



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 24, 2017 REPORT NO. PC-17-068

HEARING DATE: August 31, 2017

SUBJECT: Shasta Street Homes. Process Four Decision

PROJECT NUMBER: [519558](#)

OWNER/APPLICANT: Shasta Residential Partners, LLC/
Tim Golba

SUMMARY

Issue: Should the Planning Commission approve a project to demolish a single family dwelling unit and detached garage to construct two single family dwelling units located at 4003 Shasta Street in the Pacific Beach Community Plan and Local Coastal Program area?

Staff Recommendation: APPROVE Coastal Development Permit No. 1948541 and APPROVE Site Development Permit No. 1948542.

Community Planning Group Recommendation: On March 22, 2017 the Pacific Beach Planning Group voted 11-3-0 to recommend approval of the project with the condition that alley lights be provided (Attachment 10).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction of Small Structure). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 29, 2017 and the opportunity to appeal that determination ended July 14, 2017.

Fiscal Impact Statement: None associated with this action. All costs associated with the processing for this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The [Pacific Beach Community Plan and Local Coastal Program Land Use Plan](#) designates the site for Multi-Family Residential with a maximum density of 14 dwelling units per acre (du/ac). The existing two legal, previously conforming lots allow the proposed development of two residences (one for each legal lot) making the project consistent with the community plan. 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), and the payment of affordable housing fees are due at the time of

building permit issuance. The project will provide two new single family dwelling units in replacement of one existing single family dwelling unit to be demolished as part of this proposal.

BACKGROUND

The 0.11-acre site is located at 4003 Shasta Street within the RM-1-1 (Residential Multi-family) zone. The site is governed by the regulations included in the RM-1-1 zone, Coastal Height Limitation Overlay Zone (CHLOZ), the Coastal Overlay Zone (Non-Appealable), the Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone.

A single family dwelling unit and a detached garage, constructed in 1972, currently exist on the project site. A review of the existing home and site was conducted by City staff to determine if potential significant historic resources exist on the site in accordance with San Diego Municipal Code (SDMC) Section [143.0212](#). Based on the documentation provided, staff determined that the property does not meet local designation criteria as an individually significant historic resource under any of the adopted Historic Resource Board Criteria.

The project site is completely contained within private property and does not contain, nor is it adjacent to environmentally sensitive lands. The nearest public access to the Pacific Ocean is located at Crown Point within Mission Bay approximately a third of a mile to the east. The project site is surrounded on all sides by one and two-story single and multi-family dwelling units of varying architectural styles.

DISCUSSION

Project Description:

The project proposes the demolition of one existing detached single family dwelling unit and associated detached garage and the construction of two single family dwelling units with gross floor areas of 1,674 square feet (Lot "A") and 1,852 square feet (Lot "B"). Lot "A" will be two-stories containing a two-car carport, family room, dining room, and guest bedroom on the first floor. A loft, two bedrooms, and a deck is proposed to be located on the second floor. Lot "B" is proposed to be three stories containing a two-car carport, two bedrooms, and a bathroom on the first floor. The second story will contain a dining room, kitchen, living room, and deck while the third floor includes a master bedroom, loft, and deck. The project proposes a maximum building height for Lot "A" of 24-feet, six-inches and Lot "B" 29-feet, seven-inches where 30 feet is the maximum height limit allowed under the CHLOZ and in the RM-1-1 zone.

The project requires approval of a Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) section 126.0707 and a Site Development Permit ([SDMC 143.0920](#)) for deviations to the front yard and rear yard setbacks; Floor Area Ratio (FAR) for Lot "B"; Street Façade Habitable Area for Lot "B"; and a deviation to the 45-Degree Angled Building Envelope Plane for Lot "B".

The homes will utilize renewable energy technology, self-generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (also known as solar panels). The photovoltaic system will be located on the roof. The renewable energy technology amenities qualify the project as a sustainable building, thus the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. (This project submitted its Expedite Program application prior to the December 2016 decision to no longer allow projects fewer than four units into the Expedite program.)

Community Plan Analysis:

The character of the neighborhood along Shasta Street and Fortuna Avenue is a mixture of building forms, masses, and articulation of multi and single family dwelling units. The Urban Design Element of the General Plan encourages residential design with a perspective that recognizes "compatibility and continuity" with the surrounding neighborhood. Architectural design should not be limited to the individual project and preservation of character and development sensitive to the existing neighborhood should guide the project design. The proposed design, Spanish (Lot "A") and Cape Code (Lot "B") style homes will provide continuity by developing two, single family homes with character and design similar to other homes in the existing neighborhood.

A goal of the Residential Element in the Pacific Beach Community Plan is to implement design standards for single and multi-family development to ensure that redeveloped properties reflect the scale and character of the neighborhood. The plan also contains a policy to maintain the residential scale of Pacific Beach. The proposal for two single family residential dwelling units is consistent with the density described in the Pacific Beach Community Plan that occurs primarily along Shasta Street characterized by single family dwelling units and along Fortuna Avenue characterized by single- and multi-family dwelling units.

Project-Related Issues:

The project consists of two, 25-foot by 100-foot lots (2,500 and 2,503 square feet each). The project proposes to adjust the center lot line, which currently follows an east-west pattern and turn it 90-degrees so it travels a north-south orientation (Attachment 11). This will create two lots with areas of 2,892 square feet and 2,111 square feet with dimensions of 58-feet by 50-feet (Lot "A") and 41-feet by 50-feet (Lot "B"). The lot line adjustment will help to maintain the current development pattern throughout Pacific Beach for corner lots zoned RM-1-1 and replicate a development which proposes a dwelling unit in the front and one in the rear of the site. Additionally, the design will allow the existing driveway to be relocated six feet to the west and eliminate the requirement to construct a second driveway to access Lot "B" as Lot "B" will be accessed from the alley.

Five deviations are being requested as outlined in the following table:

Deviations			
Regulation	Required	Lot "A" Proposed	Lot "B" Proposed
Read Yard Setback	15 feet	4 feet	6 feet
Front Yard Setback	15 feet minimum 20 feet Standard	Conforms	10 feet
FAR	0.75	0.66	0.88
Angled Building Envelope Plane	No Encroachment Allowed into Habitable Area	Conforms	Encroaches into Habitable Area
Street Façade Habitable Area	40 percent minimum required	48 percent	34 percent

Rear Yard and Front Yard Setbacks: Subsequent to the recordation of a lot line adjustment the proposed house on Lot "A" will front Shasta Street and the rear yard will abut the side yard of Lot "B", which viewed from Fortuna Avenue, will have the appearance of the side yard for Lot "B". The proposed Lot "B" home fronts Fortuna Avenue and its rear yard abuts the side yard of the

neighboring property to the north, which is consistent with the existing lot pattern in the neighborhood (Attachment 10).

Lot "B" requires a deviation from the front yard setback. The required setback is such that 50 percent of the structure may be placed at 15 feet and the remaining 50 percent at 20 feet. The proposed front yard setback of 10 feet maintains the street side yard setback along Fortuna Avenue which is typical of other residential units in the area and is consistent with the development patterns of RM-1-1 lots throughout Pacific Beach. The Lot "B" front yard setback is a result of the lot line adjustment requested to create two proposed single family dwelling. The rear and front yard setback deviation would not alter the character, neighborhood development patterns, or bulk and scale of the area.

FAR Deviation: The project proposes a re-allocation of the FAR to allow Lot "A" to observe a 0.66 FAR and Lot "B" to observe a 0.88 FAR for their respective lots where 0.75 is the limit. The cumulative development as proposed will not exceed the allowed 0.75 FAR and as such would be consistent with the existing development patterns and fabric of RM-1-1 development in the Pacific Beach community (Attachment 11).

The re-allocation would allow a compatible design with other homes in the area and provide better streetscape massing for the project site. Lot "A" is a smaller two story building to be located on the front corner of the project while the home on Lot "B" would be taller with a three story mass at the rear of the site, which would be more consistent with the development pattern of the RM-1-1 zone throughout Pacific Beach. Conditions Nos. 29 and 30 in the Coastal Development Permit/Site Development Permit will limit the square footage cap on future floor area expansion for Lot "A" so that the combined FAR will not exceed the 0.75 maximum limit.

Angled Building Envelope Plane: The Angled Building Envelope Plane is measured from the minimum and standard front yard setback in addition to the side yard setback. In the RM-1-1 zone the plane is measured at 19 feet in height and then angles at 45 degrees toward the proposed habitable structure from the front yard setback. At the standard front yard setback and side yard setback, it is measured at 24 feet and angled at 45 degrees towards the proposed structure. The imaginary plane is required to pass over the habitable area of the structure so that the habitable area of the structure does not encroach into the required imaginary plane. The proposed Lot "B" structure encroaches into the Angled Building Envelope Plane at the side yard setback along the third floor. This deviation results from the legal but substandard lot size and narrow configuration of Lot "B", which reduces the building envelope and the ability to utilize the allowed gross floor area for the site. The development pattern for corner lots throughout Pacific Beach for the RM-1-1 zone typically includes a unit in the front of the lot and a unit in the back, which is similar in appearance to this project. The basic premise of this project is to provide two single family homes with a quality design and streetscape on two legal, yet substandard lots (Attachment 12).

Street Façade Habitable Area: For lots with a width of 50 feet or less, at least 40 percent of the length of the building facade on the ground floor is required to be enclosed as habitable area. The project proposes the home on Lot "B" with less than 40 percent of habitable area enclosed on the ground floor, while the home on Lot "A" will have greater than 40 percent habitable area enclosed on the ground floor. Collectively, the cumulative street facade habitable area enclosure total for the two homes will equate to 42 percent. Although Lot "B" provides only 34 percent street façade habitable area, the carport located at the Fortuna Avenue side of the buildable footprint, provides façade articulation through the use of transparency. The carport is required to provide two open sides to qualify as a carport. This transparency provides variation and depth where a wall enclosing square footage for a habitable area would not. The proposed design with the carport and decks above provides for better massing, architecture, and active usable spaces. Additionally, the access to the carport will be from the alley so that front yard landscaping will be preserved. The proposed

design is consistent with the surrounding Pacific Beach community for corner lots zoned RM-1-1 (Attachment 13).

Staff analyzed the deviations to determine consistency with the goals and recommendations of the General Plan, Pacific Beach Community Plan, and the purpose and intent of the RM-1-1 zone. The design contains multiple offsets including decks which result in residential outdoor space toward the front of the lot promoting interaction with the street consistent with the Community Plan. The proposed deviations will not adversely affect the aforementioned Plan, and is appropriate for the development in the neighborhood. The deviations are allowed through the granting of a Site Development Permit for projects utilizing the Affordable/In-Fill Housing and Sustainable Buildings Regulations from SDMC section [143.0915](#).

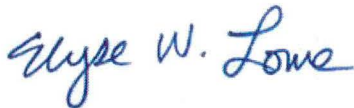
Conclusion:

With the exception of the deviations, the project meets all applicable regulations of the SDMC and staff finds the project consistent with the applicable land use plan, design guidelines, and development standards in effect for this site thus, staff recommends approval of the project.

ALTERNATIVES:

1. Approve Site Development Permit 1948542 and Coastal Development Permit No. 1948541, with modifications.
2. Deny Site Development Permit 1948542 and Coastal Development Permit No. 1948541, if the finding required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



William Zounes,
Project Manager
Development Services Department

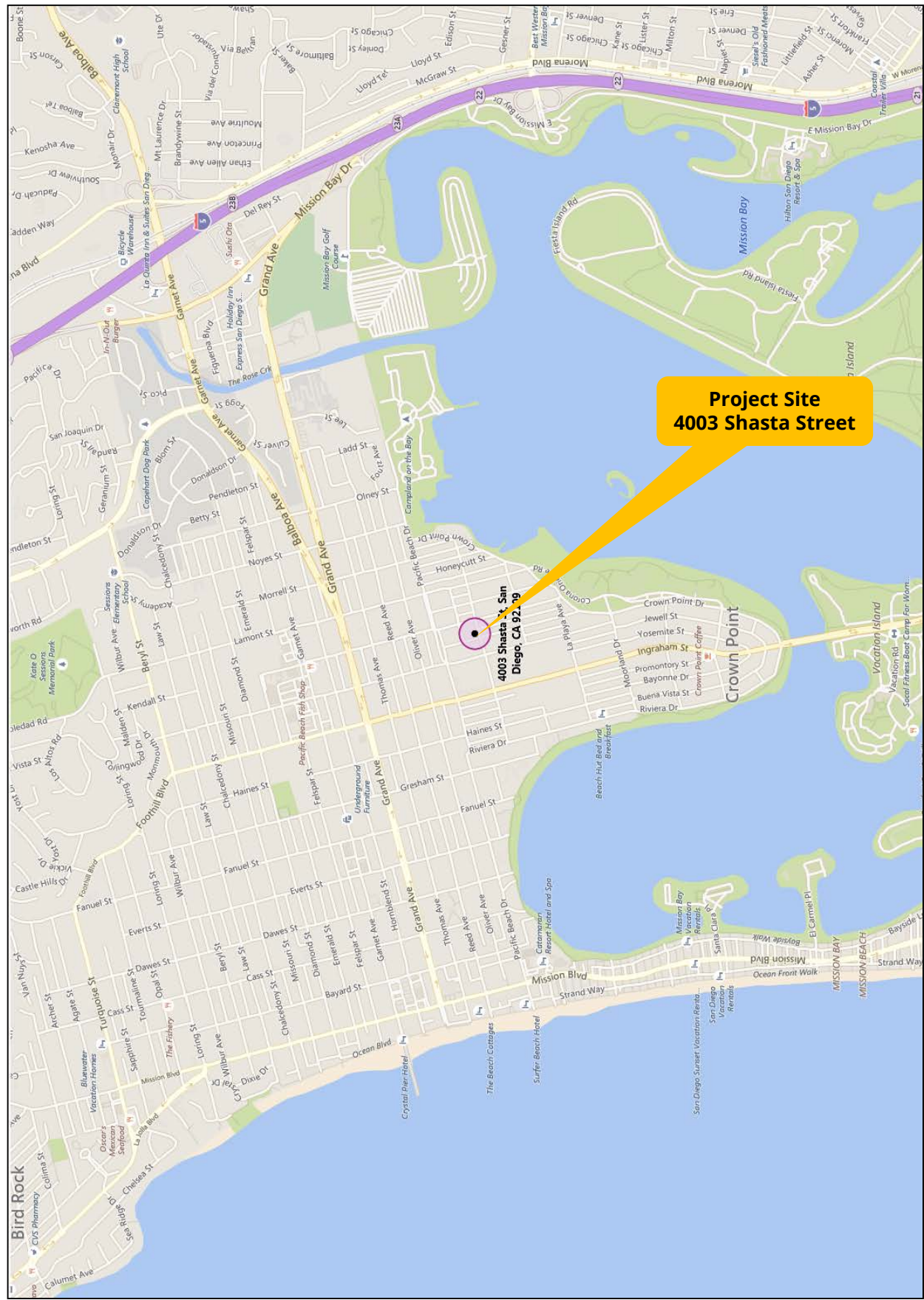
Attachments:

1. Project Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Ownership Disclosure Statement
9. Community Planning Group Recommendation
10. Setback Deviation Illustration
11. FAR Deviation Illustration
12. Angled Building Envelope Plane Deviation Illustration
13. Street Façade Habitable Area Deviation Illustration

14. Project Renderings
15. Project Plans

Attachment 1

Project Location Map



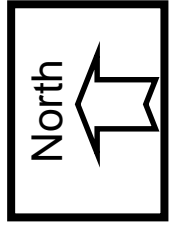
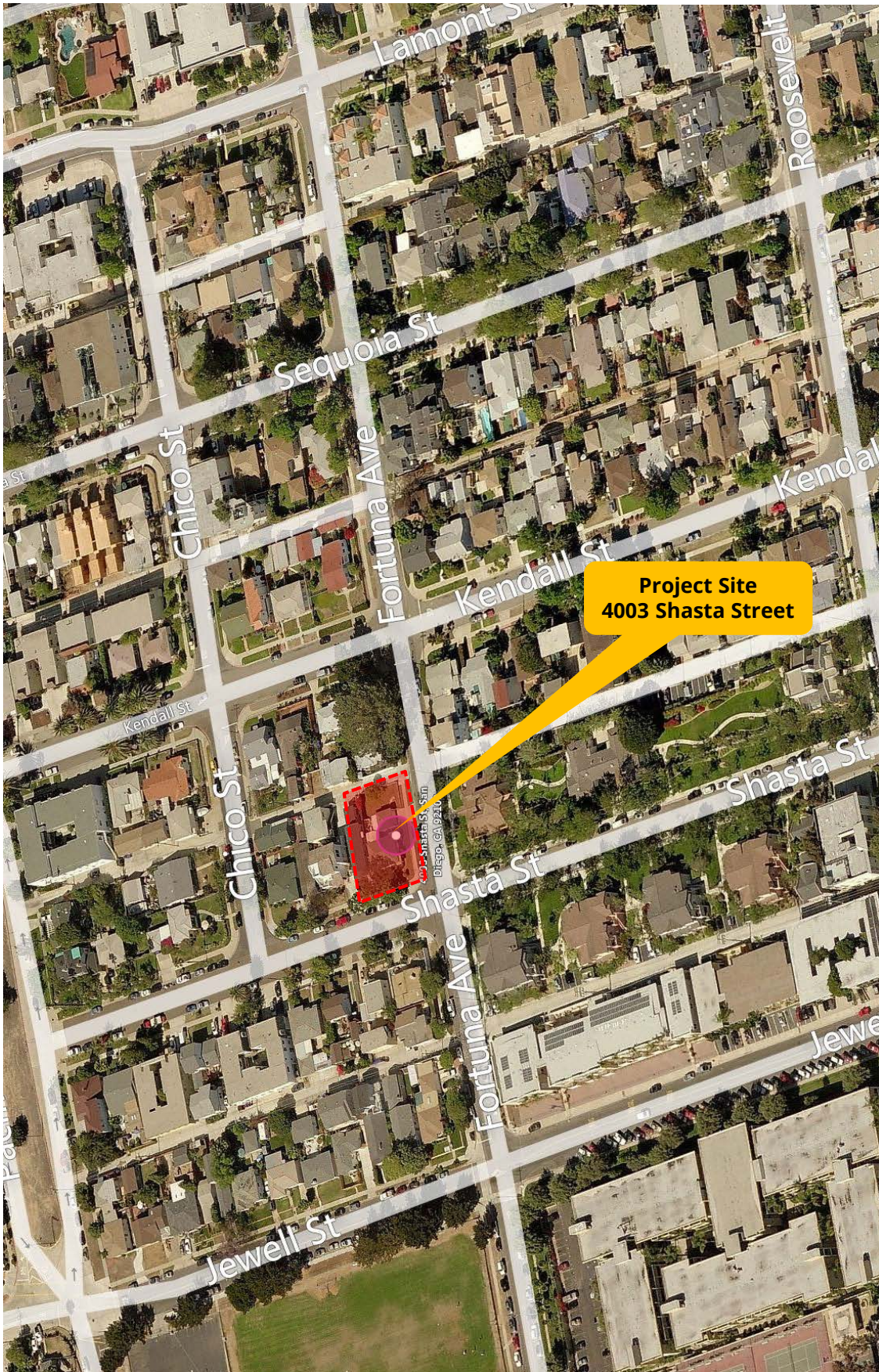
Project Location Map

Shasta Street Homes Project No. 519558

4003 Shasta Street



Attachment 2 Aerial Photograph of Site

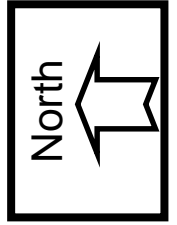


Aerial Photograph (Birds Eye)

Shasta Street Homes Project No. 519558
4003 Shasta Street



Attachment 3 Zoning Map



Zoning Map

Shasta Street Homes Project No. 519558
4003 Shasta Street



[illegible]

Shasta Street Homes Project No. 519558
4003 Shasta Street

PROJECT DATA SHEET

PROJECT NAME:	Shasta Street Homes	
PROJECT DESCRIPTION:	The demolition of one existing detached single family dwelling unit and associated detached garage and the construction of two single family dwelling units.	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit/Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential	
<u>ZONING INFORMATION:</u> ZONE: RM-1-1 HEIGHT LIMIT: 30 feet LOT SIZE: 5,003 square feet FLOOR AREA RATIO: 0.75 FRONT SETBACK: 15 feet minimum/20 feet standard SIDE SETBACK: 5 feet minimum/8 feet standard STREETSIDE SETBACK: 10 feet REAR SETBACK: 15 feet PARKING: 2 spaces per home		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential/ RM-1-1	Multi and Single Family Developments
SOUTH:	Multi-Family Residential/ RM-1-1	Multi and Single Family Developments
EAST:	Multi-Family Residential/ RM-1-1	Multi and Single Family Developments
WEST:	Multi-Family Residential/ RM-1-11	Multi and Single Family Developments
DEVIATIONS OR VARIANCES REQUESTED:	Deviations to rear and front yard setbacks; angled building envelop plan; street façade habitable area; and floor area ration.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 22, 20176 the Pacific Beach Planning Group voted 11-3-0 to recommend approval of the project with the condition that alley lights be provided.	

ATTACHMENT 6
Draft Permit Resolution with Findings

PLANNING COMMISSION
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1948542
COASTAL DEVELOPMENT PERMIT NO. 1948541
SHASTA STREET HOMES - PROJECT NO. 519558

WHEREAS, SHASTA RESIDENTIAL PARTNERS, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single family residential unit and construct two single family residential units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1948542 and 1948541), on portions of a 0.11-acre site;

WHEREAS, the project site is located at 4003 Shasta Street in the RM-1-1 zone of the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as Lots 7 and 8 of block 7, San Diego, California according to Map No. 894;

WHEREAS, on August 31, 2017, the Planning Commission of the City of San Diego considered Site Development Permit No. 1948542 and Coastal Development Permit No. 1948541 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 29, 2017 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 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated August 31, 2017.

FINDINGS:

A. Site Development Permit - Section 126.0504

1. Findings for all Site Development Permits

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

The Pacific Beach Community Plan and Local Coastal Program Land Use Plan designates the site for Multi-Family Residential with a maximum density of 14 dwelling units per acre (du/ac). The RM-1-1 zone implements the designated use and density. The existing two legal, previously conforming lots allow the proposed

ATTACHMENT 6

Draft Permit Resolution with Findings

development of two residences (one for each legal lot) making the project consistent with the community plan

The project site is located in Community Tree District 8 (Appendix D, Pacific Beach Community Plan). The project's plan identify tree species, including the Chinese Evergreen Elm, that would be consistent with the District Tree listed in Appendix D. The incorporation of sustainable design features, including photovoltaic power generation, would help implement the sustainable development policies of the General Plan Conservation Element.

The character of the neighborhood along Shasta Street and Fortuna Avenue is a mixture of building forms, masses, and articulation of multi and single family dwelling units. The Urban Design Element of the General Plan encourages residential design with a perspective that recognizes "compatibility and continuity" with the surrounding neighborhood. Architectural design should not be limited to the individual project and preservation of character and development sensitive to the existing neighborhood should guide the project design. The proposed design, Spanish (Lot "A") and Cape Code (Lot "B") style homes will provide continuity by developing two, single family homes with character and design similar to other homes in the existing neighborhood.

A goal of the Residential Element in the Pacific Beach Community Plan is to implement design standards for single and multi-family development to ensure that redeveloped properties reflect the scale and character of the neighborhood. The plan also contains a policy to maintain the residential scale of Pacific Beach. The proposal for two single family residential dwelling units is consistent with the density described in the Pacific Beach Community Plan that occurs primarily along Shasta Street characterized by single family dwelling units and along Fortuna Avenue characterized by single- and multi-family dwelling units. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The permit controlling the development contains specific conditions addressing project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area.

Conditions of approval require compliance with several operational constraints and development controls. The safety checks and balances of the proposed project include the review of construction plans by professional staff to determine compliance with all regulations; inspection of construction to assure construction permits are implemented in accordance with the approved plans; and that final construction complies with the approved plans all of which will assure the continued health, safety and general welfare of persons residing or working in the area. The project features include the replacement of sidewalks, curbs, and gutters,

ATTACHMENT 6
Draft Permit Resolution with Findings

landscaping, and new City standard curb cut. Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.

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

The project consists of two, 25-foot by 100-foot lots (2,500 and 2,503 square feet each). The project proposes to adjust the center lot line, which currently follows an east-west pattern and turn it 90-degrees so it travels north-south orientation (Attachment 11). This will create two lots with areas of 2,892 square feet and 2,111 square feet with dimensions of 58-feet by 50-feet (Lot "A") and 41-feet by 50-feet (Lot "B"). The lot line adjustment will help to maintain the current development pattern throughout Pacific Beach for corner lots zoned RM-1-1 and replicate a development which proposes a dwelling unit in the front and one in the rear of the site. Additionally, the design will allow the existing driveway to be relocated six feet to the west and eliminate the requirement to construct a second driveway to access Lot "B" as Lot "B" will be accessed from the alley.

Five deviations are being requested as outlined in the following table:

Deviations			
Regulation	Required	Lot "A" Proposed	Lot "B" Proposed
Rear Yard Setback	15 feet	4 feet	6 feet
Front Yard Setback	15 feet minimum 20 feet Standard	Conforms	10 feet
FAR	0.75	0.66	0.88
Angled Building Envelope Plane	No Encroachment Allowed into Habitable Area	Conforms	Encroaches into Habitable Area
Street Façade Habitable Area	40 percent minimum required	48 percent	34 percent

Rear Yard and Front Yard Setbacks: Subsequent to the recordation of a lot line adjustment the proposed house on Lot "A" will front Shasta Street and the rear yard will abut the side yard of Lot "B", which viewed from Fortuna Avenue, will have the appearance of the side yard for Lot "B". The proposed Lot "B" home fronts Fortuna Avenue and its rear yard abuts the side yard of the neighboring property to the north, which is consistent with the existing lot pattern in the neighborhood.

Lot "B" requires a deviation from the front yard setback. The required setback is such that 50 percent of the structure may be placed at 15 feet and the remaining 50 percent at 20 feet. The proposed front yard setback of 10 feet maintains the street side yard setback along Fortuna Avenue which is typical of other residential units in the area and is consistent with the development patterns of RM-1-1 lots throughout Pacific Beach. The Lot "B" front yard setback is a result of the lot line adjustment

ATTACHMENT 6

Draft Permit Resolution with Findings

requested to create two proposed single family dwelling units. The rear and front yard setback deviation would not alter the character, neighborhood development patterns, or bulk and scale of the area.

FAR Deviation: The project proposes a re-allocation of the FAR to allow Lot "A" to observe a 0.66 FAR and Lot "B" to observe a 0.88 FAR for their respective lots where 0.75 is the limit. The cumulative development as proposed will not exceed the allowed 0.75 FAR and as such would be consistent with the existing development patterns and fabric of RM-1-1 development in the Pacific Beach community.

The re-allocation would allow a compatible design with other homes in the area and provide better streetscape massing for the project site. Lot "A" is a smaller two story building to be located on the front corner of the project while the home on Lot "B" would be taller with a three story mass at the rear of the site, which would be more consistent with the development pattern of the RM-1-1 zone throughout Pacific Beach. Conditions Nos. 29 and 30 in the Coastal Development Permit/Site Development Permit will limit the square footage cap on future floor area expansion for Lot "A" so that the combined FAR will not exceed the 0.75 maximum limit.

Angled Building Envelope Plane: The Angled Building Envelope Plane is measured from the minimum and standard front yard setback in addition to the side yard setback. In the RM-1-1 zone the plane is measured at 19 feet in height and then angles at 45 degrees toward the proposed habitable structure from the front yard setback. At the standard front yard setback and side yard setback, it is measured at 24 feet and angled at 45 degrees towards the proposed structure. The imaginary plane is required to pass over the habitable area of the structure so that the habitable area of the structure does not encroach into the required imaginary plane. The proposed Lot "B" structure encroaches into the Angled Building Envelope Plane at the side yard setback along the third floor. This deviation results from the legal but substandard lot size and narrow configuration of Lot "B", which reduces the building envelope and the ability to utilize the allowed gross floor area for the site. The development pattern for corner lots throughout Pacific Beach for the RM-1-1 zone typically includes a unit in the front of the lot and a unit in the back, which is similar in appearance to this project. The basic premise of this project is to provide two single family homes with a quality design and streetscape on two legal, yet substandard lots.

Street Façade Habitable Area: For lots with a width of 50 feet or less, at least 40 percent of the length of the building facade on the ground floor is required to be enclosed as habitable area. The project proposes the home on Lot "B" with less than 40 percent of habitable area enclosed on the ground floor, while the home on Lot "A" will have greater than 40 percent habitable area enclosed on the ground floor. Collectively, the cumulative street facade habitable area enclosure total for the two homes will equate to 42 percent. Although Lot "B" provides only 34 percent street façade habitable area, the carport located at the Fortuna Avenue side of the buildable footprint, provides façade articulation through the use of transparency. The carport is required to provide two open sides to qualify as a carport. This transparency provides variation and depth where a wall enclosing

ATTACHMENT 6

Draft Permit Resolution with Findings

square footage for a habitable area would not. The proposed design with the carport and decks above provides for better massing, architecture, and active usable spaces. Additionally, the access to the carport will be from the alley so that front yard landscaping will be preserved. The proposed design is consistent with the surrounding Pacific Beach community for corner lots zoned RM-1-1.

Staff analyzed the deviations to determine consistency with the goals and recommendations of the General Plan, Pacific Beach Community Plan, and the purpose and intent of the RM-1-1 zone. The design contains multiple offsets including decks which result in residential outdoor space toward the front of the lot promoting interaction with the street consistent with the Community Plan. The proposed deviations will not adversely affect the aforementioned Plan, and is appropriate for the development in the neighborhood. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

2. **Supplemental Findings - Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings:**

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

The proposed project qualifies for the Affordable Housing/Infill and Sustainable Expedite Program by generating at least 50 percent of its power from a solar photovoltaic system and providing additional energy efficiency. The landscape design will incorporate native and pest resistant plants, rain sensor shut-off devices, and a high efficiency irrigation system with state of the art low precipitation rate sprinkler equipment. Although the project is not providing affordable housing on-site, it is required to pay the inclusionary affordable house fee pursuant to the Inclusionary Housing Ordinance. Therefore, the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.

- b. **The development will not be inconsistent with the purpose of the underlying zone.**

The project proposes the demolition of a single-family dwelling and a detached two car garage and the construction of two, single-family dwelling units. The project is located within the Residential Multi-Unit (RM)-1-1 zone. The RM-1-1 zone

ATTACHMENT 6
Draft Permit Resolution with Findings

accommodates developments with similar densities and is intended to establish development criteria that consolidates common development patterns with characteristics of single dwelling units. The project conforms to the existing built environment which includes one and two story multi-family and single-family dwelling units along Shasta Avenue and Futuna Street. The proposed project complies with the applicable regulations of the underlying RM-1-1 zone, such as but not limited to, vertical height limits, landscape requirements, open space requirements, storage requirements, parking and access requirements. Therefore, the development will not be inconsistent with the purpose of the underlying zone.

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

Please see Site Development Permit Finding No. 1(c) above for fact supporting this finding. For the reasons described in that finding, which are hereby incorporated into this finding by reference, any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

B. Coastal Development Permit - Section 126.0708

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

The proposed development is contained within the existing legal lot area, on private property, approximately a third of a mile from Mission Bay or 1.23 miles to the Pacific Ocean and thereby will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in the Local Coastal Program land use plan. The proposed project will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. The proposed development conforms to the height and density requirements of the San Diego Municipal Code and the Pacific Beach Community Plan. The development does not impact any public views to or along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The site has been previously developed and is neither located on or near any sensitive biologic resources or environmentally sensitive lands, thus it does not contribute to any alteration or disturbance of these natural lands forms. The

ATTACHMENT 6
Draft Permit Resolution with Findings

proposed development will incorporate the use of sustainable design features and landscaping. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

- c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

Please see Site Development Permit Finding No. 1(c) above for facts supporting this finding. For the reasons described in that finding, which are hereby incorporated into this finding by reference, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is not between the first public road and sea or the shoreline. It is directly east of the first public road (Mission Boulevard). Therefore, the proposed development does not have to comply with the public access and recreation policies of the Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1961246 and Coastal Development Permit No. 1961242 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1961246 and 1961242, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: August 31, 2017
IO#: 24007086

ATTACHMENT 7
Draft Permit with Conditions

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501
WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007067 SPACE ABOVE THIS LINE FOR RECORDER'S USE

Site Development Permit No. 1948542
Coastal Development Permit No. 1948541
SHASTA STREET HOMES - PROJECT NO. 519558
Planning Commission

This Site Development Permit and Coastal Development Permit is granted by the Planning Commission of the City of San Diego to SHASTA RESIDENTIAL PARTNERS, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 143.0920. The 0.11-acre site is located at 4003 Shasta Street in the RM-1-1 zone of the Pacific Beach Community Plan area. The project site is legally described as: Lots 7 and 8 of block 7, San Diego, California according to Map No. 894;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a single family dwelling unit and detached garage for the construction to two single family dwelling units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 31, 2017, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single family dwelling unit and detached garage;
- b. Construction of one, 1,674 square-foot, two-story single family dwelling unit containing 584 square feet of deck area and the construction of a 1,852 square-foot, three-story, single family dwelling unit containing 466 square feet of deck area;
- b. Deviations:
 - i. Rear Yard Setback deviation for Lot "A" of four feet where 15 feet is required;
 - ii. Rear Yard Setback deviation for Lot "B" of six feet where 15 feet is required;
 - iii. Front Yard Setback for deviation for Lot "B" of 10 feet where a 15-foot minimum and 20-foot standard are required;

ATTACHMENT 7
Draft Permit with Conditions

- iv. Floor Area Ratio (FAR) deviation where Lot "A" is below the maximum allowed (0.66) and Lot "B" is over the maximum allowed (0.88) but the combined FAR of both lots meet the FAR Requirements where the maximum FAR is 0.75;
 - v. Street Façade Habitable Area deviation where Lot "A" is above the 40-percent minimum required and Lot "B" is below the 40-percent minimum required however; the combined lots meet the Street Façade Habitable Area requirement;
 - vi. Deviation for Lot "B" to allow the structure to encroach into the 45-degree Angled Building Envelope Plane along the west side setback.
-
- c. Landscaping (planting, irrigation and landscape related improvements);
 - d. Off-street parking;
 - e. A roof-mounted photovoltaic system on each of the proposed homes, consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
 - f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.
 - g. Alley security lights.

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 September 14, 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.

ATTACHMENT 7
Draft Permit with Conditions

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in

ATTACHMENT 7

Draft Permit with Conditions

defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

11. 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" and shall be enforced and implemented to the satisfaction of the Development Services Department.

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.).

ENGINEERING REQUIREMENTS:

13. The project proposes to export 110 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized driveway and replace with current City Standard, curb, gutter and sidewalk, to match existing scoring pattern, adjacent to the site on Fortuna Avenue, satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new current City Standard 12 foot wide driveway, adjacent to the site on Fortuna Avenue, satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing uneven sidewalk with a new current City Standard sidewalk, adjacent to the site on Shasta Street, satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private walkway in the Shasta Street's right-of-way.

ATTACHMENT 7

Draft Permit with Conditions

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

19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm water Design Manual, 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 Development Services Department.

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

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

23. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

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

25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition

ATTACHMENT 7

Draft Permit with Conditions

or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

26. Owner/Permittee shall maintain a minimum of four off-street parking spaces on the project site 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.

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

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

29. The gross floor area for Lot "A" (1760 Fortuna Avenue) shall not exceed 1,900.25 square feet.

30. The gross floor area for Lot "B" (4003 Shasta Street), at no time can the gross floor area exceed 1,852 square feet.

31. Carports for both Lot "A" and Lot "B" must be maintained as an open carport with at least two elevations 40 percent open and shall not be enclosed parking.

32. Prior to the issuance of a building permit, a Lot Line Adjustment Parcel Map shall be recorded in the Office of the San Diego County Recorder.

33. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for the property pursuant to Section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the Office of the San Diego County Recorder must be provided to satisfy this condition.

TRANSPORTATION REQUIREMENTS

34. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the San Diego Municipal Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

ATTACHMENT 7
Draft Permit with Conditions

35. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 2.5 feet of the adjacent alley, satisfactory to the City Engineer.

36. The Owner/Permittee, shall provide and maintain a 10 foot x 10 foot visibility triangle area along the property line at the intersection of Fortuna Street and the alley. No obstruction higher than 36 inches shall be located within the visibility triangle area.

37. The Owner/Permittee, shall provide and maintain a 25 foot x 25 foot visibility triangle area along the property line at the intersection of Fortuna Street and Shasta Street. No obstruction higher than 36 inches shall be located within visibility triangle area.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

38. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD's shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

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

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

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

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

43. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral.

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

45. The required back flow prevention device for Lot "B," shall be located within 10 feet from required water service in Lot "A."

46. Prior to the issuance of any construction permit, the Owner/Permittee shall record an adequate private water easement on Lot "A" to serve Lot "B."

ATTACHMENT 7
Draft Permit with Conditions

47. Prior to the issuance of any construction permit, the Owner/Permittee shall record an adequate private sewer easement on Lot "B" to serve Lot "A."

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on August 31, 2017.

ATTACHMENT 7
Draft Permit with Conditions

Permit Type/PTS Approval No.: CDP NO. 1948541/SDP No. 1948541
Date of Approval: August 31, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
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.

Shasta Residential Partners, LLC
Owner/Permittee

Shasta Residential Partners, LLC
Owner/Permittee

By _____
Joel Berman

By _____
Leland Pakusch

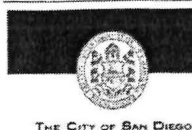
Shasta Residential Partners, LLC
Owner/Permittee

Shasta Residential Partners, LLC
Owner/Permittee

By _____
Michael Richmond

By _____
Jason Costanza

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



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

Ownership Disclosure Statement

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

Project Title

4003 Shasta Street Homes

Project No. For City Use Only

Project Address:

4003 Shasta Street, San Diego, CA 92109

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

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

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

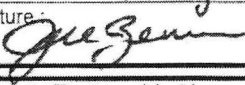
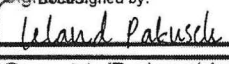
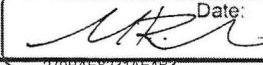
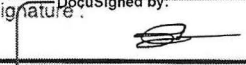
Project Title: 4003 Shasta Street Homes	Project No. (For City Use Only)
---	--

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): Shasta Residential Partners, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 1545 Hotel Circle South #145 City/State/Zip: San Diego, CA 92108 Phone No: (619)231-9905 Fax No: (858)750-3471 Name of Corporate Officer/Partner (type or print): Joel Berman Title (type or print): manager/member Signature:  Date: 10/11/2016	Corporate/Partnership Name (type or print): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 1545 Hotel Circle South #145 SD CA 92108 City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Leland Pakusch Title (type or print): manager/member Signature:  Date: 10/26/2016
Corporate/Partnership Name (type or print): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 1545 Hotel Circle South #145 SD CA 92108 City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Michael Richmond Title (type or print): manager/member Signature:  Date: 10/26/2016	Corporate/Partnership Name (type or print): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 1545 Hotel Circle S. #145 SD CA 92108 City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Jason Costanza Title (type or print): manager/member Signature:  Date: 10/26/2016
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:

Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library

4275 Cass Street, San Diego, CA 92109

Wednesday, March 22, 2017: 6:30-8:30 pm

Minutes

PBPG Election: 4:30-6:30 pm

Item 1 - 6:30 **Call to Order, Quorum:** Karl Rand, Marcia Nordstrom, Henish Pulickal, Brian Curry, Mike Beltran, Joe Wilding, Tony Franco, Peter Lee, Mike Miller, Paula Ferraco, Debbie Conca. Eve Anderson, Jason Legros, Ben Ryan, Baylor Triplett

Item 2 Consent Agenda Items

Approve Mission Bay Dredging Project – Approved unanimously.

Item 3 **Current Agenda - Modifications and Approval** -Change order of projects: Shasta, Mission, Beryl, Wilbur. Henish 1st motion, 2nd Debbie. 11-0-0

Item 4 February 22, 2017 Minutes - Modifications and Approval

1st: Joe wilding, 2nd: Ben Ryan. 10-0-1 (Paula abstained)

Item 5 – 6:45 Non-Agenda Public Comments (2 minutes maximum per speaker)

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

1) Shasta Street Homes. CDP 519558.

Demo existing single family and construct two detached homes on two legal lots.

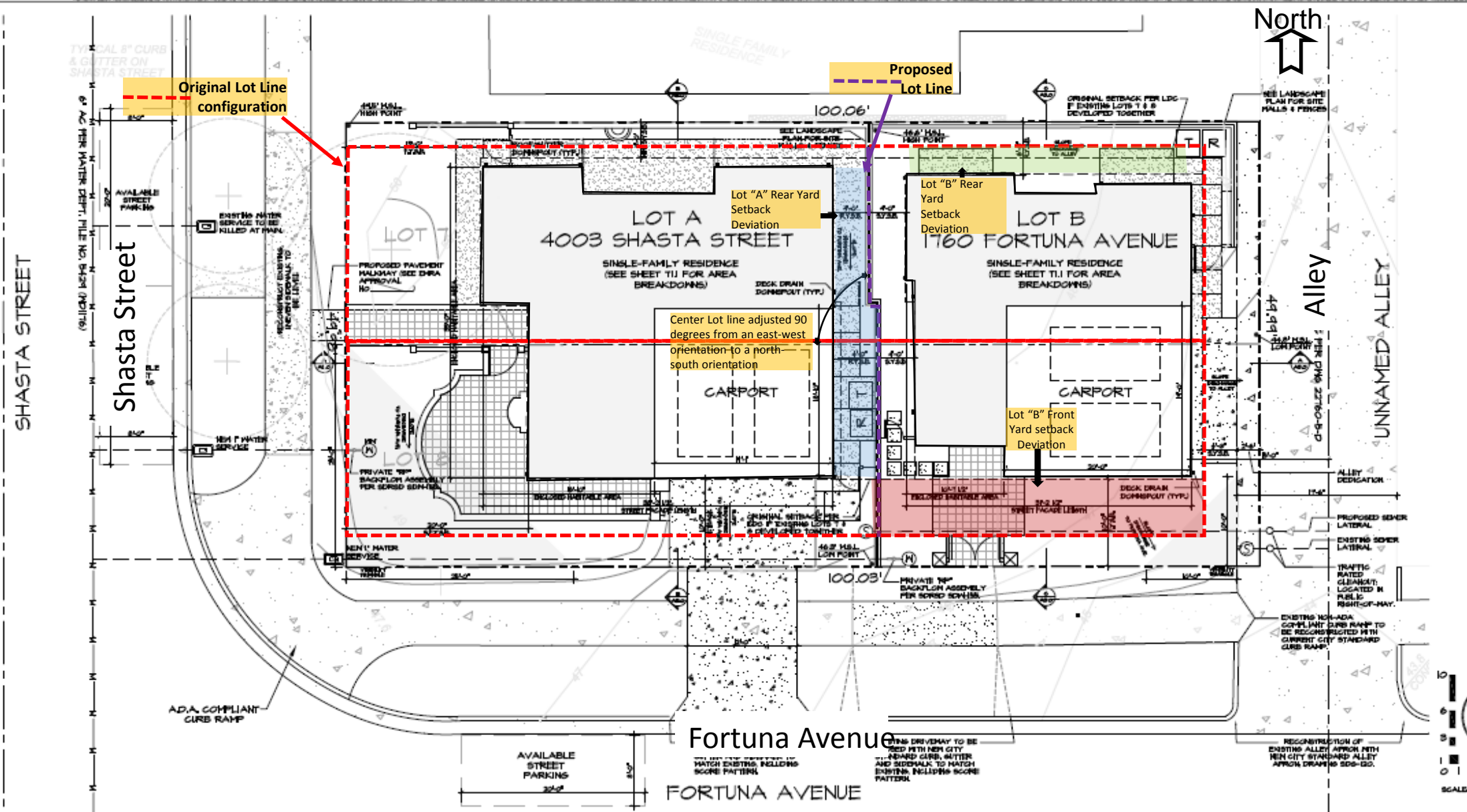
Subcommittee recommends motion to approve.

3 deviations for set-back issues. Will generate 50% of energy from photovoltaic. Chargers for electric cars. Many other features. Not LEED certifying.

Kristen Victor: wants more affordable housing. Wants space for teachers and firemen.

Peter Lee: LEED certification means paying money for a plaque on a wall.

Motion to approve with alley lights. Mike Miller 1st 2nd: Deb Conca. 11-3 (Jim Morrison – neighbors against it, Joe Wilding – too much traffic, Deb Conca – too much density)

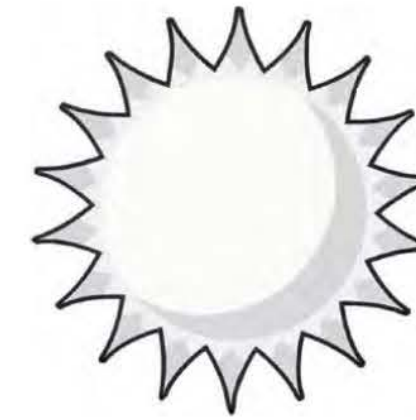


Lot "B" FAR of 0.88 cannot expand GFA.









4003 SHASTA STREET HOMES

"A SUSTAINABLE EXPEDITE PROJECT"

4003 SHASTA STREET & 1760 FORTUNA AVENUE
SAN DIEGO, CA 92109



ARTISTIC RENDERING - CONCEPT ONLY

COASTAL DEVELOPMENT PERMIT SET

Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (858) 750-3471

Project Address:
4003 SHASTA STREET
SAN DIEGO, CA 92109

Project Name:
4003 SHASTA
STREET HOMES

Sheet Title:
COVER SHEET

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 04-10-17
Revision 2: 03-03-17
Revision 1: 11-09-16

Original Date: 10-18-16
Sheet | OF 12

SPECIAL INSPECTIONS:

GENERAL REQUIREMENTS:

1. THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER DS-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
2. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
3. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
4. "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
5. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

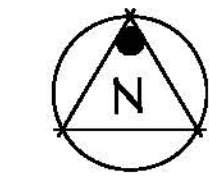
SYMBOLS

SHEET NUMBER

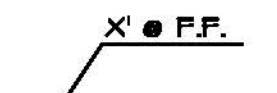
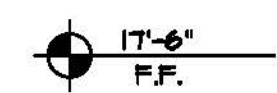
A1.5

SHEET NUMBER
CATEGORY NUMBER
DISCIPLINE LETTER

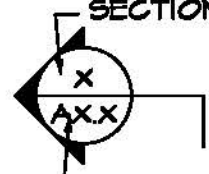
NORTH ARROW



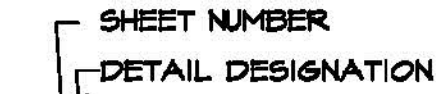
ELEVATION MARKS



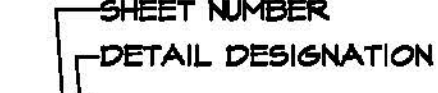
BUILDING SECTION MARKS



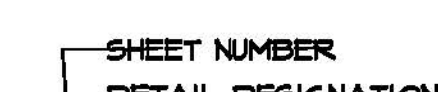
WALL SECTION MARKS



DETAIL TARGETS



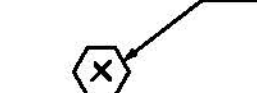
PLAN BLOW-UP DETAILS



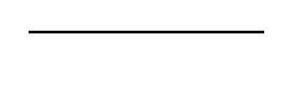
DOOR SYMBOL



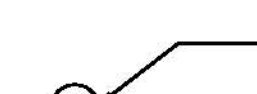
WINDOW SYMBOL



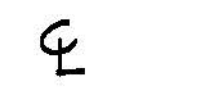
BATT INSULATION



PLAN NOTE TARGET



CENTER LINE



ELEVATION TARGETS



INTERIOR ELEVATION TARGETS



PLAN BLOW-UP DETAILS

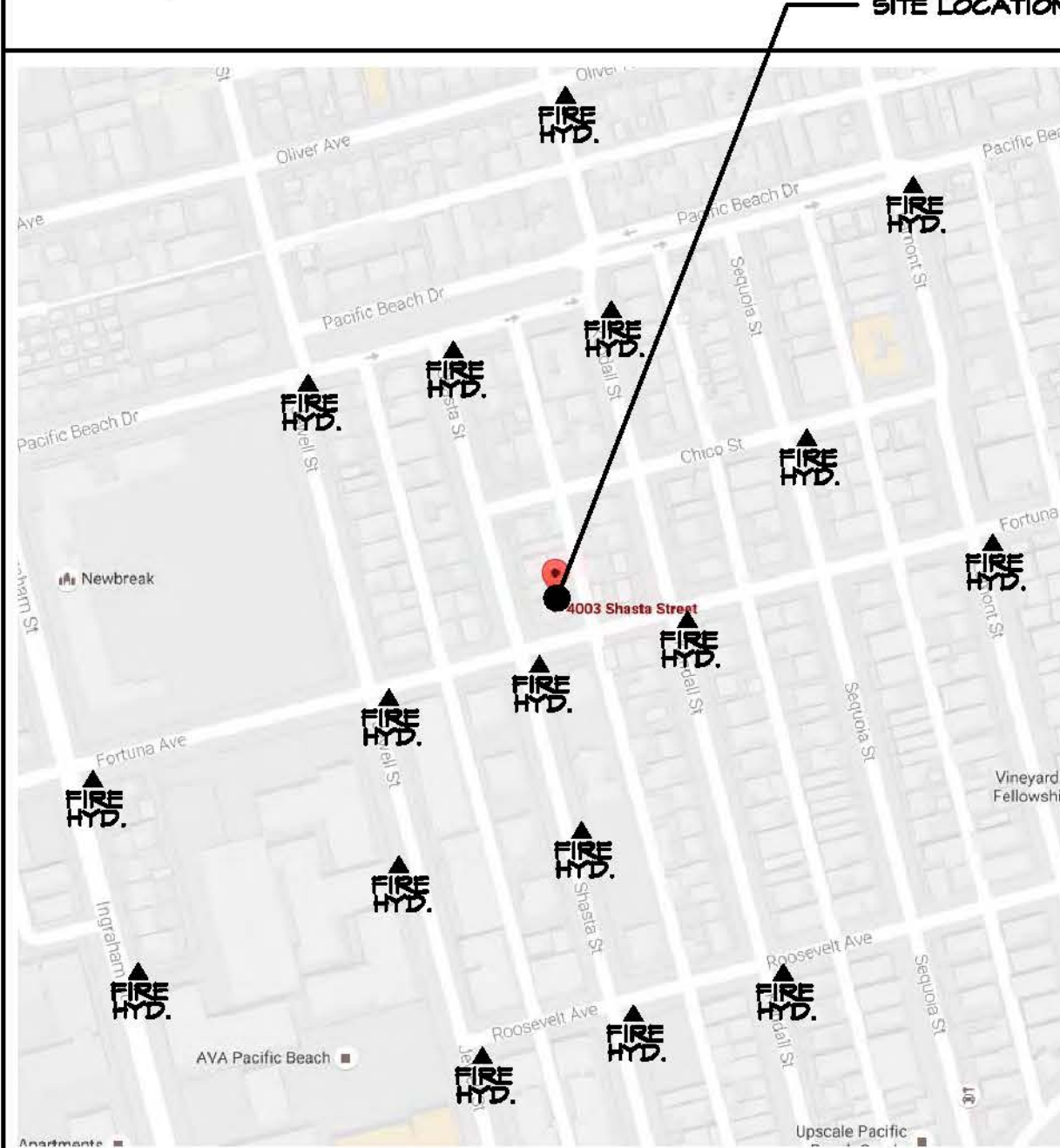


ABBREVIATIONS

ACOUS.	ACOUSTICAL	MATL.	MATERIAL
A.C.T.	ADJUSTABLE	MAX.	MAXIMUM
A.F.F.	AT FINISHED FLOOR	MECH.	MECHANICAL
AGG.	AGGREGATE	MEMB.	MEMBRANE
ALUM.	ALUMINUM	MEZZ.	MEZZANINE
ALT.	ALTERNATE	MAN.	MANUFACTURER
A.P.	ACCESS PANEL	MIN.	MINIMUM
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
ARCH.	ARCHITECTURAL	M.O.	MOVABLE
ASPH.	ASPHALT	MOV.	MOVABLE
ASST.	ASSISTANT	MTD.	MOUNTED
AUTO.	AUTOMATIC	MTL.	METAL
		N.T.S.	NOT TO SCALE
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO.	NUMBER
B.U.R.	BUILT UP ROOFING	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
CAB.	CABINET	OA.	OVERALL
CIRC.	CIRCULATION	O.C.	ON CENTER
C.L.	CENTER LINE	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	O.F.P.	OVERFLOW DRAIN
CLOS.	CLOSET	OFF.	OFFICE
C.M.U.	CONCRETE MASONRY UNIT	OH.	OVERHEAD
COL.	COLUMN	OPNS.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONF.	CONFERENCE	PAV.	PAVING
CONN.	CONNECTION	P.C.	PRE-CAST
CONSTR.	CONSTRUCTION	PL.	PLATE
CONT.	CONTINUOUS	PLAM.	PLASTER
CONTR.	CONTRACTOR	PLAS.	PLASTIC LAMINATE
COORD.	COORDINATE	PLBS.	PLUMBING
CORR.	CORRIDOR	PLYWD.	PLYWOOD
CFT.	CUBIC FEET	PNT.	PAINT
C.J.	CONTROL JOINT	PNL.	PANEL
C.T.	CERAMIC TILE	FOL.	POLISHED
CTR.	CENTER	PROP.	PROPERTY
C.M.	COLD WATER	P.S.F.	POUNDS PER SQUARE FOOT
		P.S.I.	POUNDS PER SQUARE INCH
DBL.	DOUBLE	PTD.	PAINTED
DEMO.	DEMOLITION	PTN.	PARTITION
DEPT.	DEPARTMENT	PT.	POINT
DIA.	DIAMETER		
DIAS.	DIAGONAL	QTY.	QUANTITY
DIFF.	DIFFUSER		
DIM.	DIMENSION	R.	RUBBER
DIV.	DIVISION	RECEP.	RECEPTION
DN.	DOWN	REINF.	REINFORCING
D.P.	DAMP-PROOFING	R.O.V.	RIGHT OF WAY
DR.	DETAIL	RAD.	RADIUS
DTL.	DETAIL	R.B.	RUBBER BASE
		R.C.P.	REFLECTED CEILING PLAN
		R.D.	ROOF DRAIN
		REC.	RECESSED
		REF.	REFERENCE
		REFR.	REFRIGERATOR
		REIN.	REINFORCED
		RESL.	REQUIRED
		REV.	REVISION
		RFS.	ROOFING
		RM.	ROOM
		R.O.	ROUGH OPENING
		S.	SOUTH
		SAN.	SANITARY
		SCHED.	SCHEDULE
		SECT.	SECTION
		SECUR.	SECURITY
		S.F.	SQUARE FOOT
		SHR.	SHOWER
		SHT.	SHEET
		SIM.	SIMILAR
		SL.	SLOPE
		S.P.	STANDARD PIPE
		SPEC.	SPECIFICATION
		SPKR.	SPEAKER
		SQ.	SQUARE
		S.S.T.	STAINLESS STEEL
		STA.	STATION
		STD.	STANDARD
		STL.	STEEL
		STOR.	STORAGE
		STRUC.	STRUCTURAL
		SUSP.	SUSPENDED
		SYM.	SYMMETRICAL
		T.	TREAD
		T.O.	TOP OF
		T.B.	TOP AND BOTTOM
		T.G.S.	TONGUE AND GROOVE
		TEL.	TELEPHONE
		TEMP.	TEMPERED
		TER.	TERRAZZO
		THK.	THICK
		TLT.	TOILET
		TOPO.	TOPOGRAPHY
		T.V.	TELEVISION
		TYP.	TYPICAL
		UNEXC.	UNEXCAVATED
		UNF.	UNFINISHED
		UNO.	UNLESS OTHERWISE NOTED
		UTL.	UTILITY
		VAC.	VACUUM
		V.C.T.	VINYL COMPOSITION TILE
		VENT.	VENTILATION
		VERT.	VERTICAL
		VEST.	VESTIBULE
		V.I.F.	VERIFY IN FIELD
		VOL.	VOLUME
		V.T.	VINYL TILE
		W.	WATER
		W.C.	WATER CLOSET
		W.D.	WIDE
		W.F.	WIDE FLANGE
		W.H.	WATER HEATER
		WIN.	WINDOW
		WM.	WIRE MESH
		WTP.	WATERPROOFING
		WT.	WATER
		W.M.F.	WELDED WIRE MESH
		YD.	YARD

VICINITY & HYDRANT MAP

NO SCALE



AREA CALCULATIONS

HABITABLE (INCLUDED IN F.A.R.)			
	1ST FLOOR	2ND FLOOR	3RD FLOOR
LOT A	826 S.F.	848 S.F.	-
LOT B	589 S.F.	645 S.F.	514 S.F.
TOTAL HABITABLE: 3,526 S.F.			
F.A.R. HABITABLE: 3,526 S.F. / 5,003 S.F. = .704			

DECKS (EXEMPT PER SDMG 113.0234(b)(1))			
	1ST FLOOR	2ND FLOOR	3RD FLOOR
LOT A	-	254 S.F.	294 S.F.
LOT B	-	275 S.F.	191 S.F.
TOTAL: 1,014 S.F.			

GARPORTS (EXEMPT PER SDMG 113.0234(a)(6))	
LOT A	371 S.F.
LOT B	342 S.F.
TOTAL: 713 S.F.	

RESIDENTIAL PARKING
REQ'S:
(BEACH IMPACT PARKING)

PER TABLE 142-05C, TWO DETACHED SINGLE FAMILY HOMES WILL REQUIRE PARKING AT 2 SPACES PER DWELLING UNIT.

GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 4003 SHASTA STREET RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

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

- SOLAR PHOTO VOLTAGE SYSTEM FOR GENERATING POWER ON SITE.
- HIGH EFFICIENCY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE.
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

PROJECT DATA

PROJECT DESCRIPTION:

PROJECT PROPOSES THE DEMOLITION OF A SINGLE FAMILY DWELLING AND DETACHED 2 SPACE GARAGE STRUCTURE LOCATED ON LOTS 1 AND 2, BLOCK 1 PER MAP 844. EXISTING LOTS 1 & 2 TO BE RECONFIGURED WITH A LOT LINE ADJUSTMENT TO ALLOW FOR THE CONSTRUCTION OF TWO NEW DETACHED THREE-BEDROOM SINGLE FAMILY HOMES ON THE RECONFIGURED LOTS. EACH SINGLE FAMILY HOME SHALL INCLUDE AN ATTACHED TWO SPACE CARPORT. DWELLING PROPOSED AT LOT A IS A TWO STORY UNIT OF 1,674 SQUARE FEET. DWELLING PROPOSED AT LOT B IS A THREE STORY UNIT OF 1,852 SQUARE FEET.

PROJECT SEEKS A SITE DEVELOPMENT PERMIT TO ALLOW THE FOLLOWING DEVIATIONS:
1) DEVIATION TO REDUCE SETBACKS OF THE SUBJECT PARCELS RESULTING FROM THE LOT LINE ADJUSTMENT TO CREATE RESHAPED LEGAL LOTS FOR EACH PROPOSED HOME ON THE TWO-LOT PROJECT SITE DUE OT THE LOT LINE ADJUSTMENT ACTION. REQUESTED REDUCED SETBACK DEVIATIONS AS FOLLOWS:
LOT A - REDUCED REAR YARD SETBACK FROM STANDARD 15' TO A PROPOSED 4'.
LOT B - REDUCED FRONT YARD SETBACK FROM THE STANDARD 15' MIN./20' STANDARD TO A PROPOSED 10'.
LOT B - REDUCED REAR YARD SETBACK FROM THE STANDARD 15' TO A PROPOSED 6'.

2) DEVIATION FROM THE ANGLED BUILDING ENVELOPE PLANE REQUIREMENT ALONG THE NEWLY FORMED SIDEYARD (WEST) OF LOT B, RESULTING FROM THE LOT LINE ADJUSTMENT CREATING THIS AS A SIDE YARD.

3) DEVIATION TO ALLOW SQUARE FOOTAGE FLOOR AREA RATIO RE-ALLOCATION TO OCCUR BASED ON THE .75 FLOOR AREA RATIO FOR THE CURRENT TWO LOTS BUT TO ALLOW LOT A TO BE LESS THAN THE .75 MATHEMATICAL CALCULATION AND LOT B TO BE ABOVE THE .75 MATHEMATICAL CALCULATION OF .75 BUT WHEN COMBINED THE CUMULATIVE F.A.R. TOTALS ARE WITHIN THE .75 OF THE PAIR OF LEGAL LOTS THAT COMPRISE THIS PROJECT SITE.

4) DEVIATION TO ALLOW STREET FACADE HABITABLE AREA ENCLOSURE RE-ALLOCATION ALONG FORTUNA AVENUE TO OCCUR BASED ON THE 40% REQUIREMENT PER SDMG 131.0444(a)(2) FOR THE CURRENT TWO LOTS, BUT TO ALLOW LOT B TO BE LESS THAN THE 40% CALCULATION AND LOT A TO BE ABOVE THE 40% CALCULATION, BUT WHEN COMBINED, THE CUMULATIVE STREET FACADE HABITABLE AREA ENCLOSURE TOTALS ARE ABOVE THE REQUIRED 40% OF THE PAIR OF LEGAL LOTS THAT COMPRISE THIS PROJECT SITE. SEE TABLE ON SHEET A0.0 FOR CALCULATIONS.

REQUESTED SETBACK DEVIATIONS			
	F.Y.S.B. REQUIRED	F.Y.S.B. DEVIATED	R.Y.S.B. REQUIRED
LOT A	15'-0"/20'-0"	-	15'
LOT B	15'-0"/20'-0"	10'-0"	15'

REQUESTED MAX F.A.R. ALLOCATION			
MAX F.A.R. FOR ENTIRE SITE:		3,752.25 S.F.	
PROPOSED HABITABLE F.A.R. (SEE AREA CALCS.)		LOT A : 1,674 S.F.	LOT B : 1,852 S.F.
		TOTAL: 3,526 S.F.	

PROPOSED F.A.R. ALLOCATION:	
LOT B	1,852 S.F. / 2,111 S.F. = 88.0 %
REMAINING F.A.R. FOR LOT A : 3,752.25 S.F. - 1,852 S.F. = 1,900.25 S.F.	
LOT A	1,900.25 S.F. / 2,842 S.F. = 66.0 %

PROPOSED LOT A RESIDENCE: 1,674 SF
AVAILABLE FOR FUTURE DEVELOPMENT
AT LOT A = 1,900.25 SF - 1,674 SF = 226.25 SF

CURRENT SITE ADDRESS:	4003 SHASTA STREET SAN DIEGO, CA 92104
ASSESSORS PARCEL NUMBER:	424-403-05-00
LEGAL DESCRIPTION:	LOT 1 & 2, BLOCK 1, SAN DIEGO, CA, MAP 844
EXISTING DISCRETIONARY PERMITS:	NONE
REQUIRED DISCRETIONARY PERMITS:	COASTAL DEVELOPMENT PERMIT SITE DEVELOPMENT PERMIT
YEAR EXISTING STRUCTURE WAS BUILT:	1972
EXISTING SOIL CONDITIONS:	PREVIOUSLY GRADED & DISTURBED
LOT USE	EXISTING: SINGLE-FAMILY DWELLING PROPOSED: 2 SINGLE-FAMILY DWELLINGS
LOT ZONING:	RH-1-I
OVERLAY ZONE DESIGNATION:	BEACH IMPACT PARKING COASTAL HEIGHT OVERLAY ZONE
LOT SIZE:	PROPOSED LOT A : 2,842 S.F. PROPOSED LOT B : 2,111 S.F.
	TOTAL: 5,003 S.F.
DENSITY:	PER TABLE 143-05C, DENSITY EQUALS 1 UNITS ALLOWED PER SUBDIVIDED LOT.
MAX F.A.R.:	.75 MAX = (2,842x.75)= 2,131 S.F. ALLOWED LOT A (2,111x.75)= 1,583.25 S.F. ALLOWED LOT B TOTAL ALLOWED: 3,752.25 S.F. ORIGINAL LOTS F.A.R.: 5,003 S.F. X .075 = 375.225 S.F.
OCCUPANCY:	R-3
BUILDING CODES:	2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA GREEN BUILDING CODE, 2013 CALIFORNIA FIRE CODE
CONSTRUCTION TYPE:	TYPE VB
NUMBER OF STORIES	EXISTING: 1 STORY PROPOSED: 2 STORY - LOT A 3 STORY - LOT B
BUILDING HEIGHT	EXISTING: 20'-00" PROPOSED: LOT A: 24'-6" LOT B: 29'-1 7/8"
GEOLOGICAL HAZARD CATEGORY:	32

SHEET INDEX Attachment 15 Project Plans Page 2 of 12

GENERAL

T1.0	COVER SHEET
T1.1	LEGEND AND PROJECT DATA

ARCHITECTURAL

C0.0	SITE MAP
C1.0	PRELIMINARY GRADING PLAN W/ LOT LINE ADJUSTMENT
A0.0	SITE PLAN
A1.0	FLOOR PLANS
A1.1	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS

LANDSCAPE

L1.0	LANDSCAPE PLAN AND NOTES
L1.1	LANDSCAPE PLAN AND NOTES

PROJECT DIRECTORY

OWNER:	SHASTA RESIDENTIAL PARTNERS, LLC C/O JOEL BERMAN 1940 GARNET AVE., SUITE 100 SAN DIEGO, CA 92104 TEL. (619) 231-4905
ARCHITECT:	GOLBA ARCHITECTURE, INC. 1940 GARNET AVE., SUITE 100 SAN DIEGO, CA 92104 TEL. (619) 231-4905 CONTACT: BRIAN YAMAGATA
CIVIL ENGINEER:	CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVE., SUITE J SAN DIEGO, CA 92126 TEL. (858) 271-4401 CONTACT: ANTHONY CHRISTENSEN
LANDSCAPE:	NERI LANDSCAPE ARCHITECTURE 428 HORNBLAND STREET, SUITE #3 SAN DIEGO, CA 92104 TEL. (858) 274-3222 CONTACT: JAMES NERI
SURVEYOR:	"A QUICK SURVEY" 2169 WOODLAND HEIGHTS GLEN ESCONDIDO, CA 92026 TEL. (760) 525-0641 CONTACT: MICHAEL THOMPSON

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: TIM GOLBA

SIGNATURE: DATE:

Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92104
Office: (619) 231-4905
Fax: (858) 750-3471

Project Address:
4003 SHASTA STREET
SAN DIEGO, CA 92104

Project Name:
4003 SHASTA STREET HOMES

Sheet Title:

PROJECT DATA

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: 05-24-17
Revision 3: 04-10-17
Revision 2: 03-03-17
Revision 1: 11-04-16

Original Date: 10-18-16

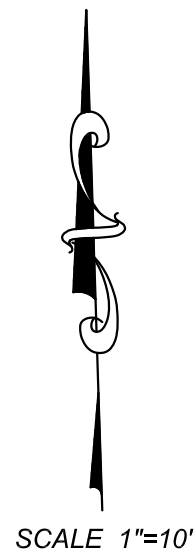
Sheet 2 of 12

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

SHASTA STREET HOMES
4003 SHASTA ST.
SAN DIEGO, CA



0.1
T 1.1



NOTES: THIS PLOT IS IN SUPPORT OF FUTURE
SITE IMPROVEMENTS BY OTHERS
BOUNDARY BEARINGS AND DISTANCES SHOWN
ARE RECORD FROM CORNER RECORD PLAT NO. 20977

NOT ALL LANDSCAPE AND HOUSE FEATURES
ARE SHOWN

ALL BUILDING TIE SHOTS TAKEN AT
OUTSIDE WOOD, BRICK OR STUCCO WALL
NO ROOF OR PATIO OVERHANG SHOWN
ELEVATION IS BASED ON CITY OF SAN DIEGO
VERTICAL CONTROL BENCHMARK
SHASTA STREET AND PACIFIC BEACH DRIVE
N.2299, E.16971, ELEVATION 59.121 MSL DATUM
SWBP

CONC. = CONCRETE

BLDG. = BUILDING

(FF) = FINISH FLOORS ARE APPROXIMATE

PL = PROPERTY LINE

G = GAS METER

W = WATER METER

E = ELECTRIC METER

OH = OVERHEAD WIRES

TC = TOP OF CURB

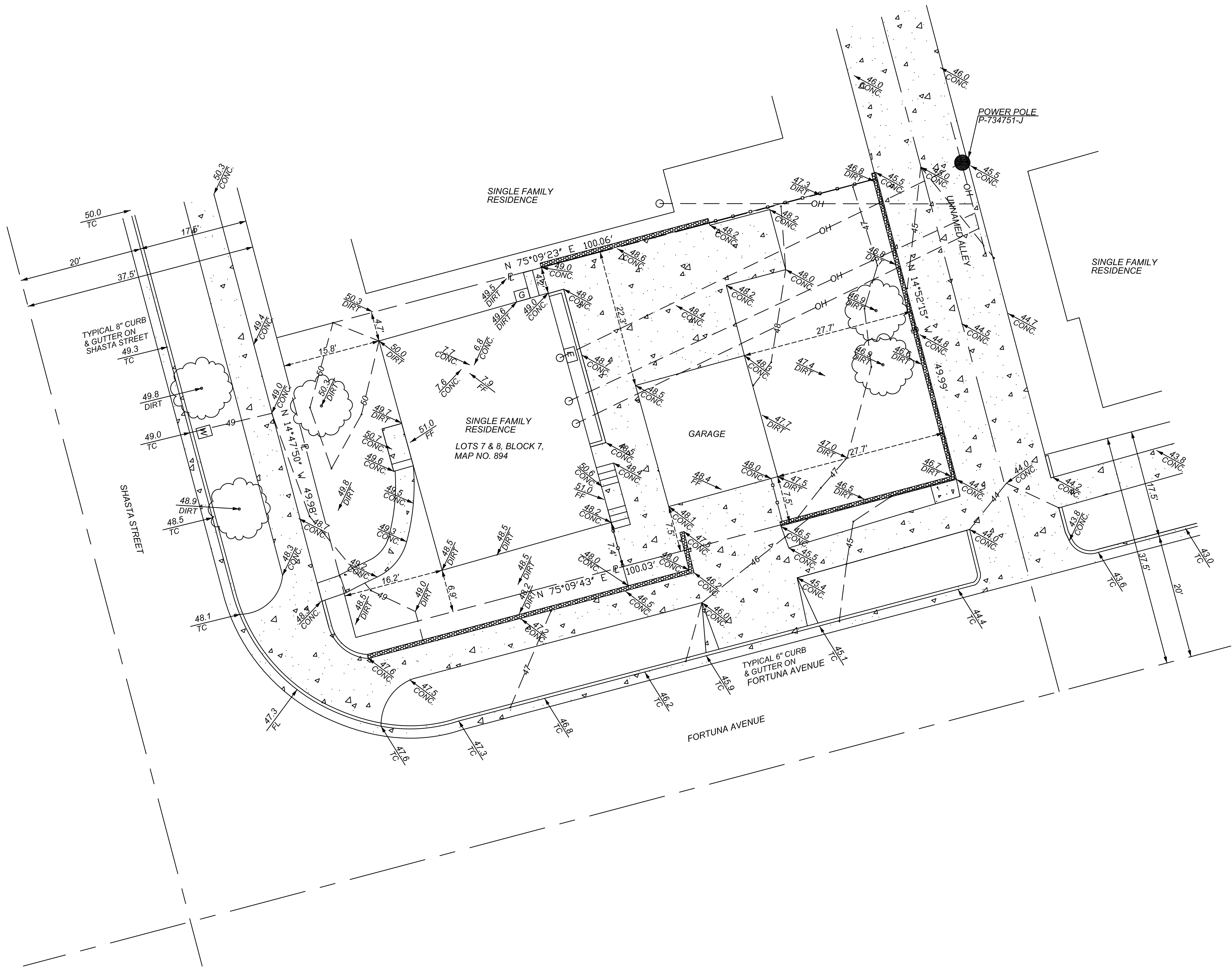
===== = INDICATES CONCRETE BLOCK WALL WITH AND
WITHOUT A FENCE ATTACHED TO THE TOP
HEIGHT AND WIDTH VARIES

△ = INDICATES CONCRETE

—○— = INDICATES FENCE
HEIGHT & STYLE VARIES

7.5
CONC. = INDICATES ELEVATION

● = INDICATES MATURE TREE
SIZE AND TYPE VARIES



PLAT PREPARED BY:

"A QUICK SURVEY"
2163 WOODLAND HEIGHTS GLEN
ESCONDIDO, CA. 92026
(760) 525-0694 CELL
zilla5706-work@yahoo.com

MICHAEL THOMPSON, P.L.S. 5706

DATE

SITE MAP

PLAT PREPARED FOR:

JOEL BERMAN
1940 GARNET AVENUE., SUITE 100
SAN DIEGO, CA. 92109
(619) 231-9905
TGolba@Golba.com

SITE DATA:

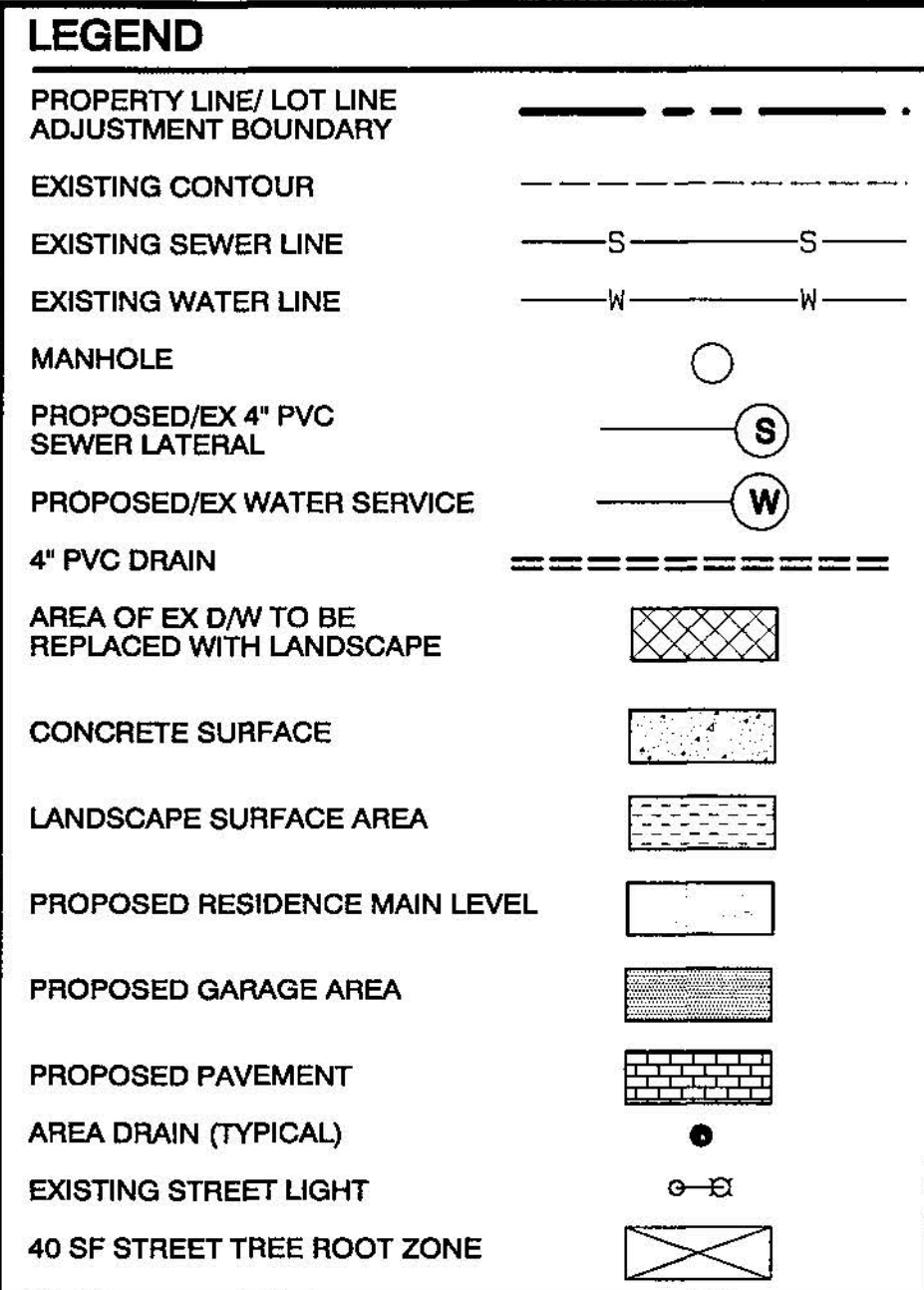
APN 424-403-05
4003 SHASTA STREET
SAN DIEGO, CA. 92109
LOTS 7 & 8, BLOCK 7,
MAP NO. 894

DATE: 05-24-16
JN 16-1124

AREA
5,000 sq.ft.
PLUS OR MINUS
TB MAP#1248 A-6

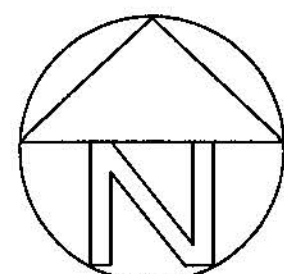
CONTACT:

TIM GOLBA (GOLBA ARCHITECT INC.)
1940 GARNET AVENUE., SUITE 100
SAN DIEGO, CA. 92109
(619) 231-9905
TGolba@Golba.com

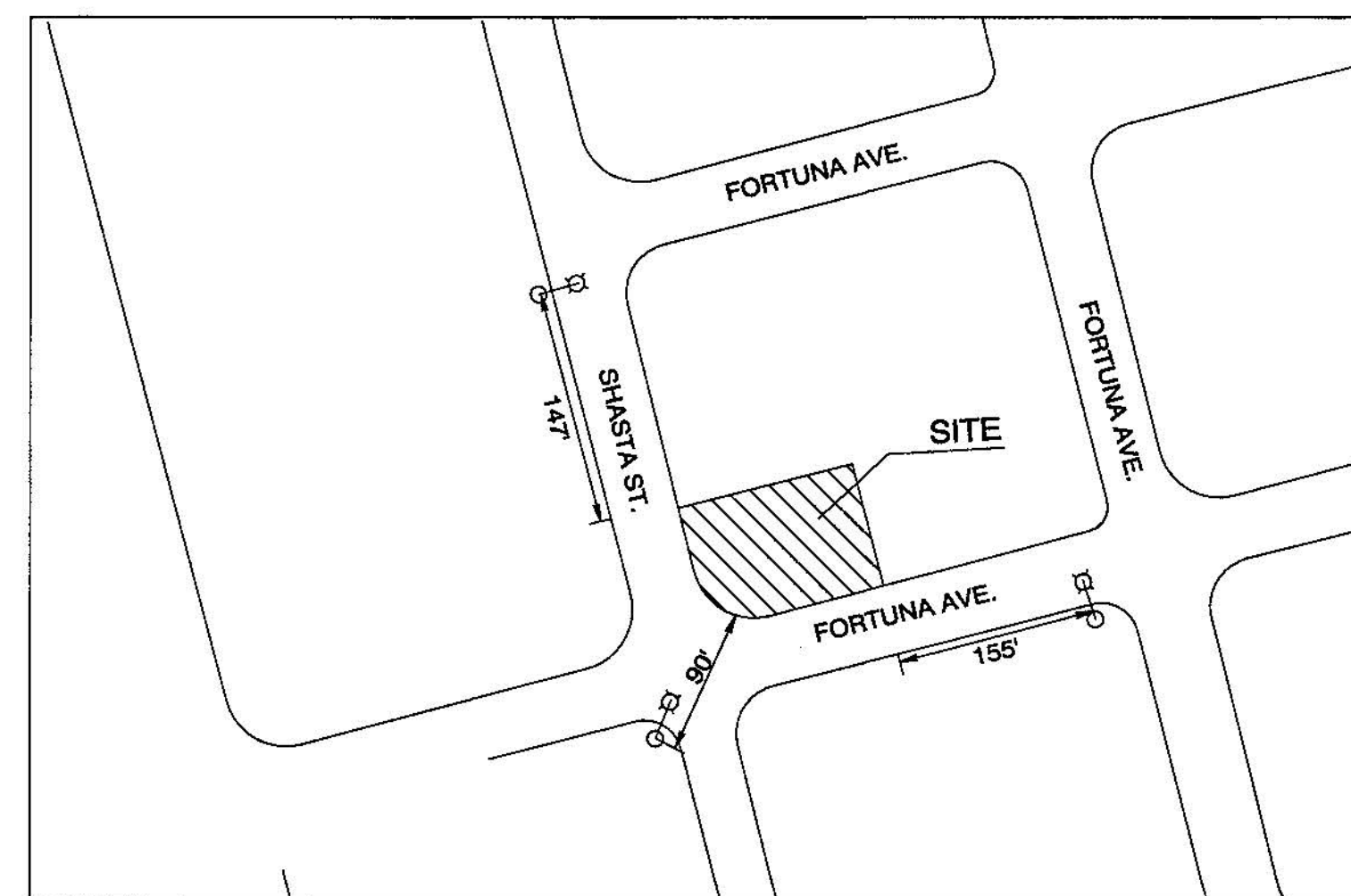
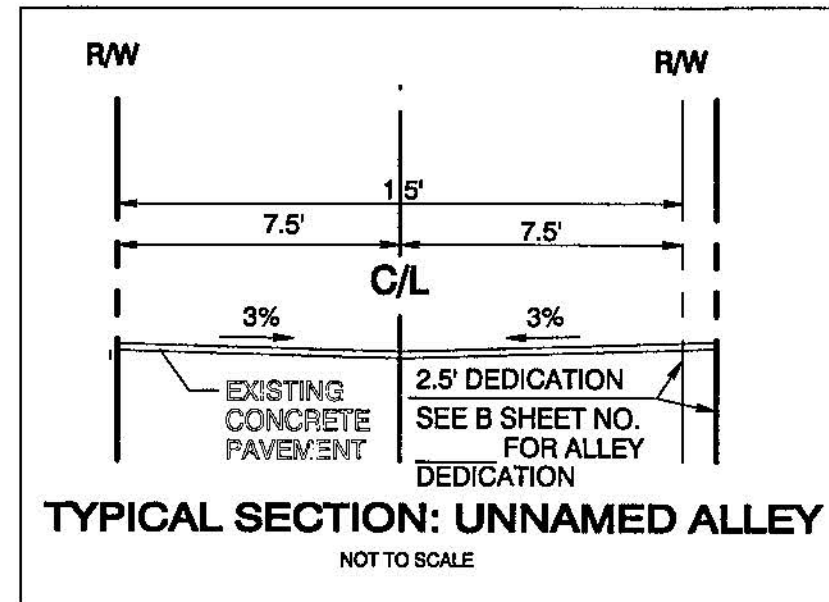
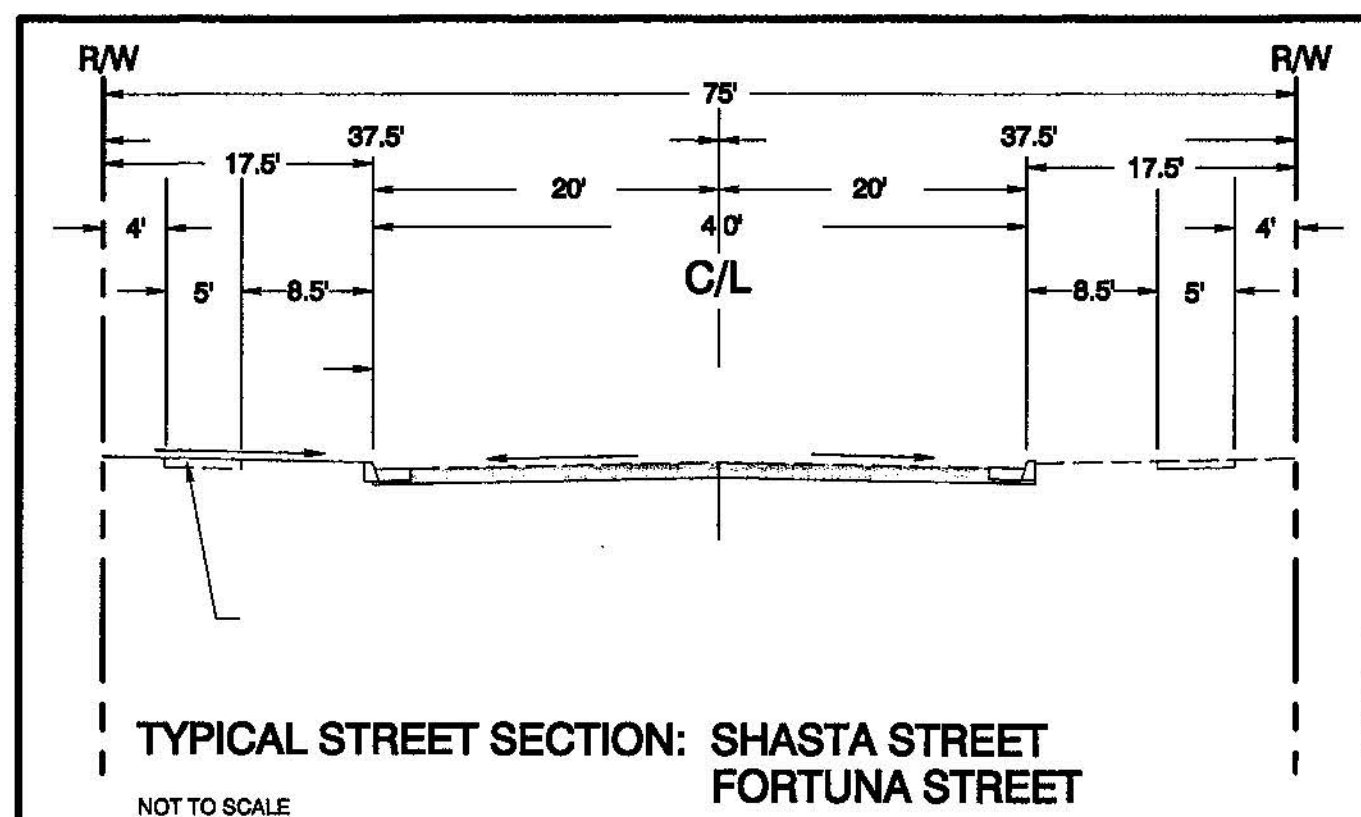


CONSTRUCTION NOTES

- NEW 12 FT DRIVEWAY WITH NEW CITY STANDARD CURB, GUTTER, AND SIDEWALK TO MATCH EXISTING INCLUDING SCORING PATTERN, PER SDG-160
- REMOVE EX DRIVEWAY
REPLACE CURB & GUTTER PER SDG-151
- RECONSTRUCT EXISTING UNEVEN SIDEWALK TO BE LEVEL
PER SDG-155, MAINTAIN SCORING PATTERN
- REMOVE EX DRIVEWAY AND REPLACE WITH LANDSCAPING
- PROPOSED LOT LINE
- SIDEWALK UNDERDRAIN
46.9 FL OUT
Q100=0.09 CFS
V100=3.1 FPS
- PROPOSED 3" PRIVATE WATER EASEMENT
- PROPOSED 5" PRIVATE SEWER EASEMENT
- PROPOSED 3" PRIVATE GAS EASEMENT
- AREA DRAIN (TYPICAL)
- MASONRY RETAINING WALL (TYPICAL)
- PROPOSED 1" WATER SERVICE (SERVICES LOT 1)
- PROPOSED 1" WATER SERVICE (SERVICES LOT 2)
- EX SEWER LATERAL TO BE RETAINED TO SERVE LOT 2
- PROPOSED SEWER LATERAL TO SERVE LOT 1
- EX GAS SERVICE TO BE RETAINED TO SERVE LOT 2
- PROPOSED GAS SERVICE TO SERVE LOT 1
- EX ALLEY PED RAMP TO BE REMOVED AND REPLACED
PER SDG-137
- EX ADA COMPLIANT CURB RAMP
- EX CONCRETE WALKWAY TO BE REMOVED
- 2.5' ALLEY DEDICATION PER PM NO. _____
- EX ALLEY APRON TO BE REMOVED AND REPLACED
PER SDG-120
- VISIBILITY TRIANGLE, NOTHING EXCEEDING 36" IN HEIGHT
PERMITTED IN THIS AREA (NO PLANT MATERIAL EXCEEDING
24" IN HEIGHT) (TYP.)
- NOT USED
- EX WALKWAY TO BE REMOVED
- PROPOSED WATER METER BOX
- 1" BACKFLOW PREVENTER PER SDW-155
ZURN WILKINS MODEL 976XL2
- SEWER LATERAL CLEANOUT PER SDS-102
- EXISTING 3/4" WATER SERVICE TO BE KILLED



SCALE: 1" = 10'



MAY 25, 2017
ANTHONY K. CHRISTENSEN, RCE 54021
LS 7508
Date



Attachment 15 COASTAL DEVELOPMENT PERMIT NO. 1824604 LOT LINE ADJUSTMENT NO. 1824604 PRELIMINARY GRADING PLAN

BASIS OF BEARINGS

THE SOUTHERLY LINE OF LOT 6, BLOCK 7 OF MAP NO. 894 AS SHOWN ON CORNER RECORD 20877 10301. I.E. N 75°09'23" E.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG IN TOP OF CURB AT THE SOUTHWEST CORNER OF SHASTA STREET AND PACIFIC BEACH DRIVE. ELEVATION 58.121' MEAN SEA LEVEL N.G.V.D. 1929.

NOTES

- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY SURVEY BY "A QUICK SURVEY" (MICHAEL THOMPSON, LS 5706) DATED MAY 24, 2016.
- THE USE OF PROPOSED LOT IS FOR 2 RESIDENTIAL SINGLE FAMILY RESIDENCES
- THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
- THE EXISTING NUMBER OF LOTS ARE TWO. THE PROPOSED NUMBER OF PARCELS IN THIS LOT LINE ADJUSTMENT IS TWO.
- DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- THE DEVELOPMENT PROPOSES TO PROVIDE 4 ENCLOSED PARKING SPACES.
- NAD27 COORDINATES = 299-1897, NAD83 COORDINATES = 1869-6258.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE IMPROVEMENTS WITHIN EXISTING AND PROPOSED EASEMENTS, INCLUDING PRIVATE STORM DRAIN AND SEWER LATERAL CONNECTIONS
- THE ASSESSOR PARCEL NUMBERS ARE: 539-521-01-00 & 539-521-02-00.
- THE DESIGN OF SIDEWALKS SHALL MATCH THE HISTORIC SIDEWALK PATTERN ON THE ADJACENT PROPERTIES, INCLUDING LOCATION, WIDTH, ELEVATION, SCORING PATTERN, COLOR AND MATERIAL.
- EXISTING WATER SERVICES NOT BE RETAINED WILL BE KILLED AT MAIN.
- EXISTING UNUSED SEWER LATERALS WILL BE REQUIRED TO BE ABANDONED AT P/L.
- ALL BEARINGS AND DISTANCES ARE RECORD PER CORNER RECORD 20877
- 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 PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- PER SAN DIEGO MUNICIPAL MINICIPAL CODE SECTION 144.0240(b)(3), THIS PROJECT IS A SINGLE-FAMILY SUBDIVISION OF FOUR LOTS OR LESS AND THEREFORE IS EXEMPT FROM THE REQUIREMENT TO UNDERGROUND THE OVERHEAD UTILITY FACILITIES IN THE ALLEY RIGHT-OF-WAY.

GRADING DATA

AREA OF SITE - 5,003 S.F.
AREA OF SITE TO BE GRADED - 3863 S.F.
PERCENT OF SITE TO BE GRADED 73.2%
AREA OF SITE WITH SLOPES GREATER THEN 25% - 0 SF
PERCENT OF SITE WITH SLOPES GREATER THEN 25% - 0%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 0 SF, PERCENT OF TOTAL SITE - 0%
AMOUNT OF CUT - 125 C.Y.
AMOUNT OF FILL - 15 C.Y.
AMOUNT OF EXPORT - 110 C.Y.
MAXIMUM HEIGHT OF FILL - 1 FOOT
MAXIMUM DEPTH OF CUT - 3 FEET
RETAINING WALL: 3.5 FEET MAX. HT. 95 FEET TOTAL LENGTH

EXISTING IMPERVIOUS AREA = 2,691 SF (53.8%)
PROPOSED IMPERVIOUS AREA = 3,371 SF (67.4%)

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

Project Address:
4003 SHASTA STREET
SAN DIEGO, CA 92109

Project Name:
4003 SHASTA

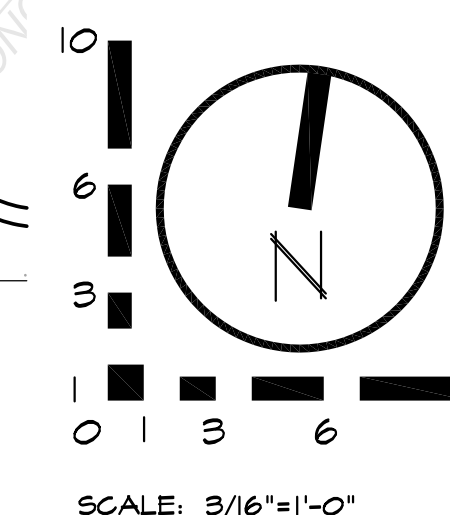
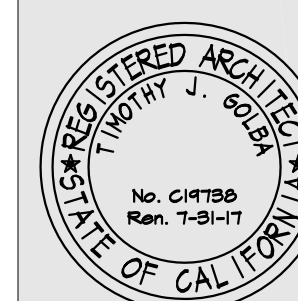
Sheet Title:





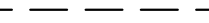






Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 03-04-17 REVISE COMMON P/L
Revision 1: 02-13-17 ADDRESS COMMENTS

Original Date: SEPTEMBER 23, 2016

Sheet 1 of 1 Sheets

PRELIMINARY GRADING PLAN



	INDICATES PROPERTY LINE		ELECTRIC METER
	INDICATES SETBACK LINE		GAS METER
	NEW HARDSCAPE		WATER METER
			DIRECTION OF DRAINAGE
	EXISTING CONCRETE PAVING		ROOF DRAIN: DISCHARGE INTO LANDSCAPE AREA
	AREA OF NEW FOOTPRINT		EXISTING CONTOURS
			PROPOSED CONTOURS

1. THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 115.0270.
2. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
3. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
4. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SD6#E.
5. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
6. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.

NOTE:
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 SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE:
NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.

NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCCP). THE WPCCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

NOTE:
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.

THE APPLICANT WILL IMPLEMENT THE SPECIFIC HISTORICAL RESOURCES (ARCHAEOLOGY) MITIGATION, MONITORING AND REPORTING PROGRAM.

SUPPLEMENTAL REQUIREMENTS PER
SDMC 131.0464(d)(2)

LOT A
FACADE ENCLOSING
HABITABLE SPACE
@ SHASTA STREET: $35' / 35' = 100\%$

LOT A
FACADE ENCLOSING
HABITABLE SPACE
@ FORTUNA AVE.: $18'-10'' / 38'-2 \frac{1}{2}'' = 49.3\%$

LOT B
FACADE ENCLOSING
HABITABLE SPACE
@ FORTUNA AVE.: 10'-7 1/2" / 31'-2 1/2"
= 34%

TOTAL PROJECT SITE FACADE ENCLOSING HABITABLE SPACE @ FORTUNA AVE.:	29'-5 1/2" / 69'-5" = 42.4%
--	--------------------------------

Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

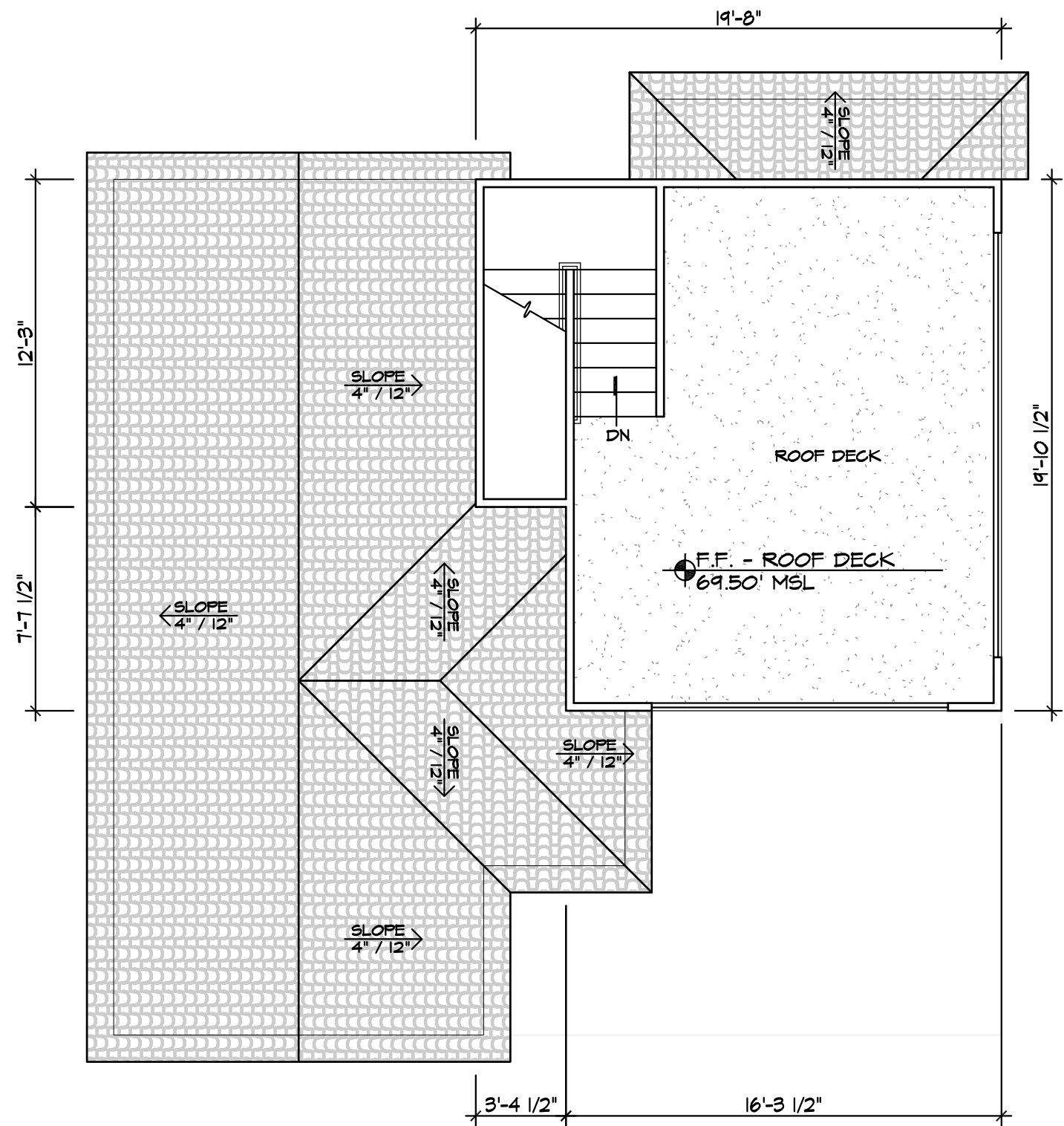
Project Address:
4003 SHASTA STREET
SAN DIEGO, CA 92109

Project Name:
4003 SHASTA
STREET HOMES

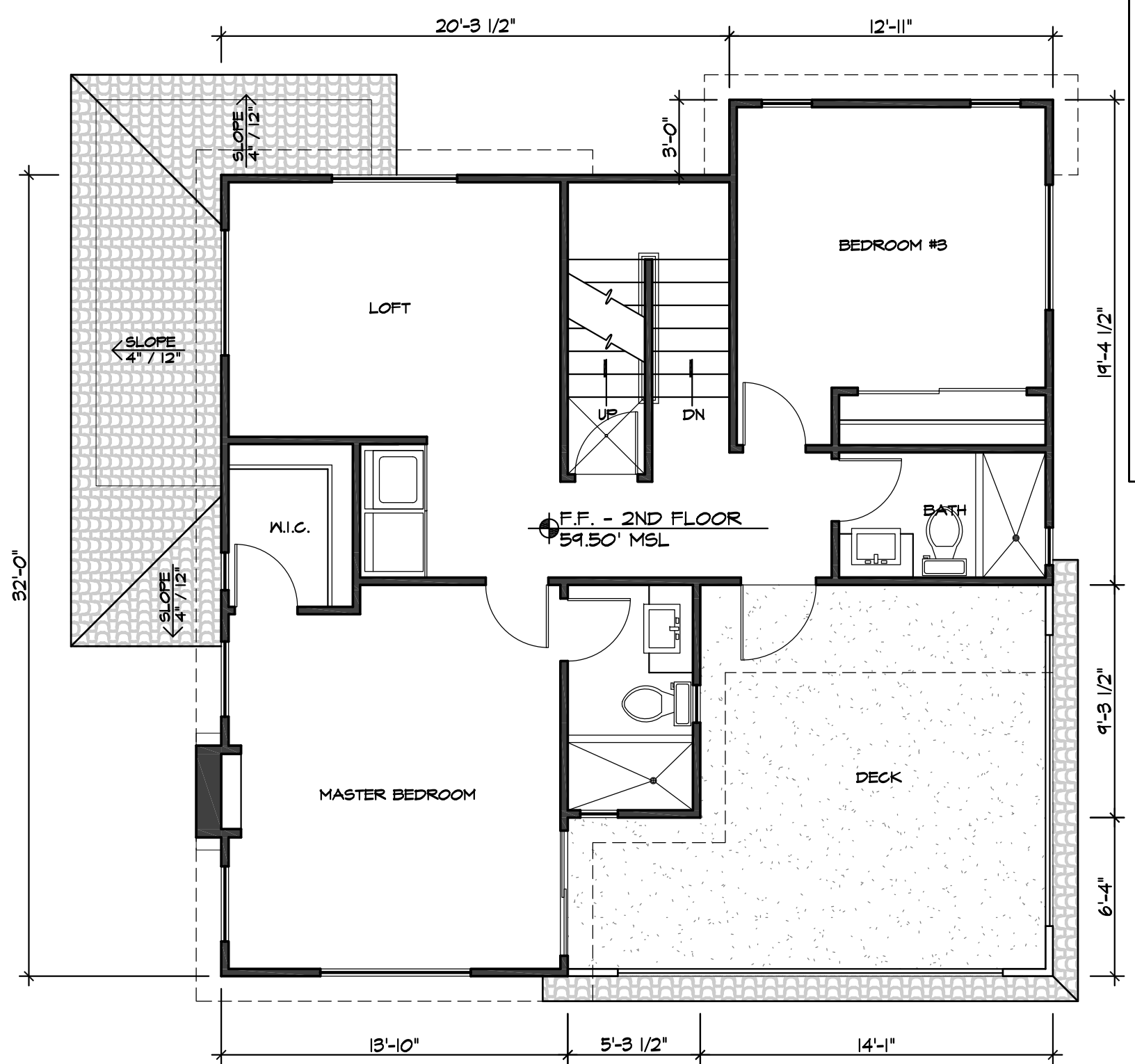
Sheet Title:
SITE PLAN

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: 05-24-17
Revision 3: 04-10-17
Revision 2: 03-03-17
Revision 1: 11-09-16

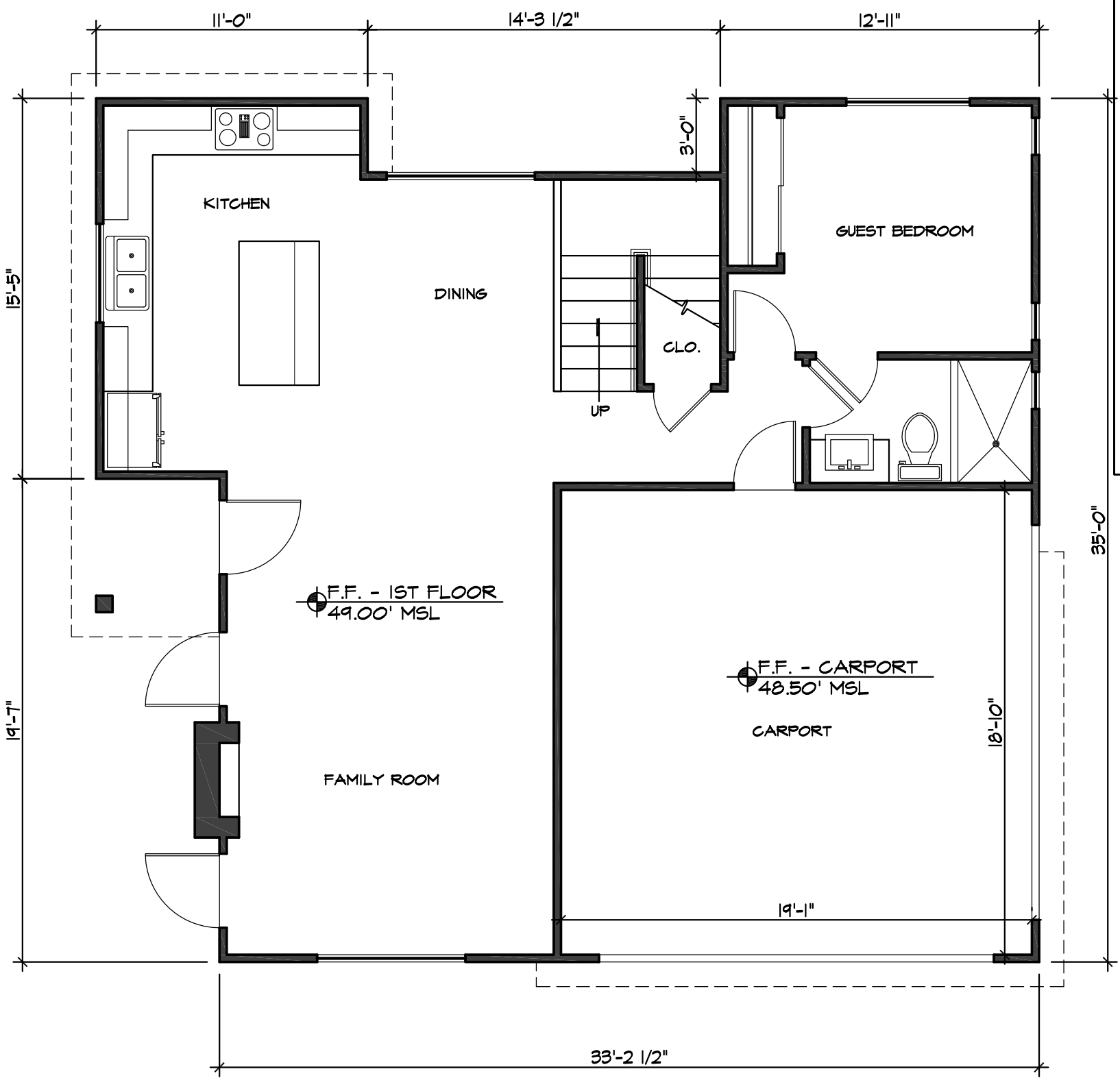
Original Date: 10-18-16
Sheet 5 of 12



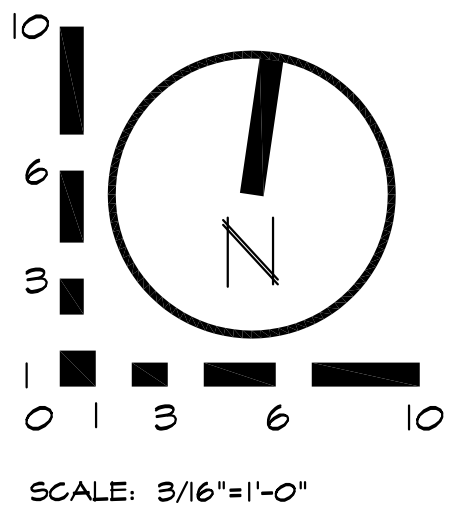
ROOF & ROOF DECK



SECOND FLOOR



FIRST FLOOR



Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

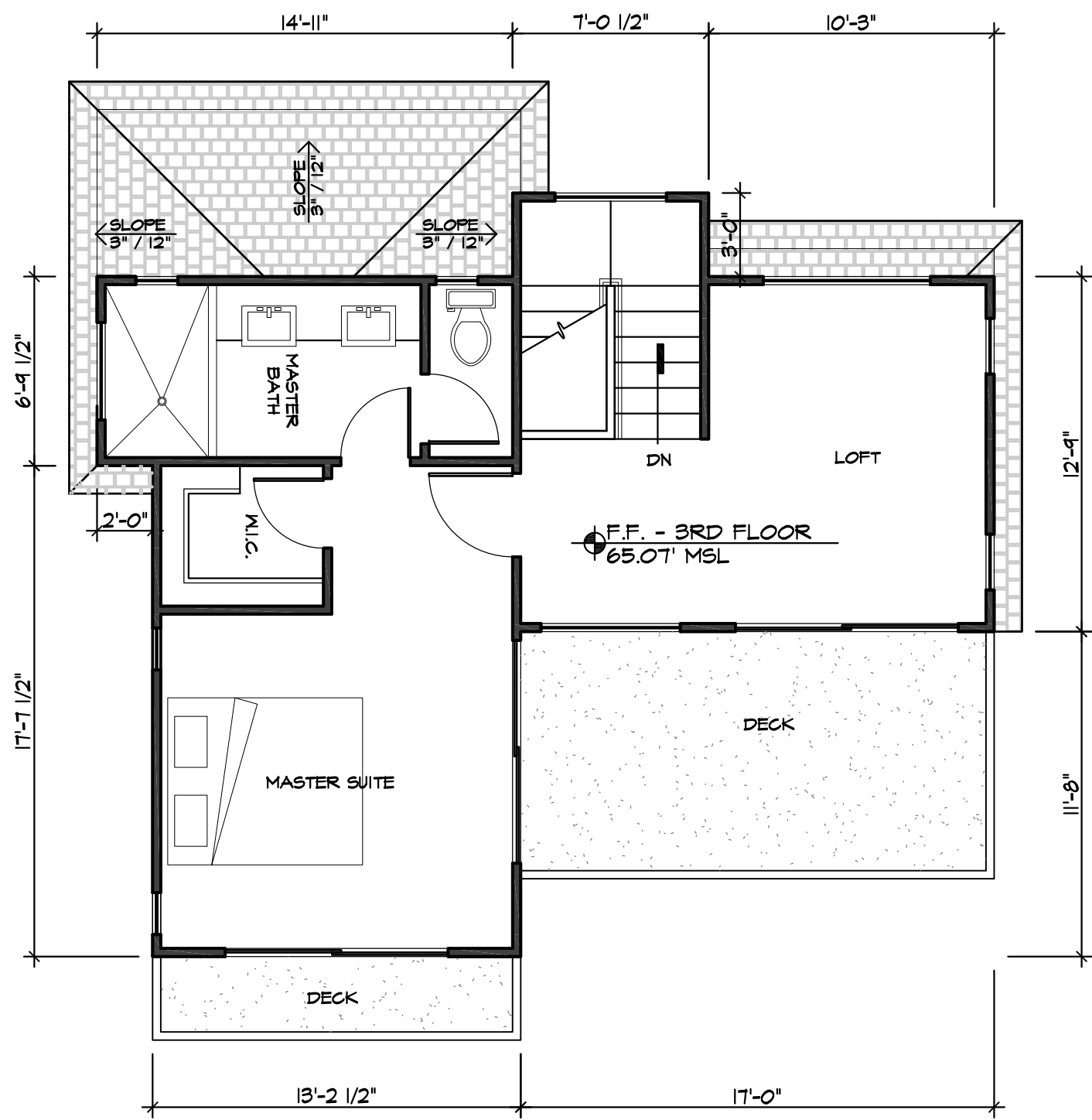
Project Address:
4003 SHASTA STREET
SAN DIEGO, CA 92109

Project Name:
4003 SHASTA STREET HOMES

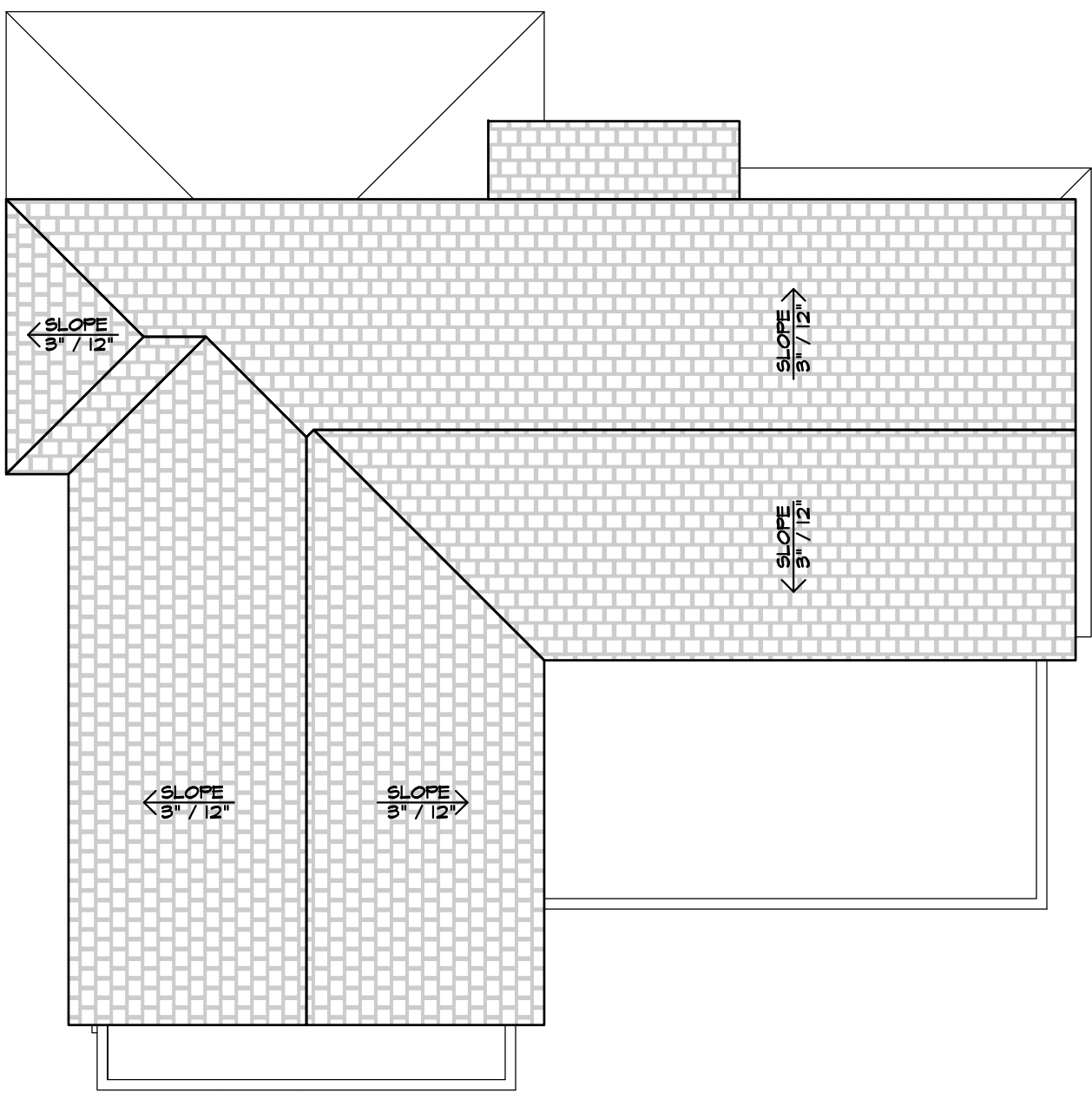
Sheet Title:
FLOOR PLANS -
4003 SHASTA STREET

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 04-10-17
Revision 2: 03-03-17
Revision 1: 11-09-16

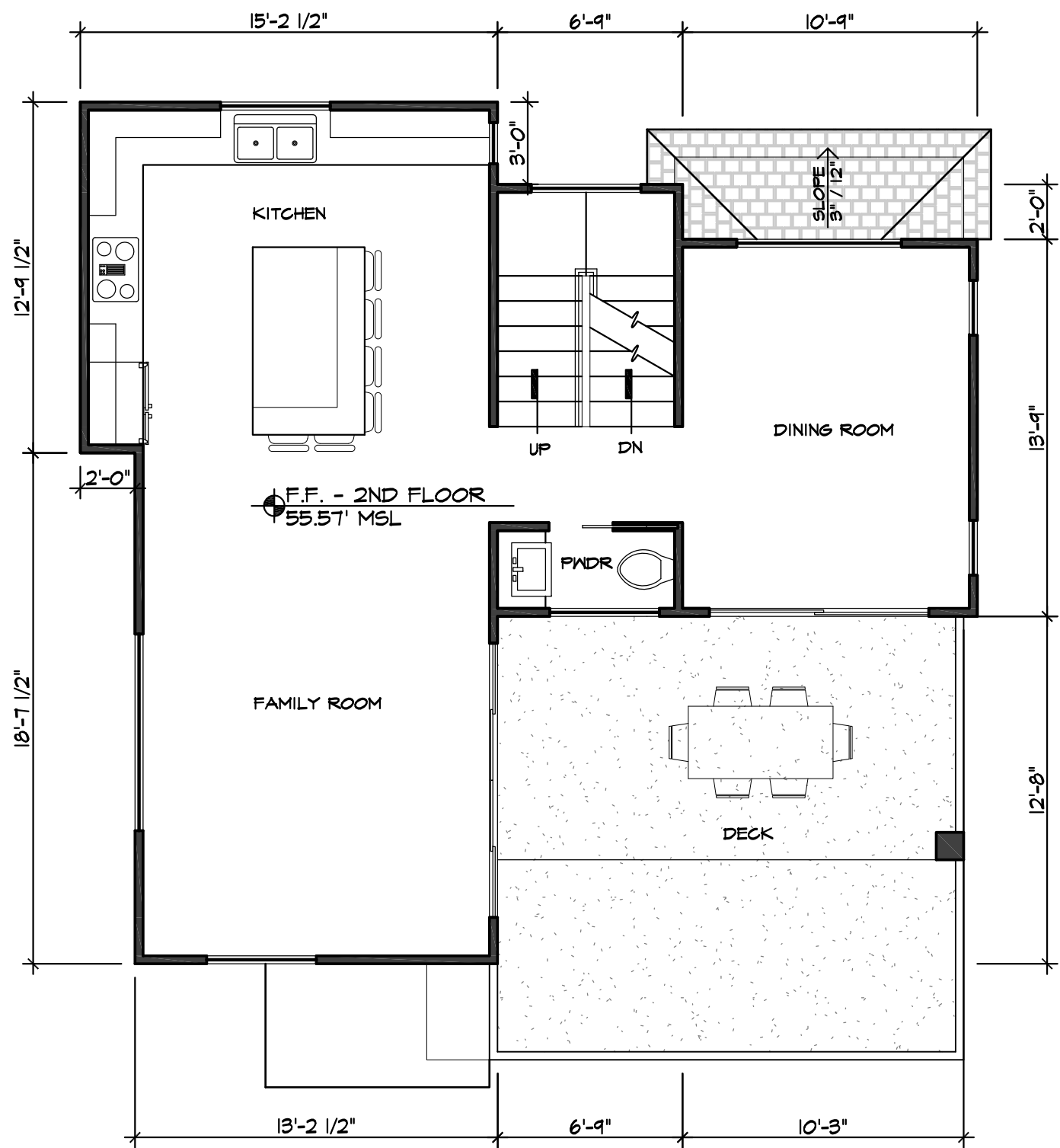
Original Date: 10-18-16
Sheet 6 of 12



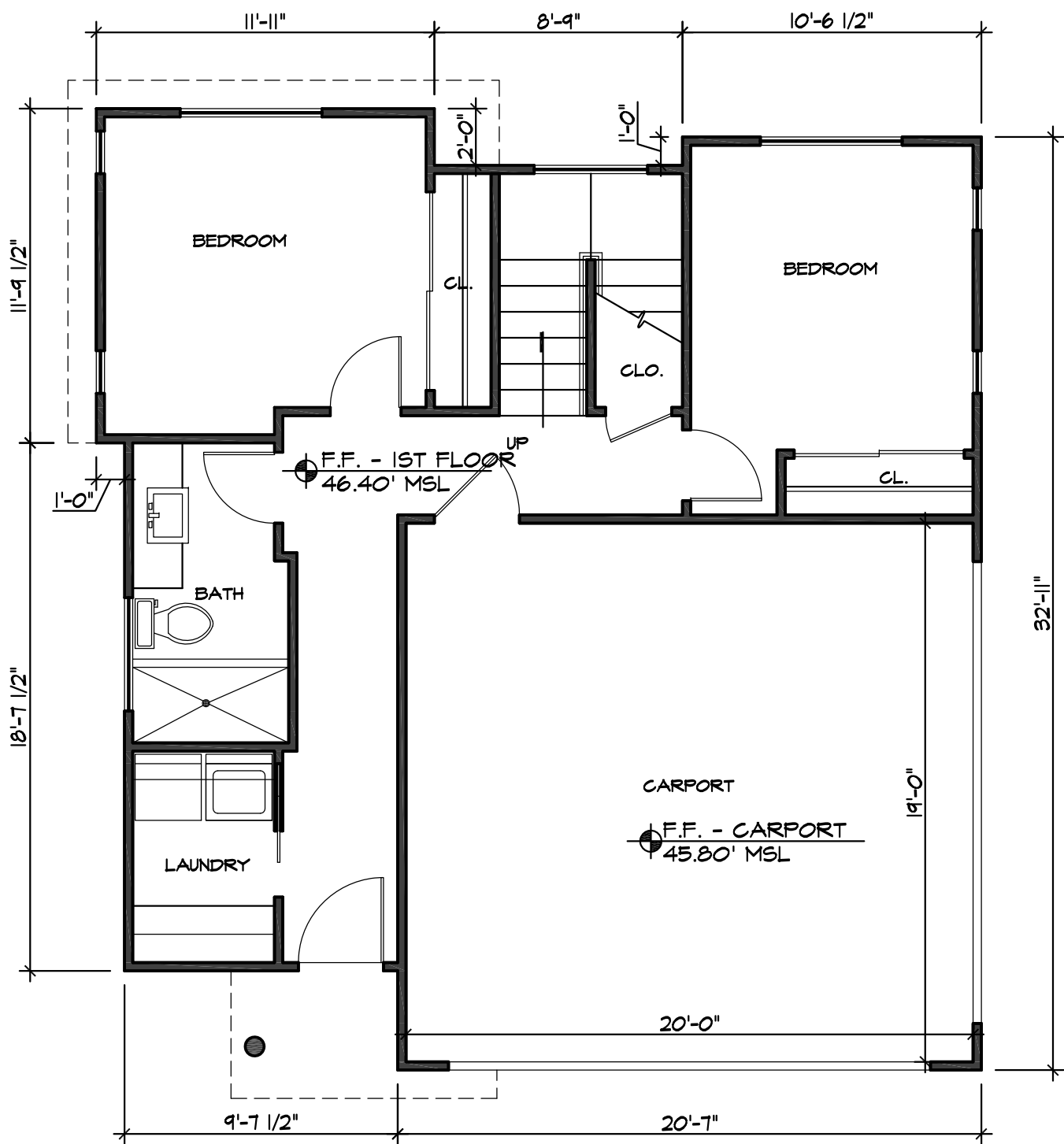
THIRD FLOOR



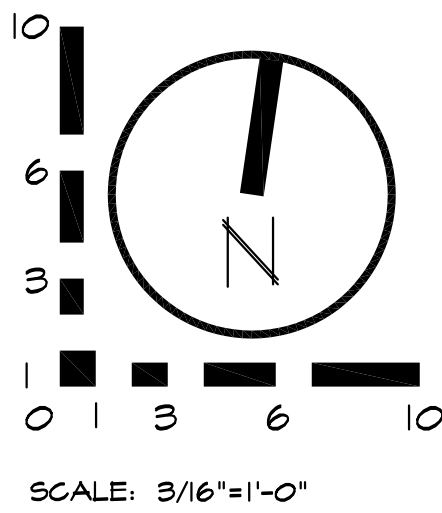
ROOF



SECOND FLOOR



FIRST FLOOR



Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (858) 750-3471

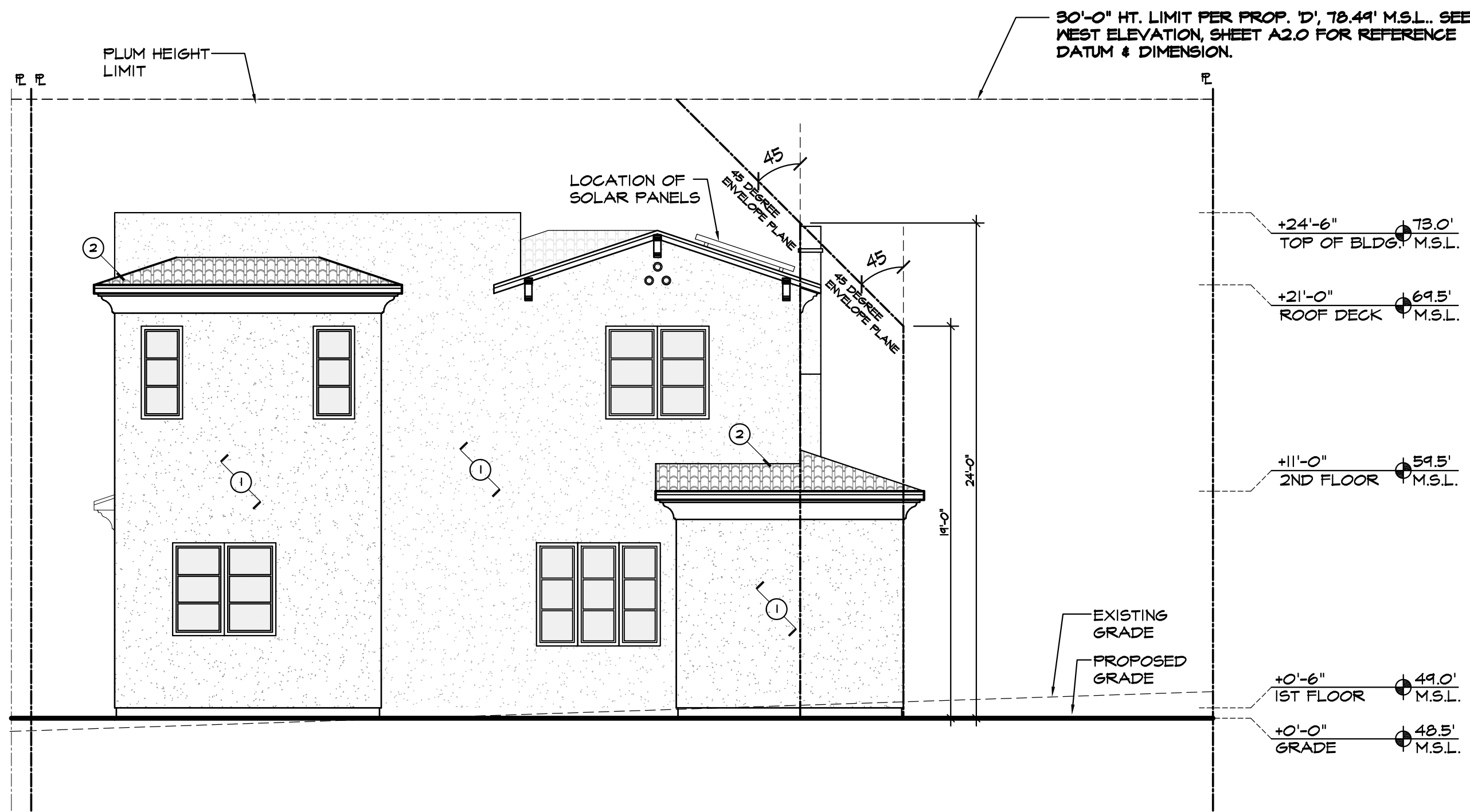
Project Address:
4003 SHASTA STREET
SAN DIEGO, CA 92109

Project Name:
4003 SHASTA
STREET HOMES

Sheet Title:
FLOOR PLANS –
1760 FORTUNA AVENUE

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 04-10-17
Revision 2: 03-03-17
Revision 1: 11-09-16

Original Date: 10-18-16
Sheet 7 of 12

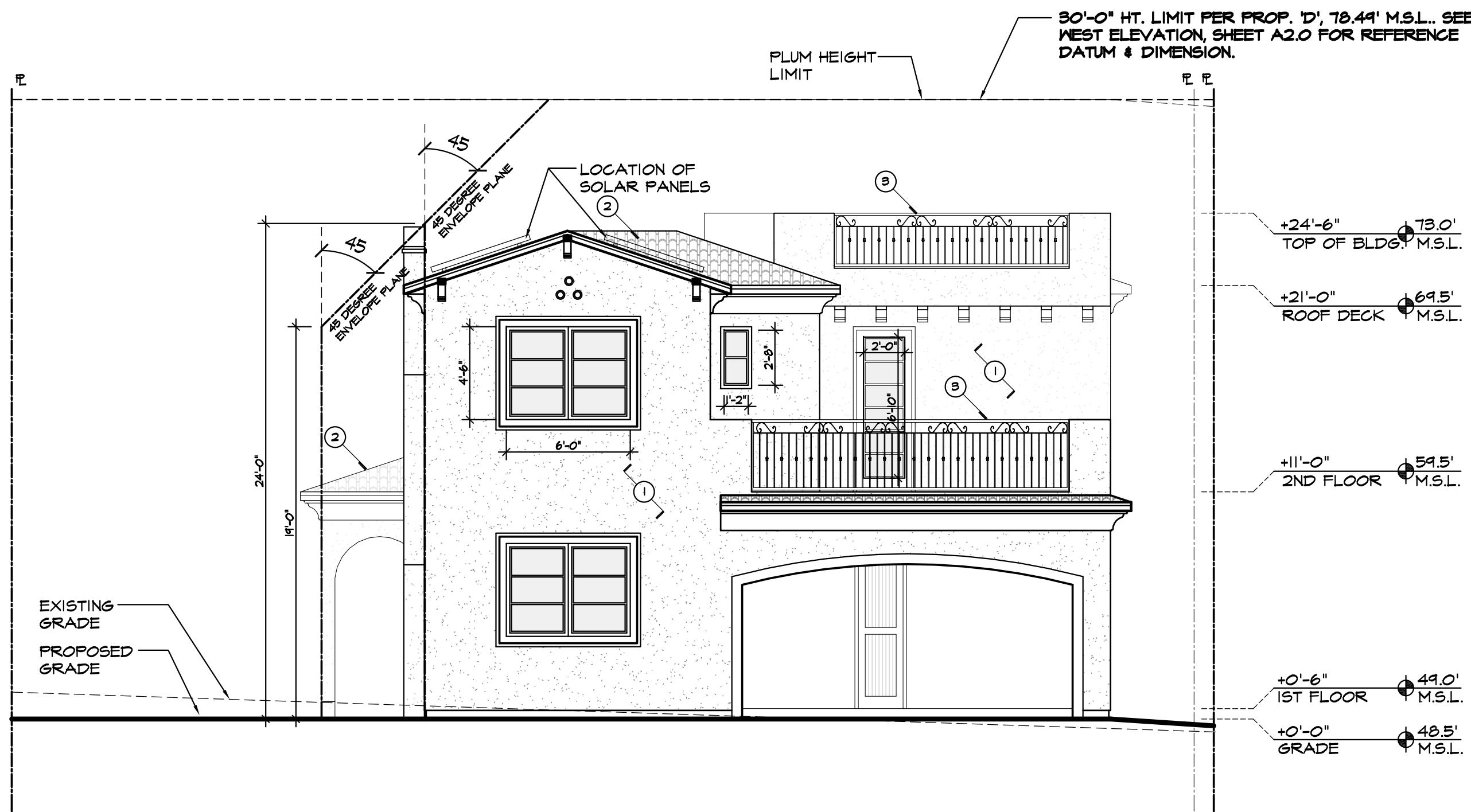


NORTH ELEVATION

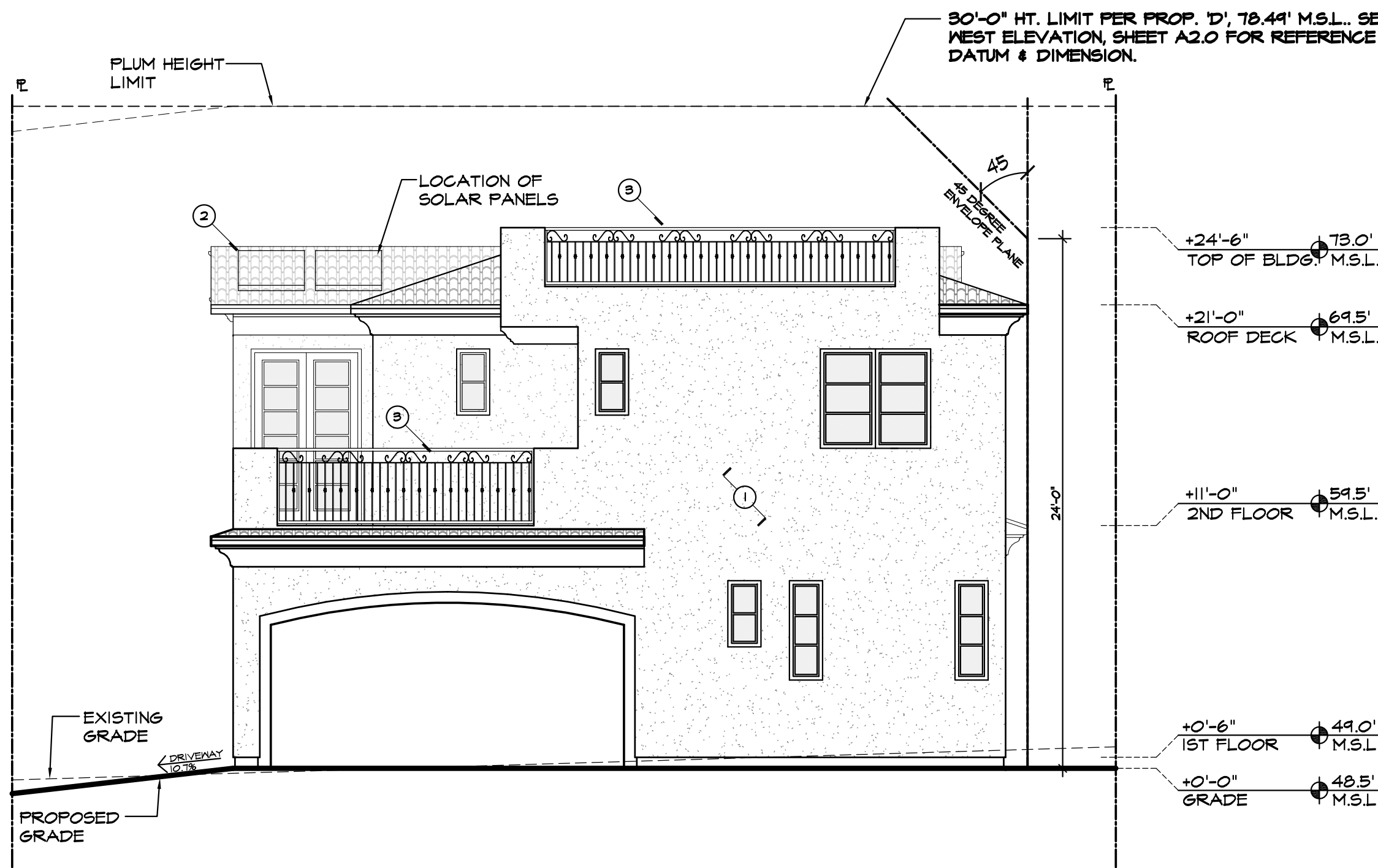


WEST ELEVATION

SUPPLEMENTAL REQUIREMENTS PER
SDMC 131.0464(d)(3)
LOT A SHASTA STREET
FACADE OPENINGS
2ND FLOOR: 45.36 S.F.



SOUTH ELEVATION



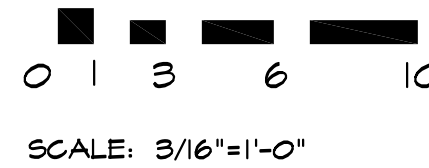
EAST ELEVATION

ELEVATION NOTES:

- 1/8" EXT. CEMENT STUCCO W/SYNERGY[®] ACRYLIC FINISH COATING. COLOR PER OWNER/ARCHITECT APPROVAL, (TYP.)
- TWO-PIECE CLAY TILE W/ FULL MUDSET (TYP.)
- NEW WROUGHT IRON DECK RAILING (TYP.)

COLOR PALETTE:

STUCCO SIDING: SAND CLAY
ROOF TILE: CLAY
FLASHING/COPING: COPPER



Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (858) 750-3471

Project Address:
4003 SHASTA STREET
SAN DIEGO, CA 92109

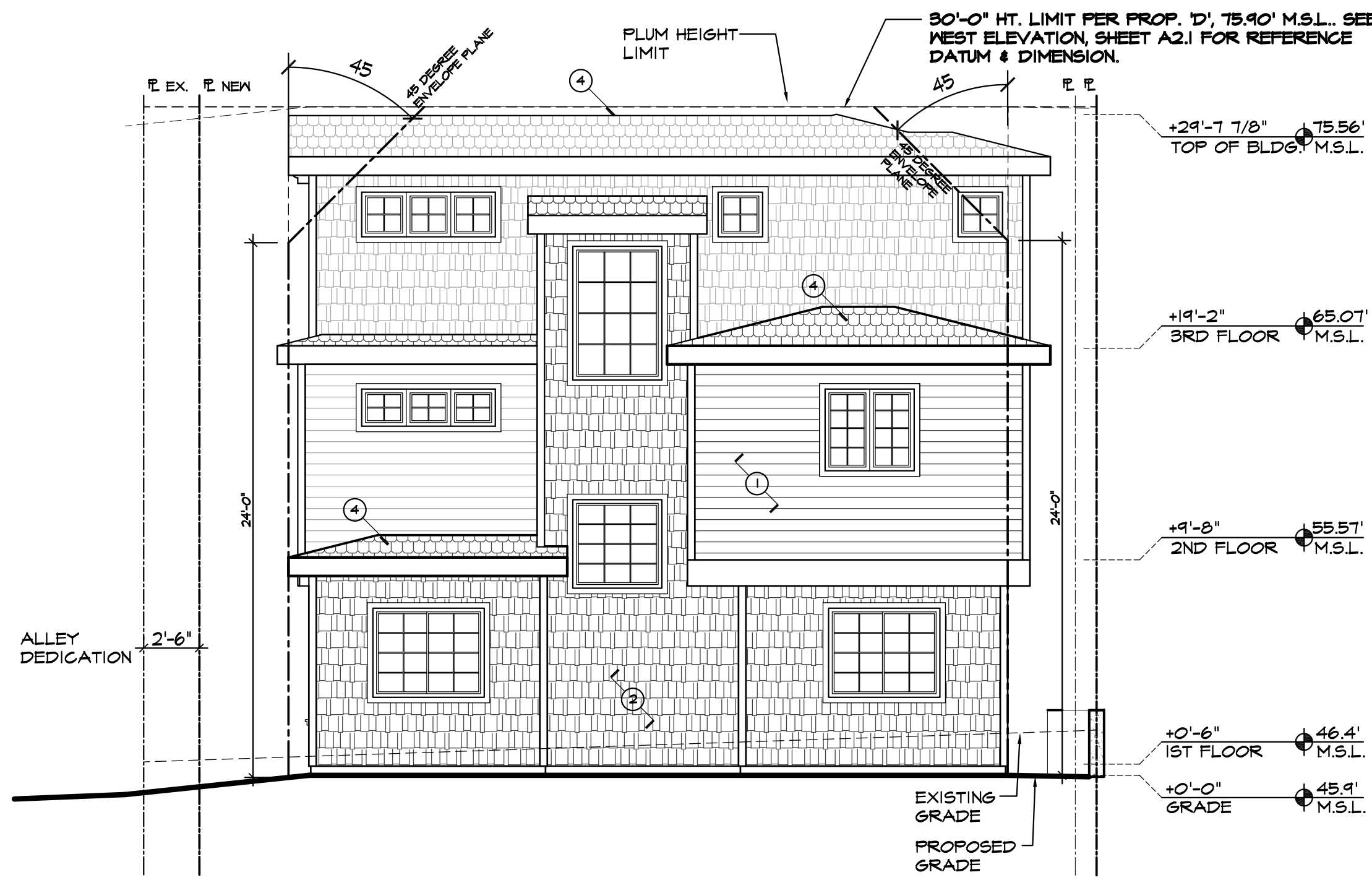
Project Name:
4003 SHASTA
STREET HOMES

Sheet Title:

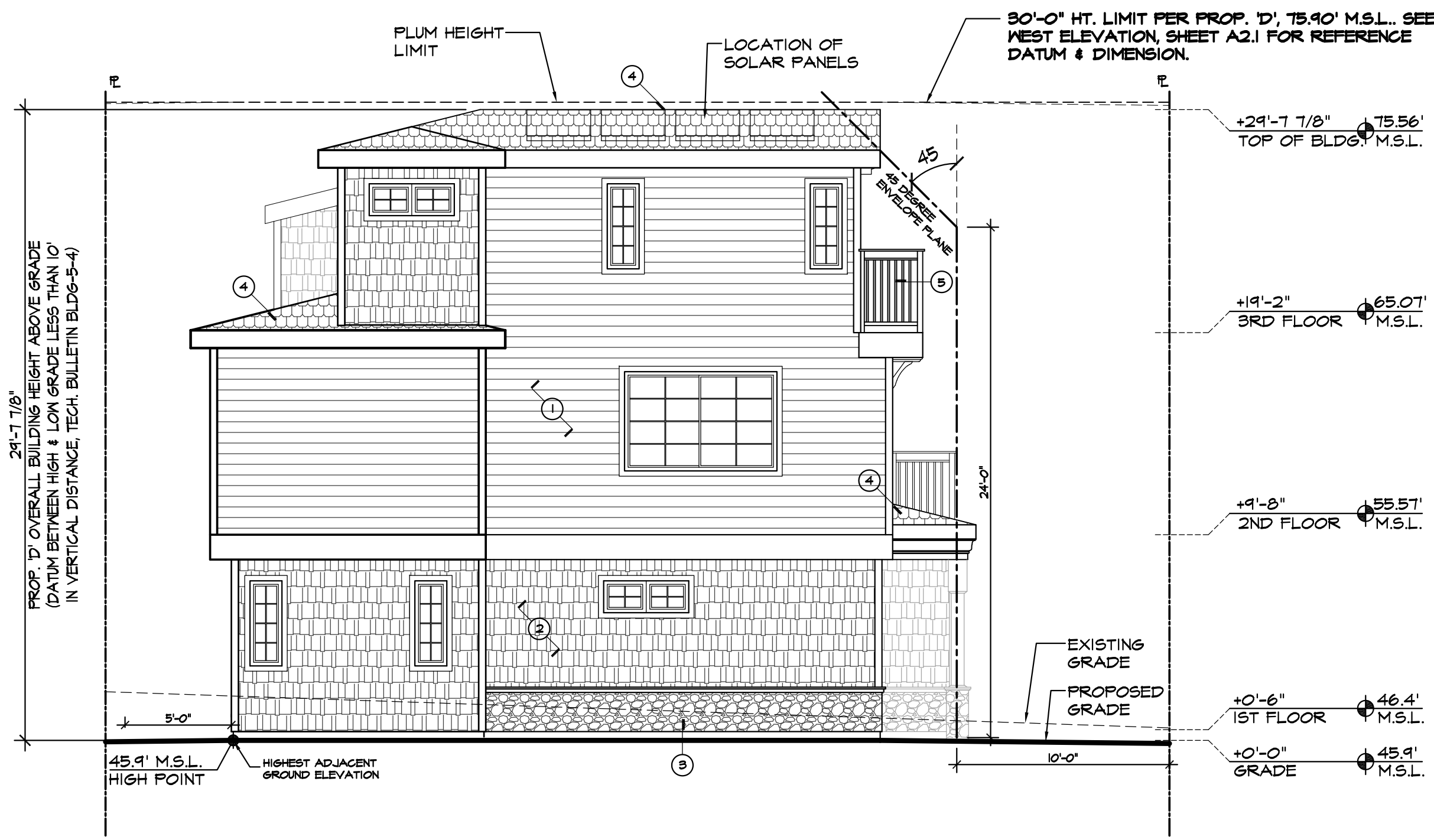
EXTERIOR ELEVATIONS -
4003 SHASTA ST.

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: 05-24-17
Revision 3: 04-10-17
Revision 2: 03-03-17
Revision 1: 11-09-16

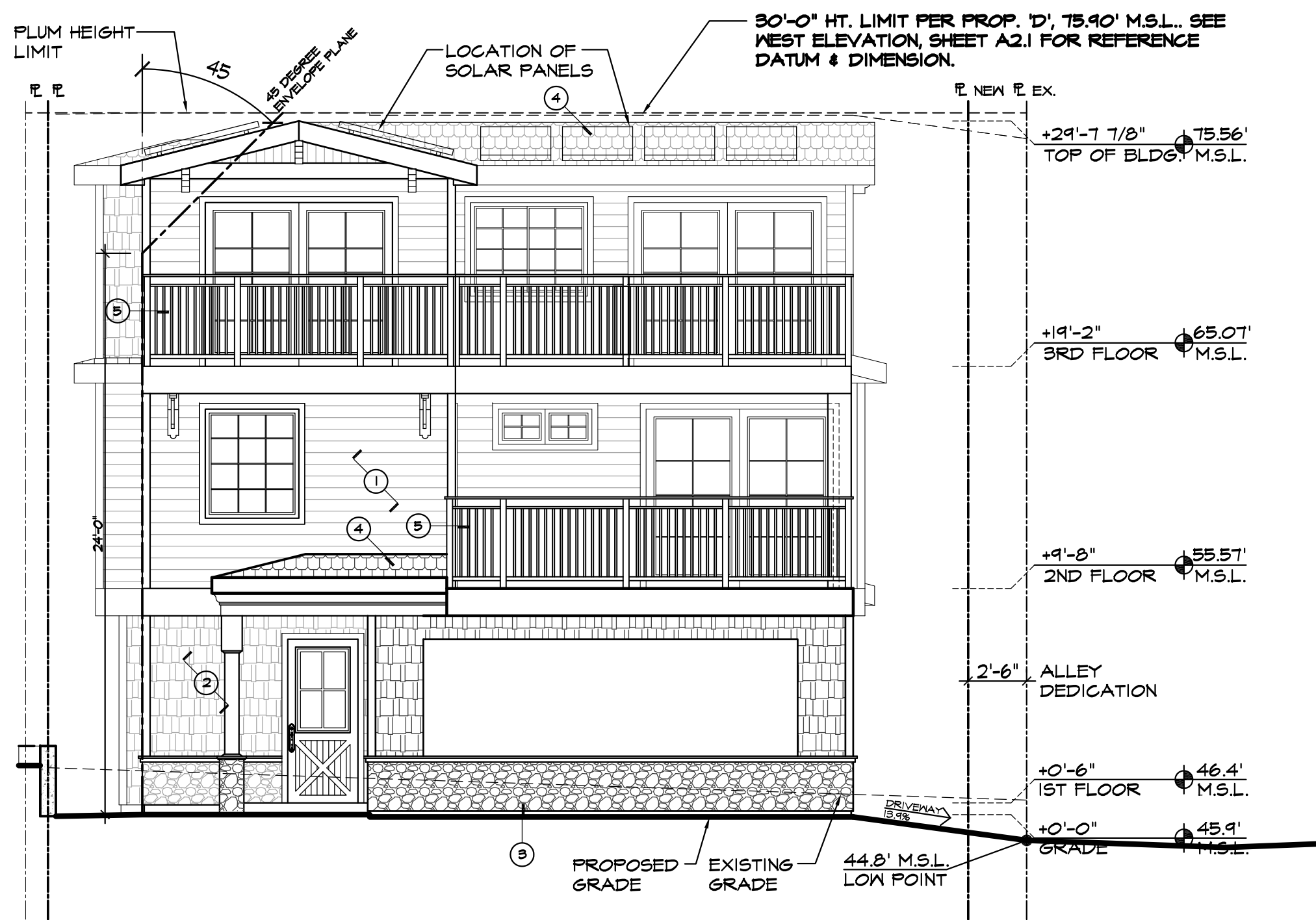
Original Date: 10-18-16
Sheet 08 Of 12



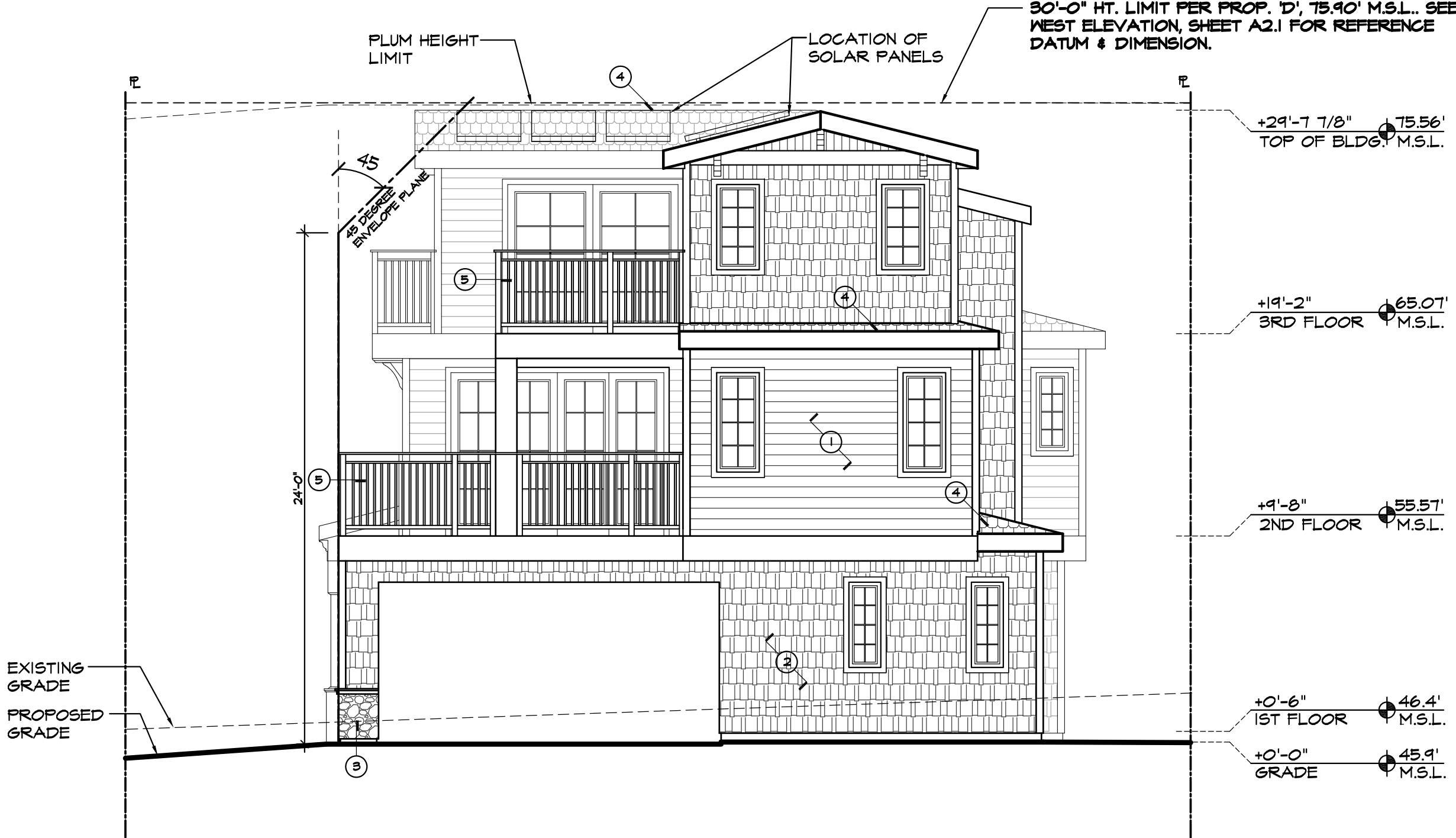
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



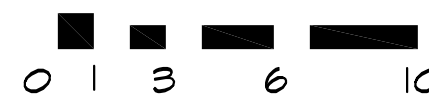
EAST ELEVATION

ELEVATION NOTES:

- 1 LAP SIDING PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- 2 SHAKE SIDING PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- 3 STONE VENEER PER MANUF. SPECS, (TYP.)
- 4 COMPOSITE ROOF PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- 5 NEW WROUGHT IRON DECK RAILING (TYP.)

COLOR PALETTE:

LAP SIDING: NATURAL EARTH TONES
SHAKE SIDING: NATURAL EARTH TONES
FLASHING/COPING: GREY
COPPER



SCALE: 3/16"=1'-0"

Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (858) 750-3471

Project Address:
4003 SHASTA STREET
SAN DIEGO, CA 92109

Project Name:
4003 SHASTA
STREET HOMES

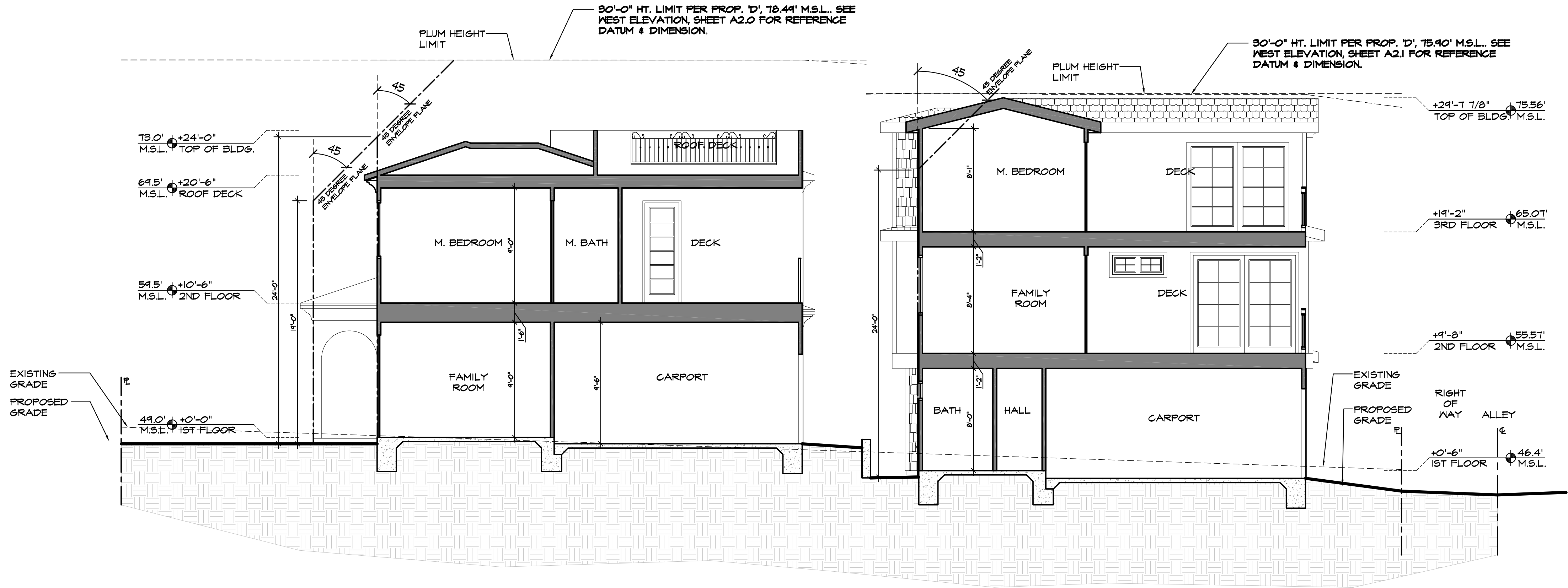
Sheet Title:

EXTERIOR ELEVATIONS -
1760 FORTUNA AVE.

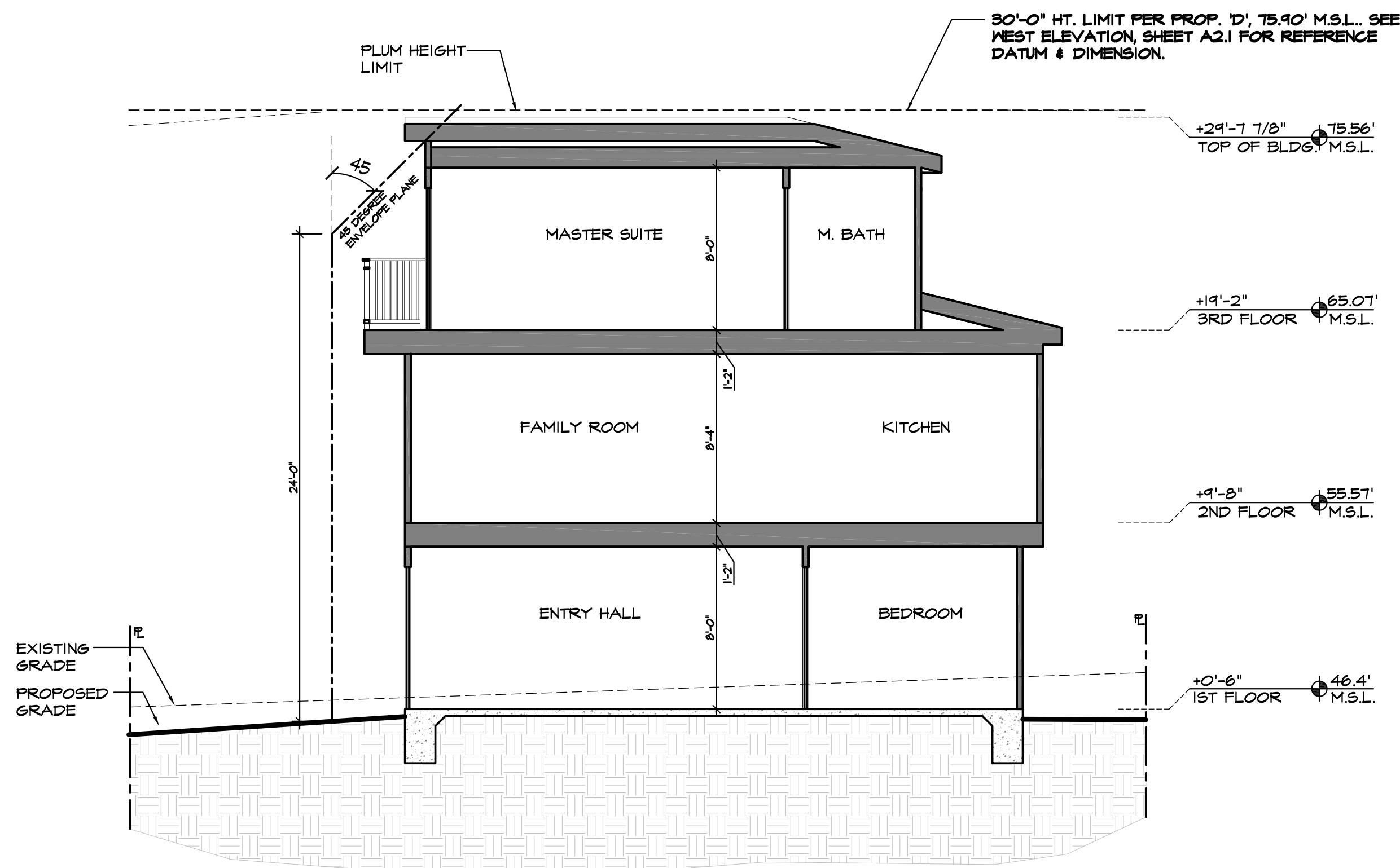
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5: 06-19-2017
Revision 4: 05-24-17
Revision 3: 04-10-17
Revision 2: 03-03-17
Revision 1: 11-09-16

Original Date: 10-18-16

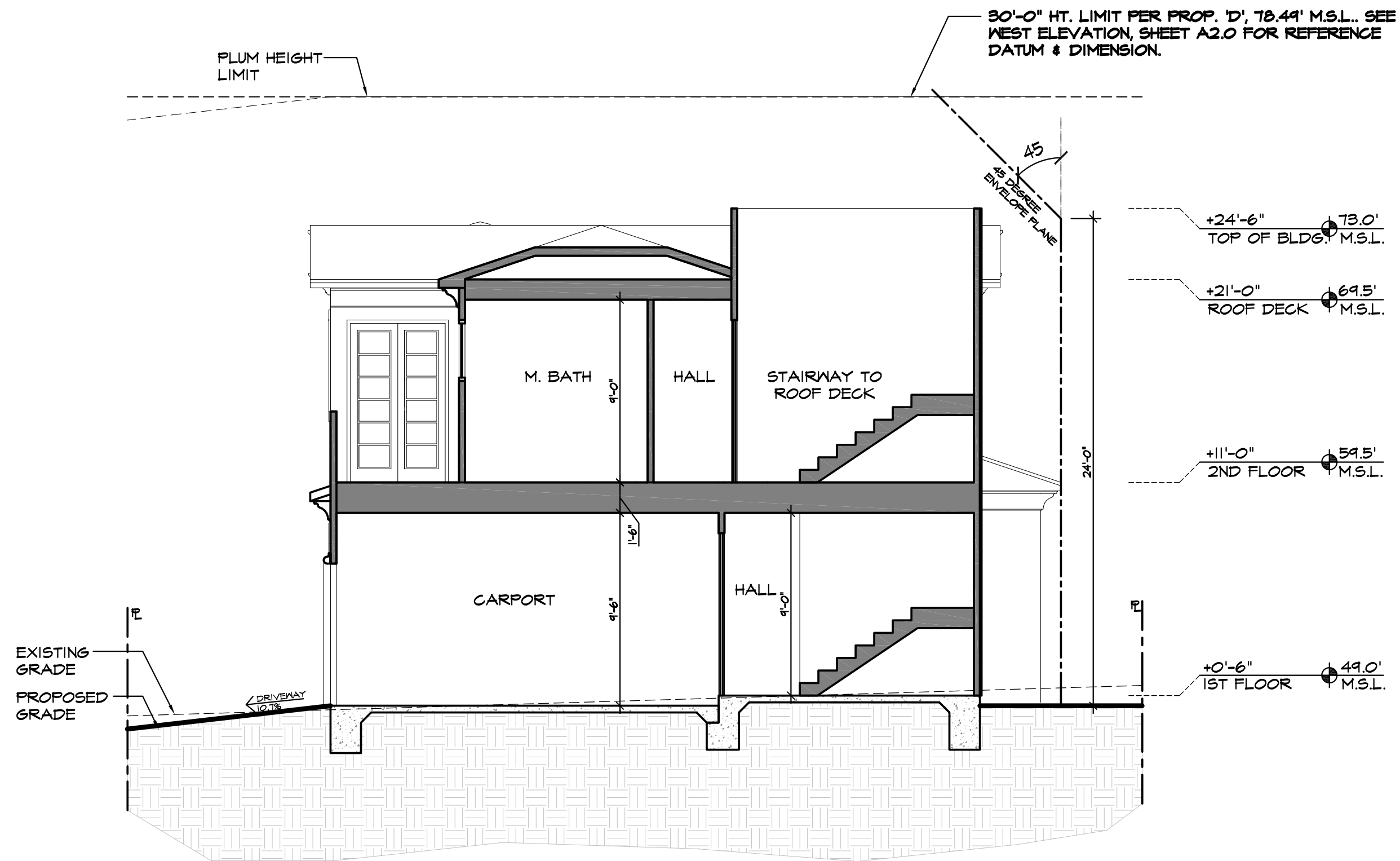
Sheet 09 of 12



SECTION A



SECTION C



SECTION B

NOTE:
NO DECK PARAPET, GUARDRAIL, WALL OR FENCE TO EXCEED AN AVERAGE OF 42" IN HEIGHT FROM THE FINISHED FLOOR OF THAT DECK, NOR SHALL THEY EXCEED 54" IN HEIGHT AT ANY POINT.

NOTE:
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.



SCALE: 3/16"=1'-0"

Prepared By:
Brian Yamagata
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
Office: (619) 231-9905
Fax: (858) 750-3471

Project Address:
4003 SHASTA STREET
SAN DIEGO, CA 92109

Project Name:
4003 SHASTA
STREET HOMES

Sheet Title:

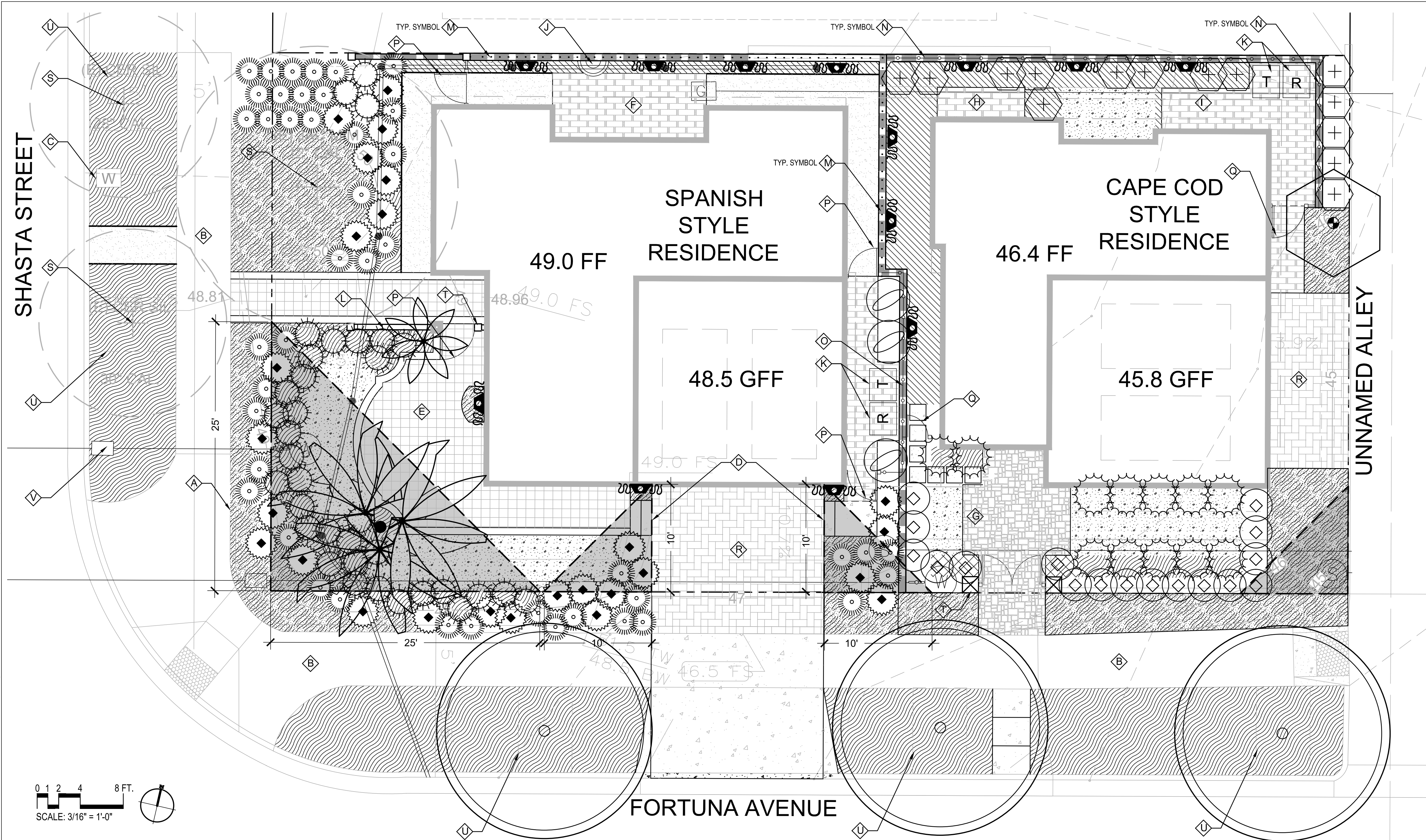
BUILDING SECTIONS

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5: 06-19-2017
Revision 4: 05-24-17
Revision 3: 04-10-17
Revision 2: 03-03-17
Revision 1: 11-09-16

Original Date: 10-18-16

Sheet 10 Of 12

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.



GENERAL NOTES:

- THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
- GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
- LOCATE REFUSE BINS PER PLANS.
- ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. EXCLUDING AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
- PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED 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 THE PERMIT.
- THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE

- IMPROVEMENTS, INCLUDING IN THE RIGHT-OF WAY.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
 - 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.
 - 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 FINAL INSPECTION.
 - ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
 - A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5)
 - EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL 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 PROHIBIT WITHIN THE DRIPLINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IRRIGATION NOTE:

- ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE DRIP IRRIGATION EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP, DRIP TUBING 3" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED SEPARATELY FROM OTHER PARKWAY PLANTINGS BY A HOMEOWNER-FUNDED AND MAINTAINED DRIP RING SYSTEM.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED FLOW SENSOR DEVICE.

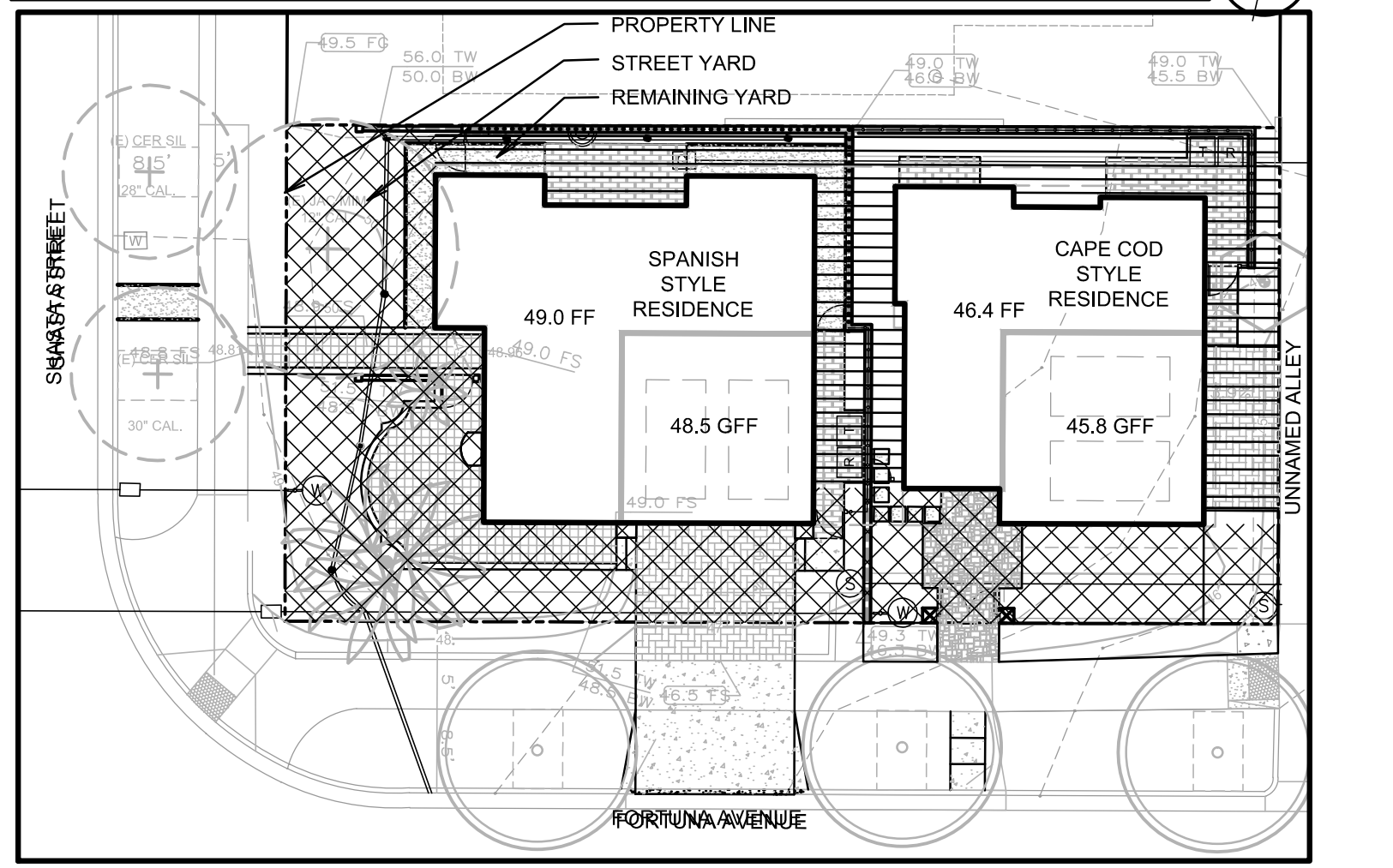
DRAINAGE NOTES:

- THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO MAXIMUM EXTENT PRACTICABLE.
- ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE FOR THIS SMALL LOT SUBDIVISION RESPECTS THE ECLECTIC PLANTINGS ASSOCIATED WITH THE VARIOUS ARCHITECTURAL STYLES FOUND IN THE SURROUNDING NEIGHBORHOOD AND THE PROPOSED DEVELOPMENT. WATER-CONSERVING, LOW-MAINTENANCE, NON-INVASIVE PLANTS THAT SLOW, SPREAD AND FILTER STORM WATER RUNOFF FROM PERVIOUS AND IMPERVIOUS SURFACES ARE PROPOSED. VERTICAL PLANTINGS ARE STRATEGICALLY PLACED TO PROVIDE PRIVACY FOR EACH RESIDENT. NEW STREET TREES CONSISTENT WITH THE DESIGNATED TREE PER THE PACIFIC BEACH COMMUNITY PLAN STREET TREE GUIDE GIVE SHADE TO PEDESTRIANS, AVOID CONFLICTS WITH UTILITIES, AND PRESERVE VEHICULAR SIGHT LINES IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER. THE LANDSCAPE SHOWN IN THE REMAINING YARD IS NOT REQUIRED AND HAS BEEN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LANDSCAPE DIAGRAM



LANDSCAPE KEY NOTES:

- PROPERTY LINE - TYPICAL SYMBOL
- EXISTING WALK IN RIGHT-OF-WAY
- EXISTING WATER METER TO BE ABANDONED
- 10' VISIBILITY AREA AT DRIVEWAY. NO WALL/ OBSTRUCTION IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL SHALL NOT EXCEED 2 FEET IN HEIGHT AT MATURITY
- USABLE OUTDOOR SPACE RESIDENCE 1, APPROXIMATELY 190 S.F. (SATISFIES 60 S.F. MINIMUM)
- SECONDARY PATIO APPROXIMATELY 88 S.F.
- USABLE OUTDOOR SPACE RESIDENCE 2, APPROXIMATELY 85 S.F. (SATISFIES 60 S.F. MINIMUM)
- SECONDARY PATIO APPROXIMATELY 24 S.F.
- SECONDARY PATIO APPROXIMATELY 33 S.F.
- RECIRCULATING WATER FEATURE
- TRASH AND RECYCLING BINS
- 3' PATIO WALL WITH PILASTERS, TO MATCH ARCHITECTURE
- 6' SOLID WALL TO MATCH ARCHITECTURE WITH 3' WROUGHT IRON
- 6' SOLID FENCE WITH 3' OPEN LATTICE ON TOP
- 6' SOLID PICKET STYLE FENCE ON RETAINING WALL BETWEEN RESIDENCES. FENCE HEIGHT MEASURED FROM TOP OF RETAINING WALL
- GATE AND ADJACENT FENCE TO MATCH STYLE OF WROUGHT IRON
- GATE AND ADJACENT FENCE TO MATCH PICKET STYLE FENCE
- NEW DRIVEWAY
- EXISTING TREE TO REMAIN, CALIPER SIZE PER PLAN
- MAIL BOX
- LIMITS OF 40 SF ROOT ZONE (5' X 8')
- NEW WATER METER PER CIVIL PLANS

HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:	
HARDSCAPE PAVING 'A' 293 SF Impermeable paving such as: <ul style="list-style-type: none">Uncolored concrete with broom-swept finish SDSRDUncolored concrete with enhanced finishIntegral color concrete with enhanced finish	HARDSCAPE PAVING 'D' 362 SF Impermeable paving such as: <ul style="list-style-type: none">Ceramic tiles with concrete borderConcrete pavers with concrete borderBrick pavers with concrete border
HARDSCAPE PAVING 'B' 278 SF Permeable paving such as: <ul style="list-style-type: none">Stabilized decomposed graniteCrushed decorative gravel	HARDSCAPE PAVING 'E' 310 SF Permeable paving such as: <ul style="list-style-type: none">Concrete pavers over permeable sub-baseStone paving over permeable sub-base
HARDSCAPE PAVING 'C' 132 SF Impermeable paving such as: <ul style="list-style-type: none">Stone paversConcrete paversStamped concrete	HARDSCAPE PAVING 'F' 344 SF Permeable paving such as: <ul style="list-style-type: none">Concrete pavers over permeable sub-basePermeable concrete

LANDSCAPE AREA CALCULATIONS

BASE ZONE RM-1-2	
APPLICABLE CODE: SDMC §143.0303, 143.0305, 143.0310, 143.0365, 143.0375, AND 131.0464(d)	
TOTAL LOT AREA	5,000 SF
STREETYARD TOTAL AREA	1,765 SF
PLANTING AREA REQUIRED (50%)	883 SF
PLANTING AREA PROVIDED:	1,122 SF
EXCESS AREA PROVIDED:	239 SF
PLANT POINTS REQUIRED (5%):	88
PLANT POINTS PROVIDED:	668
EXCESS POINTS PROVIDED:	580
POINTS ACHIEVED WITH TREES:	336

REMAINING YARD NOT REQUIRED FOR SMALL LOT SUBDIVISION

VEHICULAR USE AREA TOTAL NOT APPLICABLE FOR DRIVEWAY SERVICING SINGLE DWELLING

STREET TREE CALCULATION

(1) 24" BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE

SHASTA STREET
STREET FRONTAGE: 49.98'
STREET TREE REQUIRED: 2 TOTAL; PROVIDED: 2 TOTAL

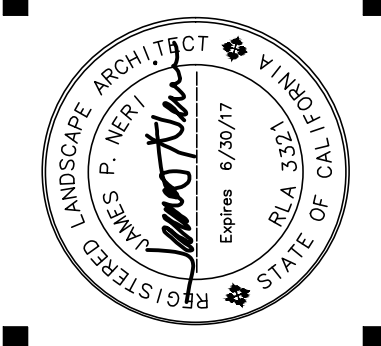
FORTUNA AVENUE
STREET FRONTAGE: 100'
STREET TREE REQUIRED: 3 TOTAL; PROVIDED: 3 TOTAL

MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT/	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS/ STOP SIGNS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

Project No. - GOL16XX
Drawn - JS
Checked - JPN

NERI LANDSCAPE ARCHITECTURE
928 HORNBLAND STREET, SUITE # 3
SAN DIEGO, CA 92109
TEL: 619.586.2743 FAX: 619.586.2743
WWW.NERILA.COM



LANDSCAPE CONCEPT PLAN FOR
4003 Shasta Street
4003 Shasta Street
San Diego, CA 92109

FOR APPROVAL
18 APRIL 2017

LANDSCAPE PLAN
AND NOTES

L1.0

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

SHASTA STREET

BMP CHART

DRAINAGE AREA (DA) TO BE TREATED	BMP FOR DA
ROOF AREAS	
DA 1	BMP 1
DA 2, DA A, DA B	BMP 2
DA 3, DA 4, DA C	BMP 3
DA 5	SELF TREAT
DA 6	SELF TREAT
DA 7	SELF TREAT
DA 11, DA F	BMP 4
DA 10, DA 12, DA 13, DA 14	BMP 5
DA 8, DA 9	BMP 6
DA 15	SELF TREAT

WATER BUDGET CALCULATIONS:

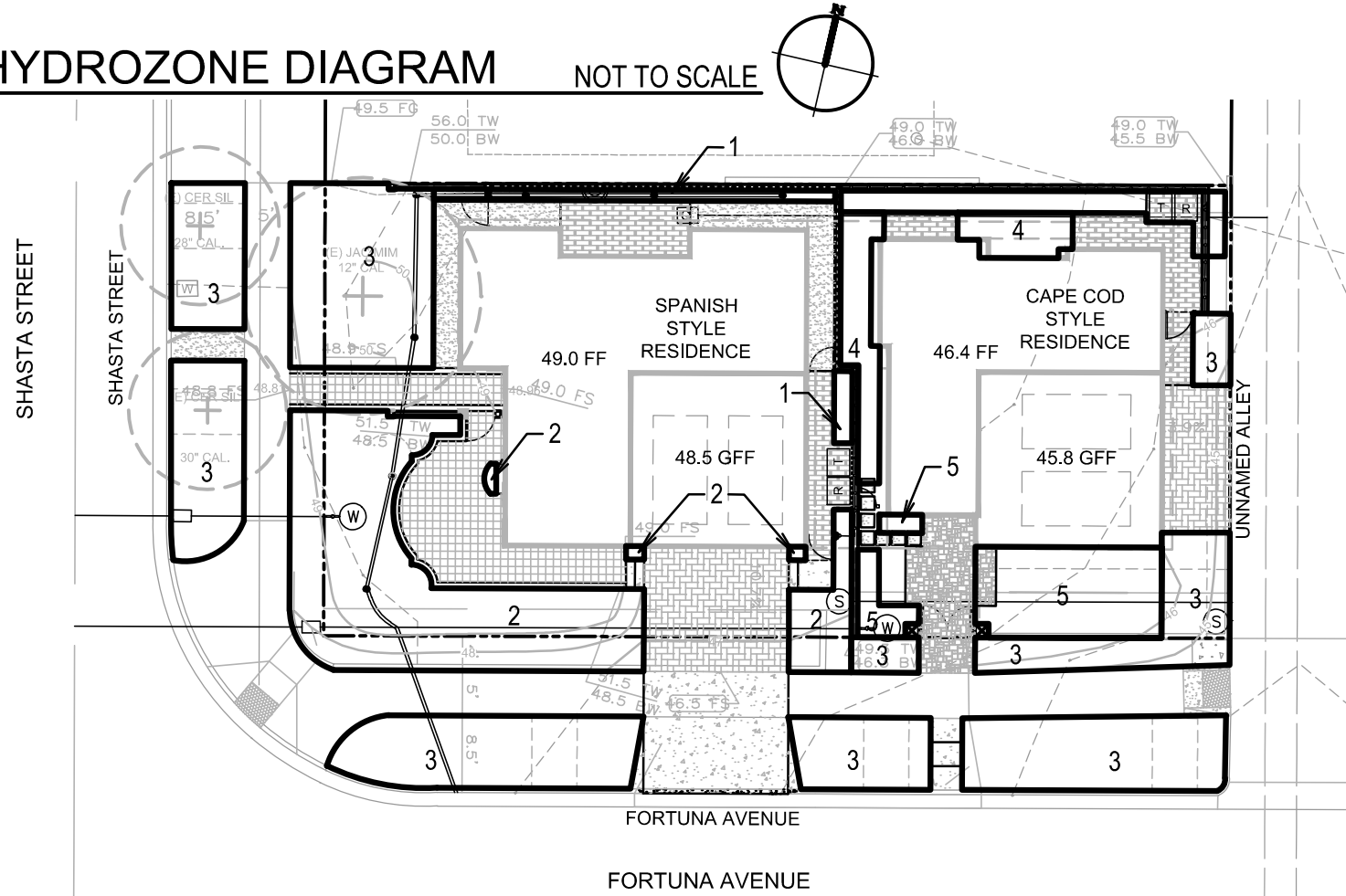
TOTAL LANDSCAPE AREA (LA) = 2,742 SF
SPECIAL LANDSCAPE AREA (SLA) = 0 SF
ET_o = 41
ETAF = .55
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
MAWA = (ET_o)(0.62)[(0.55 x LA) + (0.45 x SLA)]
(41)(0.62)[(.55 x 2,742) + (0.5 x 0)] = 38,336 GAL/YR
ETWU = (ET_o)(0.62) [(PF x HA/IE) + (SLA)]
ESTIMATED TOTAL WATER USE (ETWU): 36,731 GAL/YR

ESTIMATED TOTAL WATER USE

HYD.	PLANT FACTOR	HYDROZONE AREA IN S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	ETAF X HA	RESULT IN GAL/ YR.
1	0.4	191	DRIP	.81	0.49	94.3	2,398
2	0.4	703	SPRAY	.75	0.53	374.9	9,531
3	0.4	1,447	SPRAY	.75	0.53	771.7	19,617
4	0.4	151	SPRAY	.75	0.53	80.5	2,047
5	0.4	250	DRIP	.81	0.49	123.5	3,138
TOTAL		2,742					36,731

HYDROZONE DIAGRAM

NOT TO SCALE



SPANISH
STYLE
RESIDENCE

49.0 FF

48.5 GFF

CAPE COD
STYLE
RESIDENCE

46.4 FF

45.8 GFF

FORTUNA AVENUE

UNNAMED ALLEY

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

* Denotes Preferred Species

EXISTING TREES

CER SIL Ceratonia siliqua (28" CAL, 30" CAL per plan)
JAC MIM Jacaranda mimosifolia (12" CAL)

"Carob Tree"
"Jacaranda"

STREET TREES

Large scale tree - 50' tall x 30' 40' wide, such as:
Liquidambar styraciflua
Magnolia grandiflora
Olea europaea
* Ulmus parvifolia 'True Green'

3 / 100% / 24" BOX
"American Sweetgum"
"Southern Magnolia"
"Olive Tree"
"Chinese Elm"

EVERGREEN ACCENT TREES

Small scale tree - 15' tall x 15' wide, such as:
Eriobotrya deflexa
* Magnolia grandiflora 'Little Gem'
Raphiolepis 'Majestic Beauty'

1 / 100% / 24" BOX
"Bronze Loquat"
"Dwarf Southern Magnolia"
"Indian Hawthorne"

BROAD-HEADED PALM

Large scale tree - 15' tall x 15' wide, such as:
Archontophoenix cunninghamiana
Chamerops humilis
* Phoenix reclinata

1 / 100% / 6" BTH (TRIPLE TRUNK)
"King Palm"
"Mediterranean Fan Palm"
"Senegal Date Palm"

ACCENT PALM

Large scale tree - 15' tall x 15' wide, such as:
Brahea edulis
* Trachycarpus fortunei
Washingtonia filifera

1 / 100% / 4" BTH
"Guadalupe Palm"
"Windmill Palm"
"California Fan Palm"

SUCCULENT

Small scale, spreading shrub - 2' tall x 4' wide, such as:
* Aloe x spinosissima
Crassula multica
Portulacaria afra 'Prostrate Form'

30 / 100% / 15 GAL
"Spider Aloe"
"Fairy Crassula"
"Prostrate Elephant's Food"

LOW EVERGREEN HEDGE

Medium scale shrub - 5' tall x 3' wide, such as:
Carissa macrocarpa
* Ligustrum japonica
Pittosporum tobira

16 / 100% / 5 GAL
"Natal Plum"
"Japanese Privet"
"Mock Orange"

ACCENT SUCCULENTS

Medium scale shrub - 3' tall x 3' wide, such as:
* Agave attenuata
Agave desmettiana 'Variagata'
Hesperaloe parviflora

24 / 100% / 5 GAL
"Ghost Aloe"
"Variegated Smooth Agave"
"Red Yucca"

FLOWERING ACCENT SHRUBS - SHADE

Medium scale shrub - 5' tall x 5' wide, such as:
* Camelia japonica
Carpenteria californica
Gardenia thunbergia

12 / 100% / 5 GAL
"Camelia"
"Bush Anemone"
"White Gardenia"

FLOWERING ACCENT SHRUBS - SUN

Medium scale shrub - 5' tall x 5' wide, such as:
Hydrangea mactophylla 'Endless Summer'
Leucophyllum frutescens 'Compacta'
* Rosa x 'Iceberg'

12 / 100% / 5 GAL
"Bigleaf Hydrangea"
"Compact Texas Ranger"
"White Shrub Rose"

EVERGREEN SCREENING HEDGE

Medium scale shrub - 10' tall x 4' wide, such as:
Grewia occidentalis
Myrica californica
* Pittosporum eugenioides

3 / 100% / 1 GAL
"Lavender Starflower"
"Pacific Wax Myrtle"
"Tarata Pittosporum"

ACCENT GRASSES

Medium scale grass - 3' tall x 2' wide, such as:
Festuca mairei
* Muhlenbergia capillaris
Muhlenbergia rigens

41 / 100% / 1 GAL
"Creeping Red Fescue"
"Pink Muhly"
"Deer Grass"

EVERGREEN CLIMBING VINE

Medium scale vine - 10' tall x spreading such as:
* Clematis amandii (shade locations)
* Pandorea pandorana 'Golden Showers' (sun locations)
* Solandra maxima (at garage, Spanish style residence)

13 / 100% / 1 GAL
"Evergreen Clematis"
"Wonga Wonga Vine"
"Cup of Gold Vine"

ACCENT MASSED PERENNIALS

Medium scale grass - 18" tall x 12' wide, such as:
* Dianella tasmanica 'Variegata'
Penstemon eatonii
Phormium 'Jack Sprat'

35 S.F. / 100% / 1 GAL @ 12" O.C.
"Flax Lily"
"Firecracker Penstemon"
"Jack Sprat New Zealand Flax"

EVERGREEN MASSED SHRUBS

Low-growing groundcover - 1' tall x 4' wide, such as:
* Lantana montevidensis 'Alba'
* Trachelospermum jasminoides

568 SF / 100% / 1 GAL @ VAR. O.C.
"White Trailing Lantana" (36" O.C.)
"Chinese Star Jasmine" (24" O.C.)

EVERGREEN GROUNDCOVER - SUN

Low-growing groundcover - 1' tall x 4' wide, such as:
* Dymondia margaretae (Spanish style ROW)
* Carex pansa (Cape Cod style ROW)
* Erigeron karvinskianus (Spanish style residence)
* Fragaria chiloensis (Cape Cod style residence)

FLAT @ 12" O.C.
1,345 SF / 100% / 4" POTS @ 12" O.C.
"Dymondia" (flat)
"Sanddune Sedge" (4" pots)
"Fleabane" (flat)
"Beach Strawberry" (flat)

EVERGREEN GROUNDCOVER - SHADE

Low-growing groundcover - 1' tall x 4' wide, such as:
* Heuchera maxima 'Santa Ana Cardinal' (Spanish style res.)
* Satureja douglasii (Cape Cod style residence)

324 SF / 100% / 4" POTS @ 12" O.C.
"Island Alum Root"
"Yerba Buena"

SOURCE CONTROL BMP TREATMENT AREA

373 / 100% / 1 GAL
* Carex praegracilis (sun)
Chondropetalum tectorum
Festuca californica
Leymus spp.
* Polystichum munitum (shade)

"Western Meadow Sedge"
"Small Cape Rush"
"California Festuca"
"Rye Grass"
"Western Sword Fern"

Project No. - GOL16XX

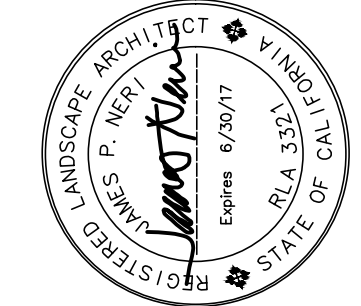
Drawn - JS

Checked - JPN

N L A

NERI
LANDSCAPE
ARCHITECTURE

928 HORNBLIND STREET, SUITE # 3
SAN DIEGO, CA 92109
TEL: 619.589.2743 FAX: 619.589.2743
WWW.NERILA.COM



LANDSCAPE CONCEPT PLAN FOR

4003 Shasta Street

4003 Shasta Street
San Diego, CA 92109

FOR APPROVAL

18 APRIL 2017

LANDSCAPE PLAN
AND NOTES

L1.1