



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 8, 2018 REPORT NO. PC-18-004

HEARING DATE: February 15, 2018

SUBJECT: PASEO MEWS - Process Four Decision

PROJECT NUMBER: [524566](#)

OWNER/APPLICANT: 875 Garnet Associates, LLC, a California Limited Liability Company/
James Alcorn, Architect

SUMMARY

Issue: Should the Planning Commission approve the development of a 24-unit residential and 6,000-square-foot commercial retail mixed-use project, with with deviations, at 875 Garnet Avenue, within the Pacific Beach Community Plan area?

Staff Recommendation:

1. ADOPT Mitigated Negative Declaration No. 524566 and ADOPT the Mitigation, Monitoring and Reporting Program; and
2. APPROVE Planned Development Permit No. 1852302 and Coastal Development Permit No. 1847893.

Community Planning Group Recommendation: On April 26, 2017, the Pacific Beach Planning Group voted 12-0-1 to approve the project with all requested deviations including the parking reduction. (Attachment 7).

Environmental Review: Mitigated Negative Declaration No. 524566 has been prepared for the project in accordance with the state of California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented to reduce, to below a level of significance, any potential impacts to Cultural Resources (Archeology) and Tribal Cultural Resources, as identified in the environmental review process.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: This project includes the construction of 24 multi-family residential units within the Commercial-Community zone and Pacific Beach Community Plan land use designation. The project is subject to the City's inclusionary housing regulations and the applicant has elected to pay the inclusionary affordable housing fee pursuant to the Inclusionary Housing Ordinance.

BACKGROUND

The 0.86-acre site is located at 875 Garnet Avenue on south side of Garnet, bordered by Bayard Street to the east and Hornblend Street to the south, and is bisected by an east-west improved alley (Attachment 1). The site is located in the Community-Commercial CC-4-2 zone the Coastal Height Limit, the Coastal Overlay (non-appealable), the Residential Tandem Parking, and the Transit Area Overlay zones and the Transit Priority Area, within the Pacific Beach Community Plan (Attachment 2).

The portion of the project site fronting Garnet Avenue contains a 7,450-square-foot, one-story, commercial retail building built in 1975, and a surface parking lot containing 15 parking spaces. To the south across the alley is a 44-space surface parking lot. The project site is surrounded by commercial, retail and office uses and is mostly flat with onsite elevations ranging from 25 feet above mean sea level at the north to 22 feet above mean sea level at the southern property line.

DISCUSSION

Project Description:

The project proposes a phased, two- to three-story, mixed-use development consisting of 24 multi-family residential units and 6,000 square feet of commercial retail uses. The unit mix consists of 12 two-bedroom townhomes with attached two-car garages, eight two-bedroom loft-style apartment units and four one-bedroom apartment units. The 12 non-townhome residential units and commercial development would utilize 25 surface parking spaces located on the western portion of the site. Vehicular traffic would enter the site via a one-way driveway on Hornblend Street and would exit via the one-way alley onto Bayard Street.

Building surfaces will be smooth exterior plaster with broad overhanging trellises/balconies and recessed windows. Brick and terra cotta paving will be used in part for pedestrian access ways with landscaped commercial gathering spaces. Landscape planting and new street trees along with some of the existing palms will provide shade over pavement and enhance the pedestrian experience. The development incorporates photovoltaic panels on the rooftops and parking area shade structures. The alley would be landscaped with trees and ground cover to integrate it with the development.

The project would be constructed in two phases, with appropriate parking provide during each phase in accordance with the parking deviation request described on Page 4 of this report. The phases are shown on the project plans (Attachment 6) and are described below:

Phase One:

1. Maintain the existing 7,450-square-foot commercial retail building and six parking spaces.
2. Construct 2,400 square feet of additional ground floor commercial on Garnet.
3. Construct 25 surface parking spaces on the western portion of the site.
4. Construct three, two-bedroom units over the new commercial space on Garnet.
5. Construct four, one-bedroom ground floor units facing Hornblend.
6. Construct four, two bedroom units on the second floor facing Hornblend.
7. Construct seven, two-bedroom townhomes, each with two-car garage, fronting the alley.

Phase Two:

1. Reduce total commercial retail space to 6,000 square feet.
2. Construct five, two-bedroom townhomes, each with two-car garage, fronting the alley.
3. Construct one, two bedroom unit above commercial space on Garnet.

The project is within the Community-Commercial CC-4-2 zone which accommodates community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. The CC-4-2 zone permits a maximum density of one dwelling unit per 1,500 square feet of lot area which would allow a maximum of 25 dwelling units on this site. Other than the requested deviations described below, the project complies with all development regulations including height, bulk and scale, landscaping, floor area ratio and setbacks.

Permits:

A Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section [126.0702](#) is required for development within the Coastal Overlay Zone.

A Planned Development Permit pursuant to SDMC Section [126.0602 \(b\)\(1\)](#) is being requested to allow three deviations as described below:

Deviations:

1. Commercial Requirement on Hornblend Street: The CC-4-2 zone requires the ground floor space along Hornblend Street to be commercial/retail. The project proposes a deviation to allow the option of residential or commercial use for the approximately 3,000 square feet of ground floor space along Hornblend Street. The parking requirement would be the same for residential or commercial use with application of the parking deviation request below. This will provide flexibility along this transitional street allowing work/live opportunities as well as providing an opportunity for Americans with Disabilities Act (ADA) accessible units within the community. Staff supports the deviation as it would increase density along a pedestrian-friendly, active, tree-lined streetscape, providing a unique opportunity for residential use in a primarily commercial area, while maintaining the option for commercial and live/work uses.

2. Access: The SDMC requires all access for this site be taken from the alley. Currently, there are two driveway curb cuts each along Garnet Avenue and Hornblend Street for a total of four. The project proposes a deviation to allow one driveway on Hornblend Street.

The project has been conditioned to close the two curb cuts on Garnet Avenue and one along Hornblend Street, which would add three on-street parking spaces. Currently, vehicles utilize the parking lot entrances of adjacent properties along Hornblend Street as a short cut to the site. Providing site access from a one-way driveway on Hornblend Street allows for a logical connection to the project site without requiring vehicles to travel west on Hornblend Street then north on Mission Avenue and then east on the one-way alley, which adds approximately 925 feet of travel. Staff supports the deviation as it reduces trips onto Mission Boulevard and allows for more efficient ingress/egress to the site.

3. Parking: The project is requesting a deviation to allow 50 parking spaces where 59 are required, as described in the table below:

Total Buildout	Number of units	Required Parking	Proposed Parking	Difference
Townhomes (2 bedroom)	12	2 per unit	2 per unit	No change
Two bedroom units	8	2 per unit	1.5 per unit	- 4
One bedroom units	4	1.5 per unit	1.0 per unit	- 2
Commercial	6,000 sf	2.1 per 1,000 sf	1.7 per 1,000 sf	- 3
Totals		59	50	- 9

The project is within the Transit Priority Area and the Transit Area Overlay zone, and is served by a number of bus routes, both north/south and east/west, with stops at Garnet Avenue and Bayard Street. There are currently 21 on-street parking spaces adjacent to the site, which would increase to 24 spaces with the closure of curb cuts on Garnet Avenue and Hornblend Street. City staff concurs that the deviation request is appropriate for this site based on the density, and public transit/bicycle use options afforded by the project location. Staff's support for the deviation is also based on the pedestrian friendly project design, close proximity to commercial resources and the increase in on-street parking. Project implementation would also facilitate the General Plan and Climate Action Plan goals to reduce automobile emissions and discourage dependence on the automobile. The Pacific Beach Planning Group supported the project, including the reduction in parking, by a 12-0-1 vote (Attachment 7).

With the exception of the three requested deviations, all remaining development regulations (i.e. lot width, lot area, height, street frontage and density) are in compliance with the CC-4-2 zone.

Community Plan Analysis:

The project site has a land use designation of Community Commercial in the Pacific Beach Community Plan and Local Coastal Program (PBCP). The PBCP encourages mixed-use residential, office and commercial development along transit corridors, including Garnet Avenue. The PBCP Commercial Land Use Element promotes the creation of an urban pedestrian mall concept along Garnet Avenue west of Ingraham Street by applying a commercial zone that permits a range of community-serving retail, service and office uses in a pedestrian-oriented development pattern. Additionally, the PBCP encourages commercial street frontage and rear-lot parking, as well as through pedestrian access from the alleys to streets where possible. The proposed project would help implement the Commercial Land Use policies and design standards by providing articulated building facades, enhancing the pedestrian experience through planted driveways, enhanced surface paving, and improving the alley with a tree-lined extension to the project. Additionally, surface parking is consolidated in the southwestern corner of the site and is not visible from Garnet Avenue and Bayard Street, to help create a pleasant environment for pedestrians, bicyclists, and transit riders.

The proposed project would locate commercial uses along Garnet Avenue, consistent with PBCP policy to create an active streetscape that promotes walkability and commercial opportunities for residents and visitors. The proposed project would help implement PBCP policy by locating on-site parking away from Garnet Avenue to help create a functional, convenient and pleasant environment for people arriving on foot, bicycle and transit, as well as by automobile. The development incorporates photovoltaic panels on the rooftops and parking area shade structures in conformance with the sustainable development policies in the General Plan Conservation Element.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the San Diego Municipal Code. Staff has provided draft findings to support approval of the project (Attachment 3) and draft conditions of approval (Attachment 4). Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. Approve Planned Development Permit No. 1852302 and Coastal Development Permit No. 1847893, with modifications.
2. Deny Planned Development Permit No. 1852302 and Coastal Development Permit No. 1847893, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department



Paul Godwin
Development Project Manager
Development Services Department

FITZGERALD/PG

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Draft Mitigated Negative Declaration Resolution
6. Project Plans
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Existing Site Photos



Aerial Photo

Paseo Mews Townhomes CDP & PDP/ 875 Garnet Avenue
PROJECT NO. 524566



PLANNING COMMISSION
RESOLUTION NO. XXXX
PLANNED DEVELOPMENT PERMIT NO. 1852302
COASTAL DEVELOPMENT PERMIT NO. 1847893
PASEO MEWS - PROJECT NO. 524566 - MMRP
DRAFT

WHEREAS, 875 Garnet Associates, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to develop a mixed-use project consisting of 24 multi-family residential units and 6,000 square feet of commercial retail space, with deviations (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval) for the associated Permit Nos. 1852302 and 1847893 on portions of a 0.86-acre site;

WHEREAS, the project site is located at 875 Garnet Avenue on the southwest corner of Garnet Avenue and Bayard Street, bisected by an improved alley. The site is in the Community-Commercial, CC-4-2 zone, the Transit Priority Area, the Coastal Height Limit, the Coastal Overlay (non-appealable), the Residential Tandem Parking, and the Transit Area Overlay zones within the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as Lots 15-26, Map No. 15287 Avalon Plaza, Map No. 854, Pacific Beach Amended Trustees Maps, Block 423, page 4, sheet 1 of 2;

WHEREAS, on February 15, 2018, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1852302 and Coastal Development Permit No. 1847893 pursuant to the Land Development Code of the City of San Diego;

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 February 15, 2018.

FINDINGS:

Planned Development Permit Findings. San Diego Municipal Code Section 126.0604:

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

The site is designated as Community Commercial in the Pacific Beach Community Plan (PBCP) and Local Coastal Program. The site is zoned CC-4-2 which is a mixed-use commercial zone that allows a maximum density of one dwelling unit per 1,500 square feet of lot area, or 25 units allowed on this 0.86-acre site. The project proposes 24 multi-family residential units and 6,000 square feet of commercial retail, which complies with the land use designation and the underlying zone. The PBCP encourages mixed-use residential, office and commercial development in conjunction with transit corridors along Garnet Avenue. The PBCP promotes the creation of an urban pedestrian mall concept by applying a commercial zone that permits a range of community-serving retail, service and office uses in a pedestrian-oriented development pattern.

The PBCP encourages commercial street frontage and rear-lot parking, as well as through pedestrian access from the alleys to streets where possible. The project assists in encouraging the pedestrian experience with planted driveways, enhanced surface paving, and making the alley a tree-lined extension of the project. Additionally, surface parking is consolidated in the southwestern corner of the site and is not visible from Garnet Avenue and Bayard Street.

Commercial uses would be located along Garnet Avenue, providing an active streetscape and commercial opportunities for residents, reducing vehicle trips. The PBCP suggests to further limit auto-oriented uses to create a functional, convenient and pleasant environment for people arriving on foot, bicycle and transit, as well as by automobile. The development incorporates photovoltaic panels on the rooftops and parking area shade structures in conformance with the sustainable development policies in the Conservation Element. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. Any future construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Additionally, the project is served by all existing utilities, fronts on developed rights-of-way and has been conditioned to replace three of the four existing curb cuts with City-standard curb, gutter and sidewalk. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The 0.86-acre site is located at 875 Garnet Avenue on the southwest corner of Garnet Avenue and Bayard Street, bisected by an improved alley. The site is in the Community-Commercial, CC-4-2 zone, the Transit Priority Area, the Coastal Height Limit, the Coastal Overlay (non-appealable), the Residential Tandem Parking, and the Transit Area Overlay zones, within the Pacific Beach Community Plan. The project proposes a phased, mixed-use development consisting of 24 multi-family residential units and 6,000 square feet of commercial retail. The unit mix consists of 12 townhomes, eight two-bedroom units and four one-bedroom units.

The project design includes three deviation requests, which are described below:

1. Commercial Requirement on Hornblend Street: The CC-4-2 zone requires the ground floor space along Hornblend Street to be commercial/retail. The project proposes a deviation to allow the option of residential or commercial use for the approximately 3,000 square feet of ground floor space along Hornblend Street. The parking requirement would be the same for residential or commercial use with application of the parking deviation request below. This will provide flexibility along this transitional street allowing work/live opportunities as well as providing an opportunity for Americans with Disabilities Act (ADA) accessible units within the community. Staff supports the deviation as it would increase density along a pedestrian-friendly, active, tree-lined streetscape, providing a unique opportunity for residential use in a primarily commercial area, while maintaining the option for commercial use.
2. Access: The SDMC requires all access for this site be taken from the alley. Currently, there are two driveway curb cuts along both Garnet Avenue and Hornblend Street for a total of four. The project proposes a deviation to allow one driveway on Hornblend Street.

The project has been conditioned to close the two curb cuts on Garnet Avenue and one along Hornblend Street, which would add three off-street parking spaces. Currently, vehicles utilize the parking lot entrances of adjacent properties along Hornblend Street as a short cut to the site. Providing site access from a one-way driveway on Hornblend Street allows for a logical connection to the project site without requiring vehicles to travel west on Hornblend Street then north on Mission Avenue and then east on the one-way alley, which adds approximately 925 feet of travel. Staff supports the deviation as it reduces trips onto Mission Boulevard and allows for more efficient ingress/egress to the site.

3. Parking: The project is requesting a deviation to allow 50 parking spaces where 59 are required, as described in the table below:

Total Buildout	Number of units	Required Parking	Proposed Parking	Difference
Townhomes (2 bedroom)	12	2 per unit	2 per unit	No change
Two bedroom units	8	2 per unit	1.5 per unit	-4
One bedroom units	4	1.5 per unit	1.0 per unit	-2
Commercial	6,000 sf	2.1 per 1,000 sf	1.7 per 1,000 sf	-3
Totals		59	50	-9

The project is within the in the Transit Priority Area and the Transit Area Overlay zone, and is served by a number of bus routes, both north/south and east/west, with stops at Garnet Avenue and Bayard Street.

There are currently 21 on-street parking spaces adjacent to the site, which would increase to 24 spaces with the closure of curb cuts on Garnet Avenue and Hornblend Street. City staff concurs that the deviation request is appropriate for this site based on the density and public transit/bicycle use options afforded by the project's location. Staff's support for the deviation is also based in the pedestrian friendly project design, close proximity to commercial resources and the increase in on-street parking. The parking deviation also results in a more desirable project by requiring less of the site to be utilized for parking, leaving more area for landscaping and amenities, including landscaping and street trees along the internal alley which will integrate with the project and a commercial courtyard area adjacent to Garnet Avenue. Project implementation would also facilitate the General Plan and Climate Action Plan goals to reduce automobile emissions and discourage dependence on the automobile.

Based on the above, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

Findings for Coastal Development Permit San Diego Municipal Code Section 126.0708:

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

The 0.86-acre site is located at 875 Garnet Avenue on the southwest corner of Garnet Avenue and Bayard Street, in an established urban neighborhood and is surrounded by commercial retail and office uses on all sides. The project site is 0.2-mile from the beach and proposes a phased, mixed-use development consisting of 24 multi-family residential units and 6,000 square feet of commercial retail with deviations. The site is not located within, or adjacent to any existing physical accessway or proposed accessway to the coast. Furthermore, there are no public views to the ocean from or across this lot identified in the Local Coastal Program land use plan that would be impacted by this development.

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

The 0.86-acre site is located at 875 Garnet Avenue on the southwest corner of Garnet Avenue and Bayard Street, in an established urban neighborhood and is surrounded by commercial retail and office uses on all sides. The site is currently developed with a 7,450-square-foot commercial retail building and surface parking, bisected by an alley. The site is mostly flat with onsite elevations ranging from 25 feet above mean sea level to the north and 22 feet above mean sea level to the southern property line.

The project site does not contain nor is adjacent to Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands. Therefore, no impacts to environmentally sensitive lands would occur with this development.

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

The site is designated as Community Commercial in the Pacific Beach Community Planning (PBCP) and Local Coastal Program. The site is zoned CC-4-2 which is a mixed-use commercial zone that allows a maximum density of one dwelling unit per 1,500 square feet of lot area, or 25 units allowed on this 0.86-acre site. The project proposes 24 multi-family residential units and 6,000 square feet of commercial retail, which complies with the land use designation and the underlying zone. The PBCP encourages mixed-use residential, office and commercial development in conjunction with transit corridors along Garnet Avenue. The PBCP promotes the creation of an urban pedestrian mall concept by applying a commercial zone that permits a range of community-serving retail, service and office uses in a pedestrian-oriented development pattern. The PBCP encourages commercial street frontage and rear-lot parking, as well as through pedestrian access from the alleys to streets where possible. The project assists in encouraging the pedestrian experience with planted driveways, enhanced surface paving, and making the alley a tree-lined extension of the project. Additionally, surface parking is consolidated in the southwestern corner of the site and is not visible from Garnet Avenue and Bayard Street.

Commercial uses would be located along Garnet Avenue, providing an active streetscape and commercial opportunities for residents, reducing vehicle trips. The PBCP suggests to further limit auto-oriented uses to create a functional, convenient and pleasant environment for people arriving on foot, bicycle and transit, as well as by automobile. The development incorporates photovoltaic panels on the rooftops and parking area shade structures in conformance with the sustainable development policies in the Conservation Element. Therefore, the proposed development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 0.86-acre site is located at 875 Garnet Avenue on the southwest corner of Garnet Avenue and Bayard Street, 0.2-mile from the beach. This project is not located between the nearest public road and the sea or any body of water and therefore, would not be subject to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission Planned Development Permit No. 1852302 and Coastal Development Permit No. 1847893 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1852302 and 1847893 a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: February 15, 2018

IO#: 24007108

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: 24007108

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1852302
AND COASTAL DEVELOPMENT PERMIT NO. 1847893
PASEO MEWS - PROJECT NO. 524566 - MMRP
PLANNING COMMISSION
DRAFT

This Planned Development Permit No. 1852302 and Coastal Development Permit No. 1847893 is granted by the Planning Commission of the City of San Diego to 875 Garnet Associates, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0602(b)(1). The site is located at 875 Garnet Avenue east of Mission Boulevard, in the Commercial, CC-4-2 zone, the Transit Priority Area, the Coastal Height Limit, the Coastal Overlay (non-appealable area 2), the Residential Tandem Parking, and the Transit Area Overlay zones within the Pacific Beach Community Plan. The project site is legally described as Lots 15-26, Map No. 15287 Avalon Plaza, Map No. 854, Pacific Beach Amended Trustees Maps, Block 423, page 4, sheet 1 of 2.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a phased, mixed-use development consisting of 24 multi-family residential units and 6,000 square feet of commercial retail, with deviations, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 15, 2018, on file in the Development Services Department.

The project shall include:

- a. The phased development of 24 multi-family residential units and 6,000 square feet of commercial retail. The phasing plan is included on the Exhibit 'A' and would occur as follows;

Phase One:

1. Maintain the existing 7,450-square-foot commercial retail building and six parking spaces.
2. Construct 2,400 square feet of additional ground floor commercial on Garnet.
3. Construct 25 surface parking spaces on the western portion of the site.
4. Construct three, two-bedroom units over the new commercial space on Garnet.

5. Construct four, one-bedroom ground floor units facing Hornblend.
6. Construct four, two bedroom units on the second floor facing Hornblend.
7. Construct seven, two-bedroom townhomes, each with two-car garage, fronting the alley.

Phase Two:

1. Reduce total commercial retail space to 6,000 square feet.
 2. Construct five, two-bedroom townhomes, each with two-car garage, fronting the alley.
 3. Construct one, two bedroom unit above commercial space on Garnet.
- b. A deviation to the ground floor commercial requirement on Hornblend Street to allow all residential or a combination of commercial and residential;
 - c. A deviation to allow a total of 50 automobile parking spaces where 59 parking spaces are required;
 - d. A deviation to allow a driveway off Hornblend Street for access to the project site, where alley-only access is required;
 - e. Off-street parking;
 - f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 2, 2021.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision.

The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

12. The project proposes to export 870 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.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

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

15. 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.

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

17. 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.

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the proposed curb outlet (D-25), landscaping, and irrigation in the right-of-way adjacent to site.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the replacement of the existing 24-foot driveway adjacent to site on Hornblend Street with a 14-foot, one-way-in driveway per current City Standard, and replace the non-utilized driveway portion(s) with current City Standard curb, gutter and sidewalk.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of two (2) non-utilized driveways adjacent to site on Garnet Avenue and one (1) on Hornblend Street with current City Standard curb, gutter and sidewalk, satisfactory to City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction the adjacent existing alley with full-width alley including installation of an alley apron per current City Standards, satisfactory to City Engineer.

PLANNING/DESIGN REQUIREMENTS:

22. 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.

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

25. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

26. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 524566, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

27. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 524566 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **Cultural Resources (Archeology) and Tribal Cultural Resources**

CLIMATE ACTION PLAN REQUIREMENTS:

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.

PUBLIC UTILITIES REQUIREMENTS:

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

29. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, that 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.

30. Prior to the issuance of any grading permits, the Owner/Permittee will be required to design traffic rated water meter boxes in the public right-of-way. If the water meter needs to be located in private property, the Owner/Permittee shall grant a water access and maintenance easement to the benefit of the City of San Diego.

31. 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.

32. 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.

33. 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.

34. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, that any existing, unused sewer lateral is capped (abandoned) at the property line and new sewer lateral(s) are installed, which must be located outside of any driveway or vehicular use area.

35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, that any existing unused water service is removed (killed) at the main.

LANDSCAPE REQUIREMENTS:

36. Prior to issuance of any grading permit, 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.

37. Prior to issuance of any building permit, 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).

38. Prior to issuance of any public improvement permit, 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.

39. 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.'

40. 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 another entity approved by the Development Services Department. 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.

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

TRANSPORTATION REQUIREMENTS:

42. A deviation to allow 50 automobile parking spaces where 59 parking spaces are required. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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.
43. The project shall provide and maintain a 10-foot x 10-foot visibility triangle area along the property line on both sides of the driveway on Hornblend Street. No obstacles higher than 36 inches shall be located within this area e.g. landscape, walls, columns, signs etc.
44. The project shall provide and maintain a 10-foot x 10-foot visibility triangle area along the property line on both sides of the alley on Bayard Street. No obstacles higher than 36 inches shall be located within this area e.g. landscape, walls, columns, signs etc.
45. The project shall provide and maintain 15-foot x 15-foot visibility triangle area along the property line at the northwest corner of the intersection of Bayard Street and Hornblend Street. No obstacles higher than 36 inches shall be located within this area e.g. landscape, walls, columns, signs etc.
46. The project shall provide and maintain 15-foot x 15-foot visibility triangle area along the property line at the southwest corner of the intersection of Bayard Street and Garnet Avenue. No obstacles higher than 36 inches shall be located within this area e.g. landscape, walls, columns, signs etc.

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 February 15, 2018, and Resolution No. XXXX.

RESOLUTION NUMBER R-_____

ADOPTED ON FEBRUARY 15, 2018

WHEREAS, on Feb. 14. 2017, James Alcorn submitted an application to the Development Services Department for a Coastal Development Permit and Planned Development Permit for the Paseo Mews Townhomes (Project); and

WHEREAS, the matter was set for a public hearing by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on February 15, 2018; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 524566 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Paul Godwin, Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Coastal Development Permit and Planned Development Permit

PROJECT NO. 524566

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 524566 shall be made conditions of Coastal Development Permit and Planned Development Permit as may be further described below.

A. GENERAL REQUIREMENTS – PART I**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II**Post Plan Check (After permit issuance/Prior to start of construction)**

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Archaeologist, Native American Monitor

Note:

Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #524566 and /or Environmental Document # 524566, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

None Required

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeological Resources	Monitoring Report(s)	Monitoring Report Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**CULTURAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL RESOURCES MITIGATION****I. Prior to Permit Issuance****A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is**

responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the**

amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 - 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 - 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 - 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 - 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 - 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
 - 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 - 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 - 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 - 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,

- c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
- 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

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9736 Claiborne Square
La Jolla, California 92037
619/701.8488



Paseo Mews Townhouses
Lofts & Shops
875 Garnet Avenue
Pacific Beach, California 92109

PASEO MEWS
TOWNHOUSES/LOFTS & SHOPS

GARNET/BAYARD/HORNBLEND
875 GARNET AVENUE
PACIFIC BEACH, CA 92109

PROJECT INFORMATION

- APN: 423-044-12-00, 423-044-07-00, 423-044-13-00, 423-044-05-00
- LOTS 15,16,17,18,19, 20, 21, 22, 23, 24, 25, & 26 OF MAP 15287 AVALON PLAZA MAP 854 PACIFIC BEACH AMENDED TRUSTEES MAP. BLOCK 423 PAGE 04 SHEET 1 OF 2.
- 2 LOTS 18,750 SF EA.
- 37,500 SF TOTAL
- 4600 SF LANDSCAPED AREA (PROPOSED)
- ZONE: CC4-2 (NO SETBACKS)
- BEACH IMPACT ZONE
- TRANSIT ZONE
- COASTAL ZONE (30 FT HEIGHT LIMIT - PROPOSED 29'-8")
- CODE DEVIATIONS REQUESTED
- CONSTRUCTION TYPE VA (SPRINKLERED)
- OCCUPANCY R-2 & M
- EXISTING BUILDING BUILT 1975
- NO EASEMENTS
- GEOGRAPHIC HAZARD CATEGORY 52
- FLOOR AREA RATIO = 2.0
- PROPOSED FAR PHASE I = 1.0
- PROPOSED FAR PHASE II = 1.23

PHASE #1 FAR = 1.0

- EXISTING RETAIL SPACE (7450 SF) ON GARNET AVENUE REMAINS UNCHANGED ALONG WITH 6 EXISTING PARKING PLACES ON BUILDING WEST SIDE.
- DEVELOP (3) 2-BEDROOM LOFT APARTMENTS OVER 2400 SF SHOP SPACE FACING GARNET AVENUE @ BAYARD.
- CONSTRUCT (4) ONE-BEDROOM GROUND FLOOR APARTMENTS OR SHOPS ALONG EASTERN 72FT OF HORNBLEND AVENUE @ BAYARD. ADD (4) 2-BEDROOM LOFTS ABOVE.
- BUILD (7) TWO BEDROOM TOWNHOUSES ON EITHER SIDE OF MID-BLOCK LINE (PASEO MEWS)

PHASE #2 FAR = 1.23

- HORNBLEND SITE REMAINS AS DEVELOPED IN PHASE #1
- GARNET SITE IS MODIFIED WITH THE ADDITION OF 5 TOWNHOUSES FACING PASEO MEWS.
- EXISTING RETAIL BUILDING REDUCED IN SIZE TAKING 62FT OFF THE ALLEY (SOUTH) SIDE OF THE BUILDING TO ACCOMMODATE THE 5 ADDITIONAL TOWNHOUSES.
- ONE ADDITIONAL 800 SF RETAIL SPACE AND ONE 2-BED LOFT ARE BUILT FACING GARNET.

OWNER INFORMATION

875 GARNET ASSOCIATES LLC
10992 CLOVERHURST WAY
SAN DIEGO, CA 92130

PROJECT TEAM

JAMES ALCORN AIA
9736 CLAIBORNE SQUARE
LA JOLLA, CALIFORNIA 92037

CHRISTIENSEN ENGINEERING CIVIL ENGINEERS
7888 SILVERTON AVENUE STE J
SAN DIEGO, CALIFORNIA 92126

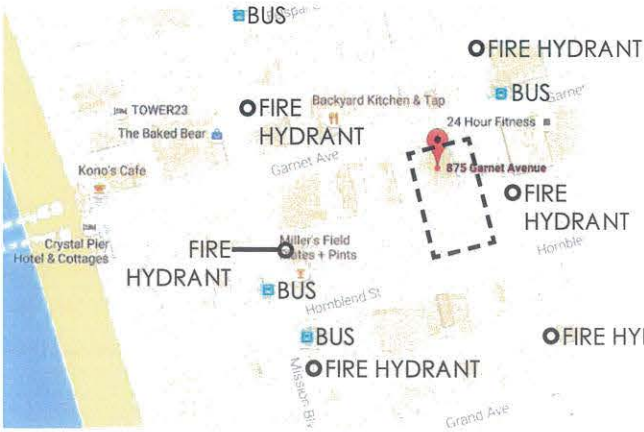
NERI LANDSCAPE ARCHITECTURE
928 HORNBLEND STREET, SUITE #3
SAN DIEGO, CALIFORNIA 92109

PROJECT SCOPE

MIXED USE PHASED DEVELOPMENT THAT CONSISTS OF 24 NEW RESIDENTIAL TOWNHOMES / LIVE WORK LOFTS AND RETAIL FOR A TOTAL OF 46,256 SF.

SHEET LIST

- A1 COVER PAGE & PASEO MEWS ELEVATION
- A2 PASEO MEWS VIEW FROM BAYARD AND DESIGN STATEMENT
- A3 EXISTING SITE
- A4 SITE PLAN - PHASE 1
- A5 SITE PLAN - PHASE 2
- A6 SECTION & PARTIAL ELEVATION
- A6.1 SECTIONS SHOWING BUILDING HEIGHTS
- A7 ELEVATIONS
- A8 ROOF PLAN & SPOT ELEVATIONS
- A9 TYPICAL FLOOR PLANS
- A10 SITE & PHOTO KEY
- L1.0 LANDSCAPE PLAN AND NOTES
- L1.1 LANDSCAPE PLAN
- L1.2 LANDSCAPE RENDERING
- C1 TOPOGRAPHIC SURVEY
- C2 PRELIMINARY GRADING PLAN
- C3 PRELIMINARY GRADING PLAN
- C4 GRADING FOR HEIGHT CLARIFICATION



PTS #524566
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View From Paseo Mews
and Project Information

A1

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Paseo Mews Townhouses
Lofts & Shops
875 Garnet Avenue
Pacific Beach, California 92109

PTS #524566

16 October, 2017

View from Bayard

A2

OF 18

The project is composed of a mixture of townhouses facing the midblock lane (Paseo Mews), loft apartments over shop facing onto Garnet Avenue, and again loft apartments as well as option one-bedroom or shop spaces facing onto Hornblend Street at street level.

Plan Development Responses

1. The proposed development enhances the applicant's land use plan by celebrating the midblock lane and making it an active tree-lined part of this proposed urban village.
2. The proposed development will increase public health, safety, and welfare by encouraging pedestrian and bicycle travel throughout the heavily landscaped public areas. Paseo mews will be creatively lighted and electrical power for the development will be provided by the photovoltaic shade structures within the parking area as well as on the buildings' rooftops.
3. A proposed deviation for optional residential or commercial use of approximately 3000 sf of ground floor space along Hornblend Street will provide flexibility along this transitional street allowing work/live opportunities as well as 3 or 4 ADA Accessible units within the proposed community.

A second deviation proposes to close 3 of the 4 driveway curb cuts along Garnet Avenue and Hornblend Street, and retain one Hornblend driveway access to the new community. The midblock lane (Paseo Mews) is signed one-way with its only access from Mission Boulevard without using other owners' parking lot drive entrances along Hornblend Street to the west of the project as a short cut.

If the existing driveway is not retained, the additional drive distance one must travel to access the development (Hornblend west/Mission North/Paseo Mews east) is approximately 925 feet. So if 50+ cars are obliged to make that route twice daily, in one year's time, a total of 6,400 miles will be accumulated. Therefore, I recommend the time, energy, and gasoline to drive from San Diego to Maine and back is not worth closing the Hornblend Street access drive to gain one on-street parking space.

As the development is in the transit zone, and many bus routes, both north/south and east/west, stop at Garnet Ave and Bayard Street, we are seeking a deviation for the number of on-site parking places provided. Instead of the transit zone 2.1/1000 sf retail we are proposing 1.7/1000 sf retail as is used in the commercial area of La Jolla. The 12 townhouse units are not affected by this, however, (8) two-bedroom loft apartments (1.5 spaces per unit) and (4) one-bedroom apartment (1 space per unit) on-site parking count is reduced. The total deviation request is 9 spaces in phase II.

The 2014 City of San Diego mixed-use Urban Villages Workshop proposed "counting on-street parking spaces adjacent to a development toward off-street requirements. Presently, 21 on-street parking spaces exist. As proposed, 24 will be available. The closure of 3 of the 4 driveway curb-cuts along both Hornblend Street and Garnet Avenue will immediately provide 3 additional on-street spaces and the remaining 6 spaces will be absorbed on-street by the Urban Villages Workshop recommendation.

The proposed project will enforce the goals and policies of the Pacific Beach Community Plan.

These simple recommendations will allow for some delightful intensification of the residential infill opportunities like making the midblock lane a vital urban experience with all townhouses facing Paseo Mews. Canopy trees, planted driveways, and special surface paving are among the special features. Landscape planting and new street trees along with some of the existing palms will provide for an oasis at the core of Pacific Beach. Over 10% of the property (3759 sf) in phase II will be developed in landscape planting and 21% will be pedestrian paving, both permeable and impermeable.

Building surfaces will be smooth exterior plaster with broad overhanging trellises/balconies and recessed windows, brick and terra cotta paving will be used in part for pedestrian access ways and landscaped commercial gathering areas.



PASEO MEWS

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Paseo Mews Townhouses
Lofts & Shops
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Pacific Beach, California 92109

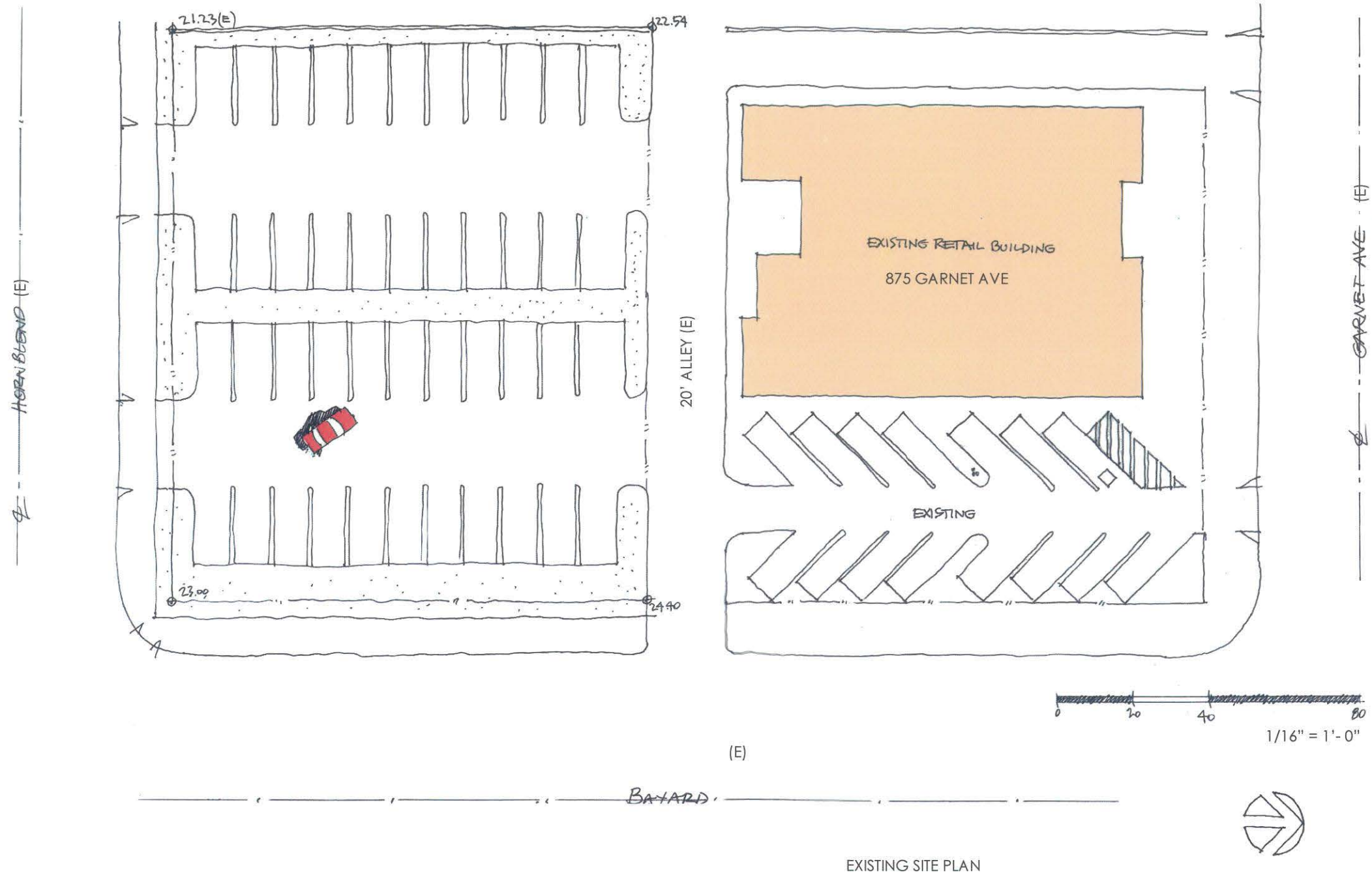
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Existing Site Plan

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Site Plan Phase I

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NOTES:

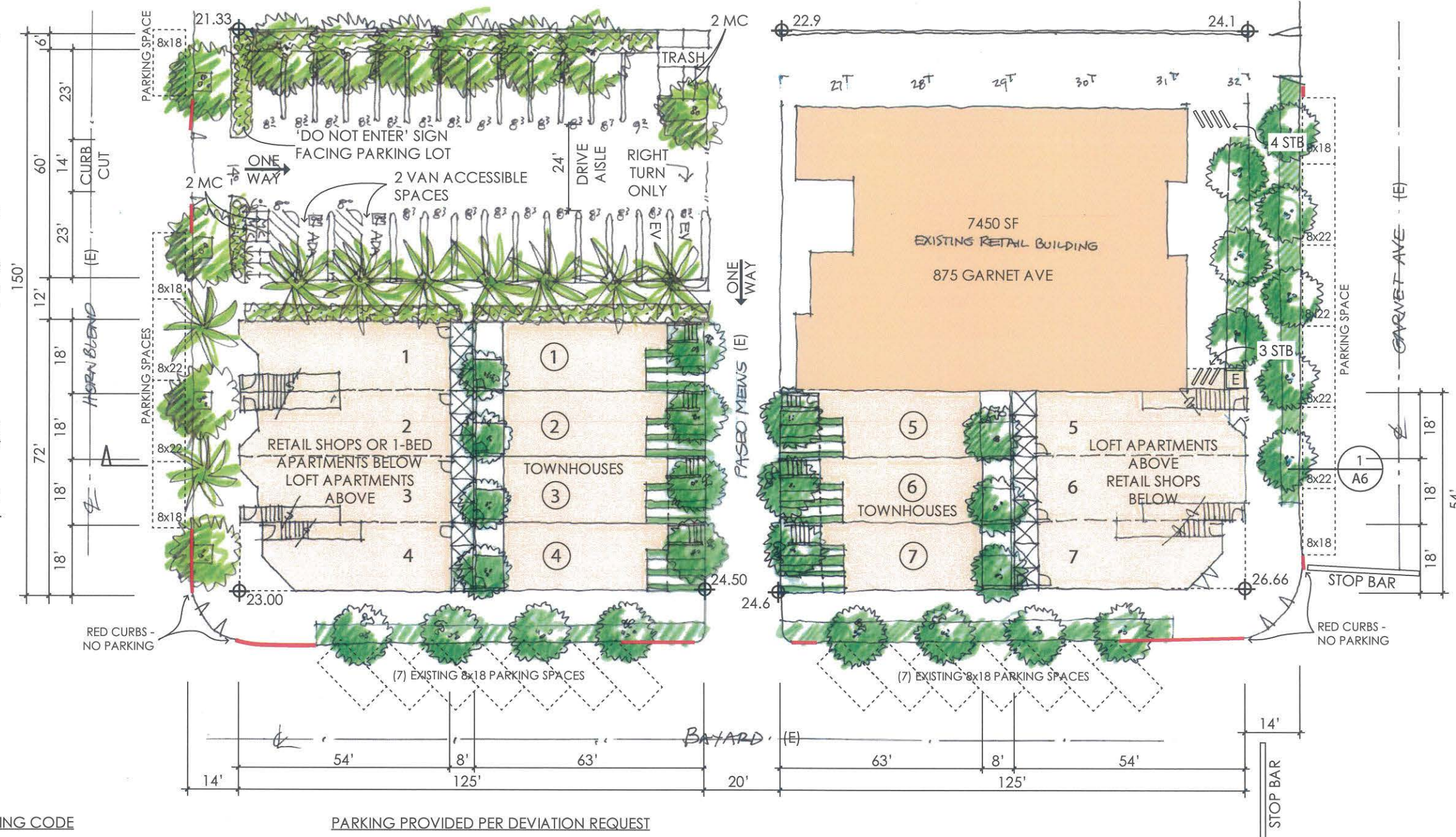
1. Provide Building Address numbers, visible and legible from the street or road fronting the property per San Diego Municipal Code Section §95.0209
2. Residential units on Bayard/private Dr. Needs to be addressed where Fire Department will respond.
3. Post indicator valves, fire department connections, and alarm bell are to be located on the address/ access side of the structure.
4. An illuminated directory, in accordance with FHPS Policy 1-00-6, shall be provided.
5. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, Fire Department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, hams or strobes.
6. Decorative materials shall be maintained in a flame-retardant condition. CFC Sec. 804
7. All buildings and sites undergoing construction, alteration, or demolition shall comply with the requirements of Chapter 33 of the CFC.

PHASE #1 PARKING

9850 SF RETAIL x 1.7	= 16.75
7 TOWNHOUSES x 2	= 14
7 LOFTS x 1.5	= 10.5
4 1-BEDROOM x 1	= 4
	= 45.25
<14> WITHIN TOWNHOUSES	
= 31.25 ∴ 31 REQUIRED SPACES	

PHASE #1

• RETAIL	= 9,850 SF
• 7 LOFTS x 1260	= 8,750 SF
• 4 1-BED APARTMENTS x 800	= 3,200 SF
• 7 TOWNHOUSES x 1878	= 13,146 SF
• 7 2 CAR GARAGE 370	= 2,590 SF
TOTAL	= 37,536 SF
	37,500 SF = 1.00 FAR



PARKING REQUIRED BY EXISTING CODE

Retail (existing): 7,450 s.f. x 2.1 spaces/1000 s.f. = 16 spaces
 Retail (new) : 2400 s.f. x 2.1 spaces/1000 s.f. = 5
 Townhomes: 7 two-bdr units x 2 spaces/unit = 14 spaces
 Apts: 4 one-bdr units x 1.5 spaces/unit = 6
 Lofts: 7 two-bdr units x 2 spaces/unit = 14
 Total = 16 + 5 + 14 + 6 + 14 = 55 parking spaces

A minimum of 21 parking spaces including 1 van accessible space, 1 EV space, 2 short term bicycle spaces, 2 long term bicycle spaces, 2 motorcycle spaces for the retail use are required.

PARKING PROVIDED PER DEVIATION REQUEST

Retail (existing): 7,450 s.f. x 1.7 spaces/1000 s.f. = 12.6 spaces
 Retail (new) : 2400 s.f. x 1.7 spaces/1000 s.f. = 4
 Townhomes: 7 two-bdr units x 2 spaces/unit = 14 spaces
 Apts: 4 one-bdr units x 1 spaces/unit = 4
 Lofts: 7 two-bdr units x 1.5 spaces/unit = 10.5
 Total = 12.6 + 4 + 14 + 4 + 10.5 = 45 spaces
 The project would provide 45 spaces, while 55 spaces are required

2 van accessible spaces, 4 motorcycle spaces, 10 bicycle spaces, and 2 electric vehicle space

1/16" = 1'-0"

PHASE 1 SITE PLAN



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Site Plan Phase II

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DEVELOPMENT SUMMARY:

ZONES: COASTAL HEIGHT
OVERLAY / COSTAL OVERLAY
NON-APPEALABLE AREA 2 /
RESIDENTIAL TANDEM PARKING
OVERLAY / TRANSPORTATION
OVERLAY

INTENT: HIGH INTENSITY, TRANSIT
ORIENTED, COMMERCIAL AND
RESIDENTIAL DEVELOPMENT

DENSITY: 1 DU/1500SF LAND
HOWEVER 1 DU/1000SF IN TRANSIT
ZONE. PROPOSED: 1 DU/1000SF

FAR: 2 MAX. PROPOSED: 1.23

HEIGHT: COASTAL ZONE 30'
HEIGHT LIMIT / PROP D 30' HEIGHT
LIMIT. PROPOSED: 29' - 8"

SETBACKS: FRONT: 0FT, SIDE: 0FT,
OPTIONAL BACK: 0FT

GROUND FLOOR HEIGHT:
STRUCTURES WITH COMMERCIAL
USES ON THE GROUND FLOOR
SHOULD HAVE MINIMUM FLOOR TO
FLOOR HEIGHT OF 15FT BUT SHALL
NOT BE LESS THAN 13FT MEASURED
FROM AVERAGE ADJACENT
SIDEWALK.

PARKING: REQUIRED 2.1 SPACES
PER 1200SF RETAIL, 2 SPACES PER 2
BED APARTMENT OR TOWNHOUSE,
1.5 SPACES PER 1 BED APARTMENTS
ON SITE

DEVIATION REQUEST:
10 SPACES IN PHASE I
5 SPACES IN PHASE II

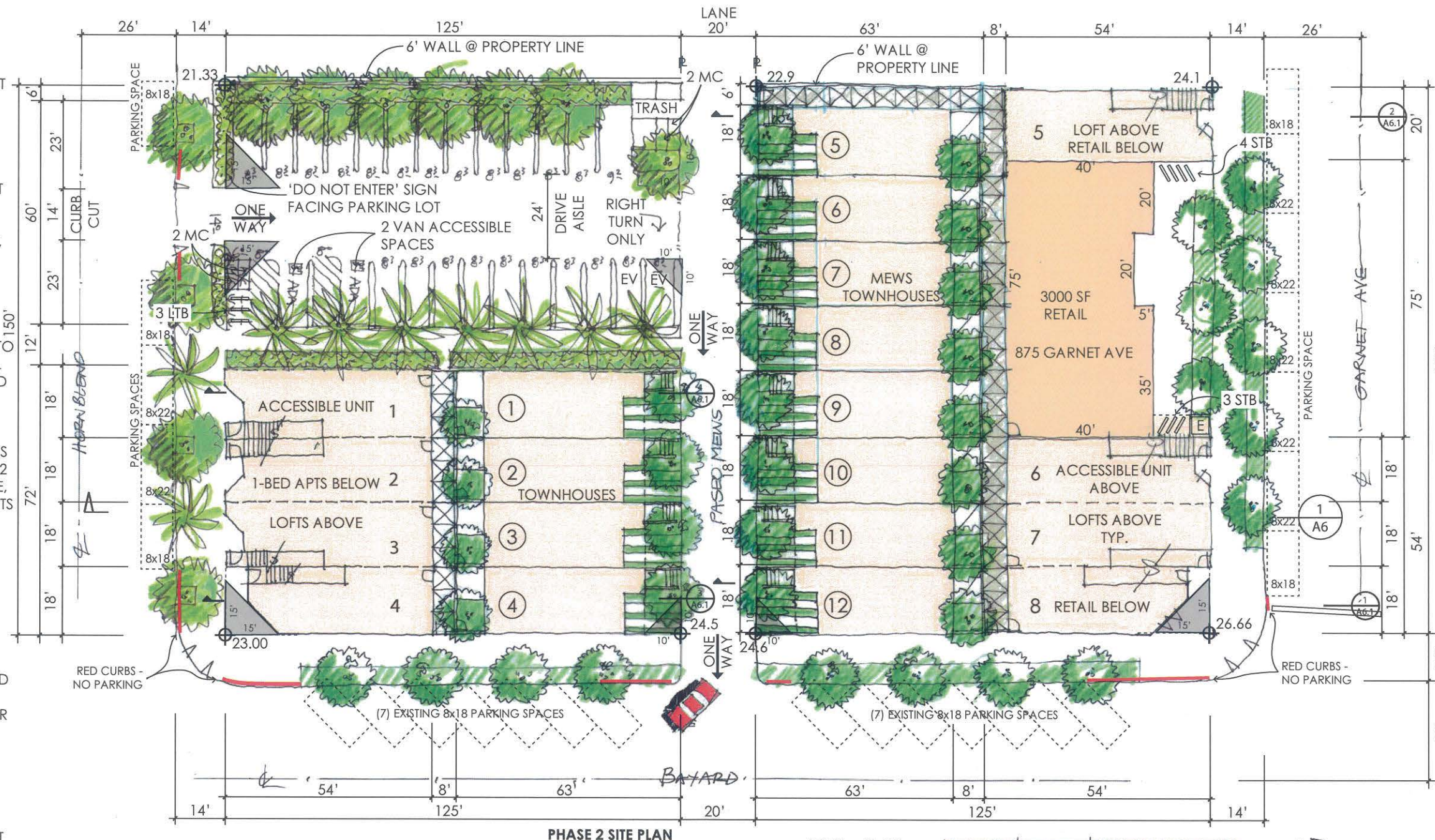
PARKING: 1.7 SPACES PER
1000SF RETAIL, 2 SPACES PER 2 BED
TOWNHOUSE, 1.5 SPACES PER 2
BED LOFT AND 1 SPACE EACH FOR
4 - 1 BEDROOM APARTMENTS ON
SITE.
SAN DIEGO URBAN VILLAGE
WORKSHOP SEPT 2014 PAGE 36:
COUNTS ON STREET PARKING
SPACES ADJACENT TO
DEVELOPMENT, WHERE ON-STREET
SPACES ARE LOCATED ALONG THE
DEVELOPMENTS STREET FRONTAGE,
THEREFORE AS THREE DRIVEWAYS
ARE PROPOSED CLOSED, THE
ADDITIONAL 3/4 CITY REQUIRED
SPACES MIGHT BE INCLUDED AS 1
STREET SPACE IS ADDED FOR EACH
DRIVEWAY CLOSURE.

PHASE #2 PARKING

6000 SF RETAIL x 1.7 = 10.20
12 TOWNHOUSES x 2 = 24
8 LOFTS x 1.5 = 12
4 1-BEDROOM x 1 = 4
= 50.20
<24> WITHIN TOWNHOUSES
= 26.20 ∴ 26 REQUIRED SPACES

PHASE #2

• RETAIL = 6,000 SF
• 8 LOFTS x 1260 = 10,080 SF
• 4 1-BED APARTMENTS x 800 = 3,200 SF
• 12 TOWNHOUSES x 1878 = 22,536 SF
• 12 2 CAR GARAGE 370 = 4,440 SF
TOTAL = 46,256 SF
37,500 SF = 1.23 FAR

**PHASE 2 SITE PLAN**

1/16" = 1'-0"

PARKING PROVIDED PER DEVIATION REQUEST

Retail (existing): 3000 s.f. x 1.7 spaces/1000 s.f. = 5.1 spaces
Retail (new) : 3000 s.f. x 1.7 spaces/1000 s.f. = 5.1
Townhomes: 12 two-bdr units x 2 spaces/unit = 24 spaces
Apts: 4 one-bdr units x 1 space/unit = 4
Lofts: 8 two-bdr units x 1.5 spaces/unit = 12
Total = 5.1 + 5.1 = 24 + 4 + 12 = 50 parking spaces
The project would provide 50 spaces, while 59 spaces are required
2 van accessible spaces, 4 motorcycle spaces, 10 bicycle spaces, and 2 electric vehicle space *other bicycle spaces provided within townhouse garages

PARKING REQUIRED BY EXISTING CODE

Retail (existing): 3000 s.f. x 2.1 spaces/1000 s.f. = 6.3 spaces
Retail (new) : 3000 s.f. x 2.1 spaces/1000 s.f. = 6.2
Townhomes: 12 two-bdr units x 2 spaces/unit = 24 spaces
Apts: 4 one-bdr units x 1.5 spaces/unit = 6
Lofts: 8 two-bdr units x 2 spaces/unit = 16
Total = 12.5 + 24 + 6 + 16 = 59 parking spaces

2 van accessible spaces, 4 motorcycle spaces, 10 bicycle spaces, and 2 electric vehicle space are required

OPEN SPACE REQUIRED PER LDC SEC 143.0420(a):

- EACH DWELLING SHALL HAVE A MINIMUM OF 60SF EXTERIOR PRIVATE SPACE, 24X60=1440SF, 1 BEDROOM APARTMENTS = 60 SF, 2 BED LOFT=250SF, 2 BEDROOM TOWNHOUSES = 360, (4X60=240)+(8X250=2000)+(12X360=4320)=6560
- EACH DWELLING SHALL HAVE A MINIMUM OF 125 COMMON OPEN SPACE, THEREFORE 24X125=3000SF
- THEREFORE PROPOSED EXCEEDS PROJECT MINIMUM REQUIREMENTS

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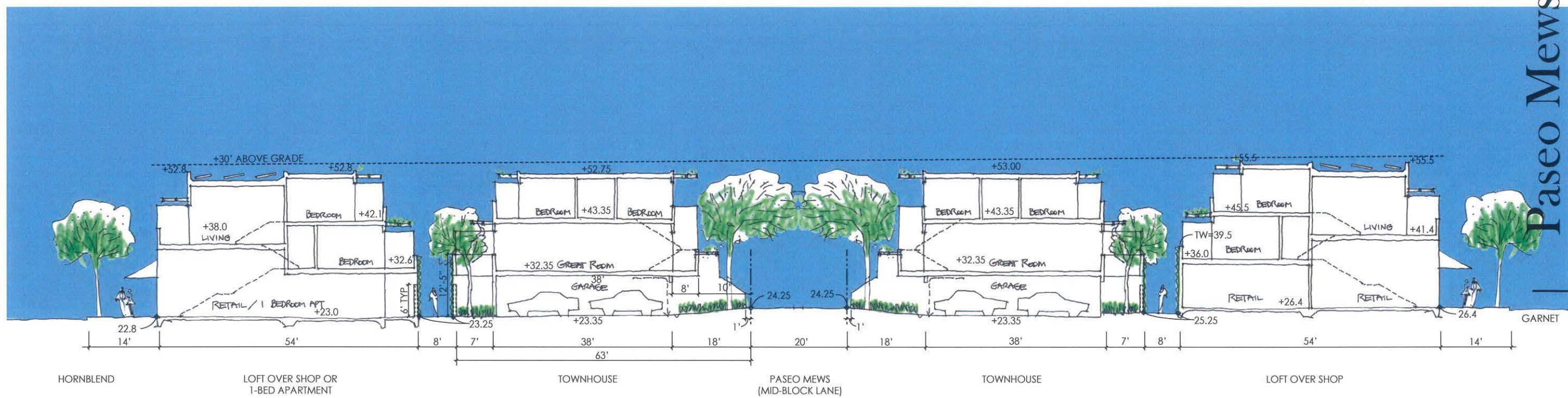
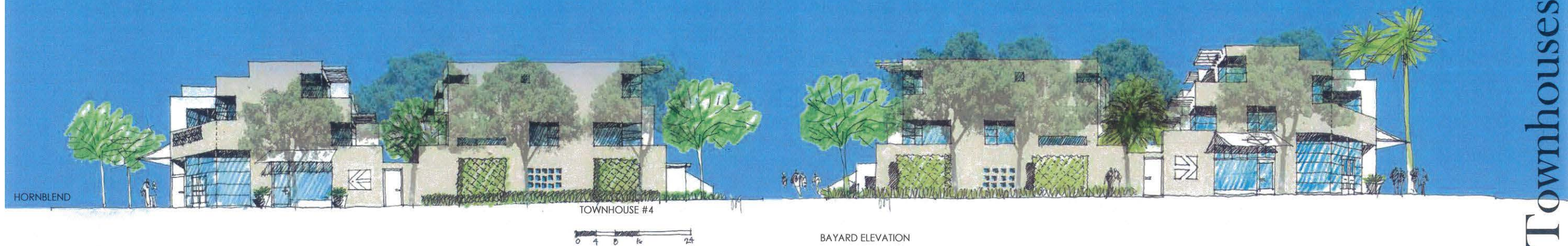
o Mews Townhouses
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16 October, 2017

Street Elevations & Site Section



1
A6 SITE SECTION LOOKING WEST
3/32" = 1' - 0"

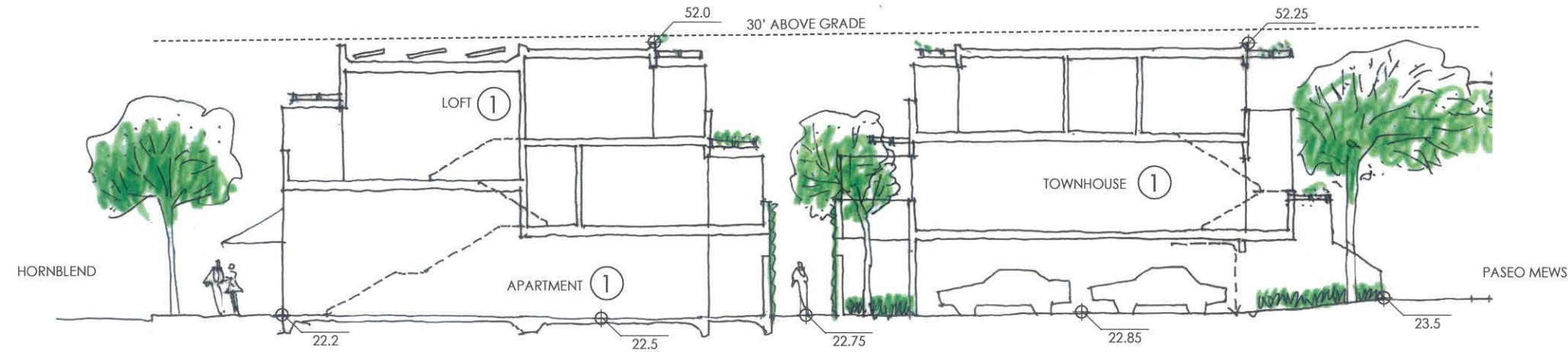
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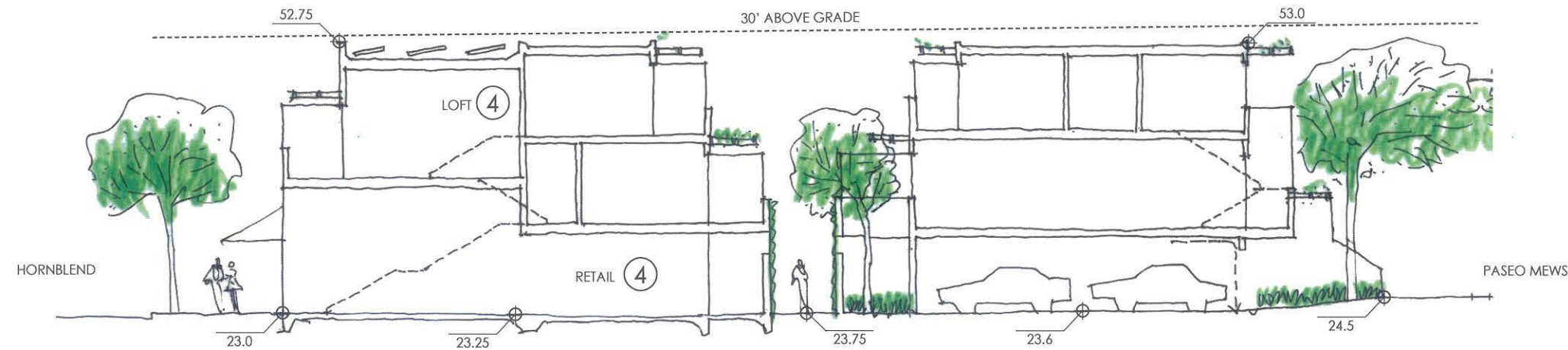
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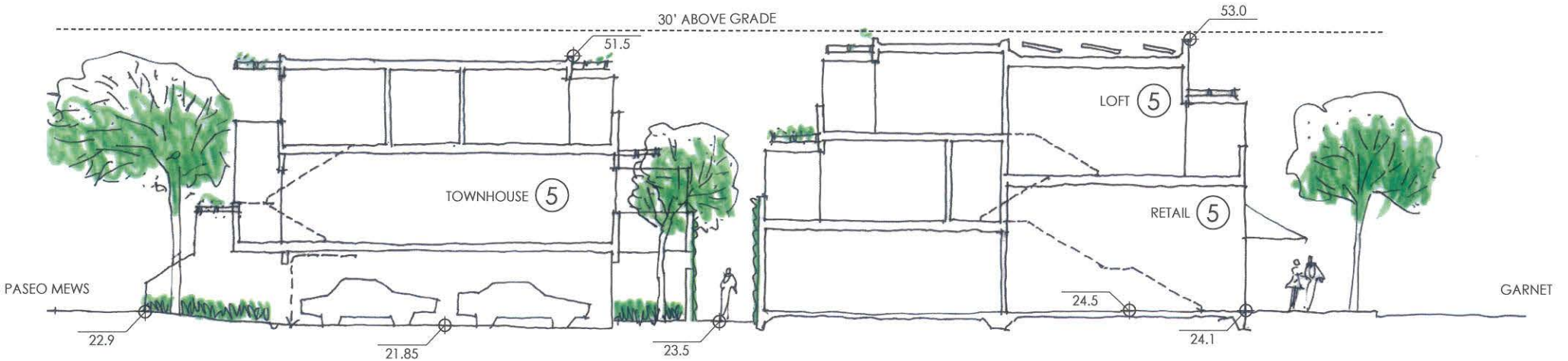
16 October, 2017



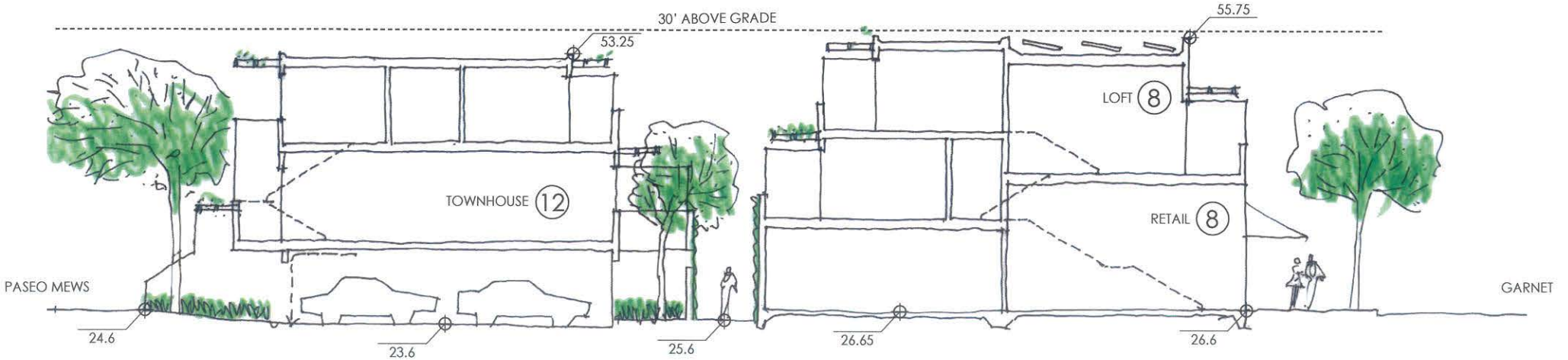
4
A6.1
SECTION
1/8" = 1'-0"



3
A6.1
SECTION
1/8" = 1'-0"



2
A6.1
SECTION
1/8" = 1'-0"



1
A6.1
SECTION
1/8" = 1'-0"

A6.1

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Street Elevations

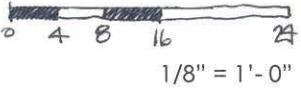
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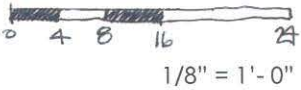
BAYARD

HORNBLEND (SOUTH) ELEVATION
PHASE #2



BAYARD

GARNET (NORTH) ELEVATION
PHASE #2



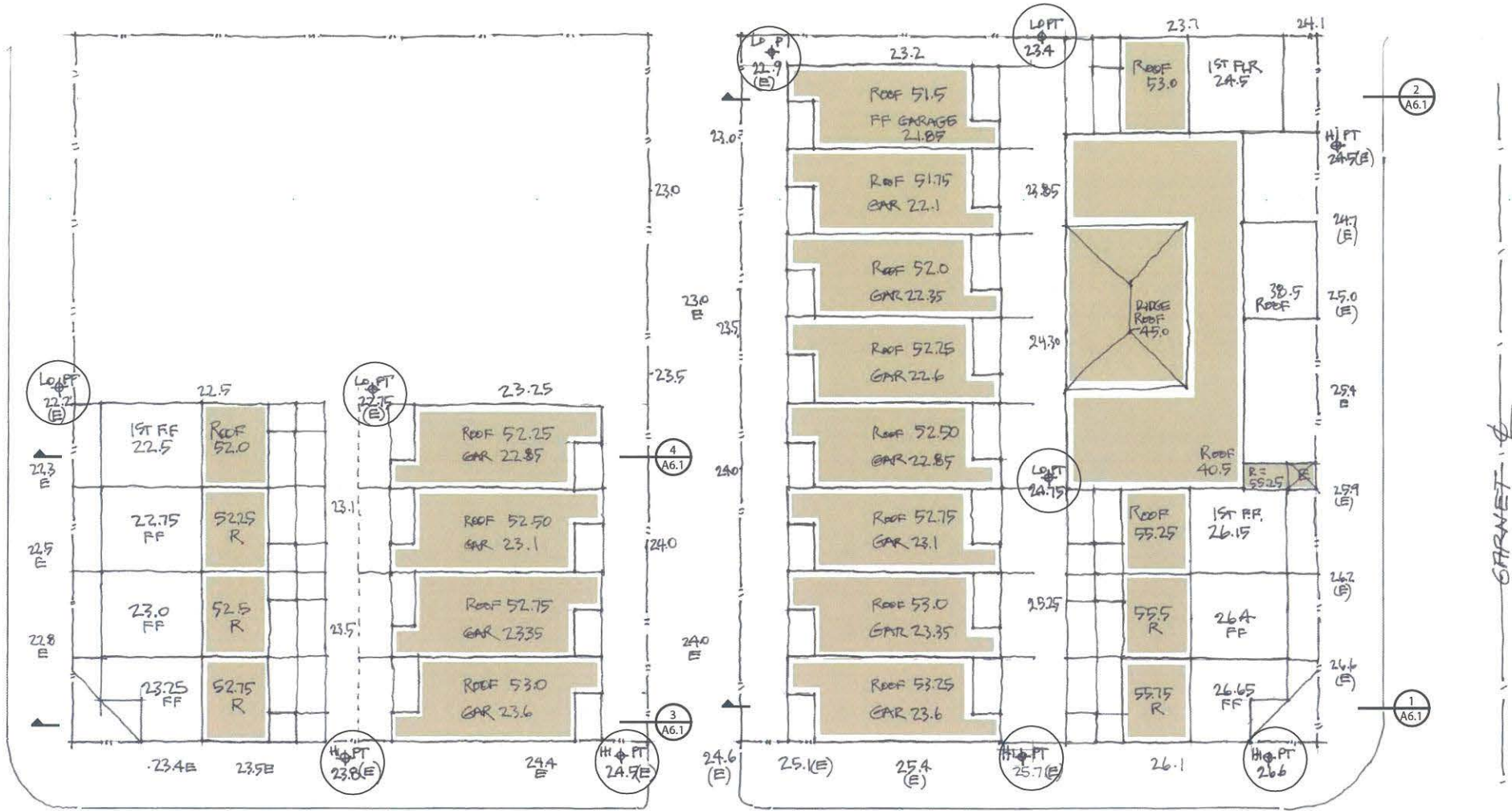
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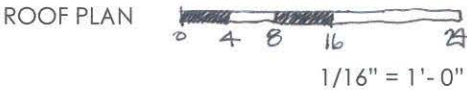
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- ACCESS TO TOWNHOME BASEMENT BELOW ADJACENT GRADE PER DIAGRAM 113-0200 SAN DIEGO MUNICIPAL CODE "THE OVERALL STRUCTURE HEIGHT MEASUREMENT SHALL NOT INCLUDE SUBTERRANEAN VEHICULAR ACCESS TO A BASEMENT 113.0270(a)(4)(B)(ii)"
- ALL BUILDING HEIGHTS SHALL MEET COASTAL AND PROPOSITION D 30' HEIGHT LIMIT



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Typical Floor Plans

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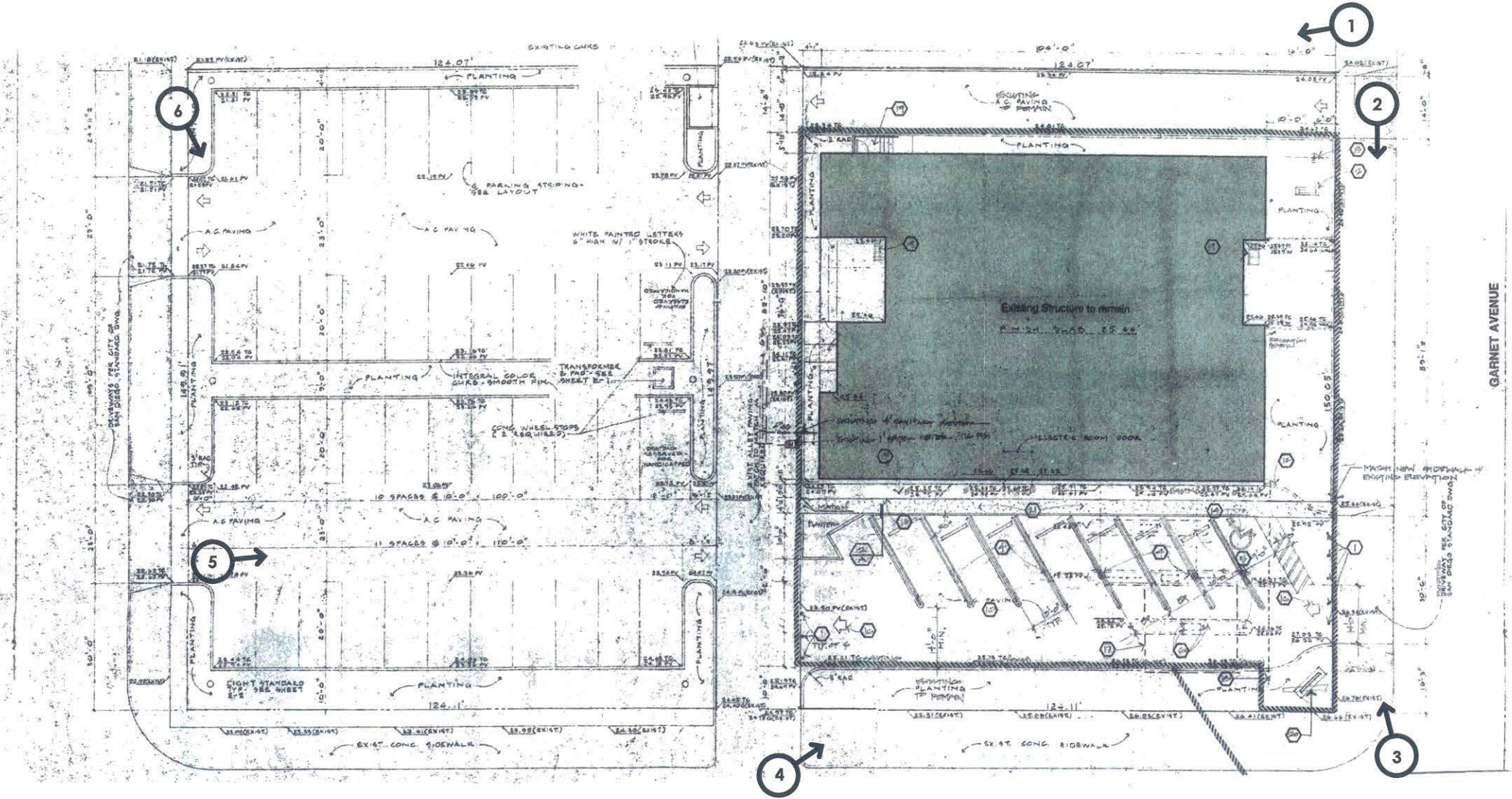
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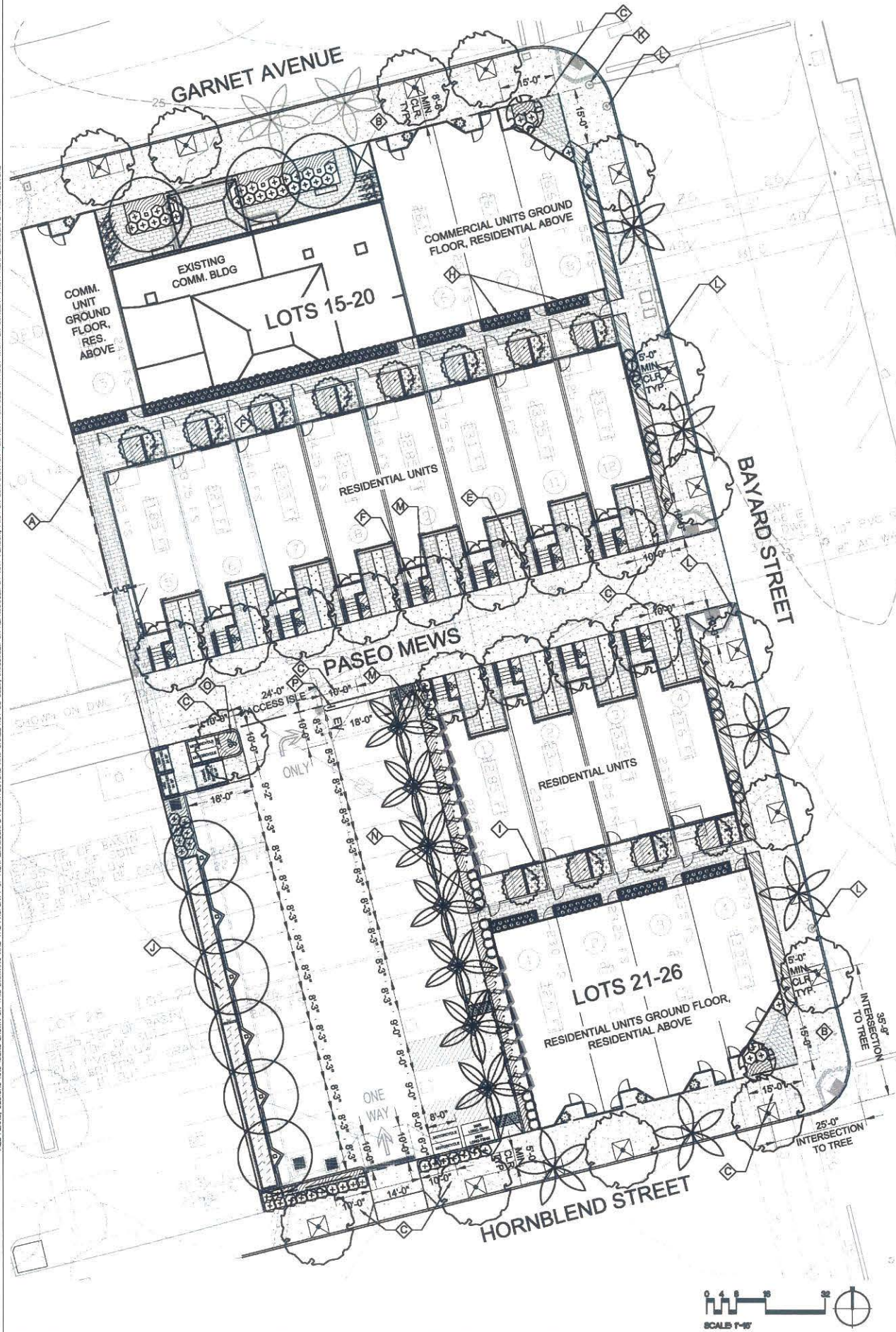
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PREVIOUS SURVEY
AND PHOTO KEY

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 WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE



GENERAL NOTES:

- 1. THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- 2. 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.
- 3. 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.
- 4. LOCATE REFUSE BINS PER PLANS.
- 5. 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.
- 6. 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.
- 7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
- 8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
- 9. 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.
- 10. 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.
- 11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF-WAY.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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)(6).
- 17. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - 17.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - 17.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBIT WITHIN THE DRIPLINE.
 - 17.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - 17.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IRRIGATION NOTE:

- 1. 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.
- 2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- 3. 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.
- 4. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED FLOW SENSOR DEVICE.

DRAINAGE NOTES:

- 1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- 2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO MAXIMUM EXTENT PRACTICABLE.
- 3. 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 URBAN DEVELOPMENT IS SIMPLE AND UTILIZES MASS PLANTING FOR AN ORGANIZED AND CLEAN FEEL. WATER-CONSERVING, LOW-MAINTENANCE, NON-INVASIVE PLANTS THAT SLOW, SPREAD AND FILTER STORM WATER RUNOFF FROM PERVIOUS AND IMPVIOUS SURFACES ARE PROPOSED FOR THE TREATMENT BASINS. VERTICAL PLANTINGS ARE STRATEGICALLY PLACED TO PROVIDE PRIVACY AND SHADE ON THE SECOND LEVEL DECKS. NEW STREET TREES CONSISTENT WITH THE PREDOMINANT TREE EXISTING IN THE IMMEDIATE AREA ARE PROPOSED GIVING SHADE TO PEDESTRIANS, AVOIDING CONFLICTS WITH UTILITIES, AND PRESERVE VEHICULAR SIGHT LINES IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.

MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT	MIN. 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

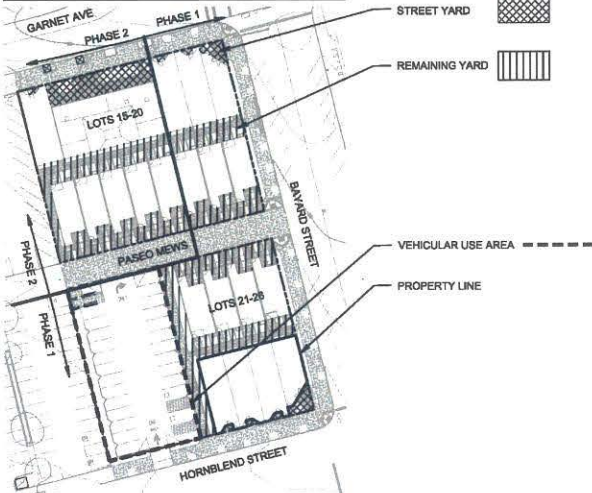
HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:	
HARDSCAPE PAVING 'A' 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	2,315 SF
HARDSCAPE PAVING 'B' Permeable paving such as: <ul style="list-style-type: none">Concrete pavers over permeable sub-baseStone paving over permeable sub-base	2,570 SF
HARDSCAPE PAVING 'C' Impermeable paving such as: <ul style="list-style-type: none">Stone paversConcrete paversStamped concrete	3,000 SF

LANDSCAPE KEY NOTES:

- ◇ PROPERTY LINE - TYPICAL SYMBOL
- ◇ EXISTING WALK IN RIGHT-OF-WAY
- ◇ 10' VISIBILITY AREA AT DRIVEWAY, 15' AT INTERSECTIONS. NO OBSTRUCTION IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT
- ◇ TRASH AND RECYCLING BINS WITH ENCLOSURE STRUCTURE
- ◇ NEW DRIVEWAY, TYP. EACH RESIDENTIAL UNIT OFF ALLEY
- ◇ STAIRS UP TO RESIDENTIAL ENTRY, TYP. EACH RESIDENTIAL UNIT OFF ALLEY
- ◇ PRIVATE PATIO, TYP. EACH RESIDENTIAL UNIT ON GROUND LEVEL
- ◇ ABOVE-GROUND FLOW-THROUGH BIOFILTRATION BASIN, TYP. EACH COMMERCIAL UNIT
- ◇ ABOVE-GROUND FLOW-THROUGH BIOFILTRATION BASIN, TYP. BACK OF EACH RESIDENTIAL UNIT
- ◇ IN-GROUND BIOFILTRATION BASIN
- ◇ EXISTING TRAFFIC LIGHT
- ◇ EXISTING ABOVE-GROUND ELECTRICAL LINES TO REMAIN
- ◇ EXISTING ABOVE-GROUND ELECTRICAL LINES TO BE REMOVED AND INSTALLED BELOW-GROUND
- ◇ LOCATION OF MAILBOX
- ◇ SIGNAGE: 'DO NOT ENTER'
- ◇ SIGNAGE: 'DO NOT ENTER' SIDE ONE, 'RIGHT TURN ONLY' SIDE TWO

LANDSCAPE DIAGRAM



LANDSCAPE AREA CALCS

BASE ZONE RM-JX

LOTS 15-20

COMMERCIAL DEVELOPMENT

TOTAL LOT AREA

LOTS 21-26

COMMERCIAL DEVELOPMENT

TOTAL LOT AREA

STREET YARD	
STREETYARD TOTAL AREA:	1,491 SF
PLANTING AREA REQUIRED (25%):	373 SF
PLANTING AREA PROVIDED:	439 SF
EXCESS AREA PROVIDED:	66 SF
PLANT POINTS REQUIRED (5%):	75
PLANT POINTS PROVIDED (TREES ONLY):	80
EXCESS POINTS PROVIDED:	5
REMAINING YARD	
REMAINING YARD TOTAL AREA:	4,684 SF
PLANTING AREA REQUIRED (30%):	1,405 SF
PLANTING AREA PROVIDED:	1,484 SF
EXCESS AREA PROVIDED:	59 SF
PLANT POINTS REQUIRED (5%):	234
PLANT POINTS PROVIDED:	841
EXCESS POINTS PROVIDED:	707
VEHICULAR USE AREA (VUA) TOTAL	

SHARED LOT SEE CALCS FOR LOTS 21-26

VEHICULAR USE AREA (VUA) TOTAL:	6,972 SF
VUA INSIDE STREET YARD	0 SF
VUA OUTSIDE STREET YARD	6,972 SF
PLANTING AREA REQUIRED (3%):	209 SF
PLANTING AREA PROVIDED:	212 SF
EXCESS AREA PROVIDED:	3 SF
PLANT POINTS REQUIRED (3%):	209
PLANT POINTS PROVIDED:	234
EXCESS POINTS PROVIDED:	25
POINTS ACHIEVED WITH TREES (50% MIN):	216

STREET TREE CALCULATION

(1) 24" BOX TREE (BROAD-HEADED) REQUIRED FOR EVERY 30' STREET FRONTAGE, (1) 10' BTH PALM FOR EVERY 20' STREET FRONTAGE

HORNBLEND STREET
STREET FRONTAGE: 151'
STREET TREE REQUIRED: 5 TREES, OR 8 PALMS, OR COMBO;
PROVIDED: 4 TREES, 2 PALMS

BAYARD STREET
STREET FRONTAGE: 250'
STREET TREE REQUIRED: 8 TREES, OR 13 PALMS, OR COMBO;
PROVIDED: 6 TREES, 4 PALMS

GARNET AVENUE
STREET FRONTAGE: 151'
STREET TREE REQUIRED: 5 TREES, OR 8 PALMS, OR COMBO;
PROVIDED: 4 TREES, 2 (EXISTING) PALMS

PHASE 1 ONLY

COMMERCIAL DEVELOPMENT

STREETYARD	
STREETYARD TOTAL AREA:	541 SF
PLANTING AREA REQUIRED (25%):	135 SF
PLANTING AREA PROVIDED:	147 SF
EXCESS AREA PROVIDED:	12 SF
PLANT POINTS REQUIRED (5%):	27
PLANT POINTS PROVIDED (TREES ONLY):	40
EXCESS POINTS PROVIDED:	13
REMAINING YARD	
REMAINING YARD TOTAL AREA:	5,108 SF
PLANTING AREA REQUIRED (30%):	1,532 SF
PLANTING AREA PROVIDED:	1,804 SF
EXCESS AREA PROVIDED:	272 SF
PLANT POINTS REQUIRED (5%):	255
PLANT POINTS PROVIDED:	571
EXCESS POINTS PROVIDED:	316

VEHICULAR USE AREA	
VEHICULAR USE AREA (VUA) TOTAL:	6,972 SF
VUA INSIDE STREET YARD	0 SF
VUA OUTSIDE STREET YARD	6,972 SF
PLANTING AREA REQUIRED (3%):	209 SF
PLANTING AREA PROVIDED:	212 SF
EXCESS AREA PROVIDED:	3 SF
PLANT POINTS REQUIRED (3%):	209
PLANT POINTS PROVIDED:	234
EXCESS POINTS PROVIDED:	25
POINTS ACHIEVED WITH TREES (50% MIN):	216

Project No. - 001100X

Drawn - JS

Checked - JPN

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LANDSCAPE CONCEPT PLAN FOR
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Lofts & Shops
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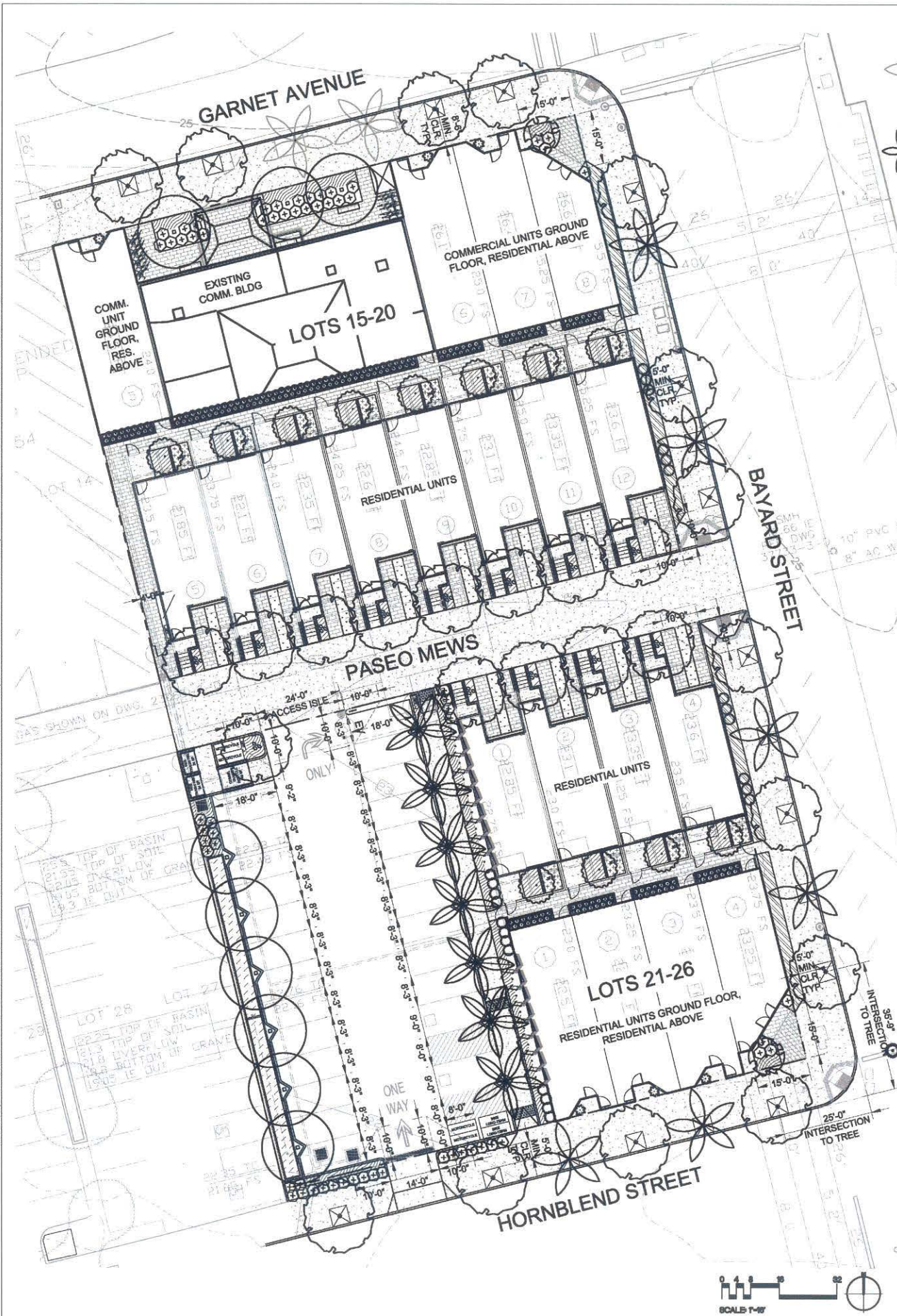
FOR APPROVAL

06 OCTOBER 2017

LANDSCAPE PLAN
AND NOTES

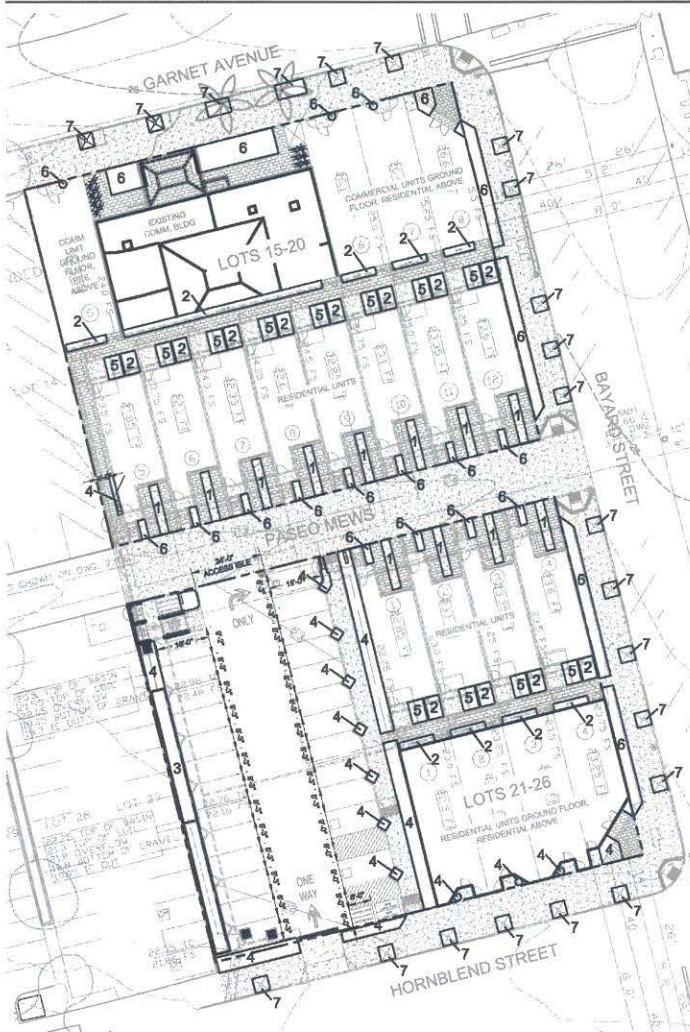
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ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE



PROPOSED PLANT MATERIAL LEGEND:		QTY / % / SIZE
• Denotes Preferred Species		
EXISTING TREES		
<i>Washingtonia robusta</i>		"Mexican Fan Palm"
STREET TREES		
Medium scale tree - 30' tall x 20' wide, such as:		14 / 100% / 24" BOX (Broad-headed)
• <i>Archontophoenix cunninghamiana</i> (Bayard and Homblend)		6 / 100% / 10' BTH (Palms)
• <i>Metrosideros excelsa</i> (Bayard, Homblend, and Garnet)		"King Palm"
		"New Zealand Christmas Tree"
BROAD-HEADED PALM		
Large scale tree - 15' tall x 15' wide, such as:		7 / 100% / 10' BTH
• <i>Archontophoenix cunninghamiana</i>		"King Palm"
• <i>Chamerops humilis</i>		"Mediterranean Fan Palm"
• <i>Phoenix reclinata</i>		"Senegal Date Palm"
EVERGREEN SHADE TREES		
Medium scale tree - 30' tall x 20' wide, such as:		9 / 100% / 24" BOX
• <i>Geijera parviflora</i>		"Australian Willow"
• <i>Chilopsis linearis</i>		"Desert Willow"
• <i>Bauhinia blakeana</i>		"Hong Kong Orchid Tree"
EVERGREEN ACCENT TREES		
Small scale tree - 15' tall x 15' wide, such as:		2 / 100% / 24" BOX
• <i>Laurus nobilis</i>		"Sweet Bay"
• <i>Magnolia grandiflora</i> 'Little Gem'		"Dwarf Southern Magnolia"
• <i>Raphiolepis 'Majestic Beauty'</i>		"Indian Hawthorne"
EVERGREEN/ DECIDUOUS ACCENT TREES		
Medium scale tree - 30' tall x 20' wide, such as:		25 / 100% / 24" BOX
• <i>Acacia stenophylla</i>		"Shoestring Acacia"
• <i>Pittosporum angustifolium</i>		"Weeping Pittosporum"
• <i>Geijera parviflora</i>		"Australian Willow"
VERTICAL SHADE TREES		
Medium/ Large scale tree - 30' tall x 15' wide, such as:		1 / 100% / 24" BOX
• <i>Hymenoporum flavum</i>		"Sweetshade"
• <i>Metrosideros excelsa</i>		"New Zealand Christmas Tree"
• <i>Podocarpus henkelii</i>		"Long-Leafed Yellow Wood"
LARGE EVERGREEN SCREENING HEDGE		
Large scale shrub - 10' tall x 6' wide, such as:		34 / 100% / 15 GAL
• <i>Myrica californica</i>		"Pacific Wax Myrtle"
• <i>Pittosporum tenuifolium</i> 'Silver Sheen'		"Tawhiwhi"
• <i>Dodonaea viscosa</i> 'Purpurea'		"Purple Hooped Bush"
FLOWERING ACCENT SHRUBS - SUN		
Medium scale shrub - 5' tall x 5' wide, such as:		51 / 100% / 5 GAL
• <i>Galvezia speciosa</i> 'Firecracker'		"Island Snapdragon"
• <i>Leucophyllum frutescens</i> 'Compacta'		"Compact Texas Ranger"
• <i>Rosa x 'Iceberg'</i>		"White Shrub Rose"
CONTAINER SHRUBS		
Small scale shrub - 2'-3' tall x 2'-3' wide, such as:		6 / 100% / 5 GAL
• <i>Agave desertiana</i>		"Smooth Agave"
• <i>Aloe x spinosissima</i>		"Spider Aloe"
• <i>Aloe vera</i>		"Medicinal Aloe"
ACCENT PERENNIALS - SHADE		
Small scale shrub - 2'-3' tall x 2'-3' wide, such as:		648 / 100% / 1 GAL @ 18" O.C.
• <i>Dianella caerulea</i> 'Cassa Blue'		"Cassa Blue Flax Lily"
• <i>Dianella tasmanica</i> 'Variegata'		"Variegated Flax Lily"
• <i>Liriope muscari</i> 'Variegata'		"Variegated Lily Turf"
MASSED PERENNIALS - SHADE		
Small scale shrub - 2'-3' tall x 2'-3' wide, such as:		773 / 100% / 1 GAL @ 18" O.C.
• <i>Carex divisa</i>		"Berkley Sedge"
• <i>Leymus</i> spp.		"Rye Grass"
• <i>Lomandra longifolia</i> 'Breeze'		"Dwarf Mat Rush"
MASSED PERENNIALS/ GROUNDCOVER - SUN		
Low-growing groundcover - 1'-3' tall x 2'-3' wide, such as:		504 / 100% / 4" POTS @ 18" O.C.
• <i>Dymondia margaritae</i>		"Dymondia" (flat)
• <i>Carex pansa</i>		"Sanddune Sedge" (4" pots)
• <i>Erigeron karwinskianus</i>		"Fleabane" (flat)
• <i>Fragaria chiloensis</i>		"Beach Strawberry" (flat)
• <i>Lomandra longifolia</i> 'Breeze'		"Dwarf Mat Rush"
BIOFILTRATION - SUN		
Medium scale shrub - 5' tall x 2' wide, such as:		100 / 100% / 1 GAL @ 30" O.C.
• <i>Chondropetalum elephantioides</i>		"Large Cape Rush"
• <i>Juncus effusus</i>		"Soft Rush"
• <i>Leymus</i> spp.		"Wild Rye"
BIOFILTRATION - SHADE		
Low-growing groundcover - 1' tall x 3' wide, such as:		120 / 100% / 1 GAL @ 36" O.C.
• <i>Berberis aquifolium repens</i>		"Creeping Barberry"
• <i>Cyrtomium falcatum</i>		"Tuberous Sword Fern"
• <i>Nephrolepis cordifolia</i>		"Sword Fern"
TURF - SHADE		
Low-growing spreading - 2" tall, such as:		815 SF / 100% / SOD
• <i>Turf Sod Shade Master</i>		
• <i>Artificial Turf</i>		
ESPALLIER/ TRELLIS PLANTING		
Vining/ Spreading - 10' such as:		24 / 100% / 5 GAL
• <i>Bougainvillea</i> 'San Diego Red'		"San Diego Red Bougainvillea"
• <i>Grewia occidentalis</i>		"Star Lavendar"

HYDROZONE DIAGRAM



WATER BUDGET CALCULATIONS:

TOTAL LANDSCAPE AREA (LA) =	5,952 SF
SPECIAL LANDSCAPE AREA (SLA) =	0 SF
ETAF =	40
ETAF =	.55

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):

MAWA = (ETAF)(0.62)(ETAF x (LA+SLA)) + ((1-ETAF) x SLA)

(40)(0.62) [(55 x 5,902) + (0.45 x 0)] = 81,185 GAL/YR

ETWU = (ETAF)(0.62) [(PF/E x HAME) + (SLA)]

ESTIMATED TOTAL WATER USE (ETWU): 80,235 GAL/YR

ESTIMATED TOTAL WATER USE

HYD.	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/E)	HYDROZONE AREA IN S.F.	HAME	RESULT IN GAL/YR.
1	0.7	SPRAY	.75	0.933	611	814,667	18,857
2	0.2	DRIP	.81	0.247	879	1085,185	6,645
3	0.3	DRIP	.81	0.370	570	703,704	4,664
4	0.3	DRIP	.81	0.370	1,251	1544,444	14,186
5	0.4	DRIP	.81	0.494	479	591,358	7,242
6	0.3	DRIP	.81	0.370	1,420	1753,086	16,102
7	0.4	DRIP	.81	0.494	615	769,259	9,299
TOTAL					5,825		78,795

Project No. - SOL160X

Drawn - JS

Checked - JPN

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LANDSCAPE CONCEPT PLAN FOR
Paseo Mews Townhouses
Lofts & Shops
875 Garnet Avenue
Pacific Beach San Diego, CA 92109

FOR APPROVAL

06 OCTOBER 2017

LANDSCAPE PLAN
AND NOTES

L1.1



COASTAL DEVELOPMENT PERMIT
TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOTS 15-26 IN BLOCK 225, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 875, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 10, 1901.

APN: 423-044-04-00, -05-00, -07-00, -08-00, -12-00 & -13-00

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHWESTERLY CORNER OF BAYARD STREET AND FELSPAR STREET. ELEVATION 91.17' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

- 1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS AN AERIAL SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED DECEMBER 17, 2016.
- 2. THE EXISTING USE IS COMMERCIAL AND PARKING. THE PROPOSED USE OF THE PROPERTY IS FOR MIXED USE, PHASED DEVELOPMENT.
- 3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
- 4. PROPERTY AREA IS 0.854 AC.
- 5. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.



Prepared By:
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SAN DIEGO, CA 92109.

Project Name:
PASEO MEWS

Sheet Title:

Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Original Date: FEBRUARY 10, 2017

Sheet

DEP#

TOPOGRAPHIC SURVEY

COASTAL DEVELOPMENT PERMIT
PRELIMINARY GRADING PLAN

LEGAL DESCRIPTION

LOTS 15-28 IN BLOCK 225, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 875, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 10, 1901.
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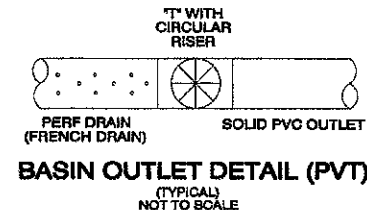
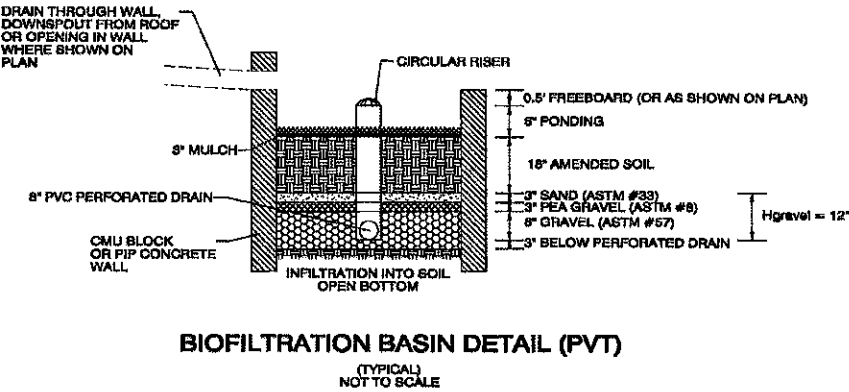
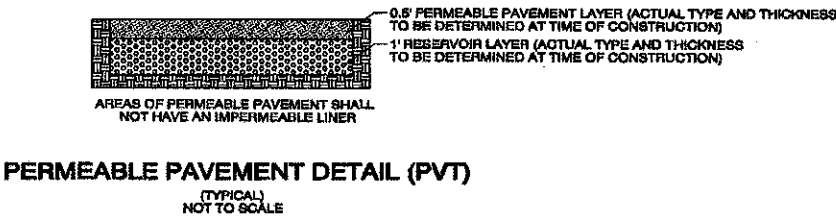
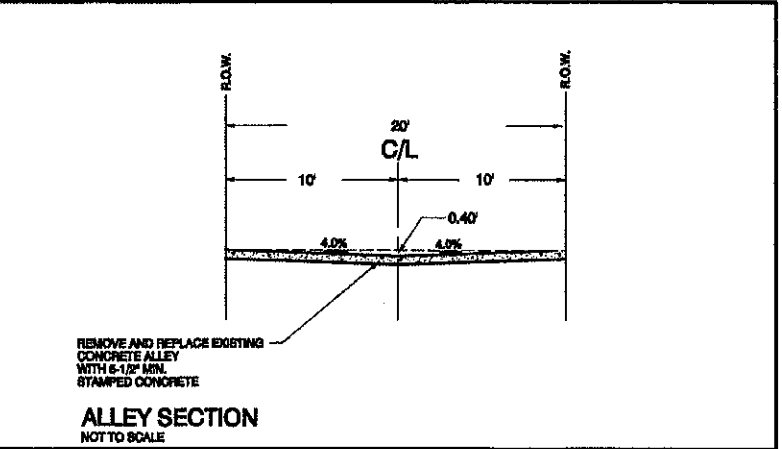
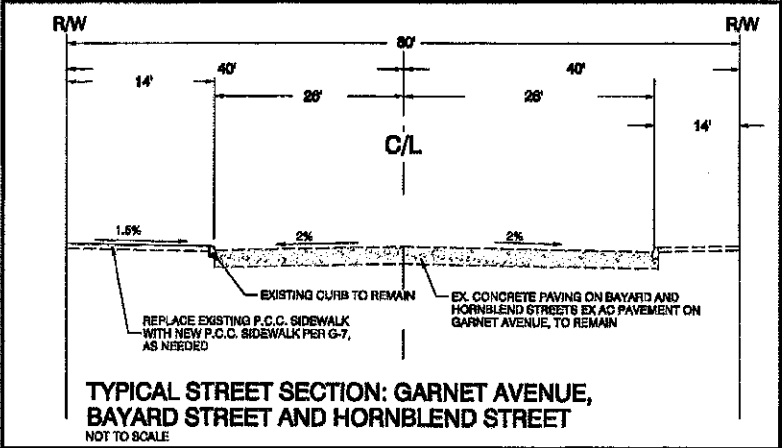
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3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR THE PRIVATE STORM DRAINS, LANDSCAPE AND IRRIGATION PRIVATE FIRE SERVICE AND CURB OUTLET WITHIN THE PUBLIC RIGHTS OF WAY.
7. PROPERTY AREA IS 0.854 AC.
8. A DEVIATION IS BEING REQUESTED FOR STREET VISIBILITY TRIANGLES LESS THAN STANDARD PER SDMC 113.0273 (C) (2).
9. THE PROJECT TAKES ACCESS FROM THE ALLEY. THE PROPOSED PARKING LOT IS ONE WAY AND EXITS ONTO HORNBLAND PARKING LOT.
10. NO OBSTRUCTION, INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED IN THE VISIBILITY AREA SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
11. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.

LEGEND	
PROPERTY LINE	---
EXISTING CONTOUR	---
EXISTING GAS LINE	---G---
EXISTING SEWER LINE	---S---
EXISTING WATER LINE	---W---
PROPOSED PVC DRAIN FROM UNIT TRENCH DRAINS	---
EX FIRE HYDRANT	+
EX SEWER MANHOLE	o
PROPOSED PVC DRAIN FROM UNIT BIOFILTRATION BASINS	---
PROPOSED PVT 8" PVC SEWER LATERAL	(S)
PROPOSED 2" WATER SERVICE	(W)
PROPOSED CATCH BASIN WITH PUMP AS SHOWN ON PLAN	[P]
PROPOSED STAMPED CONCRETE SURFACE	[Pattern]
PROPOSED PERMEABLE PAVEMENT SURFACE	[Pattern]
PROPOSED ONSITE CURB PER G-1	---
PROPOSED CURB OUTLET PER D-25	[Symbol]
BIOFILTRATION BASIN	[Pattern]
PROPOSED DRIVEWAY PER SDG-183	[Pattern]



ANTONY K. CHRISTENSEN, RCE 54021
LS 7608
Date
JUNE 17, 2017



Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 101
SAN DIEGO, CA 92126
PHONE (619) 271-9901 FAX (619) 271-9912

Project Address:
875 GARNET AVENUE
SAN DIEGO, CA 92109

Project Name:
PASEO MEWS

Sheet Title:

Revision 5:
Revision 4:
Revision 3:
Revision 2: 06-17-17 ADDRESS CITY COMMENTS
Revision 1: 04-28-17 ADDRESS CITY COMMENTS

Original Date: FEBRUARY 10, 2017

Sheet

DEP#

PRELIMINARY GRADING PLAN

COASTAL DEVELOPMENT PERMIT
PRELIMINARY GRADING PLAN

GRADING DATA

AREA OF SITE - 0.854 AC (37,172 SF) (DOES NOT INCLUDE ALLEY (2,996 SF))
AREA OF SITE TO BE GRADED - 0.779 (33,938 SF) (0.848 AC (36,934 SF) INCLUDING ALLEY
REMOVAL AND REPLACEMENT)
PERCENT OF SITE TO BE GRADED 92.3%
AMOUNT OF SITE WITH 2% SLOPES OR GREATER: AREA - 0 SF, PERCENT OF TOTAL SITE - 0%
AMOUNT OF CUT - 910 C.Y.
AMOUNT OF FILL - 40 C.Y.
AMOUNT OF EXPORT - 870 C.Y.
MAXIMUM DEPTH OF FILL - 1'
MAXIMUM DEPTH OF CUT - 3' (4' TO PAD)
NO CUT OR FILL SLOPES
RETAINING WALL: NONE NOT PART OF BUILDING
EARTHWORK IS APPROXIMATE TO FINISH SURFACE

IMPERVIOUS AREA:
EXISTING - 0.712 AC
PROPOSED - 0.710 AC

A DEVIATION IS BEING REQUESTED FOR STREET VISIBILITY TRIANGLES
LESS THAN STANDARD PER SDMC 113.0273 (C) (2)

THE PROJECT TAKES ACCESS FROM THE ALLEY, THE PROPOSED
PARKING LOT IS ONE WAY AND EXITS ONTO HORNBLAND,
PARKING LOT

CONSTRUCTION NOTES

1. PROPOSED CURB OUTLET PER D-25
Q100 = 2.19 CFS
V100 = 4.0 FPS
2. VISIBILITY TRIANGLE, NOTHING GREATER THAN 3' IN
HEIGHT ALLOWED IN THIS AREA
3. PROPOSED 14" COMMERCIAL DRIVEWAY PER SDG-163
TO REPLACE EX 24" DRIVEWAY
4. PROPOSED STREET TREE (TYPICAL) SEE LANDSCAPE PLAN
5. EX PED RAMP, PROTECT IN PLACE
6. EX ALLEY PED RAMP, PROTECT IN PLACE
7. EX WATER SERVICE TO BE KILLED
8. EX SEWER LAT TO BE ABANDONED
9. PROPOSED NORTH SITE SEWER LATERAL
10. PROPOSED SOUTH SITE SEWER LATERAL
11. PROPOSED NORTH SITE 2" WATER SERVICE
12. PROPOSED SOUTH SITE 2" WATER SERVICE
13. PROPOSED DRAIN FROM BIOTRETENTION BASINS TO CURB OUTLET
14. PROPOSED DRAIN FROM DRIVEWAY TRENCH DRAINS
TO CATCH BASIN NORTHERLY OF WESTERLY BIOTRETENTION BASIN
15. PROPOSED BIOTRETENTION BASIN (TYPICAL)
16. PROPOSED 6" DRIVEWAY TRENCH DRAIN (TYPICAL)
17. PORTION OF EX BUILDING TO REMAIN
18. EX PARKING LOT IMPROVEMENTS TO BE REMOVED
AND REPLACED
19. PROPOSED 6" PARKING LOT TRENCH DRAIN TO TO DRAIN TO 3636 CATCH BASIN
20. PROPOSED 3636 CATCH BASIN WITH SOLID LID AND PUMP TO CONVEY
RUNOFF FROM PARKING LOT TRENCH DRAIN TO WEST BIOTRETENTION BASIN
21. PROPOSED 3636 CATCH BASIN WITH SOLID LID AND PUMP TO CONVEY
RUNOFF FROM WEST BIOTRETENTION BASIN TO CURB OUTLET
22. PROPOSED WEST BIOTRETENTION BASINS
23. EXISTING ALLEY TO BE REPLACE WITH STANDARD ALLEY
24. PROPOSED 3636 CATCH BASIN AND PUMP TO CONVEY RUNOFF FROM UNIT
DRIVEWAY TRENCH DRAINS TO WESTERLY BIOTRETENTION BASINS
25. STREET INTERSECTION VISIBILITY TRIANGLE
26. PROPOSED ONSITE PRIVATE SEWER (TYPICAL)
27. PROPOSED ONSITE PRIVATE WATER (TYPICAL)
28. PROPOSED ONSITE PRIVATE 6" CURB PER G-1
29. EX DRIVEWAY TO BE CLOSED AND REPLACED
WITH STANDARD CURB GUTTER AND SIDEWALK
PER SDG-166
30. EX ALLEY APRON TO BE REPLACED WITH STANDARD
APRON
31. SEWER CLEANOUT
32. DOMESTIC WATER BFP
33. 4" FIRE SERVICE TO SUPPLY NORTH AND SOUTH STRUCTURES
34. FIRE SERVICE BFP
35. PRIVATE FIRE SERVICE IN R/W TO SUPPLY
NORTH STRUCTURES
36. IRRIGATION SERVICE AND BFP
37. WATER METER (TYPICAL)

NOTE:
STREET VISIBILITY TRIANGLES ARE 15' PER ZONE REGULATIONS.
THE PROJECT TAKES ACCESS FROM THE HORNBLAND, THE PROPOSED
PARKING LOT IS ONE WAY AND EXITS ONTO THE ALLEY.
DOOS ALONG BAYARD (IF ANY) SHALL NOT SWING INTO THE RIGHT OF WAY

Prepared By:
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PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:
875 GARNET AVENUE
SAN DIEGO, CA 92108.

Revision 5:
Revision 4: 10-17-17 ADD ELEVATOR & BIKES
Revision 3: 08-23-17 REVISE NOTE 29
Revision 2: 06-17-17 ADDRESS CITY COMMENTS
Revision 1: 04-28-17 ADDRESS CITY COMMENTS

Project Name:
PASEO MEWS

Original Date: FEBRUARY 10, 2017

Sheet Title:

Sheet

DEP#

PRELIMINARY GRADING PLAN

C-3



C-4



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

Community Planning Committee Distribution Form Part 2

Project Name: PHASED MEWS TOWN HOMES		Project Number: 524 566		Distribution Date: 2/24/17	
Project Scope/Location: Please be advised that an application has been filed with the City of San Diego for a (Process 4) Planned Development Permit and Coastal Development Permit for a mixed used phased development which consists of twenty (20) new residential town homes / live work lofts and retail reduction / renovation for a total of 46,256 square feet. The 0.86-acre sites are located at 875 Garnet Ave in the CC-4-2 zone within the Coastal Overlay Zone (Non-Appealable) in the Pacific Beach community planning area in Council District 2. The application was filed on 02/15/2017.					
Applicant Name: JAMES ALCORN, ARCHITECT			Applicant Phone Number: 619 701 9488		
Project Manager: RENEE MEZO		Phone #: 619 446 5001		E-mail Address: RMEZO@SAN DIEGO GOV	
Committee Recommendations (To be completed for Initial Review): <i>Approve all deviations included reduced parking.</i>					
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 0	Members Abstain 1		
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: Henish Palickal			TITLE: Chair		
SIGNATURE: <i>Henish Palickal</i>			DATE: 5-9-17		
Attach Additional Pages if Necessary.			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



Pacific Beach Planning Group

www.pbplanning.org

June 26, 2017

Project #524566

RE: PASEO MEWS - PACIFIC BEACH

To Whom It May Concern:

The Pacific Beach Community Planning Group has unanimously endorsed the 46,256 SF mixed-use project on a site bordered by Garnet, Bayard, and Hornblend Streets. We approved this project on April 26, 2017 with a unanimous vote of 12-0-1 (chairperson abstained).

The project includes a requested deviation reducing the number of required parking spaces by 10%. While parking availability is an important concern in our community, several factors lead to our support for the deviation. The project in question is located on current and future major public transportation routes. It is located in a highly walkable area and includes a bicycle friendly design. All of these factors are consistent with the scope and goals of the **Pacific Beach Community Plan** to decrease the need for and reliance on individual vehicles by emphasizing walkability, bicycling, and public transportation. We believe this project will support our community's goals and mitigate the impact of the requested deviation.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Henish Pulickal', written in a cursive, flowing style.

Henish Pulickal
Chairperson



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

RASEO MEWS TOWNHOUSES/LOFTS & SHOPS

Project No. For City Use Only

Project Address:

875 GARNET AVE, PACIFIC BEACH, CALIFORNIA 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: <u>BASED MEWS TOWNHOUSES / LOFTS & SHOPS</u>	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

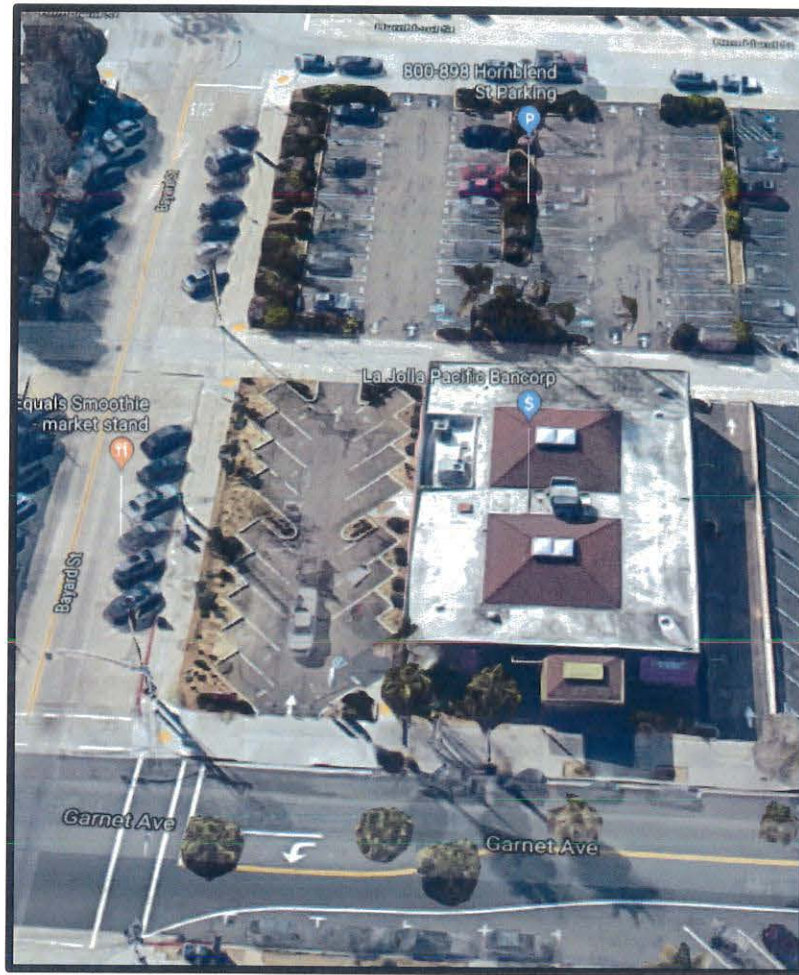
☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA Corporate Identification No. 46-1540899
☐ Partnership

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

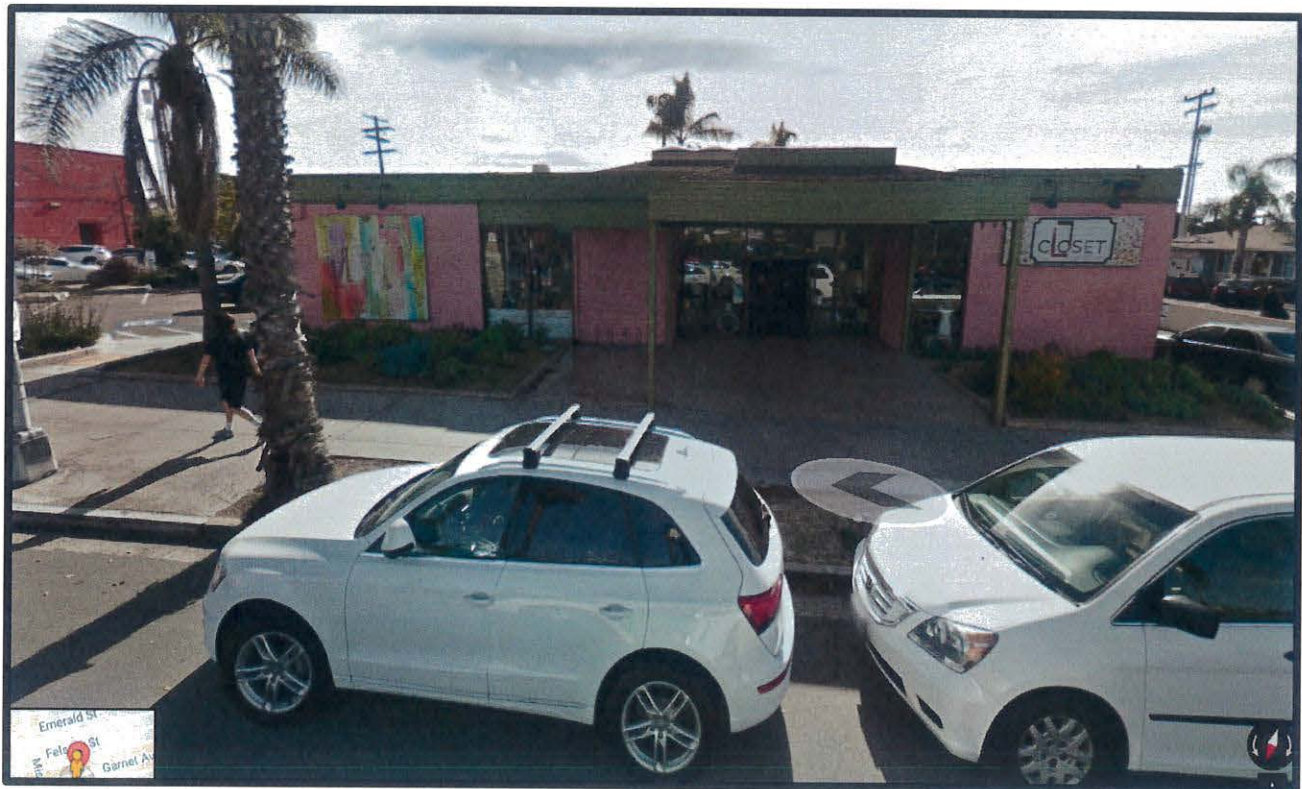
<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): <u>875 GARNET ASSOCIATES, LLC</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: <u>10992 Cloverhurst Way</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: <u>San Diego CA 92130</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: <u>619-977-1383</u> Fax No: <u>858-523-5450</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): <u>Sony Ben-Moshe</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): <u>President</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : <u>S. Ben-Moshe</u> Date: <u>11-18-16</u> </div>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>
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<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>
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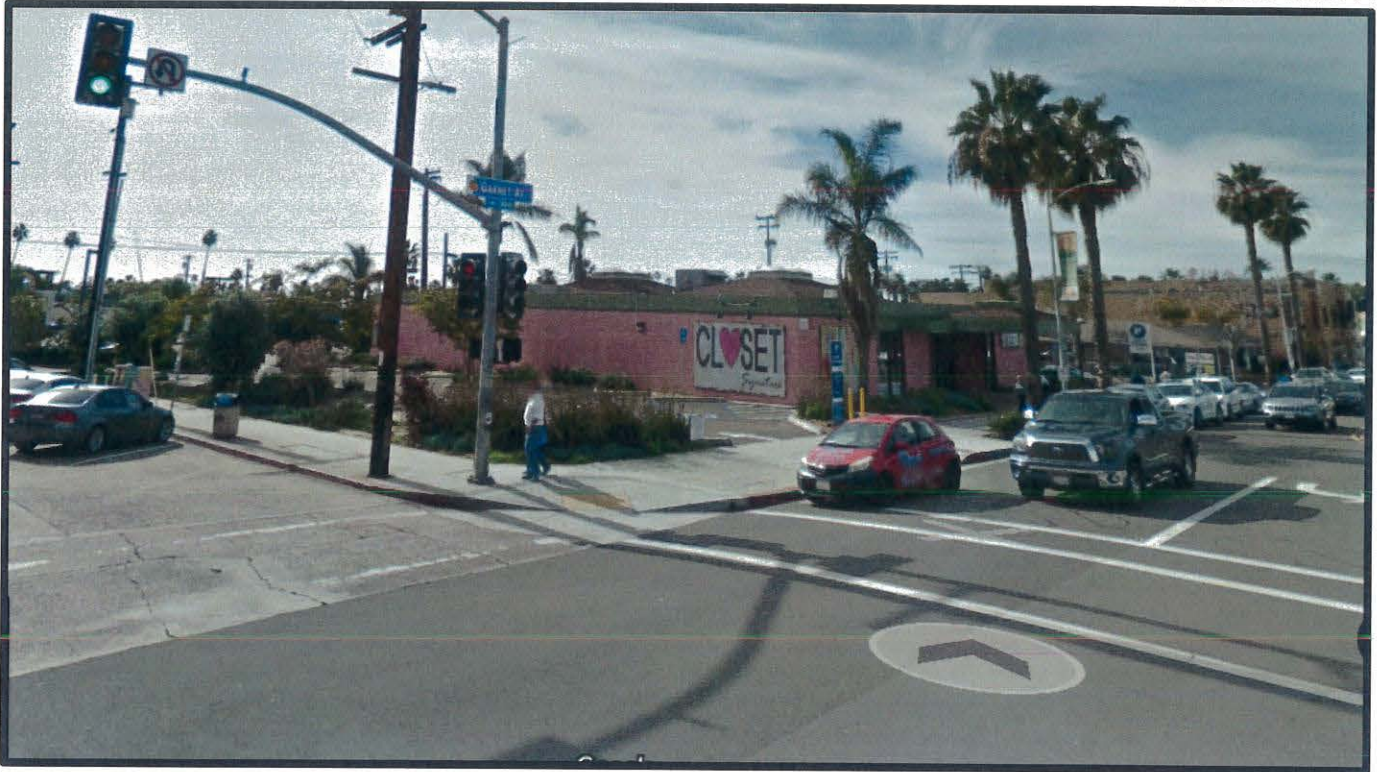
<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>
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Aerial view of project site, looking south



Front of existing building on Garnet Avenue



Southeast corner of Garnet Avenue and Bayard Street, looking at project site



Northwest corner of Bayard Street and Hornblend, looking at project site



Looking north at project site from Hornblend Street



South side of Hornblend Street, across the street from project site



Looking east on Garnet Street, project site on the right



Looking west on Garnet Street towards project site