicable construction codes to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety and welfare.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing the 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. Conditions of approval require

compliance with several operational constraints and development controls, the review of all construction plans by the City to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The Project proposes the development of seven multi-family detached condominium dwelling units on two parcel lots with a combined 0.52 acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The project site is located on private property and is not within a public access corridor identified in the community plan and does not contain any easements for public access. Therefore, 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.

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

The Project proposes the development of seven multi-family detached condominium dwelling units on two parcel lots with a combined 0.52 acreage located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. The proposed Project will include several project features that will meet recommendations found in the Conservation Elements of the community plan and the General Plan related to sustainable development and compliance with the Climate Action Plan. The Project will meet the recommendation of employing sustainable or green building techniques that will achieve greater energy efficiency and employ self-generation of energy using renewable technology by incorporating a rooftop photo-voltaic system which is intended to provide a minimum 15% improvement in performance standard when compared to Title 24; provide green/cool roof materials with a minimum 3-year aged solar reflection and thermal emittance or high solar reflection index; low-flow fixtures/appliances will be provided; and Electric Vehicle Charging Station (EVCS) will be provided in the enclosed private garage of each detached dwelling unit.

In addition, all of the detached dwellings have adequate window openings to allow for cross ventilation cooling, thereby reducing the need to air-conditioning. All the living spaces and main bedrooms are located on the east side overlooking the valley, with the garages and bathrooms with minimum amount of glazing on the west side, thereby reducing the heat load to the living and sleeping areas of the dwellings. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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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 proposes the subdivision of two parcel lots, with a combined 0.52 acreage, and the creation of seven multi-family detached condominium dwelling units located at 3503-3517 Indiana Street, south of Cypress Avenue and north of Myrtle Avenue, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan.

The creation of seven new dwelling units, where there existed two units, would assist the housing needs of the North Park area community. The seven single dwelling units will not place a significant impact on public resources such as police, fire, parks and library resources. Existing public utility services to the subdivision shall continue to be provided and serve the seven dwelling units. The proposed subdivision has implemented drainage and storm water improvements due to the required implementation of current codes, and the fees and taxes from the subdivision will be used for future infrastructure. Therefore, the Planning Commission has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that portions of Myrtle Avenue and Crestwood Place, located within the project boundaries as shown in Tentative Map No. 1457891, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

9. There is no present or prospective use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.0941(a))

The project site located at 3503-3517 Indiana Street, south of Cypress Avenue, north of Upas Street, and west of Georgia Street within the Greater North Park Community Plan area. The Project proposes the subdivision of two parcel lots, with a combined 0.52 acreage, and the creation of seven multi-family detached condominium dwelling units and the public right-of-way vacation of the abutting unimproved portions of Myrtle Avenue and Crestwood Place (alley).

The unimproved portion of Myrtle Avenue, a 60 feet by 158 feet public right-of-way, is located along the Project's southerly property line and the unimproved portion of Crestwood Place (alley), a 20 feet by 163 feet public right-of-way, is located along the Project's easterly property line. Both public rights-of-way intersect at 90 degrees at the Project's southeasterly property corner and

no further public right-of-way exists beyond the intersection to the east or south. The unimproved public rights-of-way do not provide any vehicle access to the abutting developed properties along the rear of Indiana Street, Upas Street, and Georgia Street. The existing public utilities within the vacated rights-of-way shall be reserved as public easements and continue to serve the surrounding community. Due to the steep hillside topography of these portions of Myrtle Avenue and Crestwood Place and lack of residential development access, the existing rights-of-way does not provide any logical future connection within the North Park community. Therefore, there is no present or prospective use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

10. The public will benefit from the vacation through improved use of the land made available by the vacation. (San Diego Municipal Code § 125.0941(b))

The project site located at 3503-3517 Indiana Street, south of Cypress Avenue, north of Upas Street, and west of Georgia Street within the Greater North Park Community Plan area. The Project proposes the subdivision of two parcel lots, with a combined 0.52 acreage, and the creation of seven multi-family detached condominium dwelling units and the public right-of-way vacation of the abutting unimproved portions of Myrtle Avenue and Crestwood Place (alley) that will not be utilized for public street purposes.

The abutting property owners would benefit in that the vacation would revert the dedicated portion of the right-of-way back to private ownership, which would inhibit the public from disposing of trash and allow for passive recreational activities by the owners as allowed with the Project's proposed conservation easement. Additionally, allowing the vacation of this portion of right-of-way would reduce the City liability. Therefore, the proposed right-of-way vacation would benefit the public by minimizing encroachment and public liability.

11. The vacation does not adversely affect any applicable land use plan. (San Diego Municipal Code § 125.0941(c))

No portion of the proposed street vacation or adjacent properties have been designated as open space, pedestrian pathway, park, or a public view corridor in the Greater North Park Community Plan. Therefore, the proposed right-of-way vacation does not adversely impact the recommendations found in the community plan.

12. The public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation. (San Diego Municipal Code § 125.0941(d))

The unimproved portion of Myrtle Avenue, a 60 feet by 158 feet public right-of-way street, is located along the Project's southerly property line and the unimproved portion of Crestwood Place (alley), a 20 feet by 163 feet public right-of-way street, is located along the Project's easterly property line. Both public rights-of-way intersect at 90 degrees at the Project's southeasterly property corner. Due to previous right-of-way vacations for existing residential development on Georgia Street and Upas Street, no further public right-of-way street exists beyond the intersection of Myrtle Avenue and Crestwood Place, to the east or south that would provide any transit opportunities or further connectivity. The purpose and intent for which the public rights-of-way was originally dedicated is no longer in effect, the streets have not been improved, and there are no future plans for the site.

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Therefore, the public right-of-way was originally acquired will not be detrimentally affected by the proposed vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 1457891 and public right-of-way vacation are hereby granted to Idea Enterprise, LP, a California Limited Partnership, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-R-[Reso Code]

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005099

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ATTACHMENT 8

CITY COUNCIL CONDITIONS FOR TENTATIVE MAP NO. 1457891, 3503 – 3517 INDIANA STREET- PROJECT NO. 388089
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire _____.

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 Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.

4. 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.

5. The Tentative Map shall conform to the provisions of Site Development Permit No. 1361903.

6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify 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

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

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9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the 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.

10. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.

11. The Subdivider shall reserve adequate easement(s) for all existing public and private utilities located within the portion of Myrtle Avenue and the easterly alley way, Crestwood Place, that are proposed to be vacated.

MAPPING

12. "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].

13. "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."

14. The Final Map shall:

    a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

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

15. Per SMA 66426, a Final Map is required to consolidate the existing lots into one lot and to subdivide the ownership interest as a condition of the tentative map. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

16. Prior to the recordation of the Final Map the street vacation shall be recorded. A legal description exhibit "A" and B drawing exhibit "B" shall be recorded at the office of the County Recorder's office.

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PUBLIC UTILITIES

17. Prior to the recordation of the Final Map, the Subdivider shall provide evidence that CC&R's have been added to the titles of those properties which share private water and/or sewer facilities. The CC&R's are subject to the approval of the Public Utilities Director and must written so as to ensure the perpetual operation and maintenance of all such shared private facilities.

PLANNING

18. Prior to the recordation of the Final Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for steep hillsides, in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

INFORMATION:

- The approval of this Tentative Map by the City Council 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.

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ATTACHMENT 9

NORTH PARK PLANNING COMMITTEE
Draft Minutes: November 17, 2015 – 6:30 PM
www.northparkplanning.org
info@northparkplanning.org
Like us: NorthParkPlanning *Follow us:* @NPPlanning
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https://www.facebook.com/NorthParkPlanning/app_100265896690345

I. **Call to order:** 6:32 pm
II. **Attendance Report:**

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codraro	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Sarah McAlear	Lucky Morrison	Roger Morrison	Dang Nguyen	Rick Pyles	Rene Vidales
Attendance	1	2		3	4	5	6	14	7	8	9	10	11	12	13
Late								6:47	Left 7:24						6:39
Absences	1	3	2	3					2			2	2	1	1

III. **Modifications to and Adoption of the 11/17/15 Agenda**
  a. **11/17/15 Item IV.a. (3503-3517 Indiana St) has been pulled by Felix Tinkov, member of public, and moved to end of action items**
  b. **MOTION: to approve agenda with modification. Blackson/Hilpert 13-0-0**
IV. **Consent Agenda Items:**
  a. **3503-3517 Indiana St Site Development Permit (SDP) (Process 3), PTS 388089. PULLED FROM CONSENT, see item XV.g.**
  b. **Food Truck - 4404 Texas St. – Neighborhood Use Permit (Process 2), PTS 417389** Marco Cortes, Project Consultant. Food Truck has operated at this retail site, without incident or complaint, for 2 ½ yr.'s. Has the support of neighbors. Required to get an NUP in order to become consistent with newly adopted Council Policy on Mobile Food Trucks and the Mid-City PDO. **MOTION: to approve mobile food truck at 4044 Texas St. Blackson/UDPR 13-0-0**
V. **Approval of Previous Minutes**
  a. **MOTION: Approve October 20, 2015 minutes with no modifications. Gebreselassie/R. Morrison 11-0-2 (Blackson, Pyles abstain)**
  b. **MOTION: Approve November 11, 2015 minutes with the following modification: Item IV.a.i. The edit listed, "Revise language to 'a safe community with a crime rate no greater than the City median.'" should be moved to the Goals section of the same (Public Facilities) Element. Vidales/L. Morrison 10-0-3 (Barry, Blackson, Nguyen abstain)**
VI. **Treasurer's Report, Brandon Hilpert**
  a. Current balance $821.18
VII. **Non Agenda Public Comment:**
  a. Don Leichtling. Suggest that important documents, like community plan be given to the community more than three days prior to meeting. The community should have a chance to weigh-in. The minutes shouldn't include "buzzwords" or acronyms that aren't defined.

b. Steve Hon. North Park Historical Society. The November 5 Water Tower Society event was a success, thank you NPPC members who attended. The January 21st meeting will include a presentation from a public art consultant.
c. Rick Pyles. Jack in the Box zoning violation. Business now advertising the dining room open until 2am, which has always closed at midnight. Under investigation with Code Compliance.
d. John Hartley. Coordinator for Clean Elections Campaign. Collecting clean elections ballot initiative signatures.
e. Kate Callen. SONO Neighborhood Alliance hosting an Introductory Public Forum event on December 8 at 6:30pm at Mazara's (30th and Juniper).

VIII. **Announcements & Event Notices:**

a. **Homeless Donation Day Saturday 21, 2015 9am to 12pm at** Plymouth Congregational Church 2717 University Ave. Donate items such as non-perishable food, new personal care items, diapers, new socks & underwear. Flier attached or phone 619-297-3289 for more info. NPPC, NPCA, NPMS are co-sponsors for the event, which will benefit Father Joe's.

IX. **Elected Official's Report**

a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53,** 619.208.5353 Jessica.Poole@mail.house.gov
   i. Congress is close to agreement on reauthorizing the highway trust fund.
   ii. The formula used to calculate homelessness is being reviewed. San Diego is 5th in the number of homeless but 23rd in federal funding.
b. **Jason Weisz, Hon. Toni Atkins, State Assembly District 76**, 619-645-3090 jason.weisz@asm.ca.gov
c. **Sarah Fields, Hon. Marty Block State Senate District 39**, 619-645-3133 sarah.fields@sen.ca.gov
   i. Out of session and in district putting together legislative agenda for next year. Email any ideas about new legislation, or laws you think are outdated and should end.
   ii. Open enrollment for Covered California is ongoing.
   iii. November 12th, CA will begin allowing veterans to have a designation on their driver's license, helping them gain easier access to benefits and services.
d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3,** AGranda@sandiego.gov
   i. The Council voted to raise water rates today. Rates must go up to fund the water treatment effort we promised to fund. 9.8% January 2016, with 4 large annual increases totaling a 40% increase. Only 20k of the needed 141k ballots needed to legally prevent the Council from approving were returned by San Diego residents.

X. **Chairs Report/CPC:**

a. **CPC – Tuesday, November 24, 2015, 7-9 pm**. 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml)
   i. **10th Update to General Plan starting**. Will be discussing drive thru window/order window stacking.
b. Determined we can get a quorum for a special meeting on December 7th.
c. Will anyone term out or not be running for re-election in March? No one has decided at this time.

XI. **Social Media Report: none**

XII. **Subcommittee Reports:**

a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting January 4th.** Map waiver for project on Kansas St. and possible ROW vacation on Felton. Previously we also had a larger discussion on land use element.
b. **Public Facilities and Public Art, Daniel Gebreselassie-Vicki Granowitz– NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting January 13th.**

XIII. **Liaisons Reports**

a. **Balboa Park Committee, Rob Steppke.** Per Nguyen in Steppke's absence: Proposed statue of Vasco Nunez de Balboa, sponsored by House of Spain. Presentations on Water Reduction strategies, Bike path from Upas/Pershing to C Street, and proposed gateway monuments into park.
b. **Maintenance Assessment District, Peter Hill.** Draft budget for 2017 was presented by Parks and Rec. NPMS presented costs for twinkle lights along University with costs to be paid by MAD, approved in concept.

c. **North Park Main Street, Dang Nguyen.** Did not meet last week, will meet tomorrow.
d. **NP Mid-City Regional Bike Corridors, Dionne Carlson.** Per Gebreselassie in Carlson's absence: Public meeting in January, and item will go into Public Facilities subcommittee after that.
e. **Adams Ave BIA, Dionne Carlson.** Per Scott Kessel in Carlson's absence. Adams Avenue Spirit Stroll from 2-5pm on Small Business Saturday, November 28th. Sample holiday cocktails from 12 bars/restaurants. http://www.adamsavenuebusiness.com/event-info/adams-avenue-spirit-stroll/
f. **El Cajon BIA. Vicki Granowitz.** Founder of BIDC received her own day (Jackie O'Conner day) at City Council

XIV. **Planner's Report**, Marlon Pangilinan, 619-235-5293; mpangilinan@sandiego.gov

XV. **Action Items:**

a. **North Park Main Street's Request for NPPC support to relocate the Thursday Night Farmers Market** to North Park Way between 30th St & Granada Ave. Presentation by Catt Fields White, with Angie Landsberg (Executive Director, NPMS)
   i. Current location is on Herman and University. The location is outside of the core commercial area, and difficult to get to with no left turn when heading west.
   ii. 2 years ago expanded permit to utilize Herman St, due to some issues using CVS parking lot.
   iii. The move will:
      1. Place the market in the heart of the business district, close to an elementary school, in safe and activated streets near the residential core.
      2. Allow market to expand linear format that has proven successful in other locations
      3. Provide more opportunities for cross-marketing with nearby farm to table restaurants and businesses
   iv. A single driveway would be blocked on Granada but plan allows resident to loop around, keeping their drive accessible.
   v. Intended schedule is either Wednesdays or Thursdays from 3-8. An additional 1.5 hours is required on each side for business setup and breakdown, so street use is really from 1:30p to 9:30pm.
   vi. Outreach to businesses and residents was done.
   vii. Church and daycare can still be accessed (29th will be open, so pickups will be in same location.
   viii. Street parking will be impacted, however there is a parking garage adjacent to the location. Its $1/hr or $5 after 5pm, NPMS is working on a possible deal for market attendees. No San Diego farmers markets have designated private parking for their event.
   ix. Audience comment:
      1. Statement from Brandon Cohen, read by Rick Pyles. Want to keep amplified music and lighting out of the farmers market. Already impacted by all other activity at the theater.
      2. Don Leichtling 1) Fear that the parking lot behind West Coast will turn into huge beer garden, and 2) thinks NPMS should look at the school (off the street) as a possible location. A: Unfortunately the school isn't closed by set up time, and school districts haven't been supportive of hosting farmers markets in general, so this isn't feasible.
   x. Vidales The hoped-for North Park Mini Park might someday be funded and built in the parking lot behind the North Park Theater. The ramifications of that would need to be considered.
   xi. MOTION: To support the relocation of the Farmer's Market to North Park Way between 30th St & Granada Ave. Vidales/Blackson 13-1-0 (Pyles opposed)

b. **Community Plan Update: Urban Design Element Review**
   i. Blackson briefing: 8 Districts in original Community Plan. We need to ensure that those got moved into Land Use districts/classifications. So were able to focus on standards for urban design without that, just focusing on streets and parks and where public realms meet private residential/commercial development rules. Framework built around centers, corridors, and different types of neighborhoods.
   ii. Public comments: Leichtling requests, Board agreed, **EDIT: Page 17 Figure 4-7 small section of Ray St. up toward University needs to be colored tan, not mauve**.
   iii. Board comments:

1. Hill. Within multi character neighborhoods unclear on how transitions will work lot-to-lot (p25**). Blackson will review and add more specific statement on the physical transitions between buildings within multi-character zones (UD-3.48)** – Blackson thinks this is partially zoning, some of this may have been moved to land use. Will check.
2. Codraro. Concerned about neighborhoods that no longer have a uniform style, because then conformity becomes a dilemma. Blackson addressed by not being specific and more flexible, and being more prescriptive in consistent areas.
3. R. Morrison. **"Oregon Green Street" on page 4 is different than the green street on page 11 (UD2.30). EDIT: Should refer to as a network of green streets on page 11, and green streets will be in the glossary**.
4. Vidales.
    a. **P11, add "in addition street trees are a powerful storm water tool due to their ability to intercept water on leaves, slowly deliver it to the mulch and soil, absorb it through root systems, and transpire it as water vapor directly back to the atmosphere" after "within the public realm"**
    b. **add new item "UD-2.31 Look for opportunities to plant more street trees in North Park as part of the citywide efforts to implement green infrastructure."**
    c. **page 4, Letter F after Oregon St add "and Pershing Ave" and after Commercial district add "and Regional Park"**
5. Gebreselassie. The California Sycamore is not an appropriate tree due to its massive mature size, and needs a terrific amount of water to look nice. This even came up at Community Forestry Advisory Board. **EDIT: Tate will go back to our arborist for further discussion.**
6. L. Morrison. The "Shadowing" language about solar panels isn't in here? Is a CA law. Benches in public right of way are considered outdoor dining? If they have a permit, yes.
7. Barry.
    a. Details about architectural features was at a more granular level (like the trees) in old version, and we may want to pull some of that back in, to discuss elements and features and identify what we want to keep.
    b. **EDIT: Add map about neighborhoods (have about nodes and corridors).**
    c. Words in vision aren't defined until page 17.
    d. **Per Tate, City will verify if 30th and Juniper is also identified as a Community Village in Golden Hill.**
    e. **Overarching edit request to add cross references to other Elements within text (examples on p30, 26)**
    f. **EDIT: All maps in section to be full page.**

iv. **MOTION: Approve Element with all edits as discussed. 13-1-0 Codraro/Blackson (Pyles opposed due to no opportunity to comment on UD-3.32 and 3.38)**

c. **Community Plan Update: Historic Preservation Element**

i. Public comments:
1. Hon. Asked City to include potential historic districts at Park & El Cajon Blvd.
2. Leichtling. Page 3&4 questions the way the years are divided between historic periods.
3. Cindy Tharsen. Asked if the proposed historic area Villa Vista Terrace is included? Yes.

ii. Board comments:
1. Codraro. History of neighborhood ends in 1970, and subsequent 25 years is summarized in one sentence without its own little section. Per Tate there is a discussion in another Element about this. **EDIT: Put cross-reference in or add additional language.**
2. Hill. There are nice mid-century modern structures along El Cajon Blvd, and we should push to have this officially recognized.
3. R. Morrison. What's going on with the archaeology survey and historic resource survey? The first is kept confidential, the second has never been certified**. Tate will verify if our historic resource survey has been adopted.**

4. Vidales. Clarification on Location of Potential Historic Districts maps and if we need both.
    a. **EDIT: Combine the Potential Historic Districts map and those identified by Outreach map into one, using different colors for each.**
    b. **EDIT: The boundary of the 30th Street Commercial potential historic district should be modified slightly (remove little tail on far east, Iowa St).**
5. **MOTION: Approve Element with all edits as discussed. Blackson/Codraro 12-0-0 (Nguyen was out of room)**

d. **Economic Prosperity Element (special focus on revisions to Section 5.2 Retail & Dining on page 3)**
    i. Public comment:
        1. Leichtling. Wants further language about businesses depending on the infrastructure of surrounding residential areas and giving back. Board agrees this is covered in bullet about Clean & Safe program.
    ii. Board comments:
        1. Gebreselassie. Suggested not naming specific business improvement districts, and adding other major events. Pangilinan made these adjustments.
        2. **Edit: Section 5.2 Accept Codraro submission with the following changes to the last paragraph: Take out all references to NPMS and instead include, Adams Avenue Roots Music Festival, Bike the Boulevard (may have been one more but didn't make it into the Minutes)**
    iii. **MOTION: Approve Element with all edits as discussed. Codraro/Vidales 13-0-0**

e. **Mobility Maps**
    i. **OVERARCHING MOBILITY MAPS EDIT: Include more street names.**
    ii. **3-1 Pedestrian Routes: Displays corridors more clearly**
        1. **EDIT: Define the District (highest level of pedestrian activity), Corridor, and Connector terms on the Legend within the text of the Element clearly. Per Tate, these are in the Pedestrian Master Plan, but will include here**
        2. **EDIT: Change color of El Cajon (red) to correspond to Urban Design and reference.**
    iii. **3-2 Planned Bike Facilities**
        1. Vidales. Confusing when there are different colors and hashes overlapping. **EDIT: the brown dash should be one or the other. (Tate apparently understands this request).**
        2. Hill. Diagram to what these bicycle lane levels look like? No. **EDIT: Include illustrations of different bike lane types.**
    iv. **3-5**
        1. **Vidales. This map is the result of the 2050 modeling and that should be stated, so some of the physical changes being shown are constrained and are not actually planned. Tate will look at this and see which are not possible, and which we are trying to show support of actually changing.**
        2. **Granowitz. El Cajon Blvd should have language allowing it to be defined later and potentially reducing the number of auto lanes to create space and improve conditions for cyclists and pedestrians (street diet). Per Tate this idea can be included in Mobility Policies.**
    v. **MOTION: Approve Element with all edits as discussed. Codraro/Gebreselassie 13-0-0**

f. **Tool Boxes**
    i. Mobility Toolbox:
        1. Granowitz. **EDIT: Add Intersection mural, car share, and bike share.**
    ii. **MOTION: Approve Toolboxes with all edits as discussed. Codraro/Vidales 13-0-0**

g. **3503-3517 Indiana St Site Development Permit (SDP) (Process 3), PTS 388089** Pauly De Bartolo, Project Designer - for seven detached, 3 story (One story below grade, 2 stories from the street) single dwelling units for a total of 16,920 sq. ft. The 0.517 acre site is in the MR-1000 zone of the Mid-City PDO. *In January 2015 the NPPC voted to recommend downzoning from the City requirement for 16-23 units to 8 units.* The project is fully parked to code.

i. Not necessary for planning document (environmental document to be out) for planning committee to take action per Pangilinan.
ii. Felix Tinkov. Resident and land use attorney. Not sure that board understands full scope of project as proposed. You don't have an environmental determination. At UD subcommittee there are many deviations from municipal code that cannot be fixed with Site Development Permit. You'll be impacting views from Upas/Georgia street looking into pocket canyon. This is a steep hillside and should be protected. You have to rezone if you are trying to put in lower density than required by muni code (per Marlon this is NOT a condition of approval). The project manager at City said further info has been submitted already. With the Community Plan there is a minimum, and the City looked at all the factors and weighed that out and supported the development.
iii. Pauli (architect). Project has remained consistent during presentations. Doing best to preserve as much of the canyon as possible by reducing the density having less impact. This is the most sensitive way to treat the canyon edge. We're considering ourselves to be in our final cycle review and don't plan anymore changes. Not just the presentation at UD but also have seen many cycle reports at NPPC.
iv. **MOTION: to approve the Site Development Permit, Vesting Tentative Map, and one deviation for a Front Street Yard Set-Back Area at 3503-3517 Indiana St. Blackson/Hill 13-0-0**

XVI. **Unfinished and Future Agenda Items**:
   a. **Community Plan Update**: Land Use & Implementation Elements, etc.

XVII. **Next Meeting Date**: December 7, 2015, 6:30pm

XVIII. **Adjourn: 9:13 pm**

Minutes submitted by Sarah McAlear

ATTACHMENT 10

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

THE CITY OF SAN DIEGO

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

Indiana

Project No. *For City Use Only*

388089

Project Address:

3503, 3515, 3517 Indiana Street 1810 Myrtle Avenue San Diego, CA 92103

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: INDIANA STREET

Project No. *(For City Use Only)* 388089

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? CA Corporate Identification No. 201025600015
☒ 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):
Idea Enterprise, LP
☒ Owner ☐ Tenant/Lessee
Street Address:
4624 Duckhorn Drive
City/State/Zip:
Sacramento, CA 95834
Phone No: 916-285-9093 Fax No: 916-285-9084
Name of Corporate Officer/Partner (type or print):
Manjit Singh
Title (type or print):
Owner
Signature : Date: 8/27/14

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:

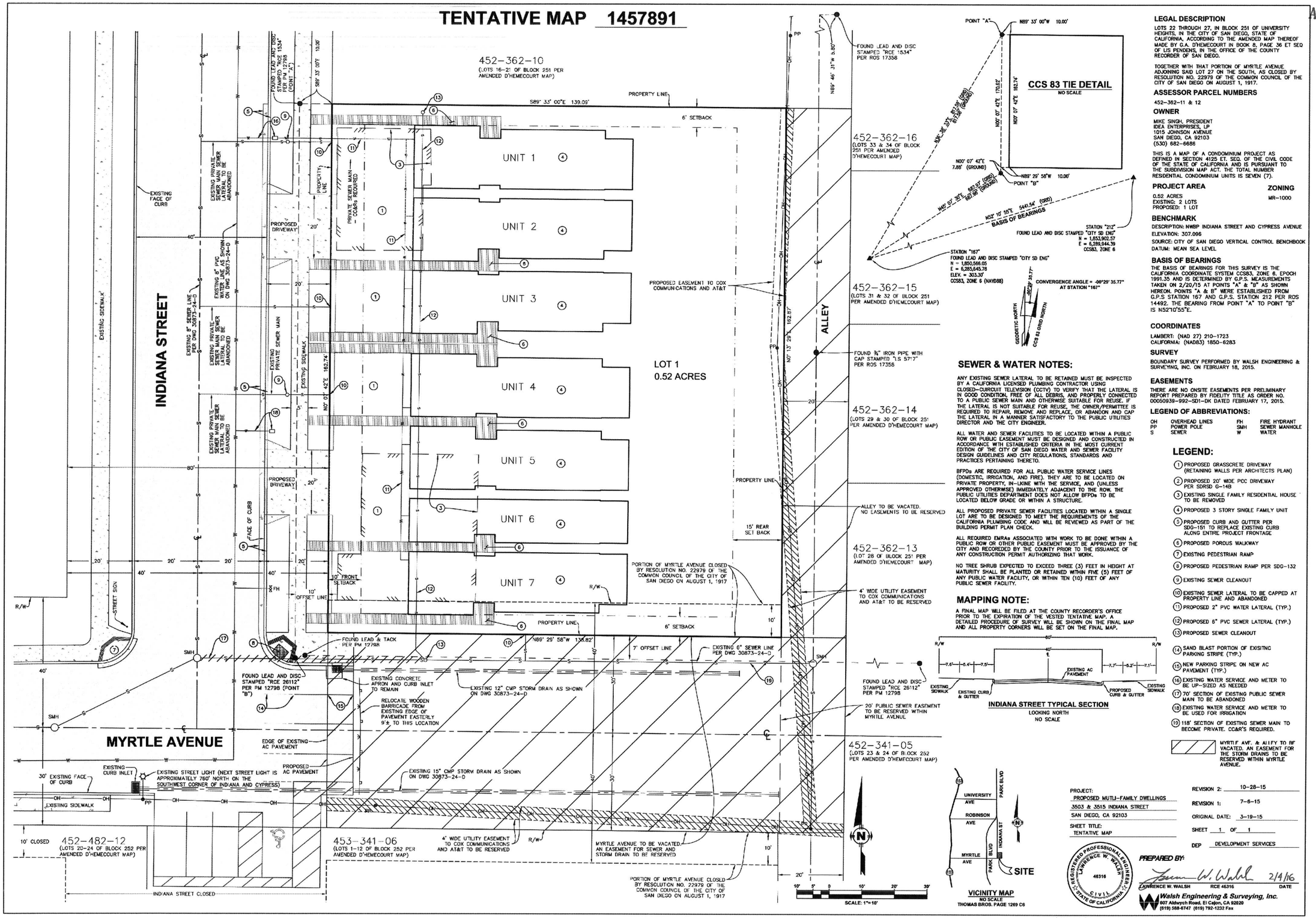
Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

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:

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:

ATTACHMENT 11

TENTATIVE MAP 1457891



LEGAL DESCRIPTION

LOTS 22 THROUGH 27, IN BLOCK 251 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE AMENDED MAP THEREOF MADE BY G.A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO.

TOGETHER WITH THAT PORTION OF MYRTLE AVENUE ADJOINING SAID LOT 27 ON THE SOUTH, AS CLOSED BY RESOLUTION NO. 22979 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO ON AUGUST 1, 1917.

ASSESSOR PARCEL NUMBERS

452-362-11 & 12

OWNER

MIKE SINGH, PRESIDENT
IDEA ENTERPRISES, LP
1015 JOHNSON AVENUE
SAN DIEGO, CA 92103
(530) 682-6686

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER RESIDENTIAL CONDOMINIUM UNITS IS SEVEN (7).

PROJECT AREA

0.52 ACRES
EXISTING: 2 LOTS
PROPOSED: 1 LOT

ZONING

MR-1000

BENCHMARK

DESCRIPTION: NWBP INDIANA STREET AND CYPRESS AVENUE
ELEVATION: 307.096
SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK
DATUM: MEAN SEA LEVEL

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 2/20/15 AT POINTS "A" & "B" AS SHOWN HEREON. POINTS "A & B" WERE ESTABLISHED FROM G.P.S. STATION 167 AND G.P.S. STATION 212 PER ROS 14492. THE BEARING FROM POINT "A" TO POINT "B" IS N52°10'55"E.

COORDINATES

LAMBERT: (NAD 27) 210-1723
CALIFORNIA: (NAD83) 1850-6283

SURVEY

BOUNDARY SURVEY PERFORMED BY WALSH ENGINEERING & SURVEYING, INC. ON FEBRUARY 18, 2015.

EASEMENTS

THERE ARE NO ONSITE EASEMENTS PER PRELIMINARY REPORT PREPARED BY FIDELITY TITLE AS ORDER NO. 00050939-992-SD1-DK DATED FEBRUARY 17, 2015.

LEGEND OF ABBREVIATIONS:

OH	OVERHEAD LINES	FH	FIRE HYDRANT
PP	POWER POLE	SMH	SEWER MANHOLE
S	SEWER	W	WATER

SEWER & WATER NOTES:

ANY EXISTING SEWER LATERAL TO BE RETAINED MUST BE INSPECTED BY A CALIFORNIA LICENSED PLUMBING CONTRACTOR USING CLOSED-CURCUIT TELEVISION (CCTV) TO VERIFY THAT THE LATERAL IS IN GOOD CONDITION, FREE OF ALL DEBRIS, AND PROPERLY CONNECTED TO A PUBLIC SEWER MAIN AND OTHERWISE SUITABLE FOR REUSE. IF THE LATERAL IS NOT SUITABLE FOR REUSE, THE OWNER/PERMITTEE IS REQUIRED TO REPAIR, REMOVE AND REPLACE, OR ABANDON AND CAP THE LATERAL IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

ALL WATER AND SEWER FACILITIES TO BE LOCATED WITHIN A PUBLIC ROW OR PUBLIC EASEMENT 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.

BFPDs ARE REQUIRED FOR ALL PUBLIC WATER SERVICE LINES (DOMESTIC, IRRIGATION, AND FIRE). THEY ARE TO BE LOCATED ON PRIVATE PROPERTY, IN-LKINE WITH THE SERVICE, AND (UNLESS APPROVED OTHERWISE) IMMEDIATELY ADJACENT TO THE ROW. THE PUBLIC UTILITIES DEPARTMENT DOES NOT ALLOW BFPDs TO BE LOCATED BELOW GRADE OR WITHIN A STRUCTURE.

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.

ALL REQUIRED EMRAs ASSOCIATED WITH WORK TO BE DONE WITHIN A PUBLIC ROW OR OTHER PUBLIC EASEMENT MUST BE APPROVED BY THE CITY AND RECORDED BY THE COUNTY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT AUTHORIZING THAT WORK.

NO TREE SHRUB EXPECTED TO EXCEED THREE (3) FEET IN HEIGHT AT MATURITY SHALL BE PLANTED OR RETAINED WITHIN FIVE (5) FEET OF ANY PUBLIC WATER FACILITY, OR WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITY.

MAPPING NOTE:

A FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE VESTED TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.

LEGEND:

1. PROPOSED GRASSCRETE DRIVEWAY (RETAINING WALLS PER ARCHITECTS PLAN)
2. PROPOSED 20' WIDE PCC DRIVEWAY PER SDRSD G-14B
3. EXISTING SINGLE FAMILY RESIDENTIAL HOUSE TO BE REMOVED
4. PROPOSED 3 STORY SINGLE FAMILY UNIT
5. PROPOSED CURB AND GUTTER PER SDG-151 TO REPLACE EXISTING CURB ALONG ENTIRE PROJECT FRONTAGE
6. PROPOSED POROUS WALKWAY
7. EXISTING PEDESTRIAN RAMP
8. PROPOSED PEDESTRIAN RAMP PER SDG-132
9. EXISTING SEWER CLEANOUT
10. EXISTING SEWER LATERAL TO BE CAPPED AT PROPERTY LINE AND ABANDONED
11. PROPOSED 2" PVC WATER LATERAL (TYP.)
12. PROPOSED 6" PVC SEWER LATERAL (TYP.)
13. PROPOSED SEWER CLEANOUT
14. SAND BLAST PORTION OF EXISTING PARKING STRIPE (TYP.)
15. NEW PARKING STRIPE ON NEW AC PAVEMENT (TYP.)
16. EXISTING WATER SERVICE AND METER TO BE UP-SIZED AS NEEDED
17. 70' SECTION OF EXISTING PUBLIC SEWER MAIN TO BE ABANDONED
18. EXISTING WATER SERVICE AND METER TO BE USED FOR IRRIGATION
19. 118' SECTION OF EXISTING SEWER MAIN TO BECOME PRIVATE. CC&R'S REQUIRED.

MYRTLE AVE. & ALLEY TO BE VACATED. AN EASEMENT FOR THE STORM DRAINS TO BE RESERVED WITHIN MYRTLE AVENUE.

PROJECT:
PROPOSED MUTLI-FAMILY DWELLINGS
3503 & 3515 INDIANA STREET
SAN DIEGO, CA 92103

SHEET TITLE:
TENTATIVE MAP

REVISION 2: 10-28-15
REVISION 1: 7-6-15
ORIGINAL DATE: 3-19-15
SHEET 1 OF 1
DEP DEVELOPMENT SERVICES

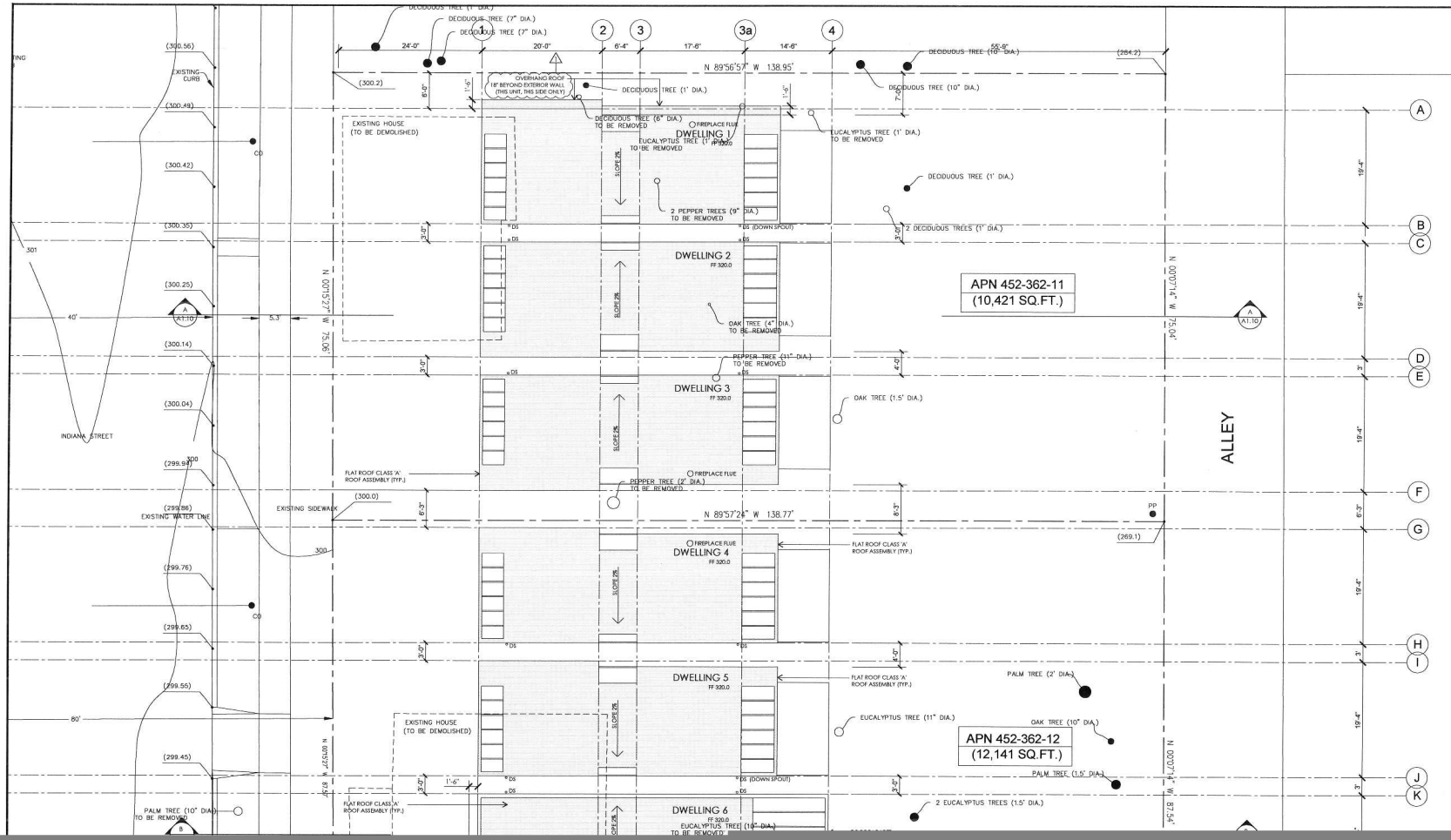
PREPARED BY:

LAWRENCE W. WALSH RCE 46316 DATE 2/9/16

Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-8747 (619) 792-1232 Fax

L:\PROJECTS 3D\13802 INDIANA\PRODUCTION DRAWINGS\DELIVERABLE\13802 TM.DWG February 04, 2016 - 4:52pm

ATTACHMENT 12



NOTICE

ALL IDEAS, ARRANGEMENTS, DRAWINGS AND PLANS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OF, OWNED BY AND ARE THE PROPERTY OF DBRDS AND USE OF THIS SAID WORK PRODUCT IS LIMITED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE, REUSE OR DISCLOSURE OF SAID PLANS, REPRODUCTIONS, IDEAS, DESIGNS AND/OR ARRANGEMENTS, OTHER THAN BY DBRDS, IS STRICTLY PROHIBITED BY LAW WITHOUT THE WRITTEN PERMISSION OF DBRDS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN THESE DRAWINGS.

OWNER:

IDEA ENTERPRISES LP

1015 JOHNSON AVE, SAN DIEGO CA 92103
PHONE: +1 (530) 682-6686
CONTACT: MIKE SINGH
EMAIL: mike@valley-development.com

DESIGNER:

DE BARTOLO RIMANIC DESIGN STUDIO

363 5TH AVE, SUITE 201 SAN DIEGO, CA, 92101
PHONE: +1 (858) 220-8262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

CIVIL:

WALSH ENGINEERING & SURVEYING, INC.

607 ALDWYCH ROAD, EL CAJON CA 92020
PHONE: +1 (619) 588-6747
CONTACT: LAWRENCE W. WALSH
EMAIL: info@walsh-engineering.com

LANDSCAPE:

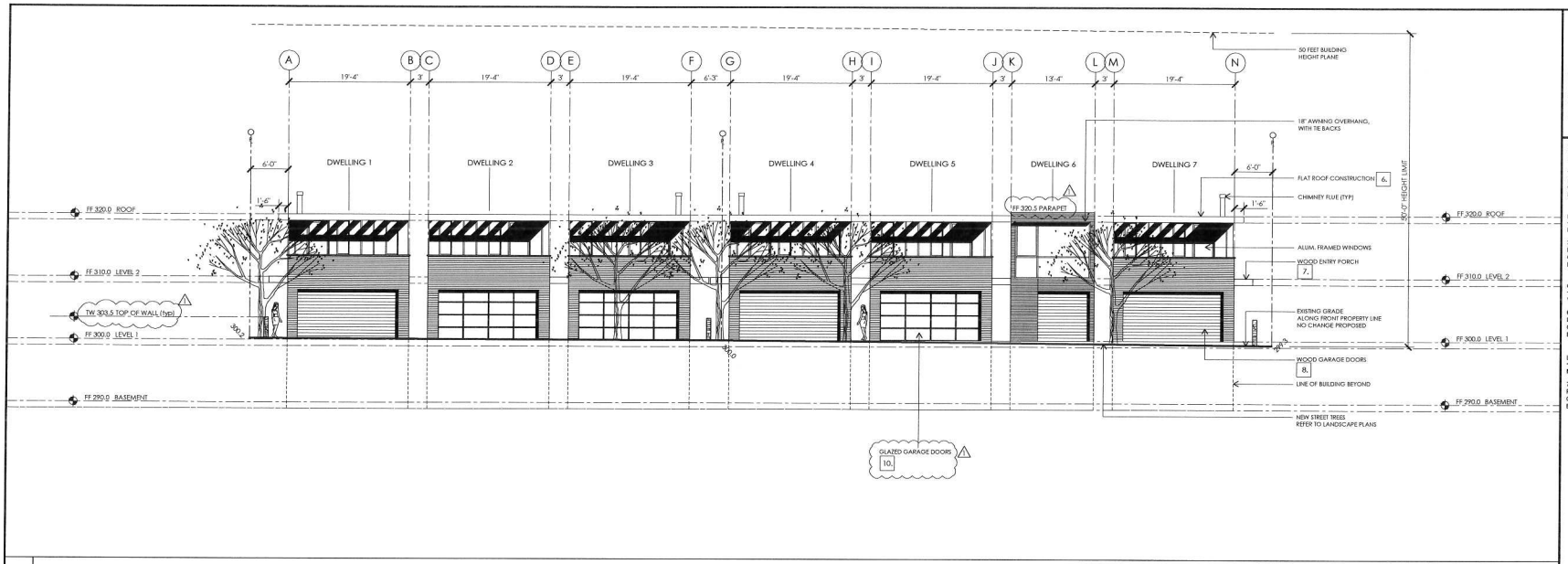
MC CULLOUGH LANDSCAPE ARCHITECTURE

703 16TH ST, SUITE 100, SAN DIEGO CA 92101
PHONE: +1 (619) 296-3150
CONTACT: DAVID MC CULLOUGH
EMAIL: david@mlasd.com

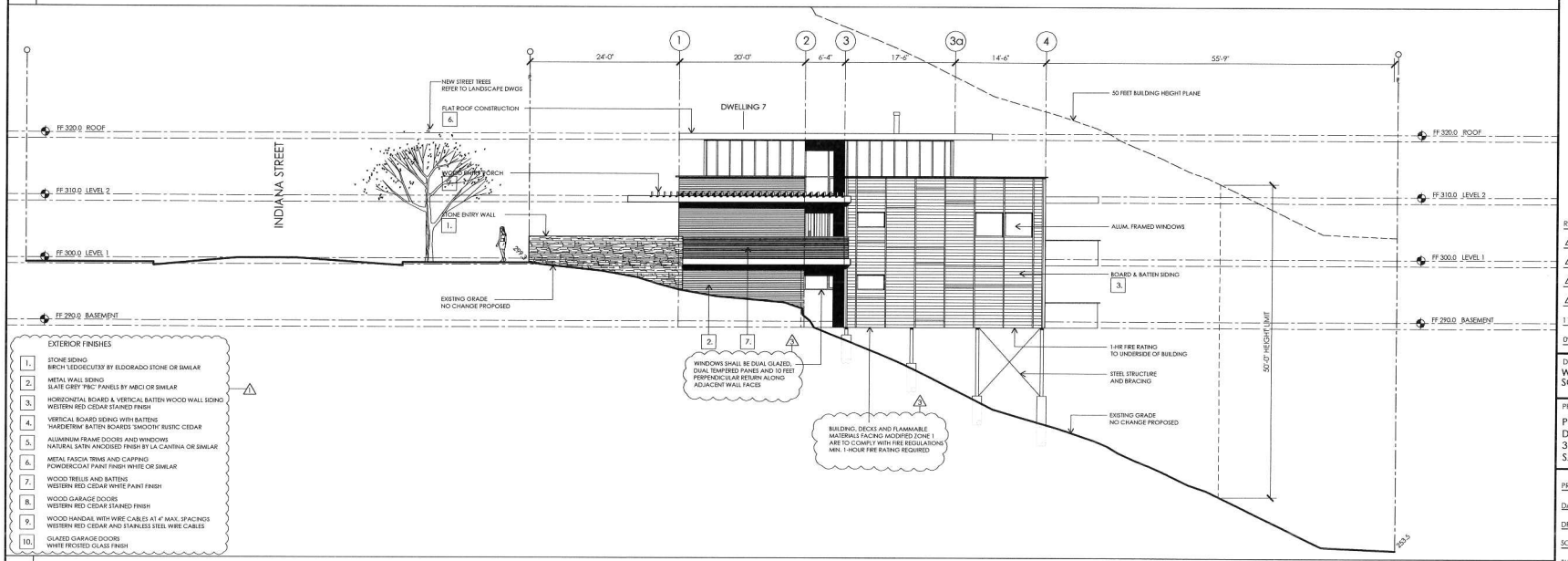
REVISION:

3	02-10-2016 CYCLE 4 ISSUES	IR
2	10-28-2015 CYCLE 3 ISSUES	IR
1	07-08-2015 CYCLE 2 ISSUES	IR

02.10.2016



A. WEST ELEVATION - view from Indiana St.



B. SOUTH ELEVATION

NOTES:

ALL IDEAS, ARRANGEMENTS, DRAWINGS AND PLANS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OF, OWNED BY AND ARE THE PROPERTY OF DBRDS AND USE OF THIS SAID WORK PRODUCT IS LIMITED TO THE CONSTRUCTION OF ONE BUILDING ON THE SITE. FOR THE CONSTRUCTION OF ONE BUILDING, ANY USE, RELEASE OR DISCLOSURE OF SAID PLANS, REPRODUCTIONS, IDEAS, DESIGNS AND/OR ARRANGEMENTS, OTHER THAN BY DBRDS, IS STRICTLY PROHIBITED BY LAW WITHOUT THE WRITTEN PERMISSION OF DBRDS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN THESE DRAWINGS.

OWNER:
IDEA ENTERPRISES LP
1015 JOHNSON AVE, SAN DIEGO CA 92103
PHONE: +1 (530) 682-6686
CONTACT: MIKE SINGH
EMAIL: mike@valley-development.com

DESIGNER:
DE BARTOLO RIMANIC DESIGN STUDIO
303 5TH AVE, SUITE 201 SAN DIEGO, CA. 92101
PHONE: +1 (858) 220-5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

CIVIL:
WALSH ENGINEERING & SURVEYING, INC.
607 ALDWYCH ROAD, EL CAJON CA 92020
PHONE: +1 (619) 588-6747
CONTACT: LAWRENCE W. WALSH
EMAIL: info@walsh-engineering.com

LANDSCAPE:
MC CULLOUGH LANDSCAPE ARCHITECTURE
703 16TH ST, SUITE 100, SAN DIEGO CA 92101
PHONE: +1 (619) 296-3150
CONTACT: DAVID MC CULLOUGH
EMAIL: david@mlasd.com

REVISION:

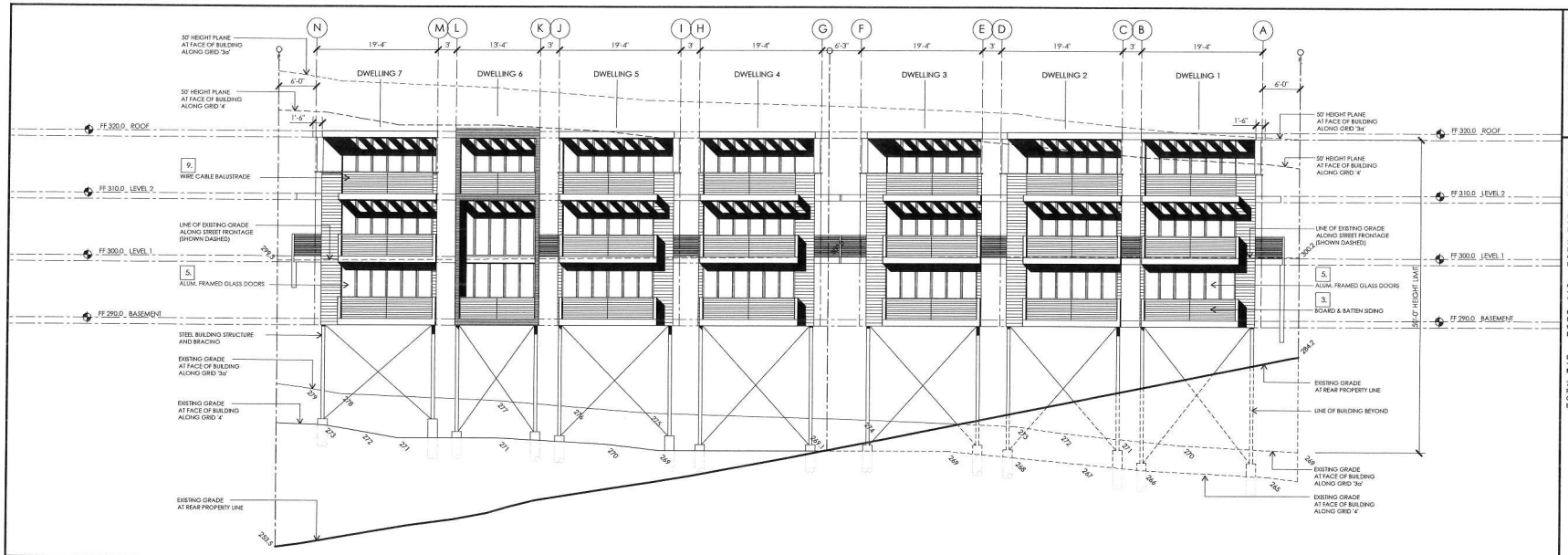
4	02-10-2016 CYCLE 4 ISSUES	IR
3	10-28-2015 CYCLE 3 ISSUES	IR
2	07-08-2015 CYCLE 2 ISSUES	IR
1	02-16-2015 CYCLE 1 ISSUES	CH
	11-12-2014 SUBMITTAL	IR
	09-08-2014 COMPLETENESS CHECK	IR

DRAWING TITLE:
WEST ELEVATION
SOUTH ELEVATION

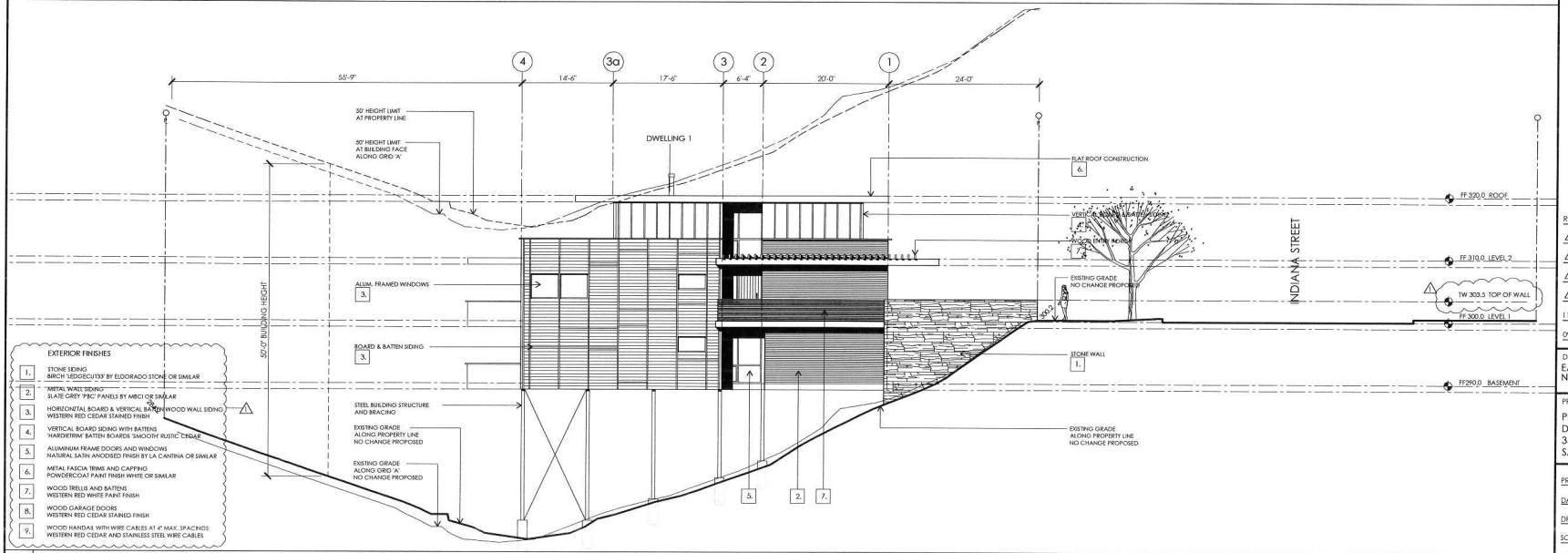
PROJECT:
PROPOSED MULTI-FAMILY DWELLINGS
3503-3517 INDIANA ST
SAN DIEGO CA 92103

PROJECT NO:	14009
DATE:	07-30-2014
DRAWN BY:	IR
SCALE:	1/8" = 1'0"
SHEET NO:	A1.10
SHEET:	10 of 12

CYCLE 4 ISSUE RE-SUBMITTAL 02.10.2016



A. EAST ELEVATION - view from Alley



B. NORTH ELEVATION

NOTES:

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REVISION:

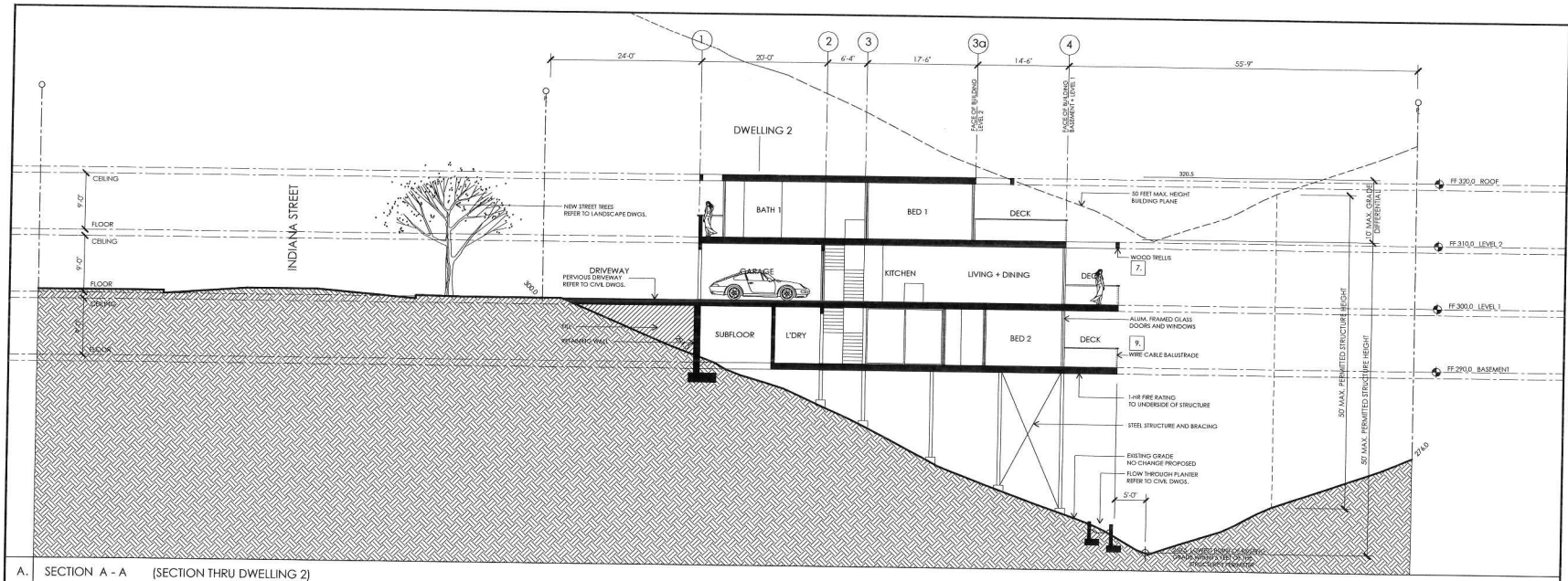
4	02-10-2016 CYCLE 4 ISSUES	IR
3	10-28-2015 CYCLE 3 ISSUES	IR
2	07-08-2015 CYCLE 2 ISSUES	IR
1	02-16-2015 CYCLE 1 ISSUES	CH
	11-12-2014 SUBMITTAL	IR
	09-08-2014 COMPLETENESS CHECK	IR

DRAWING TITLE:
EAST ELEVATION
NORTH ELEVATION

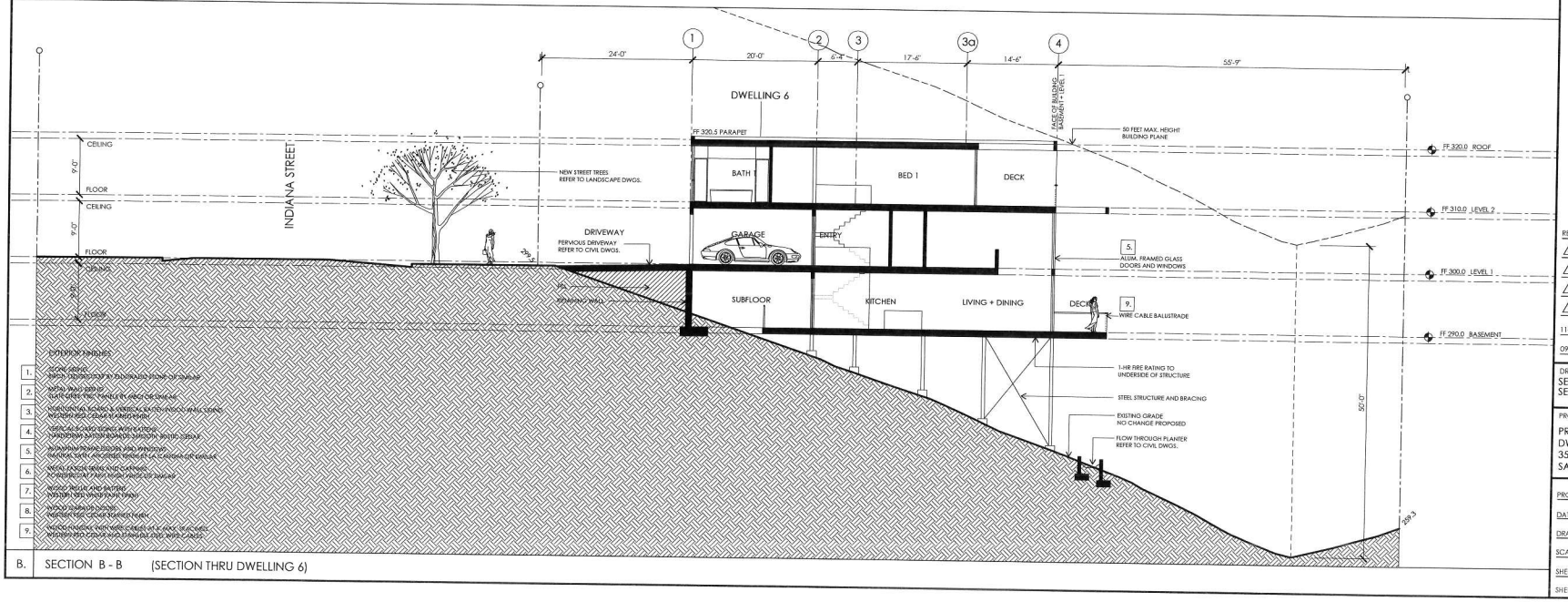
PROJECT:
PROPOSED MULTI-FAMILY DWELLINGS
3503-3517 INDIANA ST
SAN DIEGO CA 92103

PROJECT NO:	14009
DATE:	07-30-2014
DRAWN BY:	IR
SCALE:	1/8" = 1'0"
SHEET NO:	A1.11
SHEET:	11 of 12

CYCLE 4 ISSUE RE-SUBMITTAL 02.10.2016



A. SECTION A - A (SECTION THRU DWELLING 2)



B. SECTION B - B (SECTION THRU DWELLING 6)

EXTERIOR FINISHES

1. STONE VENEER
2. METAL PANEL AND TRELLIS
3. HORIZONTAL SIDING & VERTICAL BATTEN WOOD WALL SIDING
4. WOOD SOFFIT AND CEILING
5. ALUMINUM FRAME DOORS AND WINDOWS
6. METAL FASCIA, SIDING AND CAPPING
7. WOOD TRELLIS AND PAINTED
8. WOOD RAILING SYSTEM
9. WOOD, CABLE AND METAL RAILING SYSTEM

NOTES:

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REVISION:

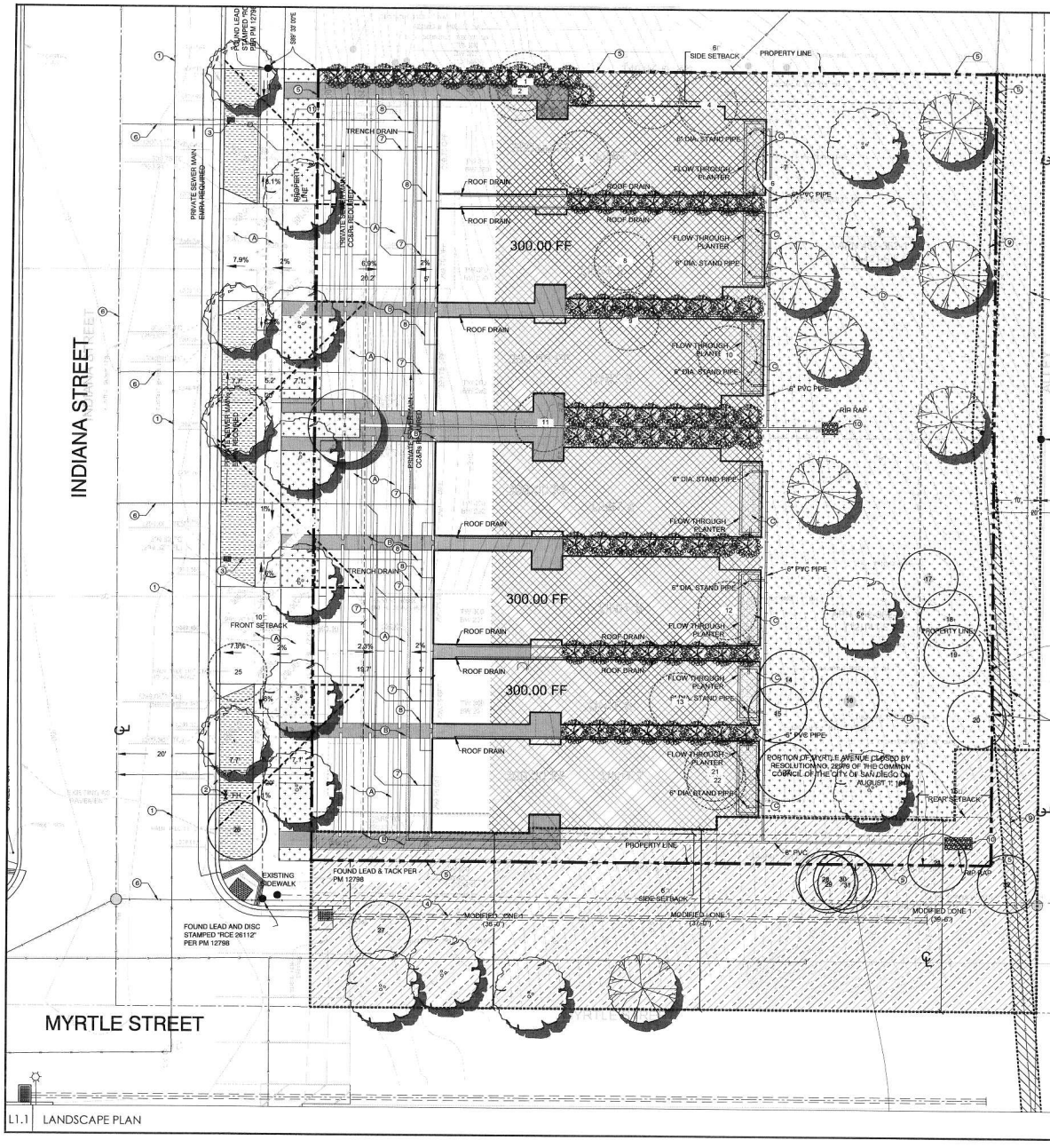
02-10-2016 CYCLE 4 ISSUES	IR
10-28-2015 CYCLE 3 ISSUES	IR
07-08-2015 CYCLE 2 ISSUES	IR
02-16-2015 CYCLE 1 ISSUES	CH
11-12-2014 SUBMITTAL	IR
09-08-2014 COMPLETENESS CHECK	IR

DRAWING TITLE:
SECTION A - A
SECTION B - B

PROJECT:
PROPOSED MULTI-FAMILY DWELLINGS
3503-3517 INDIANA ST
SAN DIEGO CA 92103

PROJECT NO:	14009
DATE:	07-30-2014
DRAWN BY:	IR
SCALE:	1/8" = 1'0"
SHEET NO:	A1.12
SHEET:	12 of 12

CYCLE 4 ISSUE RE-SUBMITTAL 02.10.2016



L1.1 LANDSCAPE PLAN

SCALE: 1" = 10'-0"

EXISTING TREE LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN, PROTECT IN PLACE

TAG	BOTANICAL/COMMON NAME	SIZE	REMARKS
1	JACARANDA MIMOSIFOLIA JACARANDA	12" CALIPER	TO BE REMOVED
2	SCHINUS TEREBINTHIFOLIUS BRAZILIAN PEPPER	12" CALIPER	TO BE REMOVED
3	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	12" CALIPER	TO BE REMOVED
4	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	12" CALIPER	TO BE REMOVED
5	SCHINUS MOLLE CALIFORNIA PEPPER	9" CALIPER	TO BE REMOVED
6	(2) JACARANDA MIMOSIFOLIA JACARANDA	10" CALIPER	TO REMAIN PROTECT IN PLACE
7	ROBINIA PSEUDOACACIA BLACK LOCUST	12" CALIPER	TO REMAIN PROTECT IN PLACE
8	QUERCUS AGRIFOLIA COAST LIVE OAK	4" CALIPER	TO BE REMOVED
9	SCHINUS MOLLE CALIFORNIA PEPPER	11" CALIPER	TO BE REMOVED
10	QUERCUS AGRIFOLIA COAST LIVE OAK	18" CALIPER	TO BE REMOVED
11	EUCALYPTUS CINEREA SILVER DOLLAR GUM EUCALYPTUS	24" CALIPER	TO BE REMOVED
12	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	11" CALIPER	TO BE REMOVED
13	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	10" CALIPER	TO BE REMOVED
14	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	18" CALIPER	TO REMAIN PROTECT IN PLACE
15	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	16" CALIPER	TO REMAIN PROTECT IN PLACE
16	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	30" CALIPER	TO REMAIN PROTECT IN PLACE
17	SYAGRUS ROMANZOFFIANA QUEEN PALM	24" CALIPER	TO REMAIN PROTECT IN PLACE
18	QUERCUS AGRIFOLIA COAST LIVE OAK	10" CALIPER	TO REMAIN PROTECT IN PLACE
19	SYAGRUS ROMANZOFFIANA QUEEN PALM	18" CALIPER	TO REMAIN PROTECT IN PLACE
20	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	8" CALIPER	TO REMAIN PROTECT IN PLACE
21	(4) RHUS LANCEA AFRICAN SUMAC	5" CALIPER	TO BE REMOVED
22	(4) RHUS LANCEA AFRICAN SUMAC	6" CALIPER	TO BE REMOVED
23	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	12" CALIPER	TO REMAIN PROTECT IN PLACE
24	QUERCUS AGRIFOLIA COAST LIVE OAK	6" CALIPER	TO REMAIN PROTECT IN PLACE
25	SYAGRUS ROMANZOFFIANA QUEEN PALM	10" CALIPER	TO BE REMOVED
26	SYAGRUS ROMANZOFFIANA QUEEN PALM	8" CALIPER	TO REMAIN PROTECT IN PLACE
27	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	12" CALIPER	TO REMAIN PROTECT IN PLACE
28	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	12" CALIPER	TO REMAIN PROTECT IN PLACE
29	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	12" CALIPER	TO REMAIN PROTECT IN PLACE
30	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	12" CALIPER	TO REMAIN PROTECT IN PLACE
31	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	12" CALIPER	TO REMAIN PROTECT IN PLACE
32	SYAGRUS ROMANZOFFIANUM QUEEN PALM	12" CALIPER	TO REMAIN PROTECT IN PLACE

HARDSCAPE LEGEND

TAG	DESCRIPTION
A	PROPOSED PRIVATE DRIVEWAY
B	PROPOSED ENHANCED PAVING
C	FIRE RATED WOOD DECK ABOVE GRADE LEVEL SEE ARCHITECTURAL SHEET A1.11 FOR DECK ELEVATIONS AND HEIGHTS
D	PROPOSED PLANTING (SEE SHT. L-1.02)

GENERAL LEGEND

TAG	DESCRIPTION	TAG	DESCRIPTION
1	EXISTING WATER LINE	7	PROPOSED 4" PVC SEWER LATERAL (TYP.)
2	EXISTING FIRE HYDRANT	8	PROPOSED 1-1/2" WATER LATERAL (TYP.)
3	EXISTING WATER METER	9	EXISTING ELECTRICAL LINE WITH PROPOSED 4' WIDE UTILITY EASEMENT
4	EXISTING STORM DRAIN LINE		
5	PROPERTY LINE	10	PROPOSED RIP RAP
6	EXISTING SEWER LINE	11	EXISTING SEWER LATERAL TO BE ABANDONED

BRUSH MANAGEMENT ZONE

MODIFIED ZONE ONE (32'-8" TO 39'-6"): NATIVE GRASS AND WILDFLOWER HYDROSEED MIX ON DISTURBED SLOPES (SEE SHT. L-1.02 FOR CALIFORNIA NATIVE WILDFLOWER MIX)

NOTE: SEE CANDIDATE PLANT MATERIAL AND BRUSH MANAGEMENT PLANT MATERIAL LEGEND ON SHEET L-1.02

BRUSH MANAGEMENT NOTE

THIS IS AN ALTERNATIVE COMPLIANCE TO BRUSH MANAGEMENT.
THE BUILDINGS, DECKS AND FLAMMABLE MATERIALS ARE TO COMPLY WITH FIRE REGULATIONS
UPGRADED PROTECTION OPENINGS IN LIEU OF ORIGINAL BRUSH MANAGEMENT REGULATIONS
SEE ARCHITECTURE PLANS.

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REVISION:

11-02-2015 SUBMITTAL IR

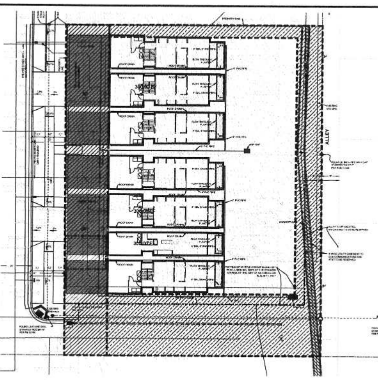
09-08-2014 SUBMITTAL IR

DRAWING TITLE:
LANDSCAPE DEVELOPMENT PLAN

PROJECT:
PROPOSED SINGLE FAMILY DWELLINGS
3503-3517 INDIANA ST
SAN DIEGO CA 92103

PROJECT NO:	14009
DATE:	11-19-2015
DRAWN BY:	MB
SCALE:	AS NOTED
SHEET NO:	L1.1
SHEET:	01 of 04

SITE DEVELOPMENT PERMIT 11-02-2015



LANDSCAPE CALCULATIONS

STREET TREES IN PUBLIC RIGHT OF WAY

Length of St.Frontage	163 L.F.
St. Trees Required	5
St. Trees Provided	11

STREET YARD ALL ZONES

Total Area	4707 S.F.
Plant Area Required (50% of Total Area)	2353.5 S.F
Plant Area Provided	2674 S.F.
Excess Area Provided	320.5
Plant Points Required (Total Area x 0.05)	235.35
Plant Points Provided	400 PTs.
(1) Existing tree + (1) 48" box tree	
Excess Points Provided	164.65
Points Achieved w/Trees (1) 48-inch box Trees	100 PTs.
(1) Non-native existing 12" caliper tree	300 PTs.

REMAINING YARD

Total Area	7556 S.F.
Planting Area Req.: Allow 40 S.F. per Tree	
Planting Area Provided S.F.	7556 S.F.
Plant Points Req. (60 pts. Per Building)(7 Bldgs.)	420 PTs.
Plant Points Provided	1500 PTs.
(6) Existing trees = 1500 pts	
Points Achieved w/trees (Existing)	1500 PTs.
Number of Buildings	7

VEHICLE USE AREA

Total Area	
<6000 S.F. (All Zones) Total Area S.F.	3267 S.F.
Planting Area Req: Allow 40 S.F. per Tree	
Plant Points Required (Total Area x 0.05)	163.35
Plant Points Provided	166 PTs.
(1) 48" box tree + (30) 5 gal. shrubs + (6) 1 gal. shrubs	
Excess Points Provided	2.65
Points Achieved w/trees (1) 48-inch box Trees	100

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 446-5000
The City of San Diego

Landscape Calculations Worksheet

Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD

- A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
- At least one-half of the required planting points shall be achieved with trees.

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 4707 sq. ft. x 50%= 2353.5 sq. ft.	2674 sq. ft.	320.5 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 4707 sq. ft. x 0.05= 235.35 points	400 points	164.65 points

Points achieved with trees: 400 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]	Provided
Total Area ____ sq. ft. x 10%= ____ sq. ft.	____ sq. ft.

REMAINING YARD - 2 Dwelling Units

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points in the remaining yard	____ points	____ Points

REMAINING YARD - 3 or more Dwelling Units

Plant Points Required	Plant Points Provided	Points Achieved with trees (at least 50%)
60 points x 7 # of buildings	1500 points	1500 Points

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-006 (03-09) Reset Form

CANDIDATE PLANT MATERIAL

SYMBOL	BOTANICAL NAME	DESCRIPTION	SI□E
TREES:			
	STREET TREE		
	JACARANDA MIMOSIFOLIA	(25'-40' SPREAD)	24" BOX
	EVERGREEN THEME/STREET TREE		
	PINUS CANARIENSIS	(10'-15' SPREAD)	24" BOX
	HYMENOSPORUM FLAVUM		
	TRISTANIA CONFERTA		
	PINUS TORREYANA		
	PINUS ELDARICA		
	CEDRUS DEODORA		
	ARAUCARIA HETEROPHYLLA		
	SHADE CANOPY PROJECT THEME TREE		
	JACARANDA MIMOSIFOLIA	(25'-40' SPREAD)	48" BOX (SPECIMEN TREE)
	ULMUS PARVIFOLIA		
	TABEBUIA IPE		
	ALBIZIA JULIBRISSIN		
	ARBUTUS 'MARINA'		
	LIQUIDAMBER STYRACIFLUA 'PALO ALTO'		
	CERCIS OCCIDENTALIS		
	BETULA PAPYRIFERA		
	TREE ON SLOPE		
	PLATANUS MEXICANA	(25'-40' SPREAD)	24" BOX
	PINUS TORREYANA		
SHRUBS/VINES & GROUND COVERS:	EVERGREEN ACCENT SHRUB		
	AGAVE ATTENUATA	2'-4' HT., 3'-4' O.C.	50%-1 GAL. 50%-5 GAL.
	DIETES VEGETA	3'-4' HT., 2' O.C.	50%-1 GAL. 50%-5 GAL.
	STRELITZIA REGINAE	4'-5' HT., 4' O.C.	50%-5 GAL. 50%-15 GAL.
	STRELITZIA NICHOLAI	8'-10' HT.	15 GAL.
	AGAPANTHUS AFRICANUS	2'-3' HT., 2' O.C.	50%-1 GAL. 50%-5 GAL.
	CLIVIA MINIATA	1'-2' HT., 18" O.C.	50%-1 GAL.
	LEPTOSPERMUM LAEVIGATUM	2'-3' HT., 2' O.C.	50%-1 GAL. 50%-5 GAL.
	MELALEUCA NESOPHILA	6'-8' HT., 8' O.C.	50%-1 GAL. 50%-5 GAL.
	PHORMIUM TENAX SPP.	3'-4' HT., 2' O.C.	50%-1 GAL. 50%-5 GAL.
	GREVILLEA NOELLII	2'-3' HT., 2' O.C.	50%-1 GAL. 50%-5 GAL.
	LOMANDRA LONGIFOLIA	2'-3' HT., 2' O.C.	50%-1 GAL. 50%-5 GAL.
	EVERGREEN SCREENING SHRUB		
	PITTOSPORUM TOBIRA 'VARIEGATA'	4'-5' HT., 4' O.C.	50%-1 GAL. 50%-5 GAL.
	XYLOSMA CONGESTUM 'COMPACTA'	3'-4' HT., 3' O.C.	50%-1 GAL. 50%-5 GAL.
	LIGUSTRUM JAPONICUM 'TEXANUM'	4'-5' HT., 4' O.C.	50%-1 GAL. 50%-5 GAL.
	FIEJOA SELLOWIANA	4'-5' HT., 4' O.C.	50%-1 GAL. 50%-5 GAL.
	BAMBUSA OLDHAMII	10'-25' HT., 6' O.C.	50%-1 GAL. 50%-5 GAL.
	EUGENIA UNIFLORA	10'-25' HT., 6' O.C.	50%-1 GAL. 50%-5 GAL.
	EVERGREEN BORDER SHRUB		
	LAVENDULA SPP.	1'-2' HT., 18" O.C.	50%-1 GAL. 50%-5 GAL.
	RHAPHIOLEPIS UMBELLATA 'MINOR'	3'-4' HT., 30" O.C.	50%-1 GAL. 50%-5 GAL.
	CUPHEA HYSSOPIFOLIA	1' HT., 12" O.C.	50%-1 GAL. 50%-5 GAL.
	GREVILLEA NOELLII	2'-3' HT., 24" O.C.	50%-1 GAL. 50%-5 GAL.
	EVERGREEN FLOWERING VINE		
	GREWIA OCCIDENTALIS		50%-1 GAL. 50%-5 GAL.
	CAMPSIS RADICANS		50%-1 GAL. 50%-5 GAL.
	CLYTOSTOMA CALLISTEGIOIDES		50%-1 GAL. 50%-5 GAL.
	BOUGAINVILLEA SPP.		50%-1 GAL. 50%-5 GAL.
	PARTHENOCISSUS TRICUSPIDATA		50%-1 GAL. 50%-5 GAL.
	MACFADYENA UNGUIS-CATI		50%-1 GAL. 50%-5 GAL.
	CALLIANDRA INAEQUILATERA		50%-1 GAL. 50%-5 GAL.
	DISTICTIS SPP.		50%-1 GAL. 50%-5 GAL.
	PYROSTEGIA VENUSTA		50%-1 GAL. 50%-5 GAL.
	ROSA SPP.		50%-1 GAL. 50%-5 GAL.
	SOLANDRA MAXIMA		50%-1 GAL. 50%-5 GAL.
	TRACHELOSPERMUM JASMINIODES		50%-1 GAL. 50%-5 GAL.
	WISTERIA SINENSIS		50%-1 GAL. 50%-5 GAL.

SYMBOL	BOTANICAL NAME	DESCRIPTION	SI□E
	EVERGREEN FLOWERING GROUND COVER		
	FESTUCA OVINA 'GLAUCA'	10" HT., 12" O.C.	5 GAL.
	X GRAPTOVERIA	6" HT., 10" O.C.	4" POTS
	LIRIOPE MUSCARI	24" HT., 18" O.C.	5 GAL.
	CRASSULA FALCATA	12" HT., 12" O.C.	5 GAL.
	ROSMARINUS OFFICINALIS	18" HT., 18" O.C.	FLATS
	BOUGAINVILLEA 'RASBERRY ICE'	24" HT., 30" O.C.	5 GAL.
	SENECIO MANDRALISCAE	12" HT., 12" O.C.	4" POTS
	ECHEVERIA HYBRIDS	6" HT., 10" O.C.	4" POTS
	ARMERIA MARITIMA	6" HT., 6" O.C.	FLATS
	AGAPANTHUS 'PETER PAN'	10" HT., 6" O.C.	FLATS
	ARTEMISIA 'POWIS CASTLE'	24" HT., 18" O.C.	5 GAL.
	BERGENIA CRASSIFOLIA	10" HT., 8" O.C.	5 GAL.
	SCAEVOLA 'MAUVE CLUSTERS'	8" HT., 8" O.C.	5 GAL.
	AEONIUM 'PSEUDOTABULAEFORME'	12" HT., 12" O.C.	5 GAL.
	BACOPA	8" HT., 8" O.C.	FLATS
	CEANOTHUS GRISEUS HORIZONTALIS	24" HT., 36" O.C.	5 GAL.
	GERANIUM SPP.	12" HT., 12" O.C.	5 GAL.
	LONICERA JAPONICA	18" HT., 18" O.C.	FLATS
	MYOPORUM PARVIFOLIUM	8" HT., 12" O.C.	FLATS
	MYOPORUM PACIFICUM	18" HT., 24" O.C.	FLATS
	THYMUS PRAECOX ARCTICUS 'REITER'S'	8" HT., 8" O.C.	FLATS
	TRACHELOSPERMUM JASMINOIDES	18" HT., 18" O.C.	5 GAL.
	PELARGONIUM SPP.	12" HT., 12" O.C.	FLATS
	HEUCHERA SANGUINEA	8" HT., 8" O.C.	5 GAL.
	OSTEOSPERMUM SPP.	8" HT., 8" O.C.	FLATS
	GAZANIA SPP.	8" HT., 8" O.C.	FLATS
	PERENNIAL FLOWER BEDS		
	GAILLARDIA X GRANDIFLORA	12" HT., 12" O.C.	5 GAL.
	GAURA LINDHEIMERI	12" HT., 12" O.C.	4" POTS
	GREVILLEA ROSMARIFOLIA	30" HT., 30" O.C.	5 GAL.
	GREWIA OCCIDENTALIS	30" HT., 30" O.C.	5 GAL.
	HEMEROCALLIS HYBRIDS	18" HT., 18" O.C.	5 GAL.
	LANTANA SPP.	24" HT., 30" O.C.	5 GAL.
	LAVANDULA SPP.	12" HT., 12" O.C.	4" POTS
	LEUCOPHYLLUM FRUTESCENS	10" HT., 6" O.C.	5 GAL.
	PHORMIUM SPP.	24" HT., 24" O.C.	5 GAL.
	RUSSELIA EQUISETIFORMIS	24" HT., 24" O.C.	5 GAL.
	SALVIA GREGII	18" HT., 18" O.C.	5 GAL.
	SALVIA LEUCOPHYLLA	30" HT., 30" O.C.	5 GAL.
	BUXUS MICROPHYLLA JAPONICA	18" HT., 12" O.C.	5 GAL.
	ARMERIA MARITIMA	6" HT., 6" O.C.	FLATS
	CHAMELAUCIUM UNCINATUM	36" HT., 36" O.C.	5 GAL.
	CISTUS PURPUREUS	24" HT., 18" O.C.	5 GAL.
	COLEONEMA PULCHRUM	24" HT., 18" O.C.	5 GAL.
	CRASSULA FALCATA	12" HT.,12" O.C.	5 GAL.
	CUPHEA IGNEA	24" HT., 24" O.C.	5 GAL.
	EUONYMUS SPP.	24" HT., 24" O.C.	5 GAL.
	AEONIUM ARBORIUM	18" HT., 18" O.C.	5 GAL.
	ANIGOZANTHOS SPP.	24" HT., 18" O.C.	5 GAL.
	RHODODENDRON SPP.	36" HT., 36" O.C.	5 GAL.
	ROSMARINUS SPP.	18" HT., 18" O.C.	5 GAL.
	ROSA SPP.	36" HT., 36" O.C.	5 GAL.
	BAMBUSA OLDHAMII	10'-25' HT., 6' O.C.	15 GAL.
	LAVATERA MARITIMA	48" HT., 48" O.C.	15 GAL.
	LEPTOSPERMUM SPP.	48" HT., 48" O.C.	15 GAL.
	MELALEUCA NESOPHYLA	48" HT., 48" O.C.	15 GAL.
	MISCANTHUS SINENSIS	48" HT., 48" O.C.	15 GAL.
	POLYGALA X DALMAISIANA	48" HT., 48" O.C.	15 GAL.
	PROTEA CYNAROIDES	48" HT., 48" O.C.	15 GAL.
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	48" HT., 48" O.C.	15 GAL.
	WESTRINGIA FRUTICOSA	48" HT., 48" O.C.	15 GAL.
	BRUGMANSIA SANGUINEA	48" HT., 48" O.C.	15 GAL.
	CEANOTHUS 'JOYCE COULTER'	48" HT., 48" O.C.	15 GAL.
	ECHIUM FASTUOSUM	48" HT., 48" O.C.	15 GAL.
	ESCALLONIA FRADESII	48" HT., 48" O.C.	15 GAL.
	ABELIA GRANDIFLORA	48" HT., 48" O.C.	15 GAL.
	TURF GRASS		
	MARATHON II OR EQUIVALENT		
	GRASSCRETE MARATHON II OR EQUIVALENT		
	NATIVE FERN PLANT PALETTE TO BE PLANTED UNDER DECK	VARIES HT., 12" O.C.	PLUGS/ 1 GAL.

BRUSH MANAGEMENT ZONE

MODIFIED ZONE ONE (36'-0" TO 39'-6"): NATIVE GRASS AND WILDFLOWER HYDROSEED MIX ON DISTURBED SLOPES (SEE BELOW FOR CALIFORNIA NATIVE WILDFLOWER MIX)

CALIFORNIA NATIVE WILDFLOWER MIX

□MI□	SPECIES	MINIMUM PURITY/ GERM.	
03	ACHILLEA MILLEFOLIUM	98	/ 70
08	CLARKIA AMOENA	98	/ 85
04	COLLINSIA HETEROPHYLLA	98	/ 85
17	ESCHSCHOL□IA CALIFORNICA	98	/ 80
04	GILIA CAPITATA	98	/ 80
02	GILIA TRICOLOR	98	/ 80
04	LAYIA PLATYGLOSSA	60	/ 60
08	LINUM LEWISII	98	/ 80
05	LUPINUS MICROCARPUS DENSIFLORUS	90	/ 70
25	LUPINUS SUCCULENTUS	98	/ 85
04	MIMULUS AURANTIACUS PUNICEUS	02	/ 60
06	NEMOPHILA MACULATA	95	/ 75
04	NEMOPHILA MEN□IESII	98	/ 75
06	PHACELIA CAMPANULARIA	98	/ 80
100			

NATIVE SLURRY MIX

PRODUCT	LBS/ACRE
"CONWED" 100% WOOD FIBER	2000
"ECOLOGY CONTROLS" M-BINDER	150
15 - 15 - 15 FERTILI□ER	200

SEED MI□ CAN BE OBTAINED THROUGH:

S □ S SEEDS
P.O. BO□ 1275
CARPINTERIA, CA 93014-1275
805.684.0436
FA□: 805.684.2798
www.ssseeds.com

□A MI□TURE OF ANNUAL AND PERENNIAL WILDFLOWERS □ NATIVE SHRUBS MAY BE USED FOR IRRIGATED OR NON-IRRIGATED SITES. THIS MI□ WILL FLOWER MOST OF THE YEAR WHEN PROPERLY IRRIGATED. GROWS 2-3□TALL, SHRUBS UP TO 4□TALL. MANY MORE NATIVE SHRUBS ARE AVAILABLE TO ADD TO THIS MI□TURE, IF SO DESIRED.

WATER CONSERVATION STATEMENT

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
2. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
3. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
4. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
5. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER 5. IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.
6. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER 6. IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

ROOT BARRIER NOTE

NON-BIODEGRADEABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES PER LDC 142.0403.

DISTURBED AREA NOTE

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411(A)).

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT.

PLANT MATERIAL NEAR SEWER LINES

NO TREE OR SHRUB EXCEEDING 3' IN HEIGHT SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC SEWER FACILITIES.

UTILITY SCREENING

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

MULCHING NOTE

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

PUBLIC RIGHT OF WAY

ANY EXISTING CONCRETE STAMPS ON EXISTING R.O.W. CONCRETE SHALL BE PRESERVED IN PLACE.

GENERAL NOTE

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

E□ISTING TREE MAINTENANCE NOTE

EXISTING TREES TO REMAIN ON SITE WITHIN AREA OF WORK SHALL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES SHALL BE PROVIDED: A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

ADDITIONAL NOTES

ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE CITY OF SAN DIEGO□S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; AND ALL OTHER CITY AND REGIONAL STANDARDS.

1. OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT□S FIRE HA□ARD ADVISOR-BRUSH/WEED COMPLAINT LINE AT:619.533.4444.
2. ALL LANDSCAPE AREAS NOT CONTAINING TREES SHALL HAVE A MINIMUM FINISHED DIMENSION OF 3 FEET (WIDTH) MEASURED FROM THE INSIDE FACE OF PAVEMENT.
3. EACH TREE SHALL BE PLANTED IN AN AIR AND WATER□PERMEABLE PLANTING AREA OF AT LEAST 40 S□UARE FEET WITH A MINIMUM FINISHED DIMENSION (WIDTH) OF 5 FEET MEASURED FROM THE INSIDE FACE OF PAVEMENT. THE PLANTING AREA SHALL BE UNENCUMBERED BY UTILITIES.
4. ALL IRRIGATION DESIGN AND INSTALLATION SHALL CONFORM WITH THE LANDSCAPE STANDARDS. IT IS THE RESPONSIBILITY OF THE DESIGNER TO BE FAMILIAR WITH AND IMPLEMENT THE LANDSCAPE STANDARDS.
5. ANY CHANGES TO THE SITE AND/OR LANDSCAPE PLANS SHALL BE SUBMITTED TO THE CITY LANDSCAPE PLANNER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING.
6. ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE CITY LANDSCAPE PLANNER, THE OWNERS, AND THE DESIGNER/ ARCHITECT PRIOR TO INSTALLATION.
7. TREES RE□UIRED BY THIS DIVISION SHALL BE SELF□SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL□DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET WITHIN 8 YEARS OF PLANTING.
8. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN SHUT-OFF DEVICE.
9. GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH NON-IRRIGATED HYDROSEED MI□ SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST/EROSION CONTROL WITH SUBSE□UENT APPLICATION OF THE HYDROSEED MI□ DURING THE RAINY SEASON BETWEEN OCTOBER 1ST. AND APRIL 1ST. SUPPLEMENTAL MANUAL IRRIGATION WILL BE IMPLEMENTED IF DEEMED NECESSARY BY THE PROJECT BIOLOGIST AND/OR THE DEVELOPMENT SERVICES DEPARTMENT AND MAY INCLUDE HAND WATERING OR UTILI□ATION OF A WATER TRUCK. IF USED, SUPPLEMENTAL WATERING FRE□UENCIES WOULD MIMIC NATURAL RAINFALL CYCLES.

MINIMUM TREE SEPARATION DISTANCE

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

CONTRACTOR SHALL REPAIR AND REPLACE ALL E□ISTING LANDSCAPE, IRRIGATION, AND ANY E□ISTING IMPROVEMENTS DISPLACED OR DAMAGED AS A RESULT OF PERFORMING THE WORK OF THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. E□ISTING LANDSCAPE AND IRRIGATION SHALL BE E□TENDED IN-KIND INTO AREAS LEFT VACANT BY DEMOLITION AT NO ADDITIONAL COST TO THE OWNER.

0 32 64 96 feet
SCALE: 1/32" = 1'-0"

NOTES:

ALL IDEAS, ARRANGEMENTS, DRAWINGS AND PLANS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OF, OWNED BY AND ARE THE PROPERTY OF DBRDS AND USE OF THIS SAID WORK PRODUCT IS LIMITED TO A SPECIFIED PROJECT OF THE PURCHASER, AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE, REUSE OR DISCLOSURE OF SAID PLANS, REPRODUCTIONS, IDEAS, DESIGNS AND/OR ARRANGEMENTS, OTHER THAN BY DBRDS, IS STRICTLY PROHIBITED BY LAW WITHOUT THE WRITTEN PERMISSION OF DBRDS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN THESE DRAWINGS.

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CONTACT: DAVID MC CULLOUGH
EMAIL: david@mlasd.com

REVISION:

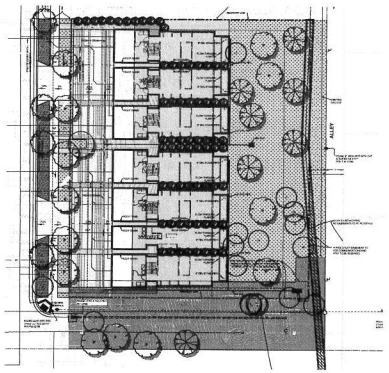
11-02-2015 SUBMITTAL	IR
09-08-2014 SUBMITTAL	IR

DRAWING TITLE: LANDSCAPE CALCULATIONS & LEGEND

PROJECT: PROPOSED SINGLE FAMILY DWELLINGS 3503-3517 INDIANA ST SAN DIEGO CA 92103

PROJECT NO:	14009
DATE:	11-19-2015
DRAWN BY:	MB
SCALE:	AS NOTED
SHEET NO:	L1.2
SHEET:	02 of 04

SITE DEVELOPMENT PERMIT 11-02-2015



ZONE 1

ZONE 2

ZONE 3

ZONE 4

ZONE 5

ZONE 6

County of San Diego, Planning & Development Services
WATER EFFICIENT LANDSCAPE WORKSHEET
COUNTY LANDSCAPE ARCHITECT

SECTION A. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each irrigation point of connection. Use as many tables as necessary to provide information on the total landscaped area. Controller #, Hydrozone #, and Valve Circuit # should correspond to the landscape and irrigation system plans.

Irrigation Point of Connection (P.O.C.) #_____

A	B	C	D	E	F	G	H	I	J
Controller #	Hydro zone #	Valve Circuit #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydro zone Area (HA) (sf)	% of Total Landscaped Area	PF x HA	IE	PF x HA / IE
	1		D	.8	812	3	649.6	.8	519.7
	2		D	.5	823	3	411.5	.8	329.2
	3		D	.8	2013	9	1610.4	.8	1288.3
	4		R	.5	8261	31	4254.5	.7	2978.2
	5		R	.2	8509	32	1701.8	.7	1191.3
	6		R	.2	5870	22	1174	.7	821.8
				SLA				1.0	
				TOTAL	26297	100%			7128.5

SLA = Special Landscaped Area

Hydrozone Category is based on the feature or plant within the hydrozone with the highest plant factor.

Hydrozone Category	PF – Plant Factor (average)
High Water Use	0.8
Moderate Water Use	0.5
Low Water Use	0.2
Special Landscaped Area	1.0

Artificial turf is considered Low Water Use.

Irrigation Method Code	IE – Irrigation Efficiency *
S = Spray	0.55
R = Rotor	0.70
D = Drip	0.80

* *Turf and Landscape Irrigation Best Management Practices*, April 2005, Water Management Committee of the Irrigation Association

County of San Diego, Planning & Development Services
WATER EFFICIENT LANDSCAPE WORKSHEET
COUNTY LANDSCAPE ARCHITECT

SECTION B. WATER CALCULATIONS

SECTION B1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = (ETo)(0.62)[(0.7 x LA) + (0.3 x SLA)]

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration Appendix A (inches per year)
0.7 = ET Adjustment Factor
LA = Landscaped Area including Special Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscaped area identified as Special Landscape Area (square feet)
0.3 = Additional ET adjustment Factor for Special Landscape Area (1.0 – 0.7 = 0.3)

Show values:
ETo = 47 in./yr.
LA = 26297 sq. ft. (Total from Column F of Hydrozone Information Table)
SLA = _____ sq. ft.

Show calculation:
47 X 0.62 X (.7 X 26297) = 536406.2

Maximum Applied Water Allowance = 536406.2 gallons per year

County of San Diego, Planning & Development Services
WATER EFFICIENT LANDSCAPE WORKSHEET
COUNTY LANDSCAPE ARCHITECT

SECTION B2. ESTIMATED TOTAL WATER USE (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

ETWU = (ETo)(0.62)(Total of Column J from the Hydrozone Information Table)

Where:
ETWU = Estimated total water use per year (gallons)
ETo = Reference Evapotranspiration (inches)

Show value: ETo = 47 in./yr.

Show calculation:
47 X .62 X 7128.5 = 207724.5

Estimated Total Water Use = 207724.5 gallons per year.

_____ 11/19
Signature Date

NOTES:

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EMAIL: david@mlasd.com

REVISION:
11-02-2015 SUBMITTAL IR
09-08-2014 SUBMITTAL IR

DRAWING TITLE:
MAWA CALCULATIONS

PROJECT:
PROPOSED SINGLE FAMILY DWELLINGS
3503-3517 INDIANA ST
SAN DIEGO CA 92103

PROJECT NO: 14009
DATE: 11-19-2015
DRAWN BY: MB
SCALE: AS NOTED
SHEET NO: L1.3
SHEET: 03 of 04

SITE DEVELOPMENT PERMIT 11-02-2015

L1.2 LANDSCAPE CALCULATIONS & LEGEND

0 32 64 96 feet
SCALE: 1/32" = 1'-0"

§142.0412 Brush Management

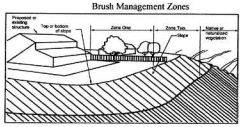
Brush management is required in all base zones on publicly or privately owned *premises* that are within 100 feet of a *structure* and contain native or naturalized vegetation.

(a) Brush management activity is permitted within *environmentally sensitive lands* (except for *wetlands*) that are located within 100 feet of an existing *structure* in accordance with Section 143.0110(c)(7). Brush management in *wetlands* may be requested with a *development permit* in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in *wetlands* is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).

(b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around *structures* by providing an effective fire break between all *structures* and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

Diagram 142-04E

Brush Management Zones



(1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received *tentative map* approval before November 15, 1989. However, within the Coastal Overlay Zone *coastal development* shall be subject to the *encroachment* limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.

(2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.

(c) The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:

(1) The establishment of brush management Zones One and Two for new *development* shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.

(2) Where Zone Two is located within City-owned property, a Right-of-Entry shall be executed in accordance with Section 63.0103 prior to any brush management activity. Zone Two brush management is not permitted in City-owned open space for new *development* proposals. For properties in the Coastal Overlay Zone, additional requirements for new *subdivisions* are found in Section 142.0412 (n).

Table 142-04H
Brush Management Zone Width Requirements

Criteria	Zone Widths	
Zone One Width	35 ft.	
Zone Two Width	65 ft.	

(d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

(e) Where Zone One width is required adjacent to the *MHPA* or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:

(1) The required front *yard setback* of the base zone may be reduced by 5 feet,

(2) A sidewalk may be eliminated from one side of the *public right-of-way* and the minimum required *public right-of-way* width may be reduced by 5 feet, or

(3) The overall minimum pavement and *public right-of-way* width may be reduced in accordance with the Street Design Standards of the Land Development Manual.

(f) The Zone Two width may be decreased by 1½ feet for each 1 foot of increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width.

(o) Violations and Remedies

(1) The provisions of this division shall be enforced pursuant to Chapter 12, Article 1, Division 2 (Enforcement Authorities for the Land Development Code), and Chapter 12, Article 1, Division 3 (Violations of the Land Development Code and General Remedies).

(2) In accordance with Section 121.0312, the City Manager may order reasonable restoration of the *premises* and any adjacent affected site to its lawful condition or may require reasonable mitigation at the sole cost of the responsible person.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 9-19-2005 by O-19413 N.S.; effective10-19-2005.)
(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)
(Amended 1-15-2008 by O-19698 N.S.; effective 2-14-2008.)

VI. BRUSH MANAGEMENT – VEGETATION

A. Thinning and Pruning, Native/Naturalized Vegetation [SDMC §142.0412(d), (g) & (h), Landscape Standards §3.2-2.04, 3.2-3.01] – Two key factors in creating a fire safe landscape are providing fuel discontinuity by the separation of the flammable plant cover (thinning) and reduction in fuel load by cutting out dead and excess growth of the native/naturalized vegetation (pruning). Plants to be retained should be consistent with the allowable coverage, massing and spacing required in the Brush Management Regulations and the Landscape Standards. Whenever possible, a person knowledgeable about the use and maintenance of native plants should be consulted to oversee the selection, thinning, and pruning of these plants. The progression of work should proceed as follows: 1) remove dead plants, 2) thin out brush management areas to the required coverage, 3) prune remaining plants, 4) dispose or mulch debris and trimmings, and 5) maintain Zone One on a year-round basis, Zone Two on a seasonal basis. Note that brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Mayor's Designee that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

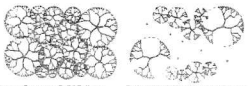
1) Thinning – This first step requires identification of the native/naturalized species and a familiarity with their various characteristics such as rooting depth, fuel loads, flammability, as well as habitat and aesthetic value. Thinning should be prioritized as follows: 1) invasive non-native species with the exception of eucalyptus trees in Eucalyptus Woodland areas, 2) non-native species, 3) flammable native species, 4) native species, and 5) regionally sensitive species. All vegetation that is not to be removed during the initial thinning should be noted or flagged. The remaining plants which are not to be saved should be cut six inches above the ground without pulling out the roots.

For Eucalyptus Woodland areas that fall within Zone Two Brush Management, all trees 3 inches or less in diameter at breast height (dbh) shall be removed with the exception of indigenous, native species. The removal of live (includes "diseased") eucalyptus trees over 3 inches dbh, should only occur:

a) when needed to remove adjacent dead trees;
b) to achieve tree/shrub vertical requirements;
c) where deemed a specific liability or fire safety hazard by the Fire Chief; or
d) on private property when adhering to the horizontal spacing criteria shown in the Tree & Shrub Spacing Chart under Section VI.B.

Certain native plants, such as those found in coastal sage scrub, should be cut back to within 12 inches of the root crown. As sprouting and re-growth occur, these plants can be maintained as low, succulent mounds. Examples include Artemisia californica (California Sagebrush), Salvia mellifera (Black Sage), Adenostoma fasciculatum (Chamise) and Eriogonum fasciculatum (Buckwheat).

PLAN VIEW

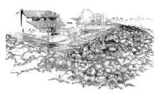


100% Canopy Coverage, Solid Foliage Mass with no Spaces between Plants — **Reduced to 50% by Combination of Thinning and Removal of Canopy Coverage**

2) Pruning – After thinning of the native/naturalized vegetation, the fuel load should be further reduced by pruning the plants that have not been removed. While pruning individual plants is not feasible in coastal sage scrub, it is very effective for many hard chaparral species, such as Ceanothus (Wild Lilac), Heteromeles (Toyon), Rhus (Lemonade Berry, Sugarbush), and Rhamnus (Coffeeberry, Redberry). These plants can be shaped into attractive, fire safe specimens by pruning dead and excessively twiggy growth. The figure below illustrates pruning of native shrubs. Note that the limbs touching the ground have been removed, and that a large volume of material has been taken from the canopy. The limbs that remain should be those with young, vigorous shoots.

Chaparral Plant Before Pruning

Chaparral Plant After Pruning



Before Brush Management

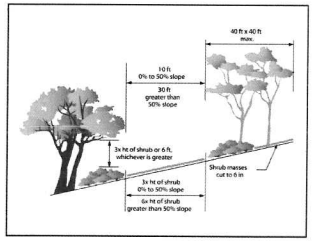
After Thinning and Pruning

B. Thinning and Pruning, Trees [Landscape Standards §3.2-1.03, 1.05] – Trees are allowed within the defensible space, provided the horizontal and vertical distance between trees and shrubs masses complies with required spacing for the slope gradient shown in the following Tree and Shrub Spacing Chart:

Tree & Shrub Spacing Chart

Trees[a, b]	***Minimum horizontal space From edge of one tree canopy spread (max. 40-ft x 40-ft) to the edge of the next***
	Slope / ***Spacing***
	0% to 50% (2:1) / ***10 feet***
	Greater than 50% (2:1) / ***30 feet***
Shrubs	***Minimum horizontal space between edges of shrub***
	Slope / ***Spacing***
	0% to 50% (2:1) / ***3 times the height of the shrub mass***
	Greater than 50% (2:1) / ***6 times the height of the shrub mass***
Vertical Space	***Minimum vertical space between top of shrub and bottom of lower tree branches: 3 times the height of the shrub mass or 6 feet, whichever is greater***

a. Trees greater than 3 inches dbh located in Eucalyptus Woodland areas are exempt from the minimum horizontal tree spacing requirement.
b. Indigenous, native trees in all areas are exempt from the minimum horizontal tree spacing requirement.



TREE & SHRUB SPACING

Vertical clearance between trees and shrubs can be created by pruning up the tree canopy, reducing height of the shrubs, or a combination thereof. Canopies of existing trees that extend to within 10 feet of any structure shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet. Portions of tree canopies that extend within 10 feet of the outlet of a chimney shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet.

C. Grassland [Landscape Standards §3.2-2.04, 3.01] – Expanses of native/naturalized grasses should generally be cut to within 2 inches in height prior to the end of the growing season in April or May. However, where such grasses occur in conjunction with coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats, they should be cut prior to March 1 and again as necessary after August 15 should re-growth exceed 24 inches in height. Note that individual clumps of grass and other broad-leafed herbs may be maintained year-round up to 24 inches in height when they are isolated from other fuels or where necessary to stabilize the soil and prevent erosion.

D. Fuel Load Model Report [SDMC §142.0412(i)] – The Fuel Load Model Report referenced in the Brush Management Regulations is required only in situations where there is a request to exceed the standard brush management requirements. It shall not be mandated for modifications or alternative measures that shall achieve an equivalent level of fire-protection as the standard requirements.

E. Limits of Brush Management Responsibility [SDMC §142.0412(b)2(c)] – In most cases, responsibility for the required brush management shall be confined to the respective owner's property. Adjacent properties that are not being properly maintained shall be subject to a notice of violation issued by the Fire-Rescue Department through the Fire Hazard Advisor at (619) 533-4444. (For situations where adjacent property is privately owned but primarily undeveloped or adjacent property is City-owned, see subsections E1 and E2 below.) Diagrams VI.E-1 & E-2 illustrate typical limits of brush management responsibility and when a notice of violation would be warranted on adjacent property.

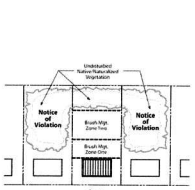


Diagram VI.E-1

Diagram VI.E-2

1) Easements for Off-site Brush Management – Adjacent properties that are primarily undeveloped may require a recorded easement for performing off-site brush management unless the structure requiring brush management is to be fire-rated to compensate for a lack of full brush management zone(s). Diagrams VI.E-3 & E-4 illustrate situations where obtaining an easement for off-site brush management would be warranted.

Promulgated by: *Frankie Murphy* — *Frankie Murphy, Fire Marshall*

Revised Date: May 4, 2010
Originally issued: 4/23/08

Diagram VI.E-3

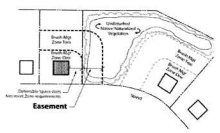


Diagram VI.E-4

2) Right-of-Entry Permits – In situations where the adjacent, undeveloped property is City-owned, a Right-of-Entry Permit may be obtained for existing, previously conforming structures only. No brush management easements shall be granted on City-owned property. Right-of-Entry Permits are issued as follows:
Open Space – Park & Recreation Department / (619) 685-1350
Paper Streets – Street Division / (619) 527-7500
Water Department Land – Real Estate Assets / (619) 236-6231
Other City-owned Properties – Real Estate Assets / (619) 236-6231

F. Long-term Maintenance [SDMC §142.0412, Landscape Standards Section III] – Ongoing, long-term maintenance of the brush management zone(s) shall be the responsibility of the respective property owner unless another approved entity, such as a home owners' association, has been designated to provide said maintenance.

VII. FIRE PROTECTION REQUIREMENTS – STRUCTURES

A. Fire-resistive Construction [SDMC §142.0412(i) thru (j)] – When the full brush management zone(s) cannot be provided, alternative means of obtaining equivalent fire protection shall be required. (See subsection B below for exemptions.) The Fire-Rescue Department will identify the required fire protection based upon the structure's proximity to native or naturalized vegetation and extent of the fuel load. Fire-rated construction shall include:

1) Roofs – All roofs shall have non-combustible roof covering material. Tile, if used, shall be flat or be grouted such that burning brands cannot penetrate the space in between the tiles.

2) Walls and Openings – Depending on the adjacent fuel load, the fire resistance of walls shall be one hour with 45 minute protected openings or two hour walls with 60 minute protected openings. Operable windows and doors shall be protected with an automatic closing mechanism, such as fusible-link shutters, and self-closing doors. Fire resistance shall extend horizontally and vertically along the face of the building adjacent to the native/naturalized vegetation with a minimum 10-ft perpendicular return along adjacent wall faces. In no instance shall parapets be required for brush management.

Note that the above criteria are for brush management purposes only and are separate from the structural requirements set forth under Chapter 7A of the 2007 California Building Code for structures located in the "Very High Fire Hazard Severity Zone."

B. Pre-existing Structures and Additions, Exemptions [SDMC §142.0402] – This policy and underlying regulations are intended primarily for application with new construction and not for retrofits to existing, previously conforming structures that encroach into the defensible space. However, it is strongly recommended that whenever possible, upgrades to existing structures be incorporated into the project so as to create a more fire-safe condition. Note that additions to existing, previously conforming structures shall likewise be exempt from the fire-resistive construction set forth in this Policy if the additions will not be located any closer to the native/naturalized vegetation than the foot-print of the existing, previously conforming structure. Upper-story additions over existing, previously conforming structures, however, must observe a setback equivalent to the required brush management zone(s) to avoid fire-rating. Diagrams VII.B-1 and B-2 show examples of additions that would not require fire-rating. Diagrams VII.B-3 and B-4 show examples of additions that would require fire-rating.

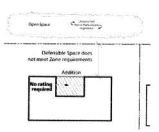


Diagram VII.B-1

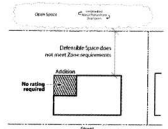


Diagram VII.B-2

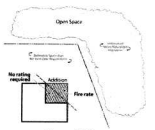


Diagram VII.B-3

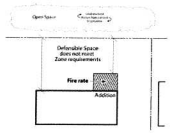


Diagram VII.B-4

C. Accessory Structures within Brush Management Zone One [SDMC §142.0412(g)2] – In addition to the allowance of noncombustible construction within Zone One, one-hour fire-rated and heavy-timber construction shall be permitted. Previously conforming, legal structures (such as wooden fences, gazebos, decks) within Zone One shall be allowed to remain. However, they must meet above mentioned fire-rating criteria upon repair and/or replacement as determined by the Fire-Rescue Department.

NOTES:

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EMAIL: mike@valley-development.com

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PHONE: +1 (858) 220-5262
CONTACT: PAULY DE BARTOLO
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CIVIL:

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CONTACT: LAWRENCE W. WALSH
EMAIL: info@walsh-engineering.com

LANDSCAPE:

MC CULLOUGH LANDSCAPE ARCHITECTURE
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PHONE: +1 (619) 296-3150
CONTACT: DAVID MC CULLOUGH
EMAIL: david@mlasd.com

REVISION:

11-02-2015 SUBMITTAL IR
09-08-2014 SUBMITTAL IR

DRAWING TITLE:
BRUSH MANAGEMENT SPECIFICATIONS

PROJECT:
PROPOSED SINGLE FAMILY DWELLINGS
3503-3517 INDIANA ST
SAN DIEGO CA 92103

PROJECT NO: 14009
DATE: 11-19-2015
DRAWN BY: MB
SCALE: AS NOTED
SHEET NO: L2.1
SHEET: 04 of 04

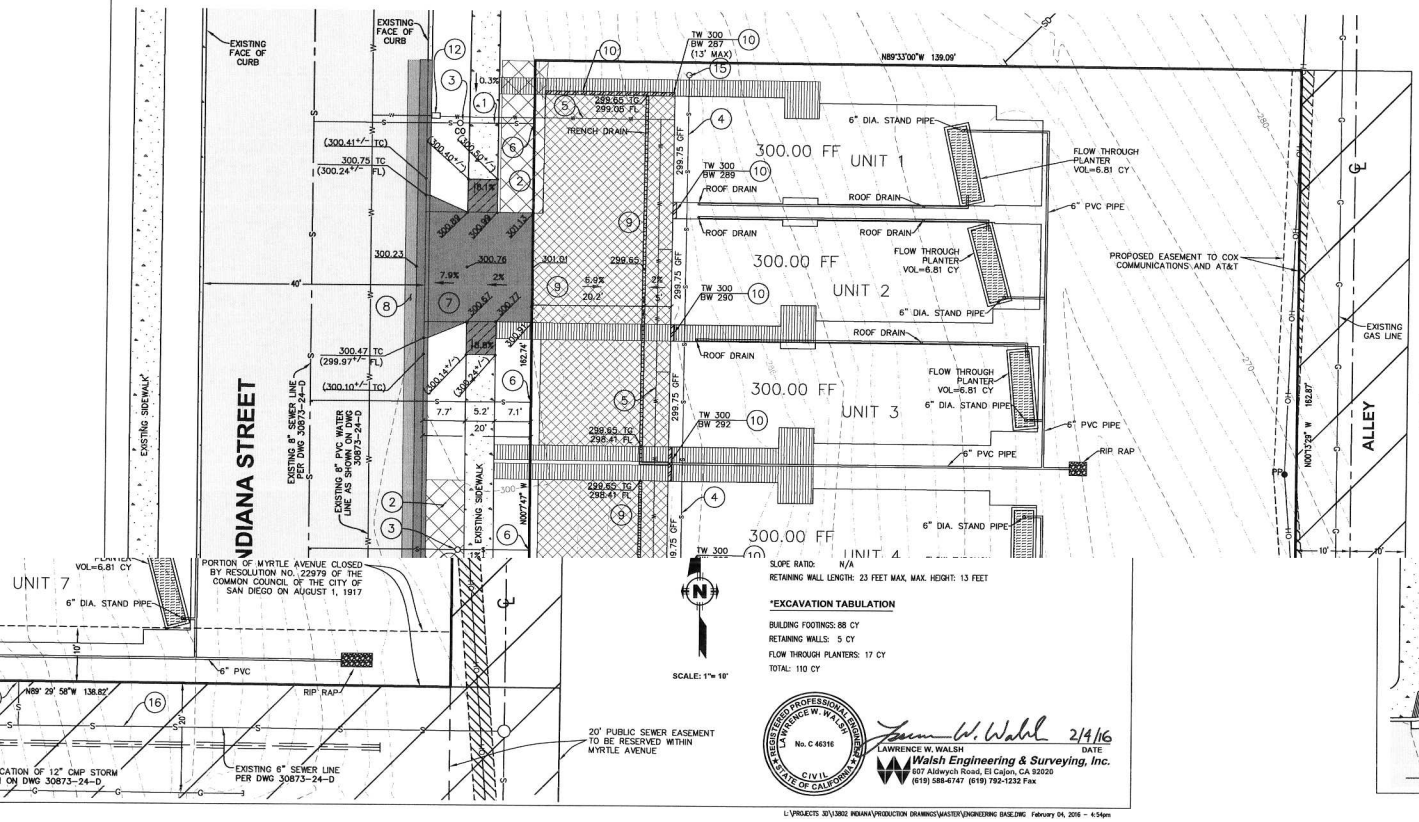
SITE DEVELOPMENT PERMIT 11-02-2015

PRELIMINARY GRADING AND DRAINAGE PLAN

FOR

IDEA ENTERPRISES, LP

(APN 452-362-11 & 12)



SLOPE RATIO: N/A

RETAINING WALL LENGTH: 23 FEET MAX, MAX. HEIGHT: 13 FEET

***EXCAVATION TABULATION**

BUILDING FOOTINGS: 88 CY

RETAINING WALLS: 5 CY

FLOW THROUGH PLANTERS: 17 CY

TOTAL: 110 CY

REGISTERED PROFESSIONAL ENGINEER LAWRENCE W. WALSH No. C 46316 CIVIL STATE OF CALIFORNIA

LAWRENCE W. WALSH — DATE 2/4/16

Walsh Engineering & Surveying, Inc.

607 Aldwych Road, El Cajon, CA 92020

(619) 588-6747 (619) 792-1232 Fax

L:\PROJECTS 30\3302 INDIANA\PRODUCTION DRAWINGS\MASTER\ENGINEERING BASE.DWG February 04, 2016 - 4:54pm

LEGEND:

1. EXISTING SEWER LATERAL TO BE ABANDONED
2. EXISTING CONCRETE TO BE REMOVED
3. EXISTING SEWER CLEANOUT
4. PROPOSED 6" PVC SEWER LATERAL (TYP.)
5. PROPOSED 2" PVC WATER LATERAL (TYP.)
6. EXISTING SEWER LATERAL TO BE CAPPED AT PROPERTY LINE AND ABANDONED
7. PROPOSED 20' WIDE PCC DRIVEWAY PER SDRSD G-14B
8. PROPOSED AC OVERLAY
9. PROPOSED GRASSCRETE DRIVEWAY (RETAINING WALLS PER ARCHITECTS PLAN)
10. RETAINING WALL PER ARCHITECTS PLAN (THESE WALLS ARE CONSIDERED BUILDING WALLS NOT RETAINING WALLS BECAUSE THEY ARE CONNECTED TO THE BUILDING)
11. PROPOSED SIDEWALK
12. EXISTING WATER METER TO BE UP-SIZED AS NEEDED
13. EXISTING WATER METER TO BE USED FOR IRRIGATION
14. 70' SECTION OF EXISTING SEWER MAIN TO BE ABANDONED IN PLACE
15. PROPOSED SEWER CLEANOUT
16. 118' SECTION OF EXISTING SEWER MAIN TO BECOME PRIVATE. CC&R'S REQUIRED.

LEGAL DESCRIPTION

LOTS 22 THROUGH 27, IN BLOCK 251 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE AMENDED MAP THEREOF MADE BY G.A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO.

TOGETHER WITH THAT PORTION OF MYRTLE AVENUE ADJOINING SAID LOT 27 ON THE SOUTH, AS CLOSED BY RESOLUTION NO. 22979 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO ON AUGUST 1, 1917.

ASSESSOR PARCEL NUMBER

452-362-11 & 12

BENCHMARK

DESCRIPTION: NWBP INDIANA STREET AND CYPRESS AVENUE

ELEVATION: 307.096

SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK

DATUM: MEAN SEA LEVEL

SOURCE OF TOPOGRAPHY

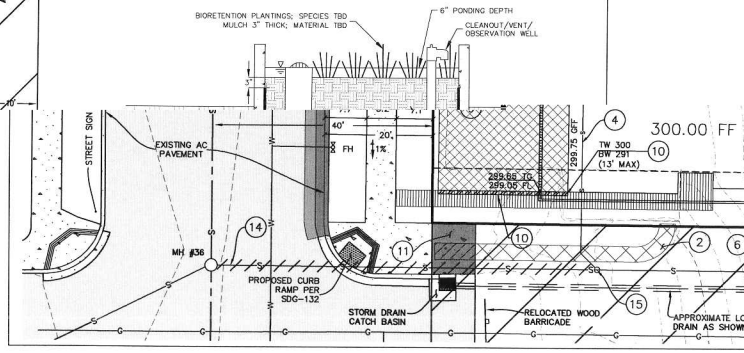
TOPOGRAPHIC SURVEY PERFORMED BY WALSH ENGINEERING & SURVEYING, INC. ON OCTOBER 16 AND NOVEMBER 11, 2013. BOUNDARY SURVEY PERFORMED BY WALSH ENGINEERING & SURVEYING, INC. ON FEBRUARY 18, 2015.

EASEMENTS

THERE ARE NO ONSITE EASEMENTS PER PRELIMINARY REPORT PREPARED BY FIDELITY TITLE AS ORDER NO. 00050939-992-SD1-DK DATED FEBRUARY 17, 2015.

LEGEND OF ABBREVIATIONS:

CO	CLEAN-OUT
DIA	DIAMETER
FF	FINISHED FLOOR
OH	OVERHEAD LINES
PP	POWER POLE
TC	TOP OF CURB
WM	WATER METER

SITE ADDRESS:

ADDRESS: 3503 & 3515 INDIANA ST. SAN DIEGO, CA 92103